

ALAMEDA COUNTY ECONOMIC FORECAST

Alameda County is located on the eastern shore of the San Francisco Bay. Its largest city is Oakland, and it is home to the Port of Oakland, the fourth busiest container port in the United States. Alameda County has a population of 1.6 million people and a total of 680,000 wage and salary jobs. The per capita income in Alameda County is \$57,595, and the average salary per worker is \$79,614.

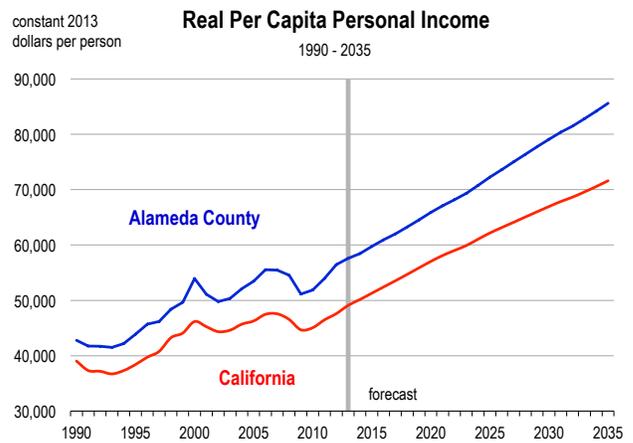
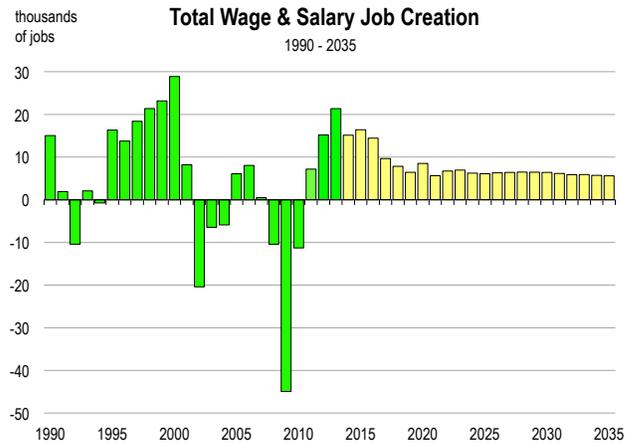
In 2013, employment in Northern California increased by 3.7 percent, whereas employment in the greater Bay Area grew by 4.1 percent. In Alameda County, a total of 21,400 jobs were gained, representing an increase of 3.3 percent. The unemployment rate improved substantially, falling from 9.0 percent in 2012 to 7.4 percent in 2013.

During 2013, most major sectors were characterized by job growth. Gains were greatest in education and healthcare (+6,100 jobs), professional and business services (+4,400 jobs), leisure and hospitality (+3,700 jobs), and construction (+2,500 jobs). The largest losses were observed in the information sector (-400 jobs).

In 2013, the population of Alameda County increased rapidly, expanding by 1.7 percent. This was the result of a large influx of net migration. Over the entire 2008-2013 period, the population grew at an average rate of 1.0 percent per year.

FORECAST HIGHLIGHTS

- Average salaries are currently well above the California average, and will remain so over the foreseeable future. In Alameda County, inflation-adjusted salaries are forecasted to rise by an average of 1.5 percent per year during the 2014-2019 period.
- The largest employment gains will be observed in professional services (+22,300 jobs), education and healthcare (+8,300 jobs), leisure and hospitality (+4,700 jobs), and wholesale and retail trade (+4,600 jobs). Together, these sectors will account for 73 percent of net job creation during the 2014-2019 period.
- The population is expected to increase by 1.2 percent in 2014. Annual growth over the 2014-2019 period will average 0.9 percent.
- Net migration is expected to be moderate over the forecast period. Between 2014 and 2019, an average of 5,400 net migrants will enter the county each year.
- Real per capita income will rise by 1.5 percent in 2014. From 2014 to 2019, real per capita income is expected to increase at an average rate 2.0 percent per year.

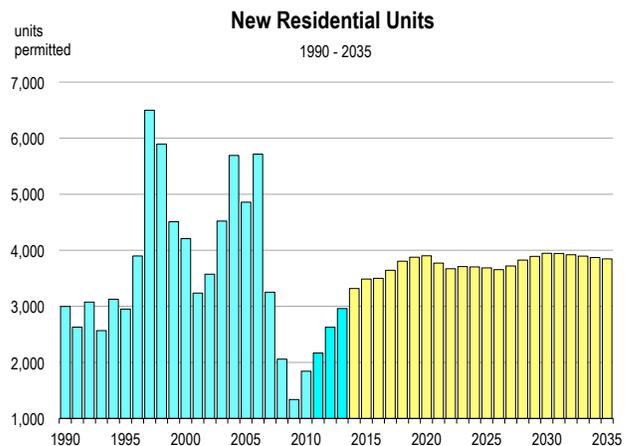
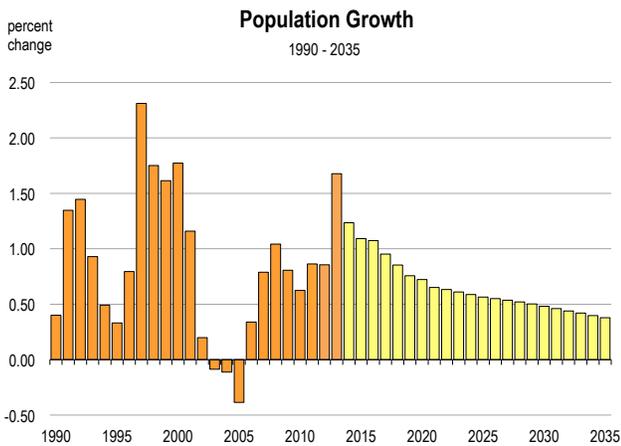


- Total taxable sales, adjusted for inflation, are projected to increase by an average of 2.5 percent per year between 2014 and 2019.
- Industrial production is expected to increase by 2.9 percent in 2014. From 2014 to 2019, the growth rate of industrial production is forecast to average 3.6 percent per year.

Alameda County Economic Forecast

2006-2013 History, 2014-2040 Forecast

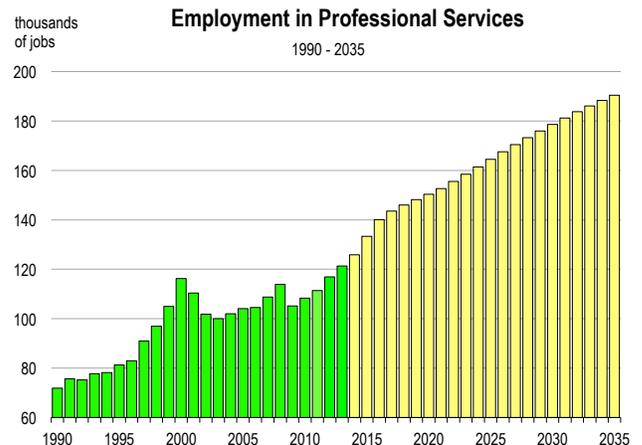
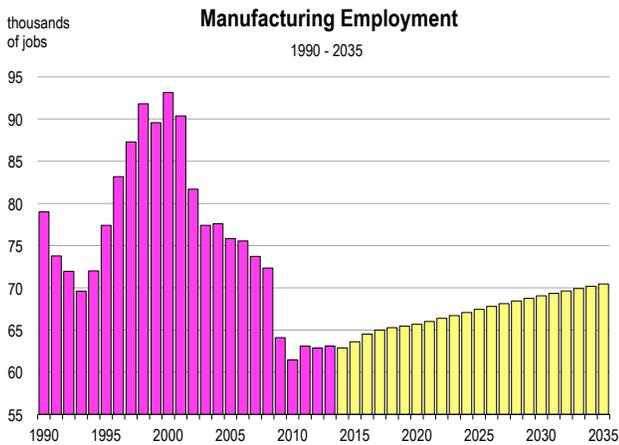
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2006	1,464,839	-6,663	1.22	537.0	5,716	\$25.2	\$69.4	\$55,524	3.2	50.9	15.4	4.5
2007	1,476,401	-460	1.23	539.0	3,251	\$25.8	\$72.3	\$55,451	3.4	48.1	15.5	4.7
2008	1,491,781	3,362	1.23	541.9	2,057	\$23.9	\$73.9	\$54,542	3.0	45.3	15.7	6.2
2009	1,503,827	73	1.23	543.9	1,338	\$20.4	\$70.5	\$51,131	0.8	40.6	14.6	10.5
2010	1,513,228	-1,545	1.24	543.9	1,843	\$21.5	\$72.9	\$51,861	1.3	38.0	13.8	11.3
2011	1,526,294	2,922	1.23	545.4	2,167	\$23.4	\$78.6	\$53,988	2.7	43.2	14.2	10.4
2012	1,539,357	3,130	1.24	546.4	2,627	\$25.2	\$85.0	\$56,440	2.7	40.9	15.1	9.0
2013	1,565,181	15,367	1.24	548.8	2,961	\$26.8	\$90.1	\$57,595	2.2	41.3	15.5	7.4
2014	1,584,516	9,470	1.26	554.0	3,318	\$28.3	\$95.1	\$58,454	2.7	41.5	16.0	6.5
2015	1,601,820	7,471	1.28	559.2	3,487	\$30.1	\$101.4	\$59,724	3.2	41.7	16.6	5.2
2016	1,619,028	7,066	1.29	562.7	3,500	\$31.9	\$107.9	\$60,954	3.1	42.0	17.3	4.0
2017	1,634,447	5,381	1.30	565.9	3,643	\$33.5	\$113.3	\$62,022	2.3	42.2	17.8	3.6
2018	1,648,402	4,152	1.31	569.7	3,805	\$35.0	\$119.2	\$63,253	2.2	42.3	18.5	3.4
2019	1,660,882	3,089	1.32	573.6	3,876	\$36.5	\$125.3	\$64,518	2.3	42.5	19.1	3.3
2020	1,672,886	3,183	1.33	577.0	3,902	\$38.0	\$131.8	\$65,908	2.3	42.6	19.7	3.3
2021	1,683,781	2,584	1.33	580.4	3,771	\$39.6	\$138.3	\$67,074	2.4	42.8	20.3	3.4
2022	1,694,439	2,811	1.34	583.6	3,671	\$41.1	\$145.0	\$68,179	2.5	42.9	21.0	3.3
2023	1,704,787	2,884	1.35	586.8	3,709	\$42.7	\$151.9	\$69,311	2.4	43.0	21.8	3.3
2024	1,714,805	2,798	1.35	589.9	3,703	\$44.4	\$159.8	\$70,780	2.4	43.1	22.5	3.2
2025	1,724,490	2,734	1.36	593.0	3,686	\$46.2	\$168.0	\$72,248	2.4	43.2	23.2	3.2
2026	1,733,991	2,750	1.37	596.1	3,654	\$48.0	\$176.3	\$73,625	2.4	43.3	24.0	3.1
2027	1,743,290	2,749	1.37	599.1	3,720	\$50.0	\$184.9	\$74,989	2.4	43.4	24.8	3.1
2028	1,752,369	2,717	1.38	602.2	3,825	\$52.2	\$193.9	\$76,381	2.4	43.5	25.7	3.1
2029	1,761,179	2,641	1.38	605.4	3,892	\$54.4	\$203.2	\$77,751	2.4	43.5	26.7	3.1
2030	1,769,664	2,518	1.39	608.5	3,947	\$56.7	\$212.8	\$79,095	2.4	43.6	27.7	3.1
2031	1,777,819	2,369	1.40	611.7	3,943	\$59.3	\$222.5	\$80,372	2.4	43.6	28.8	3.1
2032	1,785,628	2,218	1.40	614.8	3,920	\$62.1	\$232.0	\$81,490	2.4	43.7	29.9	3.0
2033	1,793,135	2,120	1.41	617.8	3,896	\$64.9	\$242.5	\$82,797	2.4	43.7	31.0	3.0
2034	1,800,266	1,991	1.41	620.8	3,871	\$67.9	\$253.5	\$84,161	2.4	43.8	32.2	3.0
2035	1,807,078	1,877	1.42	623.8	3,847	\$70.9	\$265.0	\$85,592	2.4	43.8	33.4	2.9
2036	1,813,618	1,798	1.42	626.7	3,819	\$74.0	\$277.0	\$87,020	2.4	43.8	34.7	2.9
2037	1,819,989	1,723	1.43	629.6	3,787	\$77.1	\$289.6	\$88,518	2.4	43.9	36.0	2.9
2038	1,826,256	1,641	1.43	632.5	3,756	\$80.2	\$302.8	\$90,075	2.4	43.9	37.3	2.8
2039	1,832,443	1,568	1.44	635.3	3,724	\$83.5	\$316.7	\$91,661	2.4	43.9	38.8	2.8
2040	1,838,543	1,483	1.45	638.1	3,692	\$86.8	\$331.0	\$93,212	2.4	44.0	40.2	2.8

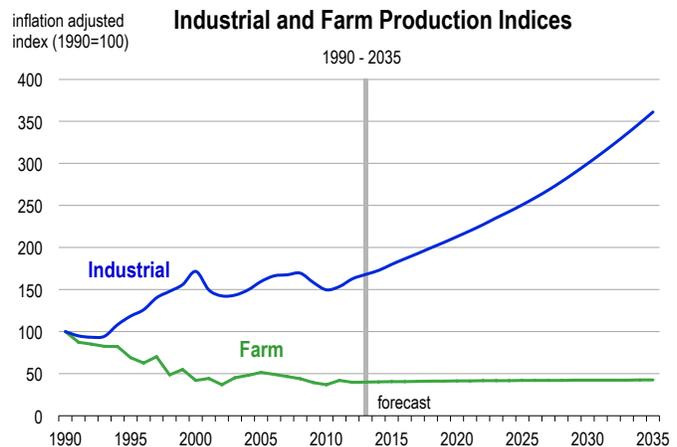
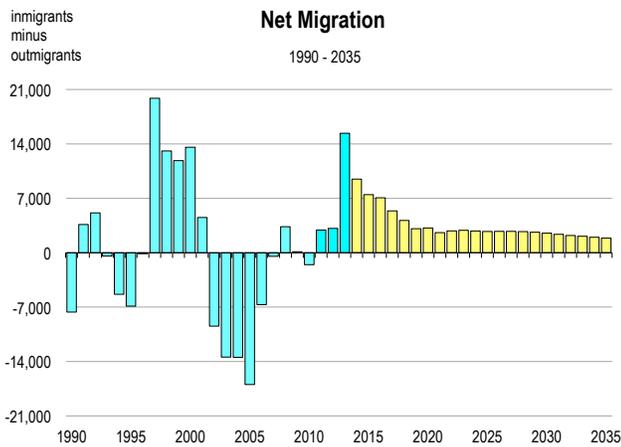
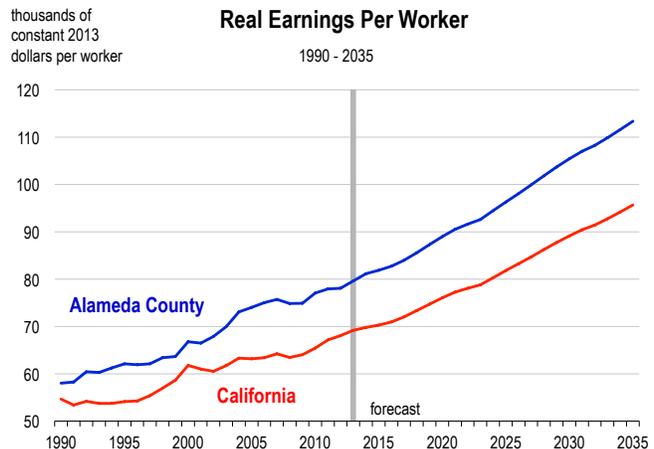
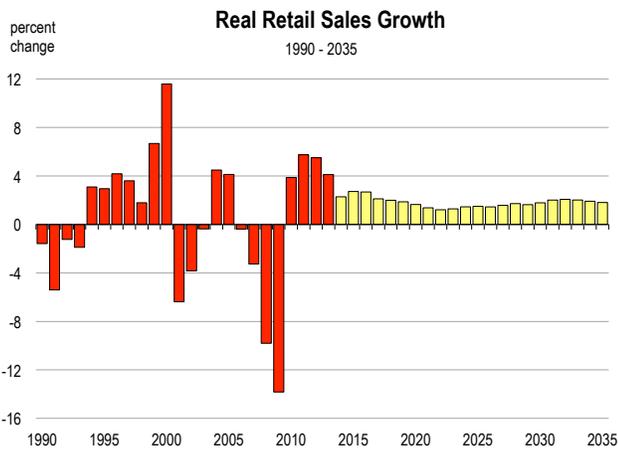


Alameda County Employment Forecast

2006-2013 History, 2014-2040 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2006	702.1	0.76	44.5	75.6	27.4	109.0	31.6	104.6	16.7	82.1	53.2	133.1
2007	702.6	0.79	43.5	73.7	28.5	108.5	29.0	108.8	16.0	83.6	54.8	131.7
2008	692.2	0.74	39.4	72.3	27.1	104.7	26.1	113.9	16.1	87.2	56.3	124.6
2009	647.2	0.68	32.7	64.1	24.9	96.8	22.4	105.2	14.9	87.5	53.9	121.2
2010	635.9	0.73	29.1	61.5	23.5	94.1	22.9	108.3	14.0	88.0	54.5	116.1
2011	643.1	0.70	29.2	63.1	24.1	94.8	23.0	111.4	13.6	87.9	56.0	116.0
2012	658.3	0.64	31.9	62.9	24.8	97.0	23.2	116.9	13.6	90.6	58.3	114.8
2013	679.7	0.65	34.4	63.1	25.3	100.0	23.6	121.3	13.2	96.7	62.0	115.3
2014	694.8	0.66	36.0	62.9	26.1	101.7	23.8	125.9	13.9	100.9	63.2	114.9
2015	711.2	0.66	36.1	63.6	26.5	102.9	24.2	133.3	14.6	103.0	64.3	116.2
2016	725.7	0.67	36.2	64.5	26.8	104.1	24.5	140.1	15.2	104.6	65.5	117.0
2017	735.3	0.67	36.1	65.0	27.0	105.1	24.9	143.5	15.6	106.2	66.6	117.6
2018	743.2	0.68	36.5	65.3	27.2	105.8	25.1	146.0	15.8	107.7	67.4	118.3
2019	749.6	0.68	37.2	65.5	27.3	106.3	25.6	148.2	16.0	109.2	67.9	118.0
2020	758.1	0.68	38.0	65.7	27.5	106.6	26.6	150.4	16.1	110.7	68.2	119.5
2021	763.8	0.69	38.1	66.0	27.7	107.0	27.3	152.7	16.2	112.1	68.3	118.9
2022	770.5	0.69	38.2	66.4	27.9	107.3	27.6	155.5	16.3	113.5	68.4	119.2
2023	777.5	0.69	38.9	66.7	28.1	107.6	27.7	158.5	16.4	115.0	68.5	119.5
2024	783.7	0.69	39.1	67.1	28.4	108.0	27.5	161.4	16.4	116.1	68.5	119.9
2025	789.8	0.70	38.9	67.4	28.6	108.4	27.6	164.5	16.6	117.2	68.6	120.6
2026	796.1	0.70	38.8	67.8	28.9	108.7	27.7	167.6	16.6	118.1	68.7	121.2
2027	802.5	0.70	39.0	68.1	29.2	109.1	27.8	170.5	16.7	119.1	68.7	121.8
2028	809.0	0.70	39.4	68.4	29.5	109.4	27.9	173.3	16.8	120.1	68.8	122.5
2029	815.5	0.70	39.8	68.8	29.8	109.8	28.0	176.0	16.9	121.1	68.9	123.1
2030	821.9	0.70	40.2	69.1	30.2	110.1	28.0	178.6	16.9	122.1	68.9	123.8
2031	828.1	0.70	40.4	69.3	30.5	110.5	28.1	181.2	17.0	123.1	69.0	124.4
2032	833.9	0.70	40.3	69.6	30.9	110.8	28.2	183.8	17.1	124.1	69.1	125.0
2033	839.9	0.70	40.5	69.9	31.3	111.2	28.2	186.1	17.2	125.1	69.1	125.7
2034	845.6	0.71	40.5	70.2	31.7	111.5	28.3	188.3	17.3	126.1	69.2	126.4
2035	851.2	0.71	40.5	70.5	32.1	111.9	28.4	190.4	17.4	127.1	69.3	127.1
2036	856.9	0.71	40.6	70.7	32.5	112.2	28.5	192.5	17.5	128.1	69.3	127.8
2037	862.7	0.71	40.7	71.0	33.0	112.6	28.6	194.6	17.6	129.1	69.4	128.5
2038	868.6	0.71	40.8	71.3	33.5	113.0	28.7	196.7	17.7	130.2	69.5	129.2
2039	874.5	0.71	40.9	71.5	34.0	113.3	28.8	198.9	17.8	131.2	69.5	129.9
2040	880.4	0.71	40.8	71.8	34.5	113.7	28.9	201.1	17.9	132.3	69.6	130.6





County Economic and Demographic Indicators

Projected Economic Growth (2014-2019)

Expected retail sales growth:	11.9%
Expected job growth:	7.9%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	15.7%

Expected population growth:	4.8%
Net migration to account for:	35.6%
Expected growth in number of vehicles:	4.8%

Demographics (2014)

Unemployment rate (April 2014):	5.7%
County rank* in California (58 counties):	10th
Working age (16-64) population:	67.8%

Population with B.A. degree or higher:	40.91%
Median home selling price (2013):	\$485,000
Median household income:	\$69,151

Quality of Life

Violent crime rate (2012):	759 per 100,000 persons
County rank in California (58 counties):	57th
Average commute time to work (2014):	31.7 minutes

High school drop out rate (2012):	13.8%
Households at/below poverty line (2014):	9.2%

* The county ranked 1st corresponds to the lowest rate in California