

ALAMEDA COUNTY ECONOMIC FORECAST

Alameda County is located in the East Bay of the San Francisco Bay Area. The county is home to the Port of Oakland, the fourth busiest container port in the United States. Along with Contra Costa County to the north, the East Bay metro area had the third highest median family income in California, at \$89,300 in 2009.

The county and the region have never returned to the employment levels of 2000-2001. Moreover, as a result of the last recession, employment fell to the lowest level in over a decade. Alameda County has a population of over 1.5 million people and more than 660,000 wage and salary jobs. The per capita income in Alameda County is \$45,000, and the average salary per worker is \$63,384.

Employment growth in Northern California was negative in 2009. Employment in the greater Bay Area declined by 4.2 percent last year. In Alameda County, 27,600 jobs were lost. The wage and salary job growth rate was -4.0 percent. The annual unemployment rate increased to 11.4 percent.

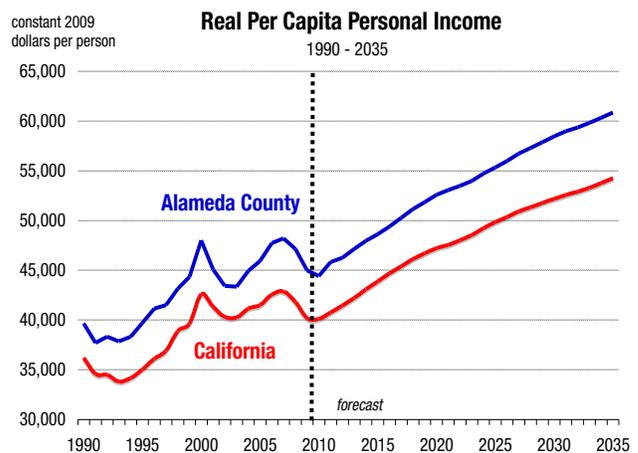
There were no jobs created in any of the non-farm sectors during 2009. The farm sector had minimal job growth, however the amount of employment in the farm sector is insignificant in Alameda County. Employment losses were greatest in construction (-5,300 jobs), manufacturing (-3,900 jobs), retail trade (-3,900 jobs), and professional services (-4,800 jobs). Wage and salary jobs in the education and healthcare, and government sectors declined less than 1.5 percent.

Population growth remains positive in Alameda County with an annual growth rate of 1.2 percent from 2008 to 2009. The fastest growing cities in the county are Albany and Emeryville, which grew 4.5 and 3.9 percent respectively between January 2008 and January 2009. Population in the largest city in the county, Oakland, rose 1.4 percent last year.

Employment growth is expected to return in Alameda County during 2011, while population growth will remain modest over the entire forecast.

FORECAST HIGHLIGHTS

- Job growth remains negative in 2010, with an estimated drop of 0.3 percent. From 2010 to 2015, the employment growth rate is forecast to average 1.7 percent per year.
- Average salaries adjusted for inflation are currently well above the California average, and will remain so over the foreseeable future. Real average salaries are forecast to rise an average of 0.9 percent per year during the 2010 to 2015 period.
- Between 2010 and 2015, the principle job creation occurs in professional services, construction, and transportation which each have annual growth rates between 3.7 and 4.8 percent per year. The farm and manufacturing sectors experience slight declines in employment during this time frame.

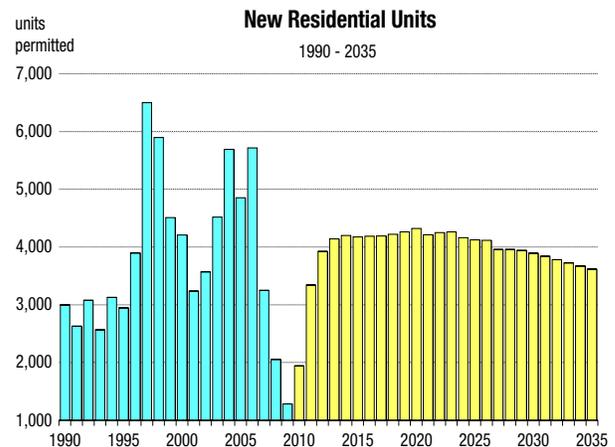
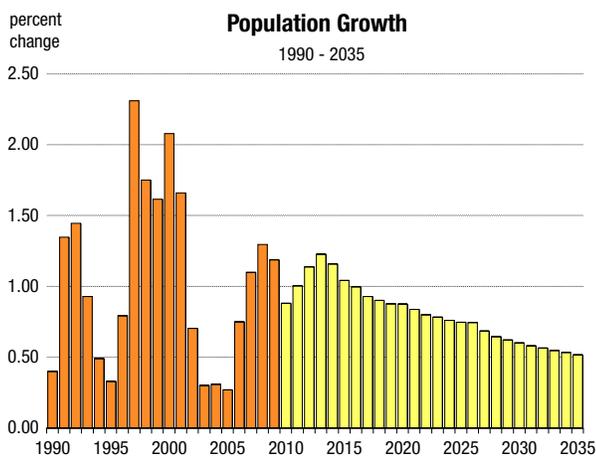


- Population growth is expected to be 0.9 percent in 2010. Annual growth in the 2010 to 2015 period will average 1.1 percent per year.
- Net migration is expected to increase in the near term forecast and moderate to a lower rate in the longer term forecast. Over the next five years net migration will average 5,900 persons entering the county per year.
- Real per capita incomes decline 1.3 percent in 2010. From 2010 to 2015 real per capita incomes are forecast to increase 1.8 percent per year.
- Total taxable sales adjusted for inflation are expected to increase by an average of 3.8 percent per year between 2010 and 2015.
- Industrial production is expected to increase 1.2 percent in 2010. From 2010 to 2015 the growth rate of industrial production is forecast to average 2.7 percent per year.

Alameda County Economic Forecast

2002-2009 History, 2010-2035 Forecast

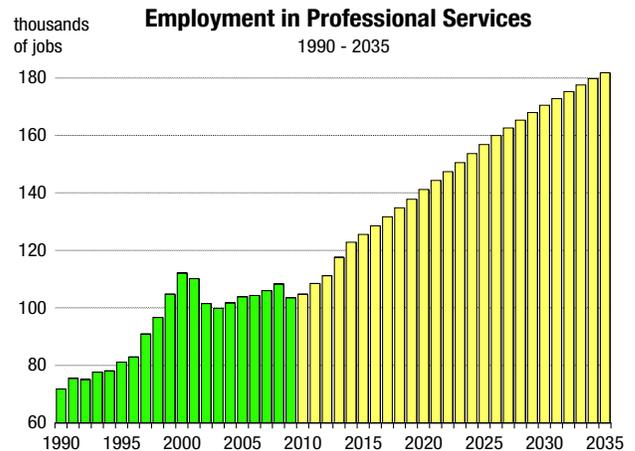
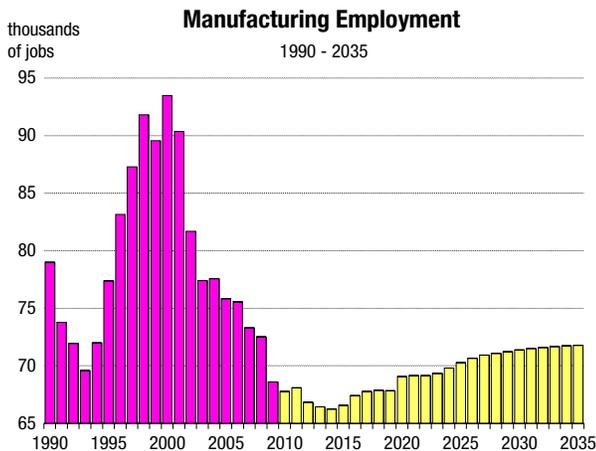
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2002	1,487,651	-1,945	1.21	531	3,572	\$21.4	\$55.6	\$43,417	1.6	35.0	12.3	6.7
2003	1,492,131	-7,677	1.18	534	4,520	\$21.5	\$56.7	\$43,359	1.8	42.8	12.1	6.9
2004	1,496,763	-7,188	1.23	538	5,691	\$23.1	\$59.6	\$44,940	1.2	45.6	12.3	5.9
2005	1,500,805	-7,260	1.21	542	4,856	\$24.3	\$62.3	\$45,939	2.0	48.9	12.8	5.1
2006	1,512,062	-363	1.22	546	5,716	\$25.3	\$67.3	\$47,730	3.2	46.8	13.3	4.4
2007	1,528,679	4,742	1.23	549	3,251	\$25.9	\$71.1	\$48,206	3.4	44.2	13.2	4.7
2008	1,548,492	7,856	1.23	552	2,057	\$24.7	\$72.5	\$47,153	3.0	41.7	13.2	6.2
2009	1,566,901	6,370	1.22	556	1,285	\$23.9	\$70.5	\$44,996	0.8	39.7	13.1	11.4
2010	1,580,708	2,277	1.22	556	1,941	\$24.3	\$71.7	\$44,412	2.1	40.0	13.3	10.6
2011	1,596,584	4,495	1.23	558	3,343	\$25.7	\$76.5	\$45,826	2.4	40.2	13.6	8.0
2012	1,614,761	6,849	1.24	561	3,926	\$27.5	\$79.8	\$46,259	2.1	40.4	14.0	6.6
2013	1,634,576	8,493	1.26	565	4,144	\$29.3	\$84.1	\$47,132	2.2	40.6	14.4	5.8
2014	1,653,523	7,594	1.28	569	4,202	\$31.1	\$88.5	\$47,957	2.2	40.8	14.7	5.4
2015	1,670,746	5,841	1.29	573	4,176	\$32.8	\$92.7	\$48,628	2.2	40.9	15.1	5.3
2016	1,687,409	5,269	1.31	576	4,187	\$34.3	\$97.1	\$49,397	2.2	41.1	15.6	5.2
2017	1,703,094	4,305	1.32	580	4,194	\$35.9	\$101.9	\$50,269	2.2	41.2	16.0	5.2
2018	1,718,441	4,011	1.33	584	4,224	\$37.5	\$107.0	\$51,152	2.2	41.3	16.5	5.1
2019	1,733,521	3,815	1.34	588	4,262	\$39.1	\$111.8	\$51,855	2.2	41.4	16.9	5.1
2020	1,748,703	4,015	1.35	592	4,324	\$40.7	\$116.7	\$52,590	2.1	41.5	17.6	5.0
2021	1,763,348	3,609	1.36	596	4,213	\$42.4	\$121.8	\$53,060	2.5	41.6	18.2	5.0
2022	1,777,451	3,236	1.37	600	4,252	\$44.2	\$126.9	\$53,473	2.6	41.7	18.7	5.0
2023	1,791,386	3,278	1.39	604	4,264	\$46.0	\$132.4	\$53,972	2.5	41.8	19.3	4.9
2024	1,805,008	3,211	1.40	608	4,162	\$47.8	\$138.5	\$54,724	2.4	41.8	19.9	4.9
2025	1,818,500	3,355	1.41	612	4,125	\$49.8	\$144.6	\$55,350	2.5	41.9	20.5	4.9
2026	1,832,066	3,716	1.42	616	4,117	\$51.8	\$151.1	\$55,977	2.5	42.0	21.2	4.9
2027	1,844,634	3,016	1.43	619	3,956	\$53.9	\$158.1	\$56,723	2.6	42.0	21.9	4.9
2028	1,856,547	2,657	1.44	623	3,959	\$56.2	\$165.2	\$57,298	2.8	42.1	22.6	4.9
2029	1,868,093	2,581	1.45	627	3,942	\$58.6	\$172.5	\$57,874	2.7	42.1	23.3	4.9
2030	1,879,326	2,529	1.46	631	3,896	\$61.0	\$180.0	\$58,465	2.7	42.2	24.0	4.9
2031	1,890,243	2,447	1.47	634	3,839	\$63.4	\$187.5	\$58,982	2.7	42.2	24.8	4.9
2032	1,900,924	2,426	1.48	638	3,784	\$65.8	\$194.8	\$59,351	2.7	42.2	25.6	4.9
2033	1,911,341	2,364	1.48	641	3,728	\$68.3	\$202.7	\$59,817	2.7	42.3	26.4	4.9
2034	1,921,543	2,337	1.49	645	3,674	\$70.9	\$211.0	\$60,316	2.7	42.3	27.3	4.9
2035	1,931,485	2,255	1.50	648	3,620	\$73.6	\$219.7	\$60,852	2.7	42.3	28.2	4.9

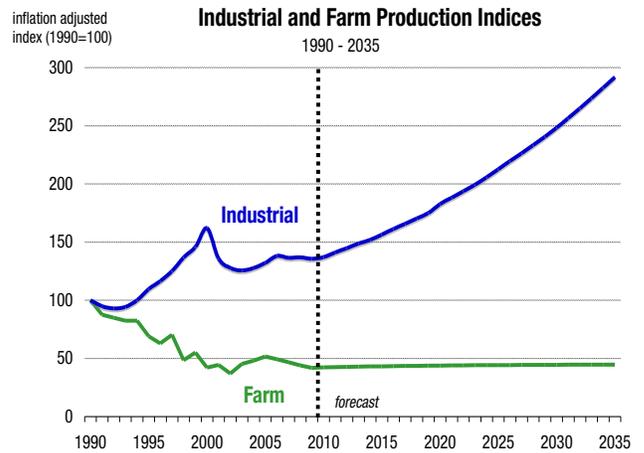
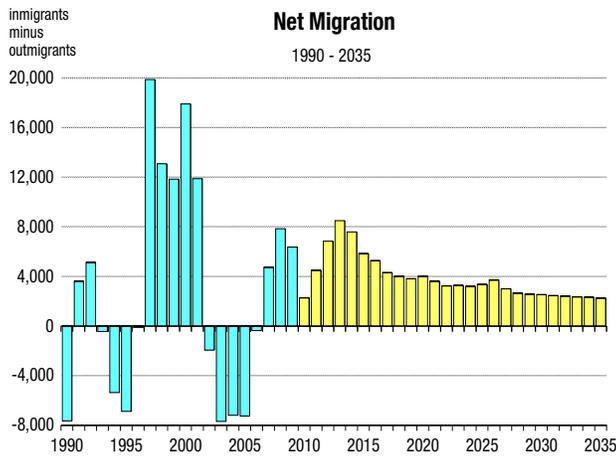
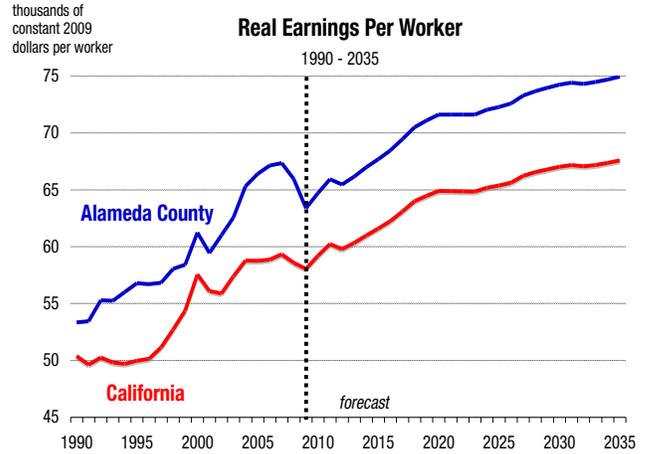
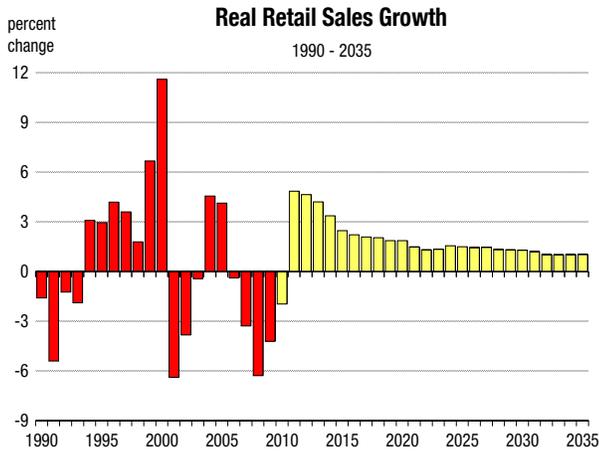


Alameda County Employment Forecast

2002-2009 History, 2010-2035 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)-----												
2002	699.2	0.82	39.3	81.7	30.2	111.7	31.7	101.6	19.2	74.3	50.8	133.6
2003	693.5	0.63	40.2	77.4	28.1	109.7	35.3	99.8	18.8	76.7	50.6	132.1
2004	687.5	0.66	41.7	77.6	26.6	107.3	35.0	101.8	17.3	76.0	50.4	130.4
2005	693.2	0.74	43.2	75.8	26.7	107.8	35.5	103.9	17.2	77.7	51.5	129.8
2006	702.0	0.76	43.9	75.6	26.6	109.0	35.6	104.4	16.7	79.1	53.2	133.5
2007	703.3	0.75	42.8	73.3	27.3	108.7	33.1	106.1	16.3	80.0	54.2	137.1
2008	690.4	0.70	38.6	72.5	26.8	106.5	30.1	108.4	15.6	82.3	54.9	130.3
2009	662.7	0.72	33.3	68.6	25.5	101.2	28.0	103.5	15.1	82.0	52.7	129.0
2010	660.8	0.71	32.9	67.8	25.5	100.3	27.7	104.8	14.3	82.7	52.2	128.6
2011	669.5	0.70	33.9	68.1	27.0	100.2	28.2	108.5	14.5	83.4	52.9	128.7
2012	681.2	0.70	37.1	66.8	28.2	100.8	28.6	111.2	15.1	84.0	54.1	130.7
2013	696.2	0.70	39.6	66.5	29.2	101.9	28.9	117.6	15.8	84.5	54.8	132.8
2014	708.9	0.70	41.0	66.3	29.9	103.3	29.2	122.9	16.3	85.0	55.4	134.6
2015	718.0	0.70	41.5	66.6	30.5	104.8	29.5	125.6	16.6	85.6	56.1	135.9
2016	727.2	0.70	41.4	67.4	31.3	106.3	29.8	128.6	16.8	86.2	56.9	136.9
2017	735.5	0.71	41.4	67.8	31.9	107.9	30.3	131.7	17.0	86.8	57.6	137.7
2018	744.1	0.71	41.4	67.9	32.6	109.4	30.4	134.8	17.1	87.3	58.3	139.2
2019	752.7	0.71	41.4	67.8	33.4	110.9	30.5	137.9	17.2	87.7	59.0	141.0
2020	762.8	0.71	41.6	69.1	34.2	112.3	30.6	141.2	17.2	87.9	59.7	142.7
2021	771.5	0.71	41.8	69.2	35.0	113.7	30.8	144.3	17.3	88.2	60.4	144.4
2022	779.9	0.71	41.8	69.2	35.8	115.2	31.0	147.4	17.4	88.4	61.1	146.0
2023	789.1	0.72	42.1	69.3	36.6	116.6	31.4	150.6	17.5	88.5	61.8	147.6
2024	798.2	0.72	42.4	69.8	37.3	118.1	31.8	153.7	17.6	88.7	62.4	148.9
2025	807.0	0.72	42.5	70.3	38.0	119.5	32.2	156.8	17.7	88.8	63.1	150.3
2026	815.6	0.72	42.5	70.7	38.6	121.0	32.7	160.0	17.9	89.0	63.8	151.5
2027	823.2	0.72	42.5	70.9	39.0	122.5	33.2	162.6	18.0	89.1	64.5	152.8
2028	830.6	0.72	42.1	71.1	39.5	123.9	33.7	165.3	18.1	89.1	65.3	154.1
2029	838.3	0.72	42.0	71.2	40.0	125.3	34.3	168.0	18.3	89.2	66.0	155.3
2030	845.9	0.72	42.0	71.4	40.6	126.7	34.7	170.5	18.4	89.3	66.8	156.6
2031	853.2	0.72	41.8	71.5	41.1	128.1	35.2	172.9	18.6	89.3	67.5	157.9
2032	860.5	0.72	41.7	71.6	41.7	129.4	35.7	175.3	18.7	89.5	68.2	159.2
2033	867.6	0.72	41.5	71.7	42.2	130.7	36.3	177.6	18.8	89.7	68.8	160.5
2034	874.7	0.72	41.3	71.8	42.7	132.0	36.8	179.8	19.0	89.9	69.6	161.8
2035	881.6	0.72	41.3	71.8	43.3	133.3	37.3	181.8	19.1	90.1	70.3	163.1





County Economic and Demographic Indicators

Projected Economic Growth (2010-2015)

Expected retail sales growth:	21.1 %
Expected job growth:	8.7 %
Fastest growing jobs sector:	Construction
Expected personal income growth:	15.7 %

Expected population growth:	5.7 %
Net migration to account for:	37.0 %
Expected growth in number of vehicles:	6.3 %

Demographics (2009)

Unemployment rate (December):	10.9 %
County Rank* in California (58 counties):	12th
Working age (16-64) population:	68.1 %

Population with B.A. Degree or higher:	34.8 %
Median Home Selling Price:	\$433,653
Median Household Income:	\$70,478

Quality of Life

Violent Crime rate (2008):	831 per 100,000 persons
County Rank* in California (58 counties):	55th
Average Commute Time to work (2009):	33.7 minutes

High School drop out rate (2008):	16.7 %
Households at/below poverty line:	7.9 %

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