



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

February 2021



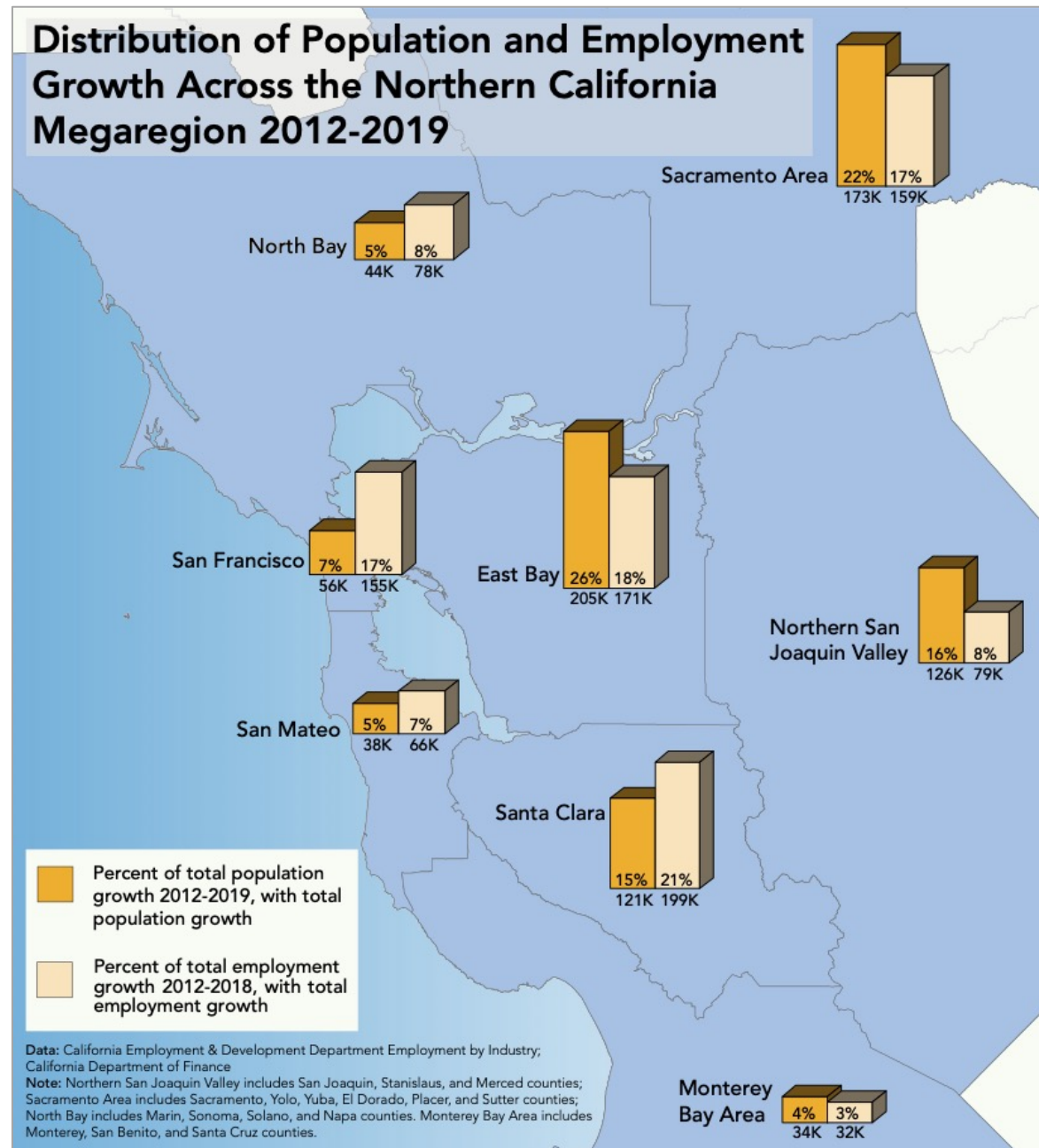
PRE-PANDEMIC MEGAREGIONAL TRENDS

Northern California Megaregion Stats:

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

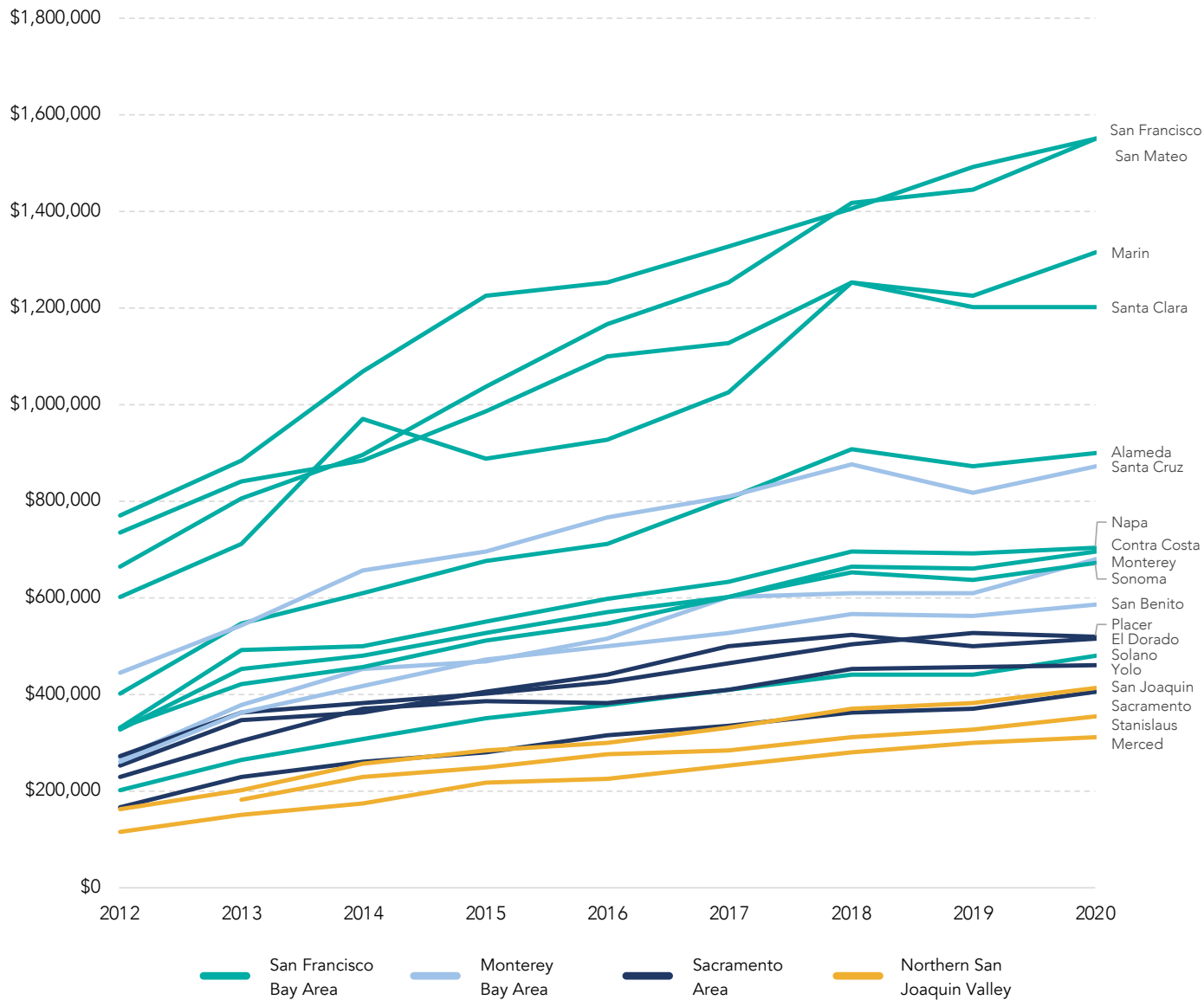


Distribution of Population and Employment Growth Across the Northern California Megaregion 2012-2019



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

Median Home Sale Price Over Time in the Megaregion

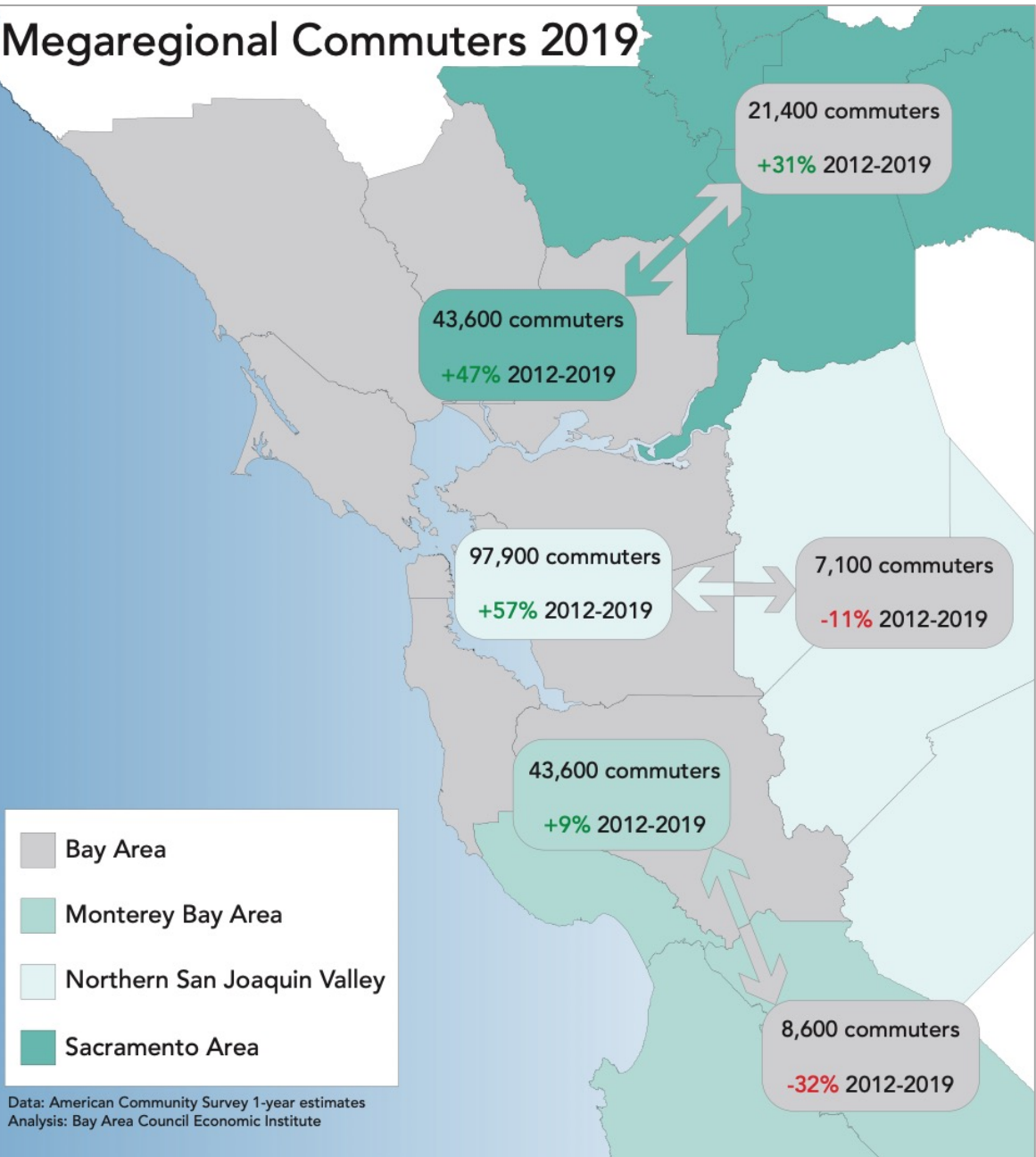


This mismatch was largely driven by high home prices in Bay Area counties

Data: Redfin, median sale price June of each year



Megaregional Commuters 2019



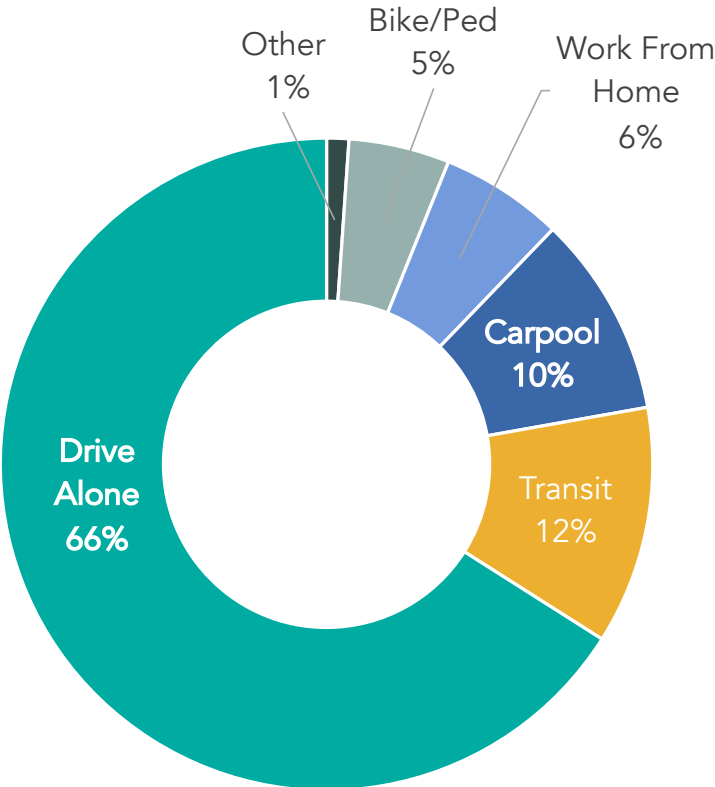
Commuting over long distances became much more common in the last decade

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

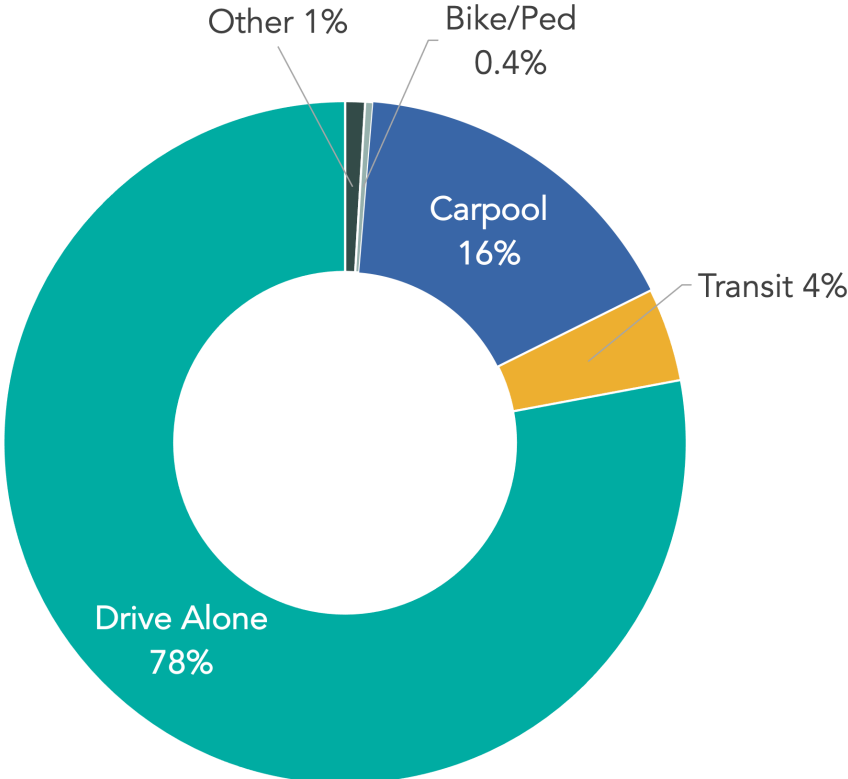


Megaregional commuters use transit at a much lower rate than the Bay Area workforce as a whole – a product of limited access and/or slower train travel times

TRAVEL PREFERENCE All Employed in Bay Area



TRAVEL PREFERENCE Employed in Bay Area and Living Outside Nine Counties

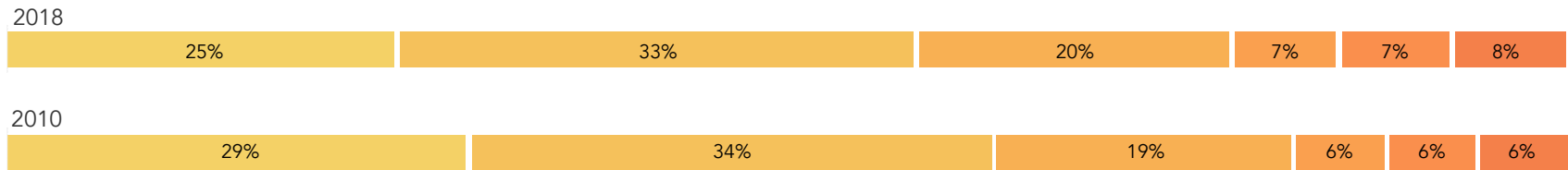


Megaregional commute times were increasing prior to COVID-19, particularly for workers in SF and the Peninsula

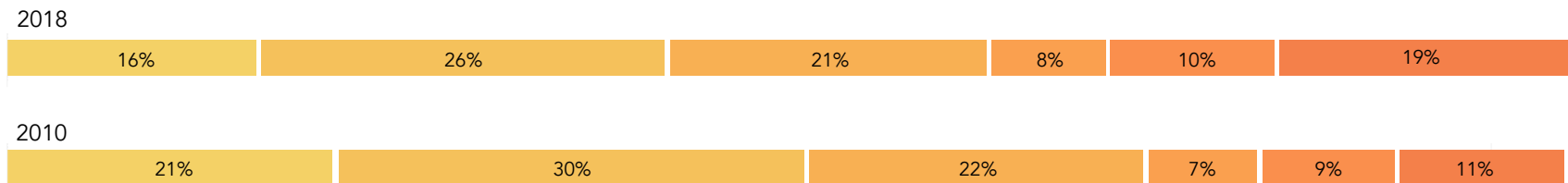
Commute Time Segments by Work Location

One-way commute time
 0-10 21-30 41-50
 11-20 31-40 50+

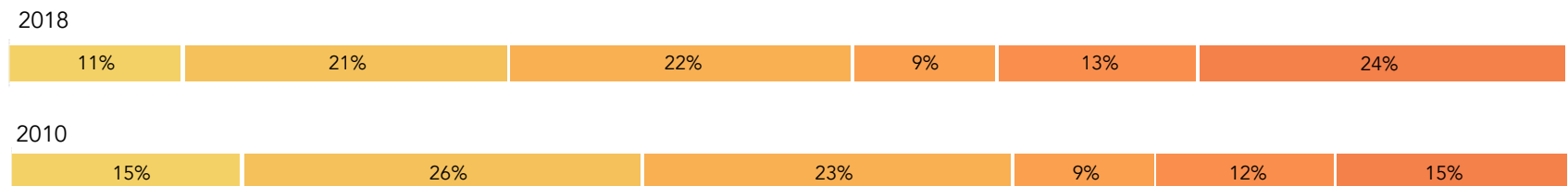
12 non-Bay Area Counties in the Megaregion



San Francisco Bay Area



San Francisco & San Mateo Counties



Data: American Community Survey 1-Year Estimates 2010, 2018

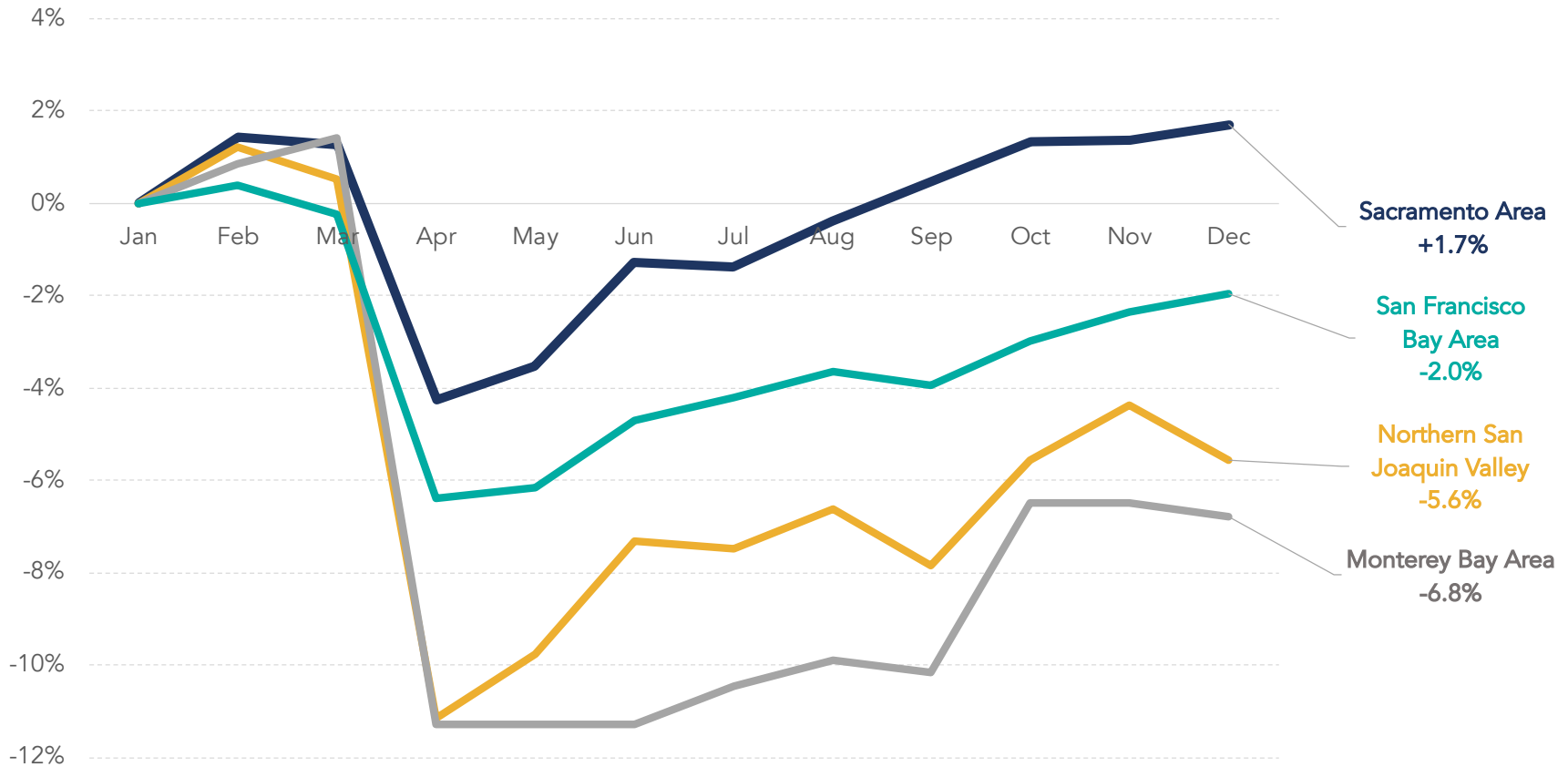




THE MEGAREGION POST-PANDEMIC

Early trends show COVID-19 has accelerated the disbursement of office jobs across the megaregion

2020 % Change in Information, Finance, and Professional Services Jobs Across the Northern California Megaregion

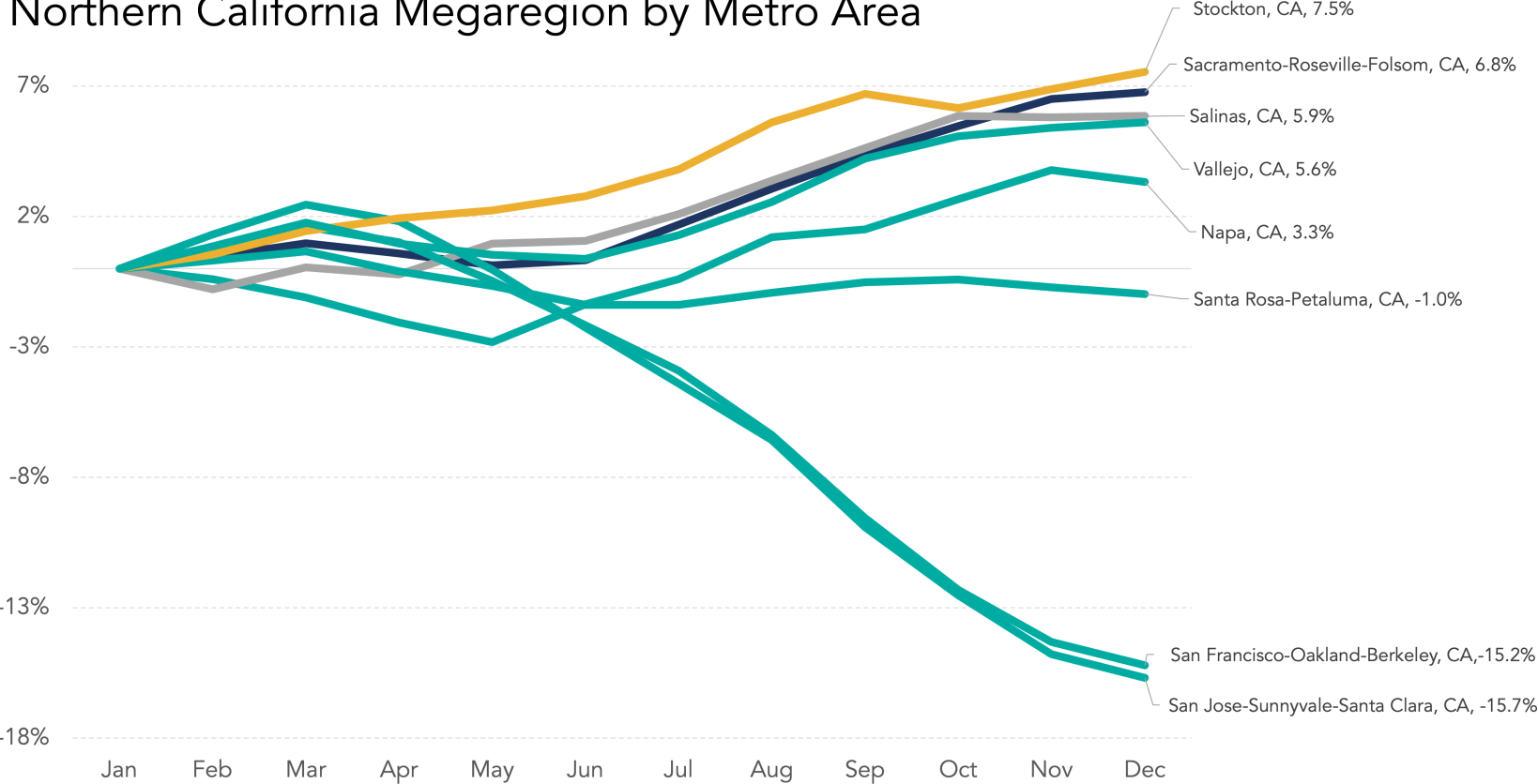


Data: California EDD
Analysis: Bay Area Council Economic Institute



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

2020 % Change in Overall Rent Estimates Across the Northern California Megaregion by Metro Area

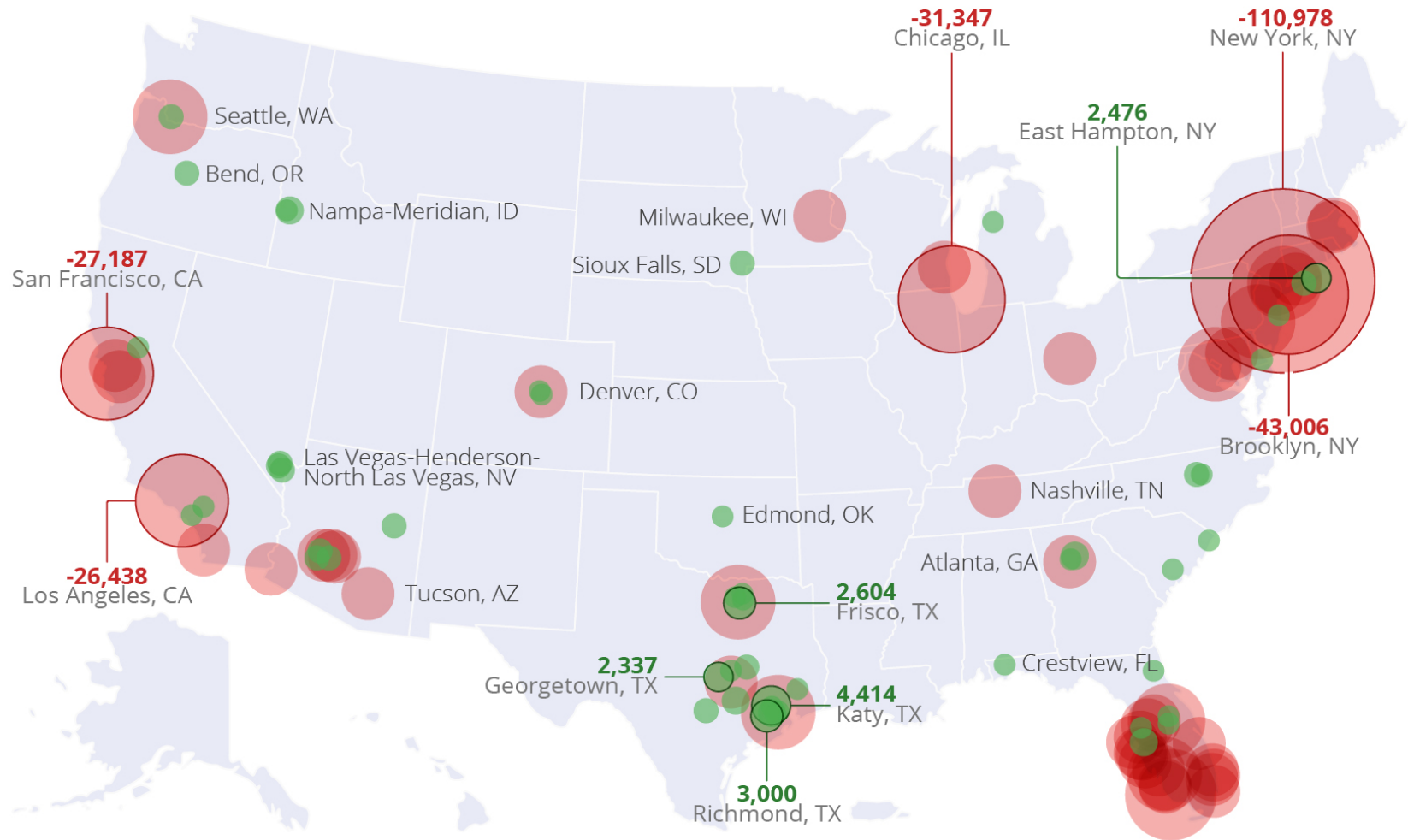


Data: Apartment List
 Analysis: Bay Area Council Economic Institute

— San Francisco Bay Area
 — Monterey Bay Area
 — Sacramento Area
 — Northern San Joaquin Valley



TOP 50 CITIES THAT GAINED MOVERS DURING CORONAVIRUS, AND THE TOP 50 CITIES THAT LOST MOVERS



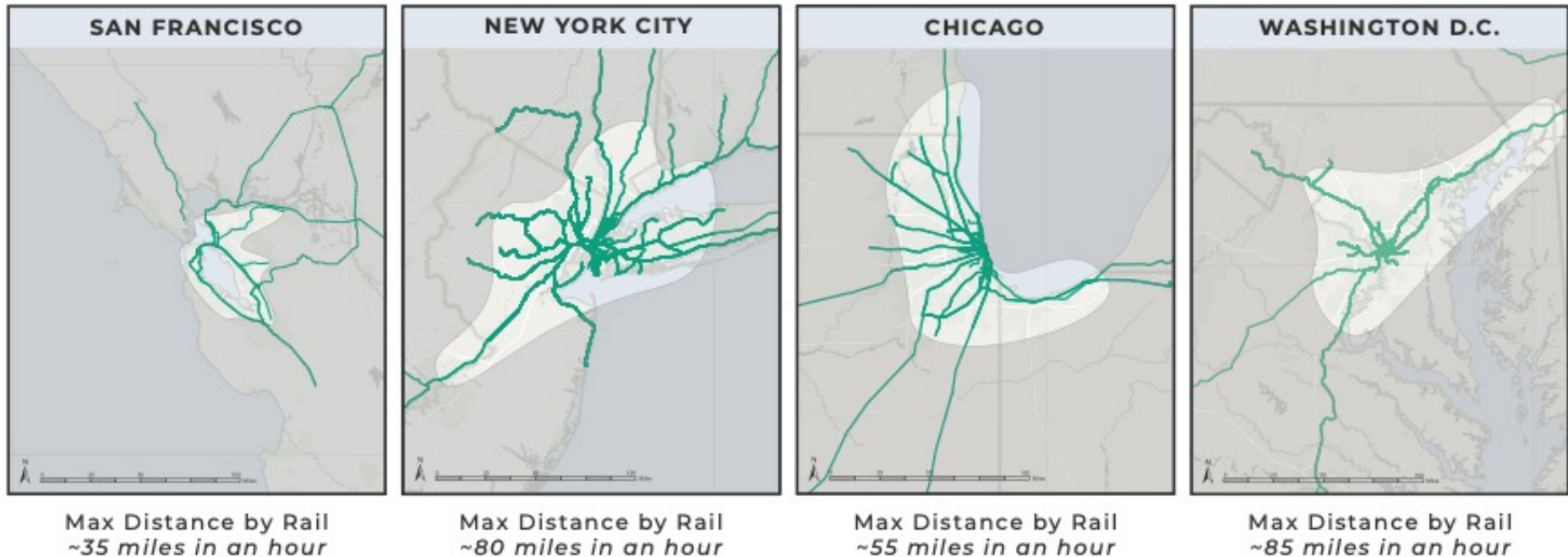
Source: mymove.com

Bubble sizes represent the number of movers that moved into or out of the city. The bigger the bubble, the larger the number of movers.



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

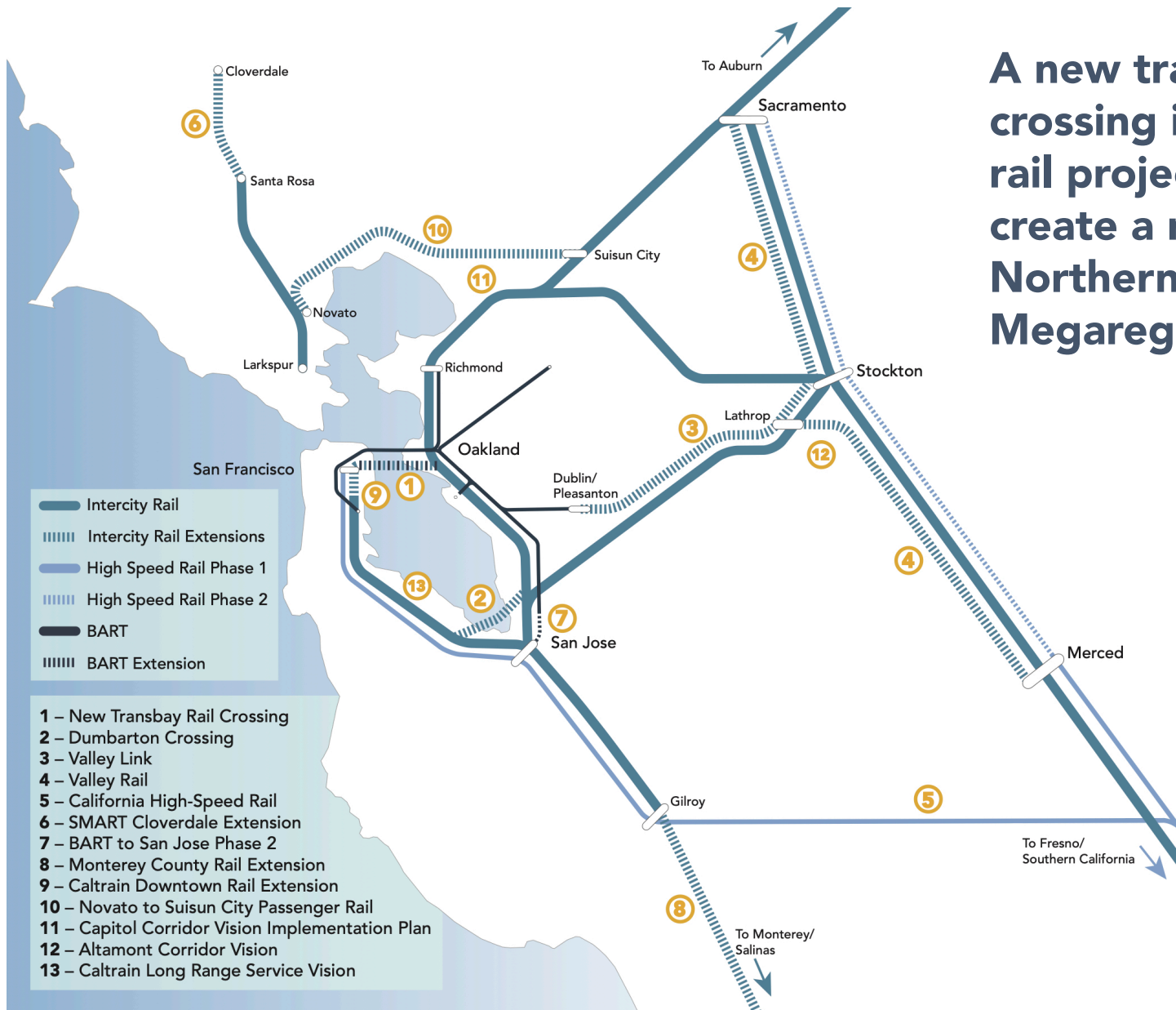
1-HOUR COMMUTE SHEDS BY MEGAREGION



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



Megaregional Economic Benefits of a New Transbay Rail Crossing

- Trends in **jobs/housing** – both before and during the pandemic – underscore the importance of planning for more efficient regional rail
- A new transbay rail crossing is an enabling project, unlocking potential for other rail improvements to provide better access to **new markets**
- Improves **access to rail travel**, particularly for trips between Sacramento/Northern San Joaquin Valley and the San Francisco Bay Area that are now completed via car or longer transit travel times with multiple transfers
- Provides new opportunities for **economic growth** by creating faster, frequent, and reliable travel between high quality jobs, education centers, healthcare, and recreation across the megaregion
- Creates a passenger rail system that can make Northern California **economically competitive** against other megaregions