



# State of the Region

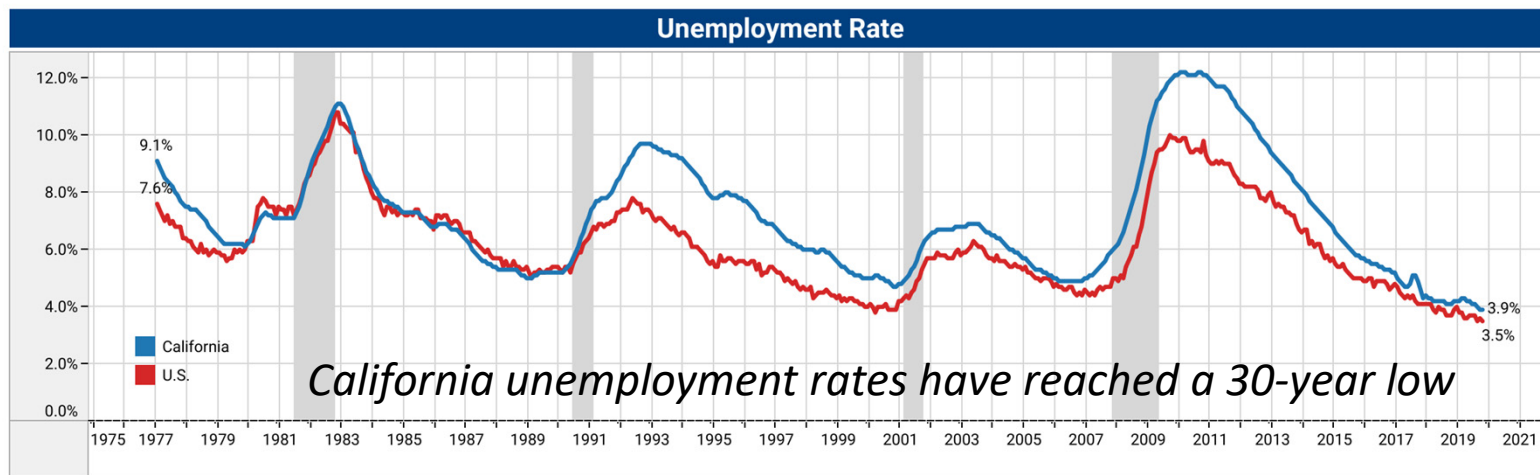
BART Board 2020 Workshop



# State of the Economy:

## *Still Growing, Slower than Last Year*

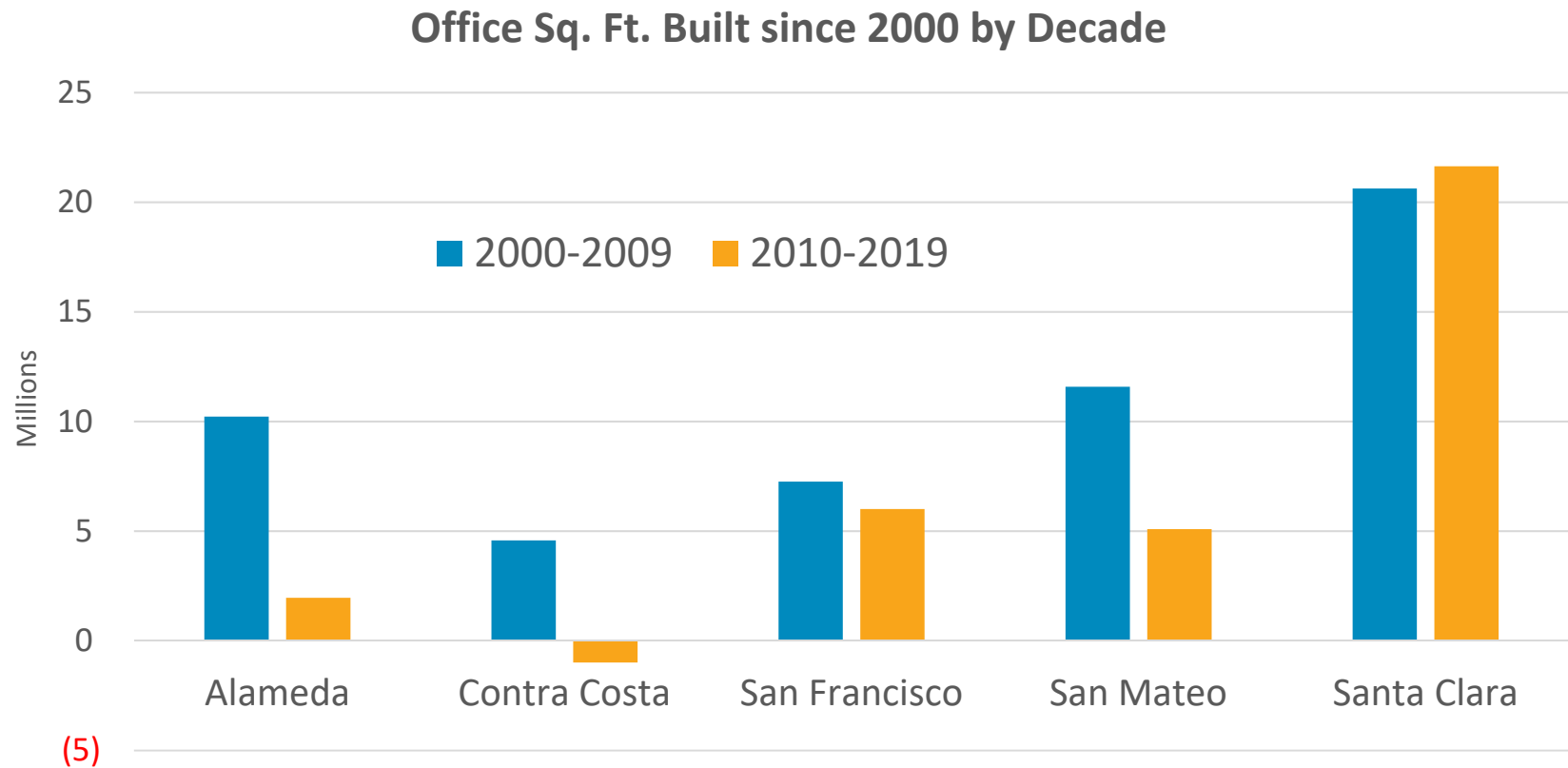
- Job count surpassed 4.1 million for first time
- Monthly job gains slowed in second half of 2019
- Most job growth in West and South Bay
- Regional unemployment rate 2.3% as of Nov 2019 (2.5% Nov 2018)



Sources: California Employment Development Department, Bay Area Council

# State of the Economy:

## *Jobs-Housing Imbalance Persists*



Sources: CoStar, Strategic Economics

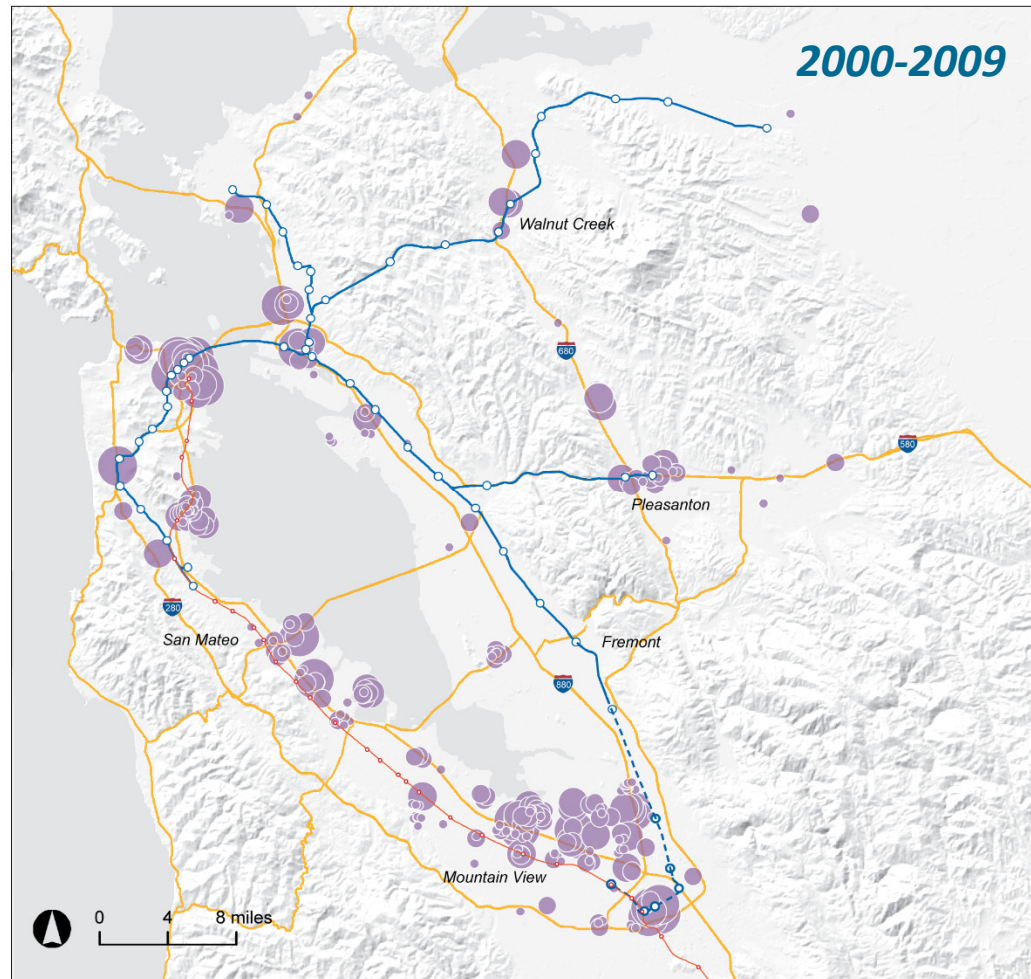
# State of the Economy: *Jobs-Housing Imbalance Persists*

## ***Office Construction Over Last 2 Decades***

**Office Developments Built  
2000-2009 by Rentable Sq. Ft.  
in counties with BART, Caltrain**

- 50,000 - 100,000 sq. ft.
- 100,000 - 200,000 sq. ft.
- 200,000 - 300,000 sq. ft.
- Over 300,000 sq. ft.

Source: Costar, 2019; Strategic  
Economics, 2020.





# State of the Economy: *Jobs-Housing Imbalance Persists*

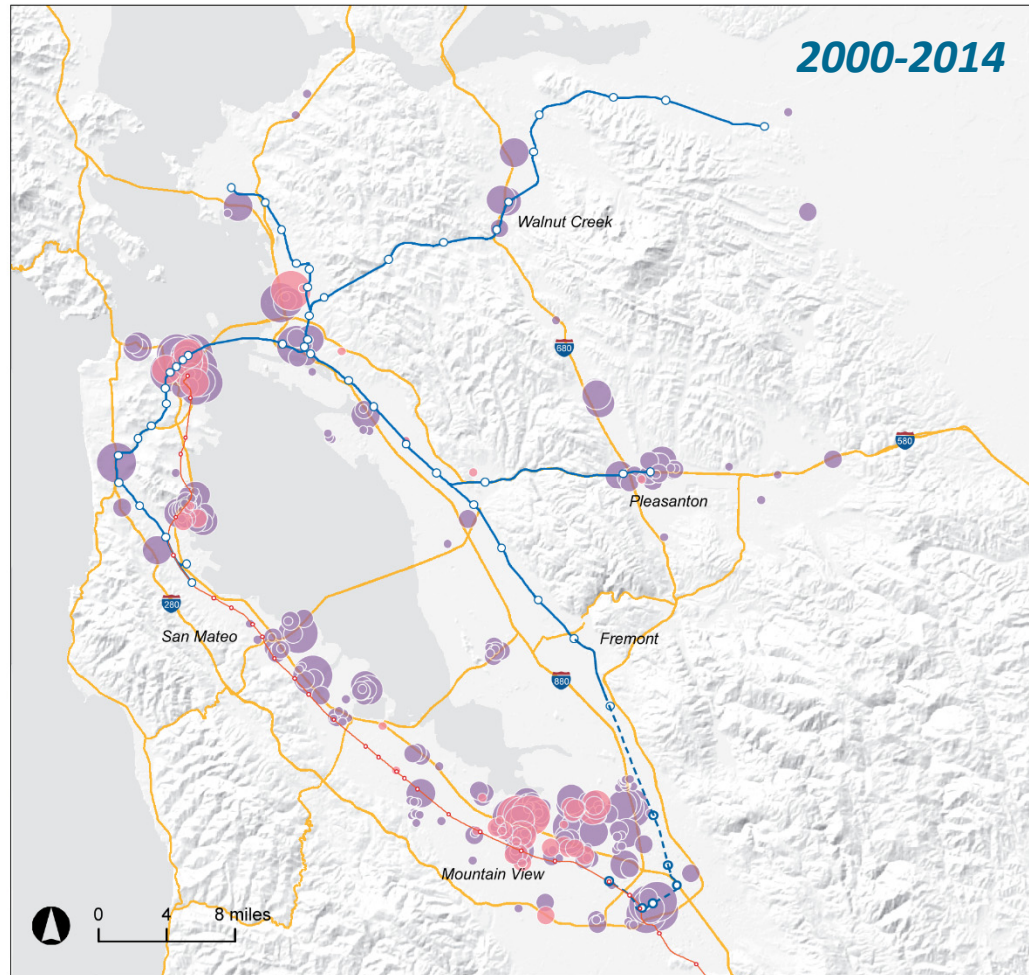
## ***Office Construction Over Last 2 Decades***

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- Built 2000 - 2009
- Built 2010 - 2014

Source: Costar, 2019; Strategic  
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# State of the Economy: *Jobs-Housing Imbalance Persists*

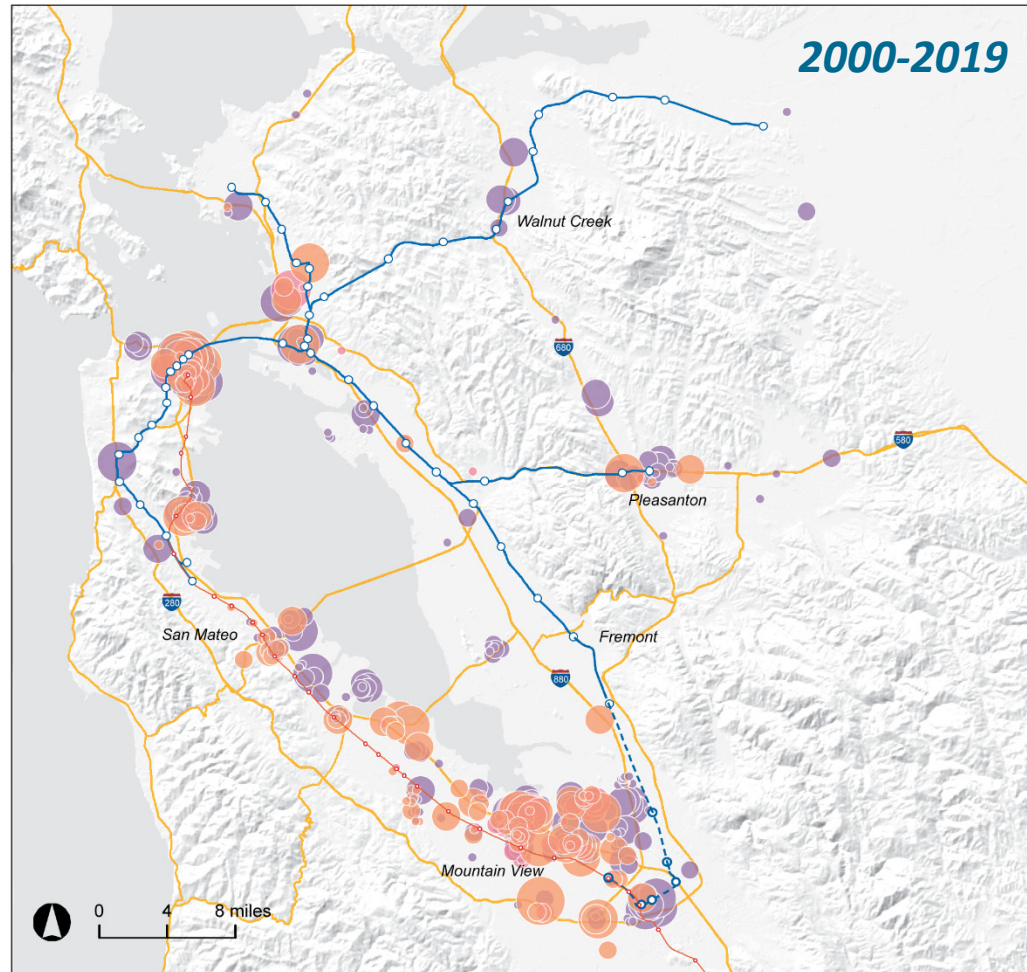
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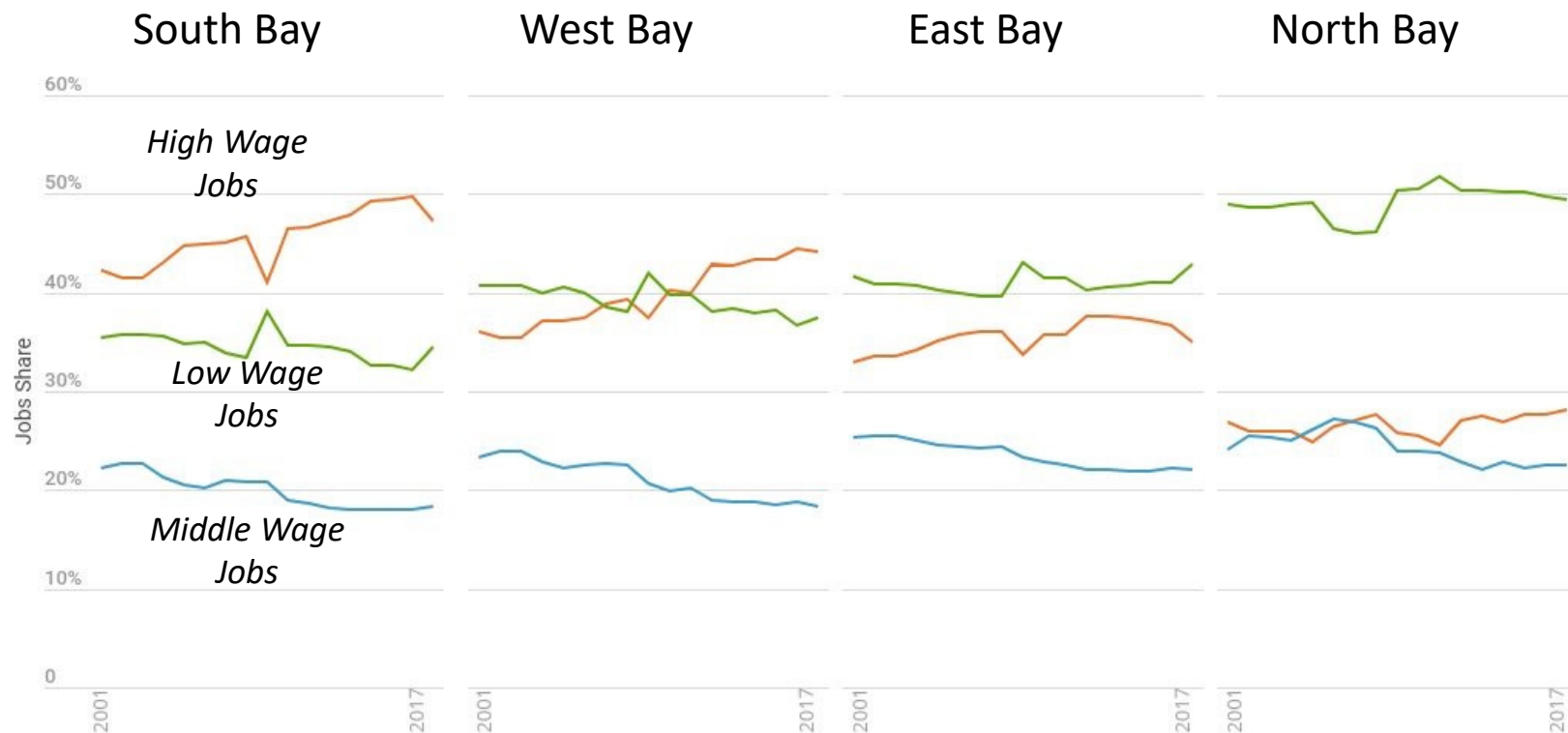
- Built 2000 - 2009
- Built 2010 - 2014
- Built 2015 - 2019

Source: Costar, 2019; Strategic  
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# State of the Economy:

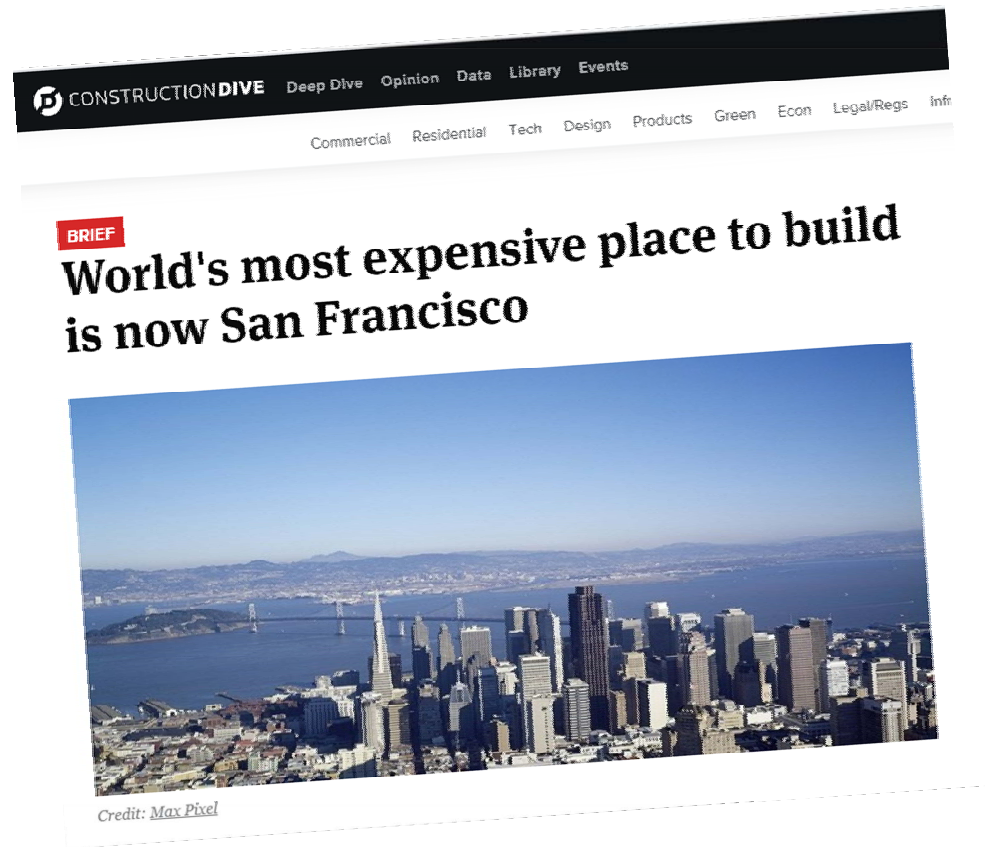
## *Income Divide Continues to Grow*



Sources: MTC: Vital Signs; CA Employment Development Department

# State of the Economy:

## *Construction Costs Continued to Rise*



**Construction costs  
increased 5% in  
2018**

Source: [Construction Dive](#), Turner & Townsend, 2019



# State of the Region

## *Mega-Commutes Increasing*



**169,000** commuters into Bay Area from 12 adjacent counties

**43%** increase in commuters from northern Central Valley since 2010

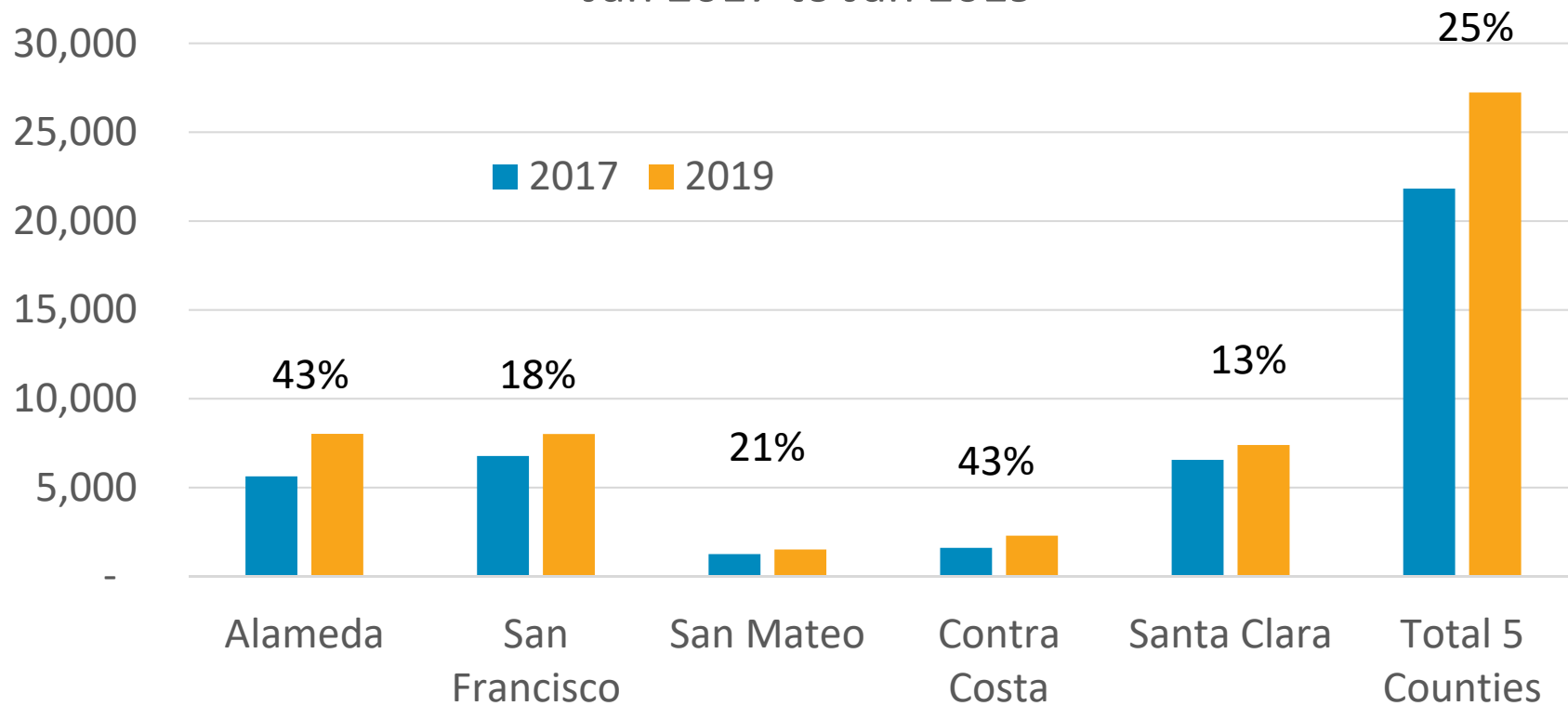
Source: "Stretching the Boundaries: The hunt for cheaper housing is changing what it means to be in the 'Bay Area'"  
Bay Area News Group, 2/17/2019  
<https://extras.mercurynews.com/megaregion/>

Source: U.S. Census Bureau, Center for Economic Studies  
<https://onthemap.ces.census.gov/>

# State of the Region:

## *Homelessness Counts 2017-2019*

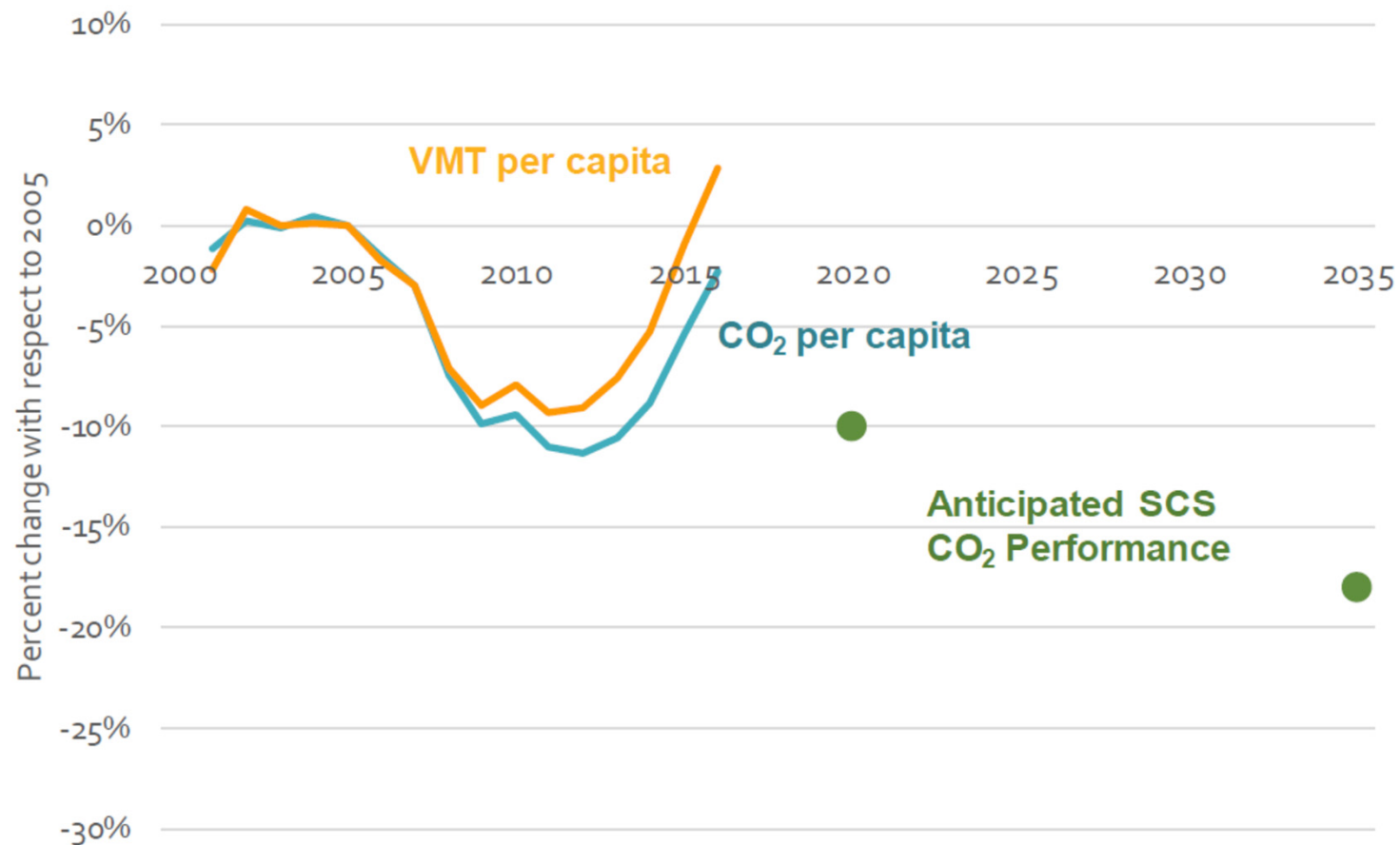
Change in Homeless Point-in-Time Counts  
Jan 2017 to Jan 2019



# State of the Region:

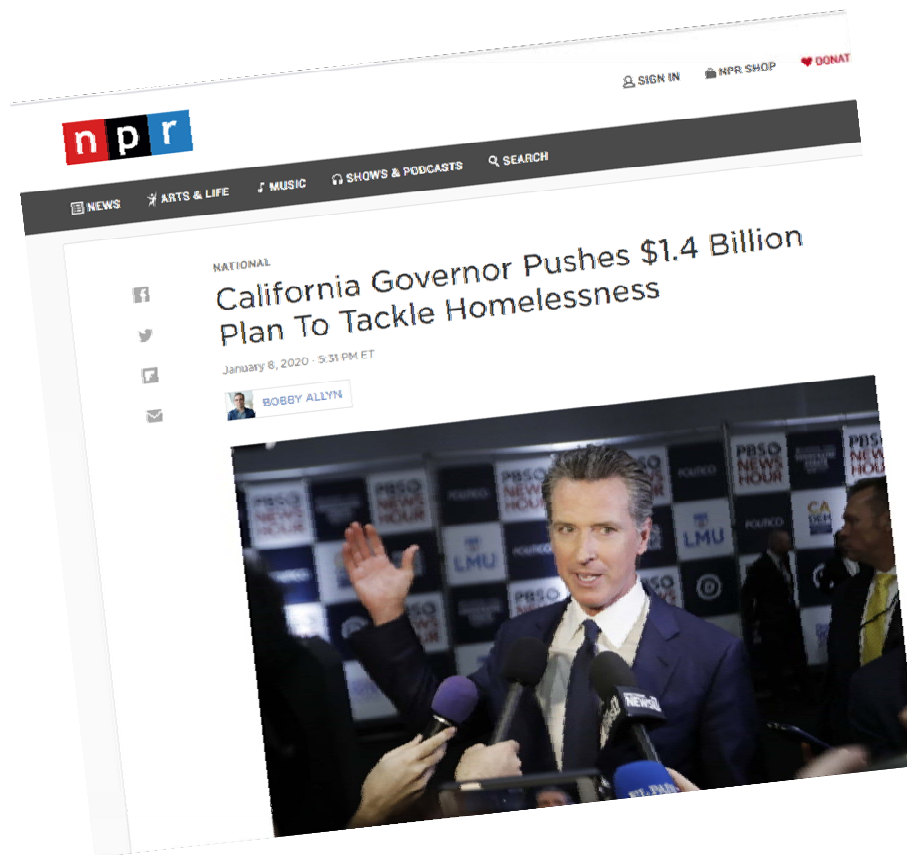
## *State Auto Emissions Wrong Direction*

**Figure 1. Statewide CO<sub>2</sub> and VMT Per Capita Trend with Respect to Anticipated Performance of Current SB 375 SCSs<sup>27</sup>**



# State of the Region

## *State Activity*





# State of the Region

## *Regional Initiatives - 2020*

- **Plan Bay Area:** New Regional Housing Targets and Draft Plan to be Released
- **FASTER Bay Area:** Transportation Megameasure
- **Regional Housing Funding Measure (AB1487)**



# State of the Region in Sum:

## *BART Priorities Affect Regional Challenges*

### **Regional Challenges**

- Peak Employment but continued West Bay focus
- High construction costs
- Housing & Homelessness Crisis
- Drug Crisis
- Climate Goals
- Mega-Commutes

### **BART Strategies**

- Core Capacity
- Second Crossing
- Workforce Development
- Homelessness Action Plan
- Transit-Oriented Development
- Enhanced Customer Experience