



New Transbay Rail Crossing: Making the Case for a Key Megaregional Connection

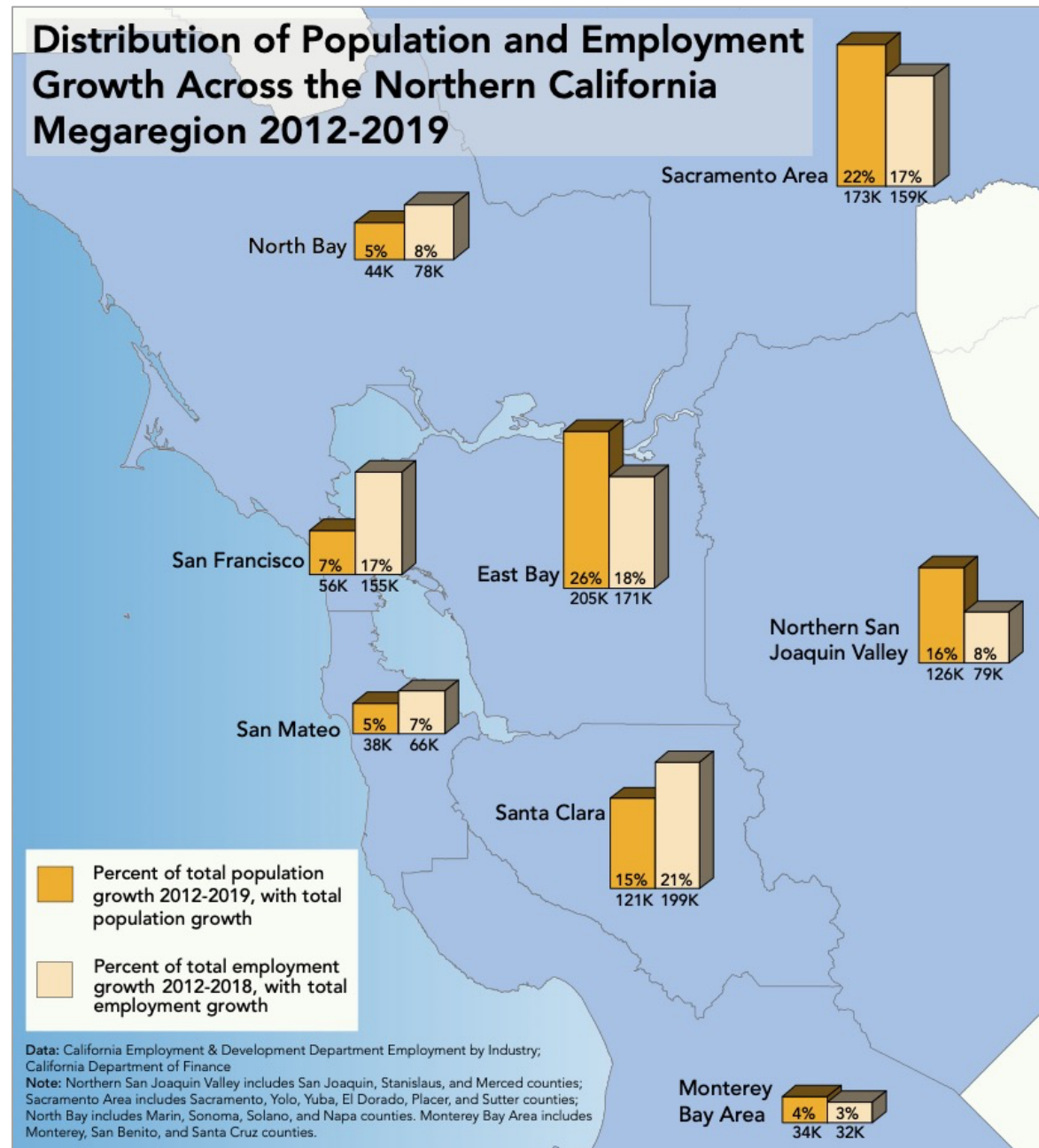
March 2021

Northern California Megaregion Stats:

- **Population:**
12.7 million
- **Jobs:** 5.8 million
- **Combined GDP:**
\$1.1 trillion



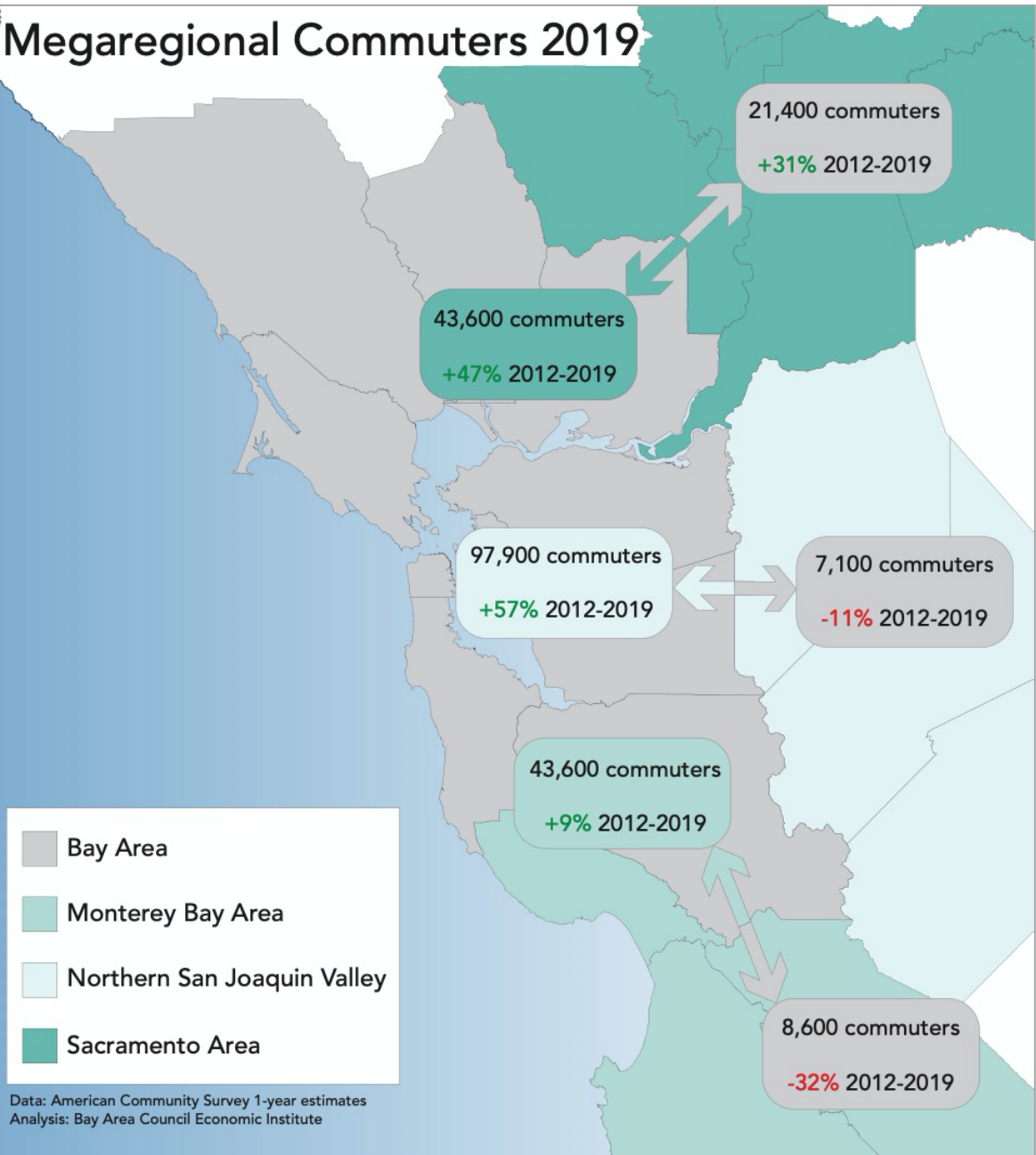
Distribution of Population and Employment Growth Across the Northern California Megaregion 2012-2019



Pre-COVID-19, there was a geographic mismatch of employment and population growth in the megaregion

Data: California Employment & Development Department Employment by Industry; California Department of Finance
 Note: Northern San Joaquin Valley includes San Joaquin, Stanislaus, and Merced counties; Sacramento Area includes Sacramento, Yolo, Yuba, El Dorado, Placer, and Sutter counties; North Bay includes Marin, Sonoma, Solano, and Napa counties. Monterey Bay Area includes Monterey, San Benito, and Santa Cruz counties.

Megaregional Commuters 2019

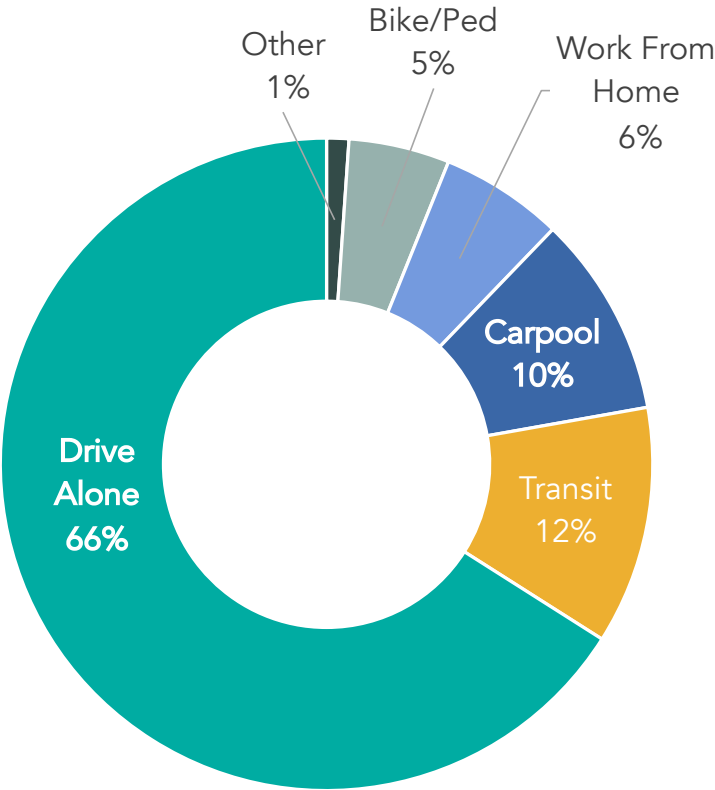


Commuting over long distances became much more common in the last decade

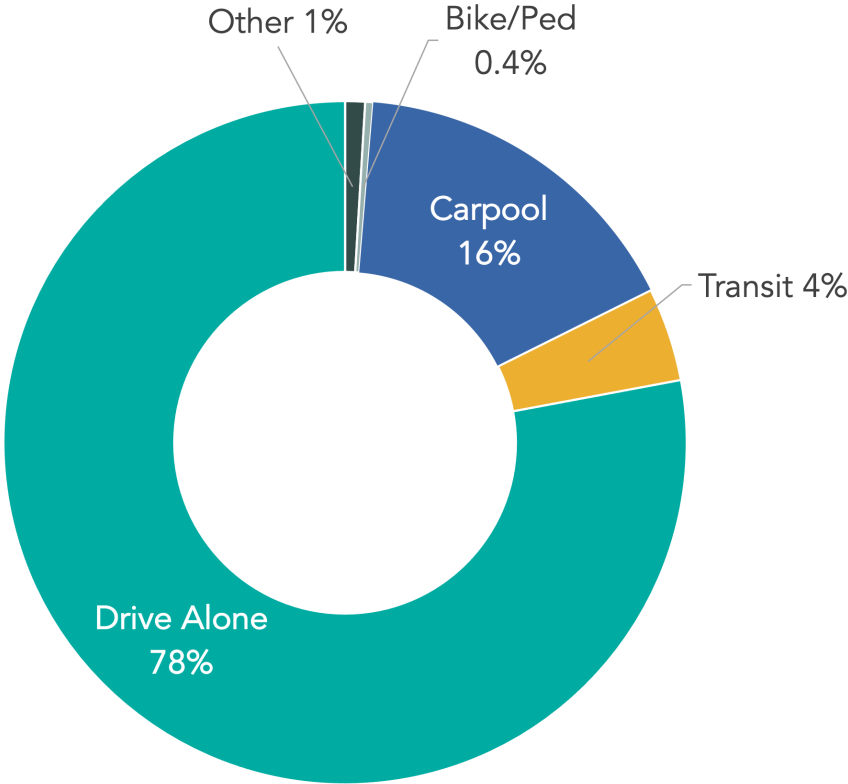
Data: American Community Survey 1-year estimates
Analysis: Bay Area Council Economic Institute

Megaregional commuters use transit at a much lower rate than the Bay Area workforce as a whole – a product of limited access and/or slower train travel times

TRAVEL PREFERENCE All Employed in Bay Area

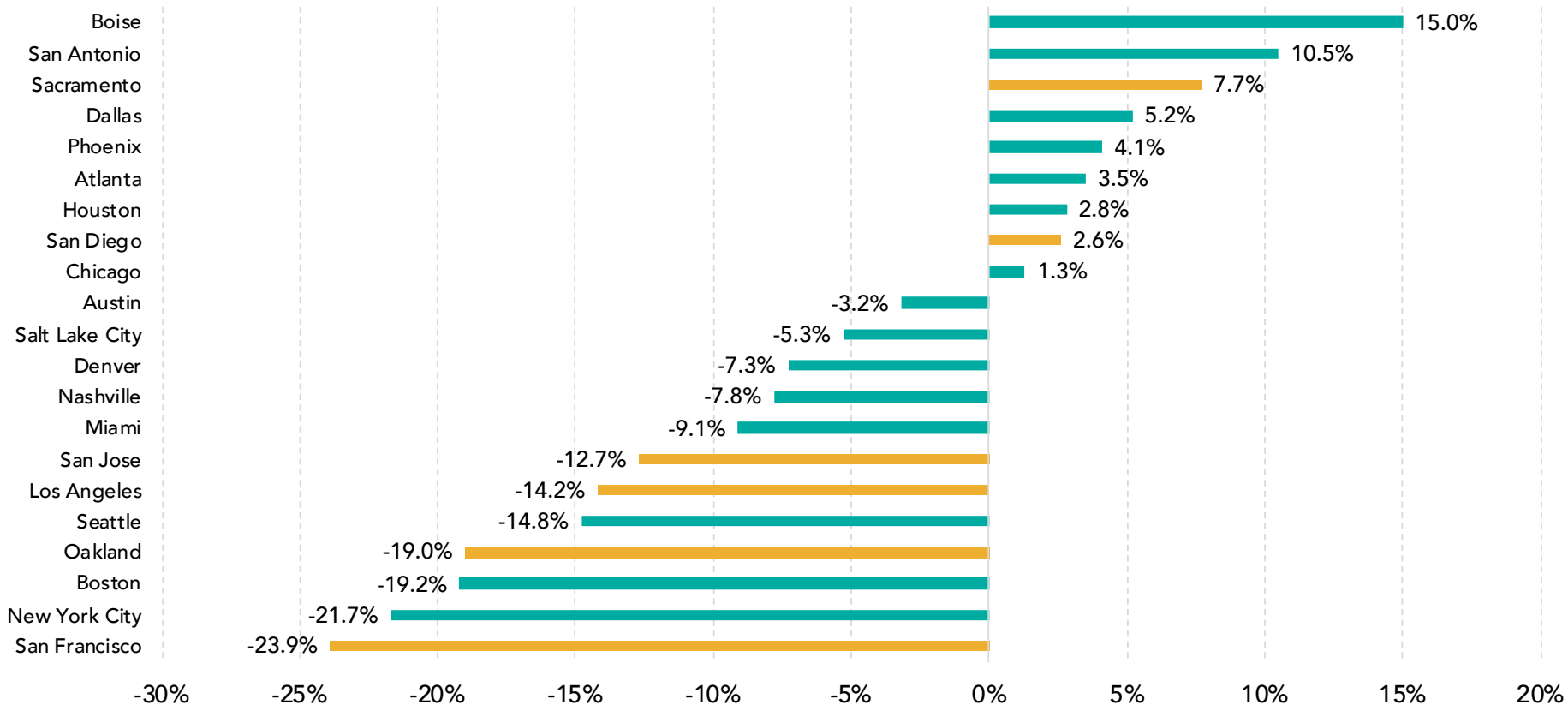


TRAVEL PREFERENCE Employed in Bay Area and Living Outside Nine Counties



Early trends show COVID-19 has shifted housing preferences across the megaregion

Percent Change in Average Rent for a 1-Bedroom (January 2020-January 2021)



Source: Zumper

Analysis: Bay Area Council Economic Institute

Median Home Sale Price in Northern CA Megaregion Counties

Sorted by percent change over the last year amidst the COVID-19 pandemic

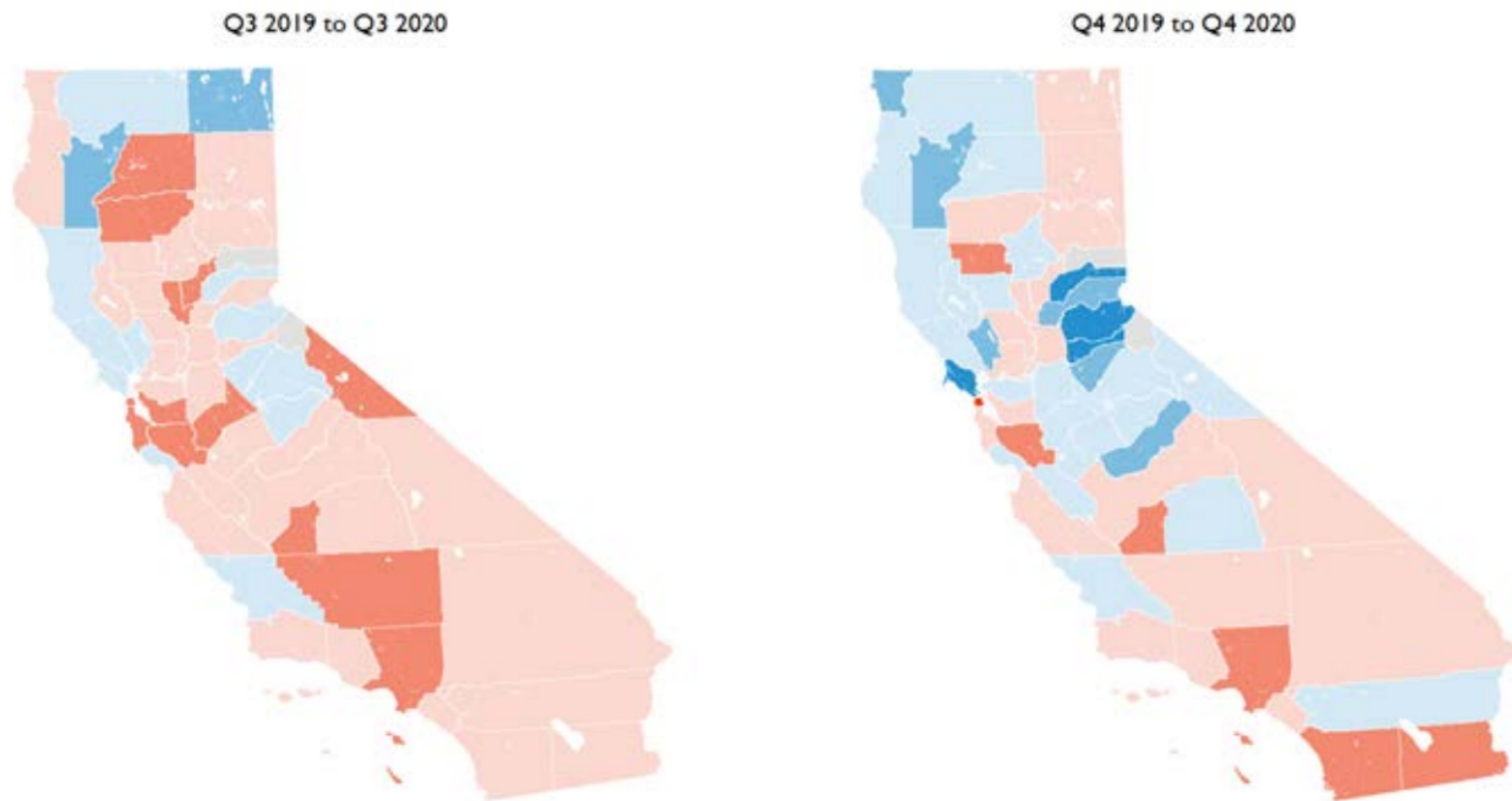
	Dec 2012	Dec 2019	Dec 2020	Annual Growth Rate 2012-2019	COVID Impact (2019-2020 % change)
Nevada County	\$ 300,000	\$ 460,000	\$ 575,000	6%	25%
San Benito County	\$ 345,000	\$ 580,000	\$ 720,000	8%	24%
Monterey County	\$ 328,000	\$ 595,000	\$ 726,000	9%	22%
Marin County	\$ 705,000	\$ 1,118,000	\$ 1,335,000	7%	19%
Contra Costa County	\$ 350,000	\$ 619,000	\$ 715,000	8%	16%
Placer County	\$ 295,000	\$ 490,000	\$ 565,000	8%	15%
Sacramento County	\$ 185,000	\$ 375,000	\$ 432,000	11%	15%
Stanislaus County*	\$ 150,000	\$ 331,000	\$ 375,000	12%	13%
Alameda County	\$ 430,000	\$ 815,000	\$ 920,000	10%	13%
Napa County	\$ 338,000	\$ 700,000	\$ 790,000	11%	13%
El Dorado County	\$ 287,000	\$ 480,000	\$ 540,000	8%	13%
Santa Clara County	\$ 603,000	\$ 1,090,000	\$ 1,225,000	9%	12%
Merced County	\$ 130,000	\$ 285,000	\$ 320,000	12%	12%
San Joaquin County	\$ 175,000	\$ 385,000	\$ 430,000	12%	12%
Sonoma County	\$ 359,000	\$ 610,000	\$ 679,000	8%	11%
Solano County	\$ 217,000	\$ 449,000	\$ 497,000	11%	11%
Santa Cruz County	\$ 490,000	\$ 839,000	\$ 925,000	8%	10%
San Mateo County	\$ 680,000	\$ 1,292,000	\$ 1,375,000	10%	6%
San Francisco County	\$ 824,000	\$ 1,328,000	\$ 1,350,000	7%	2%

*Dec 2012 median sale price unavailable for Stanislaus County, the number used reflects the closest available number which is from February 2013.

Data: Redfin

Analysis: Bay Area Council Economic Institute

Address change requests corroborate these trends. Charts below show increasing “entrances” in blue.



Source: California Policy Lab analysis of University of California Consumer Credit Panel (UC-CCP) data.

Notes: A move is defined as having a different ZIP code in the next quarter. The data universe for this analysis is individuals in the UC-CCP with credit history. We cannot report people moving into or out of the state from outside the U.S.

Migration Characteristics from Bay Area to 12 Outer Megaregion Counties (2019)

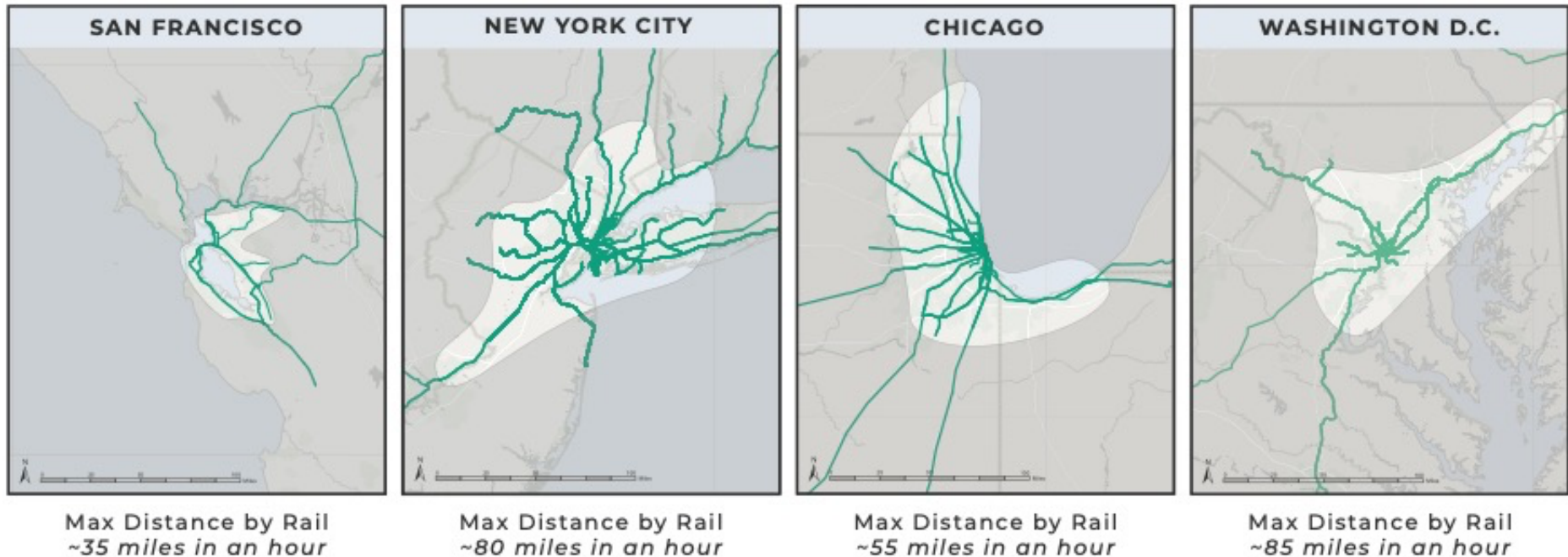
Area relocating to:	Sacramento Area	Northern San Joaquin Valley	Monterey Bay Area	All three sub-regions total	San Francisco Bay Area Residents (data in this column represents share of all residents as opposed to 'movers')
Total movers	17,290	10,508	4,738	32,536	4,117,439
Median household Income of movers	\$110,000	\$84,800	\$167,000	\$106,000	\$151,500
Percent of movers still employed in San Francisco Bay Area	12%	56%	37%	30%	95%
Percent of movers still employed in San Francisco and San Mateo counties	3%	6%	7%	5%	29%
Percent of movers with bachelor's degree or higher	52%	15%	48%	34%	52%
Top 3 employment industries for those that have relocated	1. Professional Scientific & Technical Services 2. Health Care and Social Assistance 3. Retail Trade	1. Accommodation & Food Services 2. Construction 3. Health Care and Social Assistance	1. Professional Scientific & Technical Services 2. Educational Services 3. Construction	1. Accommodation & Food Services 2. Health Care and Social Assistance 3. Professional Scientific & Technical Services	1. Professional Scientific & Technical Services 2. Health Care & Social Assistance 3. Manufacturing

Data: American Community Survey 1-year estimates 2019

Analysis: Bay Area Council Economic Institute

A 1-hour train ride to/from San Francisco covers a smaller distance than in peer megaregions

1-HOUR COMMUTE SHEDS BY MEGAREGION



LEGEND

- Areas accessible from each city's downtown within 1-hour of travel by passenger rail. Data is based on agency timetables.
- Passenger rail lines, excluding light rail, that connect directly to each city's downtown. On the San Francisco map, rail lines that do not directly connect to downtown are also shown.

A new transbay rail crossing is one of many rail projects that can create a more connected Northern California Megaregion



- Intercity Rail
- - - Intercity Rail Extensions
- High Speed Rail Phase 1
- High Speed Rail Phase 2
- BART
- BART Extension

- 1 – New Transbay Rail Crossing
- 2 – Dumbarton Crossing
- 3 – Valley Link
- 4 – Valley Rail
- 5 – California High-Speed Rail
- 6 – SMART Cloverdale Extension
- 7 – BART to San Jose Phase 2
- 8 – Monterey County Rail Extension
- 9 – Caltrain Downtown Rail Extension
- 10 – Novato to Suisun City Passenger Rail
- 11 – Capitol Corridor Vision Implementation Plan
- 12 – Altamont Corridor Vision
- 13 – Caltrain Long Range Service Vision

NORTHERN CALIFORNIA MEGAREGION ALLIANCE

A New Vision for the Northern California Megaregion



GREATER SACRAMENTO
ECONOMIC COUNCIL

OPPORTUNITY
Stanislaus



Bay Area Council has organized a megaregion alliance to push legislators and planners to solve problems at megaregional scale

Nearly half of all Bay Area residents have an occupation that is remote work "eligible"



Pinterest cancels huge SF office lease in unbuilt project, citing work-from-home shift

Facebook Starts Planning for Permanent Remote Workers

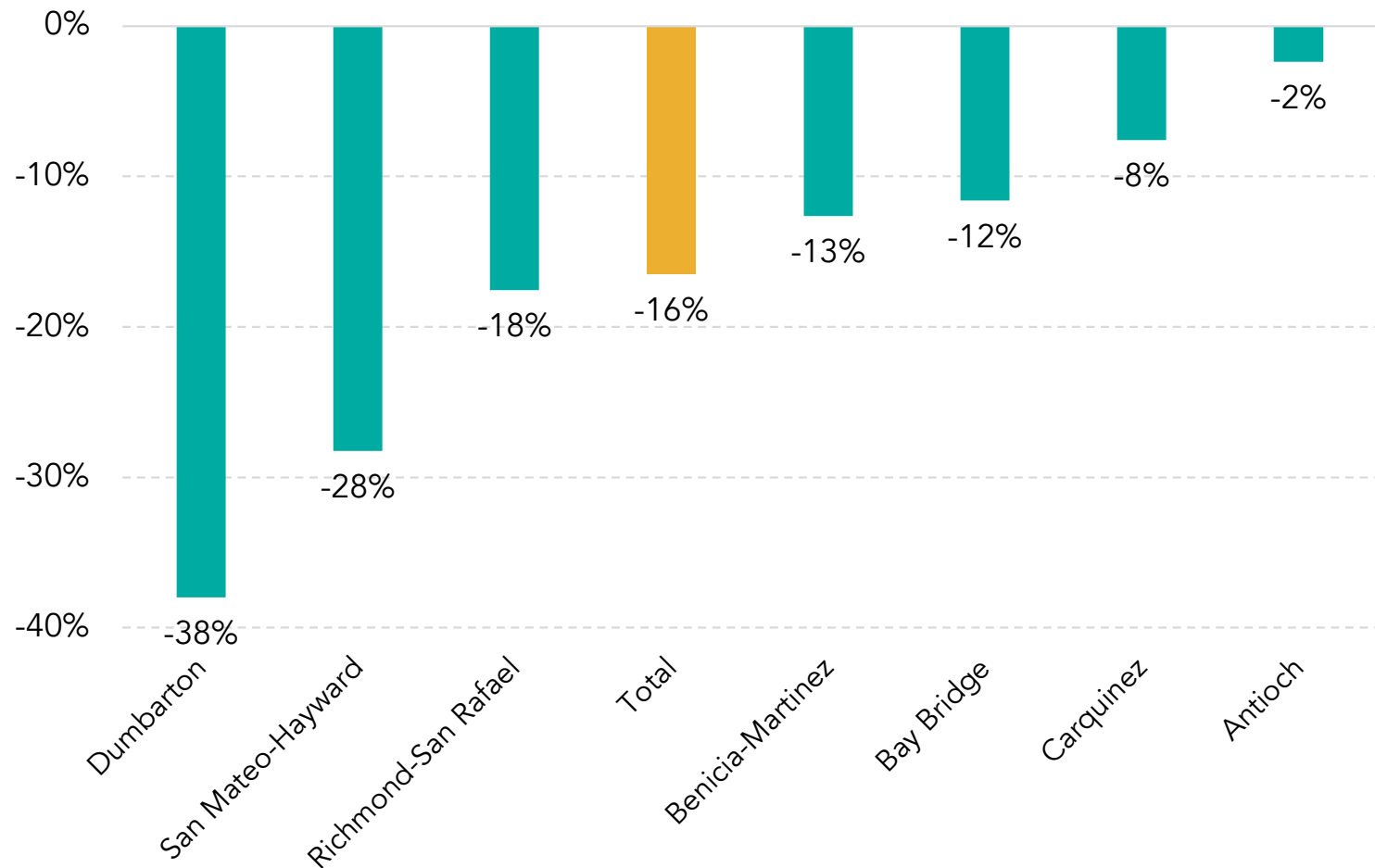
Tech companies are ending leases and consolidating offices as remote work is here to stay

Remote Work Eligibility by Job Location

Counties in bold are included in the nine-county Bay Area

	Share of Jobs Remote Eligible	Remote Eligible Jobs
San Francisco County	51%	391,248
Santa Clara County	51%	569,941
San Mateo County	47%	195,218
Bay Area	45%	1,789,622
Sacramento County	40%	274,133
Alameda County	40%	316,655
San Diego County	39%	580,670
Orange County	39%	642,799
Marin County	39%	45,013
Contra Costa County	38%	140,781
Los Angeles County	38%	1,708,733
Sonoma County	32%	67,926
Fresno County	30%	120,780
Solano County	29%	40,988
Napa County	26%	20,903

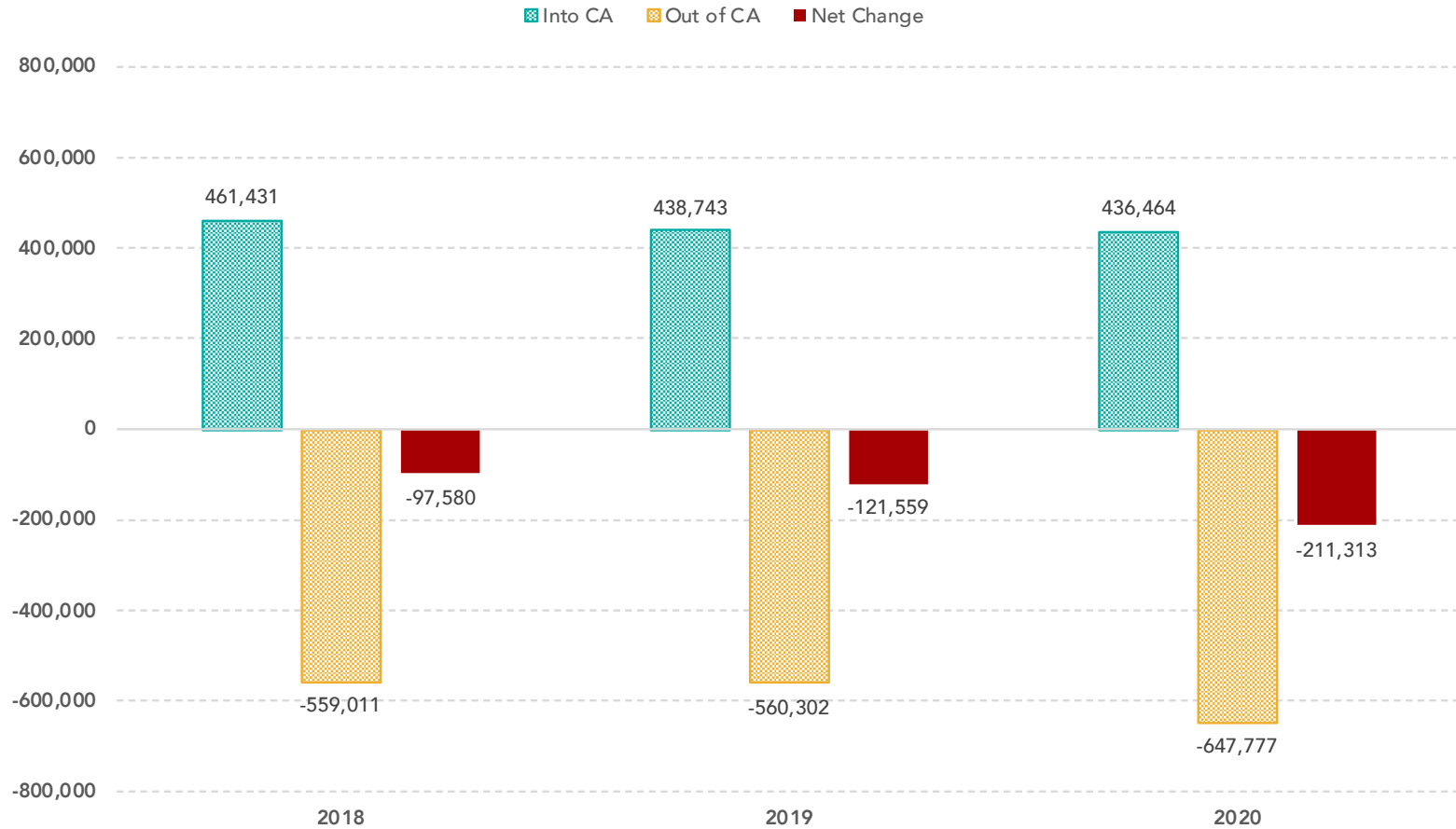
Year-over-year change in total weekday toll tags for the week of March 1, 2021



Data: Bay Area Toll Authority
Analysis: Bay Area Council Economic Institute

Remote work has allowed for a population shift away from urban areas, and increasingly out of the state altogether

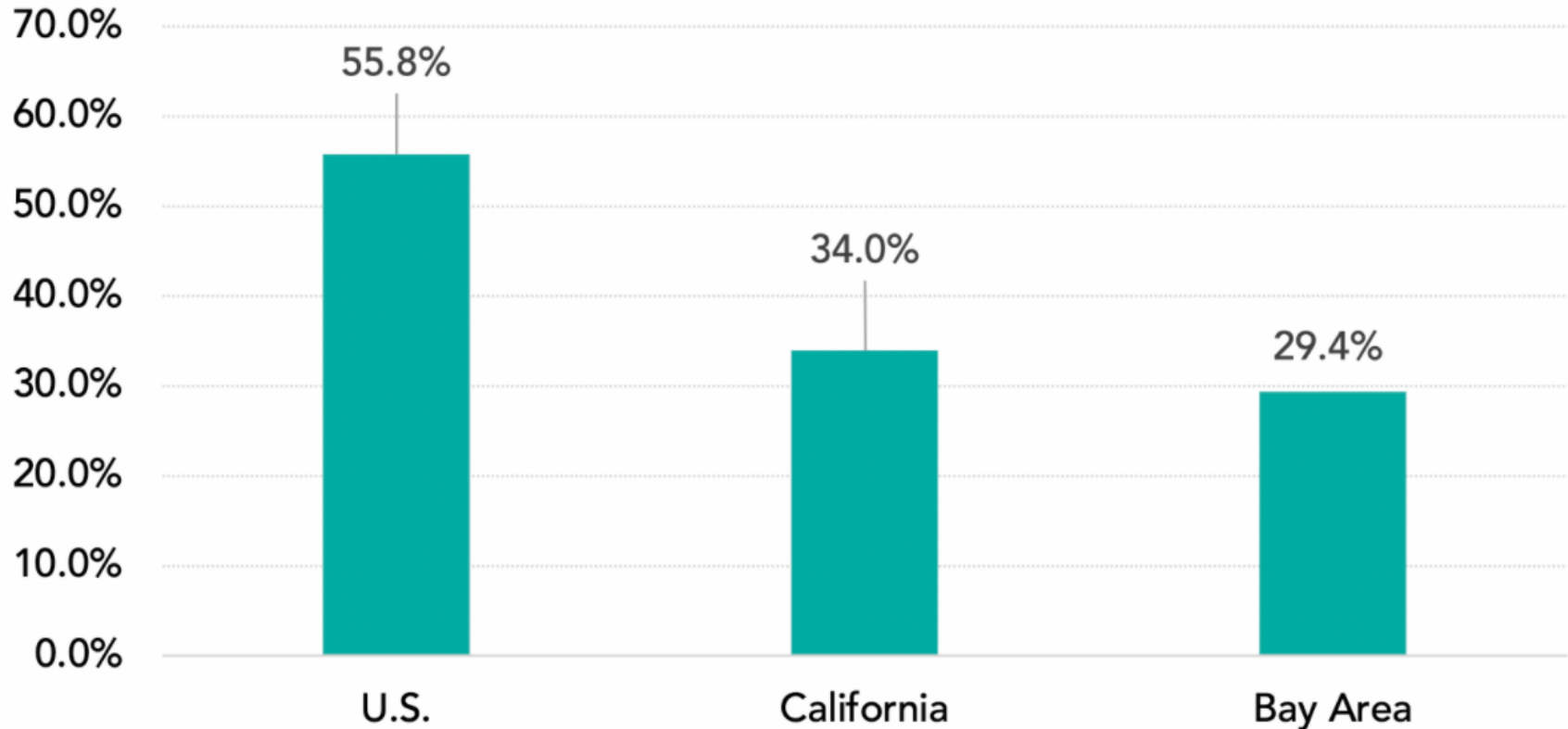
USPS Change of Address Requests To and From California



Data Source: United States Postal Service
Analysis: Bay Area Council Economic Institute

The Bay Area trails the U.S. and California in terms of the jobs it has recovered

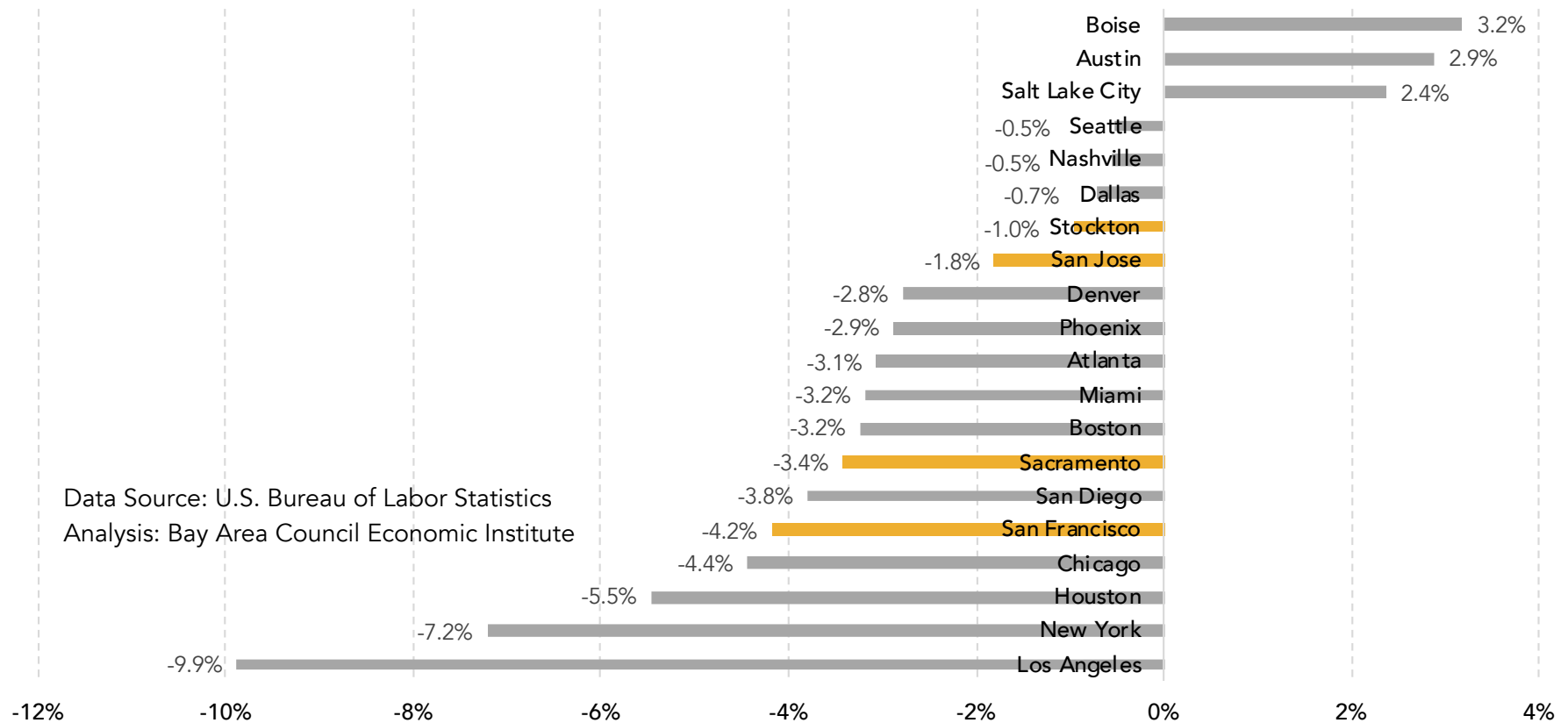
Jobs Recovered by Jan. 2021 as % of Losses



Source: Bureau of Labor Statistics
Analysis: Bay Area Council Economic Institute

Employment in "office" sectors has recovered faster and is already growing in new tech hubs

Metro Area Jobs in Information, Finance, Professional Services Jan 2020 - Jan 2021 % Employment Change



Data Source: U.S. Bureau of Labor Statistics
Analysis: Bay Area Council Economic Institute