



City of

BERKELEY

2021 Economic Dashboard
Office of Economic Development

Table of Contents



CITYWIDE ECONOMIC DASHBOARD

EMPLOYMENT ACTIVITY

3-7

- Activity by Industry Sector
- Top 25 Employers

COMMERCIAL ACTIVITY

8-12

- Office Trends & Transactions
- Commercial Trends & Transactions
- Commercial Districts & Vacancy Rates
- Sales Tax Revenues

DEVELOPMENT & HOUSING

13-14

- Construction & Pipeline
- Housing Costs

COVID-19 RECOVERY

15-20

- Business & Arts Support
- Loans and Relief Grants
- Local Shopping & Marketing Campaign

Employment Activity by industry sector - employment



Percent change in employment by sector (Nov. 2020 – Nov. 2021)

East Bay Industry Sector	% Change
Arts, Entertainment & Recreation	31%
Leisure & Hospitality	16%
Accommodation & Food Services	14%
Professional, Scientific & Technical Services	12%
Administrative & Support & Waste Services	5%
Transportation & Warehousing	4%
Health Care & Social Assistance	3%
Mining and Logging	0%
Manufacturing	-1%
Retail Trade	-1%
Wholesale Trade	-1%
Construction	-1%
Government	-2%

Source: Alameda County Workforce Development Board, Labor Market Information (LMI-EDD) for East Bay.

Job Recovery Amidst the Pandemic

Between December 2020 and December 2021, the total number of jobs located in the East Bay increased by **38,900** or **3.6%**. The sectors with the highest percent growth in employment are those that were closed for several months during the early months of the pandemic or that had to operate at reduced service levels, such as: Arts, Entertainment & Recreation; Leisure & Hospitality; and Accommodation & Food Services.

The Alameda County unemployment rate fell to **4.3%** in December 2021 after reaching **7.6%** a year prior, though it still hasn't returned to the pre-pandemic unemployment rate of **2.6%** (December 2019). Berkeley's unemployment rate is even lower, at **3.6%**, with a labor force of **59,900**.

Source: State of California Employment Development Department (EDD)

Employment Activity

by industry sector - employment



Top 25 Berkeley Employers

Company	Sector
Ansys, Inc	Software
Bayer Corp	Life Sciences
Berkeley Bowl Produce	Food & Beverage
Berkeley Cement Inc	Contractor
Berkeley Unified School District	Education
Callisto Publishing	Media
City of Berkeley	Government
Foresight Mental Health	Healthcare
Genji Pacific LLC	Food & Beverage
Insperty Peo Services L P	Business Services
Kaiser Permanente Medical Group Inc	Healthcare
Lifelong Medical Care	Healthcare
Meyer Sound Laboratories, Inc	Manufacturing
OC Jones & Sons	Contractor
Peralta Community College District	Education
Safeway Inc	Food & Beverage
Siemens Corporation	Manufacturing
Sutter Bay Hospitals	Healthcare
Sutter Bay Medical Foundation	Healthcare
Target Corporation	Retail
The Wright Institute	Education
U.S. Postal Service	Government
University of California	Education
Whole Foods Market California Inc	Retail
YMCA of the Central Bay Area	Recreation



The entrance to Bayer's Berkeley campus
Credit: Berkeleyside



University of California, Berkeley
Credit: University of California, Berkeley

Of Berkeley's top 25 Berkeley employers, 4 are in the Education sector, including UC Berkeley which is one of the city's main economic engines. 5 are in the Healthcare sector, reflecting the various large medical employers in the city. There are also a few large private sector corporations operating out of Berkeley, notably Bayer, which recently executed a new \$33M long-term development agreement with the city. Bayer plans to add 1,000 new jobs to the city over the term of the agreement. The top Berkeley employers operate in a variety of different sectors (12), reflecting Berkeley's diverse sources of economic prosperity.

Source: State of California Employment Development Department (EDD)

Employment Activity by industry sector - hospitality



In 2021, Berkeley hospitality industries adapted to comply with evolving COVID-19 health orders. New hotels opened and many tourism businesses reemerged, albeit with modifications.



The Lobby of the Graduate Hotel on Durant Avenue
Credit: Kelly Sullivan, Berkeleyside - #DiscoveredinBerkeley

Tourism & Lodging

As people began traveling again, Leisure and hospitality companies began hiring. Jobs in these industries in Alameda County **increased by 15,800** in 2021. New hotels like the Aiden by Best Western on University Ave. and Residence Inn by Marriott in Downtown Berkeley show a positive step towards recovery and prospects for Berkeley's tourism industry to eventually exceed pre-pandemic levels.



The rooftop at the new Aiden by Best Western Hotel on University Avenue
Credit: Kelly Sullivan, Berkeleyside - #DiscoveredinBerkeley

Food & Beverage Services

Accommodation and food service jobs in Alameda County **went up by 12,400** in 2021. As people got vaccinated and restaurants re-opened for indoor dining, one of the sectors hardest hit by the pandemic started to bounce back. Adaptations made at the start of the pandemic, such as the construction of parklets to accommodate outdoor dining, have remained, giving restaurants the potential to ultimately serve more customers and contribute to lively, vibrant streets.

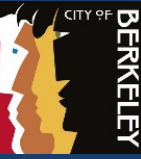


Outdoor commerce and dining installations like the one at Imm Thai Street Food in Downtown have become widespread since COVID limited indoor dining opportunities. Credit: Kelly Sullivan, Berkeleyside - #DiscoveredinBerkeley

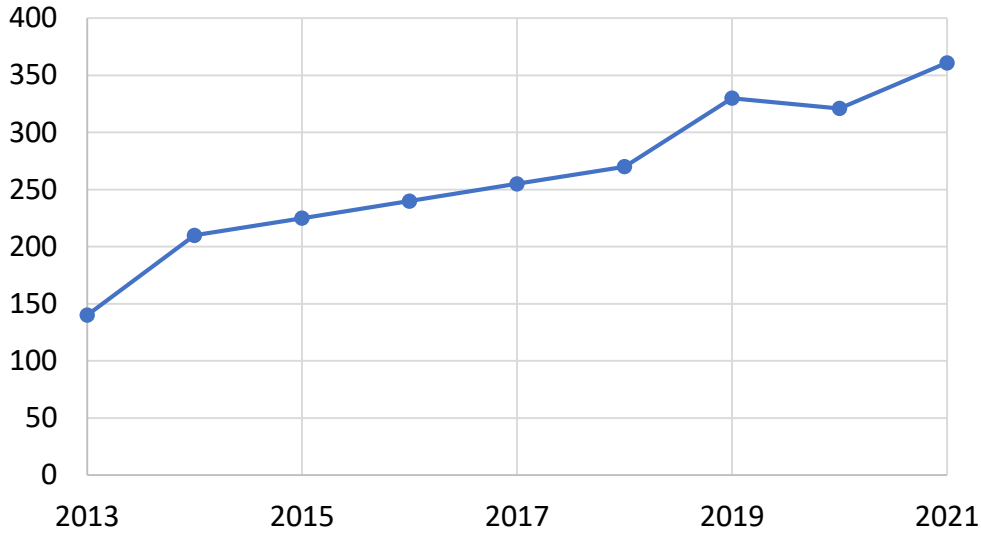
Source: State of California Employment Development Department (EDD)

Employment Activity

by industry sector – startups & innovation businesses



of Berkeley startups*



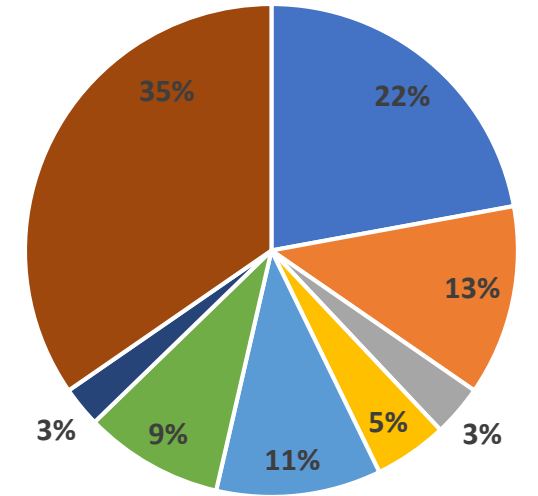
Source: City of Berkeley Office of Economic Development (OED), UC Berkeley IPIRA

*Companies defined as startups are for-profit businesses that sell innovative technology products or services OR substantively use innovative technologies to develop and manufacture their products or provide their services AND are developing repeatable and scalable business models that aren't yet profitable.

In 2021, 66 Berkeley innovation companies raised **\$1.4 billion** of funding through venture capital, angel-backed financing, and convertible securities. They also brought in federal and state research & development (R&D) grants worth **\$9 million**.

Of more than 400 Berkeley innovation companies citywide, Software is the largest component (35%). BioTech and Healthcare comprise nearly a third (31%) and CleanTech is also a growing component (representing 13% of the total in 2021, up from 9% in 2020.)

Innovation Companies by Industry Category

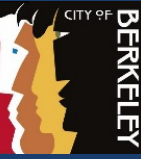


- BioTech
- CleanTech
- Education
- Food & Beverage
- Hardware
- Healthcare
- Other
- Software

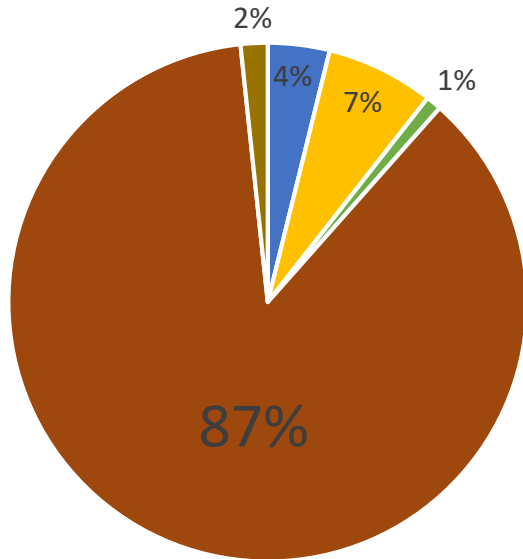
Source: OED, Berkeley Start Up Cluster

Employment Activity

by industry sector – startups & innovation businesses



Innovation Company by Growth Stage



- Consulting Company
- Established Company
- Incubator/Accelerator
- Startup/Emerging Growth Company
- Subsidiary Company



Berkeley SkyDeck



Bakar BioEngenuity Hub



Activate Berkeley at Cyclotron Road

The vast majority (nearly 87%) of Berkeley innovation companies are relatively early stage, of the type you can find in the city’s many coworking spaces, accelerators and incubators. The others are either established (i.e. publicly traded, profitable or in the STEM industry for a number of years), consulting businesses, or other innovation ecosystem-supporting accelerators or incubators like SkyDeck or Activate. These spaces, in conjunction with UC Berkeley and the Berkeley Lab’s numerous innovation & entrepreneurship resources continue to make Berkeley a global startup hub.

Berkeley Innovation Sector 2021 Highlights

- Caribou Biosciences [raised ~\\$350M](#) through an IPO on the NASDAQ
- MeliBio was listed in [Time Magazine’s 100 Best Inventions of 2021](#)
- [Upside Foods](#) opened a new [facility](#) to scale their production of cultured meat

Commercial Activity

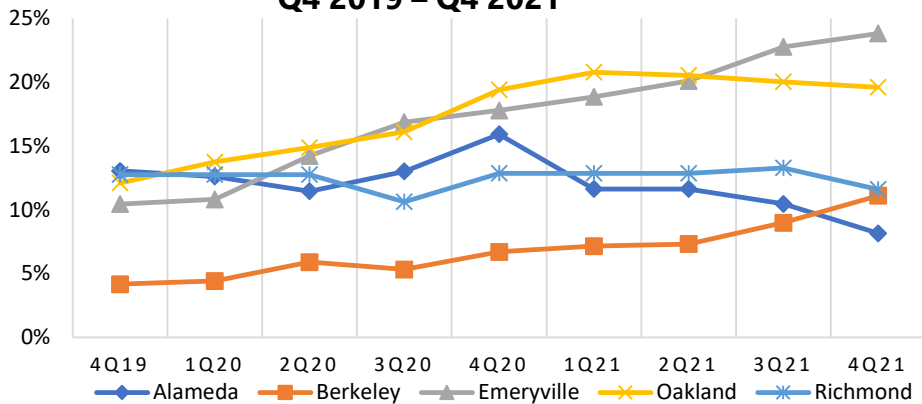
Office trends & transactions



Q4 2021 Office Market, Berkeley	Indicators
Total Inventory	3,428,875 SF
Under Construction	0 SF
Availability Rate	11.1%
Qtr Gross Absorption	30,342 SF
Qtr Net Absorption	-73,008 SF
YTD Net Absorption	-150,930 SF
Average Asking Rent	\$3.49 / SF

Source: Newmark Cornish & Carey, 4Q21 Greater Oakland Office Market Report

Office Availability, East Bay Cities
Q4 2019 – Q4 2021



Source: Newmark Cornish & Carey, 4Q21 Greater Oakland Office Market Report

New Developments for R&D

Bakar Labs (2630 Bancroft Way, Berkeley, CA) in the Bakar BioEngineer Hub on UC Berkeley's campus is the newest QB3 incubator, with space for 80 life science companies. QB3 is the University of California's hub for innovation and entrepreneurship in life science. Bakar Labs opened in late 2021 and hosts entrepreneurs tackling the world's most important challenges in the site previously occupied by the Berkeley Art Museum & Pacific Film Archive (BAMPFA).



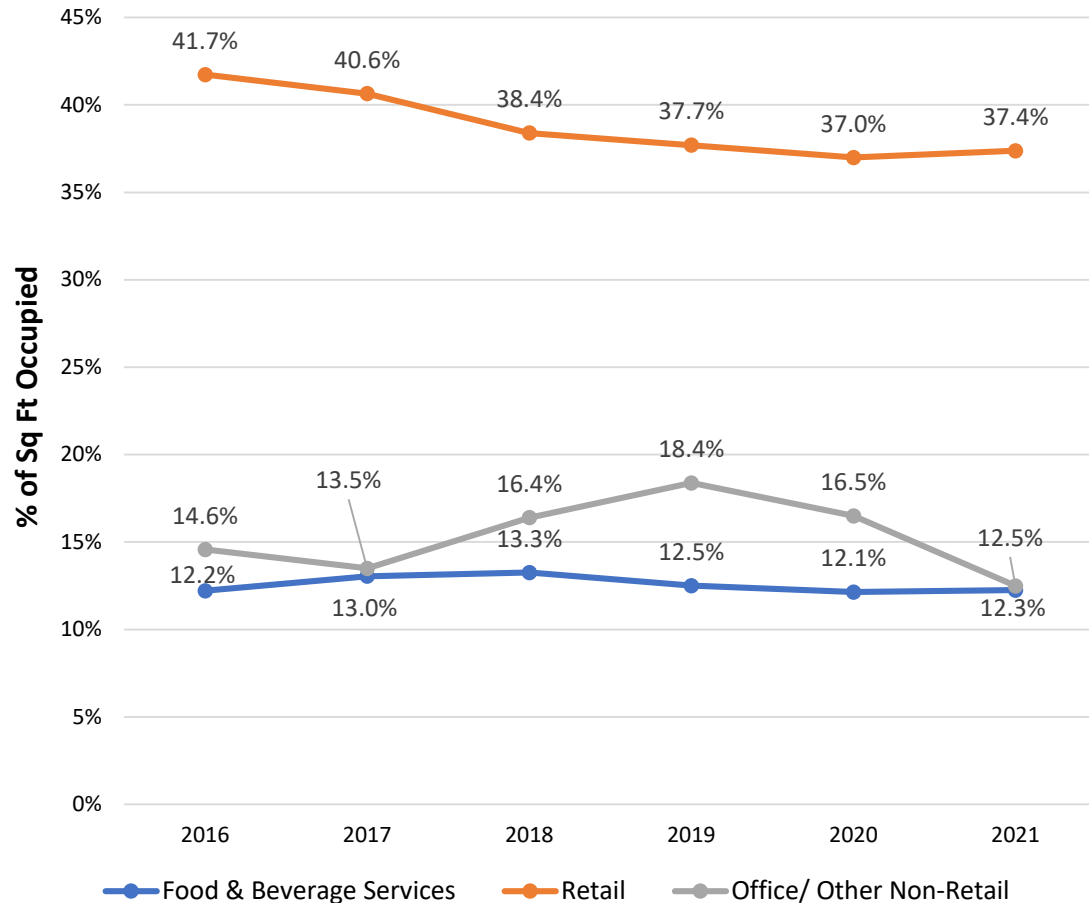
theLAB Berkeley by SteelWave (2222-45 5th St & 2229-33 4th St) is a newly refurbished space established to be a magnet for the innovative technology and life sciences sectors. Spread across 3 buildings, theLAB offers laboratory and office spaces in a modern space fostering collaboration.

Commercial Activity

Commercial trends & transactions



Citywide Commercial Inventory by
Select Categories & Square Footage, 2016-2021



Source: OED, Q3 2021

Feeling the Effects of the Pandemic

In the last year, **Retail and Food & Beverage industries slightly increased their footprint** in Berkeley, based on commercial occupancy by square foot. Different local and federal COVID relief programs for these industries, as well as the City's outdoor commerce and dining permits, likely contributed to these industries' real estate holdings remaining relatively constant throughout the pandemic.

On the other hand, occupancy rates for **Office/Other Non-Retail businesses** (which includes service businesses) have **decreased by 4%**. Personal services businesses are still feeling the effects of the pandemic, and many office-based businesses have given up their office or switched to a hybrid workplace model.

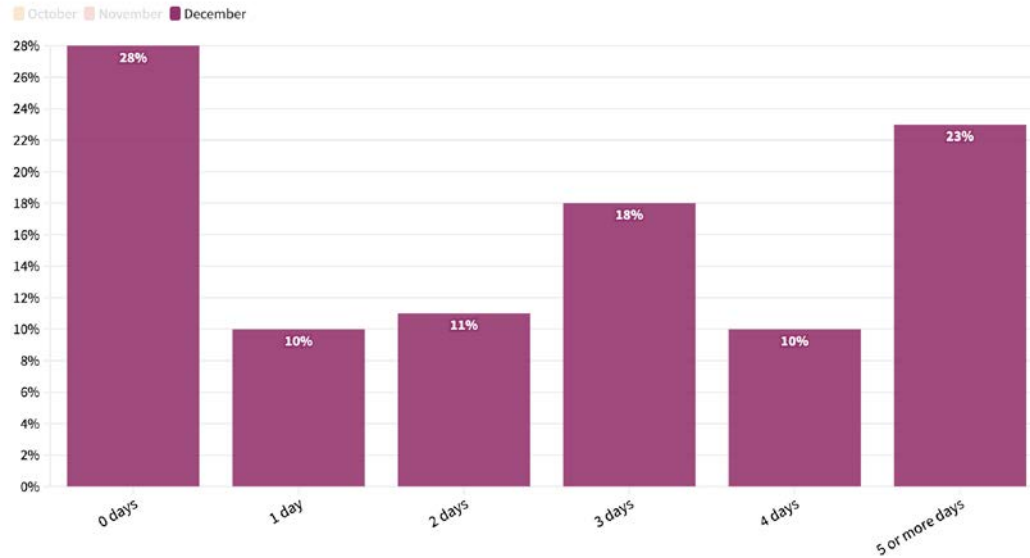
Commercial Activity

Commercial trends & transactions



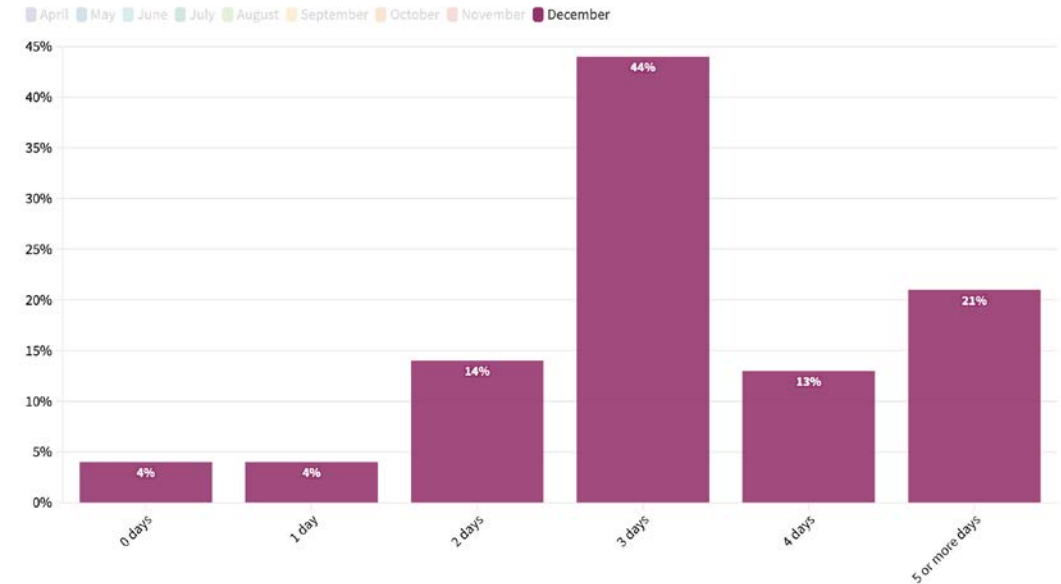
Right now, what is your best estimate at the frequency your Bay Area workforce comes to the workplace each week?

Percentages are averaged across responses.



Source: Bay Area Council Employer Network Poll - December 2021

Once the pandemic is behind us, how many days per week do you expect your typical employee will come to the workplace?



Source: Bay Area Council Employer Network Poll - December 2021

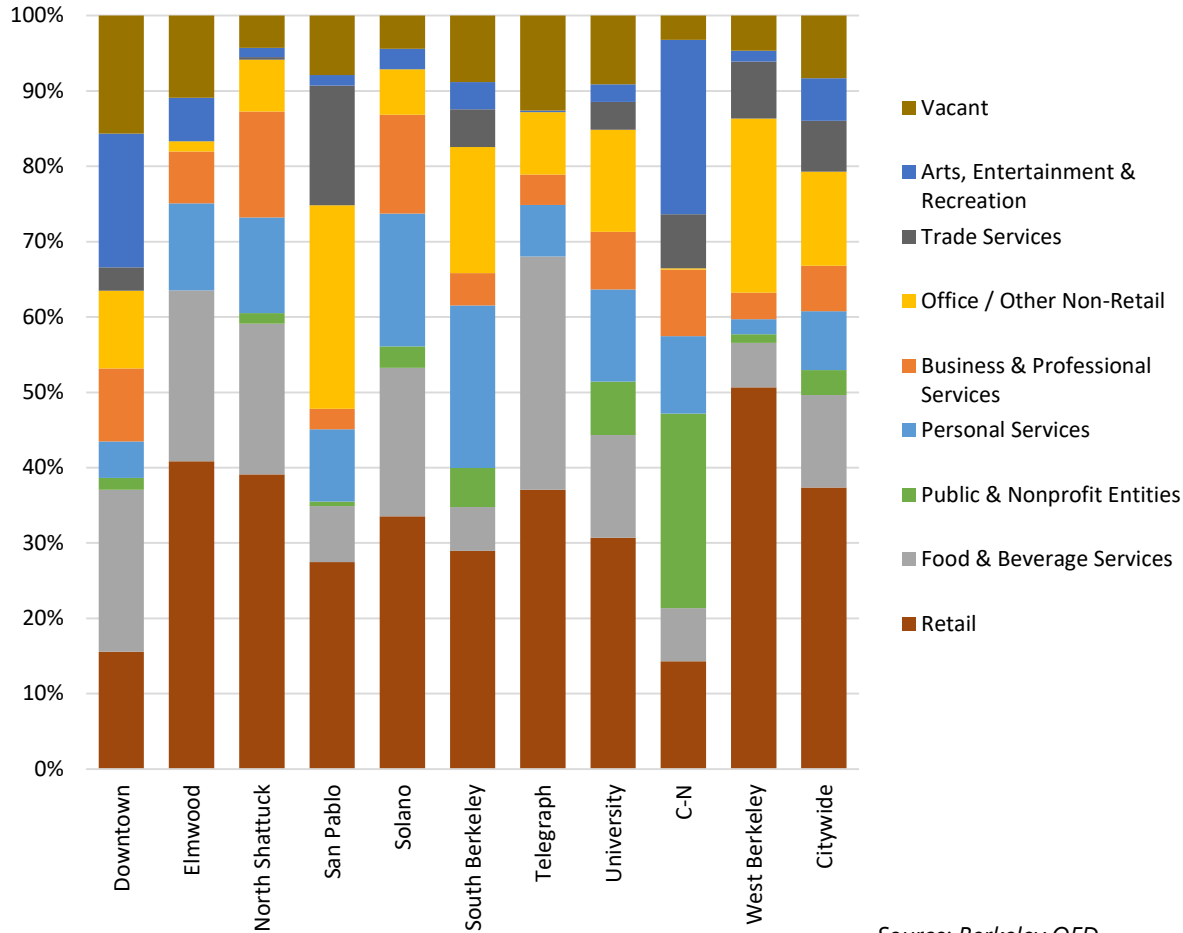
A December 2021 Bay Area Council survey of Bay Area Employers found that the majority of workers no longer come into the workplace every day, and 28% don't come into a workplace at all. Even once the pandemic is over, most employers don't expect employees to come in every day: 44% expect employees to come in 3 days per week. The survey results highlight a trend towards remote work that will extend beyond the pandemic period and impact how Berkeley and Bay Area office spaces are used and organized.

Commercial Activity

Commercial districts & vacancy rates



Ground Floor Commercial Occupancy By Category, 2021 Q3



Source: Berkeley OED

Citywide, the ground floor commercial vacancy rate has increased to **8.3%***, an increase of 1.4% since Q3 2020. Downtown Berkeley and the Telegraph districts have experienced the largest increases in vacancy during the pandemic.

Vacancy Rates by District, Calculated by Square Footage, 2016-2021

District	2016	2017	2018	2019	2020	2021
Downtown	4.7%	4.6%	3.1%	5.1%	9.9%	15.7%
Elmwood	1.5%	5.4%	7.3%	7.3%	10.9%	10.9%
North Shattuck	2.6%	0.4%	1.7%	0.7%	4.3%	4.3%
San Pablo	5.9%	5.5%	4.9%	4.6%	4.8%	7.9%
Solano	7.5%	4.8%	4.1%	2.6%	6.7%	4.4%
South Berkeley	8.2%	9.6%	9.7%	7.6%	10.1%	8.8%
Telegraph	5.1%	7.1%	7.9%	4.4%	17.2%	12.6%
University	14.2%	12.0%	11.0%	7.8%	11.0%	9.1%
Neighborhood Commercial (C-N)					7.3%	3.2%
West Berkeley	8.8%	1.9%	3.7%	5.8%	3.7%	4.7%
Citywide Avg.	6.5%	4.6%	5.0%	5.4%	6.9%	8.3%

*Typical commercial district storefront vacancy rates range from 4-8% due to natural market churn. The high vacancy rate in Q3 2021 can be attributed to the effects of the COVID-19 pandemic with many businesses not renewing their leases facing economic downturn.

Source: Berkeley OED

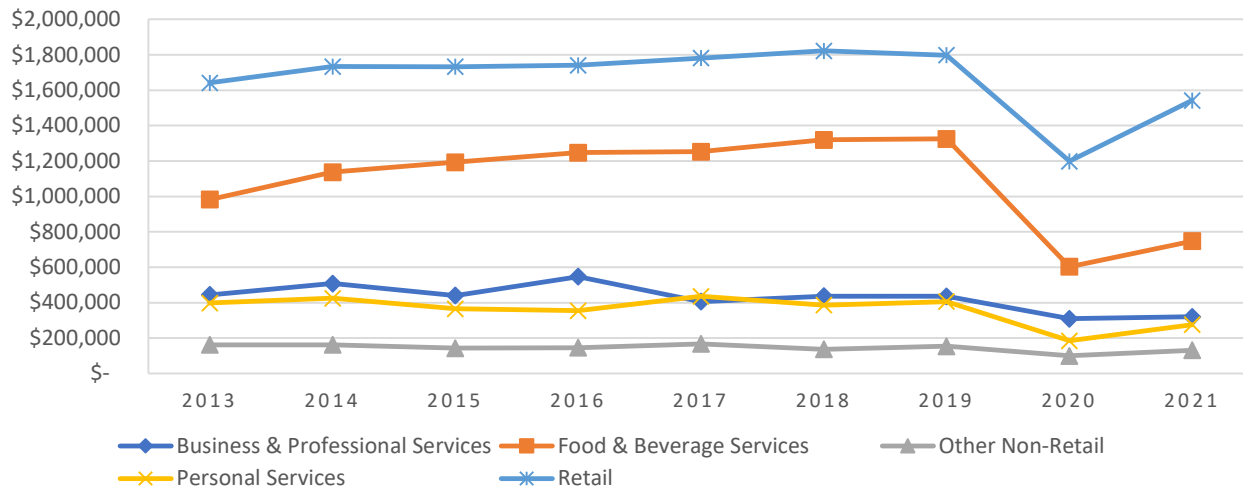
Commercial Activity

Sales tax revenues – recovering amidst the pandemic



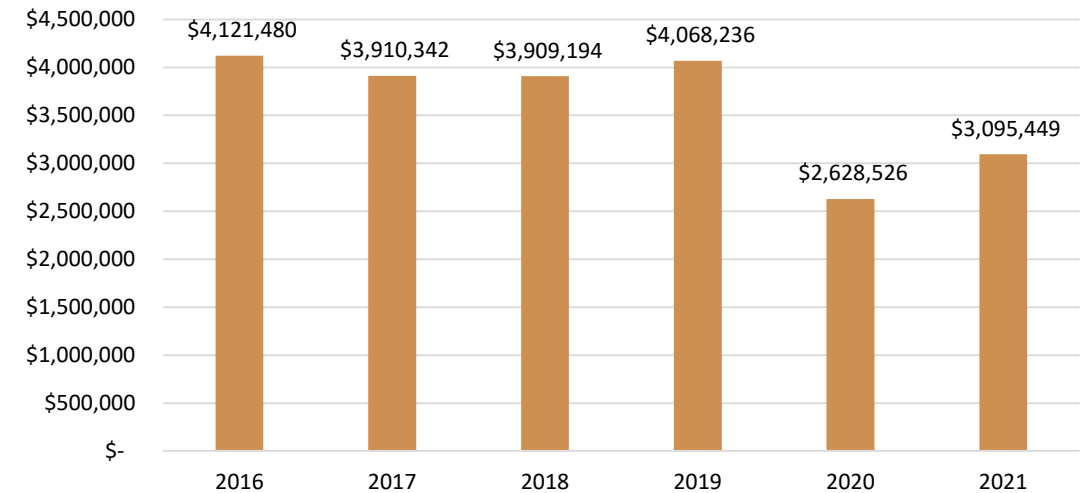
Total Annual Sales Tax Revenue - Past 4 Quarters	Q4 2019- Q3 2020	Q4 2020- Q3 2021	Change
City of Berkeley	\$16,355,379	\$17,179,289	5.0%
Alameda County (total including cities)	\$328,424,125	\$369,540,764	12.5%
State of California	\$7,050,811,392	\$8,332,085,544	17.6%

Berkeley Sales Tax Revenues (Q2) by Business Category



Source: MuniServices, Quarter 2 (Apr-June) Collections 2016 to 2021

Total City of Berkeley Q2 Sales Tax Revenues



Source: MuniServices, Quarter 2 (Apr-June) 2016 to 2021, Nominal Values

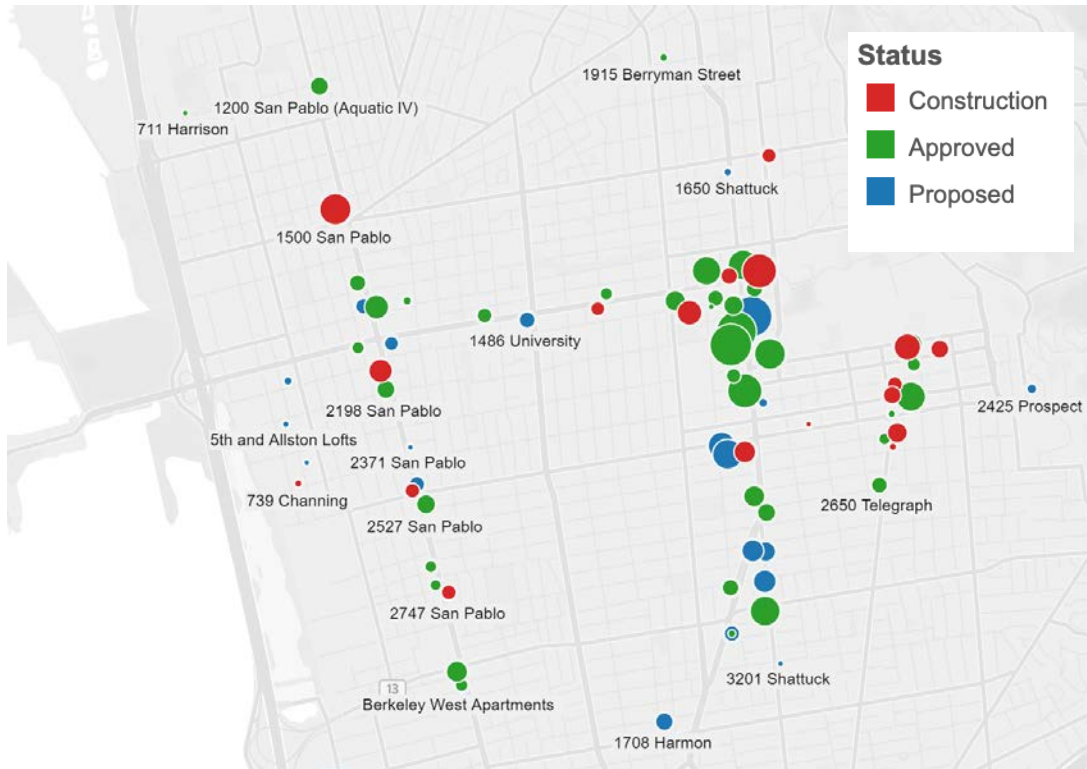
In Q2 2021, the *Retail* subsector was the largest contributor to the city's sales tax revenue (51.1%), with *Food & Beverage* second (24.8%). As vaccines became available to the greater public in early 2021, most of the sectors impacted by the pandemic showed signs of recovery, with an increase in sales tax collection in Q2 2021 (up 26% vs Q2 2020) compared to the decrease in Q2 2020 (-42% vs Q2 2019). The increase in Q2 sales tax collection was largely due to significant increases in the *Food and Beverage* sector (up 24.0% vs Q2 2020), *Retail* (up 28.6%), and select sub-categories in the *Personal Services* sector, *i.e.* *Automotive Repair* and *Salons* (up 50.0%).

Development & Housing

Construction & pipeline



Berkeley Multi-Family Residential Developments, 2021



Housing Development Pipeline

From 2015 to 2020, permits for 2,943 housing units have been issued. Data from 2021 is not yet available, but when permits from 2021, 2022, and 2023 are factored in, Berkeley will “far exceed” the state mandated goal for total units permitted for 2015 to 2023.

Source: [Map](#) Red Oak Realty, updated January 2022, [Text](#), SF Chronicle, February 15, 2022

Pipeline Project Highlights



Hub Berkeley at the corner of Center St and Oxford St is a proposed 17 story, 283-unit project with 10,164 sq. ft. of ground-floor retail/restaurant spaces. It would have 63 parking spaces as well as 316 bike parking spaces.

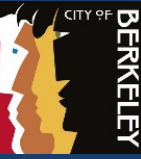
2065 Kittredge St is a 189-unit proposal for off-campus student housing. It would include a 42-space underground parking garage, 114 bike parking spaces, and nearly 10,000 sq. ft. indoor amenity area for residents.



Source: [Berkeleyside](#) and City of Berkeley, Project Descriptions, 2021

Development & Housing

Rental costs & sale prices



Housing Prices in Berkeley, 2016-2021



Sources: Redfin, and City of Berkeley Rent Stabilization Board

Median Sale Price, Single-Family Homes, Dec 2021

Alameda	\$1,197,500
Albany	\$1,225,250
Berkeley	\$1,417,500
El Cerrito	\$1,240,000
El Sobrante	\$705,000
Emeryville	\$670,000
Oakland	\$800,000
Richmond	\$675,000
Piedmont	\$1,907,500
San Leandro	\$825,000

Source: Redfin

Home sales and rental prices increase and sales volume stays high

Berkeley's single family home values increased 3.5% from Dec. 2020 -2021, with a 27.5% increase in sales volume over the same period. 88 single family homes were sold in Berkeley in Dec. 2021 alone, with an average of 17 days on the market. Since the pandemic began, (March 2020) the median price of single family homes in Berkeley hit an all time high (\$1,610,000) in October of 2021. For rentals, between Oct. 2020 and Oct. 2021 Berkeley's **market rate rents** for all units increased by 3.1%, to \$3,196.

Source: Redfin, and RentCafe.com

**Mask required
if unvaccinated**



CITYOFBERKELEY.INFO/COVID19

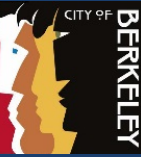


COVID-19 Recovery



Business & Arts Support

Small business revolving loan fund & resiliency loan program



Revolving Loan Fund (RLF) Portfolio	Total Loans	Active Loans
Number of RLF Loans	45	8
RLF \$ Loaned	\$2,778,417	\$795,000
Total Non-RLF \$ Leveraged	\$7,453,083	\$2,303,486
Private Sector Jobs Created	204	50
Private Sector Jobs Saved	100	76

COVID-19 Resiliency Loan Program (RLP) Portfolio	Active Loans
Number of RLP Loans	11
RLP \$ Loaned	\$520,000

Source: Berkeley OED, January 2022

Current RLF Borrowers Include:

NABOLOM BAKERY



Supporting Berkeley's existing small businesses

RLF recipient *Kitchen on Fire* launched new products such as REBOUT Wellness Beverages, and continues to safely offer in-person cooking classes.

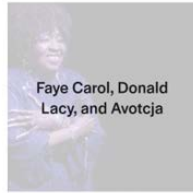
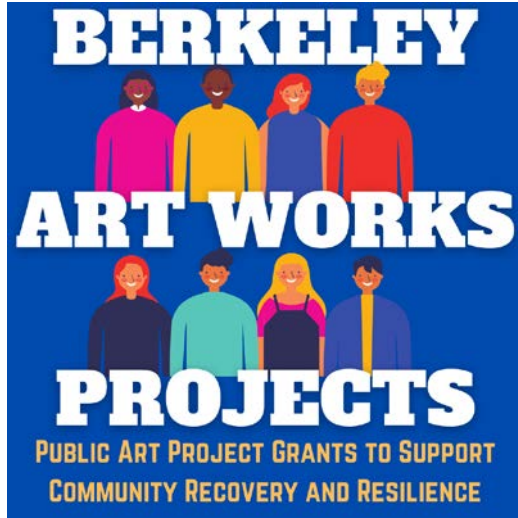


RLF recipient *East Bay Media Center* continues to hold hybrid film festivals and online youth camps.



Business & Arts Support

Arts & Culture Relief Grants



Berkeley Art Works Projects (BAWP)

The Berkeley Art Works Projects grant program provided economic opportunities for Berkeley artists struggling during an economically challenging time, and enhanced Berkeley's cultural and economic vitality with public art projects for the community. Grants ranged from the micro (\$500) to \$10,000 for larger projects. The program challenged grantees to respond to one of the following themes through their project: Public health & wellbeing, Economic recovery & resilience, Community connection & belonging. To date, the Berkeley Art Works Projects grant program has provided close to \$200,000 in funding for 32 artists, performers, and community members to create temporary public art projects throughout Berkeley that bolster collective resilience and recovery from the effects of COVID-19. These projects began to be installed throughout the city in 2021 and will continue through 2022.

View a map of BAWP projects here: <https://www.berkeleyartworksprojects.org/map>

Berkeley Arts Recovery Grants Program

The Berkeley Arts Recovery Grants (BARG) for Organizations & Festivals were funded through a one-time allocation by Berkeley City Council of American Rescue Plan Act (ARPA) dollars to support the recovery of Berkeley's arts sector. The fund provided one-time grants to all qualifying Berkeley-based nonprofit and fiscally sponsored arts organizations and festivals. BARG grant funding will be used to mitigate an arts organization's economic loss from COVID-19, implement COVID-19 prevention tactics, and procure consulting and marketing services to bolster the organization financially for future sustainability. 74 grant awards ranging from \$3,000 to \$33,000, with an average grant award amount of \$20,734 per organization, are set to be disbursed in February of 2022.

Business & Arts Support

#DiscoveredinBerkeley business marketing campaign



The **Discovered in Berkeley** marketing campaign highlighted local businesses supporting environmental sustainability, social equity, local production, and artistic creativity. Companies offering more humane methods of food production, original design (with haircare, jewelry, furniture & more), and craft food & beverages (for outdoor and personal consumption) featured prominently.

Throughout 2021:

- More than 2,750 users visited DiscoveredinBerkeley.com (87% were new visitors)
- Instagram @DiscoveredinBerkeley achieved 650+ followers (and the uses of #DiscoveredinBerkeley exceeded 3,300)
- 8 Berkeleyside articles generated 12,800+ page views and more than 1,000 clicks to local businesses' & other featured websites
- 21 Berkeleyside banner ads generated 609k+ impressions and more than 780 "clicks"

LOCAL LOVE

#DISCOVERED in BERKELEY

BERKELEYHOLIDAYS.COM Gift Guide

Spoil your friends and family over the holidays—and enable economic recovery—with coffee from **Uncommon Grounds**.

Support local businesses this holiday season

THE UP CYCLE

#DISCOVERED in BERKELEY

Woman owned **Darling Electric Salon**, a certified Green Business, uses only environmentally conscious products and works with beauty industry partners to generate useful products like fuel, trash cans, and construction materials from their salon waste.

Learn more about Berkeley's innovative businesses

FOOD FORWARD

#DISCOVERED in BERKELEY

In West Berkeley, **Perfect Day** produces milk proteins for cream cheese – without the cows.

Learn more about Berkeley's innovative businesses

LOCAL LOVE

#DISCOVERED in BERKELEY

Brewers at **The Rare Barrel** in West Berkeley use fresh fruit to create the unique tastes for their sour beers.

Learn more about Berkeley's innovative businesses

LOCAL LOVE

#DISCOVERED in BERKELEY

BERKELEYHOLIDAYS.COM Gift Guide
Spoil your friends and family over the holidays—and enable economic recovery—with jewelry or masks made by **Arbel Shemesh** at **ACCI**.

Support local businesses this holiday season

FOOD FORWARD

#DISCOVERED in BERKELEY

Eating outside at **Imm Thai Street Food** in Downtown Berkeley is an authentic Thai dining experience.

Learn more about Berkeley's innovative businesses

LOCAL LOVE

#DISCOVERED in BERKELEY

BERKELEYHOLIDAYS.COM Gift Guide
Spoil your friends and family over the holidays—and enable economic recovery—with a care package from **Scenic Made**.

Support local businesses this holiday season

THE UP CYCLE

#DISCOVERED in BERKELEY

Berkeley-based company **Opus 12** is developing bold climate solutions, using renewable energy to transform CO2 pollution into the building blocks for chemicals, materials, and other useful products.

Learn more about Berkeley's innovative businesses

Business & Arts Support

#BerkeleyHolidays Gift Guide and marketing campaign



- The Berkeley Chamber held its [3rd Annual Holiday Gift Fair](#) at the UC Theatre featuring 30 merchants with gifts including baked goods, clothing, jewelry, books, calendars, masks, blankets, wine, coffee, spices, and more. It drew more than 300 attendees. Facebook event advertising reached 7,000+ people, with 277 event responses.
- The online [BerkeleyHolidays.com Gift Guide](#) was updated to include more photos and increase gift search functionality. 38 businesses, including 20 woman-owned businesses and 8 BIPOC or black-owned businesses, participated.
- [#berkeleyholidays](#) has been used in more than 1,800 posts on Instagram
- More than 1,400 unique viewers saw [Berkeleyside's Discovered in Berkeley article featuring Gift Fair vendors](#) and the banner ads for those businesses generated nearly 80 "clicks".
- More than 300 users visited [discoveredinberkeley.com](#) in the month following the holiday gift story's publication in *Berkeleyside*. The site linked prominently to [berkeleyholidays.com](#) throughout the winter holiday period.





City of

BERKELEY

Office of Economic Development (OED)

See the OED website for past Economic Dashboards and other economic reports:

<https://www.cityofberkeley.info/oed/reports/>

Contact OED for more information:

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