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Authors

Landis, John
Guhathakurta, Subhrajit

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**The Downsized Economy: Employment and
Establishment Trends in Oakland, 1981-1986**

John Landis

Subhrajit Guhathakurta



The University-Oakland Metropolitan Forum is a partnership of the University of California at Berkeley; California State University, Hayward; Mills College; Holy Names College; the Peralta Community College District; and the Oakland community.

University of California at Berkeley
Institute of Urban and Regional Development

INTRODUCTION

This report profiles changes in the Oakland economy between 1981 and 1986. It is based on an analysis of establishment and employment data collected by the Bureau of the Census for its County Business Patterns Series. Historically this data has been available only at the county-level; recently, however, the Census Bureau has begun to make the data available to researchers in microcomputer-readable form at the **zipcode district** level. Zipcode-level counts can then be re-aggregated to the municipal level.

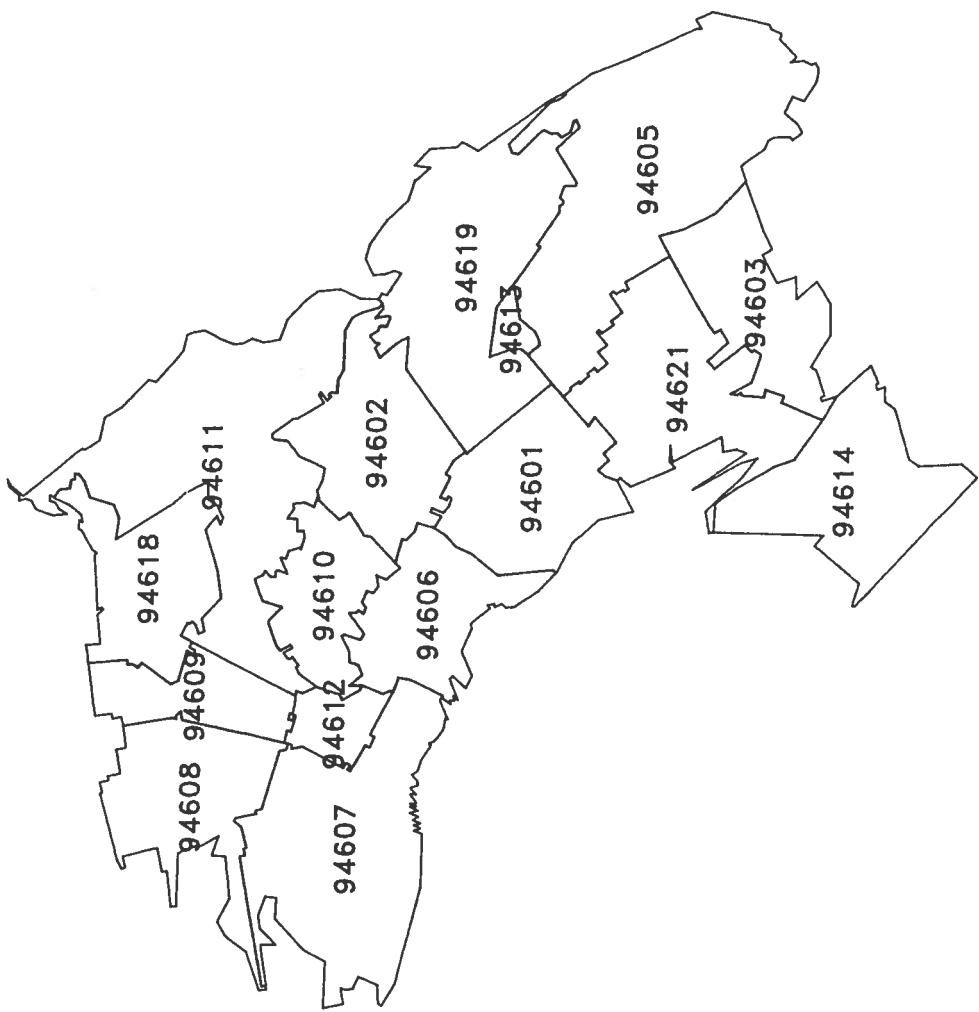
The form the data takes imposes several key limitations on subsequent analysis. First, the data does not include actual employment counts. Rather, it includes establishment **counts by** establishment size grouping (e.g., 1-4 employees, 5-9 employees, 10-19 employees, 20-49 employees, 50-99 employees, 100-249 employees, 250-499 employees, 500-999 employees, and 1000 or more employees). To estimate employment levels we used the **midpoint** of each of these groupings. Use of an interval midpoint to calculate a distribution, while a commonly accepted practice, assumes that, on average, the number of establishments employing fewer workers than the midpoint precisely offsets the number of establishments employing more than the interval midpoint.

We also assumed that establishments in the largest size category, which lists establishments with 1000 or more employees, included exactly 1000 employees; all else being equal, this will tend to underestimate the contribution of establishments with 1000 or more employees to Oakland's job base. Appendix A-1 presents the size classification midpoints used to estimate employment; Appendix A-2 presents a list of the establishments, by industry, which employed more than 1000 workers in either 1981 or 1986.

A second limitation is that the Census Bureau counts **business establishments**, not firms. Thus, separate branches or franchises of a single firm are counted as separate establishments. To the extent that a local economy includes a large number of branch operations, the method used by the Census Bureau tends to overestimate the number of autonomous business units.

A third limitation involves the use of zipcode districts as the key unit analysis. Zipcode boundaries can, and do, cross city limits (Map 1). For example, Oakland zipcode district 94608 includes many Emeryville addresses. Likewise, zipcode district 94611, which includes the

Map 1: Oakland Zipcode Districts



Montclair district of Oakland, also encompasses the entire city of Piedmont. As a result, the job and establishment estimates reported include **Oakland, the entire city of Piedmont, and parts of Emeryville**. Appendix E reports Piedmont and Emeryville job totals separately. Because they designate federal military installations, zipcode districts 94625 (Oakland Naval Supply Center) and 94627 (Oak Knoll Naval Hospital) are excluded from the analysis. Finally, zipcodes 94615, 94616, and 94618 are designated as General Delivery zones and are place-independent.

A final limitation is that the database does not include federal, state, or local government employment, or non-civilian employment. Employment and establishment totals are presented according to the Standard Industrial Classification (SIC) Code. This hierarchical code lists establishment types according to major sector ("1-digit"), industry group ("2-digit"), and industry ("3-, 4-, and 7-digit"). This report considers "1-digit" (Sectors), "2-digit" (Industry Groups) and "3-digit" (Industries) groupings.

Part I of this report looks at changes in the number of jobs and establishments, by sector ("1-digit") between 1981 and 1986 for the entire city of Oakland. Part II looks at employment and establishment trends for Oakland at the more detailed industry group ("2-digit") level. Part III compares job changes in Oakland during the 1981-86 period, with job changes in Alameda County and the San Francisco Bay Area region between 1980 and 1985 to assess Oakland's relative performance. Part IV looks at job and establishment changes **within** Oakland, focusing on changes at the zipcode district level.

I. A MACRO LOOK AT OAKLAND'S ECONOMY: 1981-86

Sectoral Employment Trends

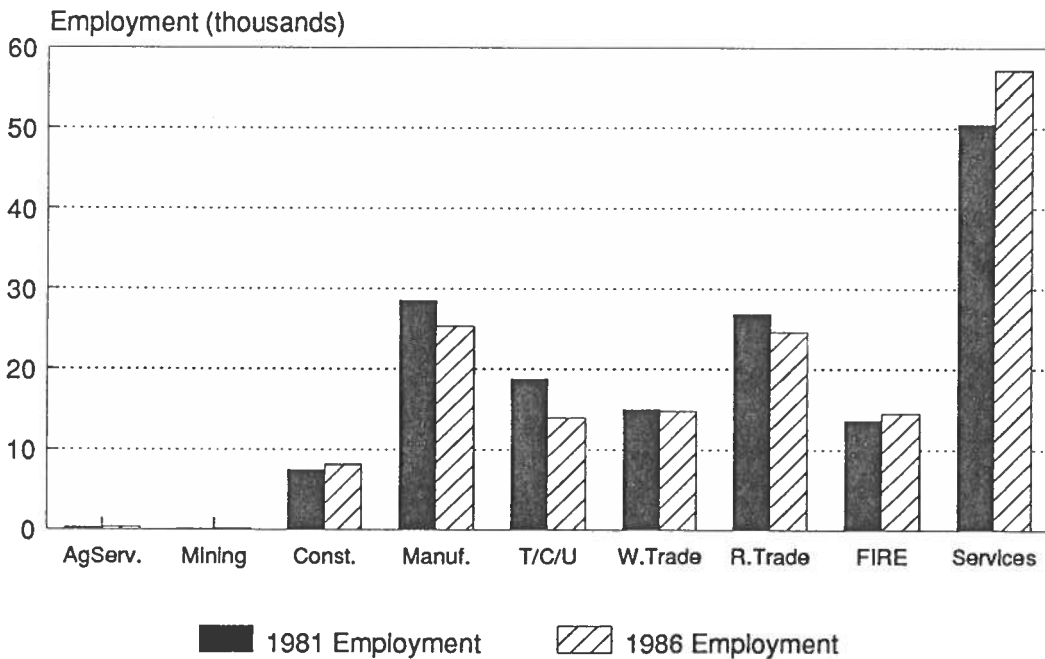
Oakland's private economy was about the same size in 1986 as in 1981 (Table 1.1; Figure 1). Excluding government jobs and unclassified workers, Oakland's employment base declined slightly from 160,937 jobs in 1981, to 158,886 jobs in 1986. As noted above, these estimates are based on establishment size midpoints and include the city of Piedmont and parts of Emeryville.

Table 1.1: Oakland Employment by Major Sector: 1981, 1986*

Sector	Total Employment*				Share of Total Economy		
	1981	1986	Change	%Change	1981	1986	Change
Agricultural Services	212	311	99	46.7%	0.1%	0.2%	0.1%
Mining & Extraction	104	162	58	55.8%	0.1%	0.1%	0.0%
Construction	7,432	8,111	679	9.1%	4.6%	5.1%	0.5%
Manufacturing	28,551	25,368	(3,183)	-11.1%	17.7%	16.0%	-1.8%
Transport/Communications & Public Utilities	18,797	13,917	(4,880)	-26.0%	11.7%	8.8%	-2.9%
Wholesale Trade	14,951	14,731	(220)	-1.5%	9.3%	9.3%	0.0%
Retail Trade	26,825	24,619	(2,206)	-8.2%	16.7%	15.5%	-1.2%
Finance, Insurance & Real Estate	13,584	14,506	922	6.8%	8.4%	9.1%	0.7%
Services	50,482	57,161	6,679	13.2%	31.4%	36.0%	4.6%
Total	160,937	158,886	-2051	-1.3%	100.0%	100.0%	0.0%

Source: U.S. Census Bureau, County Business Patterns
 Note: * calculated using midpoint of establishment size group; see Appendix A; excludes government employees and employees not elsewhere classified

Figure 1: Oakland Employment by Sector: 1981, 1986



Source: County Business Patterns

While the size of the Oakland economy changed only slightly between 1981 and 1986, the sizes and shares of Oakland's leading economic sectors changed considerably. On the positive side, employment in the Service sector, Oakland's largest sector, increased 13.2 percent between 1981 and 1986, from 50,482 to 57,161. Over the same period, employment in the Finance, Insurance, and Real Estate (FIRE) sector increased 6.8 percent, from 13,584 in 1981, to 14,506 in 1986.

Oakland's other major sectors did not fare as well. Employment in manufacturing, Oakland's second largest sector, declined from 28,551 jobs in 1981, to 25,368 jobs in 1986--an 11.1 percent decline. Over the same period, the combined Transportation-Communications-Public Utilities (TCU) sector lost 4,880 jobs. The Retail Trade sector, which expanded in most West Coast cities between 1981 and 1986, contracted in Oakland, losing 2,206 jobs. Jobs in the Wholesale trade sector also declined slightly.

Oakland's loss of jobs in the TCU and Retail Trade sectors was not necessarily the county's loss or the region's loss. As noted below, county-wide employment in the TCU and Trade sectors rose during the 1980-85 period, indicating that many of the lost Oakland jobs were probably relocations from Oakland to other parts of Alameda County.

The decline of the manufacturing and TCU sectors, coupled with the growth of the FIRE and Service sectors, served to shift Oakland's economy further toward services--a trend which was mirrored at the national level. By 1986, the Service and FIRE sectors together accounted for 45.1 percent of private jobs, up significantly from 39.8 percent in 1981. By contrast, both the Manufacturing and TCU sectors lost job share during this period; together the share of Oakland jobs in Manufacturing and TCU declined from 29.4 percent in 1981 to 24.8 percent in 1986.

Establishment Changes

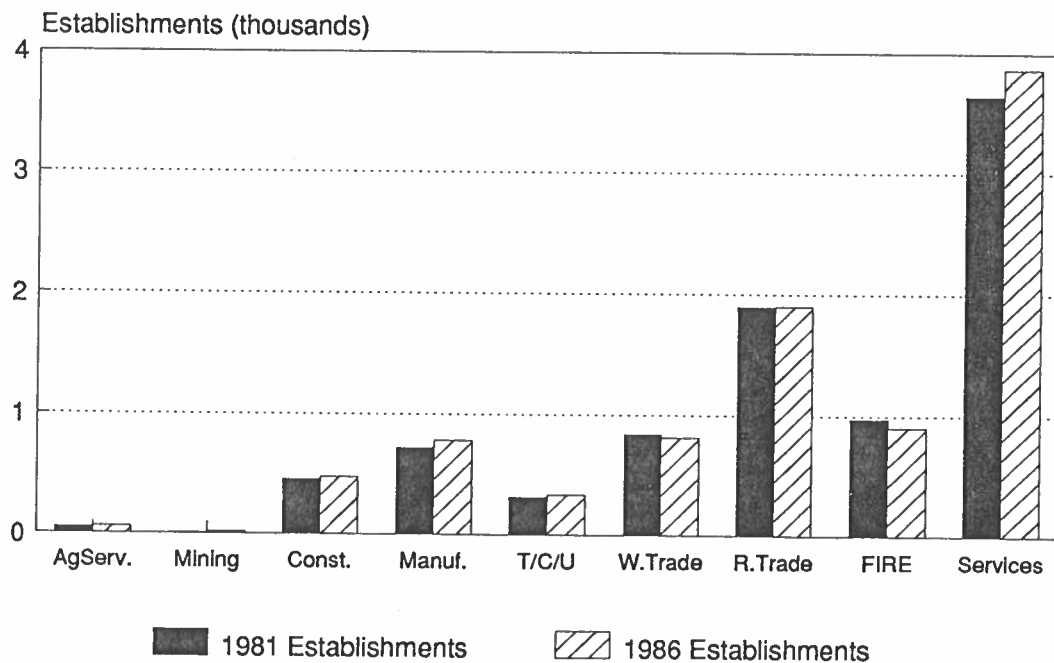
Even as the number of Oakland jobs declined, the number of establishments increased (Table 1.2; Figure 2). Altogether, the number of business establishments in Oakland expanded by 7.2 percent between 1981 and 1986, from 8,885, to 9,527. The number of establishments increased significantly even in the Manufacturing (+8.9 percent) and Transportation-Communications-Public

Table 1.2: Oakland Establishments by Major Sector: 1981, 1986

Sector	Total Establishments				Share of Total Economy		
	1981	1986	Change	%Change	1981	1986	Change
Agricultural Services	48	56	8	16.7%	0.5%	0.6%	0.1%
Mining & Extraction	6	13	7	116.7%	0.1%	0.1%	0.1%
Construction	451	476	25	5.5%	5.1%	5.2%	0.1%
Manufacturing	719	783	64	8.9%	8.1%	8.6%	0.5%
Transport/Communications & Public Utilities	311	331	20	6.4%	3.5%	3.6%	0.1%
Wholesale Trade	841	815	(26)	-3.1%	9.5%	8.9%	-0.6%
Retail Trade	1,898	1,902	4	0.2%	21.4%	20.8%	-0.6%
Finance, Insurance & Real Estate	973	902	(71)	-7.3%	11.0%	9.9%	-1.1%
Services	3,638	3,867	229	6.3%	40.9%	42.3%	1.3%
Total	8,885	9,145	260	2.9%	100.0%	100.0%	0.0%

Source: U.S. Census Bureau, County Business Patterns

Figure 2: Oakland Establishments by Sector: 1981, 1986



Source: County Business Patterns

Utilities (6.4 percent) sectors, **despite significant employment declines in those sectors.**

Employment declines co-incident with establishment increases are often taken not as a sign of industry decline, but rather as an indication of industry **restructuring.**

The story was different in the FIRE sector, where a 6.8 percent increase in jobs between 1981 and 1986 was accompanied by a 7.3 percent decline in establishments. Patterns of employment stability or growth coupled with declines in establishment number are often identified with industries which are becoming more **concentrated.** Also becoming more concentrated was the Wholesale Trade sector: while employment was more or less stable, the number of establishments declined by a little more than 3 percent.

The number of establishments in Oakland's Service sector grew faster than the number of jobs between 1981 and 1986, indicating, in aggregate, a **shift toward smaller firms.** The same general trend was apparent in the Retail Trade sector, where the number of establishments remained more or less stable, in spite of substantial job losses.

The Changing Size Distribution of Establishments

The growth in Oakland establishments was primarily at the "small firm" end of the establishment size spectrum (Tables 1.3 and 1.4; Figure 3); that is, establishments with 20 or fewer workers. Across all sectors, the number of establishments with fewer than 10 employees increased by 105 between 1981 and 1986, a gain of almost two percent. Over the same period, the number of establishments with 10-19 employees expanded by 13.8 percent. By contrast, the number of establishments with 20-49 workers declined by 2.5 percent.

Changes in the size distributions of larger establishments varied depending on the category. For example, while the number of establishments employing 50-99 workers increased by 5.7 percent between 1981 and 1986, the number of establishments employing 100-249 workers declined by 7.9 percent over the same period. Similarly, the number of establishments employing 250-499 workers increased by 14.6 percent between 1981 and 1986, while, over the same period, the number of establishments employing 500-999 workers declined by 31.6 percent.

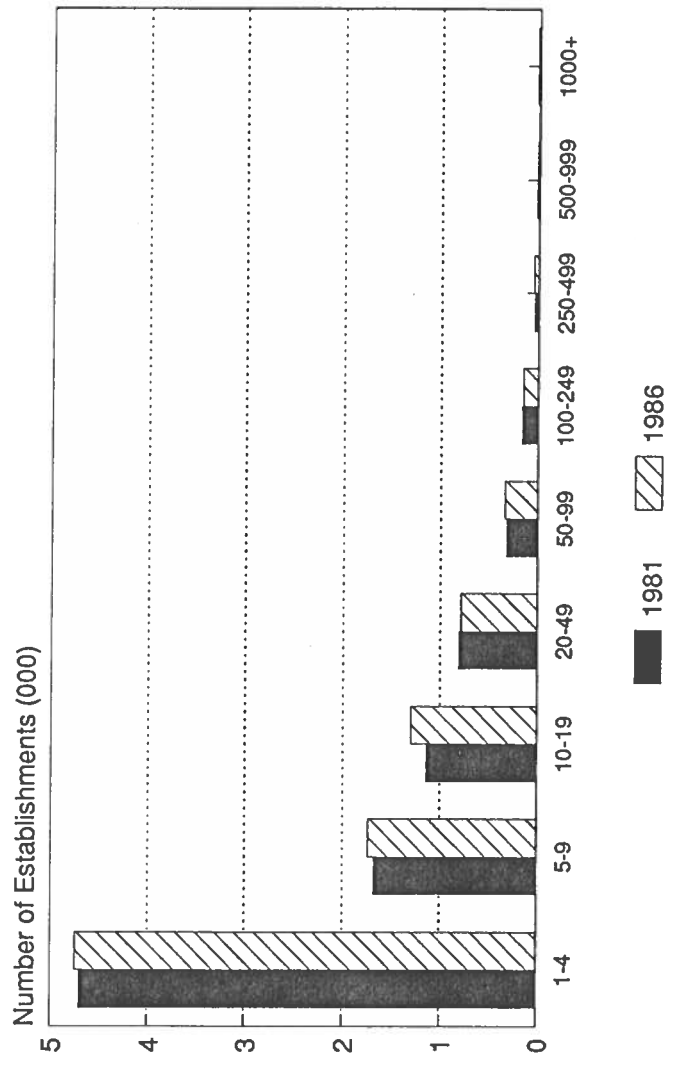
Table 1.3 Establishment Size Distribution by Sector 1981, 1986

Sector	Total Establishments	Percentage in Each Establishment Size Category								
		1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
1981										
Agricultural Services	48	77.1%	16.7%	4.2%	2.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Mining & Extraction	6	50.0%	16.7%	16.7%	0.0%	16.7%	0.0%	0.0%	0.0%	0.0%
Construction	451	51.0%	19.7%	14.4%	8.9%	3.5%	1.6%	0.9%	0.0%	0.0%
Manufacturing	719	27.1%	18.9%	21.7%	17.9%	7.2%	4.3%	1.5%	1.1%	0.1%
Transport/Communications & Public Utilities	311	34.1%	15.8%	14.1%	13.8%	5.8%	12.9%	1.3%	1.0%	1.3%
Wholesale Trade	841	34.1%	25.0%	19.7%	15.1%	4.6%	1.1%	0.2%	0.1%	0.0%
Retail Trade	1898	49.3%	24.7%	13.4%	7.7%	3.5%	1.1%	0.2%	0.1%	0.1%
Finance, Insurance & Real Estate	973	61.7%	12.7%	10.8%	10.2%	3.3%	0.8%	0.4%	0.0%	0.1%
Services	3638	63.2%	16.5%	9.6%	6.1%	2.6%	1.3%	0.4%	0.2%	0.1%
Total	8885	52.8%	19.0%	12.9%	9.1%	3.6%	1.8%	0.5%	0.2%	0.1%
1986										
Agricultural Services	56	66.1%	23.2%	7.1%	3.6%	0.0%	0.0%	0.0%	0.0%	0.0%
Mining & Extraction	13	46.2%	15.4%	30.8%	0.0%	7.7%	0.0%	0.0%	0.0%	0.0%
Construction	476	49.6%	21.4%	14.1%	8.8%	3.6%	2.1%	0.2%	0.0%	0.2%
Manufacturing	783	28.6%	19.3%	25.0%	14.6%	7.2%	3.1%	1.7%	0.6%	0.0%
Transport/Communications & Public Utilities	331	36.6%	19.0%	17.2%	14.8%	5.7%	3.0%	1.8%	0.9%	0.9%
Wholesale Trade	815	35.8%	22.0%	20.2%	15.0%	5.2%	1.6%	0.2%	0.0%	0.0%
Retail Trade	1889	48.0%	23.9%	16.3%	7.3%	3.2%	1.2%	0.1%	0.1%	0.0%
Finance, Insurance & Real Estate	902	59.0%	16.9%	11.0%	7.9%	3.1%	1.4%	0.6%	0.0%	0.2%
Services	3867	61.7%	16.3%	10.4%	6.5%	2.9%	1.5%	0.5%	0.1%	0.1%
Total	9132	51.9%	19.1%	14.3%	8.6%	3.7%	1.7%	0.5%	0.1%	0.1%

Source:

U.S. Census Bureau, County Business Patterns

Figure 3: Oakland Establishments
by Size: 1981, 1986



Source: County Business Patterns

Establishment Size Changes by Sector

Most of the net changes in Oakland establishments between 1981 and 1986 were among small establishments (Table 1.4). In the Service sector, for example (which, by itself, accounted for nine out of ten net new establishments in Oakland), 55 percent of the **net growth** in businesses was among establishments employing less than ten persons. By contrast, only 6 percent of net new Service establishments employed more than 100 persons. Establishment growth in the Manufacturing sector, the other sector with a large net increase in establishments, was also most pronounced among small establishments.

As Table 1.4 indicates, most changes involved larger establishments getting smaller, rather than smaller establishments getting bigger. This was particularly true for establishments with fewer than 20 workers. In the Transportation-Communications-Public Utilities sector, for instance, the growth of smaller establishments was almost exactly counterbalanced by the shrinkage of larger establishments.

Establishment size changes were much more uneven in the Retail and Wholesale Trade sectors, and in the FIRE sector. Between 1981 and 1986, the number of Retail Trade establishments in Oakland increased by only four. Behind this veil of stability, however, were two significant dynamics: the number of very small establishments was declining, as was the number of large establishments. The net result was a shift toward Retail establishments with 5-19 employees. A similar trend was apparent in the FIRE sector, where both the number of very small establishments (1-4 employees) and the number of larger establishments declined, while the number of establishments in the 5-9 job category increased. Finally, establishment trends in the Wholesale Trade sector followed still another pattern, with a decline in the number of smaller establishments (less than 50 employees) and an increase in the number of larger establishments (50 or more employees). The trend toward small establishment changes was even more pronounced in the FIRE sector, where almost all of the reduction in establishments was among firms with fewer than five workers.

Another way to look at the changing size distribution of establishments is by comparing changes in average establishment size (Table 1.5). In 1981, for example, the average Oakland

Table 1.4: Change and Percentage Change in Establishments by Size: 1981-86

Sector	Change in Establishments by Size Category									
	Total	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
Agricultural Services	8	0	5	2	1	0	0	0	0	0
Mining & Extraction	7	3	1	3	0	0	0	0	0	0
Construction	25	6	13	2	2	1	3	-3	0	1
Manufacturing	64	29	15	40	-15	4	-7	2	-3	-1
Transport/Communications & Public Utilities	20	15	14	13	6	1	-30	2	0	-1
Wholesale Trade	-26	5	-31	-1	-5	3	4	0	-1	0
Retail Trade	4	-29	-17	53	-9	-6	2	-1	0	-2
Finance, Insurance & Real Estate	-71	-68	28	-6	-28	-4	5	1	0	1
Services	229	86	30	52	28	19	10	5	-2	1
Total	260	47	58	158	-20	18	-13	6	-6	-1
Sector	Percentage Change in Establishments by Size Category									
	Total	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
Agricultural Services	16.7%	0.0%	62.5%	100.0%	100.0%					
Mining & Extraction	116.7%	100.0%	100.0%	300.0%		0.0%				
Construction	5.5%	2.6%	14.6%	3.1%	5.0%	6.3%	42.9%	-75.0%		
Manufacturing	8.9%	14.9%	11.0%	25.6%	-11.6%	7.7%	-22.6%	18.2%	-37.5%	-100.0%
Transport/Communications & Public Utilities	6.4%	14.2%	28.6%	29.5%	14.0%	5.6%	-75.0%	50.0%	0.0%	-25.0%
Wholesale Trade	-3.1%	1.7%	-14.8%	-0.6%	-3.9%	7.7%	44.4%	0.0%	-100.0%	
Retail Trade	-0.5%	-3.1%	-3.6%	20.9%	-6.1%	-9.1%	9.5%	-33.3%	0.0%	-100.0%
Finance, Insurance & Real Estate	-7.3%	-11.3%	22.6%	-5.7%	-28.3%	-12.5%	62.5%	25.0%		100.0%
Services	6.3%	3.7%	5.0%	14.8%	12.6%	20.2%	20.8%	38.5%	-33.3%	33.3%
Total	2.8%	1.0%	3.4%	13.8%	-2.5%	5.7%	-7.9%	14.6%	-31.6%	-9.1%

Source: U.S. Census Bureau, County Business Patterns

Table 1.5: Average Establishment Size by Major Sector

Sector	Average Establishment Size*			
	1981	1986	Change	%Change
Agricultural Services	4.42	5.55	1.14	25.7%
Mining & Extraction	17.33	12.46	-4.87	-28.1%
Construction	15.70	15.99	0.29	1.8%
Manufacturing	37.55	30.87	-6.69	-17.8%
Transport/Communications & Public Utilities	54.01	40.53	-13.47	-24.9%
Wholesale Trade	17.24	17.28	0.03	0.2%
Retail Trade	13.58	12.34	-1.24	-9.1%
Finance, Insurance & Real Estate	13.55	15.36	1.81	13.4%
Services	13.88	14.78	0.91	6.5%
Total	17.19	15.88	-1.31	-7.6%

Source: U.S. Census Bureau, County Business Patterns

Note: * employment calculated using midpoint of establishment size category, see Appendix A; excludes government employees and employees not elsewhere classified

Manufacturing establishment employed 37.55 workers; by 1986, that number was down to 30.87 workers. Even more precipitous was the decline in average establishment size in the Transportation-Communications-Public Utilities sector. In 1981, the TCU sector was dominated by very large establishments, with the average establishment employing 54 persons. By 1986, the average TCU establishment employed only 40.53 workers.

In 1981, the size of the average Service, Retail Trade, and FIRE sector establishment was the same--13.5 workers. By 1986, the average FIRE establishment had added two jobs while the average Service sector establishment had added one. The average Retail establishment, on the other hand, had shrunk by one person. Relatively unchanged during this period were the sizes of the typical Construction establishment (15.7 workers), and the typical Wholesale Trade establishment (17.25 workers).

To summarize, the first half of the 1980s were a period of substantial downsizing for larger Oakland establishments--particularly those in Manufacturing, Transportation, Communications, and Public Utilities. Average establishment sizes in other sectors were relatively stable during this period, in spite of big changes at both the very small and large ends of the establishment size distribution.

Sectoral Trends - Another View

The SIC Code classifies industries according to what they produce. Another way of looking at industries is according to how important they are to the local economy. Toward this end we reclassified Oakland's various industry groups ("2-digit") into four **basic** industry sectors and four **non-basic industry** sectors, according to their relative importance in the regional economy. Basic industry sectors include those local industries whose products are primarily traded outside the San Francisco Bay Area, and thus bring outside income into the region. Non-basic industry sectors include those local industries whose goods and services are sold primarily within the San Francisco Bay Area for local consumption. Readers should keep in mind that the basic/non-basic classifications of industries are based on the Bay Area economy, and would differ for other regions. Clearly, the division between basic and non-basic industries is somewhat

artificial; many industries sell goods and services both inside and outside the San Francisco Bay Area Region. The classification of industries into basic and non-basic categories is explained more fully in Appendix F.

The four basic industry sectors include High-technology Manufacturing industries, Other Basic Manufacturing industries, Distribution industries and Basic Service industries. The four non-basic industry sectors include Resource industries, Construction industries, Non-basic Manufacturing industries, and Local-Serving and Tourist industries.

Comparing the performance of Oakland's basic and non-basic industry sectors corroborates earlier findings. Looking first at employment (Table 1.6), we note that three of Oakland's four basic industry sectors--Distribution, High-technology Manufacturing, and Other Manufacturing--lost 1000 or more jobs between 1981 and 1986. Of the basic industry sectors, only Services gained employment. Put another way, between 1981 and 1986, Oakland's High-technology industries lost one of every four jobs, and the city's Other Manufacturing and Distribution industry sector lost roughly one out of every seven jobs. On the positive side, the city's Basic Service industry sector gained one new employee for every three. As noted above, the pattern of job loss and gain across size establishment categories varied widely by industry sector.

Turning to the non-basic side, a slightly different pattern emerges. Oakland's Construction and Resource industry sectors both gained employment between 1981 and 1986, as did non-basic Manufacturing industries. Confirming trends discussed earlier, Oakland's Local-serving and Tourist sector lost employment.

Altogether, Oakland's basic industries gained 154 establishments between 1981 and 1986, while the city's non-basic industries added 201 establishments (Table 1.7). Significantly, however, the number of establishments in the city's High-technology and Distribution industry sectors declined during this period. Among basic industries, establishment turnover occurred predominantly in smaller establishments--those with fewer than 20 workers. Among non-basic industries, the number of very small establishments (1-4 employees) declined sharply, while the number of moderately small establishments (5-20 employees) increased.

Table 1.6: Change and Percentage Change in Employment by Establishment Size in Oakland for Basic and Non-Basic Sectors: 1981-86

		Employment Change by Establishment Class Size (Estimated by using class size midpoint)									
		Total	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
Basic Sectors											
Basic Manufacturing	20,27,28,32,34,37	(2,648)	63	0	189	(449)	75	349	375	(2,249)	(1,000)
Basic High-Tech Manufacturing	35,36,38	(1,074)	0	(14)	(29)	(207)	75	(524)	375	(750)	0
Basic Distribution	42,44,45,48,49,50,51	(4,910)	10	(189)	203	(173)	75	(4,712)	375	(1,499)	1,000
Basic Service	61,63,67,73,76	6,057	298	126	232	311	447	1,396	749	1,499	1,000
Non-Basic Sectors											
Resource	07-14	157	8	42	73	35	0	0	0	0	0
Construction	15-17	679	15	91	29	69	75	524	(1,124)	0	1,000
Non-Basic Manufacturing	21-26,29,30,31,33,39	539	10	119	421	138	149	(1,047)	0	750	0
Local Serving & Tourism	52-59,60,62,64-66,71,72,75,78,79,80-89	(2,366)	(733)	168	1,059	(483)	0	873	749	(2,998)	(1,000)
Total		(3,567)	(330)	343	2,175	(759)	894	(3,141)	1,498	(5,247)	1,000
		Percent Employment Change by Establishment Class Size (Estimated by using class size midpoint)									
		Total	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
Basic Sectors											
Basic Manufacturing	20,27,28,32,34,37	-13.9%	29.4%	0.0%	17.8%	-18.8%	3.1%	11.8%	11.1%	-42.9%	-100.0%
Basic High-Tech Manufacturing	35,36,38	-26.3%	0.0%	-7.4%	-8.3%	-27.3%	11.1%	-60.0%	100.0%	-100.0%	
Basic Distribution	42,44,45,48,49,50,51	-15.9%	1.1%	-10.8%	7.2%	-3.0%	1.8%	-56.3%	16.7%	-50.0%	50.0%
Basic Service	61,63,67,73,76	35.7%	31.6%	12.3%	15.2%	12.2%	15.4%	34.8%	33.3%	200.0%	100.0%
Non-Basic Sectors											
Resource	07-14	49.6%	7.5%	66.7%	166.7%	100.0%	0.0%				
Construction	15-17	9.1%	2.6%	14.6%	3.1%	5.0%	6.3%	42.9%	-75.0%		
Non-Basic Manufacturing	21-26,29,30,31,33,39	10.0%	6.3%	40.5%	49.2%	10.5%	18.2%	-66.7%	0.0%		
Local Serving & Tourism	52-59,60,62,64-66,71,72,75,78,79,80-89	-3.4%	-9.6%	2.4%	12.5%	-3.7%	0.0%	9.8%	15.4%	-66.7%	-20.0%

Source: County Business Patterns

Table 1.7: Change and Percentage Change in Establishments by Size in Oakland for Basic and Non-Basic Sectors: 1981-86

		Change in Establishments by Size Class									
		Total	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
Establishment Change: 1981-86											
Included SIC Codes											
Basic Sectors											
Basic Manufacturing	20,27,28,32,34,37	25	25	0	13	-13	1	2	1	-3	-1
Basic High-Tech Manufacturing	35,36,38	-12	0	-2	-2	-6	1	-3	1	-1	0
Basic Distribution	42,44,45,48,49,50,51	-40	4	-27	14	-5	1	-27	1	-2	1
Basic Service	61,63,67,73,76	181	119	18	16	9	6	8	2	2	1
Non-Basic Sectors											
Resource	07-14	15	3	6	5	1	0	0	0	0	0
Construction	15-17	25	6	13	2	2	1	3	-3	0	1
Non-Basic Manufacturing	21-26,29,30,31,33,39	51	4	17	29	4	2	-6	0	1	0
Local Serving & Tourism	52-59,60,62,64-66,71,72,75,78,79,80-89	110	-293	24	73	-14	0	5	2	-4	-1
Total		355	(132)	49	150	(22)	12	(18)	4	(7)	1
Percentage establishment Change: 1981-86											
Included SIC Codes											
Basic Sectors											
Basic Manufacturing	20,27,28,32,34,37	-13.9%	29.4%	0.0%	17.8%	-18.8%	3.1%	11.8%	11.1%	-42.9%	-100.0%
Basic High-Tech Manufacturing	35,36,38	-26.3%	0.0%	-7.4%	-8.3%	-27.3%	11.1%	-60.0%	100.0%	-100.0%	
Basic Distribution	42,44,45,48,49,50,51	-15.9%	1.1%	-10.8%	7.2%	-3.0%	1.8%	-56.3%	16.7%	-50.0%	50.0%
Basic Service	61,63,67,73,76	35.7%	31.6%	12.3%	15.2%	12.2%	15.4%	34.8%	33.3%	200.0%	100.0%
Non-Basic Sectors											
Resource	07-14	49.6%	7.5%	66.7%	166.7%	100.0%	0.0%				
Construction	15-17	9.1%	2.6%	14.6%	3.1%	5.0%	6.3%	42.9%	-75.0%		
Non-Basic Manufacturing	21-26,29,30,31,33,39	10.0%	6.3%	40.5%	49.2%	10.5%	18.2%	-66.7%	0.0%		
Local Serving & Tourism	52-59,60,62,64-66,71,72,75,78,79,80-89	-3.4%	-9.6%	2.4%	12.5%	-3.7%	0.0%	9.8%	15.4%	-66.7%	-20.0%

Source: County Business Patterns

Summary

To summarize, the size of the Oakland economy, measured in jobs, declined slightly during the first half of the 1980s. Not counting government jobs, total employment declined by roughly 2000 jobs (-1.3 percent) between 1981 and 1986, while the number of establishments increased by roughly 2.9 percent. Behind these totals, however, the story is somewhat more complicated. Employment in the Service and FIRE sectors increased by about 7,500 jobs between 1981 and 1986--a trend occurring in most major cities. Balancing these job increases were continuing job losses in Oakland's traditional manufacturing industries, in the city's Retail sector, as well as small job declines in the city's High-technology and Wholesale Trade industries. Most worrisome however, are the large absolute (and percentage) employment declines in Oakland's **Transportation, Distribution, and Communications industries**--the industries commonly regarded as comprising Oakland's economic backbone.

This downsizing dynamic applied to establishments as well as key sectors. As employment declined in both the Manufacturing and TCU sectors, for example, the size of the typical firm also declined. On the other hand, the two sectors in which employment increased--FIRE and Services--saw slight increases in average employment size.

II. INDUSTRY TRENDS

The downsizing trend in the Oakland economy is also apparent at the "2-digit," or industry group level (Table 2.1; Figure 6). Altogether, nine Oakland industries employed 5000 or more workers in 1981: Health services (13,486 jobs in 1981), Business Services (10,909 jobs) Durable Goods (9,999 jobs), Eating and Drinking Places (8,122 jobs), Food and Kindred Products (7,606 jobs), Special Trade Contractors (5,570 jobs), Trucking and Warehousing (5,542 jobs), Communications (5,446 jobs), and Miscellaneous Retail (5061 jobs). Together, these top nine industries, the backbone of Oakland's economy, employed more than 71,000 workers in 1981--45 percent of total Oakland jobs.

Table 2.1:
Oakland Employment and Establishments by 2-Digit SIC Code, 1981, 1986 (Sorted by Employment Size)

SIC Code	Industry Group	Employment			Establishments		
		1986	1981	% chng	1986	1981	% chng
73	Business services	16,551	10,909	51.7%	642	444	44.6%
80	Health services	12,184	13,486	-9.7%	786	812	-3.2%
50	Wholesale durable goods	9,924	9,999	-0.7%	533	550	-3.1%
58	Eating and drinking places	8,154	8,122	0.4%	540	541	-0.2%
20	Food and kindred products	6,958	7,606	-8.5%	86	80	7.5%
17	Special trade contractors	4,910	5,570	-11.9%	278	273	1.8%
83	Social services	4,851	4,146	17.0%	293	237	23.6%
51	Wholesale non-durable goods	4,807	4,952	-2.9%	282	291	-3.1%
54	Food stores	4,569	4,049	12.9%	334	285	17.2%
59	Misc. retail	3,993	5,061	-21.1%	433	435	-0.5%
65	Real estate brokers	3,938	3,037	29.7%	441	470	-6.2%
42	Trucking and warehousing	3,644	5,542	-34.3%	136	141	-3.5%
86	Membership organizations	3,428	3,086	11.1%	304	301	1.0%
89	Misc. services	2,957	2,114	39.9%	321	226	42.0%
55	Auto dealers and service stations	2,901	3,082	-5.9%	219	261	-16.1%
61	Credit agencies	2,746	1,577	74.2%	94	103	-8.7%
34	Fabricated metal industries	2,700	4,078	-33.8%	87	106	-17.9%
48	Communications	2,653	5,446	-51.3%	31	36	-13.9%
81	Legal services	2,537	2,407	5.4%	397	367	8.2%
82	Educational services	2,529	3,812	-33.7%	89	70	27.1%
27	Printing and publishing	2,468	2,228	10.8%	127	93	36.6%
60	Banking	2,457	3,582	-31.4%	71	80	-11.3%
63	Insurance carriers	2,454	2,908	-15.6%	56	65	-13.8%
70	Hotels and lodging places	2,429	1,475	64.7%	66	68	-2.9%
44	Water transportation	2,416	2,356	2.5%	28	27	3.7%
72	Personal services	2,271	1,959	15.9%	216	217	-0.5%
75	Auto repair services	2,225	1,653	34.6%	243	268	-9.3%
23	Apparel/textile products	2,186	1,689	29.4%	122	72	69.4%
47	Transportation services	2,176	416	423.6%	80	54	48.1%
32	Stone, clay and glass products	2,131	2,205	-3.4%	25	28	-10.7%
45	Air transportation	2,105	2,153	-2.2%	31	33	-6.1%
53	General merchandise stores	1,913	3,129	-38.9%	24	37	-35.1%
35	Machinery, except electrical	1,712	2,402	-28.7%	80	99	-19.2%
64	Insurance agents and brokers	1,693	1,495	13.3%	141	164	-14.0%
15	General contractors and builders	1,673	1,466	14.2%	177	159	11.3%
16	Heavy construction contractors	1,528	397	284.9%	21	19	10.5%
56	Apparel & accessory stores	1,462	1,350	8.3%	166	156	6.4%
79	Amusement & recreation services	1,207	1,980	-39.1%	65	61	6.6%
26	Paper and allied products	1,158	743	55.9%	17	18	-5.6%

But except for Business Services, which gained employment, and Eating and Drinking Places, which held steady, all nine of these industries lost jobs between 1981 and 1986. The largest losers were Communications (-51.3 percent job loss between 1981 and 1986), Trucking and Warehousing (-34.3 percent), Miscellaneous Retail (-21.1 percent), and Special Trade Contractors (-11.9 percent).

Excluding Business Services, Oakland top nine industries in 1981 lost a total of 8,400 jobs between 1981 and 1986--an amount equivalent to 5 percent of Oakland's 1981 job base.

Not all industries lost employment; there were some notable "winners" in the Oakland economy (Table 2.2A). As noted above, Oakland's Business Services industry gained 5,642 jobs between 1981 and 1986. Nine other industries gained 500 or more jobs over the same period: Transportation Services (+1,760 jobs), Credit Agencies (+1,169 jobs), Heavy Construction Contractors (+1,131 jobs), Hotels and Lodging Places (+955 jobs), Real Estate Brokers (+901 jobs), Miscellaneous Services (+843 jobs), Social Services (+705 jobs), Auto Repair Services (+572 jobs), and Food Stores (+521 jobs).

At the opposite extreme, nine Oakland industries lost 1000 or more jobs between 1981 and 1986. Significantly, many of Oakland's largest industries were among its biggest employment losers (Table 2.2A). The Communications industry, which provided 5,446 jobs in 1981 and accounted for 3.4 percent of Oakland jobs in that year, lost 2,793 jobs during the next five years. Other big losers included Trucking and Warehousing (-1,899 jobs), Fabricated Metals (-1,378 jobs), Health Services (-1,302 jobs), Educational Services (-1,283 jobs), Banking (-1,126 jobs), and Miscellaneous Retail (-1,068 jobs).

Perhaps the best way to appreciate the downsizing of the Oakland economy is to look at employment trends in the city's largest industries--those employing 3,000 or more workers (Table 2.3). In 1981, there were 19 industries which employed 3,000 or more workers; by 1986, there were only 13 industries employing 3,000 or more workers. The top 19 industries in 1981 employed 108,690 workers, and accounted for 67.5 percent of Oakland's jobs base; by 1986, these same 19 industries employed 103,059 workers, and accounted for 64.8 percent of the Oakland's jobs base. By contrast, the top 13 Oakland industries in 1986 employed only 87,908 workers, and accounted for only 55.33 percent of Oakland's job base. Moreover, except for Business Services,

Table 2.1 Continued:

Oakland Employment and Establishments by 2-Digit SIC Code, 1981, 1986 (Sorted by Employment Size)

SIC Code	Industry Group	Employment			Establishments		
		1986	1981	% chng	1986	1981	% chng
57	Furniture and home furnishings	1,096	1,144	-4.2%	130	127	2.4%
37	Transportation equipment	1,094	1,175	-6.9%	22	20	10.0%
28	Chemicals and allied products	1,091	1,797	-39.3%	38	33	15.2%
76	Misc. repair services	1,020	1,146	-11.0%	106	101	5.0%
36	Electrical/electronic equipment	1,009	1,340	-24.7%	28	22	27.3%
62	Security and commodity brokers	929	496	87.2%	37	22	68.2%
33	Primary metal industries	873	838	4.2%	22	24	-8.3%
30	Rubber and plastic products	606	753	-19.5%	18	22	-18.2%
52	Building and garden materials	533	890	-40.1%	56	56	0.0%
41	Local and inter-urban transit	501	2,451	-79.6%	22	14	57.1%
49	Electrical, gas & sanitary serv.	424	436	-2.8%	3	6	-50.0%
39	Misc. manufactured goods	372	272	37.0%	35	32	9.4%
25	Furniture and fixture	354	772	-54.1%	24	29	-17.2%
7	Agricultural services	296	210	41.3%	55	47	17.0%
38	Instruments and related products	287	339	-15.5%	16	15	6.7%
24	Lumber and wood products	276	134	106.0%	27	13	107.7%
67	Holding and investment companies	241	414	-41.9%	54	58	-6.9%
78	Motion pictures	203	237	-14.2%	19	19	0.0%
13	Oil & gas extraction	135	5	2600.0%	9	2	350.0%
29	Petroleum and coal products	58	137	-57.7%	5	8	-37.5%
66	Combined real estate & insurance	50	76	-34.2%	8	11	-27.3%
84	Museums, gardens and zoos	40	92	-56.8%	3	3	0.0%
22	Textile mill products	36	24	50.0%	3	3	0.0%
14	Non-metallic metals extraction	17	84	-79.8%	2	3	-33.3%
9	Fishing and hunting	15	0	100.0%	1	0	100.0%
10	Metal mining	10	15	-34.5%	2	1	100.0%
31	Leather products	3	22	-88.4%	1	2	-50.0%
8	Forestry	0	3	-100.0%	0	1	-100.0%

Source: County Business Patterns

Table 2.2A:
Oakland Employment and Establishments by 2-Digit SIC Code, 1981, 1986 (Sorted by Employment Change)

SIC Code	Industry Group	Employment				Establishments			
		1981	1986	Change	% chng	1981	1986	Change	% chng
73	Business services	10,909	16,551	5,642	51.7%	444	642	198	44.6%
47	Transportation services	416	2,176	1,760	423.6%	54	80	26	48.1%
61	Credit agencies	1,577	2,746	1,169	74.2%	103	94	(9)	-8.7%
16	Heavy construction contractors	397	1,528	1,131	284.9%	19	21	2	10.5%
70	Hotels and lodging places	1,475	2,429	955	64.7%	68	66	(2)	-2.9%
65	Real estate brokers	3,037	3,938	901	29.7%	470	441	(29)	-6.2%
89	Misc. services	2,114	2,957	843	39.9%	226	321	95	42.0%
83	Social services	4,146	4,851	705	17.0%	237	293	56	23.6%
75	Auto repair services	1,653	2,225	572	34.6%	268	243	(25)	-9.3%
54	Food stores	4,049	4,569	521	12.9%	285	334	49	17.2%
23	Apparel/textile products	1,689	2,186	497	29.4%	72	122	50	69.4%
62	Security and commodity brokers	496	929	433	87.2%	22	37	15	68.2%
26	Paper and allied products	743	1,158	415	55.9%	18	17	(1)	-5.6%
86	Membership organizations	3,086	3,428	342	11.1%	301	304	3	1.0%
72	Personal services	1,959	2,271	312	15.9%	217	216	(1)	-0.5%
27	Printing and publishing	2,228	2,468	240	10.8%	93	127	34	36.6%
15	General contractors and builders	1,466	1,673	208	14.2%	159	177	18	11.3%
64	Insurance agents and brokers	1,495	1,693	199	13.3%	164	141	(23)	-14.0%
24	Lumber and wood products	134	276	142	106.0%	13	27	14	107.7%
81	Legal services	2,407	2,537	131	5.4%	367	397	30	8.2%
13	Oil & gas extraction	5	135	130	2600.0%	2	9	7	350.0%
56	Apparel & accessory stores	1,350	1,462	112	8.3%	156	166	10	6.4%
39	Misc. manufactured goods	272	372	101	37.0%	32	35	3	9.4%
7	Agricultural services	210	296	87	41.3%	47	55	8	17.0%
44	Water transportation	2,356	2,416	60	2.5%	27	28	1	3.7%
33	Primary metal industries	838	873	35	4.2%	24	22	(2)	-8.3%
58	Eating and drinking places	8,122	8,154	33	0.4%	541	540	(1)	-0.2%
9	Fishing and hunting	0	15	15	100.0%	0	1	1	100.0%
22	Textile mill products	24	36	12	50.0%	3	3	0	0.0%
8	Forestry	3	0	(3)	-100.0%	1	0	(1)	-100.0%
10	Metal mining	15	10	(5)	-34.5%	1	2	1	100.0%
49	Electrical, gas & sanitary serv.	436	424	(12)	-2.8%	6	3	(3)	-50.0%
31	Leather products	22	3	(19)	-88.4%	2	1	(1)	-50.0%
66	Combined real estate & insurance	76	50	(26)	-34.2%	11	8	(3)	-27.3%
78	Motion pictures	237	203	(34)	-14.2%	19	19	0	0.0%
45	Air transportation	2,153	2,105	(48)	-2.2%	33	31	(2)	-6.1%
57	Furniture and home furnishings	1,144	1,096	(49)	-4.2%	127	130	3	2.4%

Table 2.2A Continued:

Oakland Employment and Establishments by 2-Digit SIC Code, 1981, 1986 (Sorted by Employment Change)

SIC Code	Industry Group	Employment				Establishments			
		1981	1986	Change	% chng	1981	1986	Change	% chng
84	Museums, gardens and zoos	92	40	(52)	-56.8%	3	3	0	0.0%
38	Instruments and related products	339	287	(53)	-15.5%	15	16	1	6.7%
14	Non-metallic metals extraction	84	17	(67)	-79.8%	3	2	(1)	-33.3%
32	Stone, clay and glass products	2,205	2,131	(74)	-3.4%	28	25	(3)	-10.7%
50	Wholesale durable goods	9,999	9,924	(75)	-0.7%	550	533	(17)	-3.1%
29	Petroleum and coal products	137	58	(79)	-57.7%	8	5	(3)	-37.5%
37	Transportation equipment	1,175	1,094	(81)	-6.9%	20	22	2	10.0%
76	Misc. repair services	1,146	1,020	(126)	-11.0%	101	106	5	5.0%
51	Wholesale non-durable goods	4,952	4,807	(145)	-2.9%	291	282	(9)	-3.1%
30	Rubber and plastic products	753	606	(147)	-19.5%	22	18	(4)	-18.2%
67	Holding and investment companies	414	241	(174)	-41.9%	58	54	(4)	-6.9%
55	Auto dealers and service stations	3,082	2,901	(182)	-5.9%	261	219	(42)	-16.1%
36	Electrical/electronic equipment	1,340	1,009	(331)	-24.7%	22	28	6	27.3%
52	Building and garden materials	890	533	(357)	-40.1%	56	56	0	0.0%
25	Furniture and fixture	772	354	(418)	-54.1%	29	24	(5)	-17.2%
63	Insurance carriers	2,908	2,454	(454)	-15.6%	65	56	(9)	-13.8%
20	Food and kindred products	7,606	6,958	(649)	-8.5%	80	86	6	7.5%
17	Special trade contractors	5,570	4,910	(660)	-11.9%	273	278	5	1.8%
35	Machinery, except electrical	2,402	1,712	(691)	-28.7%	99	80	(19)	-19.2%
28	Chemicals and allied products	1,797	1,091	(707)	-39.3%	33	38	5	15.2%
79	Amusement & recreation services	1,980	1,207	(773)	-39.1%	61	65	4	6.6%
59	Misc. retail	5,061	3,993	(1,068)	-21.1%	435	433	(2)	-0.5%
60	Banking	3,582	2,457	(1,126)	-31.4%	80	71	(9)	-11.3%
53	General merchandise stores	3,129	1,913	(1,216)	-38.9%	37	24	(13)	-35.1%
82	Educational services	3,812	2,529	(1,283)	-33.7%	70	89	19	27.1%
80	Health services	13,486	12,184	(1,302)	-9.7%	812	786	(26)	-3.2%
34	Fabricated metal industries	4,078	2,700	(1,378)	-33.8%	106	87	(19)	-17.9%
42	Trucking and warehousing	5,542	3,644	(1,899)	-34.3%	141	136	(5)	-3.5%
41	Local and inter-urban transit	2,451	501	(1,950)	-79.6%	14	22	8	57.1%
48	Communications	5,446	2,653	(2,793)	-51.3%	36	31	(5)	-13.9%

Source: County Business Patterns

Table 2.28:
Oakland Employment and Establishments by 2-Digit SIC Code, 1981, 1986 (Sorted by Establishment Change)

SIC Code	Industry Group	Employment				Establishments			
		1981	1986	Change	% chng	1981	1986	Change	% chng
73	Business services	10,909	16,551	5,642	51.7%	444	642	198	44.6%
89	Misc. services	2,114	2,957	843	39.9%	226	321	95	42.0%
83	Social services	4,146	4,851	705	17.0%	237	293	56	23.6%
23	Apparel/textile products	1,689	2,186	497	29.4%	72	122	50	69.4%
54	Food stores	4,049	4,569	521	12.9%	285	334	49	17.2%
27	Printing and publishing	2,228	2,468	240	10.8%	93	127	34	36.6%
81	Legal services	2,407	2,537	131	5.4%	367	397	30	8.2%
47	Transportation services	416	2,176	1,760	423.6%	54	80	26	48.1%
82	Educational services	3,812	2,529	(1,283)	-33.7%	70	89	19	27.1%
15	General contractors and builders	1,466	1,673	208	14.2%	159	177	18	11.3%
62	Security and commodity brokers	496	929	433	87.2%	22	37	15	68.2%
24	Lumber and wood products	134	276	142	106.0%	13	27	14	107.7%
56	Apparel & accessory stores	1,350	1,462	112	8.3%	156	166	10	6.4%
7	Agricultural services	210	296	87	41.3%	47	55	8	17.0%
41	Local and inter-urban transit	2,451	501	(1,950)	-79.6%	14	22	8	57.1%
13	Oil & gas extraction	5	135	130	2600.0%	2	9	7	350.0%
20	Food and kindred products	7,606	6,958	(649)	-8.5%	80	86	6	7.5%
36	Electrical/electronic equipment	1,340	1,009	(331)	-24.7%	22	28	6	27.3%
28	Chemicals and allied products	1,797	1,091	(707)	-39.3%	33	38	5	15.2%
76	Misc. repair services	1,146	1,020	(126)	-11.0%	101	106	5	5.0%
17	Special trade contractors	5,570	4,910	(660)	-11.9%	273	278	5	1.8%
79	Amusement & recreation services	1,980	1,207	(773)	-39.1%	61	65	4	6.6%
39	Misc. manufactured goods	272	372	101	37.0%	32	35	3	9.4%
86	Membership organizations	3,086	3,428	342	11.1%	301	304	3	1.0%
57	Furniture and home furnishings	1,144	1,096	(49)	-4.2%	127	130	3	2.4%
16	Heavy construction contractors	397	1,528	1,131	284.9%	19	21	2	10.5%
37	Transportation equipment	1,175	1,094	(81)	-6.9%	20	22	2	10.0%
10	Metal mining	15	10	(5)	-34.5%	1	2	1	100.0%
9	Fishing and hunting	0	15	15	100.0%	0	1	1	100.0%
44	Water transportation	2,356	2,416	60	2.5%	27	28	1	3.7%
38	Instruments and related products	339	287	(53)	-15.5%	15	16	1	6.7%
84	Museums, gardens and zoos	92	40	(52)	-56.8%	3	3	0	0.0%
22	Textile mill products	24	36	12	50.0%	3	3	0	0.0%
52	Building and garden materials	890	533	(357)	-40.1%	56	56	0	0.0%
78	Motion pictures	237	203	(34)	-14.2%	19	19	0	0.0%

Table 2.28 Continued:

Oakland Employment and Establishments by 2-Digit SIC Code, 1981, 1986 (Sorted by Establishment Change)

SIC Code	Industry Group	Employment				Establishments			
		1981	1986	Change	% chng	1981	1986	Change	% chng
14	Non-metallic metals extraction	84	17	(67)	-79.8%	3	2	(1)	-33.3%
31	Leather products	22	3	(19)	-88.4%	2	1	(1)	-50.0%
58	Eating and drinking places	8,122	8,154	33	0.4%	541	540	(1)	-0.2%
72	Personal services	1,959	2,271	312	15.9%	217	216	(1)	-0.5%
26	Paper and allied products	743	1,158	415	55.9%	18	17	(1)	-5.6%
8	Forestry	3	0	(3)	-100.0%	1	0	(1)	-100.0%
70	Hotels and lodging places	1,475	2,429	955	64.7%	68	66	(2)	-2.9%
33	Primary metal industries	838	873	35	4.2%	24	22	(2)	-8.3%
59	Misc. retail	5,061	3,993	(1,068)	-21.1%	435	433	(2)	-0.5%
45	Air transportation	2,153	2,105	(48)	-2.2%	33	31	(2)	-6.1%
66	Combined real estate & insurance	76	50	(26)	-34.2%	11	8	(3)	-27.3%
49	Electrical, gas & sanitary serv.	436	424	(12)	-2.8%	6	3	(3)	-50.0%
32	Stone, clay and glass products	2,205	2,131	(74)	-3.4%	28	25	(3)	-10.7%
29	Petroleum and coal products	137	58	(79)	-57.7%	8	5	(3)	-37.5%
30	Rubber and plastic products	753	606	(147)	-19.5%	22	18	(4)	-18.2%
67	Holding and investment companies	414	241	(174)	-41.9%	58	54	(4)	-6.9%
25	Furniture and fixture	772	354	(418)	-54.1%	29	24	(5)	-17.2%
48	Communications	5,446	2,653	(2,793)	-51.3%	36	31	(5)	-13.9%
42	Trucking and warehousing	5,542	3,644	(1,899)	-34.3%	141	136	(5)	-3.5%
60	Banking	3,582	2,457	(1,126)	-31.4%	80	71	(9)	-11.3%
61	Credit agencies	1,577	2,746	1,169	74.2%	103	94	(9)	-8.7%
63	Insurance carriers	2,908	2,454	(454)	-15.6%	65	56	(9)	-13.8%
51	Wholesale non-durable goods	4,952	4,807	(145)	-2.9%	291	282	(9)	-3.1%
53	General merchandise stores	3,129	1,913	(1,216)	-38.9%	37	24	(13)	-35.1%
50	Wholesale durable goods	9,999	9,924	(75)	-0.7%	550	533	(17)	-3.1%
35	Machinery, except electrical	2,402	1,712	(691)	-28.7%	99	80	(19)	-19.2%
34	Fabricated metal industries	4,078	2,700	(1,378)	-33.8%	106	87	(19)	-17.9%
64	Insurance agents and brokers	1,495	1,693	199	13.3%	164	141	(23)	-14.0%
75	Auto repair services	1,653	2,225	572	34.6%	268	243	(25)	-9.3%
80	Health services	13,486	12,184	(1,302)	-9.7%	812	786	(26)	-3.2%
65	Real estate brokers	3,037	3,938	901	29.7%	470	441	(29)	-6.2%
55	Auto dealers and service stations	3,082	2,901	(182)	-5.9%	261	219	(42)	-16.1%

Source: County Business Patterns

Table 2.3: Job Performance of Oakland's Largest Industries in 1981 and 1986

SIC Code	Industry Group	Employment			Employment Share		
		1981	1986	% chng	1981	1986	Change

Largest 1981 Employers							

80	Health services	13,486	12,184	-9.7%	8.38%	7.67%	-0.71%
73	Business services	10,909	16,551	51.7%	6.78%	10.42%	3.64%
50	Wholesale durable goods	9,999	9,924	-0.7%	6.21%	6.25%	0.03%
58	Eating and drinking places	8,122	8,154	0.4%	5.05%	5.13%	0.09%
20	Food and kindred products	7,606	6,958	-8.5%	4.73%	4.38%	-0.35%
17	Special trade contractors	5,570	4,910	-11.9%	3.46%	3.09%	-0.37%
42	Trucking and warehousing	5,542	3,644	-34.3%	3.44%	2.29%	-1.15%
48	Communications	5,446	2,653	-51.3%	3.38%	1.67%	-1.71%
59	Misc. retail	5,061	3,993	-21.1%	3.14%	2.51%	-0.63%
51	Wholesale non-durable goods	4,952	4,807	-2.9%	3.08%	3.03%	-0.05%
83	Social services	4,146	4,851	17.0%	2.58%	3.05%	0.48%
34	Fabricated metal industries	4,078	2,700	-33.8%	2.53%	1.70%	-0.83%
54	Food stores	4,049	4,569	12.9%	2.52%	2.88%	0.36%
82	Educational services	3,812	2,529	-33.7%	2.37%	1.59%	-0.78%
60	Banking	3,582	2,457	-31.4%	2.23%	1.55%	-0.68%
53	General merchandise stores	3,129	1,913	-38.9%	1.94%	1.20%	-0.74%
86	Membership organizations	3,086	3,428	11.1%	1.92%	2.16%	0.24%
55	Auto dealers and service stations	3,082	2,901	-5.9%	1.92%	1.83%	-0.09%
65	Real estate brokers	3,037	3,938	29.7%	1.89%	2.48%	0.59%

	1981 Totals	108,690	103,059	-5.2%	67.54%	64.86%	-2.67%

Largest 1986 Employers							

73	Business services	10,909	16,551	51.7%	6.78%	10.42%	3.64%
80	Health services	13,486	12,184	-9.7%	8.38%	7.67%	-0.71%
50	Wholesale durable goods	9,999	9,924	-0.7%	6.21%	6.25%	0.03%
58	Eating and drinking places	8,122	8,154	0.4%	5.05%	5.13%	0.09%
20	Food and kindred products	7,606	6,958	-8.5%	4.73%	4.38%	-0.35%
17	Special trade contractors	5,570	4,910	-11.9%	3.46%	3.09%	-0.37%
83	Social services	4,146	4,851	17.0%	2.58%	3.05%	0.48%
51	Wholesale non-durable goods	4,952	4,807	-2.9%	3.08%	3.03%	-0.05%
54	Food stores	4,049	4,569	12.9%	2.52%	2.88%	0.36%
59	Misc. retail	5,061	3,993	-21.1%	3.14%	2.51%	-0.63%
65	Real estate brokers	3,037	3,938	29.7%	1.89%	2.48%	0.59%
42	Trucking and warehousing	5,542	3,644	-34.3%	3.44%	2.29%	-1.15%
86	Membership organizations	3,086	3,428	11.1%	1.92%	2.16%	0.24%

	1986 Totals	85,562	87,908	2.7%	53.16%	55.33%	2.16%
=====							

Eating and Drinking Places, Social Services, Food Stores, and Membership Organizations, all of the top 13 industries in 1986--those employing 3,000 or more workers--had lost employment during the previous five years.

III. THE OAKLAND ECONOMY IN CONTEXT

Oakland vs. Alameda County

The jobs performance of the Oakland economy during the first half of the 1980s differed sharply from the jobs performance of Alameda County (Table 3.1; Figure 4). In almost every industry sector, the city lagged the county. This situation was most obvious in the case of the Transportation-Communications-Public Utilities sector: whereas Alameda County employment increased 23.7 percent between 1980 and 1985, TCU employment in Oakland declined by 26.0 percent between 1981 and 1986. Retail Trade employment, which increased by 17.7 percent in the County between 1980 and 1985, declined by 8.2 percent in Oakland between 1981 and 1986. Likewise, while employment in Oakland's Wholesale Trade sector declined by 1.5 percent between 1981 and 1986, employment in Alameda County's Wholesale Trade sector increased by 22.3 percent. Even in the Service sector, Oakland's fastest growing sector, county employment growth exceeded city employment growth 25.9 percent (1980-85) to 13.2 percent (1981-86).

There were two sectors in which Oakland outperformed Alameda County with respect to employment growth: Construction, and Finance-Insurance-Real Estate. Whereas county FIRE employment increased by only 1.3 percent between 1980 and 1985, FIRE employment in Oakland increased by 6.8 percent between 1981 and 1986. The performance of Oakland's Manufacturing sector, considered as a whole, exactly matched Alameda County's, as both city and county lost about 11 percent of their manufacturing jobs during the first half of the 1980s.

These trends were the result of two types of dynamics. First, while Oakland's population declined by roughly -- percent between 1980 and 1985, Alameda County's population increased by -- percent. In this sense, the greater growth of Alameda County's Retail Trade and Service sectors--two sectors dominated by population-serving establishments--can be seen as stemming in

part from the county's greater population growth. The second dynamic is more ominous: in both the Wholesale Trade and TCU sectors, Alameda County's employment growth seemed to occur largely at Oakland's expense. In the case of the TCU sector, firms which had been located in Oakland moved to other locations in Alameda County.

As noted above, the one bright spot for Oakland was the FIRE sector. Clearly, Oakland successfully attracted most of the FIRE sector employment growth occurring in Alameda County during the first half of the 1980s. Why this should be so at the same time that Oakland lost TCU employment to other areas of the county needs further exploration.

Oakland vs. the Bay Area

Broadly speaking, Oakland has not participated in the employment boom of the San Francisco Bay Area economy. During the first half of the 1980s, the economy of the nine-county Bay Area outpaced the economy of Oakland in every sector except Construction. Whereas Oakland employment declined by 1.5 percent between 1981 and 1986, employment in the Bay Area expanded by 15.5 percent between 1980 and 1985 (Table 3.1; Figure 5).

Two Oakland sectors which were big losers between 1981 and 1986--Retail Trade and Manufacturing--were winners for the Bay Area. While Retail Trade employment fell 8.2 percent in Oakland between 1981 and 1986, at the regional level, Retail Trade employment expanded 16.2 percent. Similarly, whereas employment in Oakland's Manufacturing industries fell by 11.1 percent between 1981 and 1986, Bay Area Manufacturing employment increased by 3.1 percent over a comparable period.

Compared to the Bay Area region as a whole, job growth in Oakland's two major job-gaining sectors, FIRE and Services, looked fairly anemic; whereas FIRE employment in Oakland expanded by 6.8 percent between 1981 and 1986, FIRE employment in the Bay Area grew by 15.2 percent between 1980 and 1985. Similarly, the job growth rate for Service sector at the regional level, 29.6 percent, was more than double the 13.2 percent job growth rate for Oakland's Service sector.

Table 3.1: Sectoral Employment Trends: Oakland (1981-86) vs. Alameda County, the Bay Area, and the U.S. (1980-85)

Sector	Oakland Employment: 1981-86*		%Change in Other Economies: 1980-85**		
	Change	%Change	Alameda Co.	Bay Area	U.S.
Agricultural Services	99	46.7%	77.8%	34.9%	31.7%
Mining & Extraction	58	55.8%	-16.7%	88.7%	-5.3%
Construction	679	9.1%	0.6%	4.4%	0.1%
Manufacturing	(3,183)	-11.1%	-10.5%	3.1%	-8.1%
Transport/Communications & Public Utilities	(4,880)	-26.0%	23.7%	-3.7%	4.0%
Wholesale Trade	(220)	-1.5%	22.3%	27.8%	7.9%
Retail Trade	(2,206)	-8.2%	17.7%	16.2%	12.0%
Finance, Insurance & Real Estate	922	6.8%	1.3%	15.2%	13.7%
Services	6,679	13.2%	25.9%	29.6%	25.3%
Total	-2051	-1.3%	12.4%	15.5%	8.4%

Source: U.S. Census Bureau, County Business Patterns
 Note: * employment calculated using midpoint of establishment size category, see Appendix A;
 excludes government employees and employees not elsewhere classified
 ** total includes employees not elsewhere classified

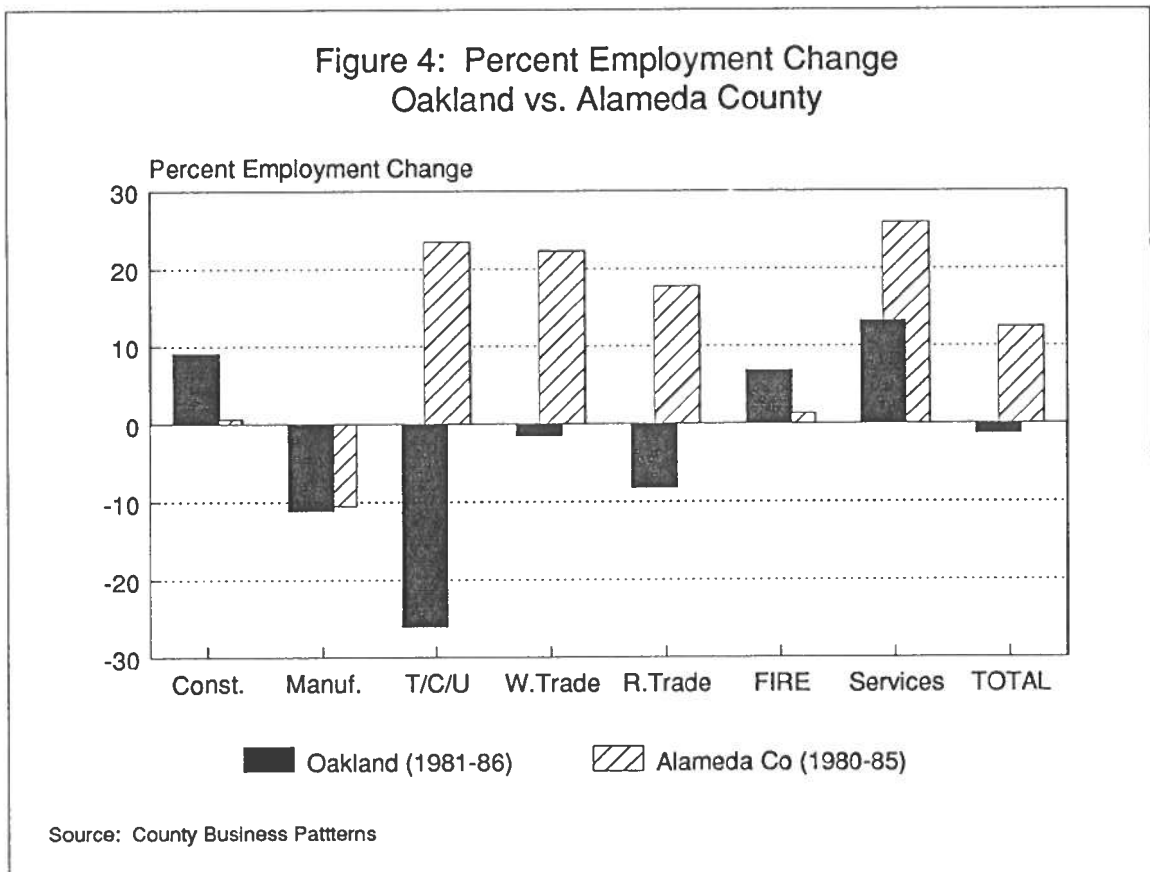
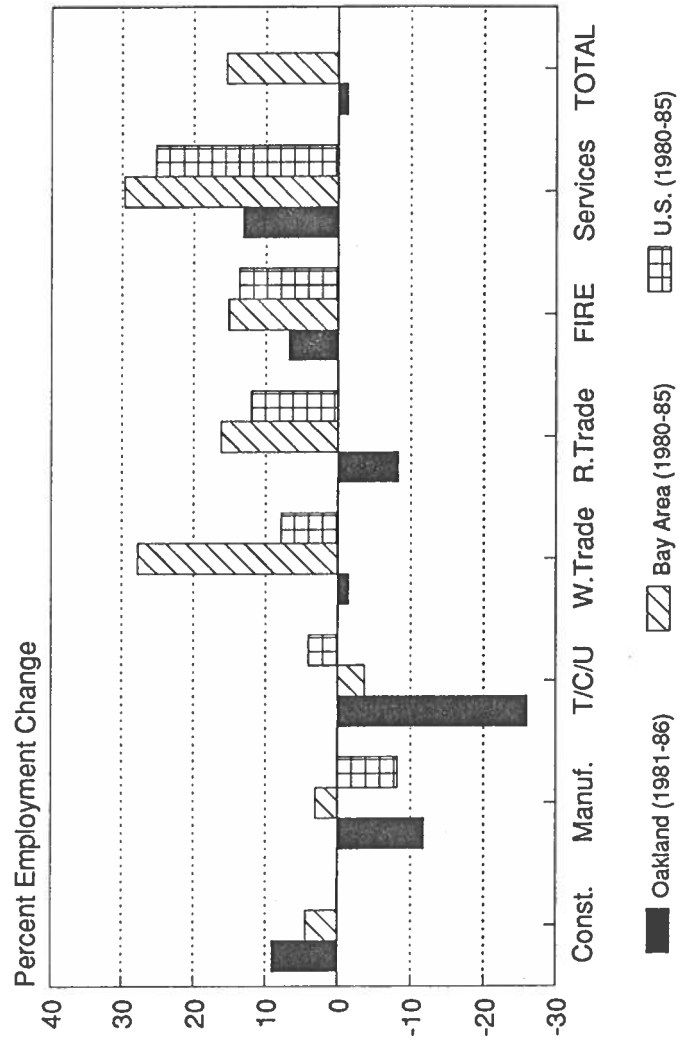


Figure 5: Percent Employment Change
Oakland (1981-86); vs. Bay Area and U.S.



Source: County Business Patterns

Table 3.2: Sectoral Employment Location Quotients*:
Oakland vs. the San Francisco Bay Area: 1981, 1986

Sector	Employment Location Quotient*		
	1981	1986	Change
Agricultural Services	0.29	0.37	0.08
Mining & Extraction	0.26	0.25	(0.01)
Construction	0.71	0.87	0.15
Manufacturing	0.73	0.73	0.00
Transport/Communications & Public Utilities	1.36	1.21	(0.14)
Wholesale Trade	1.40	1.26	(0.15)
Retail Trade	0.87	0.80	(0.07)
Finance, Insurance & Real Estate	0.92	0.99	0.07
Services	1.26	1.28	0.02
Total	1.00	1.00	0.00

Source: U.S. Census Bureau, County Business Patterns
 Note: * Oakland data is for 1981 and 1986;
 Bay Area data is for 1980 and 1985

The job-generating performance of the Oakland economy (-1.3 percent between 1981 and 1986) was also anemic when compared to the U.S. economy (+8.4 percent between 1980 and 1985). Percentage-wise, the performance of Oakland's two major job-gaining sectors, FIRE and Services, was doubled at the national level. At the national level, employment in the Wholesale and Retail Trade sectors increased by 7.9 percent and 12 percent respectively; this compares with employment declines of 1.5 percent and 8.2 percent for Oakland's Wholesale and Retail Trade sectors. Oakland's economy also lagged the U.S. economy in Manufacturing: whereas U.S. Manufacturing employment declined by 8.1 percent between 1980 and 1985, Oakland Manufacturing employment declined by 11.1 percent over a similar period.

Basic and Non-Basic Comparisons

As in Part I, drawing on distinctions between basic (export-oriented) and non-basic (local-serving) provides a fresh perspective on Oakland's relative jobs performance (Table 3.3). Among Basic High-Technology industries, the Oakland economy was substantially outperformed during the first half of the 1980s by both the Alameda County and Bay Area economies. Clearly, Oakland has not been successful in attracting high-technology companies or jobs. Among Basic Other Manufacturing industries, Oakland's rate of job loss mirrored that of Alameda County, but was much greater than the rate of job loss in the San Francisco Bay Area. Among Basic Distribution industries, Oakland's employment loss was Alameda County's (and to a lesser extent, the region's) gain. Finally, among Basic Service industries (Savings and Loans institutions, Credit Agencies, Insurance Carriers, Investment Companies, and Business Services), Oakland experienced higher rates of job growth than did either Alameda County, or the nine-county San Francisco Bay Area.

On the non-basic side, Oakland led both Alameda County and the San Francisco Bay Area with respect to Construction industry job growth and job growth in Non-basic Manufacturing industries. Oakland's Natural Resource industries also grew, as did the County's, and those of the Bay Area. However, these bright spots do not really compensate for city's poor relative performance in Local Serving and Tourist industries. Oakland employment in these industries--

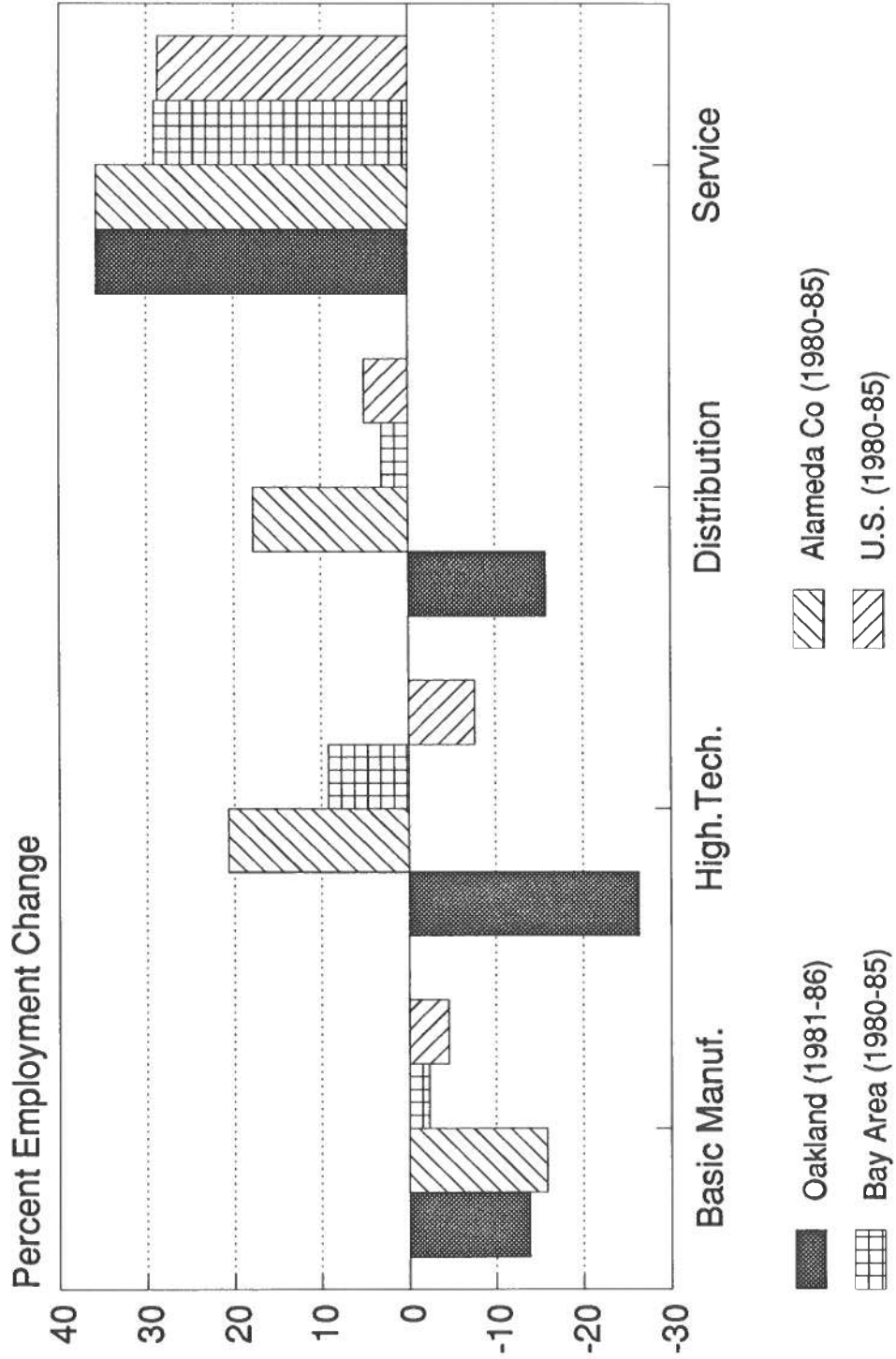
Table 3.3: Basic and Non-Basic Employment Trends: Oakland vs. Alameda County and the Bay Area: (1980-85)

Employment Change: 1981-86	Included SIC Codes	Oakland Employment: 1981-86*		Percentage Changes in Other Economies: 1980-85		
		Change	%Change	Alameda County	SF Bay Area	US
Basic Sectors						
Basic Manufacturing	20,27,28,32,34,37	(2,648)	-13.9%	-15.96%	-2.26%	-4.51%
Basic High-Tech Manufacturing	35,36,38	(1,074)	-26.3%	20.68%	9.21%	-7.61%
Basic Distribution	42,44,45,48,49,50,51	(4,910)	-15.9%	17.75%	3.02%	5.03%
Basic Service	61,63,67,73,76	6,057	35.7%	35.74%	29.13%	28.65%
Non-Basic Sectors						
Resource	07-14	157	49.6%	50.66%	53.76%	3.04%
Construction	15-17	679	9.1%	0.55%	4.36%	0.13%
Non-Basic Manufacturing	21-26,29,30,31,33,39	539	10.0%	-3.60%	-4.72%	-14.24%
Local Serving & Tourism	52-59,60,62,64-66,71, 72,75,78,79,80-89	(2,366)	-3.4%	16.48%	18.40%	16.44%
Total		(3,567)				

Source: County Business Patterns

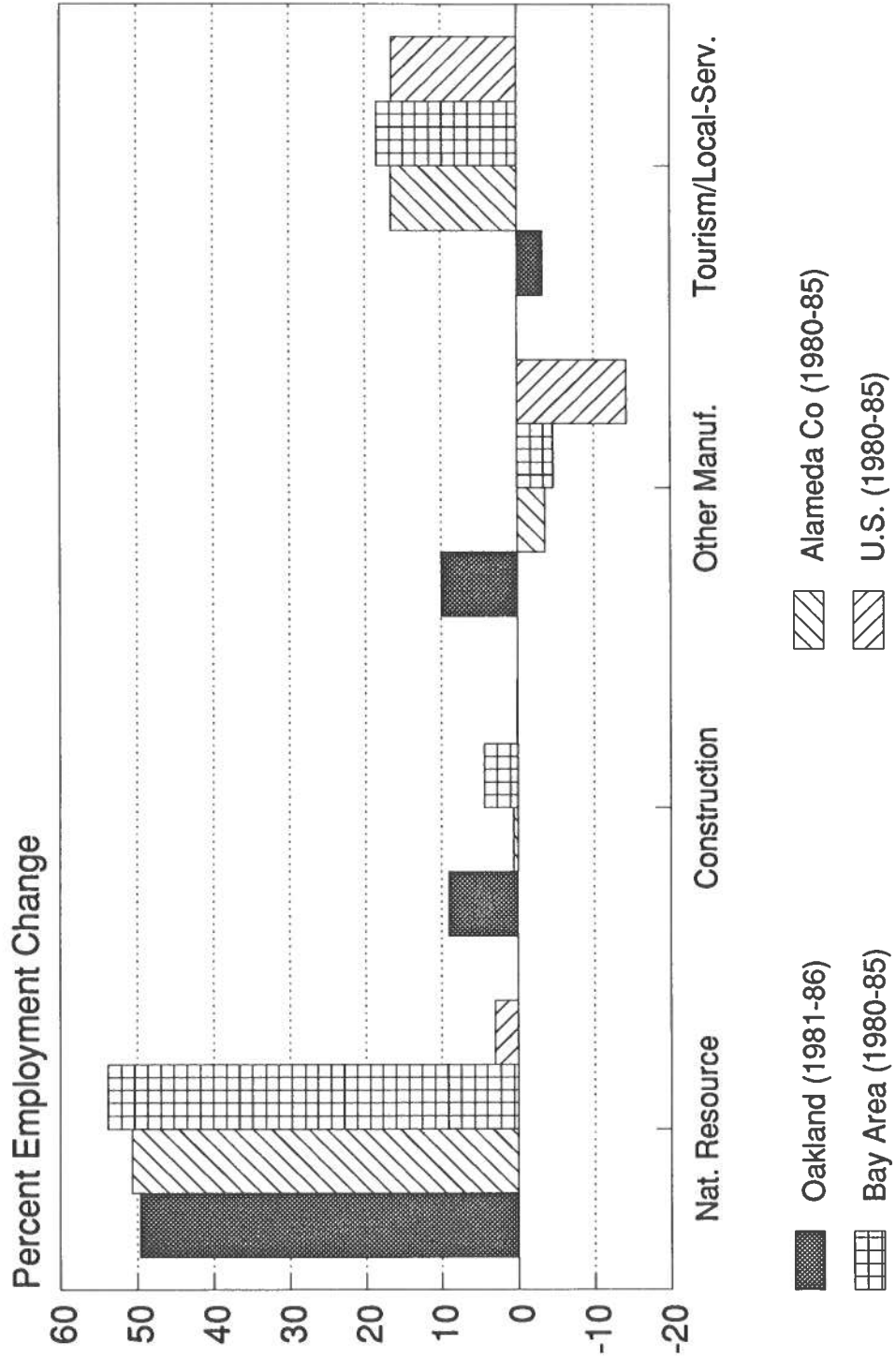
Note: * employment calculated using midpoint of establishment size category.

Figure 6: Basic Industry Sectors
Oakland vs. Alameda, Bay Area, U.S.



Source: County Business Patterns

Figure 7: Non-Basic Industry Sectors
Oakland vs. Alameda, Bay Area, U.S.



Source: County Business Patterns

which include retailing, local financial services, and most resident services--declined 3.4 percent between 1981 and 1986. By comparison, employment in these same industries over a similar period grew by 16.5 percent in Alameda County, and by 18.4 percent in the nine-county San Francisco Bay Area.

Evaluating the Changes

Taken together, these comparisons paint two somewhat conflicting pictures of the Oakland economy. On the one hand, Oakland has lost, and continues to lose its economic vitality in its traditional areas of strength: Transportation, Distribution, Retailing, and to a lesser extent, Wholesale Trade. Thus, we speak of the downsizing of the Oakland economy. Moreover, as Oakland lost employment in these industries--its traditional economic base--it did not gain employment in newer manufacturing industries. Contrary to trends in Alameda County and the Bay Area, Oakland's High-technology industries lost employment during the first half of the 1980s. Finally, the early 1980s witnessed the continued collapse of Oakland's retailing sector.

At the same time, however, Oakland's economy is participating in the nationwide trend toward greater service employment. In this latter area, Oakland has performed on par with the San Francisco Bay Area, while outperforming the Alameda County economy. Overall, Oakland's economic base was much less dependent on large establishments in 1986 than it was in 1981. This trend, however, cuts both ways. On the one hand, it means that the city's economy is more diversified, and thus less vulnerable to economic changes in particular industries. On the other hand, because the business sector is now smaller than it was in 1981, it means that both city government and the Oakland business community will find it increasingly difficult to raise resources to promote future economic development.

The question of why Oakland has not, and is not, participating in key national and regional employment growth trends is one which deserves careful consideration. The fact that the city's population is no longer growing only partly explains these trends. Oakland's economic history is as a state-serving, regional-serving, and county-serving city. All else being equal, the growth of the Alameda County, Bay Area, and California economies should serve to vitalize the Oakland

economy. It has not done so.

The reasons behind Oakland's poor relative performance are complicated. In several major industries, Communications for example, large employers have moved from Oakland to other parts of the region. In this respect, Oakland is not exceptional; throughout the San Francisco Bay Area there has been substantial movement by some large corporations out of central city locations, and to suburban office/industrial parks. The extent to which Oakland could have retained such industries varies industry by industry, firm by firm. In other cases, structural and competitive shifts within particular industries have resulted in employment losses in Oakland. This is true in the Banking and Health Services industries for example. These types of dynamics suggest that Oakland's ability to affect job shifts in large corporate firms in the city's favor is probably quite limited.

But Oakland's employment declines are not solely due to forces beyond its control. Oakland has failed to create an environment to foster emerging or High-technology industries. While successful at retaining and promoting the development of Business Services activities, Oakland has failed to slow the hemorrhaging of its retail sector. Most crucially, Oakland has been unable to build on its historical strengths as a major regional distribution center. Lacking such initiatives, these activities have located and developed elsewhere.

IV. INSIDE OAKLAND

Employment and Establishment Changes

Oakland has experienced large job shifts by area as well as sector and industry. Comparing job and establishment changes between 1981 and 1986 by zipcode district reveals some big winners and some big losers (Table 4.1, Map 2). Of the 18 zipcode districts in Oakland (excluding military bases and hospitals), four gained 1,000 or more jobs between 1981 and 1986, two gained between 500 and 999 jobs, and three gained 0-499 jobs. None of the major job-gaining zipcode districts were in Oakland's downtown area.

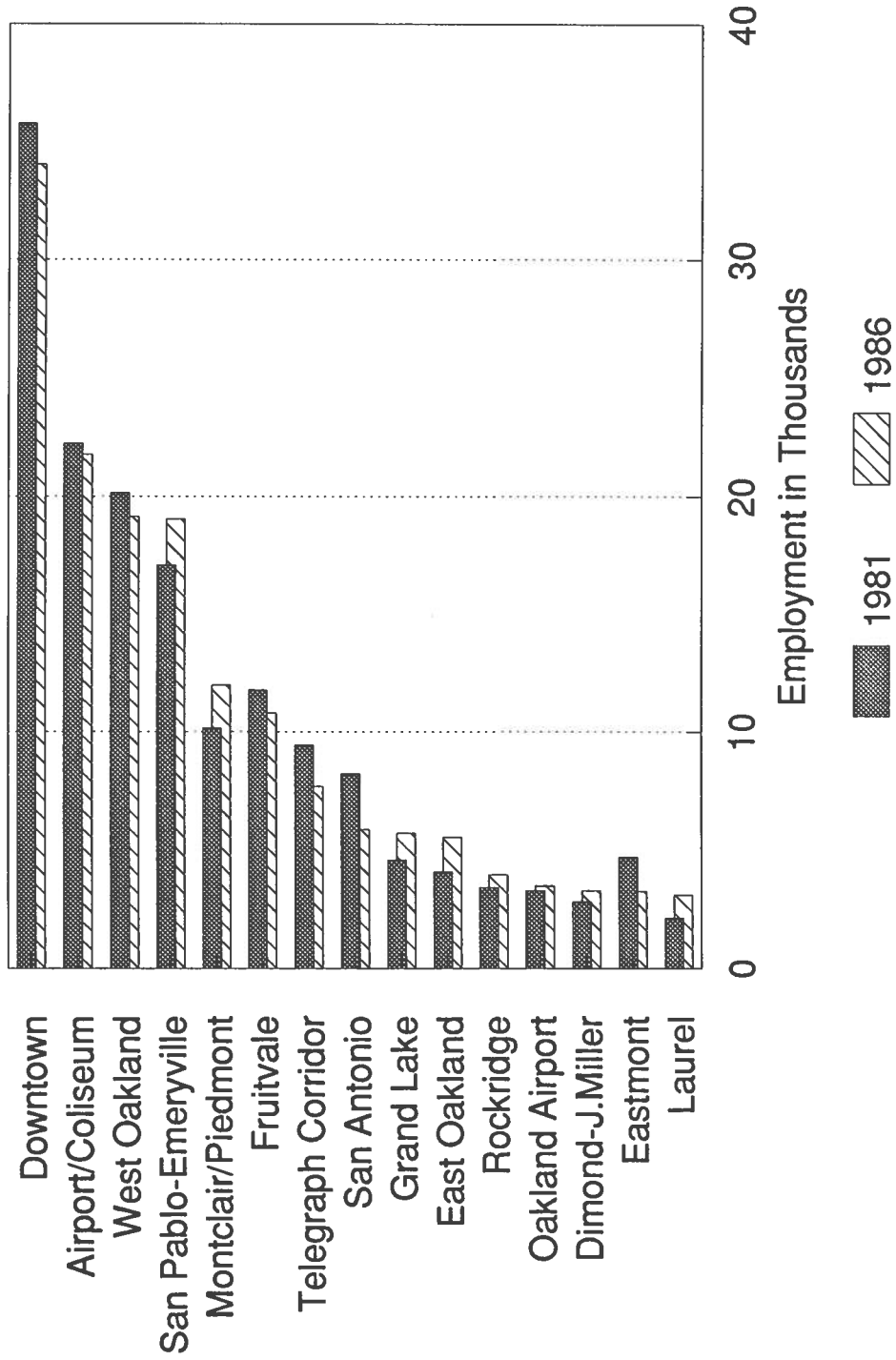
Table 4.1: Oakland Employment by Zipcode District: 1981, 1986*

Zipcode District	Total Employment*				Share of Total Economy		
	1981	1986	Change	%Change	1981	1986	Change
94608 Emeryville-San Pablo	17,108	19,061	1,953	11.4%	10.6%	12.0%	1.4%
94611 Piedmont/Montclair	10,161	11,995	1,834	18.0%	6.3%	7.5%	1.2%
94603 E. Oakland	4,097	5,533	1,436	35.1%	2.5%	3.5%	0.9%
94610 Grand Lake	4,585	5,723	1,138	24.8%	2.8%	3.6%	0.8%
94619 Laurel	2,135	3,115	980	45.9%	1.3%	2.0%	0.6%
94618 Rockridge	3,422	3,958	536	15.7%	2.1%	2.5%	0.4%
94602 Dimond-J. Miller	2,824	3,302	478	16.9%	1.8%	2.1%	0.3%
94614 Oakland Airport	3,290	3,490	200	6.1%	2.0%	2.2%	0.2%
94620 Crestmont	3	73	71	2820.0%	0.0%	0.0%	0.0%
94615-17 General Delivery	160	15	(145)	-90.6%	0.1%	0.0%	-0.1%
94621 Airport/Coliseum	22,245	21,776	(469)	-2.1%	13.8%	13.7%	-0.1%
94613 Mills College	812	38	(774)	-95.3%	0.5%	0.0%	-0.5%
94601 Fruitvale	11,788	10,794	(994)	-8.4%	7.3%	6.8%	-0.5%
94607 W. Oakland	20,152	19,152	(1,000)	-5.0%	12.5%	12.1%	-0.5%
94605 Eastmont	4,718	3,271	(1,447)	-30.7%	2.9%	2.1%	-0.9%
94609 Telegraph Corridor	9,425	7,696	(1,729)	-18.3%	5.9%	4.8%	-1.0%
94604,12 Downtown	35,795	34,036	(1,759)	-4.9%	22.2%	21.4%	-0.8%
94606 San Antonio	8,222	5,862	(2,360)	-28.7%	5.1%	3.7%	-1.4%
Total	160,942	158,890	(2,052)	-1.3%	100.0%	100.0%	0.0%

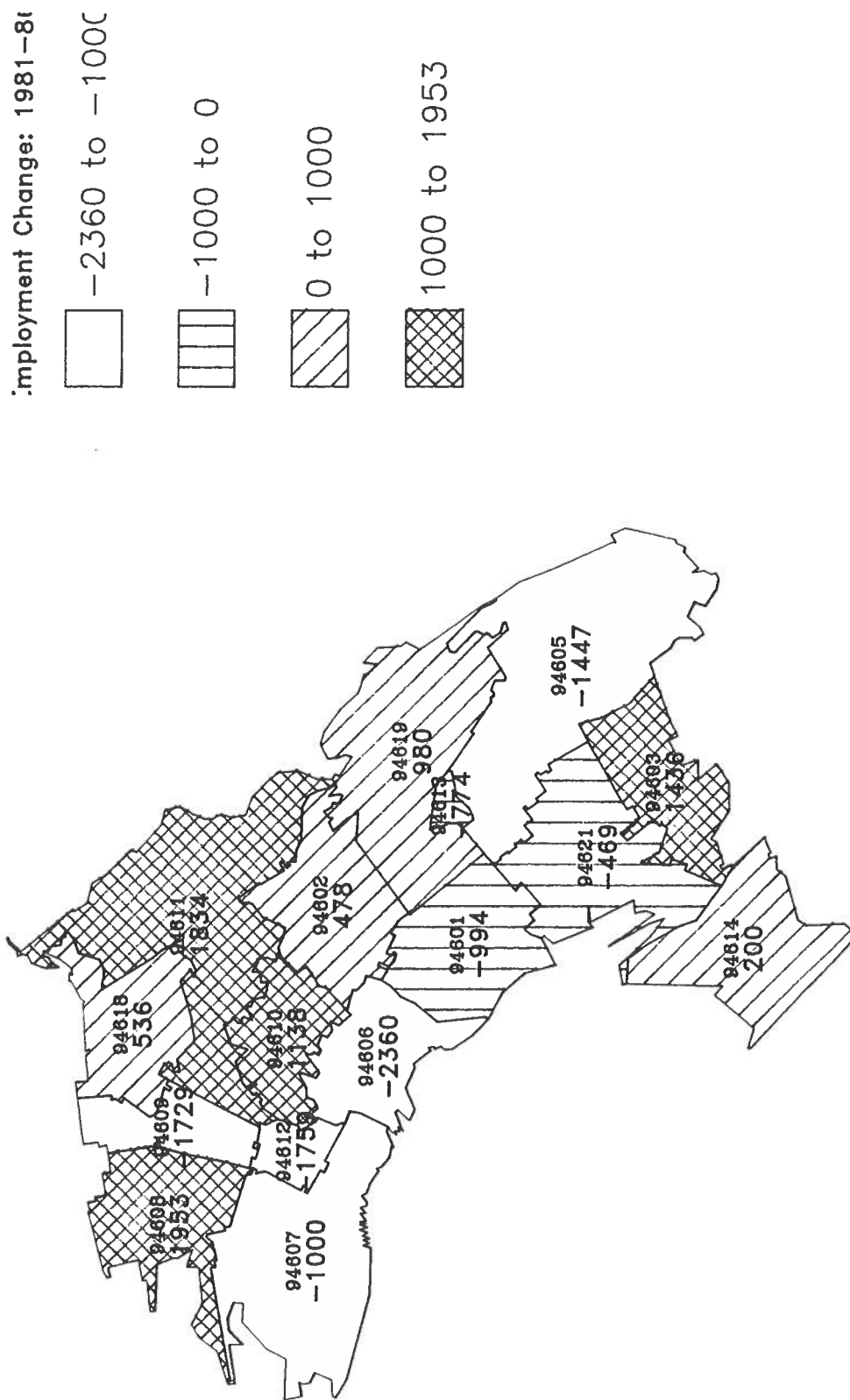
Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group; see Appendix A;
excludes government employees and employees not elsewhere classified

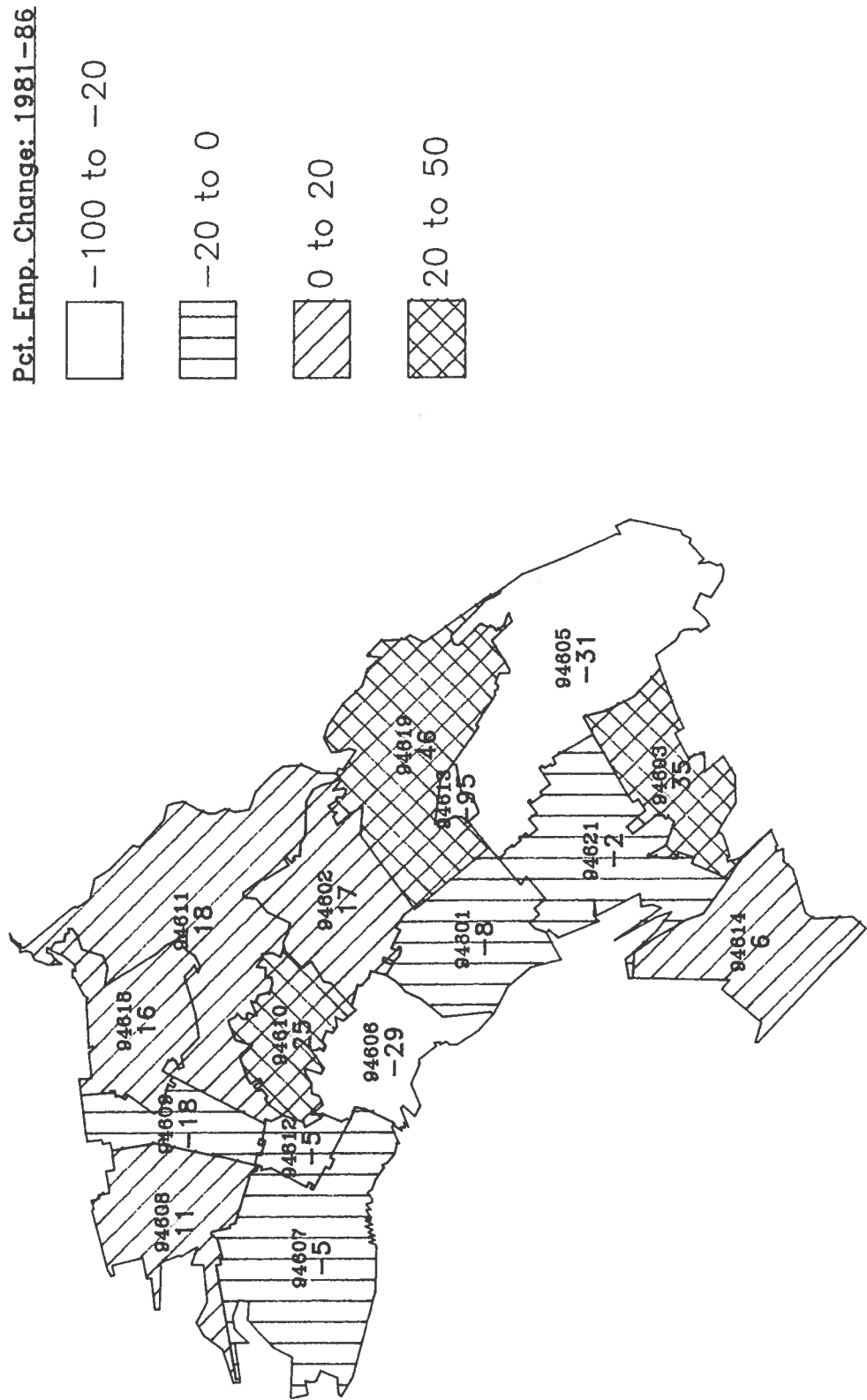
Figure 8: Oakland Employment by Zipcode District: 1981, 1986



Map 2: Employment Change: 1981-1986
Oakland Zipcode Districts



Map 3: Pct. Employment Change: 1981-1986
Oakland Zipcode Districts



Map 4: Oakland 1986 Employment Share
by Zip Code District

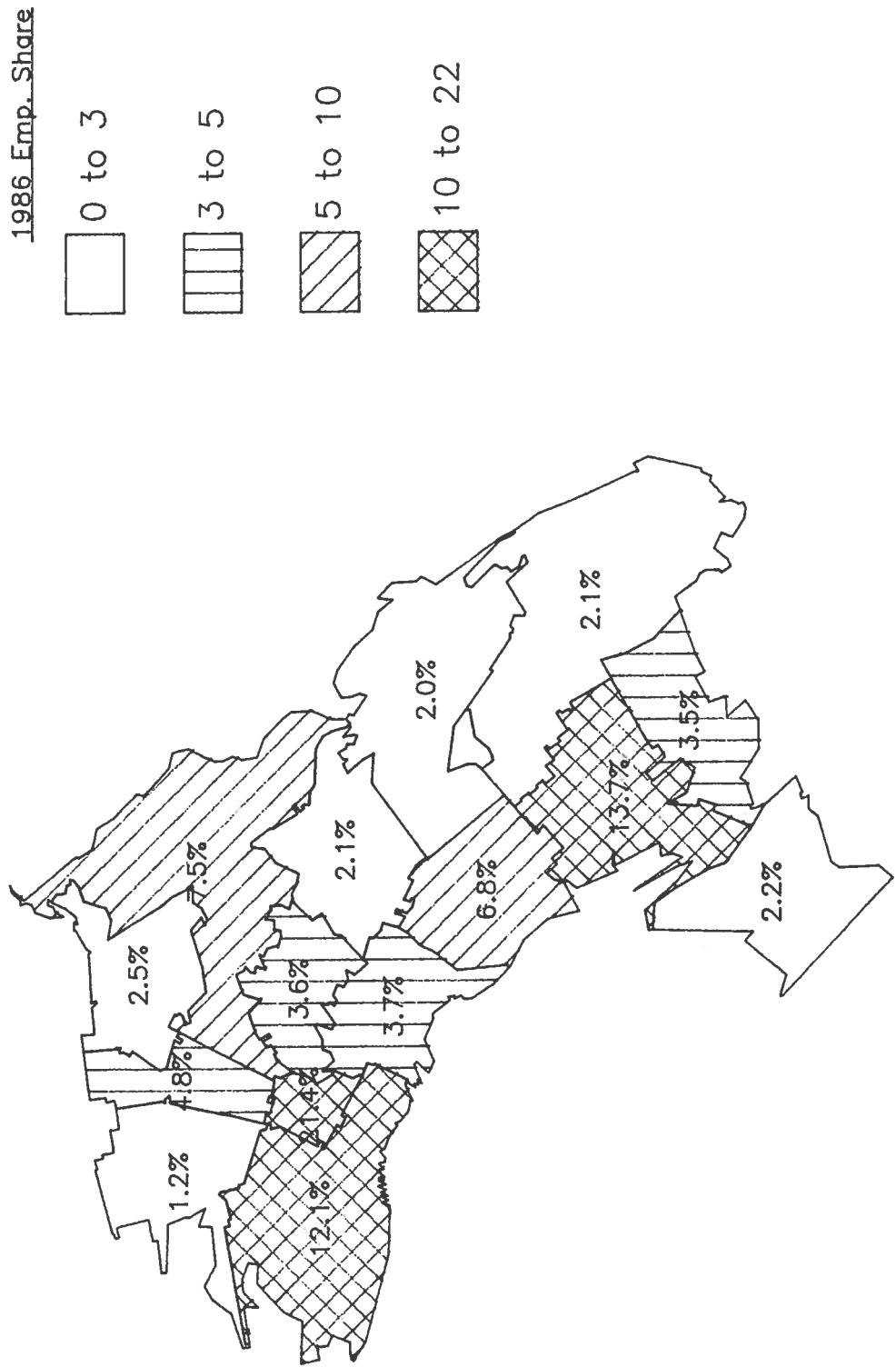


Table 4.2 Oakland Establishments by Zipcode District: 1981, 1986

Zipcode District	Total Establishments				Share of Total Economy		
	1981	1986	Change	%Change	1981	1986	Change
94608 Emeryville-San Pablo	810	875	65	8.0%	9.1%	9.6%	0.5%
94611 Piedmont/Montclair	816	930	114	14.0%	9.2%	10.2%	1.0%
94603 E. Oakland	227	295	68	30.0%	2.6%	3.2%	0.7%
94610 Grand Lake	584	678	94	16.1%	6.6%	7.4%	0.9%
94619 Laurel	213	248	35	16.4%	2.4%	2.7%	0.3%
94618 Rockridge	272	340	68	25.0%	3.1%	3.7%	0.7%
94602 Dimond-J. Miller	305	325	20	6.6%	3.4%	3.6%	0.1%
94614 Oakland Airport	79	96	17	21.5%	0.9%	1.1%	0.2%
94620 Crestmont	1	13	12	1200.0%	0.0%	0.1%	0.1%
94615-17 General Delivery	12	4	(8)	-66.7%	0.1%	0.0%	-0.1%
94621 Airport/Coliseum	676	735	59	8.7%	7.6%	8.0%	0.4%
94613 Mills College	11	5	(6)	-54.5%	0.1%	0.1%	-0.1%
94601 Fruitvale	594	606	12	2.0%	6.7%	6.6%	0.0%
94607 W. Oakland	956	1,044	88	9.2%	10.8%	11.4%	0.7%
94605 Eastmont	339	391	52	15.3%	3.8%	4.3%	0.5%
94609 Telegraph Corridor	670	506	(164)	-24.5%	7.5%	5.5%	-2.0%
94604,12 Downtown	1,863	1,547	(316)	-17.0%	21.0%	16.9%	-4.0%
94606 San Antonio	457	494	37	8.1%	5.1%	5.4%	0.3%
Total	8,885	9,132	247	2.8%	100.0%	100.0%	0.0%

Source: U.S. Census Bureau, County Business Patterns

Note: * excludes government employees and employees not elsewhere classified

Table 4.3: Oakland Employment and Establishment Changes by Zipcode District: 1981-1986*

Zipcode District	Employment		Establishments		
	Change	%Change	Change	%Change	
Employment and Establishment Gainers					
94608	Emeryville-San Pablo	1,953	11.4%	65	8.0%
94611	Piedmont/Montclair	1,834	18.0%	114	14.0%
94603	E. Oakland	1,436	35.1%	68	30.0%
94610	Grand Lake	1,138	24.8%	94	16.1%
94619	Laurel	980	45.9%	35	16.4%
94618	Rockridge	536	15.7%	68	25.0%
94602	Dimond-J. Miller	478	16.9%	20	6.6%
94614	Oakland Airport	200	6.1%	17	21.5%
94620	Crestmont	71	2820.0%	12	1200.0%
Employment Losers/Establishment Gainers					
94621	Airport/Coliseum	(469)	-2.1%	59	8.7%
94601	Fruitvale	(994)	-8.4%	12	2.0%
94607	W. Oakland	(1,000)	-5.0%	88	9.5%
94605	Eastmont	(1,447)	-30.7%	52	15.3%
94606	San Antonio	(2,360)	-28.7%	37	8.1%
Employment Losers/Establishment Losers					
94615-17	General Delivery	(145)	-90.6%	(8)	-66.7%
94613	Mills College	(774)	-95.3%	(6)	-54.5%
94609	Telegraph Corridor	(1,729)	-18.3%	(164)	-24.5%
94604,12	Downtown	(1,759)	-4.9%	(316)	-17.0%
Total					
		(2,052)	-0.9%	247	7.2%

Source: U.S. Census Bureau, County Business Patterns

Note: * employment calculated using midpoint of establishment group size;
excludes government employees and employees not elsewhere classified

The "big winners" (zipcode districts gaining 1000 or more jobs between 1981 and 1986) were a disparate lot, scattered throughout the city. Leading the list of "winners" was zipcode district 94608 (1,953 jobs gained between 1981 and 1986), which includes much of Emeryville, as well as those parts of Oakland west of Grove Street. The second major job gainer was zipcode district 94611 (+1,834 jobs), which includes the entire city of Piedmont, as well as the Montclair District of Oakland. The third largest job-gaining area, and somewhat of a surprise was zipcode district 94603, which includes those areas of East Oakland east of 90th Street. And the final big winner was zipcode district 94610 (+1,138 job), which includes the Grand Avenue and Lakeshore Avenue of Oakland.

On the negative side, two zipcode districts lost 1-499 jobs between 1981 and 1986, two zipcode districts lost 500-999 employees, and five districts lost 1000 or more employees. Three of the four largest "job losers" (zipcode districts losing 1,000 or more jobs between 1981 and 1986) were in or adjacent to Oakland's downtown area. The area which lost the most jobs between 1981 and 1986 (-2,360 jobs lost) was zipcode district 94606--the San Antonio area. Together, the two zipcode districts comprising Oakland's Downtown area(94612 and 94604) lost a total of 1,759 jobs between 1981 and 1986. A third job-losing area was zipcode district 94609 (1,779 jobs lost between 1981 and 1986), which runs along Telegraph Avenue, from the Berkeley border to 28th Street. The only area which suffered very large job losses between 1981 and 1986 not in Oakland's downtown area, was the Eastmont area (zipcode district 94605), which lost 1,447 jobs between 1981 and 1986.

Job Changes by Zipcode District

Table 4.4 compares sectoral job trends in 17 of Oakland's 18 zipcode districts to citywide trends. Table 4.5 lists major employment gaining industry groups and employment losing industry groups for the 1981-86 period by zipcode district. The following sections summarize major sectoral and industry group employment trends by area. Areas are discussed in order of total 1986 employment.

Table 4.4: 1981-86 Zipcode District Employment Change as a Percent of City Total; by Sector

Zipcode District	Percentage of Citywide Employment Change by Zipcode District and Sector: 1981-86									
	Agricul. Services	Mining	Const.	Manuf	Trans-Comm -Util	Whol. Trade	Retail Trade	FIRE	Services	Total
94601 Fruitvale	3.0%	20.7%	-32.0%	-23.1%	6.7%	-66.8%	31.9%	-2.4%	-9.3%	48.4%
94602 Dimond-J. Miller	20.2%	25.9%	0.6%	-0.3%	-0.1%	19.5%	6.9%	0.1%	9.3%	-23.3%
94603 East Oakland	0.0%	5.2%	2.9%	12.1%	-9.4%	-40.9%	-14.1%	-11.2%	15.6%	-70.0%
94605 Eastmont	5.1%	0.0%	-20.9%	5.3%	6.8%	165.9%	8.0%	-7.4%	-3.0%	70.6%
94606 San Antonio	-7.1%	-5.2%	-83.5%	-3.1%	13.2%	164.5%	9.0%	-11.3%	-8.7%	115.1%
94607 West Oakland	0.0%	0.0%	29.0%	10.7%	38.4%	97.5%	26.7%	-45.1%	33.5%	48.7%
94608 Emeryville-San Pablo	10.1%	0.0%	91.6%	30.9%	14.8%	-48.6%	-23.8%	115.0%	20.0%	-95.2%
94609 Telegraph Corridor	0.0%	-8.6%	23.9%	7.8%	6.5%	-40.9%	-4.6%	-6.6%	-21.7%	84.3%
94610 Grand Lake	-17.2%	0.0%	-5.9%	-0.3%	-2.4%	35.9%	-0.6%	25.7%	13.4%	-55.5%
94611 Piedmont/Montclair	21.2%	29.3%	-10.8%	1.2%	8.7%	10.5%	-31.2%	-9.1%	26.2%	-89.4%
94604, 12 Downtown	37.4%	-137.9%	102.1%	16.7%	25.2%	115.0%	66.1%	35.2%	11.1%	85.7%
94613 Mills College	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	-1.9%
94614 Oakland Airport	0.0%	0.0%	7.2%	12.0%	2.8%	-79.1%	8.7%	33.1%	5.7%	-9.7%
94618 Rockridge	19.2%	0.0%	-6.5%	-8.6%	-0.6%	-52.7%	-10.2%	13.1%	-3.0%	-26.2%
94619 Crestmont	14.1%	12.1%	0.3%	0.0%	0.0%	-3.2%	-4.2%	1.6%	12.6%	-47.8%
94621 Airport/Coliseum	-5.1%	132.8%	1.5%	38.9%	-11.0%	-174.5%	26.4%	-31.9%	9.6%	22.9%
Oakland	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Oakland	99	58	679	(3,183)	(4,880)	(220)	(2,206)	922	6,679	(2,051)

Source: U.S. Census Bureau, County Business Patterns

Table 4.5: Major Job-Gaining and Job-Losing Industry Groups by Zipcode District: 1981-86*

Zipcode District	Major Job Gaining Industry Groups: 1981-86		Major Job Losing Industry Groups: 1981-86	
	SIC Industry Group	Job Change	SIC Industry Group	Job Change
94601 Fruitvale	32 Stone, Clay, & Glass	747	59 Misc. Retail	(534)
	34 Fabricated Metals	272	80 Health Services	(452)
94603 East Oakland	58 Eating & Drinking Places	470	48 Communications	(335)
	47 Transportation Services	441	33 Primary Metals	(228)
	75 Auto Repair Services	415	59 Misc. Retail	(323)
	73 Business Services	240	20 Food & Kindred Products	(265)
94604, 94612 Downtown	61 Credit Agencies	1,210	41 Transit	(1,089)
	73 Business Services	1,104	32 Stone, Clay & Galss	(1,000)
	16 Heavy Construction	1,000	48 Communications	(542)
	63 Insurance Carriers	878	28 Chemicals & Allied	(471)
	26 Paper & Allied Products	740	58 Eating & Drinking Places	(417)
	47 Transport Services	388	17 Special Trade Contr.	(328)
	89 Misc. Services	267	86 Membership Organiz.	(308)
	44 Water Transport.	240	50 Durable Goods-Wholesale	(302)
	51 Nondurable Goods-Wholesale	220	60 Banking	(273)
			80 Health Services	(266)
			50 Durable Goods-Wholesale	(380)
94605 Eastmont		48 Communications	(347)	
		53 Gen'l Merchandise Stores	(214)	
94606 San Antonio	20 Food & Kindred Products	358	82 Educational Services	(951)
			17 Special Trade Contr.	(551)
			48 Communications	(357)
		51 Durable Goods-Wholesale	(303)	

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Table 4.5 (Continued): Major Job-Gaining and Job-Losing Industry Groups by Zipcode District: 1981-86

Zipcode District	Major Job Gaining Industry Groups		Major Job Losing Industry Groups	
	SIC Industry Group	1981-86 Job Change	SIC Industry Group	1981-86 Job Change
94607 West Oakland	73 Business Services	1227	41 Transit	(1,048)
	70 Hotels & Lodging	505	58 Eating & Drinking Places	(617)
	72 Personal Services	204	48 Communications	(568)
94608 Emeryville-San Pablo	73 Business Services	1255	34 Fabricated Metals	(880)
	65 Real Estate Brokers	705	42 Trucking & Warehousing	(700)
	17 Special Trade Contr.	575	28 Chemicals & Allied	(247)
	64 Insurance Agents	408	35 Non-electrical Machinery	(201)
	59 Misc. Retail	304		
	33 Primary Metals	288		
	58 Eating & Drinking Places	248		
	27 Printing & Publishing	233		
	89 Misc. Services	206		
94609 Telegraph Corridor	83 Social Services	264	80 Health Services	(2,096)
	73 Business Services	216		
94610 Grand Lake	73 Business Services	434		
	65 Real Estate Brokers	328		
	58 Eating & Drinking Places	216		
94611 Piedmont/Montclair	80 Health Services	970		
	73 Business Services	707		
	58 Eating & Drinking Places	564		
94614 Oakland Airport	45 Air Transportation	717	37 Transportation Equipment	(375)
	73 Business Services	372		
	62 Security & Commodity Brokers	349		

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Table 4.5 (Continued): Major Job-Gaining and Job-Losing Industry Groups by Zipcode District: 1981-86

Zipcode District	Major Job Gaining Industry Groups		Major Job Gaining Industry Groups	
	SIC	Industry Group	SIC	Industry Group
94618	20	Food & Kindred Products	79	Amusement/recreation Services
	58	Eating & Drinking Places		
94619	82	Educational Services		
94621	47	Transportation Services	20	Food & Kindred Products
	70	Hotels & Lodging	25	Furniture & Fixtures
	42	Trucking & Warehousing	79	Amusement/recreation Services
	37	Transportation Equipment	36	Electrical Equipment
	50	Durable Goods-Wholesale	34	Fabricated Metals
	80	Health Services	60	Banking
	58	Eating & Drinking Places	73	Business Services

Source: U.S. Census Bureau, County Business Patterns

Notes: * List includes industry groups with net job gains or losses of 200 or more

Downtown: As of 1986, employment in Oakland's downtown area (zipcode districts 94604 and 94612) stood at 34,036, down 4.9 percent from 1981 employment levels (Appendix C-4). Despite this decline, the Downtown sub-economy remained Oakland's largest, accounting for 21.4 percent of city employment, and 18.8 percent of city establishments.

Not surprisingly, the Downtown sub-economy is dominated by service activities; with 13,213 employees as of 1986, the Service sector accounted for almost two out every five Downtown jobs. In contrast to other activities in the Downtown area, the Service sector was generally healthy; Service employment in the Downtown area expanded 5.9 percent between 1981 and 1986. The next largest sector, the FIRE sector, accounted for almost 22 percent of Downtown jobs in 1986. The number of FIRE jobs increased by 4.6 percent between 1981 and 1986.

The steady growth of the Service and FIRE sectors was not sufficient to offset job declines in other sectors. Between 1981 and 1986, the Transportation-Communications-Public Utilities sector lost 1,230 jobs, the Retail Trade sector lost 1,459 jobs, and the Manufacturing sector lost 531 jobs. Employment in Wholesale Trade, a considerably smaller sector than any of those above, declined by 13.7 percent during the 1981-86 period. In total, the Downtown area suffered a net job loss of 1,759 (4.9 percent) between 1981 and 1986.

Airport/Coliseum: The sub-economy of Oakland's Airport Coliseum area (zipcode district 94621) is the second largest in the city. In 1981, this area's 22,245 jobs accounted for 13.8 percent of citywide employment. By 1986, the economy of the Airport/Coliseum area, in spite of a job loss of 470, accounted for 13.7 percent of citywide employment (Appendix C.21).

Not only is the Airport/Coliseum sub-economy large, it is also highly diversified. In 1981, the largest sector was Manufacturing (30 percent of employment) followed by Services (26 percent) and Retail Trade (12 percent). Of these three lead sectors, only one--Services--gained employment between 1981 and 1986. The Manufacturing and Retail Trade sectors each lost about one-fifth of their employment base during this period.

Contrary to citywide trends, the Wholesale Trade and Transportation-Communications-Public Utilities sectors gained substantial employment during the first half of the 1980s, the former gaining more than 500 jobs by 1986, and supplanting Retail Trade as the area's third major sector.

Among industry groups, major winners included Transportation Services (+796 jobs), Hotels and Lodging Places (+684 jobs), Trucking and Warehousing (+607 jobs), Transportation Equipment (+355 jobs), Nondurable Wholesale Goods (+320 jobs), Health Services (+316 jobs), and Eating and Drinking Places (+267 jobs). Major job losers included Food and Kindred Products (-516 jobs), Furniture and Fixtures (-370 jobs), Amusement and Recreation Services (-360 jobs), Electrical and Electronic Equipment (-348 jobs), and Fabricated Metals (-254 jobs).

West Oakland:

San Pablo-Emeryville: Readers should remember that zipcode district 94609 includes both the San Pablo area of Oakland, and parts of Emeryville; more precise breakdowns which allocate job changes to Oakland vs. Emeryville are not possible.

Altogether, employment in the San Pablo-Emeryville area grew by 1,953 between 1981 and 1986, an 11.4 percent increase, and the largest employment gain recorded among all of the areas profiled (Appendix C.8). Whereas the San Pablo-Emeryville sub-economy accounted for 10.6 percent of Oakland employment in 1981, by 1986, its share had risen to 12.0 percent.

Among sectors the major job gainers were the Service (+1,338 jobs), FIRE (+1,060 jobs) and Construction (+622 jobs) sectors, while Manufacturing (-984 jobs) and Transportation-Communications-Public Utilities (-723 jobs) were major job losers. Manufacturing remains the linchpin of the San Pablo-Emeryville areas sub-economy, although its share has been reduced by large job losses, and by concurrent gains in Service and FIRE employment. Prior to 1981, Manufacturing accounted for one of every three jobs in the San Pablo-Emeryville area; by 1986, that share was down to one of every four jobs.

Nine industry groups added 200 or more jobs between 1981 and 1986, including Business Services (+ 1,255 jobs), Real Estate Brokers (+705 jobs), Special Trade Contractors (+575 jobs), and Insurance Agents and Brokers (+408 jobs). At the opposite extreme, four industry groups lost 200 or more employees over the same period: Fabricated Metals Industries (-880 jobs), Trucking and Warehousing (-700 jobs), Chemicals and Allied Products (-247 jobs), and Non-electrical Machinery (-201) jobs.

Montclair/Piedmont: Zipcode district 94611 includes the entire city of Piedmont as well as the Montclair neighborhood of Oakland. Although it is not possible to differentiate between Piedmont and Montclair employment, most of the employment in this area is located in Oakland's Montclair district. The Piedmont/Montclair sub-economy, like that of the Grand Lake area, is dominated by the Retail Trade, FIRE, and Service sectors; in 1986, nine of every ten jobs in the Montclair/Piedmont sub economy were in these three sectors (Appendix C.11).

The Service and Retail Trade sectors accounted for all of the employment growth in the Montclair/Piedmont area between 1981 and 1986; all other sectors, even including FIRE, lost employment during this period. Among industries, major winners included Health Services (+970 jobs), Business Services (+707 jobs), and Eating and Drinking Places (+564 jobs). The Food Stores and Real Estate Brokers industries also experienced substantial job growth. Major job losers during the 1981-86 period included Communications (-444 jobs), and Educational Services (-232 jobs).

Fruitvale: As of 1986, the Fruitvale area (zipcode district 94601) encompassed 6.8 percent of Oakland employment and 6.4 percent of Oakland's establishments (Appendix C.1). The sub-economy of the Fruitvale area is strongly based in Services, Retail Trade, and Manufacturing.

Total employment in the Fruitvale area declined by 994, or 8.4 percent between 1981 and 1986. Percentage-wise, the biggest declines were in the Transportation-Communications-Public Utilities and Retail Trade sectors (41.1 percent and 25 percent, respectively)--corresponding to similar declines at the city level.

On the positive side, Manufacturing employment in Fruitvale climbed by 734 (27.1 percent) between 1981 and 1986. By contrast, Manufacturing employment in the city as a whole declined by 11.1 percent. On the negative side, Fruitvale's Service sector lost 621 jobs between 1981 and 1986--a trend contrary to the growth of the Service sector in the larger Oakland economy.

Five industry groups added one hundred or more employees between 1981 and 1986. Major employment gainers in the Fruitvale area between included several manufacturing industries: Stone, Clay and Glass Products (+757 jobs); Fabricated Metal Industries (1,156 jobs); Textile Products (+192 jobs), Nondurable Wholesale Goods, and Food Stores. On the negative side, nine

industry groups lost 100 or more employees during the 1981-86 period; the largest employment losers included: Health Services (-452 jobs), Communications (-335 jobs), and Primary Metals Industries (-228 jobs).

Telegraph Corridor: The economy of the Telegraph Corridor area (zipcode district 94609) is dominated by Health Services. In 1981, employment in the Health Services industry stood at 5,171, and accounted for more than half of the jobs in the Telegraph Corridor sub-economy (Appendix C.9). Employment in this key industry declined by 40 percent during the next five years, falling to 3,075 in 1986. Reflecting the decline of the Health Services industry to this area, total employment in the Telegraph Corridor sub-economy declined by 18.3 percent between 1981 and 1986.

Other than the Health Service industry, the Telegraph Corridor sub-economy was fairly stable during the first half of the 1980s. Among industry groups, other major losers included Communications (-160 jobs), and Trucking and Warehousing (-160 jobs); major job gainers included Social Services (+264 jobs) and Business Services (+216 jobs). As noted above, this pattern--declining T/C/U and manufacturing employment coupled with increases in service employment--was fairly typical of the city as a whole.

San Antonio: The San Antonio area (zipcode district 94606) was another major job loser between 1981 and 1986 (Appendix C.6). In total, employment in the San Antonio area fell from 8,222 in 1981 to 5,862 in 1986, a 28.7 percent job loss. Except in the Manufacturing sector (which gained 100 workers in total), the San Antonio sub-economy experienced job losses across the board. Job losses were concentrated in the Transportation-Communications-Public Utilities (-642 jobs), Service (-579 jobs) and Wholesale Trade (-362 jobs) sectors. Because of these declines, San Antonio's share of Oakland employment fell sharply, from 5.1 percent in 1981, to 3.7 percent in 1986. Altogether, seven industry groups lost 100 or more jobs between 1981 and 1986, including Educational Services (-951 jobs), Special Trade Contractors (-551 jobs), Communications (-357 jobs), Nondurable Wholesale Trade (-333 jobs), Paper and Allied Products (-199 jobs), Fabricated Metals Industries (-130 jobs), and Trucking and Warehousing (-105 jobs). By contrast, over the same period, only two industry groups added one hundred or more employees: Food and Kindred

Products (+358 jobs) and Business Services (+175 jobs).

Grand Lake: The Grand Lake area of Oakland (zipcode district 94610) is overwhelmingly residential in character, with an economy based in just three sectors: Retail Trade, FIRE, and Services (Appendix C.10). Between 1981 and 1986, employment in these three sectors increased by 1,137 jobs, with the largest increment of job growth occurring in the Service sector (+897 jobs). The FIRE sector expanded by 237 jobs, while employment in the Retail sector stayed roughly constant. Overall, the Grand Lake economy accounted for 3.6 percent of citywide jobs in 1986--roughly the same share as the San Antonio and East Oakland areas.

Among industry groups, major job gainers included Business Services (+434 jobs), Real Estate Brokers (+328 jobs), and Eating and Drinking Places (+216 jobs). Major job-losing industries included Building and Garden Materials (-176 jobs), and Hotels and Lodging Places (-152 jobs).

East Oakland: As of 1986, employment in the East Oakland area (zipcode district 94603) stood at 5,533 (Appendix C.3). Percentage-wise, East Oakland jobs accounted for 3.5 percent of citywide employment. East Oakland's leading sectors are the Manufacturing and Retail Trade.

The period between 1981 and 1986 saw the East Oakland sub-economy expand by 436 jobs, or 35 percent. As it expanded, the East Oakland sub-economy turned toward service and trade industries, and away from manufacturing, its traditional employment base. In this sense, trends in the East Oakland sub-economy mirrored trends in the larger city-wide economy. During this period, the biggest gainers were in the Service sector: Eating and Drinking Places (+470 jobs), Transportation Services (+441 jobs), Auto Repair Services (+415 jobs), Business Services (+144 jobs), and Social Services (+131 jobs). By contrast, the biggest employment losers were in the manufacturing sector: Food Products (-265 jobs), Fabricated Metals (-138 jobs) and Non-electrical Machinery (-138 jobs).

Rockridge: The economy of the Rockridge area of Oakland (zipcode district 94618) has traditionally been oriented toward local services and retailing, and in 1981, these two sectors comprised three-quarters of the jobs in the Rockridge sub-economy. But whereas the Rockridge Retail Trade sector continued to expand during the first half of the 1980s, adding 225 new jobs, employment in the Rockridge Service sector declined by about the same amount. Among industry

groups, major job gainers during the 1981-86 period included Food and Kindred Products (+317 jobs) and Eating and Drinking Places (+270 jobs). The only major job loser during the same period was Amusement and Recreation Services (-377 jobs).

The Rockridge sub-economy departed from citywide trends in two ways. First, as above, Service sector jobs in the Rockridge area declined between 1981 and 1986. Second, and somewhat more surprising, while Manufacturing and Transportation-Communications-Public Utilities jobs were declining elsewhere in Oakland, they were increasing in Rockridge, with job growth in the former sector--manufacturing--exceeding 273 between 1981 and 1986.

Oakland Airport: Employment in the areas adjacent to the Oakland Airport (zipcode district 94614) expanded by 200 jobs, or 6.1 percent between 1981 and 1986 (Appendix C.4). Not surprisingly, the Oakland Airport sub-economy is strongly oriented toward transportation and transportation-related activities. As of 1981, two of every three jobs in the Oakland Airport area were in the Transportation-Communications-Public Utilities sector. The years between 1981 and 1986 saw a small decline in TCU employment, but substantial increases in Service, FIRE, and Wholesale Trade employment. As a result, by 1986, TCU employment accounted for only about half of the total jobs in the Oakland Airport area.

Among industry groups, major job gainers during this period included Air Transportation (+717 jobs), Business Services (+372 jobs), Security and Commodity Brokers (+349), and Durable Goods Wholesaling (+349). Major job losers included Transportation Equipment (-375 jobs) and Hotels and Lodging Places (-175 jobs).

Dimond-Joaquin Miller: As of 1986, the Dimond-Joaquin Miller area of Oakland (zipcode district 94602) included 2.1 percent of the city's employment and 3.4 percent of the its establishments (Appendix C.2). Key sectors in the Dimond sub-economy are Services, and Retail Trade. These two sectors performed very differently between 1981 and 1986: while Service employment expanded by 38.2 percent between 1981 and 1986, Retail Trade employment declined by 20.9 percent.

Three industry groups added one hundred or more employees between 1981 and 1986: Educational Services (+131), Business Services (+124), and Health Services (+113). Only one

industry group, Eating and Drinking Places, lost more than 100 employees during the 1981-86 period.

Eastmont: The Eastmont area sub-economy (zipcode district 94605) is dominated by small establishments involved in Retail Trade and Services (Appendix C.5). As of 1986, the Eastmont area sub-economy accounted for 2.1 percent of citywide employment, but 4.1 percent of city business establishments.

Percentage-wise, the Eastmont sub-economy was Oakland's biggest loser between 1981 and 1986, losing 30.7 percent of its employment base. Job losses were distributed across all sectors, with the largest absolute losses reported for the Wholesale Trade (-365) and TCU (-332) sectors. Major employment losers included Communications (-347 jobs), General Merchandise Stores (-214 jobs), Business Services (-187 jobs), Printing and Publishing (-182 jobs) and Special Trade Contractors (-159 jobs). Only one industry group in the Eastmont Area, Eating and Drinking Places, gained one hundred or more employees between 1981 and 1986.

Laurel: The economy of the Laurel area (zipcode district 94619) is based in two sectors: Services and Retail Trade (Appendix C.19). Between 1981 and 1986, those two sectors added 844 and 92 jobs, respectively, boosting the size of the Laurel economy by 46 percent. Among industry groups, major job winners included Educational Services (+556 jobs) and Membership Organizations (+178 jobs), while the only major employment loser was Health Services (-87 jobs).

APPENDIX

Appendix A-1: Establishment Size Category Midpoints Used to Estimate Employment

<u>Establishment Size Category</u>	<u>Midpoint</u>
1-4 employees	2.5 employees
5-9 employees	7 employees
10-19 employees	14.5 employees
20-49 employees	34.5 employees
50-99 employees	74.5 employees
100-249 employees	174.5 employees
250-499 employees	374.5 employees
500-999 employees	749.5 employees
1000+ employees	1000 employees

Appendix A-2: Establishments with More than 1000 Employees in 1981 or 1986 by SIC Code and Zipcode District

<u>SIC Code</u>	<u>Industry</u>	<u>Zipcode district</u>
(establishments with 1000 or more employees in 1981 and 1986)		
8062	Hospitals	94609, 94705
8069	Hospitals	94609
6324	Medical Insurers	94612
4511	Air Transportation	94614
(establishments with 1000 or more employees in 1981 but not 1986)		
3221	Glass Containers	94604
4111	Local and Suburban Transit	94607, 94612
5311	Department Stores	94612
5812	Eating Places	94621
8062	Hospitals	94704
8211	Elementary & Secondary Schools	94606
(establishments with 1000 or more employees in 1986 but not 1981)		
1629	Heavy Construction	94612
4811	Telephone Communications	94612
6123	Savings and Loan Associations	94612
8081	Outpatient Care Facilities	94611

Appendix B-1:
Number of Establishments and Employment in Oakland by 3-digit SIC Code

SIC CODE	Industry Group	Employment Estimate				Number of Establishments			
		1981	1986	Change	% Chng	1981	1986	Change	% Chng
70	Agricultural services (General)	10	10	0	0.0%	2	2	0	0.0%
72	Crop services	5	3	(3)	-50.0%	2	1	-1	-50.0%
74	Veterinary services	90	99	10	10.6%	14	13	-1	-7.1%
75	Animal services	10	17	7	70.0%	4	5	1	25.0%
76	Farm labor management services	5	0	(5)	-100.0%	2	0	-2	-100.0%
78	Landscape services	91	168	78	85.6%	23	34	11	47.8%
80	Forestry	3	0	(3)	-100.0%	1	0	-1	-100.0%
90	Fishing, hunting, trapping	0	15	15	---	0	1	1	ERR
100	Iron ore mining	0	3	3	---	0	1	1	ERR
109	Misc. metal ores	15	7	(8)	-51.7%	1	1	0	0.0%
130	Oil & gas extraction (general)	0	15	15	---	0	1	1	ERR
131	Crude petroleum/natural gas extraction	3	113	111	4420.0%	1	5	4	400.0%
138	Oil and gas fields	3	8	5	200.0%	1	3	2	200.0%
142	Crushed stone mining	0	17	17	---	0	2	2	---
144	Sand and gravel mining	10	0	(10)	-100.0%	2	0	-2	-100.0%
149	Misc. nonmetallic minerals	75	0	(75)	-100.0%	1	0	-1	-100.0%
150	Contractors/operative builders (general)	179	492	313	174.9%	56	101	45	80.4%
151	General building contractors	0	183	183	---	0	40	40	ERR
152	Misc. contractors	663	448	(215)	-32.4%	58	15	-43	-74.1%
153	Operative builders	79	27	(52)	-65.6%	15	6	-9	-60.0%
154	Misc. builders	545	523	(22)	-4.0%	30	15	-15	-50.0%
160	Heavy construction contractors	0	3	3	---	0	1	1	ERR
161	Highway and street construction	159	203	45	28.1%	4	6	2	50.0%
162	Heavy construction, except highway	239	1,323	1,084	454.5%	15	14	-1	-6.7%
170	Special trade contractors	37	148	112	305.5%	8	12	4	50.0%
171	Plumbing, heating and air-cond.	1,226	1,196	(30)	-2.4%	46	39	-7	-15.2%
172	Painting, paper hanging & decorating	674	415	(259)	-38.5%	36	30	-6	-16.7%
173	Electrical work	809	617	(192)	-23.7%	48	47	-1	-2.1%
174	Masonry, stone-work and plastering	524	563	39	7.4%	20	21	1	5.0%
175	Carpentry and flooring	190	143	(48)	-25.0%	21	18	-3	-14.3%
176	Roofing and sheetmetal work	406	571	166	40.8%	38	42	4	10.5%
177	Concrete work	121	55	(67)	-55.0%	11	11	0	0.0%
179	Miscellaneous trade contractors	1,585	1,204	(381)	-24.0%	45	58	13	28.9%
200	Food & kindred products (general)	162	231	69	42.6%	7	9	2	28.6%
201	Meat-products	251	194	(57)	-22.7%	9	7	-2	---
202	Dairy products	1,180	1,097	(84)	-7.1%	5	8	3	60.0%
203	Preserve fruits and vegetables	1,322	555	(767)	-58.0%	7	6	-1	-14.3%
204	Grain milk products	72	212	140	195.8%	3	3	0	0.0%
205	Bakery products	3,193	2,966	(228)	-7.1%	15	17	2	13.3%
206	Sugar products	233	358	126	54.0%	5	4	-1	-20.0%
207	Fats and oils	256	224	(33)	-12.7%	3	3	0	0.0%
208	Beverages	272	195	(77)	-28.3%	8	6	-2	-25.0%

Appendix B-1: Continued

Number of Establishments and Employment in Oakland by 3-digit SIC Code

SIC CODE	Industry Group	Employment Estimate			Number of Establishments				
		1981	1986	Change	% Chng	1981	1986	Change	% Chng
209	Miscellaneous food products	667	928	261	39.2%	18	23	5	27.8%
221	Cotton weaving mills	3	0	(3)	-100.0%	1	0	-1	-100.0%
226	Textile finishing except wool	0	15	15	---	0	1	1	ERR
227	Floor covering mills	15	15	0	0.0%	1	1	0	0.0%
229	Miscellaneous textile goods	7	7	0	0.0%	1	1	0	0.0%
230	Apparel products (general)	115	297	182	159.0%	15	31	16	106.7%
232	Men's and boy's furnishings	209	75	(135)	-64.4%	2	1	-1	-50.0%
233	Women's and misses' outerwear	1,144	1,485	342	29.9%	39	74	35	89.7%
234	Women & children's undergarments	7	7	0	0.0%	1	1	0	0.0%
235	Hats, cap millinery	0	82	82	---	0	2	2	ERR
236	Children's outerwear	0	3	3	---	0	1	1	ERR
238	Misc apparel manufacture	3	15	12	480.0%	1	1	0	0.0%
239	Misc. fabricated textile products	213	225	12	5.6%	14	11	-3	-21.4%
240	Lumber and wood products (general)	0	20	20	---	0	3	3	ERR
242	Sawmills and planing plants	17	0	(17)	-100.0%	2	0	-2	-100.0%
243	Millwork, plywood and structural members	93	94	1	0.5%	5	11	6	120.0%
244	Wood containers	19	98	79	413.2%	4	8	4	100.0%
249	Miscellaneous wood products	5	66	61	1210.0%	2	5	3	150.0%
250	Furniture & fixtures (general)	3	10	8	300.0%	1	4	3	300.0%
251	Household furniture	194	85	(109)	-56.2%	10	5	-5	-50.0%
252	Office furniture	389	99	(291)	-74.7%	2	4	2	100.0%
254	Partitions and fixtures	165	139	(26)	-15.8%	14	9	-5	-35.7%
259	Misc. furniture	22	22	0	0.0%	2	2	0	0.0%
260	Paper & allied products (general)	35	750	715	2072.5%	1	1	0	0.0%
263	Paperboard mills	7	0	(7)	-100.0%	1	0	-1	-100.0%
264	Misc. converted paper products	188	313	125	66.7%	9	13	4	44.4%
265	Paperboard containers and boxes	514	96	(418)	-81.3%	7	3	-4	-57.1%
270	Printing & publishing (general)	185	411	226	122.5%	5	12	7	140.0%
271	Newspapers	1,114	980	(134)	-12.0%	12	16	4	---
272	Periodicals	81	83	2	2.5%	5	9	4	80.0%
273	Books	111	39	(72)	-64.7%	4	6	2	50.0%
274	Miscellaneous publishing	12	5	(7)	-58.3%	3	2	-1	-33.3%
275	Commercial printing	500	778	278	55.7%	51	62	11	21.6%
278	Blankbooks and bookbinding	94	64	(30)	-32.1%	5	6	1	---
279	Printing trade services	133	109	(24)	-18.0%	8	14	6	75.0%
280	Chemicals and allied products (general)	784	342	(442)	-56.4%	2	7	5	250.0%
281	Industrial inorganic chemicals	206	101	(105)	-51.0%	4	5	1	25.0%
282	Plastics materials and synthetics	15	15	0	0.0%	1	1	0	0.0%
283	Drugs	75	24	(51)	-68.5%	1	4	3	300.0%
284	Soap, cleaners and toilet goods	152	150	(2)	-1.0%	7	7	0	0.0%
285	Paints and allied products	469	370	(100)	-21.2%	10	7	-3	-30.0%
286	Industrial organic chemicals	35	0	(35)	-100.0%	1	0	-1	-100.0%

Appendix B-1: Continued

Number of Establishments and Employment in Oakland by 3-digit SIC Code

SIC CODE	Industry Group	Employment Estimate			Number of Establishments		
		1981	1986	Change % Chng	1981	1986	Change % Chng
287	Agricultural chemicals	10	0	(10) -100.0%	2	0	-2 -100.0%
289	Miscellaneous chemical products	54	90	37 68.2%	5	7	2 40.0%
290	Petroleum and coal products (general)	89	0	(89) -100.0%	2	0	-2 -100.0%
295	Paving and roofing materials	27	51	25 92.5%	4	4	0
299	Misc. petroleum products	22	7	(15) -67.4%	2	1	-1 -50.0%
300	Rubber & plastics (general)	82	0	(82) -100.0%	2	0	-2 -100.0%
301	Tires and inner tubes	182	175	(7) -3.9%	2	1	-1 -50.0%
304	Rubber & plastics hose and belting	177	75	(103) -57.9%	2	1	-1 -50.0%
306	Fabricated rubber products	84	35	(49) -58.7%	3	1	-2 -66.7%
307	Miscellaneous plastic products	229	323	94 40.8%	13	15	2 15.4%
315	Leather gloves & mittens	7	0	(7) -100.0%	1	0	-1 -100.0%
317	Handbags and personal leather goods	15	3	(12) -82.8%	1	1	0 0.0%
320	Stone, caly & glass (general)	197	286	90 45.5%	5	4	-1 -20.0%
321	Flat glass	3	0	(3) -100.0%	1	0	-1 -100.0%
322	Glass & glassware, pressed or blown	1,755	1,534	(221) -12.6%	4	3	-1 -25.0%
323	Products of purchased glass	103	153	50 48.5%	6	5	-1 -16.7%
324	Cement, hydraulic	7	3	(5) -64.3%	1	1	0 0.0%
325	Structural clay products	3	0	(3) -100.0%	1	0	-1 -100.0%
326	Pottery and related products	21	10	(12) -54.8%	3	2	-1 -33.3%
327	Concrete, gypsum & plaster products	116	128	12 10.4%	6	6	0 0.0%
328	Cut glass & stone products	0	3	3	0	1	1 ERR
329	Misc. non-metallic mineral products	3	17	14 560.0%	1	3	2 200.0%
331	Blast furnace and basic steel products	3	416	414 16540.0%	1	3	2 200.0%
332	Iron and steel foundries	500	273	(227) -45.4%	6	5	-1 -16.7%
334	Secondary nonferrous metals	44	49	5 11.4%	3	2	-1 -33.3%
335	Nonferrous rolling and drawing	0	7	7	0	1	1 ERR
336	Nonferrous foundries	219	97	(122) -55.7%	9	8	-1 -11.1%
339	Miscellaneous primary metal products	73	32	(42) -56.8%	5	3	-2 -40.0%
340	Fabricated metal products	42	44	3 6.0%	2	3	1 50.0%
341	Metal cans and shipping containers	624	624	0 0.0%	3	3	0 0.0%
342	Cutlery, hand tools and hardware	69	93	24 35.0%	5	5	0 0.0%
343	Plumbing and heating, except electric	49	15	(35) -70.4%	2	1	-1 -50.0%
344	Fabricated structural metal products	930	755	(176) -18.9%	33	35	2
345	Screw machine products, bolts etc.	83	56	(27) -32.5%	4	3	-1 -25.0%
346	Metal forgings and stampings	298	201	(98) -32.7%	10	5	-5 -50.0%
347	Metal services, nec.	501	359	(142) -28.4%	29	21	-8 -27.6%
348	Ordinance and accessories	0	3	3	0	1	1
349	Misc. fabricated metal products	1,484	554	(931) -62.7%	18	10	-8 -44.4%
350	Non-electrical machinery (general)	22	0	(22) -100.0%	2	0	-2
352	Farm and garden machinery	3	5	3 100.0%	1	2	1
353	Construction and related machinery	317	215	(102) -32.2%	8	6	-2
354	Metalworking machinery	123	24	(99) -80.4%	7	3	-4

Appendix B-1: Continued
 Number of Establishments and Employment in Oakland by 3-digit SIC Code

SIC CODE	Industry Group	Employment Estimate				Number of Establishments			
		1981	1986	Change	% Chng	1981	1986	Change	% Chng
355	Special industry machinery	423	302	(121)	-28.6%	6	7	1	16.7%
356	General industrial machinery	630	544	(86)	-13.6%	16	11	-5	_____
357	Office and computing machines	298	176	(123)	-41.1%	7	6	-1	-14.3%
358	Refrigeration and service machinery	49	5	(44)	-89.8%	5	2	-3	-60.0%
359	Misc. machinery, except electrical	539	441	(98)	-18.2%	47	43	-4	-8.5%
360	Electrical/electronic equip. (general)	5	47	42	830.0%	2	4	2	100.0%
361	Electrical distributing equipment	42	22	(20)	-48.2%	2	2	0	0.0%
362	Electrical industrial apparatus	801	412	(390)	-48.6%	4	3	-1	-25.0%
363	Household appliances	17	15	(3)	-14.7%	2	1	-1	-50.0%
364	Electric lighting & wiring equipment	256	221	(35)	-13.7%	3	5	2	66.7%
365	Radio and TV receiving	3	75	72	2880.0%	1	1	0	0.0%
366	Communication equipment	35	47	12	34.8%	1	4	3	300.0%
367	Electronic components and accessories	151	94	(57)	-37.5%	4	4	0	_____
369	Misc. electrical equipments & supplies	32	79	47	149.2%	3	4	1	33.3%
370	Transportation equipment	15	15	0	0.0%	1	1	0	0.0%
371	Motor vehicles and equipment	480	367	(114)	-23.6%	11	7	-4	-36.4%
372	Aircraft and parts	377	375	(3)	-0.7%	2	1	-1	-50.0%
373	Ship and boat building & repair	298	319	21	6.9%	4	10	6	150.0%
375	Motorcycles and bicycles, parts	5	5	0	0.0%	2	2	0	0.0%
379	Misc. transportation equipment	0	15	15	_____	0	1	1	_____
380	Instruments (general)	0	7	7	_____	0	1	1	ERR
381	Engineering and scientific instruments	92	0	(92)	-100.0%	3	0	-3	-100.0%
382	Measuring and controlling devices	123	133	10	8.1%	4	5	1	25.0%
383	Optical instruments and lenses	15	14	(1)	-3.4%	1	2	1	100.0%
384	Medical instruments and supplies	108	53	(55)	-50.7%	6	5	-1	_____
385	Ophthalmic goods	3	3	0	0.0%	1	1	0	0.0%
386	Photographic equipment & supplies	0	75	75	_____	0	1	1	_____
387	Watches, clocks, and watchcases	0	3	3	_____	0	1	1	_____
390	Misc. manufacturing	10	43	33	330.0%	4	7	3	_____
391	Jewelry and silverware	22	40	18	79.5%	4	3	-1	-25.0%
393	Musical instruments	7	3	(5)	-64.3%	1	1	0	_____
394	Toys and sporting goods	48	73	25	52.1%	6	5	-1	-16.7%
395	Pens, pencils, office and art supplies	15	22	7	48.3%	1	2	1	100.0%
396	Costume jewelry and notions	27	40	13	49.1%	4	3	-1	-25.0%
399	Miscellaneous manufactures	144	153	10	6.6%	12	14	2	16.7%
410	Local/interurban passenger transit (general)	0	12	12	_____	0	3	3	ERR
411	Local and suburban transportation	2,012	128	(1,884)	-93.6%	5	8	3	_____
412	Taxicabs	106	61	(45)	-42.5%	4	5	1	25.0%
413	Intercity highway transportation	209	109	(100)	-47.8%	2	2	0	_____
414	Transportation charter services	49	184	135	274.5%	2	3	1	_____
415	School buses	75	0	(75)	-100.0%	1	0	-1	-100.0%
417	Bus terminals and service facilities	0	7	7	_____	0	1	1	ERR

Appendix B-1: Continued
 Number of Establishments and Employment in Oakland by 3-digit SIC Code

SIC CODE	Industry Group	Employment Estimate				Number of Establishments			
		1981	1986	Change	% Chng	1981	1986	Change	% Chng
420	Trucking and warehousing (general)	12	10	(3)	-20.8%	3	2	-1	---
421	Trucking, local and long distance	4,800	3,131	(1,669)	-34.8%	112	109	-3	---
422	Public warehousing	280	446	166	59.4%	20	21	1	5.0%
423	Trucking terminal facilities	451	58	(393)	-87.1%	6	4	-2	---
440	Water transportation (general)	15	896	881	6075.9%	1	5	4	---
441	Deep sea foreign transportation	1,630	983	(647)	-39.7%	9	6	-3	-33.3%
442	Deep sea domestic transportation	375	389	14	3.7%	1	3	2	200.0%
445	Local water transportation	3	0	(3)	-100.0%	1	0	-1	-100.0%
446	Water transportation services	335	149	(186)	-55.5%	15	14	-1	-6.7%
450	Air transportation (general)	13	85	72	576.0%	5	5	0	0.0%
451	Air transportation	1,962	1,714	(248)	-12.6%	13	17	4	30.8%
452	Air transportation	5	177	172	3440.0%	2	2	0	0.0%
458	Air transportation services	174	130	(44)	-25.1%	13	7	-6	-46.2%
470	Transportation services (general)	17	5	(12)	-70.6%	2	2	0	0.0%
471	Freight forwarding	65	75	10	15.4%	8	7	-1	-12.5%
472	Arrangement of transportation	297	1,965	1,668	562.6%	42	65	23	54.8%
474	Railroad car rental	3	3	0	0.0%	1	1	0	0.0%
478	Misc. transportaiton services	35	129	94	272.5%	1	5	4	400.0%
480	Communications (general)	77	203	126	163.6%	2	4	2	100.0%
481	Telephone communication	4,297	1,926	(2,371)	-55.2%	26	16	-10	-38.5%
482	Telegraph communication	138	65	(73)	-52.9%	4	5	1	25.0%
483	Radio and television broadcasting	757	454	(303)	-40.0%	2	4	2	100.0%
489	Communication services, nec	177	5	(172)	-97.2%	2	2	0	0.0%
490	Electric, gas & sanitary services (general)	35	35	0	0.0%	1	1	0	0.0%
491	Electric services	7	0	(7)	-100.0%	1	0	-1	-100.0%
494	Water supply	3	0	(3)	-100.0%	1	0	-1	-100.0%
495	Sanitary services	392	389	(3)	-0.6%	3	2	-1	-33.3%
500	Wholesale trade-durables (general)	3	40	37	1480.0%	1	3	2	200.0%
501	Motor vehicles and automotive equipment	1,389	1,400	11	0.8%	81	75	-6	-7.4%
502	Furniture and home furnishings	429	609	181	42.1%	31	35	4	12.9%
503	Lumber and construction materials	551	705	154	27.9%	25	34	9	36.0%
504	Sporting goods, toys & hobby goods	123	103	(20)	-16.3%	9	9	0	0.0%
505	Metals and minerals, except petroleum	893	677	(216)	-24.2%	26	16	-10	-38.5%
506	Electrical goods	1,565	976	(589)	-37.6%	68	70	2	2.9%
507	Hardware, plumbing & heating equipment	632	523	(110)	-17.3%	40	31	-9	-22.5%
508	Machinery, equipment and supplies	3,692	4,058	366	9.9%	218	206	-12	-5.5%
509	Miscellaneous durable goods	724	836	112	15.5%	51	54	3	5.9%
510	Wholesale trade-nondurables (general)	0	10	10	---	0	2	2	ERR
511	Paper and paper products	805	547	(258)	-32.1%	41	31	-10	-24.4%
512	Drugs, proprietaries and sundries	208	233	25	12.0%	13	11	-2	-15.4%
513	Apparal, piece goods, and notions	267	205	(62)	-23.1%	17	16	-1	-5.9%
514	Groceries and related products	2,085	2,160	76	3.6%	124	122	-2	-1.6%

Appendix B-1: Continued
 Number of Establishments and Employment in Oakland by 3-digit SIC Code

SIC CODE	Industry Group	Employment Estimate				Number of Establishments			
		1981	1986	Change	% Chng	1981	1986	Change	% Chng
515	Farm-product raw materials	82	52	(30)	-36.8%	2	3	1	50.0%
516	Chemicals and allied products	241	269	28	11.6%	28	26	-2	-7.1%
517	Petroleum and petroleum products	127	73	(54)	-42.3%	13	5	-8	-61.5%
518	Beer, wine, & distilled beverages	255	251	(4)	-1.6%	10	9	-1	-10.0%
519	Miscellaneous non-durable goods	886	1,010	124	14.0%	43	57	14	32.6%
520	Building materials/garden supplies (general)	35	7	(28)	-79.7%	1	1	0	0.0%
521	Lumber and other building materials	209	146	(64)	-30.4%	19	16	-3	-15.8%
523	Paint, glass and wallpaper stores	295	114	(181)	-61.5%	12	14	2	16.7%
525	Hardware stores	242	233	(9)	-3.5%	17	18	1	5.9%
526	Retail nurseries and garden stores	73	27	(46)	-63.0%	5	6	1	20.0%
527	Mobile home dealers	37	7	(30)	-81.1%	2	1	-1	-50.0%
530	General merchandise stores (nec)	0	49	49	_____	0	2	2	ERR
531	Department stores	2,648	1,599	(1,049)	-39.6%	12	8	-4	-33.3%
533	Variety stores	234	172	(62)	-26.5%	10	6	-4	-40.0%
539	Misc. general merchandise stores	247	93	(155)	-62.6%	15	8	-7	-46.7%
540	Food stores (nec)	0	17	17	_____	0	3	3	ERR
541	Grocery stores	3,343	3,774	431	12.9%	185	222	37	20.0%
542	Meat markets & freezer provisioners	167	170	4	2.1%	28	35	7	25.0%
543	Fruit stores and vegetable markets	73	44	(29)	-40.0%	11	6	-5	-45.5%
544	Candy, nut and confectionery stores	25	35	10	38.0%	10	9	-1	-10.0%
545	Dairy products stores	56	12	(44)	-78.6%	3	3	0	0.0%
546	Retail bakeries	287	343	56	19.5%	31	38	7	22.6%
549	Miscellaneous food stores	99	176	77	78.2%	17	18	1	5.9%
550	Automotive dealers/service stations (nec)	196	214	18	9.2%	4	7	3	75.0%
551	New and used car dealers	1,159	1,188	30	2.5%	25	22	-3	-12.0%
552	Used car dealers	15	15	0	0.0%	6	6	0	0.0%
553	Auto and home supply stores	606	458	(149)	-24.5%	67	45	-22	-32.8%
554	Gasoline service stations	852	912	60	7.0%	139	120	-19	-13.7%
555	Boat dealers	70	53	(17)	-24.3%	10	8	-2	-20.0%
556	Recreation and utility trailer dealers	3	5	3	100.0%	1	2	1	100.0%
557	Motorcycle dealers	27	41	14	52.8%	4	6	2	50.0%
559	Automotive dealers, nec.	157	17	(140)	-89.5%	5	3	-2	-40.0%
560	Apparel/accessory stores (general)	245	344	99	40.2%	10	20	10	100.0%
561	Men's & boy's clothing & furnishings	261	163	(98)	-37.5%	31	15	-16	-51.6%
562	Women's ready to wear stores	465	484	19	4.0%	41	46	5	12.2%
563	Women's accessory & speciality stores	39	45	6	14.1%	9	13	4	44.4%
564	Children's and infant's wear stores	15	14	(1)	-3.4%	4	2	-2	-50.0%
565	Family clothing stores	60	80	20	33.6%	7	10	3	42.9%
566	Shoe stores	220	271	51	23.0%	41	42	1	2.4%
569	Miscellaneous apparel and accessories	46	63	17	37.0%	13	18	5	38.5%
570	Furniture/home furnishings (general)	37	206	169	456.8%	2	4	2	100.0%
571	Furniture and home furnishings stores	581	449	(133)	-22.8%	82	63	-19	-23.2%

Appendix B-1: Continued
 Number of Establishments and Employment in Oakland by 3-digit SIC Code

SIC CODE	Industry Group	Employment Estimate				Number of Establishments			
		1981	1986	Change	% Chng	1981	1986	Change	% Chng
572	Household appliance stores	213	157	(56)	-26.3%	11	16	5	45.5%
573	Radio, television and music stores	313	284	(29)	-9.3%	32	47	15	46.9%
580	Eating and drinking places (general)	34	46	12	35.8%	8	5	-3	-37.5%
581	Eating and drinking places	8,088	8,109	21	0.3%	533	535	2	0.4%
590	Misc. retail (nec)	39	718	680	1764.9%	7	19	12	171.4%
591	Drug stores and proprietary stores	946	1,095	149	15.8%	64	68	4	6.3%
592	Liquor stores	690	373	(317)	-45.9%	93	79	-14	-15.1%
593	Used merchandise stores	203	227	25	12.1%	36	33	-3	-8.3%
594	Miscellaneous shopping goods stores	989	783	(206)	-20.8%	116	127	11	9.5%
596	Nonstore retailers	1,385	303	(1,083)	-78.2%	33	20	-13	-39.4%
597	Direct sales	175	0	(175)	-100.0%	1	0	-1	-100.0%
599	Retail stores, nec	636	495	(142)	-22.2%	85	87	2	2.4%
600	Banking (general)	281	3	(278)	-99.1%	5	1	-4	-80.0%
602	Commercial and stock savings banks	3,110	2,404	(707)	-22.7%	72	63	-9	-12.5%
603	Mutual savings banks	175	0	(175)	-100.0%	1	0	-1	-100.0%
604	Nondeposit trust companies	15	0	(15)	-100.0%	1	0	-1	-100.0%
605	Banking-related functions	3	51	48	1920.0%	1	7	6	600.0%
610	Non-bank credit agencies (general)	5	8	3	50.0%	2	3	1	50.0%
611	Rediscount & financing institutions	0	7	7	_____	0	1	1	ERR
612	Savings and loan associations	1,045	2,225	1,180	113.0%	32	33	1	3.1%
614	Personal credit institutions	329	314	(15)	-4.4%	46	37	-9	-19.6%
615	Business credit institutions	37	126	90	245.2%	8	8	0	0.0%
616	Mortgage bankers and brokers	162	67	(96)	-59.0%	15	12	-3	-20.0%
621	Security brokers and dealers	442	648	206	46.5%	15	17	2	13.3%
623	Security and commodity exchanges	0	7	7	_____	0	1	1	ERR
628	Security and commodity services	54	274	220	407.4%	7	19	12	171.4%
630	Insurance carriers (general)	20	7	(13)	-64.1%	3	1	-2	-66.7%
631	Life insurance	718	499	(220)	-30.6%	30	21	-9	-30.0%
632	Medical service and health insurance	1,005	1,126	121	12.0%	3	5	2	66.7%
633	Fire, marine and casualty insurance	153	121	(32)	-20.9%	5	5	0	0.0%
635	Surety insurance	5	0	(5)	-100.0%	2	0	-2	-100.0%
636	Title insurance	340	455	115	33.7%	8	7	-1	-12.5%
637	Pension, health and welfare funds	665	245	(421)	-63.2%	13	16	3	23.1%
639	Insurance carriers (nec)	3	3	0	0.0%	1	1	0	0.0%
641	Insurance agents and brokers	1,495	1,693	199	13.3%	164	141	-23	-14.0%
650	Real estate (general)	121	407	286	236.0%	21	25	4	19.0%
651	Real estate operators and lessors	2,017	1,728	(289)	-14.3%	312	244	-68	-21.8%
653	Real estate agents and managers	737	1,268	532	72.2%	110	138	28	25.5%
654	Title offices	24	15	(10)	-39.6%	3	4	1	33.3%
655	Subdividers and developers	139	521	383	276.2%	24	30	6	25.0%
661	Combined real estate/insurance operations	76	50	(26)	-34.2%	11	8	-3	-27.3%
670	Holding companies (general)	85	5	(80)	-94.1%	5	2	-3	-60.0%

Appendix B-1: Continued

Number of Establishments and Employment in Oakland by 3-digit SIC Code

SIC CODE	Industry Group	Employment Estimate				Number of Establishments			
		1981	1986	Change	% Chng	1981	1986	Change	% Chng
671	Holding offices	86	83	(3)	-3.5%	18	13	-5	-27.8%
672	Investment offices	15	7	(8)	-51.7%	1	1	0	0.0%
673	Trusts	101	112	11	10.9%	18	28	10	55.6%
679	Miscellaneous investing	129	34	(95)	-73.5%	16	10	-6	-37.5%
700	Hotels & lodging places (general)	5	17	12	240.0%	2	2	0	0.0%
701	Hotels, motels and tourist courts	1,238	2,366	1,128	91.1%	54	55	1	1.9%
702	Rooming and boarding houses	71	37	(34)	-48.2%	7	5	-2	-28.6%
703	Camps and trailering parks	77	5	(72)	-93.5%	2	2	0	0.0%
704	Membership-basis organization hotels	84	5	(79)	-94.0%	3	2	-1	-33.3%
720	Personal services (general)	7	97	90	1278.6%	1	8	7	700.0%
721	Laundry, cleaning and garment services	1,068	1,060	(8)	-0.7%	83	74	-9	-10.8%
722	Photographic studios, portraits	22	58	36	163.6%	7	10	3	42.9%
723	Beauty shops	317	318	1	0.3%	63	54	-9	-14.3%
724	Barber shops	50	28	(22)	-44.4%	18	11	-7	-38.9%
725	Shoe repair and hat cleaning shops	31	41	10	30.6%	7	9	2	28.6%
726	Funeral service and crematories	128	139	11	8.6%	13	10	-3	-23.1%
729	Miscellaneous personal services	338	532	194	57.5%	25	40	15	60.0%
730	Business services (general)	78	785	708	912.9%	11	27	16	145.5%
731	Advertising	164	247	83	50.3%	23	26	3	13.0%
732	Credit reporting and collection	354	337	(17)	-4.8%	22	19	-3	-13.6%
733	Mailing, reproduction, stenographic	307	408	102	33.1%	36	55	19	52.8%
734	Services to buildings	1,236	1,742	506	40.9%	65	88	23	35.4%
735	News syndicates	75	0	(75)	-100.0%	1	0	-1	-100.0%
736	Personnel supply services	3,199	3,174	(25)	-0.8%	56	59	3	5.4%
737	Computer and data processing services	862	1,079	217	25.2%	49	87	38	77.6%
739	Miscellaneous business services	4,636	8,780	4,144	89.4%	181	281	100	55.2%
750	Auto repair services (general)	27	50	24	88.7%	7	8	1	14.3%
751	Automotive rentals without drivers	319	674	355	111.5%	28	17	-11	-39.3%
752	Automobile parking	223	284	61	27.1%	68	43	-25	-36.8%
753	Automotive repair shops	1,001	1,085	84	8.3%	153	156	3	2.0%
754	Automotive services, except repair	84	134	50	58.9%	12	19	7	58.3%
760	Misc. repair	17	41	24	138.2%	2	6	4	200.0%
762	Electrical repair shops	293	395	102	34.6%	33	31	-2	-6.1%
763	Watch, clock, jewelry repair	22	12	(10)	-44.2%	5	3	-2	-40.0%
764	Reupholstery and furniture repair	32	73	41	128.1%	11	11	0	0.0%
769	Miscellaneous repair shops	782	500	(283)	-36.1%	50	55	5	10.0%
780	Motion pictures (general)	3	0	(3)	-100.0%	1	0	-1	-100.0%
781	Motion picture production service	13	33	21	164.0%	5	6	1	20.0%
782	Motion picture distribution services	7	3	(5)	-64.3%	1	1	0	0.0%
783	Motion picture theaters	215	168	(47)	-21.9%	12	12	0	0.0%
790	Amusement/recreation services (general)	5	20	15	290.0%	2	3	1	50.0%
791	Dance halls, studios and schools	47	5	(42)	-89.2%	4	2	-2	-50.0%

Appendix B-1: Continued

Number of Establishments and Employment in Oakland by 3-digit SIC Code

SIC CODE	Industry Group	Employment Estimate				Number of Establishments			
		1981	1986	Change	% Chng	1981	1986	Change	% Chng
792	Producers, orchestras, entertainers	432	329	(103)	-23.8%	11	16	5	45.5%
793	Bowling and billiard establishments	8	10	3	33.3%	3	4	1	33.3%
794	Commercial sports	603	217	(387)	-64.1%	6	5	-1	-16.7%
799	Misc. amusement, recreational services	886	627	(260)	-29.3%	35	35	0	0.0%
800	Health services (general)	1,171	44	(1,127)	-96.3%	14	6	-8	-57.1%
801	Offices of physicians	2,614	2,097	(517)	-19.8%	443	365	-78	-17.6%
802	Offices of dentists	975	1,012	37	3.7%	160	178	18	11.3%
803	Offices of osteopathic physicians	3	295	292	11680.0%	1	89	88	8800.0%
804	Offices of other health practitioners	246	0	(246)	-100.0%	62	0	-62	-100.0%
805	Nursing and personal care facilities	1,916	2,097	181	9.4%	33	35	2	6.1%
806	Hospitals	4,686	3,661	(1,025)	-21.9%	13	8	-5	-38.5%
807	Medical and dental laboratories	626	433	(193)	-30.8%	42	32	-10	-23.8%
808	Outpatient care facilities	833	1,966	1,133	136.0%	31	48	17	54.8%
809	Health and allied services	418	581	163	39.0%	13	25	12	92.3%
811	Legal services (general)	2,407	2,537	131	5.4%	367	397	30	8.2%
820	Educational services (general)	3	29	27	1060.0%	1	5	4	400.0%
821	Elementary and secondary schools	2,221	906	(1,315)	-59.2%	31	32	1	3.2%
822	Colleges and universities	1,348	1,166	(182)	-13.5%	5	6	1	20.0%
823	Libraries and information centers (general)	15	17	3	17.2%	1	2	1	100.0%
824	Correspondence & vocational schools	77	120	43	55.8%	14	14	0	0.0%
829	Schools and educational services	149	291	142	95.0%	18	30	12	66.7%
830	Social Services (general)	54	36	(18)	-33.3%	4	3	-1	-25.0%
831	Social services (nec)	0	490	490	---	0	105	105	ERR
832	Social services	830	1,243	413	49.8%	55	53	-2	-3.6%
833	Social services	699	521	(178)	-25.4%	25	16	-9	-36.0%
835	Social services	552	379	(174)	-31.4%	70	29	-41	-58.6%
836	Residential care	1,121	1,252	132	11.7%	43	62	19	44.2%
839	Social services	892	932	40	4.5%	40	25	-15	-37.5%
841	Museums and art galleries	92	37	(55)	-59.6%	3	2	-1	-33.3%
842	Botanical & zoological gardens	0	3	3	---	0	1	1	ERR
861	Business associations	169	150	(19)	-11.3%	24	20	-4	-15.7%
862	Professional organizations	140	193	53	37.9%	19	19	0	0.0%
863	Labor organizations	773	748	(25)	-3.2%	81	69	-12	-14.8%
864	Civic and social associations	804	609	(195)	-24.2%	73	55	-18	-24.7%
865	Political organizations	3	3	0	0.0%	1	1	0	0.0%
866	Religious organizations	853	1,408	555	65.1%	88	125	37	42.0%
869	Membership organizations, nec	346	319	(28)	-7.9%	15	15	0	0.0%
891	Engineering and architectural services	901	1,317	416	46.2%	100	134	34	34.0%
892	Noncommercial research organizations	26	68	42	161.5%	5	6	1	20.0%
893	Accounting, auditing and bookkeeping	1,095	1,324	229	20.9%	102	128	26	25.5%
899	Services, nec	93	249	156	167.2%	19	53	34	178.9%
TOTAL		174,801	172,039	(2,762)	-1.6%	24,289	24,716	427	1.8%

Appendix C.1: Employment and Establishment Totals for Zipcode District 94601 (Fruitvale): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	5	8	3	50.0%	2	3	1	50.0%
Mining & Extraction	3	15	12	480.0%	1	1	0	0.0%
Construction	860	644	(217)	-25.2%	47	48	1	2.1%
Manufacturing	2,703	3,436	734	27.1%	91	92	1	1.1%
T/C/U	796	469	(327)	-41.1%	17	23	6	35.3%
Wholesale Trade	1,120	1,267	147	13.1%	63	66	3	4.8%
Retail Trade	2,809	2,106	(703)	-25.0%	165	156	(9)	-5.5%
FIRE	231	210	(22)	-9.3%	25	25	0	0.0%
Services	3,262	2,641	(621)	-19.0%	183	192	9	4.9%
Total	11,788	10,794	(994)	-8.4%	594	606	12	2.0%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix 2;
excludes government employees and employees not elsewhere classified

Fruitvale Zipcode District (94601)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainners					
32	Stone, clay and glass products	10	757	747	7863.2%
34	Fabricated metal industries	884	1,156	272	30.8%
23	Apparel/textile products	0	192	192	
51	Wholesale - non-durable goods	419	525	106	25.3%
54	Food stores	290	395	105	36.2%
89	Misc. services	3	82	79	3160.0%
37	Transportation equipment	252	326	75	29.6%
30	Rubber and plastic products	7	77	70	1000.0%
47	Transportation services	0	42	42	
50	Wholesale - durable goods	702	743	41	5.8%
Losers					
86	Membership organizations	177	97	(80)	-45.3%
60	Banking	133	22	(111)	-83.8%
35	Machinery, except electrical	355	244	(111)	-31.3%
55	Auto dealers and service station	324	199	(125)	-38.5%
20	Food and kindred products	238	54	(184)	-77.3%
17	Special trade contractors	643	448	(195)	-30.3%
33	Primary metal industries	377	149	(228)	-60.5%
48	Communications	384	49	(335)	-87.2%
80	Health services	1,696	1,244	(452)	-26.7%
59	Misc. retail	889	355	(534)	-60.1%

Appendix C.2: Employment and Establishment Totals for Zipcode District 94602 (Dimond): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	39	59	20	51.3%	9	9	0	0.0%
Mining & Extraction	0	15	15		0	1	1	
Construction	124	128	4	3.2%	34	29	(5)	-14.7%
Manufacturing	25	34	10	38.8%	5	7	2	40.0%
T/C/U	24	29	5	21.3%	4	6	2	50.0%
Wholesale Trade	56	13	(43)	-77.5%	6	5	(1)	-16.7%
Retail Trade	725	573	(152)	-20.9%	74	68	(6)	-8.1%
FIRE	216	217	1	0.5%	36	34	(2)	-5.6%
Services	1,617	2,236	619	38.2%	137	166	29	21.2%
Total	2,824	3,302	478	16.9%	305	325	20	6.6%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix 2; excludes government employees and employees not elsewhere classified

Dimond-Joaquin Miller (94602)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
82	Educational services	142	273	131	91.9%
73	Business services	398	522	124	31.0%
80	Health services	365	478	113	31.0%
83	Social services	406	494	88	21.6%
86	Membership organizations	68	117	50	73.3%
79	Amusement & recreation services	3	52	49	1960.0%
76	Misc. repair services	12	49	37	308.3%
7	Agricultural services	39	59	20	51.3%
59	Misc. retail	109	128	19	17.5%
65	Real estate brokers	52	71	19	35.6%
Losers					
64	Insurance agents and brokers	25	10	(15)	-59.2%
55	Auto dealers & service stations	39	24	(15)	-37.7%
16	Heavy construction contractors	15	0	(15)	-100.0%
66	Combined real estate & insurance	15	0	(15)	-100.0%
51	Wholesale - non-durable goods	20	5	(15)	-74.4%
89	Misc. services	44	20	(24)	-55.2%
72	personal services	91	65	(27)	-29.1%
50	Wholesale - durable goods	36	8	(29)	-79.2%
56	Apparel and accessory stores	56	8	(49)	-86.6%
58	Eating and drinking places	298	196	(102)	-34.2%

Appendix C.3: Employment and Establishment Totals for Zipcode District 94603 (E. Oakland): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	0	0	0		0	0	0	
Mining & Extraction	0	3	3		0	1	1	
Construction	317	337	20	6.2%	30	26	(4)	-13.3%
Manufacturing	1,974	1,590	(384)	-19.5%	36	42	6	16.7%
T/C/U	188	645	458	244.0%	11	18	7	63.6%
Wholesale Trade	414	504	90	21.8%	30	43	13	43.3%
Retail Trade	701	1,011	310	44.2%	45	56	11	24.4%
FIRE	118	15	(103)	-87.2%	10	6	(4)	-40.0%
Services	387	1,430	1,043	269.4%	65	103	38	58.5%
Total	4,097	5,533	1,436	35.0%	227	295	68	30.0%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix A;
excludes government employees and employees not elsewhere classified

East Oakland (94603)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
58	Eating and drinking places	39	509	470	1220.8%
47	Transportation services	3	444	441	17640.0%
75	Auto repair services	60	475	415	690.8%
73	Business services	80	320	240	299.4%
55	Auto dealers & service stations	156	299	144	92.3%
83	Social services	106	237	131	123.6%
50	Wholesale - durable goods	264	353	90	34.0%
72	Personal services	20	101	81	415.4%
27	Printing and publishing	0	47	47	
17	Special trade contractors	226	261	35	15.5%
Losers					
61	Credit agencies	10	0	(10)	-100.0%
25	Furniture and fixture	22	7	(15)	-67.4%
16	Heavy construction contractors	37	0	(37)	-100.0%
65	Real estate brokers	54	10	(44)	-81.5%
60	Banking	49	3	(47)	-94.9%
42	Trucking and warehousing	183	96	(87)	-47.7%
35	Machinery, except electrical	607	483	(124)	-20.4%
34	Fabricated metal industries	186	48	(138)	-74.2%
20	Food and kindred products	1,047	782	(265)	-25.3%
59	Misc. retail	395	72	(323)	-81.7%

Appendix C.4: Employment and Establishment Totals for Zipcode Districts 94604 & 94612 (Downtown): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	5	42	37	730.0%	2	7	5	250.0%
Mining & Extraction	92	12	(80)	-86.9%	3	3	0	0.0%
Construction	580	1,273	693	119.6%	17	24	7	41.2%
Manufacturing	3,636	3,105	(531)	-14.6%	61	79	18	29.5%
T/C/U	5,062	3,832	(1,230)	-24.3%	66	57	(9)	-13.6%
Wholesale Trade	1,841	1,588	(253)	-13.7%	96	78	(18)	-18.8%
Retail Trade	5,033	3,574	(1,459)	-29.0%	313	280	(33)	-10.5%
FIRE	7,075	7,400	325	4.6%	310	291	(19)	-6.1%
Services	12,474	13,213	739	5.9%	995	975	(20)	-2.0%
Total	35,795	34,036	(1,759)	-4.9%	1,863	1,794	(69)	-3.7%

Source: U.S. Census Bureau, County Business Patterns
 Note: * calculated using midpoint of establishment size group: see Appendix 2; excludes government employees and employees not elsewhere classified

Downtown (94612 & 94604)
 Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
61	Credit agencies	725	1,935	1,210	167.0%
73	Business services	3,572	4,676	1,104	30.9%
16	Heavy construction contractors	0	1,000	1,000	
63	Insurance carriers	1,006	1,883	878	87.3%
26	Paper and allied products	27	767	740	2792.5%
47	Transportation services	127	515	388	305.5%
89	Misc. services	1,168	1,435	267	22.9%
44	Water transportation	1,460	1,699	240	16.4%
51	Wholesale - non-durable goods	48	268	220	458.3%
83	Social Services	32	218	186	581.3%
Losers					
80	Health services	1,981	1,715	(266)	-13.4%
60	Banking	1,490	1,217	(273)	-18.3%
50	Wholesale - durable goods	1,337	1,036	(302)	-22.6%
86	Membership organizations	837	529	(308)	-36.8%
17	Special trade contractors	469	141	(328)	-69.9%
58	Eating and drinking places	955	538	(417)	-43.7%
28	Chemicals and allied products	799	328	(471)	-59.0%
48	Communications	1,789	1,248	(542)	-30.3%
32	Stone, clay and glass products	1000	0	(1,000)	-100.0%
41	Local and inter-urban transit	1,212	123	(1,089)	-89.8%

Appendix C.5: Employment and Establishment Totals for Zipcode District 94605 (Eastmont): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	12	17	5	41.7%	3	2	(1)	-33.3%
Mining & Extraction	0	0	0		0	0	0	
Construction	334	192	(142)	-42.6%	31	30	(1)	-3.2%
Manufacturing	216	46	(170)	-78.7%	6	7	1	16.7%
T/C/U	376	44	(332)	-88.3%	9	8	(1)	-11.1%
Wholesale Trade	390	25	(365)	-93.7%	7	5	(2)	-28.6%
Retail Trade	1,702	1,526	(177)	-10.4%	119	133	14	11.8%
FIRE	322	254	(68)	-21.0%	32	26	(6)	-18.8%
Services	1,369	1,169	(200)	-14.6%	132	180	48	36.4%
Total	4,718	3,271	(1,447)	-30.7%	339	391	52	15.3%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix 2;
excludes government employees and employees not elsewhere classified

Eastmont (94605)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainners					
58	Eating and drinking places	209	324	115	55.2%
61	Credit agencies	44	112	68	156.3%
56	Apparel and accessory stores	162	195	33	20.4%
86	Membership organizations	118	151	33	28.0%
57	Furniture and home furnishings	24	54	30	127.7%
41	Local and inter-urban transit	7	32	25	350.0%
51	Wholesale - non-durable	5	20	15	290.0%
80	Health services	114	128	15	12.8%
38	Instruments and related products	0	15	15	
16	Heavy construction contractors	0	10	10	
Losers					
60	Banking	104	49	(55)	-52.7%
82	Educational services	180	118	(62)	-34.4%
52	Building and garden materials	77	5	(72)	-93.5%
65	Real estate brokers	138	64	(74)	-53.5%
17	Special trade contractors	307	148	(159)	-51.7%
27	Printing and publishing	209	27	(182)	-87.3%
73	Business services	408	221	(187)	-45.9%
53	General merchandise stores	626	413	(214)	-34.1%
48	Communications	349	3	(347)	-99.3%
50	Wholesale - durable goods	385	5	(380)	-98.7%

Appendix C.6: Employment and Establishment Totals for Zipcode District 94606 (San Antonio): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	12	5	(7)	-58.3%	3	2	(1)	-33.3%
Mining & Extraction	3	0	(3)	-100.0%	1	0	(1)	-100.0%
Construction	791	225	(567)	-71.6%	28	29	1	3.6%
Manufacturing	1,754	1,854	100	5.7%	61	74	13	21.3%
T/C/U	796	154	(642)	-80.7%	17	12	(5)	-29.4%
Wholesale Trade	1,214	852	(362)	-29.8%	76	72	(4)	-5.3%
Retail Trade	1,200	1,002	(198)	-16.5%	104	98	(6)	-5.8%
FIRE	286	182	(104)	-36.4%	32	24	(8)	-25.0%
Services	2,168	1,589	(579)	-26.7%	135	183	48	35.6%
Total	8,222	5,862	(2,361)	-28.7%	457	494	37	8.1%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix 2; excludes government employees and employees not elsewhere classified

San Antonio (94606)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
20	Food and kindred products	502	860	358	71.2%
73	Business services	232	406	175	75.4%
23	Apparel/textile products	287	379	92	31.9%
80	Health services	111	185	74	66.2%
75	Auto repair services	83	151	68	81.3%
72	Personal services	102	134	32	31.5%
55	Auto dealers & service stations	121	149	28	22.7%
89	Misc. services	33	59	26	77.3%
33	Primary metal industries	14	39	25	175.0%
83	Social services	150	169	19	12.7%
Losers					
52	Building and garden materials	83	10	(73)	-88.5%
58	Eating and drinking places	555	478	(77)	-13.9%
44	water transportation	104	5	(99)	-95.2%
42	Trucking and warehousing	194	89	(105)	-54.3%
34	Fabricated metal industries	282	152	(130)	-46.0%
26	Paper and allied products	199	0	(199)	-100.0%
51	Wholesale - non-durable goods	634	331	(303)	-47.8%
48	Communications	386	29	(357)	-92.5%
17	Special trade contractors	702	151	(551)	-78.5%
82	Educational services	1,010	59	(951)	-94.2%

Appendix C.7: Employment and Establishment Totals for Zipcode District 94607 (West Oakland): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	3	3	0	0.0%	1	1	0	0.0%
Mining & Extraction	0	0	0		0	0	0	
Construction	771	968	197	25.6%	22	33	11	50.0%
Manufacturing	3,787	3,449	(338)	-8.9%	125	153	28	22.4%
T/C/U	4,698	2,823	(1,875)	-39.9%	64	69	5	7.8%
Wholesale Trade	3,686	3,471	(215)	-5.8%	178	167	(11)	-6.2%
Retail Trade	3,384	2,796	(588)	-17.4%	236	212	(24)	-10.2%
FIRE	899	483	(416)	-46.3%	67	70	3	4.5%
Services	2,925	5,160	2,235	76.4%	263	342	79	30.0%
Total	20,153	19,153	(1,000)	-5.0%	956	1,047	91	9.5%

Source: U.S. Census Bureau, County Business Patterns
 Note: * calculated using midpoint of establishment size group: see Appendix A; excludes government employees and employees not elsewhere classified

West Oakland (94607)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
73	Business services	450	1,677	1,227	273.0%
70	Hotels and lodging places	163	668	505	310.8%
72	Personal services	361	565	204	56.6%
83	Social services	289	432	144	49.7%
15	General contractors and builders	14	138	124	882.1%
47	Transportation services	68	190	122	180.7%
86	Membership organizations	211	315	104	49.4%
56	Apparel and accessory stores	104	197	93	88.9%
54	Food stores	941	1,031	90	9.6%
89	Misc. services	133	220	87	65.0%
Losers					
65	Real estate brokers	384	206	(179)	-46.5%
34	Fabricated metal industries	634	443	(191)	-30.1%
51	Wholesale - non-durable goods	1,484	1,265	(219)	-14.8%
20	Food and kindred products	1,548	1,317	(231)	-14.9%
42	Trucking and warehousing	1,286	1,043	(243)	-18.9%
63	Insurance carriers	291	37	(254)	-87.3%
59	Misc. retail	570	227	(343)	-60.1%
48	Communications	1,099	531	(568)	-51.7%
58	Eating and drinking places	1,437	820	(617)	-42.9%
41	Local and inter-urban transit	1,092	44	(1,048)	-96.0%

Appendix C.8: Employment and Establishment Totals for Zipcode District 94608 (San Pablo): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	10	20	10	105.3%	2	3	1	50.0%
Mining & Extraction	0	0	0		0	0	0	
Construction	1,665	2,287	622	37.4%	53	74	21	39.6%
Manufacturing	6,309	5,325	(984)	-15.6%	161	162	1	0.6%
T/C/U	1,396	673	(723)	-51.8%	37	30	(7)	-18.9%
Wholesale Trade	2,661	2,767	107	4.0%	147	152	5	3.4%
Retail Trade	1,731	2,255	524	30.2%	156	127	(29)	-18.6%
FIRE	419	1,479	1,060	253.3%	45	49	4	8.9%
Services	2,920	4,257	1,338	45.8%	209	278	69	33.0%
Total	17,108	19,061	1,953	11.4%	810	875	65	8.0%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix 2;
excludes government employees and employees not elsewhere classified

Appendix C.8: Employment and Establishment Totals for Zipcode District 94608 (San Pablo): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	10	20	10	105.3%	2	3	1	50.0%
Mining & Extraction	0	0	0		0	0	0	
Construction	1,665	2,287	622	37.4%	53	74	21	39.6%
Manufacturing	6,309	5,325	(984)	-15.6%	161	162	1	0.6%
T/C/U	1,396	673	(723)	-51.8%	37	30	(7)	-18.9%
Wholesale Trade	2,661	2,767	107	4.0%	147	152	5	3.4%
Retail Trade	1,731	2,255	524	30.2%	156	127	(29)	-18.6%
FIRE	419	1,479	1,060	253.3%	45	49	4	8.9%
Services	2,920	4,257	1,338	45.8%	209	278	69	33.0%
Total	17,108	19,061	1,953	11.4%	810	875	65	8.0%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix 2;
excludes government employees and employees not elsewhere classified

San Pablo-Emeryville (94608)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
73	Business services	924	2,179	1,255	135.9%
65	Real estate brokers	95	800	705	742.1%
17	Special trade contractors	1,106	1,681	575	51.9%
64	Insurance agents and brokers	42	450	408	983.1%
59	Misc. retail	193	497	304	157.3%
33	Primary metal industries	89	377	288	323.6%
58	Eating and drinking places	667	915	248	37.2%
27	Printing and publishing	164	397	233	142.5%
89	Misc. services	220	426	206	93.4%
54	Food stores	99	292	194	196.4%
Losers					
76	Misc. repair services	144	58	(86)	-59.7%
72	Personal services	202	114	(88)	-43.6%
20	Food and kindred products	1,633	1,514	(119)	-7.3%
30	Rubber and plastic products	478	338	(140)	-29.2%
55	Auto dealers & service stations	388	229	(159)	-40.9%
82	Educational services	224	44	(180)	-80.5%
35	Machinery, except electrical	648	447	(201)	-31.0%
28	Chemicals and allied products	721	474	(247)	-34.3%
42	Trucking and warehousing	1,283	583	(700)	-54.5%
34	Fabricated metal industries	1,536	656	(880)	-57.3%

Appendix C.9: Employment and Establishment Totals for Zipcode District 94609 (Telegraph Corridor): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	3	3	0	0.0%	1	1	0	0.0%
Mining & Extraction	7	3	(5)	-64.3%	1	1	0	0.0%
Construction	135	297	162	120.4%	9	25	16	177.8%
Manufacturing	424	177	(247)	-58.3%	25	15	(10)	-40.0%
T/C/U	405	88	(317)	-78.4%	6	6	0	0.0%
Wholesale Trade	218	308	90	41.3%	19	20	1	5.3%
Retail Trade	816	916	101	12.3%	95	101	6	6.3%
FIRE	306	245	(61)	-19.9%	30	19	(11)	-36.7%
Services	7,113	5,662	(1,452)	-20.4%	484	463	(21)	-4.3%
Total	9,425	7,696	(1,729)	-18.3%	670	651	(19)	-2.8%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix 2;
excludes government employees and employees not elsewhere classified

Telegraph Corridor (94609)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainners					
83	Social services	365	629	264	72.2%
73	Business services	758	973	216	28.4%
15	General contractors and builders	66	214	148	224.2%
58	Eating and drinking places	210	335	126	59.9%
50	Wholesale - durable goods	194	294	100	51.3%
89	Misc. services	32	90	58	184.1%
86	Membership organizations	304	358	54	17.6%
75	Auto repair services	43	90	47	108.1%
55	Auto dealers & service stations	67	89	22	32.1%
57	Furniture and home furnishings	46	68	22	46.7%
Losers					
38	Instruments and related products	35	7	(28)	-79.7%
72	Personal services	185	152	(33)	-17.6%
70	Hotels and lodging places	43	10	(33)	-76.7%
60	Banking	81	44	(37)	-46.0%
54	Food stores	199	128	(72)	-35.9%
36	Electrical/electronic equipment	75	3	(72)	-96.6%
20	Food and kindred products	119	29	(90)	-75.5%
42	Trucking and warehousing	189	29	(160)	-84.6%
48	Communications	209	49	(160)	-76.6%
80	Health services	5,171	3,075	(2,096)	-40.5%

Appendix C.10: Employment and Establishment Totals for Zipcode District 94610 (Grand Lake): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	27	10	(17)	-64.2%	4	2	(2)	-50.0%
Mining & Extraction	0	0	0		0	0	0	
Construction	134	94	(40)	-30.0%	30	21	(9)	-30.0%
Manufacturing	76	85	10	12.6%	9	13	4	44.4%
T/C/U	74	191	117	159.2%	7	12	5	71.4%
Wholesale Trade	144	66	(79)	-54.5%	24	16	(8)	-33.3%
Retail Trade	1,423	1,436	13	0.9%	136	143	7	5.1%
FIRE	645	882	237	36.8%	115	97	(18)	-15.7%
Services	2,065	2,962	897	43.4%	259	374	115	44.4%
Total	4,585	5,723	1,138	24.8%	584	678	94	16.1%

Source: U.S. Census Bureau, County Business Patterns
 Note: * calculated using midpoint of establishment size group: see Appendix 2; excludes government employees and employees not elsewhere classified

Grand Lake (94610)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
73	Business services	340	773	434	127.7%
65	Real estate brokers	273	601	328	120.4%
58	Eating and drinking places	414	630	216	52.1%
86	Membership organizations	195	386	192	98.5%
81	Legal services	97	228	131	135.1%
41	Local and inter-urban transit	37	152	115	309.5%
82	Educational services	43	149	106	246.5%
72	Personal services	118	220	102	86.0%
80	Health services	225	317	93	41.2%
78	Motion pictures	0	44	44	_____
Losers					
75	Auto repair services	29	8	(22)	-74.1%
55	Auto dealers & service stations	190	167	(23)	-12.1%
50	Wholesale - durable goods	70	39	(31)	-43.9%
60	Banking	105	58	(47)	-44.8%
51	Wholesale - non-durable goods	75	27	(48)	-64.4%
59	Misc. retail	221	159	(62)	-28.1%
64	Insurance agents and brokers	188	124	(64)	-33.9%
83	Social services	530	432	(98)	-18.5%
70	Hotels and lodging places	159	7	(152)	-95.6%
52	Building and garden materials	218	42	(176)	-80.9%

Appendix C.11: Employment and Establishment Totals for Zipcode District 94611 (Piedmont/Montclair): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	71	92	21	29.6%	12	15	3	25.0%
Mining & Extraction	0	17	17		0	2	2	
Construction	340	267	(73)	-21.5%	67	53	(14)	-20.9%
Manufacturing	202	164	(38)	-18.9%	18	15	(3)	-16.7%
T/C/U	553	129	(424)	-76.7%	11	12	1	9.1%
Wholesale Trade	460	437	(23)	-5.0%	40	35	(5)	-12.5%
Retail Trade	2,821	3,509	688	24.4%	208	260	52	25.0%
FIRE	1,375	1,291	(84)	-6.1%	149	136	(13)	-8.7%
Services	4,341	6,091	1,750	40.3%	311	402	91	29.3%
Total	10,161	11,995	1,834	18.0%	816	930	114	14.0%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix 2;
excludes government employees and employees not elsewhere classified

Piedmont/Montclair (94611)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
80	Health services	2,032	3,002	970	47.7%
73	Business services	735	1,442	707	96.3%
58	Eating and drinking places	607	1,171	564	92.9%
54	Food stores	444	617	174	39.1%
65	Real estate brokers	571	742	171	29.9%
72	Personal services	217	331	114	52.5%
56	Apparel and accessory stores	155	233	78	50.5%
75	Auto repair services	87	138	51	58.0%
50	Wholesale - durable goods	227	262	35	15.2%
78	Motion pictures	22	54	33	151.2%
Losers					
83	Social services	286	247	(39)	-13.6%
35	Machinery, except electrical	45	0	(45)	-100.0%
17	Special trade contractors	146	98	(49)	-33.2%
15	General contractors and builders	192	141	(51)	-26.6%
51	Wholesale - non-durable goods	233	175	(58)	-24.7%
53	General merchandise stores	196	92	(104)	-53.2%
63	Insurance carriers	196	89	(108)	-54.8%
64	Insurance agents and brokers	201	92	(110)	-54.5%
82	Educational services	396	164	(232)	-58.6%
48	Communications	524	80	(444)	-84.8%

Appendix C.13: Employment and Establishment Totals for Zipcode District 94613 (Mills College): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	0	0	0		0	0	0	
Mining & Extraction	0	0	0		0	0	0	
Construction	0	3	3		0	1	1	
Manufacturing	0	0	0		0	0	0	
T/C/U	0	0	0		0	0	0	
Wholesale Trade	0	0	0		0	0	0	
Retail Trade	12	0	(12)	-100.0%	3	0	(3)	-100.0%
FIRE	0	0	0		0	0	0	
Services	800	36	(765)	-95.6%	8	4	(4)	-50.0%
Total	812	38	(774)	-95.3%	11	5	(6)	-54.5%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix 2;
excludes government employees and employees not elsewhere classified

Mills College (94613)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
All Industry Groups					
15	General contractors and builders	0	3	3	_____
83	Social services	3	0	(3)	-100.0%
86	Membership organizations	24	14	(10)	-41.7%
59	Misc. Retail	12	0	(12)	-100.0%
84	Museums, gardens and zoos	15	0	(15)	-100.0%
82	Educational services	759	15	(745)	-98.1%

Appendix C.14: Employment and Establishment Totals for Zipcode District 94614 (Oakland Airport): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	0	0	0		0	0	0	
Mining & Extraction	0	0	0		0	0	0	
Construction	3	52	49	1960.0%	1	3	2	200.0%
Manufacturing	406	25	(382)	-94.0%	7	5	(2)	-28.6%
T/C/U	2,027	1,890	(137)	-6.8%	24	25	1	4.2%
Wholesale Trade	188	361	174	92.5%	18	11	(7)	-38.9%
Retail Trade	239	47	(193)	-80.5%	12	4	(8)	-66.7%
FIRE	87	391	305	352.0%	4	6	2	50.0%
Services	342	726	384	112.1%	13	42	29	223.1%
Total	3,290	3,490	200	6.1%	79	96	17	21.5%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishments

Oakland Airport (94614)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
45	Air transportation	1,015	1,732	717	70.7%
73	Business services	42	414	372	896.4%
62	Security and commodity brokers	0	349	349	_____
50	Wholesale - durable goods	183	356	174	95.1%
41	Local and inter-urban transit	0	75	75	_____
75	Auto repair services	64	121	58	90.6%
65	Real estate brokers	0	37	37	_____
80	Health services	7	43	36	507.1%
42	Trucking and warehousing	12	47	35	287.5%
82	Educational services	0	35	35	_____
Losers					
35	Machinery, except electrical	10	3	(7)	-73.7%
76	Misc. repair services	39	31	(8)	-19.5%
59	Misc. retail	15	0	(15)	-100.0%
53	General merchandise stores	15	0	(15)	-100.0%
33	Primary metal industries	15	0	(15)	-100.0%
58	Eating and drinking places	56	35	(22)	-38.4%
60	Banking	82	0	(82)	-100.0%
55	Auto dealers & service stations	154	10	(145)	-93.8%
70	Hotels and lodging places	175	0	(175)	-100.0%
37	Transportation equipment	375	0	(375)	-100.0%

Appendix C.18: Employment and Establishment Totals for Zipcode District 94618 (Rockridge): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	3	21	19	740.0%	1	3	2	200.0%
Mining & Extraction	0	0	0		0	0	0	
Construction	128	85	(44)	-34.0%	18	17	(1)	-5.6%
Manufacturing	358	631	273	76.1%	16	15	(1)	-6.3%
T/C/U	10	39	29	290.0%	4	6	2	50.0%
Wholesale Trade	116	232	116	100.4%	12	13	1	8.3%
Retail Trade	827	1,051	225	27.2%	71	83	12	16.9%
FIRE	212	333	121	56.8%	39	41	2	5.1%
Services	1,769	1,568	(202)	-11.4%	111	162	51	45.9%
Total	3,422	3,958	536	15.7%	272	340	68	25.0%

Source: U.S. Census Bureau, County Business Patterns
 Note: * calculated using midpoint of establishment size group: see Appendix 2;
 excludes government employees and employees not elsewhere classified

Rockridge (94618)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
20	Food and kindred products	182	498	317	174.4%
58	Eating and drinking places	284	554	270	95.1%
50	Wholesale - durable goods	99	215	116	117.8%
73	Business services	103	182	79	77.1%
63	Insurance carriers	0	75	75	ERR
64	Insurance agents and brokers	30	96	67	225.4%
89	Misc. services	39	79	40	103.9%
59	Misc. retail	88	120	33	37.1%
82	Educational services	530	558	28	5.3%
47	Transportation services	10	34	24	240.0%
Losers					
65	Real estate brokers	136	128	(8)	-5.9%
35	Machinery, except electrical	10	0	(10)	-100.0%
15	General contractors and builders	46	37	(10)	-20.7%
60	Banking	35	15	(20)	-58.0%
86	Membership organizations	132	108	(25)	-18.6%
17	Special trade contractors	82	48	(34)	-41.5%
54	Food stores	284	250	(35)	-12.1%
34	Fabricated metal industries	35	0	(35)	-100.0%
57	Furniture and home furnishings	84	48	(36)	-42.5%
79	Amusement and recreation service	473	97	(377)	-79.6%

Appendix C.19: Employment and Establishment Totals for Zipcode District 94619 (Laurel): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	20	34	14	71.8%	6	8	2	33.3%
Mining & Extraction	0	7	7		0	1	1	
Construction	116	118	2	1.3%	29	26	(3)	-10.3%
Manufacturing	83	83	0	0.0%	6	6	0	0.0%
T/C/U	10	10	0	0.0%	4	4	0	0.0%
Wholesale Trade	25	32	7	28.6%	5	6	1	20.0%
Retail Trade	645	736	92	14.2%	57	68	11	19.3%
FIRE	93	107	15	15.7%	14	18	4	28.6%
Services	1,145	1,989	844	73.7%	92	111	19	20.7%
Total	2,135	3,115	980	45.9%	213	248	35	16.4%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix 2; excludes government employees and employees not elsewhere classified

Laurel (94619)

Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
82	Educational services	280	836	556	198.9%
86	Membership organizations	125	302	178	142.6%
58	Eating and drinking places	180	277	98	54.3%
83	Social services	31	78	47	151.6%
89	Misc. services	10	47	37	389.5%
79	Amusement and recreation service	25	54	30	120.4%
55	Auto dealers & service stations	48	70	22	46.3%
39	Misc. manufactured goods	15	35	20	137.9%
64	Insurance agents and brokers	0	17	17	ERR
72	Personal services	199	214	15	7.3%
Losers					
23	Apparel/textile products	32	29	(3)	-7.9%
65	Real estate brokers	32	27	(5)	-14.3%
50	Wholesale - durable goods	22	17	(5)	-22.7%
15	General contractors and builders	49	43	(6)	-11.3%
75	Auto repair services	15	8	(7)	-48.3%
57	Furniture and home furnishings	20	12	(8)	-38.5%
54	Food stores	222	214	(8)	-3.6%
59	Misc. retail	145	133	(13)	-8.6%
27	Printing and publishing	35	3	(32)	-92.8%
80	Health services	321	234	(87)	-27.1%

Appendix C.21: Employment and Establishment Totals for Zipcode District 94621 (Airport/Coliseum): 1981, 1986*

Sector	Employment				Establishments			
	1981	1986	Change	%Change	1981	1986	Change	%Change
Agricultural Services	5	0	(5)	-100.0%	2	0	(2)	-100.0%
Mining & Extraction	0	77	77		0	2	2	
Construction	1,137	1,147	10	0.8%	35	37	2	5.7%
Manufacturing	6,603	5,366	(1,237)	-18.7%	92	97	5	5.4%
T/C/U	2,352	2,888	536	22.8%	29	42	13	44.8%
Wholesale Trade	2,423	2,807	384	15.8%	120	124	4	3.3%
Retail Trade	2,648	2,065	(583)	-22.0%	96	110	14	14.6%
FIRE	1,306	1,012	(294)	-22.5%	65	58	(7)	-10.8%
Services	5,772	6,415	643	11.1%	237	265	28	11.8%
Total	22,245	21,776	(470)	-2.1%	676	735	59	8.7%

Source: U.S. Census Bureau, County Business Patterns

Note: * calculated using midpoint of establishment size group: see Appendix 2; excludes government employees and employees not elsewhere classified

Airport/Coliseum (94621)

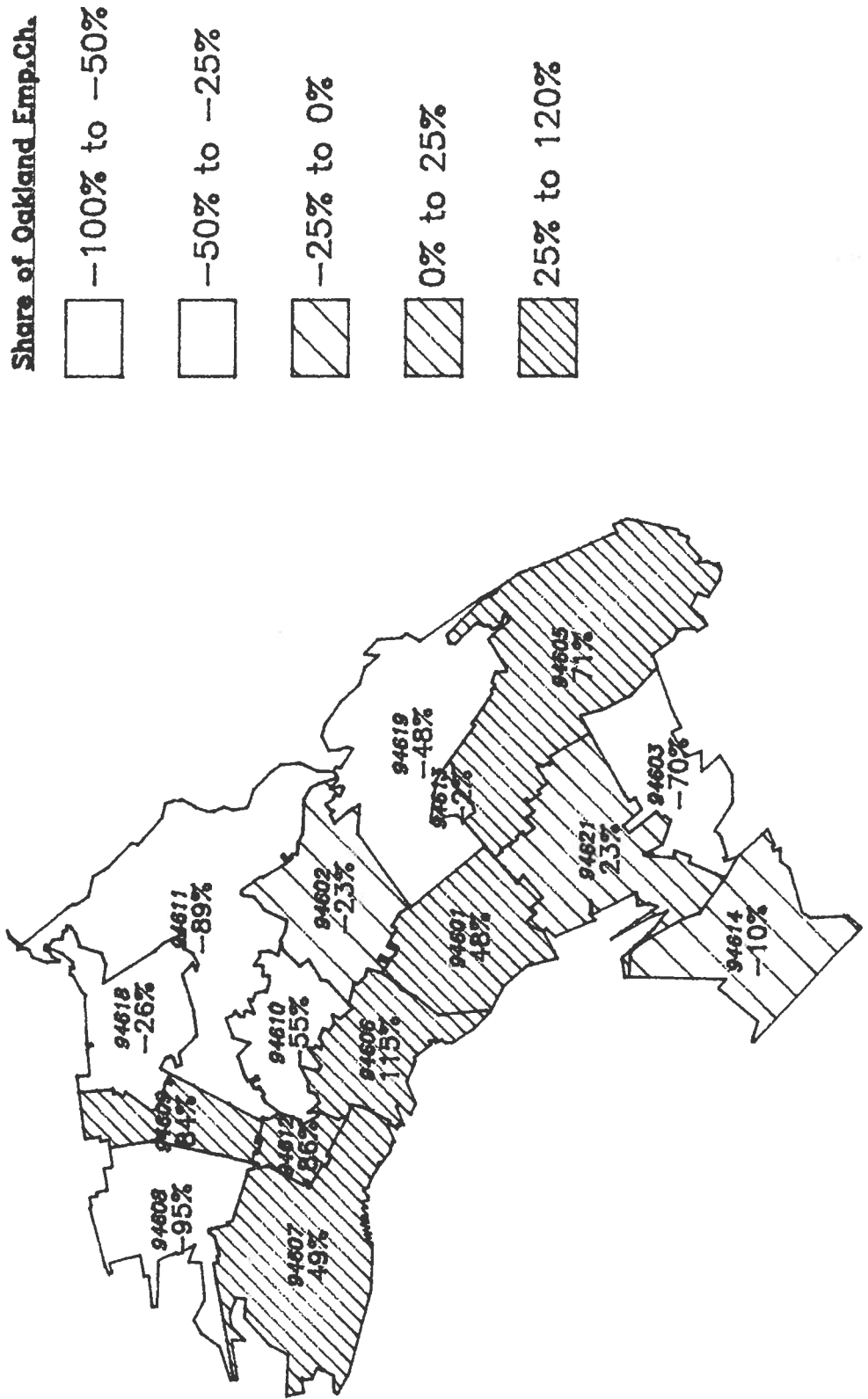
Ten Largest Employment Gaining and Losing Industry Groups: 1981-86

SIC Code	Industry Group	Employment			Percent Change
		1981	1986	Change	
Gainers					
47	Transportation services	31	827	796	2567.7%
70	Hotels and lodging places	469	1,152	684	145.9%
42	Trucking and warehousing	609	1,216	607	99.7%
37	Transportation equipment	71	425	355	502.8%
50	Wholesale - Durable goods	1,740	2,060	320	18.4%
80	Health services	634	949	316	49.8%
58	Eating and drinking places	565	831	267	47.2%
45	Air transportation	37	216	179	483.8%
27	Printing and publishing	101	268	167	164.9%
54	Food stores	502	621	119	23.7%
Losers					
64	Insurance agents and brokers	119	10	(110)	-92.0%
26	Paper and allied products	209	75	(135)	-64.4%
35	Machinery, except electrical	576	391	(185)	-32.1%
73	Business services	2,678	2,476	(202)	-7.5%
60	Banking	733	522	(211)	-28.7%
34	Fabricated metal industries	441	187	(254)	-57.5%
36	Electrical/electronic equipment	941	593	(348)	-37.0%
79	Amusement & recreation services	601	241	(360)	-60.0%
25	Furniture and fixtures	421	52	(370)	-87.8%
20	Food and kindred products	2,279	1,764	(516)	-22.6%

APPENDIX D.1

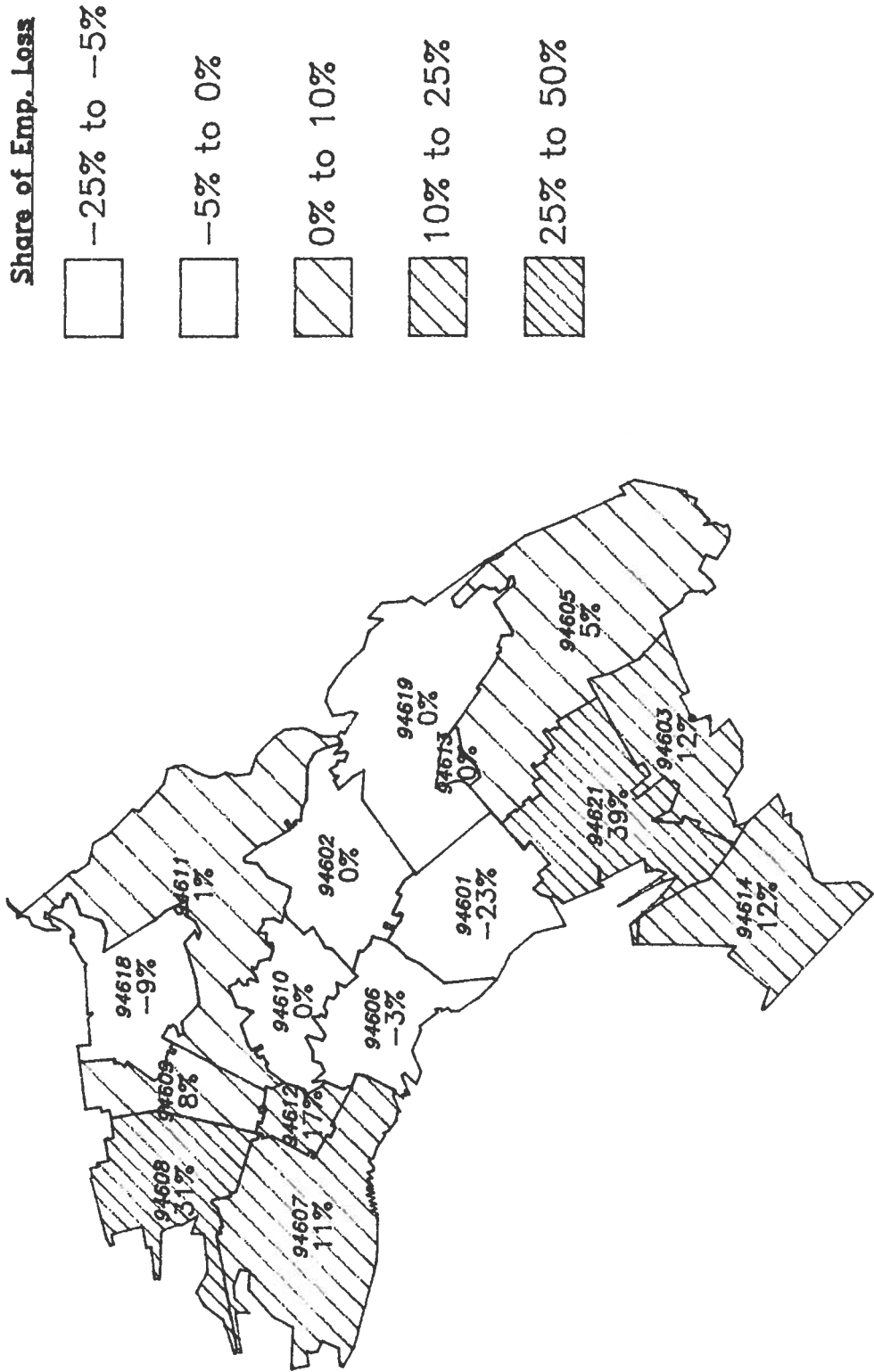
Oakland Employment Change by Zipcode District

Share of Total Employment Loss: 1981-86



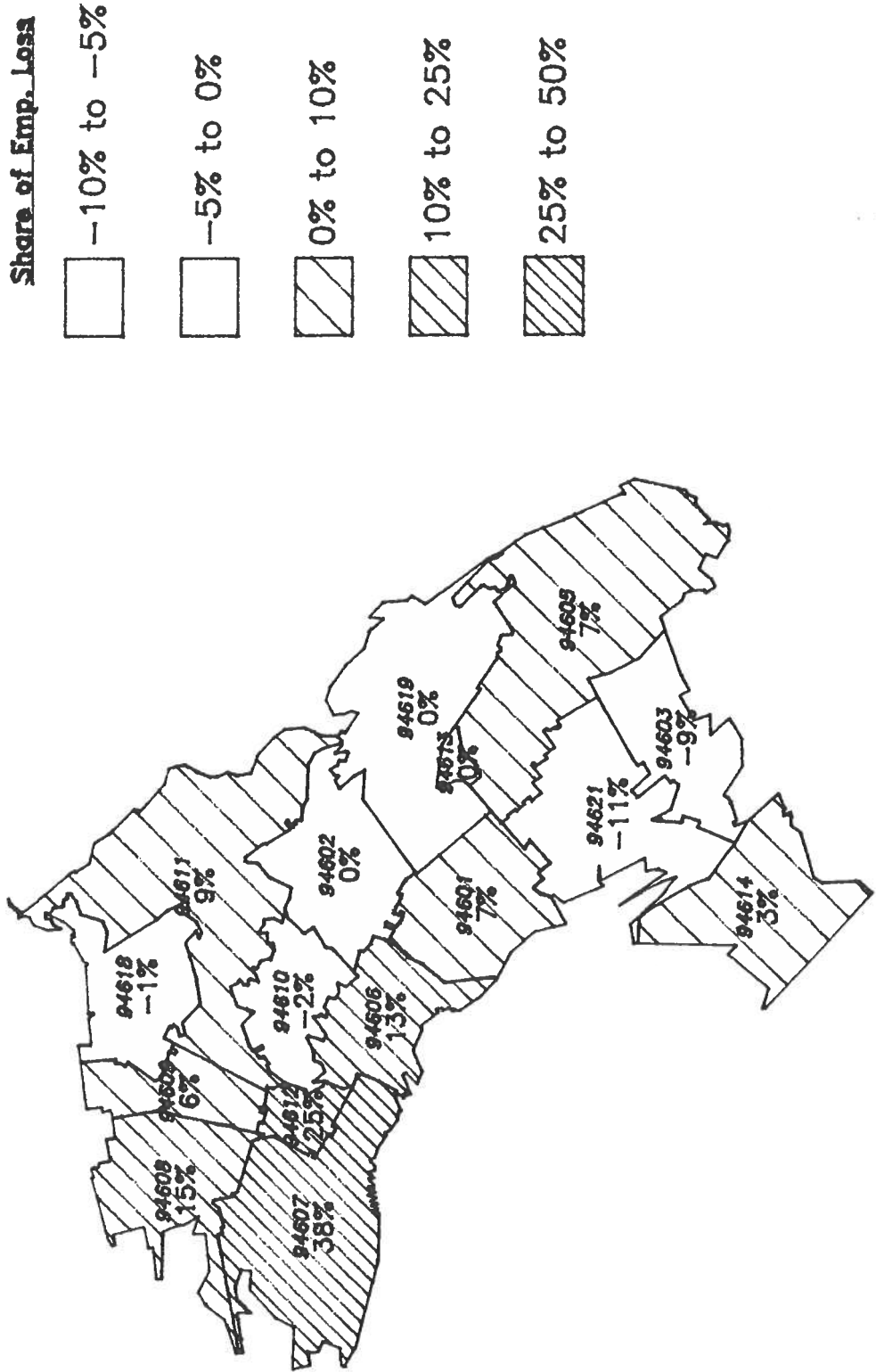
Oakland Employment Change by Zipcode District

Share of Manufacturing Emp. Loss: 1981-86



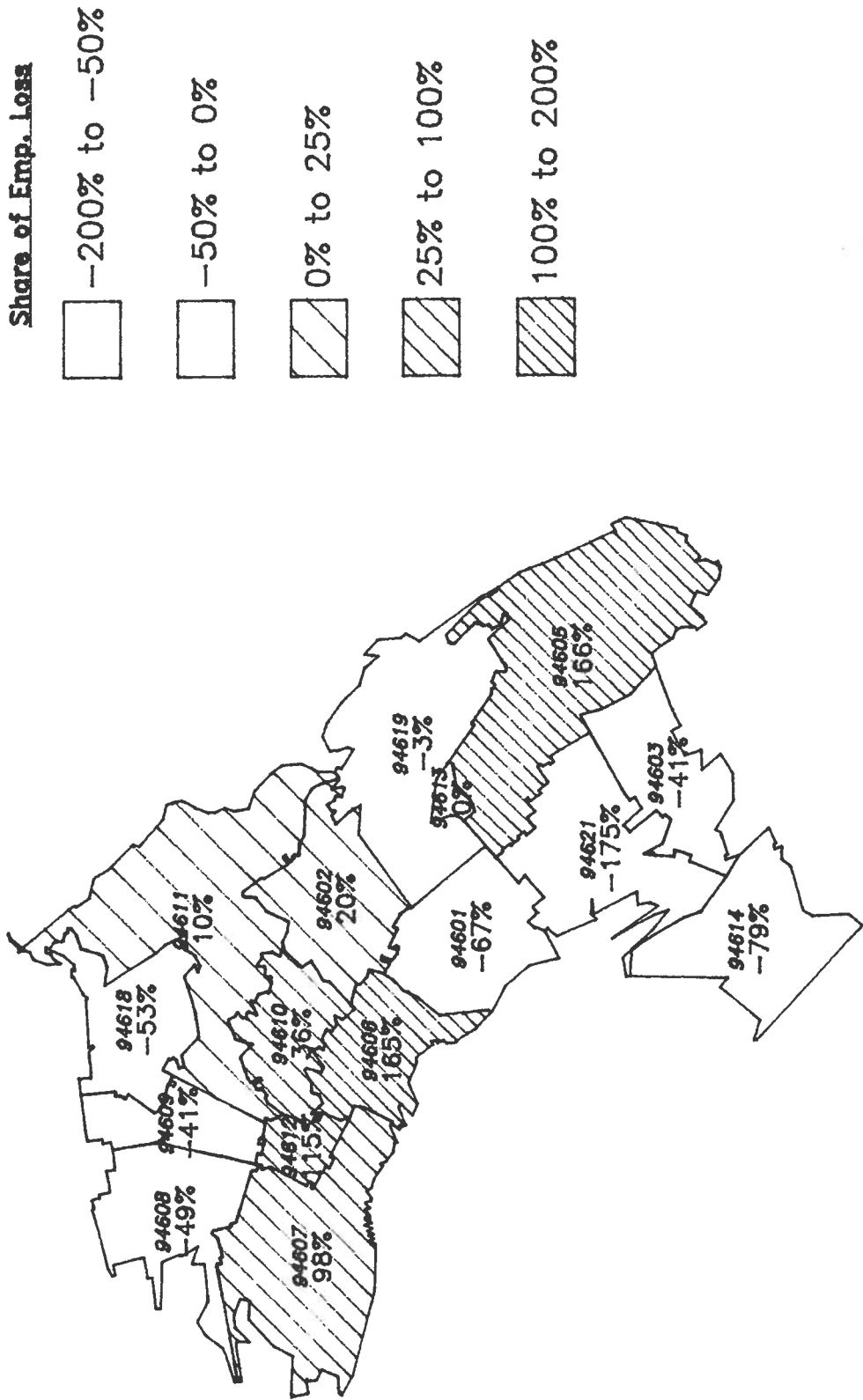
Oakland Employment Change by Zipcode District

Share of Trans/Com/Util Emp. Loss: 1981-86



Oakland Employment Change by Zipcode District

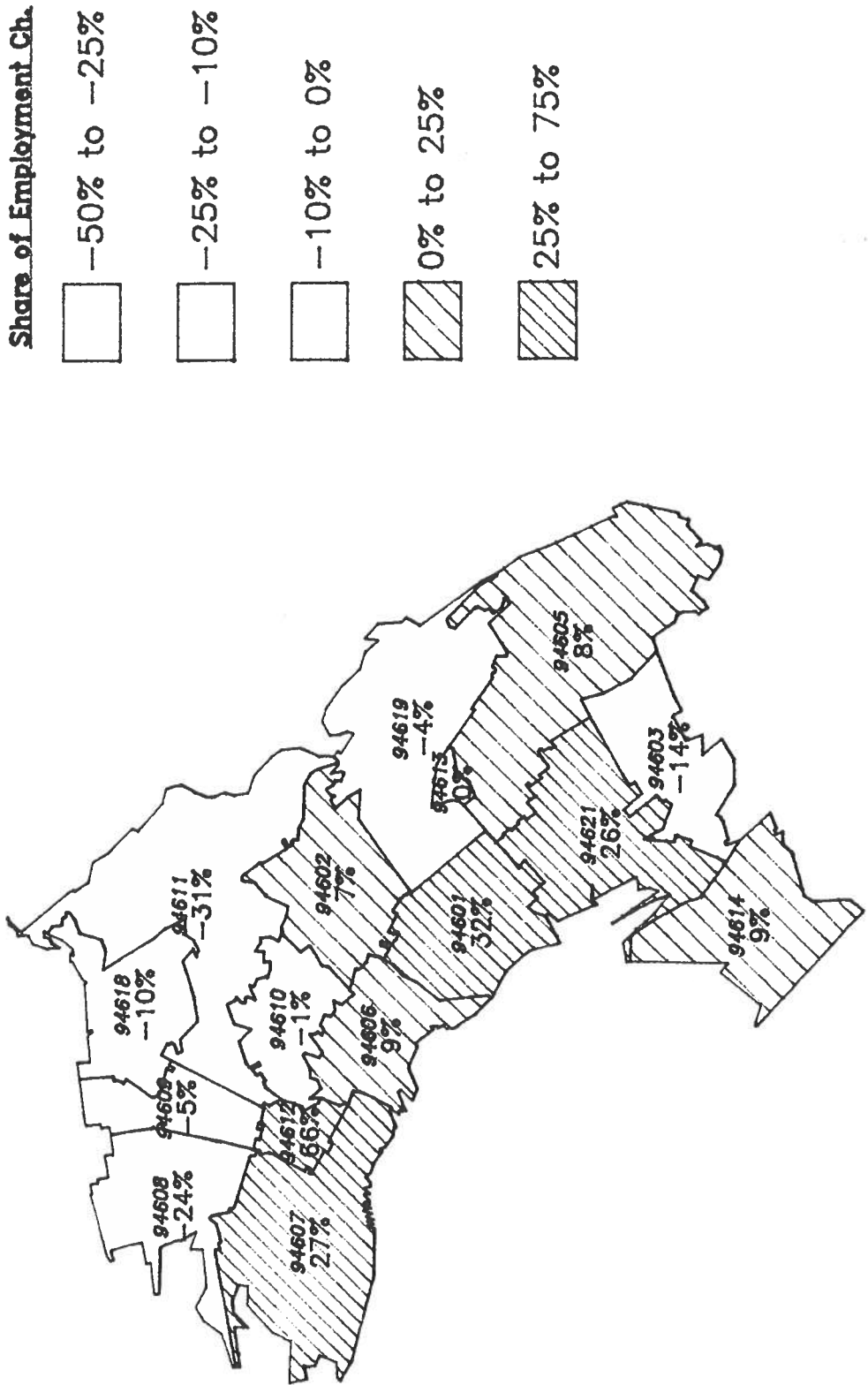
Share of Wholesale Trade Emp. Loss: 1981-86



APPENDIX D.5

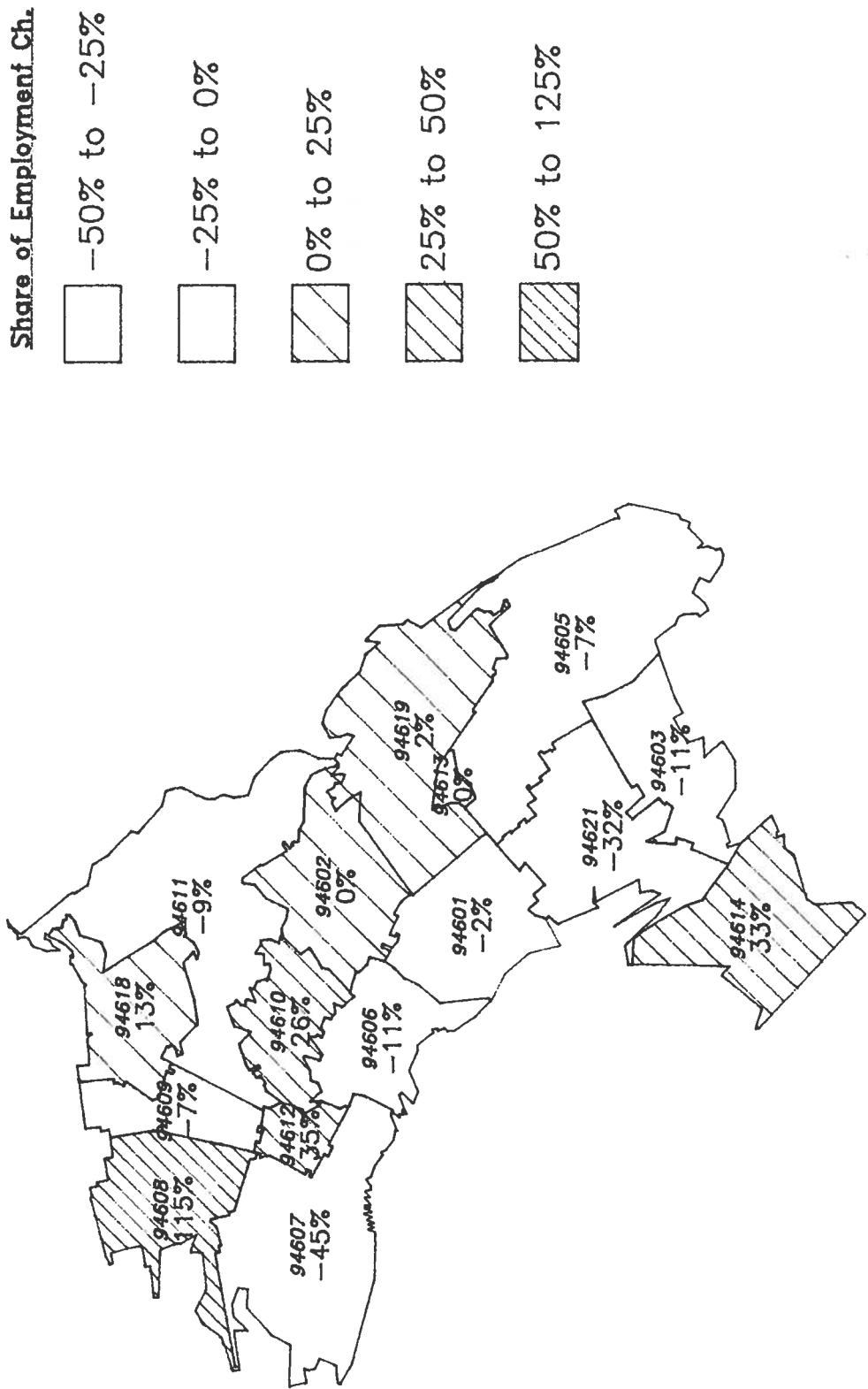
Oakland Employment Change by Zipcode

Share of Retail Trade Emp. Loss: 1981-86



Oakland Employment Change by Zipcode

Share of FIRE Employment Gain: 1981-86



Oakland Employment Change by Zipcode

Share of Oakland Service Employment Gain: 1981-86

