



CALIFORNIA – Alameda County

Economic & Community Development Profile

Federal Reserve Bank of San Francisco, Community Development

DEMOGRAPHICS

| Income & Financial Assets | | | Race (race alone or in combination with one or more other races) | | |
|--------------------------------|----------|----------|--|---------|-------|
| | Alameda | CA | | Alameda | CA |
| Median Household Income | \$89,979 | \$67,739 | White | 46.8% | 63.6% |
| Per Capita Income | \$42,376 | \$33,389 | Black or African | 12.5% | 7.0% |
| Liquid Asset Poverty Rate* | 32.8% | 37.2% | Asian | 32.8% | 16.4% |
| Households with Zero Net Worth | 16.6% | 15.4% | Hispanic or Latino (of any race) | 22.5% | 38.9% |
| Educational Attainment | | | Native Born vs. Foreign Born | | |
| H.S. Graduate or Higher | 87.7% | 82.4% | Native Born | 67.2% | 72.8% |
| Bachelor's Degree or Higher | 45.4% | 32.9% | Foreign Born | 32.8% | 27.2% |

* Percentage of households without sufficient liquid assets to subsist at the poverty level for three months in the absence of income.

Source: U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2016 and Prosperity Now Scorecard, July 2017

KEY INDUSTRIES & LABOR MARKET

Economic Health Check (3-mo MA)

| | Oct 16 | Nov 16 | Dec 16 | Jan 17 | Feb 17 | Mar 17 |
|---------------------------------------|--------|------------------------------|--------|--------------------------|--------|--------|
| Employment, change, ths | 3.6 | 3.3 | 3.1 | 1.7 | 1.1 | 0.6 |
| Unemployment rate, % | 4.2 | 4.2 | 4.2 | 4.1 | 4.1 | 4.0 |
| Labor force participation rate, % | 62.8 | 62.8 | 62.8 | 62.8 | 62.7 | 62.7 |
| Employment-to-population ratio, % | 60.2 | 60.2 | 60.2 | 60.2 | 60.1 | 60.2 |
| Average weekly hours, # | 34.4 | 34.3 | 34.2 | 34.1 | 34.0 | 34.0 |
| Industrial production, 2012=100 | 104.4 | 104.4 | 104.6 | 104.7 | 104.9 | 105.0 |
| Residential permits, single-family, # | 3,833 | 4,183 | 4,567 | 3,868 | 3,818 | 3,488 |
| Residential permits, multifamily, # | 4,962 | 6,552 | 4,593 | 6,602 | 5,740 | 5,434 |
| Better than prior 3-mo MA | | Unchanged from prior 3-mo MA | | Worse than prior 3-mo MA | | |

Source: Moody's Analytics, Oakland-Hayward-Berkeley, April 2017

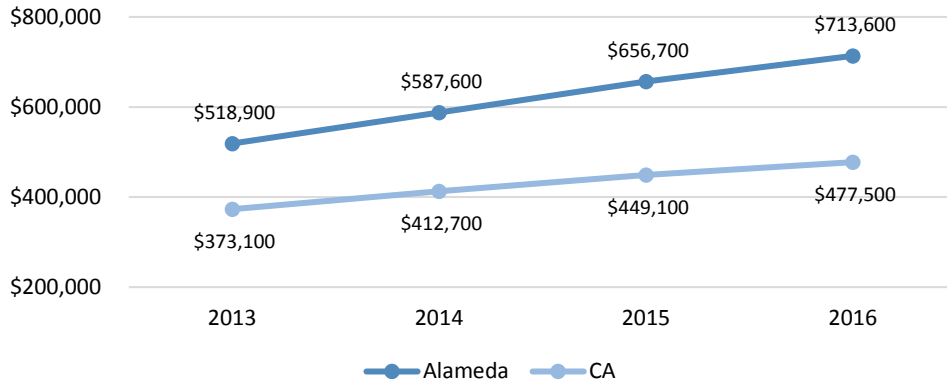
Unemployment Rate

| | Alameda | CA |
|------------------|---------|------|
| 2014 | 5.8% | 7.5% |
| 2015 | 4.7% | 6.2% |
| 2016 | 4.2% | 5.4% |
| June-2017 | 4.0% | 4.9% |

Source: Bureau of Labor Statistics, Unemployment Rates, Annual and June 2017

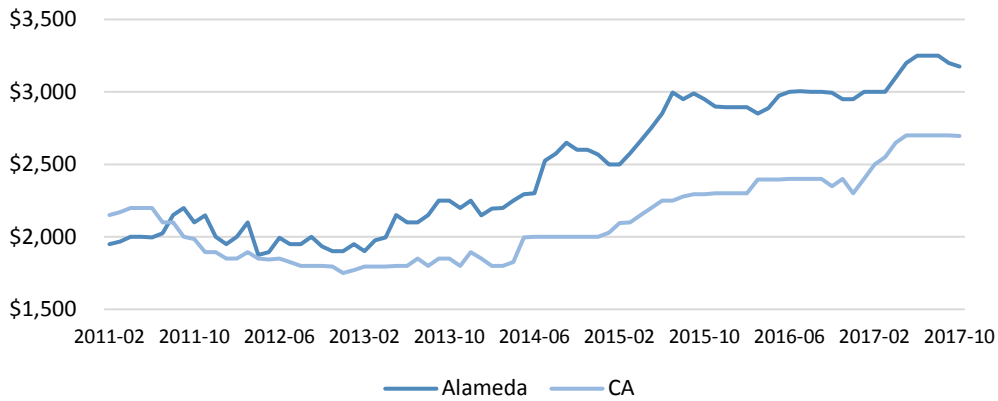
HOUSING MARKET

Median Home Values



Source: U.S. Census Bureau, American Community Survey, DP04, 2013-2016

Median Rental Prices



Source: Zillow Rent Index, Median Rent List Price, Single-Family Residence, Historical

COMMUNITY & ECONOMIC DEVELOPMENT

County Subdivisions

| Area | Median Household Income | Households with SNAP Benefits in the Past 12 mos. | All People in Poverty |
|----------------|-------------------------|---|-----------------------|
| California | \$61,818 | 9.2% | 16.3% |
| Alameda County | \$75,619 | 7.3% | 12.5% |
| Alameda | \$79,312 | 5.4% | 9.8% |
| Berkeley | \$68,041 | 3.8% | 19.1% |
| Freemont | \$100,118 | 4.2% | 6.7% |
| Hayward | \$66,321 | 9.7% | 12.2% |
| Oakland | \$56,589 | 11.1% | 19.8% |

Source: U.S. Census Bureau, American Community Survey, DP03, 5-Year Estimates, 2011-2015