

File No. 240973

Committee Item No. _____

Board Item No. 19

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: October 8, 2024

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER

- Status of the San Francisco Economy : September 2024 - 9/30/24
- FYI Hearing Referral 10/4/24
- _____
- _____
- _____
- _____
- _____

Prepared by: Jocelyn Wong
Prepared by: _____

Date: October 4, 2024
Date: _____

Status of the San Francisco Economy: September 2024



Office of the Controller
Office of Economic Analysis

September 30, 2024

Highlights of the September Report

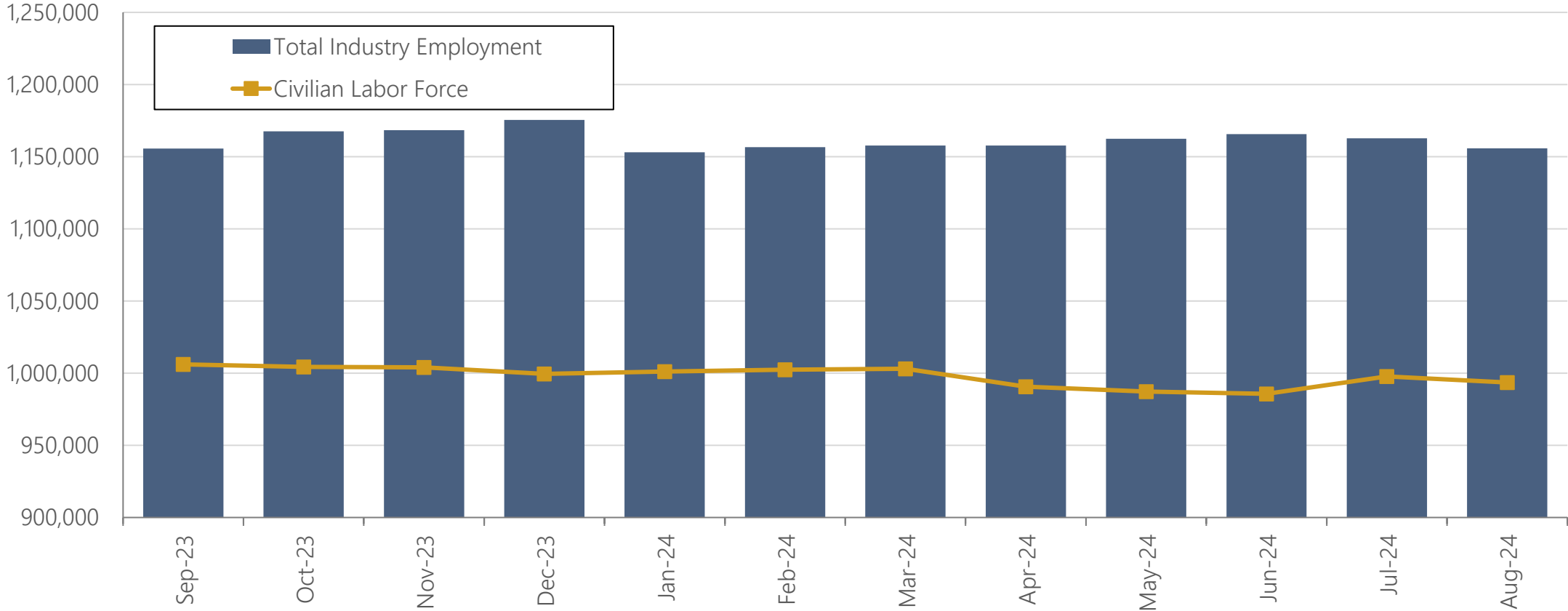
- The San Francisco Controller's Office has been tracking the city's economy with bi-monthly reports on various local economic indicators.
- The San Francisco Metro Division shed 9,900 jobs added between June and August, but job losses are typical during this time for seasonal reasons. The city's unemployment rate, which dipped in May to 3.1%, rose to 4.1% in August.
- Most Government job losses were concentrated in the state and local educational sector, though the tech-heavy Information and Professional Services sectors also lost jobs. Construction and Financial Activities were the two bright spots, adding 700 and 600 jobs, respectively.
- MUNI metro weekday ridership has been steadily falling since peaking at 59% of normal in May, and has now dropped to 50% of the 2019 level in August.
- Between June and August, city apartment rents continued to rise, though there was no comparable growth in home sales prices.

List of Indicators

1. Industry Employment and Civilian labor Force
2. Employment Change by Industry Sector
3. Unemployment Rate and Employed Residents in San Francisco
4. Indeed Job Postings Index
5. Office Attendance
6. Office Vacancy Rate and Asking Rent
7. New Business Registration, Selected Sectors
8. Hotel Occupancy Rate & Average Daily Rate
9. Hotel Revenue Available per Room Night: Selected Cities Comparison
10. Bay Bridge and Golden Bridge Traffic
11. San Francisco PM Freeway Speeds
12. Muni Metro (Subway) Ridership
13. BART Exits at Downtown SF Stations
14. Apartment Asking Rent and Apartment Vacancy Index
15. Authorized Units (Housing Pipeline)

SF Metro Employment Dropped for Seasonal Reasons

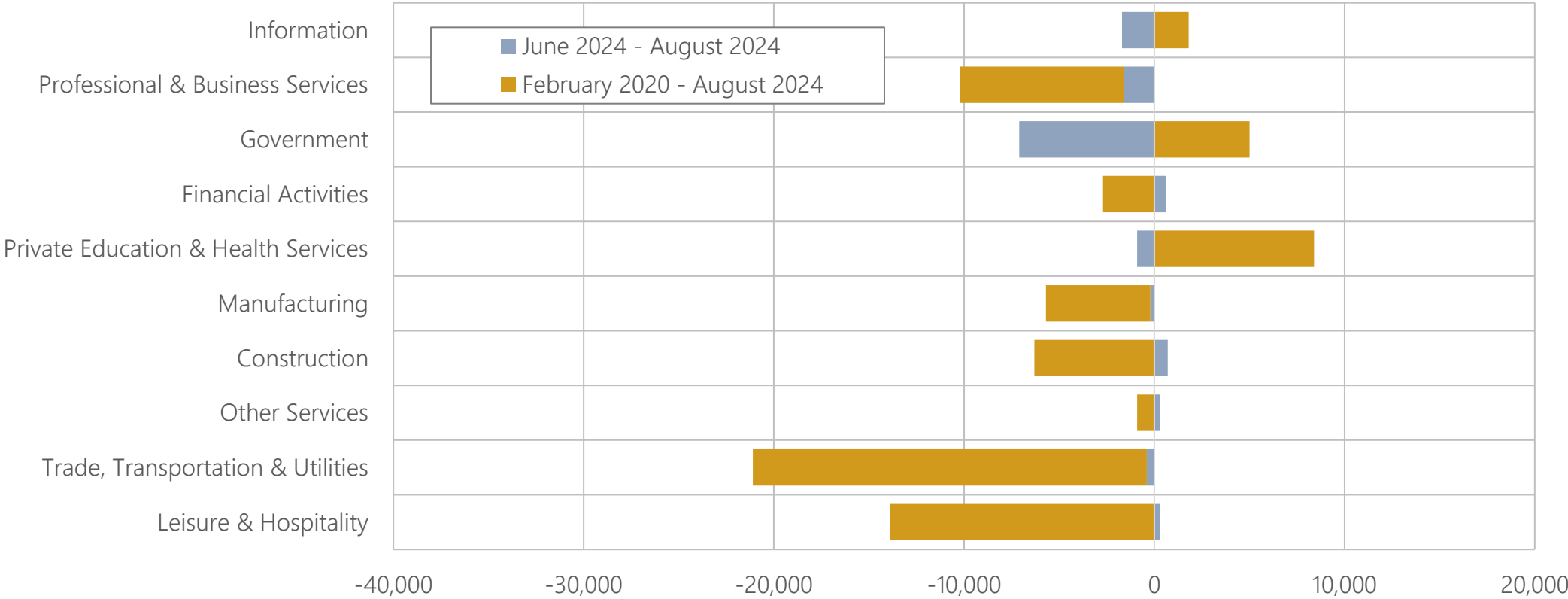
Total Industry Employment and Civilian Labor Force, San Francisco Metropolitan Division (MD), Through August 2024



Source: EDD, SF Metro Division includes San Francisco and San Mateo counties.

Public Sector Accounts for Majority of Job Loss

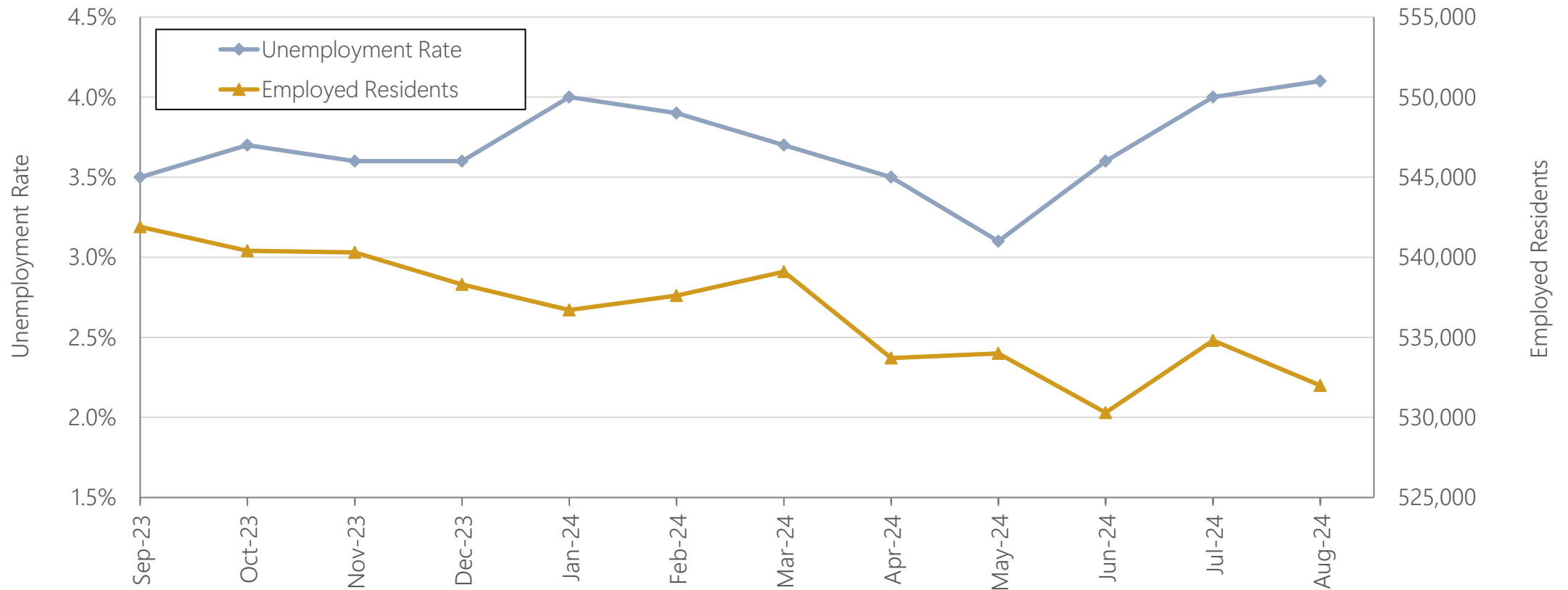
Employment Change by Industry Sector, San Francisco Metro Division:
Since the Start of the Pandemic, and the Most Recent Months



Source: EDD, SF Metro Division includes San Francisco and San Mateo counties.

Jobless Rate Jumped to at 4.1% in August

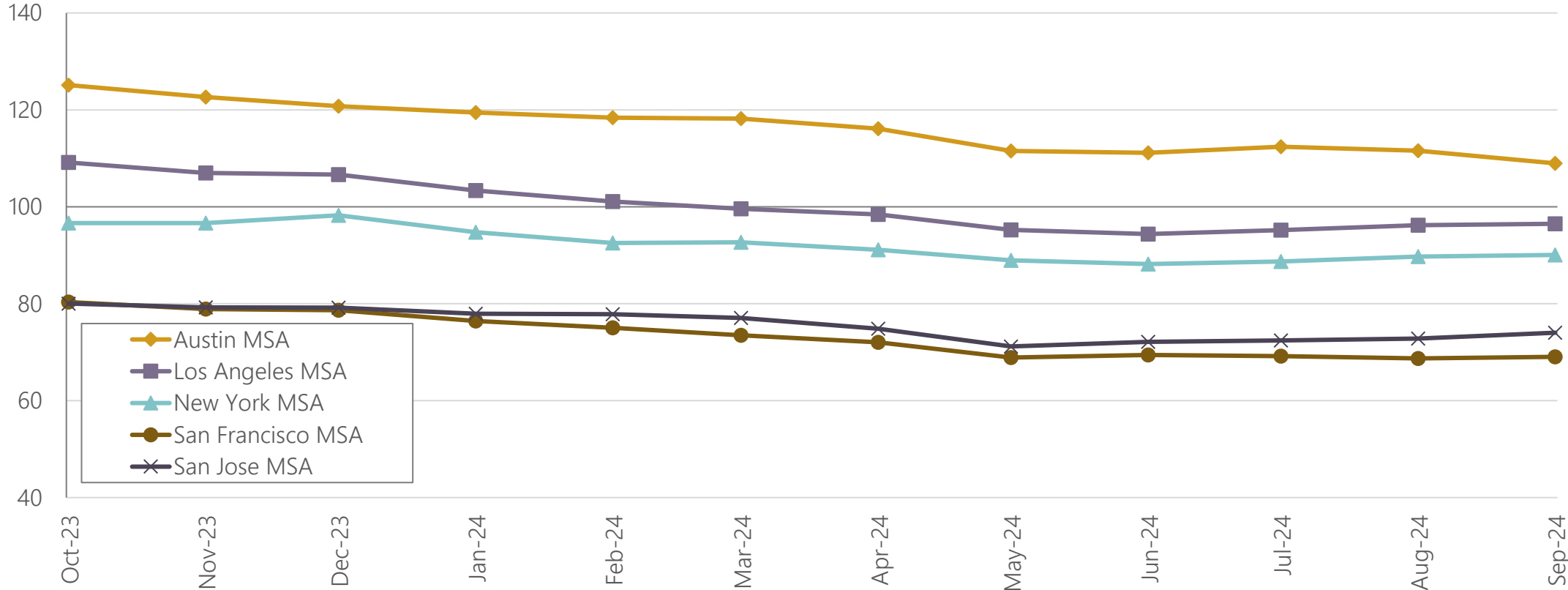
Monthly Unemployment Rate and Employed Residents, San Francisco, Through August 2024



Source: EDD

Local Job Postings Have Stabilized Since May

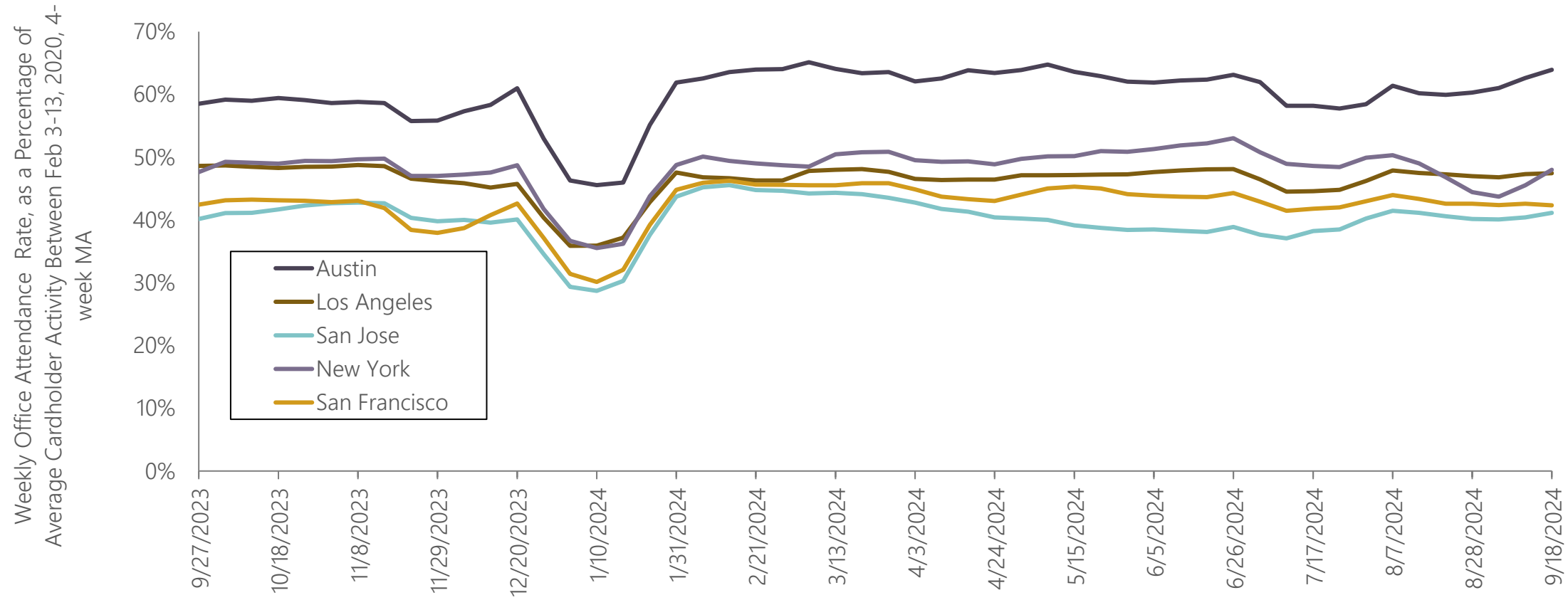
Indeed Real-Time Daily Job Posting Index,
Selected Metros (Monthly Average), Through September 2024
(February 2020 = 100)



Source: Indeed

Return-to-Office Remains Flat

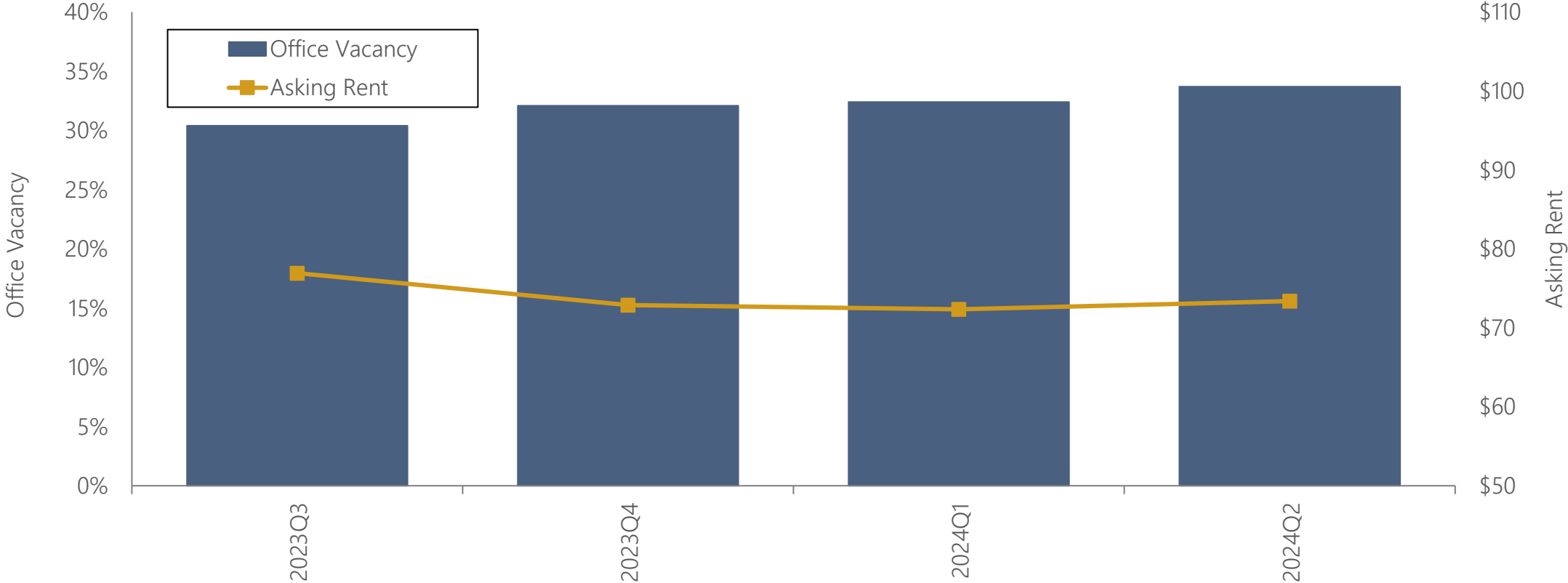
Weekly Office Attendance in San Francisco and Other Selected Metros, 4-Week Moving Average, Through September 18, 2024



Source: Kastle System

Office Vacancy Rate Continued to Rise in the 2nd Quarter

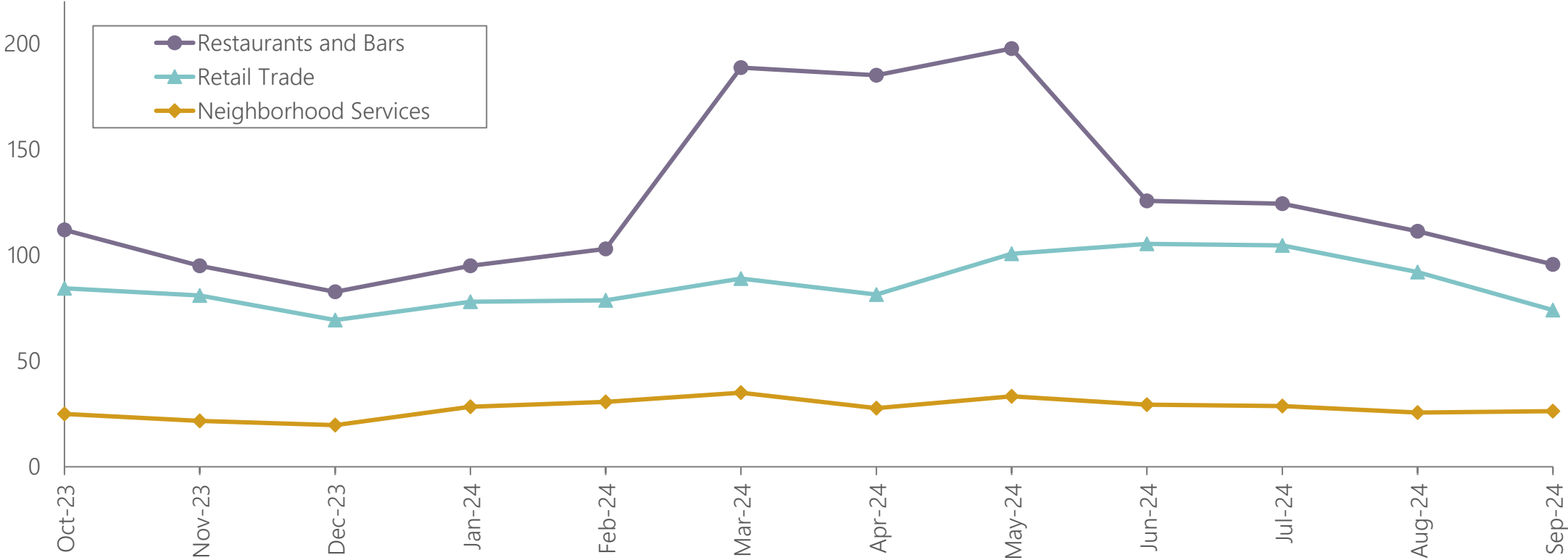
Office Vacancy and Asking Rent
San Francisco, Through 2024Q2



Source: Jones Lang LaSalle (JLL)

New Business Formation Cooled After Strong Spring

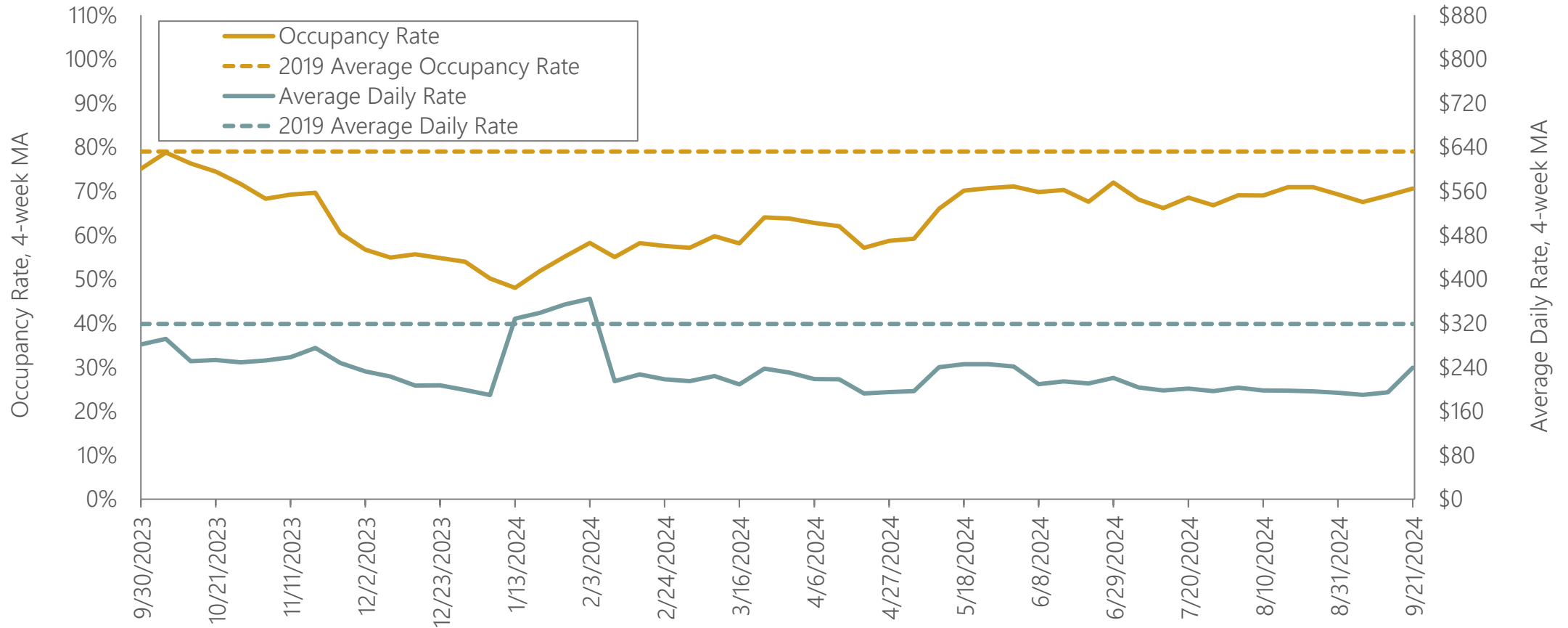
New Business Locations in San Francisco, 3-month Moving Average,
Selected Industries: January 2023 - September 2024



Source: Treasurer & Tax Collector, City and County of San Francisco

Dreamforce Sparks Weekly Jump in Hotel Numbers

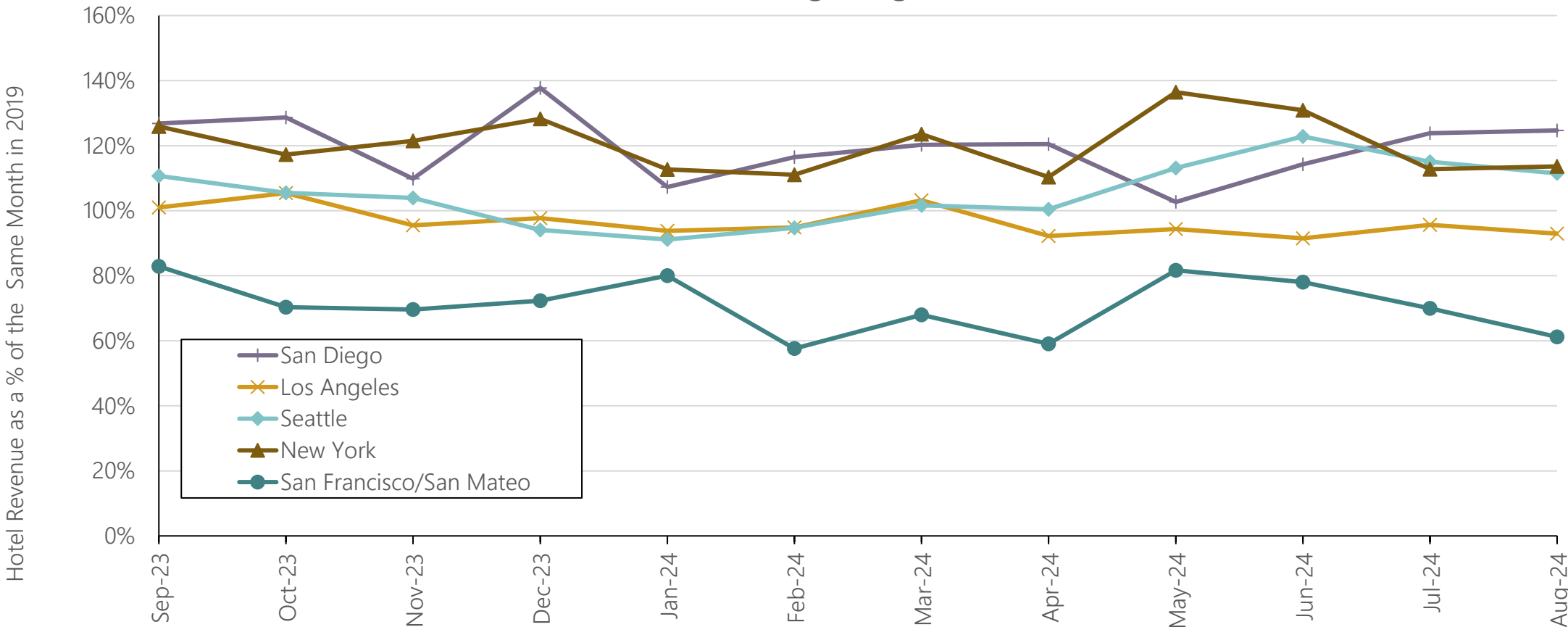
Weekly San Francisco Hotel Occupancy Rate and Avg. Daily Room Rate, 4-week Moving Average, Through September 21, 2024



Source: STR

In August, Hotel Revenue Fell to 61% of 2019 Levels

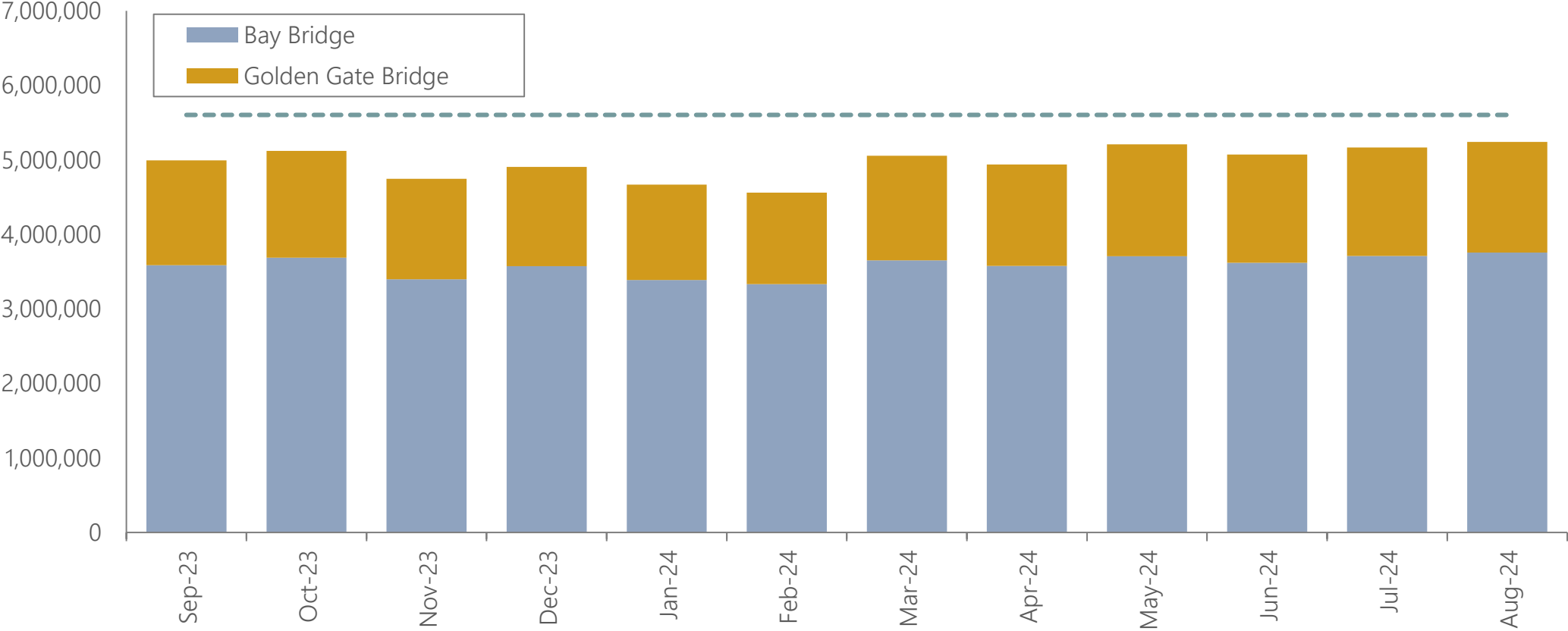
Monthly Hotel Revenue Available per Room Night, Selected Cities, Through August, 2024



Source: STR

From June to August, Bridge Traffic Grew by 3.3%

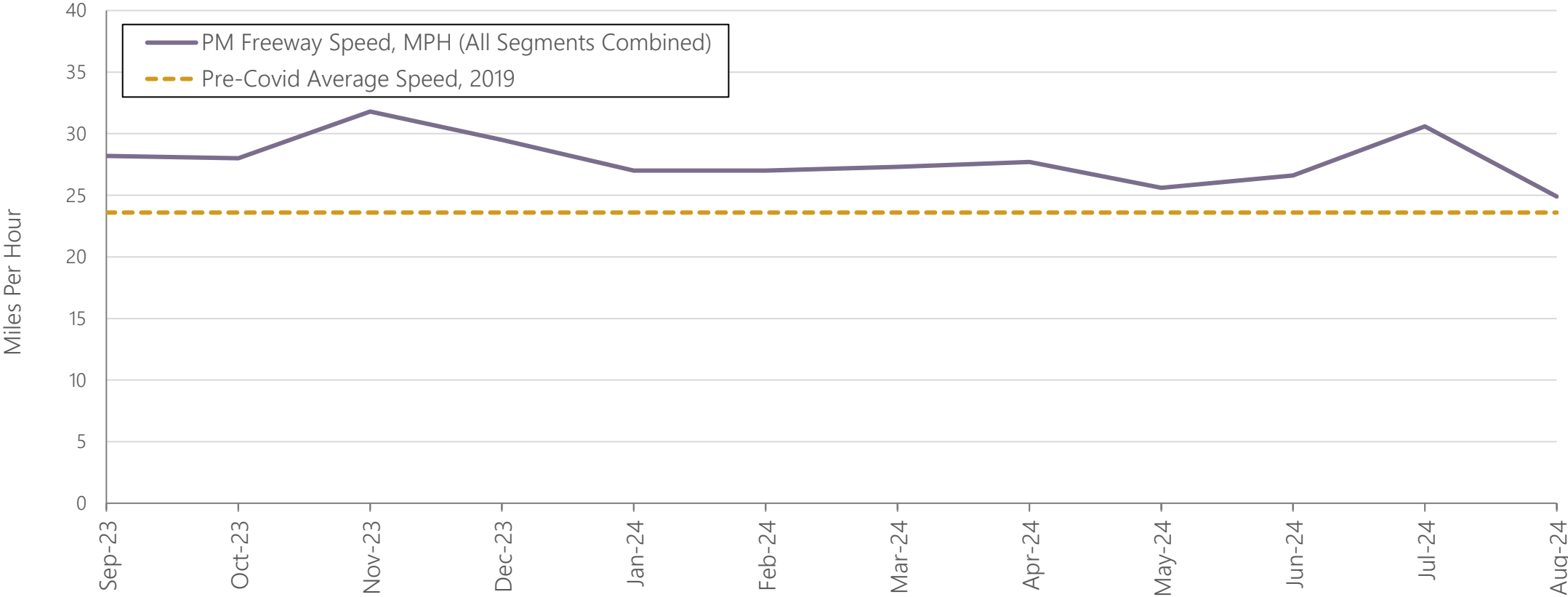
Bay Bridge and Golden Gate Bridge Monthly Traffic Volume, San Francisco, Through August 2024



Source: Bay Area Toll Authority (BATA), Golden Gate Bridge Highway & Transportation District. Includes westbound Bay Bridge and southbound Golden Gate Bridge traffic.

Slight Drop in Freeway Speeds from June to August

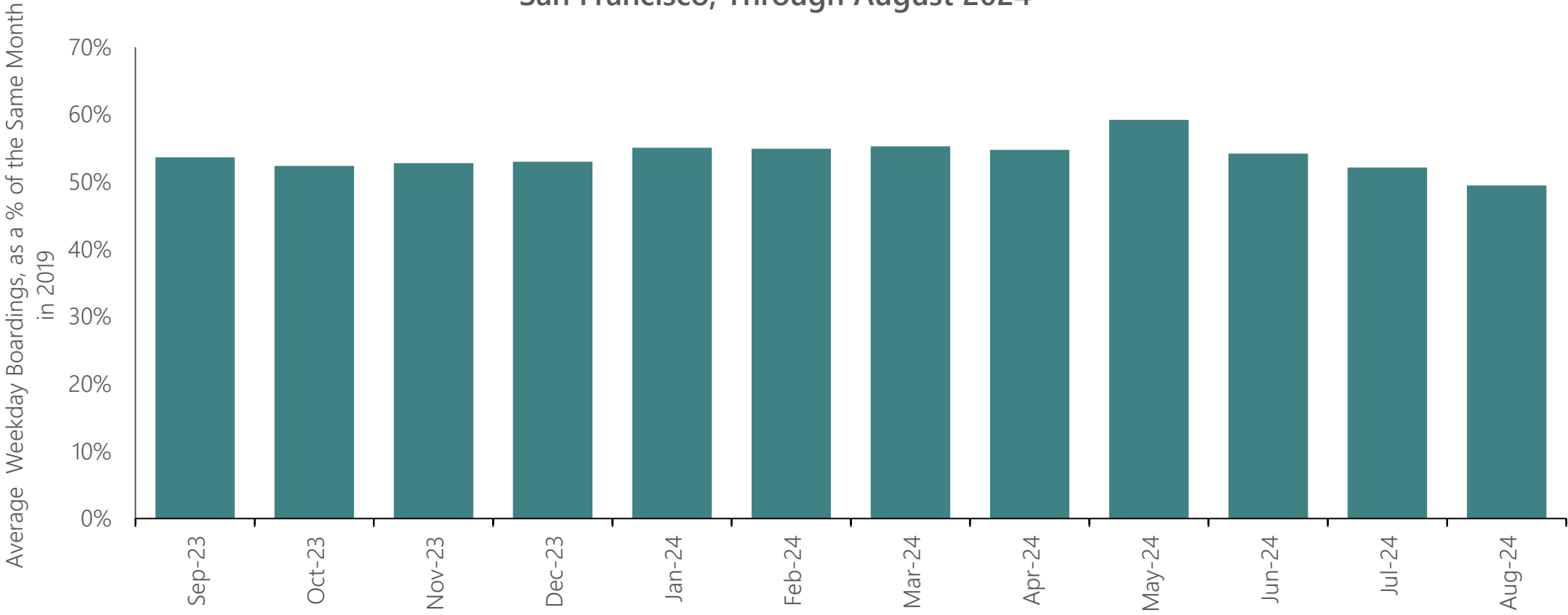
Average Monthly PM Freeway Speed in San Francisco, Through August, 2024



Source: SF County Transportation Authority (SFCTA)

Muni Metro Weekday Ridership has Fallen Since May

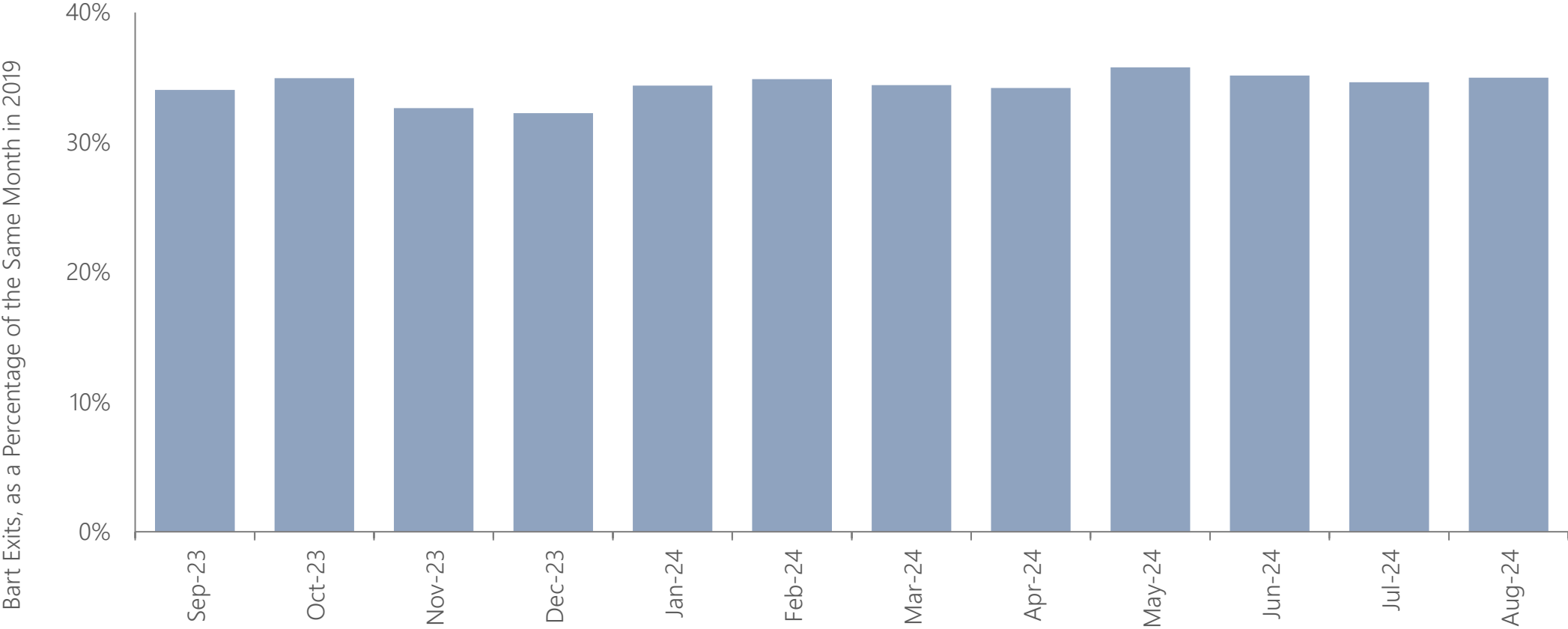
Average Weekday Boardings, Muni Metro (Subway),
as a Percentage of the Same Month in 2019,
San Francisco, Through August 2024



Source: SFMTA

Downtown BART Ridership Changed Little Since June

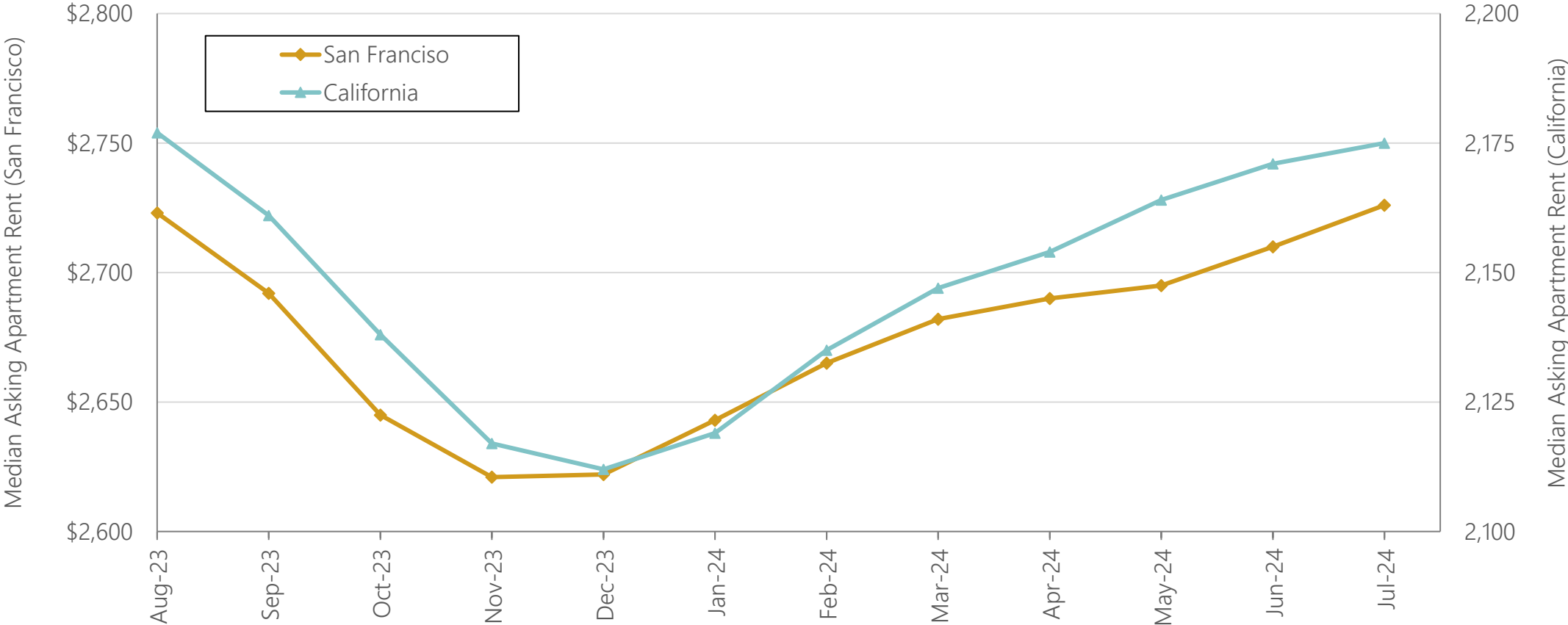
BART Exits At Downtown San Francisco Stations,
as a Percentage of the Same Month in 2019, Through August 2024



Source: BART

Apartment Rents Continued Recovery Through August

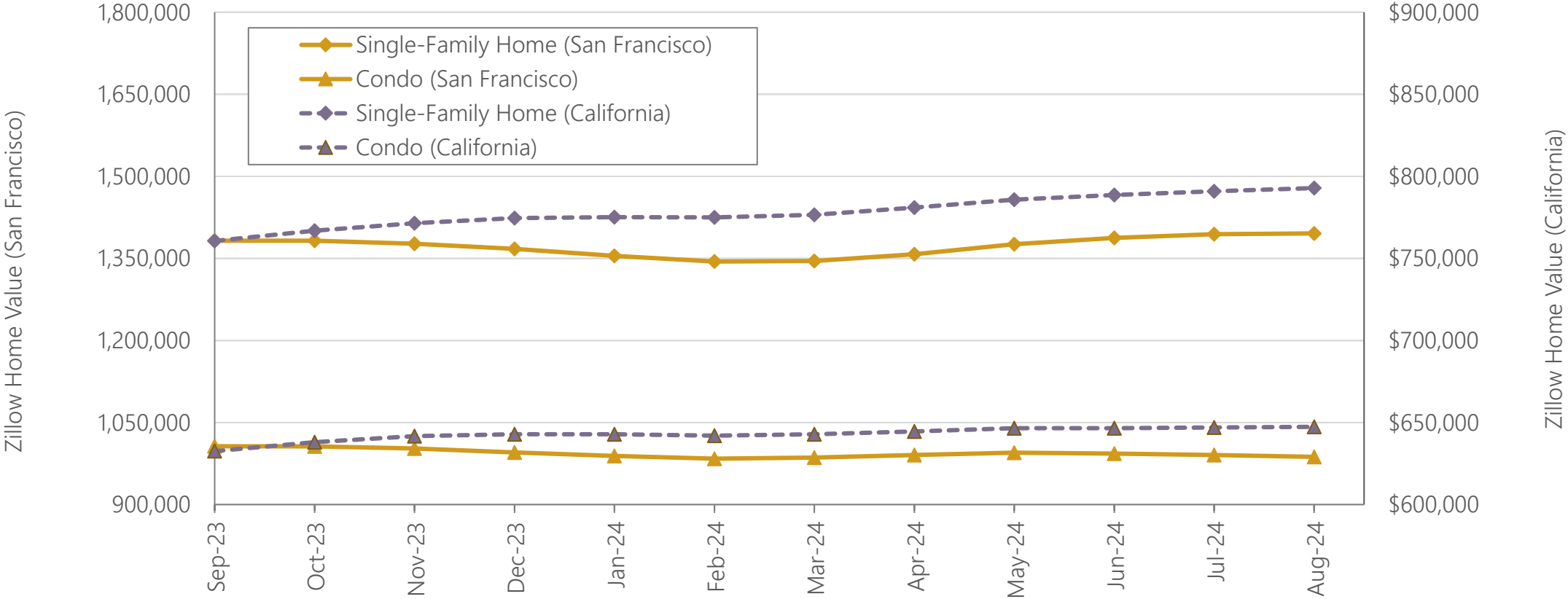
Apartment Median Asking Rent (All Unit Sizes),
San Francisco and California, Through August 2024



Source: Apartment List

SF Housing Prices Saw Little Growth Since June

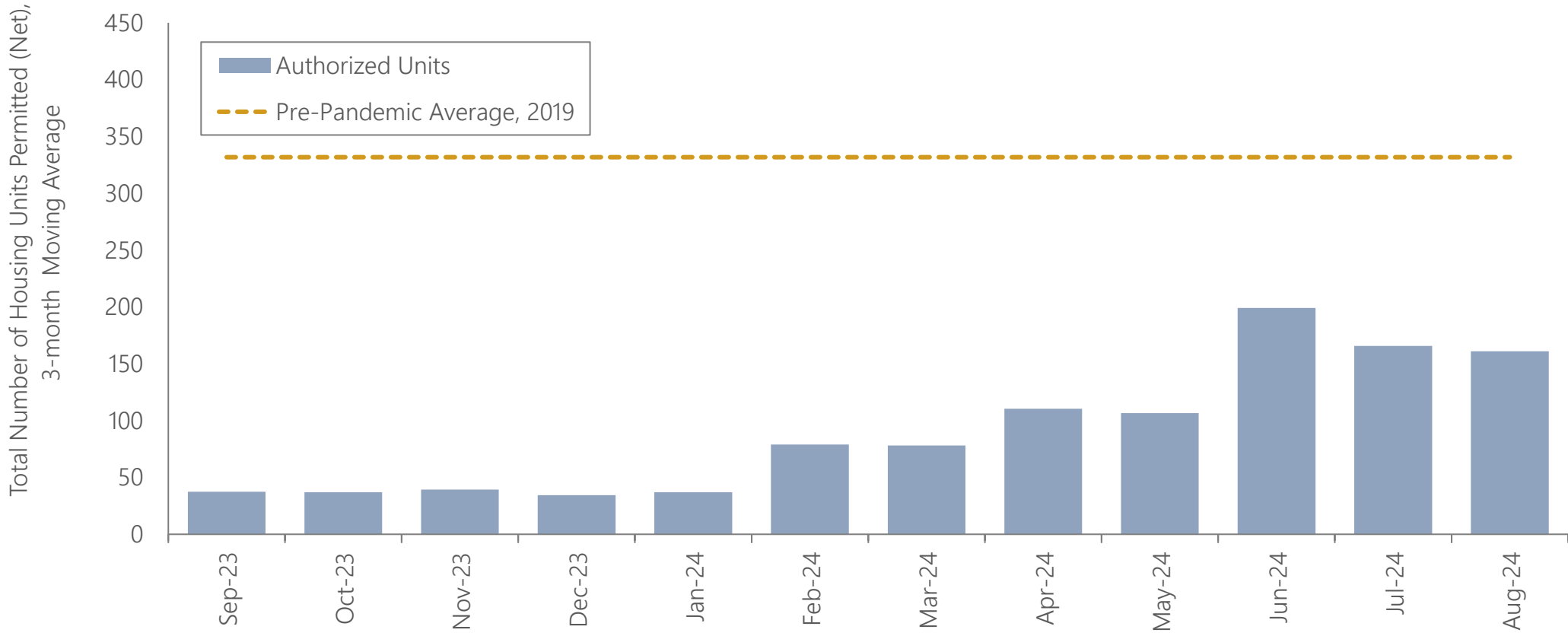
Condo and Single-Family Home Prices in San Francisco and California, Through August, 2024



Source: Zillow

Housing Permitting Activity Remains Sluggish

Authorized Units (Housing Pipeline),
(3-Month Moving Average), San Francisco, Through August 2024



Source: San Francisco Planning Department

Staff Contact

Ted Egan, Ph.D., Chief Economist

ted.egan@sfgov.org

Asim Khan, Ph.D., Senior Economist

asim.khan@sfgov.org

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Greg Wagner, City Controller

FROM: Jocelyn Wong, Legislative Clerk
Board of Supervisors

DATE: October 4, 2024

SUBJECT: REGULAR BOARD MEETING - OCTOBER 8, 2024 - COMMITTEE OF
THE WHOLE HEARING

The Board of Supervisors has received the following hearing request, introduced on October 1, 2024:

File No. 240943

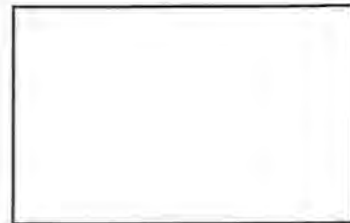
Hearing of the Board of Supervisors sitting as a Committee of the Whole on Tuesday, October 8, 2024, at 3:00 p.m., to hold a public hearing on the state of the hotel industry in San Francisco and the conditions for guests and workers within the industry, and the "Status of the San Francisco Economy" Report; and requesting the City Controller to report; scheduled pending approval the Motion contained in File No. 240972, to be considered on October 8, 2024.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: bos.legislation@sfgov.org.

cc: ChiaYu Ma, Office of the Controller
Ayesha Hossain, Office of the Controller
Teg Egan, Office of the Controller

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor _____ inquires..."
- 5. City Attorney Request
- 6. Call File No. _____ from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. _____
- 9. Reactivate File No. _____
- 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Peskin

Subject:

State of the hotel industry in San Francisco and conditions for guests and workers within the industry

Long Title or text listed:

Hearing on the state of the hotel industry in San Francisco and conditions for guests and workers within the industry; and requesting the Controller to report on Status of the San Francisco Economy Report.

Signature of Sponsoring Supervisor: