

SOLANO COUNTY STATISTICAL PROFILE

The County of Solano is strategically located along Interstate 80 between San Francisco and Sacramento. As one of California's original 27 Counties, Solano County is rich in history and offers many resources to the public and the business community. In addition to the unincorporated area, the County serves seven cities: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. Solano County is comprised of 909 total square miles, including 675 square miles of rural and farmlands, 150 square miles of urban land area, including cities and unincorporated areas, and 84 square miles of water.

The County provides the following services:

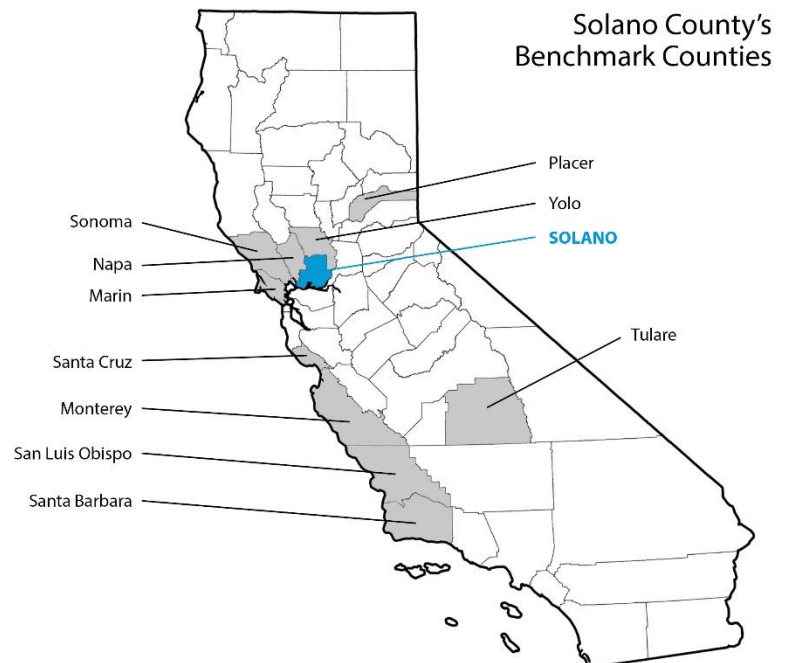
- Libraries (as contract services for cities)
- Jails and Juvenile Facilities
- Probationary Supervision
- District Attorney
- Public Defender and Alternative Defense
- Grand Jury
- Coroner and Forensic Services
- Airport
- Family Support Collection
- Public Health and Behavioral Health Services
- Dental Services
- Indigent Medical Services
- Child Protection and Social Services
- Public Assistance
- Environmental Health
- Parks
- Veterans Services
- Agricultural Commissioner
- Weights and Measures
- U.C. Cooperative Extension Services
- Oversight and Permitting of Landfills and Solid Waste Disposal and Collection
- Elections and Voter Registration
- Clerk-Recorder
- Tax Assessment and Collection
- Emergency Medical Services
- Animal Care Services
- Building and Safety (unincorporated County only)
- Maintenance of County Roads and Bridges
- Law Enforcement (primarily unincorporated County)
- Land Use Issues (unincorporated County only)
- Napa/Solano Area Agency on Aging (staff support)

BENCHMARK COUNTIES

The following pages provide a graphical summary of statistical, employment, and demographic information about Solano County. When reviewing Solano County's economic health, the County government's financial capacity, and the County's delivery of services to residents in unincorporated areas, the County inevitably compares itself from the current year to past years.

Additionally, the question of how Solano County compares with other counties is often asked. This leads to the question: Which counties should be used for comparison purposes?

A group of ten counties have been selected to be used for comparison in seven of the following charts. Solano County has the following characteristics in common with each of these counties:



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- They are the ten counties like Solano County in population – two with higher population and eight with lower population.
- A total population of more than 125,000 but less than 525,000.
- All include both suburban and rural environments.
- None contain a city with more than 300,000 in population.
- Seven are coastal or Bay Area Counties.
- Most have similar land use challenges facing Solano County.

COUNTY POPULATION OVER TIME

The California Department of Finance’s May 2, 2022 estimate of the population of Solano County is 447,241, decreasing by 2,723 residents or (-0.6%) when compared to 2021 (Chart A). Of California’s 58 counties, Solano County ranks number 19 in terms of population size. All seven cities in Solano County experienced a decline in population between 2021 and 2022, with the single largest decline in the City of Suisun City at -370 (or -1.3%).

California’s population estimate was 39.18 million as of May 2, 2022, a 0.3% decrease from 2021, per the California Department of Finance. California, the nation’s most populous State, represents 12.1% of the nation’s population, or one out of every eight persons. Solano County’s population represents 1.15% of the State population.

When you look at the County population over the past 22 years, the rate of growth nearly doubled between 2010 and 2020 when compared to 2000 to 2010, and then tapers off between 2021 and 2022. See Chart B below for figures.

CHART A: SOLANO COUNTY POPULATION CHANGE FROM 2021 TO 2022

AREA	2021 POPULATION	2022 POPULATION	DIFFERENCE	PERCENTAGE
COUNTY TOTAL	449,964	447,241	(2,723)	-0.6%
Benicia	26,995	26,656	(339)	-1.3%
Dixon	19,094	19,083	(11)	-0.1%
Fairfield	120,421	119,897	(524)	-0.4%
Rio Vista	9,961	9,925	(36)	-0.4%
Suisun City	29,266	28,896	(370)	-1.3%
Vacaville	101,286	101,257	(29)	0.0%
Vallejo	124,410	123,190	(1,220)	-1.0%
Unincorporated	18,531	18,337	(194)	-1.0%

CHART B: SOLANO COUNTY POPULATION CHANGE FROM 2000 TO 2020, 2021 TO 2022

	2000	2000 to 2010		2010	2010 to 2020		2021	2022	Difference
Benicia	26,865	132	0.5%	26,997	-2	0.0%	26,995	26,656	-1.3%
Dixon	16,103	2,248	14.0%	18,351	743	4.0%	19,094	19,083	-0.1%
Fairfield	96,178	9,143	9.5%	105,321	15,100	14.3%	120,421	119,897	-0.4%
Rio Vista	4,571	2,789	61.0%	7,360	2,601	35.3%	9,961	9,925	-0.4%
Suisun City	26,118	1,993	7.6%	28,111	1,155	4.1%	29,266	28,896	-1.3%
Vacaville	88,625	3,803	4.3%	92,428	8,858	9.6%	101,286	101,257	0.0%
Vallejo	116,760	-818	-0.7%	115,942	8,468	7.3%	124,410	123,190	-1.0%
Unincorporated	19,322	-488	-2.5%	18,834	-303	-1.6%	18,531	18,337	-1.1%
Solano County	394,542	18,802	4.8%	413,344	36,620	8.9%	449,964	447,241	-0.6%

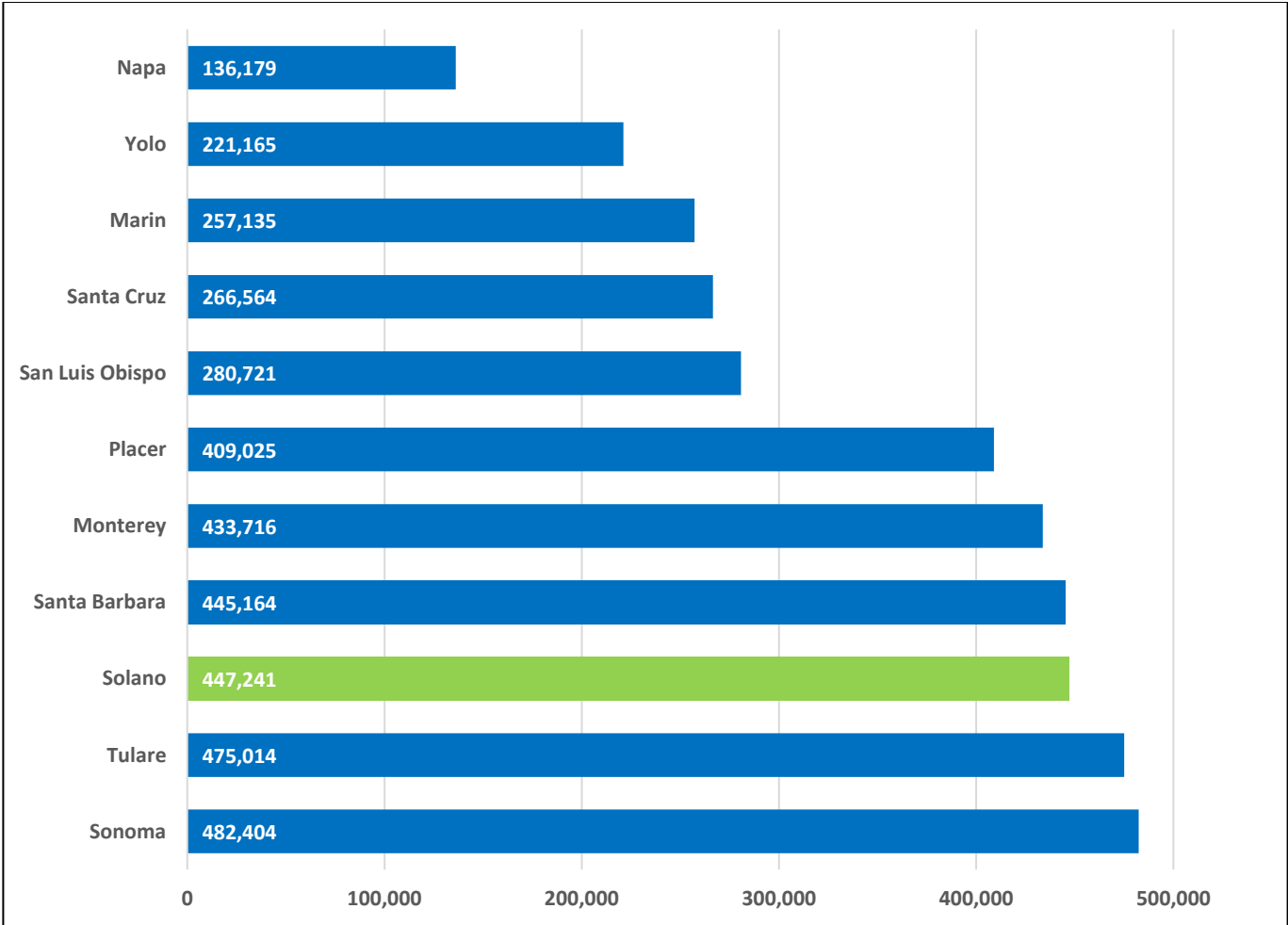
Chart A and Chart B Source: U.S. Census Bureau; California Department of Finance, Demographic Research Unit, May 2022

OUR CHANGING POPULATION – HOW WE COMPARE TO BENCHMARK COUNTIES

California’s population contracted by -0.3% in 2021, with 117,552 fewer residents per the California Department of Finance. Among the ten comparable benchmark counties, Placer, San Luis Obispo, Santa Barbara, Santa Cruz, Tulare and Yolo all added residents. Solano County contracted at a modest rate, with 2,723 fewer residents, or about -0.6% of the County’s total population. Napa County lost the greatest number of residents among the comparable counties, when comparing overall percentage of the population, losing 1,339 residents (or -1.0%). Marin, Monterey and Sonoma Counties all lost residents, contracting -0.9%, -0.5% and -0.5%, respectively.

CHART C: POPULATION OF BENCHMARK COUNTIES / POPULATION GROWTH AND PERCENTAGE, 2022

The table below shows the population of the 10 benchmark Counties, including Solano County, and their total population in 2022. Solano County has become the third largest County based on population, moving up one spot from the prior fiscal year, taking over Santa Barbara County, who is now the fourth largest County based on population.



Source: California Department of Finance, Demographic Research Unit, May 2022

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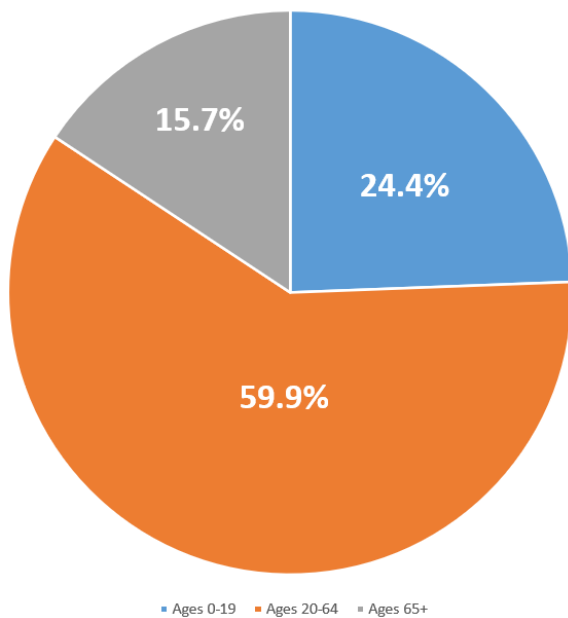
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SNAPSHOT – SOLANO AT A GLANCE, DEMOGRAPHICS

EDUCATIONAL ATTAINMENT

Per the 2021 Index of Economic and Community Progress, Solano County's graduation rate (85.8%) fell slightly by 1.1% in 2020/21 (the latest data available) from the previous academic year (86.9%) but remains above the State of California's graduation rate of 83.6%. Per the 2016-2020 American Community Survey, 27.5% of Solano County residents age 25 years and older have attended some college and 29.0% have earned either an associates and/or a bachelor's degree, 0.5% lower than the State average of 29.5%. Solano County residents age 25 and older with a post graduate degree is 8.6%, 4.5 percentage points less than the State average of 13.1%.

Age Groups by Population in Solano County



AGE GROUP BY POPULATION

In Solano County, the number of young and working age adults closely mirrors the national average, whereas the gap between Solano's senior and retirement age population remains mostly flat.

Approximately 24.4% of all people living in Solano County are age 19 or younger. This closely mirrors the State percentage of 25.3%, a difference of 0.9 percentage points.

More than half (59.9%) of Solano County's total population is comprised of residents between 20 and 64 years of age. This is lower (0.4 percentage points) than the State of California's average of 60.3% of the total population.

In Solano County, individuals age 65 years and older represent approximately 15.7% of the total population, down by 2.4 percentage points over the course of a year (down from 18.1% in 2020). In the State of California, this age demographic makes up approximately 14.3% of the total population.

RACE IDENTIFICATION

The California Department of Finance generates population projections for all counties in California. Research projects that over the next 10 years Solano County will be increasingly more ethnically diverse. According to the Association of Bay Area Governments and the Metropolitan Transportation Commission, Solano County is the most diverse County in the nation.

By the end of 2022, preliminary predictions indicate that Solano County will be approximately 38.8% White, 26.3% Hispanic, 14.2% African American, 14.0% Asian, and 6.7% Mixed Race, just a slight shift from today's estimates. Please see population estimates chart for estimates for 2025 and 2030 below.

CHART D: ETHNIC COMPOSITION OF SOLANO COUNTY RESIDENTS, 2022 – 2030 ESTIMATES

Ethnic Composition of Solano County Residents	2022 Population Estimates (year-end)	2025 Population Estimates	2030 Population Estimates
White, non-Hispanic	38.8%	38.4%	37.7%
Hispanic or Latino	26.3%	26.8%	27.4%
African American, non-Hispanic	14.2%	14.3%	14.4%
Asian, non-Hispanic	14.0%	13.7%	13.4%
Mixed Race, non-Hispanic	6.7%	6.8%	7.1%

Source: California Department of Finance, May 2022

SOLANO COUNTY – SIZE, DISTRIBUTION AND WHERE PEOPLE LIVE

According to the California Department of Finance’s May 2021 City/County Population Estimates, statewide 82.9% of California residents live in incorporated cities and 17.1% in unincorporated areas. In contrast, 95.8% of residents in Solano County live within the County’s seven cities. This phenomenon is by design. In the early 1980s the residents of the County passed an Orderly Growth Initiative, which was extended in 1994, that focuses most urban growth to the incorporated cities. The voters reaffirmed this measure through the adoption of the 2008 Solano County General Plan, sustaining a commitment to city focused growth through 2028.

In comparison to its benchmark counties, Solano County is one of the smaller counties in terms of square miles of land area. According to the U.S. Census Bureau, Solano County consists of 909 square miles, of which 84 square miles is covered with water. The San Pablo Bay, Suisun Bay, the Carquinez Straits, and the Sacramento River provide the County with natural borders to the south and east. Rich agricultural land lies in the northern area of the County while rolling hills are part of the southern area. Approximately 62% of the County land area is comprised of farmland.

This unique mixture of a sizeable urban population and a large rural/agricultural base may create some unique challenges for County government, including:

- Challenges in the transition zones between urbanized areas and agricultural areas (i.e., land use, pesticide use, dust, noise, odors, and vermin).
- Coordination of infrastructure transitions from the urban areas to the rural areas (i.e., reliever routes, upgraded feeder streets/roads, flood control, limited intercity connectivity, and public transportation).
- With limited resources and a reliance on property taxes and State and federal funding, it is a challenge to provide urban-driven needs (as indicated by the high density per square mile) for health, mental health, public assistance, and law and justice services.

CHART E: COMPARISON OF LAND AREA, POPULATION DENSITY AND DISTRIBUTION IN BENCHMARK COUNTIES

Total square miles, land and water			Persons per square mile		Percent of residents living in unincorporated areas	
COUNTY	LAND	WATER	COUNTY	PERSONS	COUNTY	PERCENT
Tulare	4,824	15	Santa Cruz	621	Santa Cruz	48.5%
Monterey	3,322	449	Solano	529	San Luis Obispo	43.1%
San Luis Obispo	3,304	311	Marin	501	Santa Barbara	31.4%
Santa Barbara	2,737	1,052	Sonoma	318	Tulare	30.3%
Sonoma	1,576	192	Placer	281	Placer	29.1%
Placer	1,404	98	Yolo	223	Sonoma	28.3%
Yolo	1,015	9	Napa	187	Marin	26.2%
Solano	825	84	Santa Barbara	164	Monterey	24.2%
Napa	789	40	Monterey	131	Napa	18.6%
Marin	520	308	Tulare	99	Yolo	14.0%
Santa Cruz	445	162	San Luis Obispo	85	Solano	4.2%

Source: U.S. Census Bureau, California Department of Finance, Demographic Research Unit, May 2022

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SOLANO’S POPULATION LIVING IN POVERTY – HOW WE COMPARE

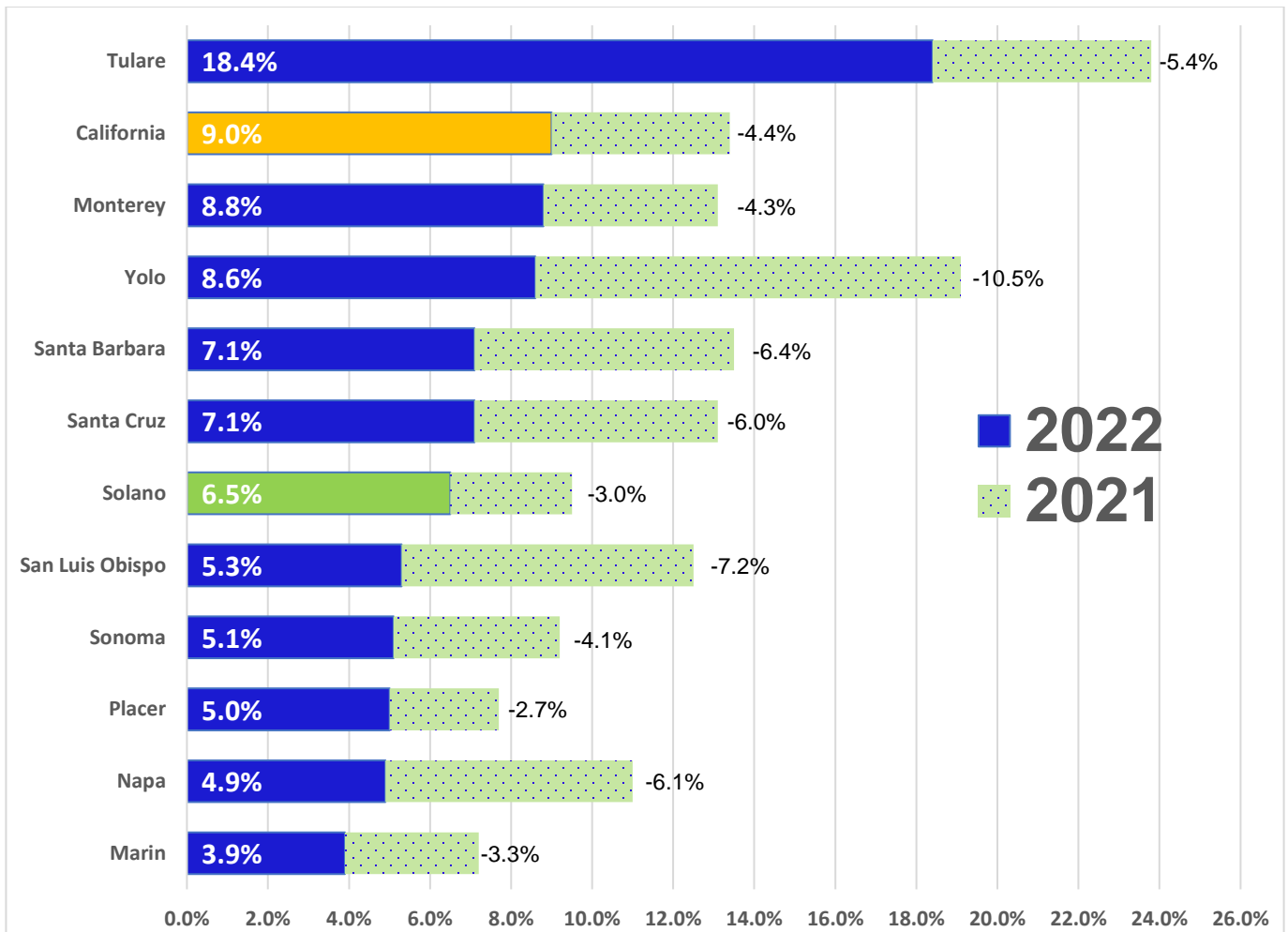
The U.S. Census Bureau defines the poverty threshold for an average family of four living in the United States (48 contiguous states and the District of Columbia, not including Alaska and Hawaii) as having a median annual family income of \$26,500 or less for calendar year 2022. The average median annual family income for families of four living in Solano County is \$84,638 or 219.3% higher than the national average.

Per the 2016-2020 American Community Survey by the U.S. Census Bureau, the latest date the data is available, 6.5% of all families are living at or below the federal poverty level in Solano County. This estimate compares to 9.1% of all people, 3.5% of married couples and 12.8% of people under the age of 18 living under the federal poverty level in Solano County. The poverty rate was the highest, estimated at 16.6%, among households with only a female householder and no spouse present.

The number of all families living at or below the poverty level varies considerably among Solano County’s seven cities, including Benicia, 4.4% or 1,173 people; Dixon, 7.8% or 1,488 people; Fairfield, 8.6% or 10,311 people; Rio Vista, 10.6% or 1,588 people; Suisun City, 10.1% or 318 people; Vacaville, 6.5% or 6,582 people, and Vallejo, 11.7% or 14,413 people.

Solano County is positioned sixth on the bar chart below when compared to benchmark counties, with five counties having higher poverty rates, including Santa Cruz, Santa Barbara, Yolo, Monterey and Tulare, and five counties with lower poverty rates, including Marin, Napa, Placer, Sonoma and San Luis Obispo. Solano County is 2.5% lower than the statewide average for all families living at or below the poverty level. It should be noted that every county had an improvement (or reduction) in their unemployment rates.

CHART F: PERCENTAGE OF POPULATION IN POVERTY (ALL FAMILIES) IN BENCHMARK COUNTIES



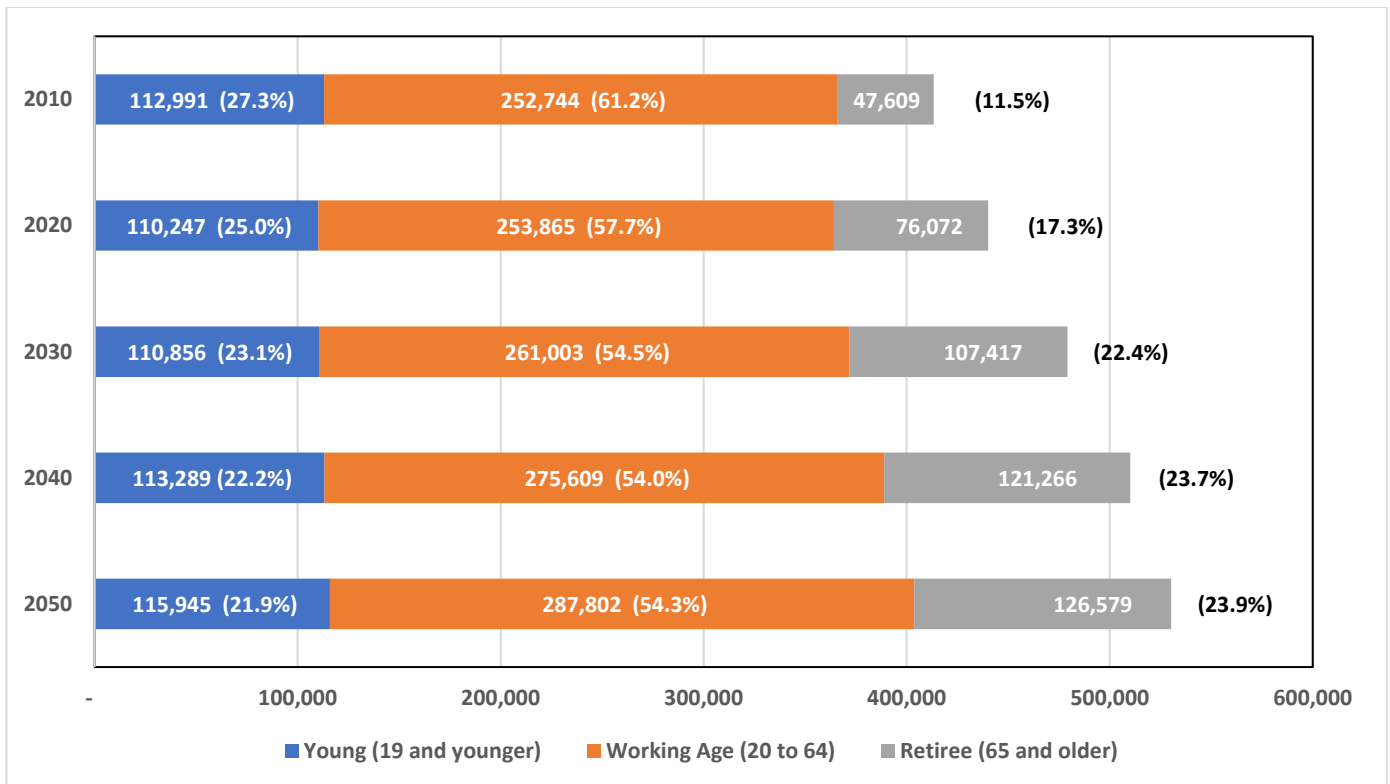
Source: U.S. Census Bureau, 2016-2020 American Community Survey

OUR CHANGING POPULATION – THE NEXT SEVERAL DECADES

Solano County’s population is projected to grow from 413,344 in 2010 to 530,326 or 28.3% by 2050, according to projections by the U.S. Census’ American Community Survey (2016-2020). The composition of this population is expected to shift significantly over the next 30 years, with the median age increasing from 37.5 in 2010 to 42.2 in 2050. The aging population will likely affect the types of service demands placed on the County and may impact statewide and regional planning efforts.

One way to evaluate this population change is to analyze the dependency ratio, which examines the population changes in relationship to the traditional working age population of individuals between age 19 to 64. In 2010, for every 6.2 people in the County workforce there were 2.6 children and 1.2 retirees. By 2050, the young population (19 and younger) is expected to increase slightly by 3,131 or 2.7%; the working age population will increase by 35,112 or 13.9% and retiree population by 79,247 or 167.4%. The Department of Finance projects more people will be entering the retiree population than those entering the workforce.

CHART G: SOLANO SHARE OF POPULATION BY AGE AS PERCENT OF TOTAL POPULATION, 2010-2050



Source: 2016-2020 American Community Survey, May 2022

CHART H: SOLANO COUNTY - ESTIMATED POPULATION CHANGE BY DECADE AND 2022 SNAPSHOT

AGE DEMOGRAPHIC	2010	2020	2022	2030	2040	2050
Young (19 and younger)	112,991	110,247	110,500	110,856	113,289	115,945
Working Age (20 to 64)	252,744	253,865	255,233	261,003	275,609	287,802
Retiree (65 and older)	47,609	76,072	83,147	107,417	121,266	126,579
TOTAL POPULATION	413,344	440,184	448,880*	479,276*	510,164*	530,326*

** Projection by years end. Source: California Department of Finance, May 2022*

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UNEMPLOYMENT AND THE ECONOMY

Most every County in the United States was impacted economically by the COVID-19 pandemic health emergency, having a direct impact on their regional unemployment rates. Prior to March of 2020, the unemployment rate in Solano County had been relatively stable – between 4.1% and 4.6% – a level considered “full employment” by most economists. In April 2020, at the beginning of the health emergency, the unemployment rate in Solano County reached an all-time high, peaking at 15.7%. In March 2021, nearly a year later, the unemployment rate had fallen to 7.8%, a significant decrease from the previous year. As of March 2022, the economy has mostly stabilized in Solano County, as well as in California and the rest of the nation.

Chart I below shows the year over year unemployment rates in benchmark Counties (March to March). As of March 2022, the unemployment rate in Solano County is 4.6%. **Chart J** below shows the year over year unemployment rates in Solano County cities (March to March) and how they have changed over time.

CHART I: UNEMPLOYMENT RATES FROM MARCH 2018 TO MARCH 2022 IN BENCHMARK COUNTIES

COUNTY	2018	2019	2020	2021	2022
MARIN	2.3%	2.7%	3.0%	4.8%	2.4%
PLACER	3.2%	3.7%	4.0%	5.5%	2.8%
SONOMA	2.8%	3.3%	3.6%	6.0%	3.0%
NAPA	3.2%	3.5%	4.0%	6.6%	3.2%
SANTA BARBARA	4.4%	4.9%	5.6%	6.6%	3.5%
YOLO	5.0%	5.3%	5.9%	6.4%	3.7%
CALIFORNIA	4.2%	4.6%	5.6%	8.2%	4.2%
SOLANO	4.1%	4.6%	5.0%	7.8%	4.6%
SANTA CRUZ	6.3%	6.9%	7.9%	8.1%	5.2%
MONTEREY	9.4%	10.1%	11.8%	10.4%	7.6%
TULARE	11.0%	12.1%	14.5%	11.6%	8.4%

Source: California Employment Development Department, March 2018 to March 2022

CHART J: UNEMPLOYMENT RATES FROM MARCH 2018 TO MARCH 2022 IN SOLANO COUNTY CITIES

CITY	2018	2019	2020	2021	2022
BENICIA	2.8%	3.0%	3.6%	5.5%	2.8%
VACAVILLE	3.4%	3.7%	4.2%	7.4%	3.8%
FAIRFIELD	3.7%	4.3%	4.8%	7.4%	4.2%
DIXON	3.5%	5.1%	5.0%	7.4%	4.5%
SUISUN CITY	3.7%	4.4%	4.8%	7.5%	4.5%
VALLEJO	4.3%	4.8%	5.1%	8.8%	4.9%
RIO VISTA	3.3%	3.6%	5.0%	9.6%	8.5%

Source: California Employment Development Department, March 2018 to March 2022

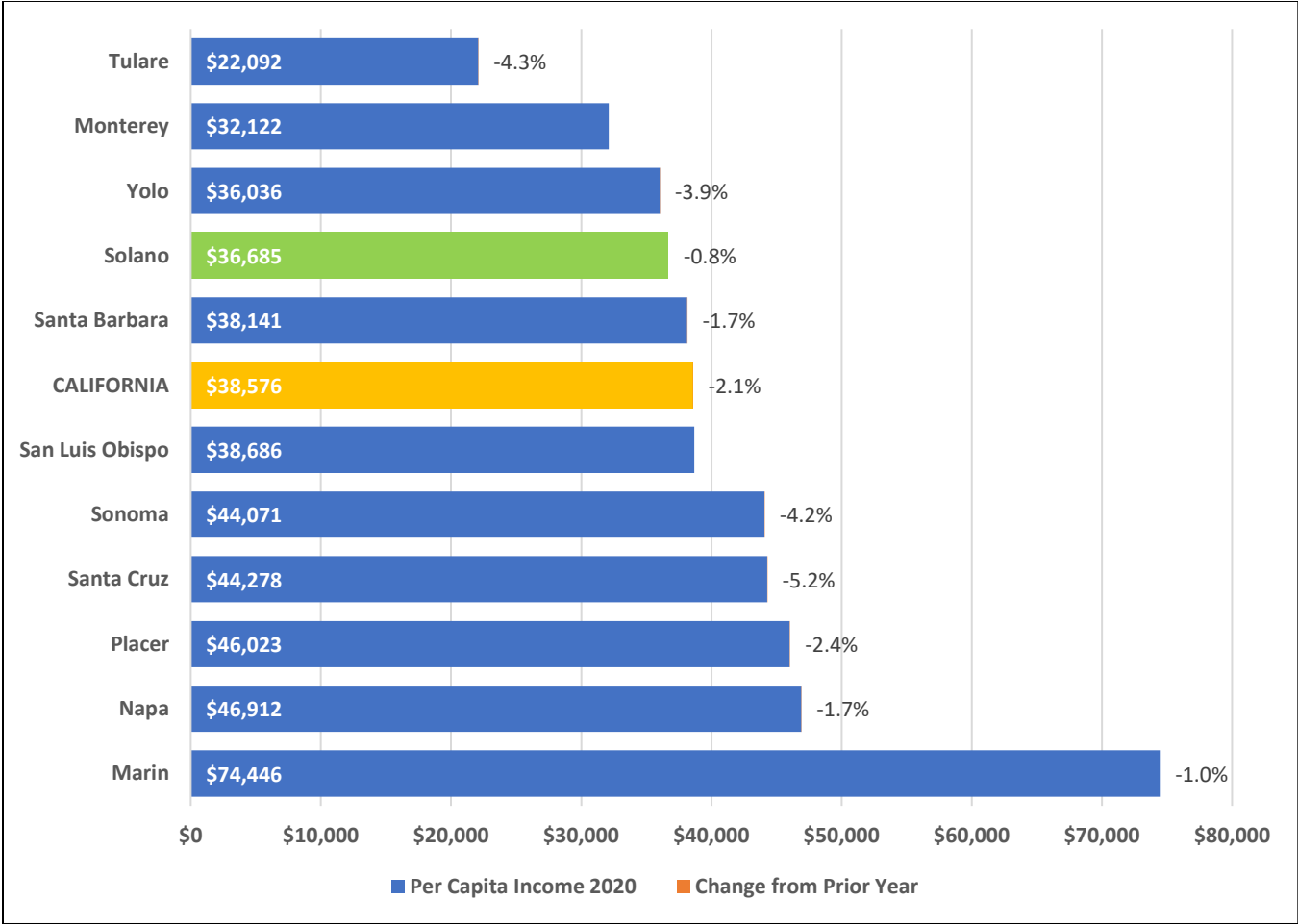
CHANGE IN PERSONAL INCOME – HOW IT AFFECTS PURCHASING POWER

Personal income is made up of wages and salaries, transfer payments from all levels of government, investment income (dividends, interest, and rents), business income from owning a business (proprietor’s income), and other income sources. The *California Department of Finance, May 2, 2022 report* indicates that per capita income in Solano County (\$36, 685), the metric used to determine average per-person income for an area, outpaced the national economy per capita income of \$35,672, but was slightly slower than California’s per capita income of \$38,576.

Per the 2020 statistics from the *California Department of Finance, 2016-2020 American Community Survey* (the latest date the data is available), Solano County ranks as the fourth lowest in per capita income when compared to benchmark counties. Solano County’s growth rate in per capita income decreased by -0.8% (or \$283) between 2019 and 2020 but decreasing at a slower pace than most of the benchmark counties. Solano County’s per capita income of \$36,685 in 2020 is -5.1% or \$1,891 less than the State’s per capita income of \$38,576.

Because the change in per capita income data lags by one year, the data collected in May 2022 has shown a decrease in personal income, as it is pulling data collected from 2020; however, data to be collected in 2023 is likely to show an increase as lost personal income related to the COVID-19 pandemic began to recover in 2021. It is difficult to speculate how much of an increase this will be as Solano County, the State of California, and the rest of the world are all recovering at a different pace from the emergency.

CHART K: CHANGE IN PER CAPITA INCOME IN BENCHMARK COUNTIES – 2020 DATA



Source: California Department of Finance, American Community Survey, May 2, 2022 (2020 data)

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MEDIAN HOUSEHOLD INCOME COMPARISONS AMONG BENCHMARK COUNTIES

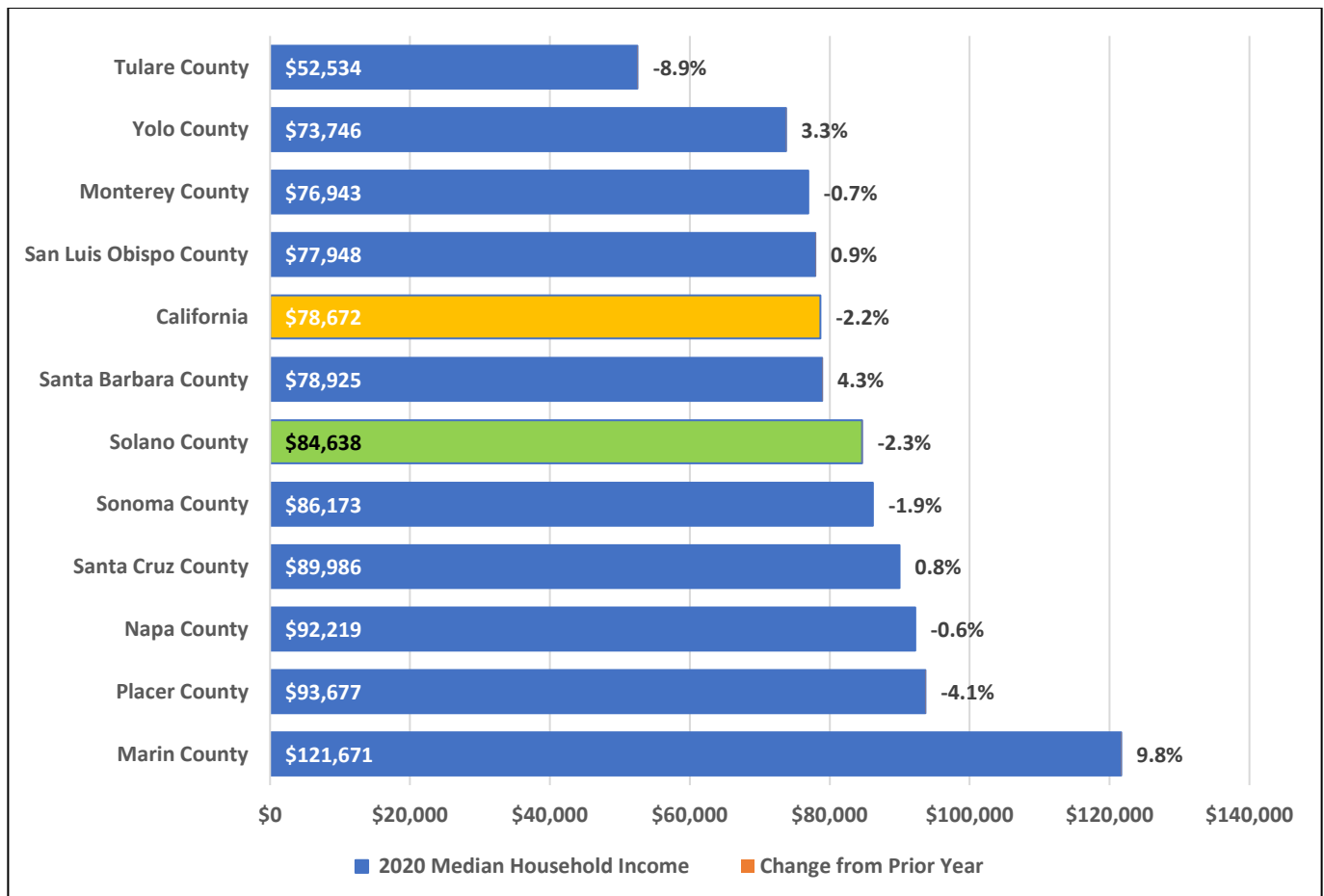
Median household income is comprised of the average income of every resident (within that household) over the age of 15. Sources of income include personal wages and salaries, disability payments, including child support payments received, along with personal business earnings, investments, and other routine sources of income.

The *California Department of Finance, 2016-2020 American Community Survey* reports that along with per capita income, median household income (MHI) is a good indicator of how typical households generate and use income, including spending and savings.

Per the 2022 statistics from the California Department of Finance, Solano County ranks as the sixth highest in MHI when compared to benchmark counties. Solano County's MHI of \$84,638 in 2020 is a decrease of \$2,014 per household (or -2.3%) over the previous year (2019). With these modest decreases, Solano County sits in the middle of the benchmark counties when comparing MHI, with five counties with a higher MHI, including Marin, Placer, Napa, Santa Cruz, and Sonoma Counties, and five counties with a lower MHI, including Santa Barbara, San Luis Obispo, Monterey, Yolo and Tulare Counties. It is important to note that five of the ten benchmark counties all saw year over year declines in MHI, including Placer, Napa, Sonoma, Monterey and Tulare, and five counties saw an increase, including Marin, Santa Cruz, Santa Barbara, San Luis Obispo and Yolo Counties. Additionally, Solano County outperformed the State of California's MHI of \$78,672 by \$5,966 (or 7.5%).

Because the change in MHI data lags by one year, the data collected in May 2022 has shown a decrease in MHI for half of the benchmark counties, as it is pulling data collected from 2020; however, the data collected in 2023 is likely to show an increase (or a recovery) due to lost MHI related to the COVID-19 pandemic. It is difficult to speculate how much of an increase this will be as Solano County, the State of California, and the rest of the world is still recovering from the dynamic effects of the pandemic.

CHART L: CHANGE IN MEDIAN HOUSEHOLD INCOME IN BENCHMARK COUNTIES – 2020 DATA



Source: 2016-2020 American Community Survey, CA Department of Finance – Figures are based on 2020 inflation dollars

HEALTH INSURANCE COVERAGE, HOW WE COMPARE

Percent of Residents with Healthcare in Benchmark Counties				
BENCHMARK COUNTY	Health Insurance Coverage	Private Health Insurance	Public Health Insurance	No Health Insurance Coverage
California	92.8	64.3	28.5	7.2
Marin	96.8	79.5	17.3	3.2
Monterey	90.6	58.3	32.3	9.4
Napa	94.1	73.1	21.0	5.9
Placer	96.3	80.4	15.9	3.7
San Luis Obispo	94.0	74.1	19.9	6.0
Santa Barbara	90.1	64.0	26.1	9.9
Santa Cruz	94.8	71.9	22.9	5.2
Solano	95.0	73.0	22.0	5.0
Sonoma	94.0	72.4	21.6	6.0
Tulare	92.2	45.1	47.1	7.8
Yolo	95.7	73.2	22.5	4.3

Source: 2016-2020 American Community Survey. Percentages may not sum up to 100% as numbers reflect partial coverage and may be counted in both columns.

Health insurance is a means of financing a person’s health care expenses. Most people in the United States have private health insurance, primarily through an employer, some obtain coverage through programs offered by the government, while other individuals do not have health insurance at all (i.e. they are uninsured). Being uninsured greatly influences the services they receive and escalates the costs associated with accessing healthcare. There are many social determinants of health – such as access to food, housing, and economic stability – that are often associated with not having health insurance.

Nationally, in 2020 (the latest date the data is available) 8.7% of people, or 28.1 million, did not have health insurance at any point during the year. Between 2019 and 2020, the total population for the United States slightly decreased, largely due to changes in deaths, births and immigration rates.

In California, the population slightly increased between 2019 and 2020, and the number of uninsured residents decreased slightly from 7.5% in 2019 to 7.2% in 2020. The uninsured rate in California continues to decrease and more people have health insurance since the implementation of the Affordable Care Act (ACA). In 2013, almost 18 out of 100 people did not have health insurance (17.8%); in 2020

that number dropped to 7 out of 100 people that do not have health insurance (7.2%).

More people in Solano County have obtained health insurance since the ACA, from 12.9% uninsured in 2013 (51,556 people) to 5.0% uninsured in 2020 (21,737 people).

DEMAND FOR PUBLIC ASSISTANCE PROGRAMS INCREASED DURING PANDEMIC

The increasingly high cost of living, coupled with job loss and the economic crisis created by COVID-19, has increased food insecurity in Solano County. There has been a 25% increase in daily CalFresh applications from 2020 to 2022 – from 144 to 180 applications per day. Similarly, the number of CalWORKS and General Assistance applicants have increased since 2020. The number of Medi-Cal applications have decreased from 2020 to 2022, from 82 to 65 applications per day. Overall, the number of Solano County residents receiving multiple public assistance programs (or unduplicated) increased by 9.1%, from 128,832 in March 2021 to 140,598 in March 2022.

COMMUNITY HEALTH ASSESSMENT SURVEY IDENTIFIES TOP HEALTH CONCERNS

In 2020, the Solano County Health and Social Services Department, Public Health division, commissioned the Community Health Assessment (CHA), a community-wide survey to capture data for SPH and partners to understand county health issues and emerging trends and to inform planning. Overall, eight health needs emerged as top concerns in Solano County, including economic security, housing, access to care, education, violence and injury prevention, behavioral health, healthy eating and active living, and maternal and infant health. The CHA is part of an ongoing broader community health improvement process and is developed in preparation for the Community Health Improvement Plan (CHIP), which uses CHA data to identify priorities.

Public Health’s next steps are to implement programming aimed at: improving the eight areas identified in the survey; sharing the CHA with community partners to raise awareness of County health issues and emerging trends; collaboratively developing Community Health Improvement Plan (CHIP) to co-create a vision of health for Solano County with local partners and community members; and obtaining Public Health Accreditation. The full survey, its findings and related materials can be found by visiting the Solano County Public Health website, <https://www.SolanoCounty.com/PH>.

Source: American Community Survey | Selected Characteristics of Health Insurance Coverage in the United States. 2016- 2020 estimates. Table ID: [S2701](#) and [S2703](#)

Solano County Statistical Profile
Bill Emlen, County Administrator

COMMUTING DISTANCES IN BENCHMARK COUNTIES

Per the U.S. Census Bureau, Overflow Data estimates that Californians spend more time in the car than commuters in most other states, with an average drive time of 32.6 minutes one-way. The distance to work also plays a major role in how long workers spend in the car or time spent using regional public transportation as they travel farther and farther to get to their jobs. When compared to the benchmark counties, Solano County ranks second lowest in the number of drivers who drive more than 10 miles one-way to get to work (18.1%), just behind Marin County (14.7%). Santa Barbara County workers travel the furthest to get to work with more than half of all workers (56.0%) traveling more than 50 miles one-way.

CHART M: DISTANCE COMMUTERS DRIVE TO GET TO WORK (ONE-WAY)

BENCHMARK COUNTY	TOTAL COMMUTERS	More than 50 miles		25 to 50 miles		10 to 24 miles		Less than 10 miles	
		Count	Share	Count	Share	Count	Share	Count	Share
Marin	113,755	41,755	36.7%	35,458	31.2%	19,814	17.4%	16,728	14.7%
Solano	140,695	57,054	40.6%	31,645	22.5%	26,476	18.8%	25,520	18.1%
Santa Cruz	205,030	105,642	51.5%	40,378	19.7%	20,235	9.9%	38,775	18.9%
Tulare	159,399	77,708	48.8%	34,682	21.8%	15,357	9.6%	31,652	19.9%
San Luis Obispo	111,030	45,940	41.4%	30,552	27.5%	9,973	9.0%	24,565	22.1%
Napa	52,940	30,705	58.0%	24,062	45.5%	10,096	19.1%	12,139	22.9%
Sonoma	78,438	52,352	66.7%	22,260	28.4%	7,748	9.9%	18,338	23.4%
Monterey	169,602	78,810	46.5%	31,803	18.8%	14,836	8.7%	44,153	26.0%
Placer	127,248	75,626	59.4%	45,434	35.7%	17,376	13.7%	34,246	26.9%
Yolo	70,910	36,094	50.9%	28,438	40.1%	15,042	21.2%	19,774	27.9%
Santa Barbara	167,105	93,598	56.0%	23,445	14.0%	22,105	13.2%	51,402	30.8%

(Source: Longitudinal Employment and Housing Dynamics, 2020 data set, <http://onthemap.ces.census.gov>)

WHERE PEOPLE CHOOSE TO WORK

According to the Brookings Institute, proximity to employment can influence a range of economic and social outcomes, from local fiscal health to the employment prospects of residents. For local governments, including in Solano County, where people work plays a role in the revenues generated from the area's commercial and industrial tax base, which can influence local fiscal health and the quality of public services. Solano County ranks eighth among the benchmark Counties for the number of commuters who both live and work within the Solano County.

CHART N: INFUX / OUTFLOW OF WORKERS IN BENCHMARK COUNTIES

BENCHMARK COUNTY	TOTAL COMMUTERS	INFUX OF COMMUTERS		OUTFLOW OF COMMUTERS		NATIVE COMMUTERS	
		Emp. / Live Outside Co.	PERCENTAGE	Live Inside / Emp. Elsewhere	PERCENTAGE	Emp. & Work Inside Co.	PERCENTAGE
San Luis Obispo	149,165	34,570	23.2%	38,135	25.6%	76,460	51.3%
Santa Barbara	247,544	67,379	27.2%	56,994	23.0%	123,171	49.8%
Sonoma	286,144	65,907	23.0%	81,114	28.3%	139,123	48.6%
Monterey	231,287	59,211	25.6%	61,685	26.7%	110,391	47.7%
Tulare	222,447	55,020	24.7%	63,048	28.3%	104,379	46.9%
Santa Cruz	154,705	38,109	24.6%	54,007	34.9%	62,589	40.5%
Napa	111,044	40,904	36.8%	34,042	30.7%	36,098	32.5%
Solano	274,599	70,946	25.8%	133,904	48.8%	69,749	25.4%
Marin	180,500	71,025	39.3%	66,745	37.0%	42,730	23.7%
Placer	274,606	108,834	39.6%	101,924	37.1%	63,848	23.3%
Yolo	153,461	66,487	43.3%	54,113	35.3%	32,861	21.4%

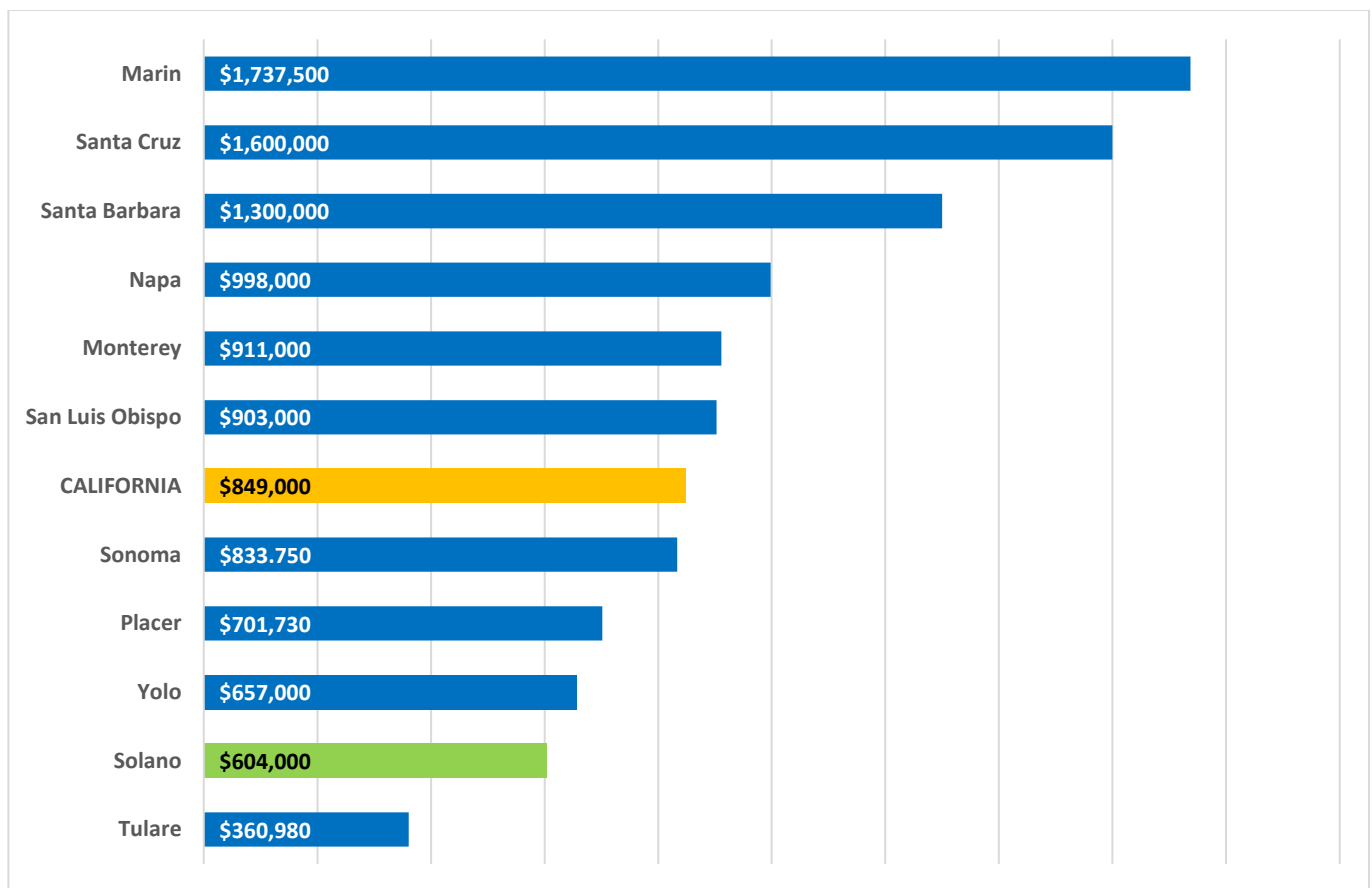
(Source: United States Census Bureau, <http://data.census.gov>)

HOUSING AFFORDABILITY

The California Association of REALTORS® reports that Solano County's median home price in March 2022, the latest the data was available, was \$604,000, a \$55,000 or 10.1% increase compared to March 2021. Despite the significant increase over the past year, housing prices in Solano County remain more affordable when compared to the eight other Counties that comprise the greater Bay Area (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara and Sonoma Counties), where the average home price is \$1,444,720 (May 2022).

Solano County ranks second in housing affordability among the ten benchmark counties and four positions under the statewide average as illustrated in the bar chart below. The average home price in Solano County is 40.5% or \$245,000 lower than the State average. Solano County's average home price is \$53,000 or 8.7% less than the next highest benchmark county, Yolo County, and \$1,133,500 or 187.6% less than the most expensive of the benchmark counties, Marin County.

CHART O: AVERAGE HOUSING PRICES WHEN COMPARED TO BENCHMARK COUNTIES



(Source: The California Association of REALTORS®)

CHART P: SOLANO CITIES MEDIAN HOME VALUES, YEAR-OVER-YEAR, MARCH 2021 to MARCH 2022

CITY	March 1, 2021	March 1, 2020	% Change
Benicia	\$734,784	\$650,012	13.0%
Dixon	\$527,529	\$454,550	16.1%
Fairfield	\$543,013	\$474,437	14.5%
Rio Vista	\$439,837	\$390,629	12.6%
Suisun City	\$477,081	\$419,815	13.6%
Vacaville	\$542,485	\$473,319	14.6%
Vallejo	\$492,727	\$435,140	13.2%

(Source: The California Association of REALTORS®)

Solano County Statistical Profile
Bill Emlen, County Administrator

SINGLE-FAMILY HOME AND APARTMENT RENTAL PRICES

Housing and rental prices have both increased year after year in Solano County, with rental prices rising at about one-half to one-third as quick when compared to home values. Per Zillow Research, in March 2021, the average rental price for two-bedroom apartments in Solano County was \$1,780 per month. In March 2022, that figure was \$1,942 per month, an increase of 9.1%.

According Zillow Research, a division of the Zillow Group Real Estate Company, the average price of a two-bedroom apartment in Solano County continues to rise modestly year-over-year. By comparison, the average two-bedroom apartment in San Francisco County is \$3,230, nearly 66.3% higher than in Solano County, making Solano County a much more affordable place to live. It should be noted that while the COVID-19 pandemic health emergency caused rental prices in the San Francisco, Bay Area to drop temporarily as people left the city in order to work remote, those prices have mostly returned to pre-pandemic levels.

Regional fires in 2017, 2018, and 2020 may have placed additional pressure on rental pricing in Solano County. In contrast, Sacramento County has consistently been between \$200 and \$300 less than Solano County since 2011 in all terms of rental prices, including single-family homes and one and two-bedroom apartments.

The table below illustrates the year-over-year change in the median cost to rent a two-bedroom apartment in each of Solano County’s seven cities. The City of Benicia has the highest rent, as of March 1, 2022, at \$2,262 per month, whereas the City of Rio Vista has the lowest rent at \$1,498 per month. Rental prices increased in all seven cities, with rental prices increasing the most year-over-year in Vacaville at 12%. The lowest year-over-year increase was in Fairfield at 6.6%.

CHART Q: SOLANO CITIES MEDIAN HOME/RENTALS COST, YEAR-OVER-YEAR CHANGE, 2021-2022

CITY	March 1, 2022	March 1, 2021	% Change
Vacaville	\$2,190	\$1,956	12.0%
Benicia	\$2,262	\$2,035	11.2%
Suisun City	\$1,905	\$1,734	9.9%
Dixon	\$1,689	\$1,549	9.0%
Vallejo	\$2,050	\$1,904	7.7%
Rio Vista	\$1,498	\$1,401	6.9%
Fairfield	\$2,005	\$1,881	6.6%

(Source: Zillow Research, a division of the Zillow® Group Real Estate Company)

As of March 2022, the Solano County housing market continues to provide increased values and takes advantage of incentives for home ownership. Like other markets, the current rise is not only a function of slow-growing supply, it is also a function of rising demand and relatively lower prices in Solano County when compared to the Bay Area Counties. As the United States Federal Reserve raises interest rates throughout 2022 in an effort to help curb the rising rate of inflation, the cost of borrowing money will increase across the board, including credit cards, student loan debt, personal loans, stock and bond markets and mortgage rates.

According to Forbes Advisor, higher interest rates make loans more expensive for both businesses and consumers, and everyone ends up spending more on interest payments. Those who cannot or do not want to afford the higher payments postpone projects that involve financing. It simultaneously encourages people to save money to earn higher interest payments. This reduces the supply of money in circulation, which tends to lower inflation and moderate economic activity—a.k.a. cool off the economy. As a result, more people may postpone purchasing a home in Solano County due to the high cost of homeownership and may choose to rent instead, impacting the supply, demand and pricing of rental properties throughout the area.

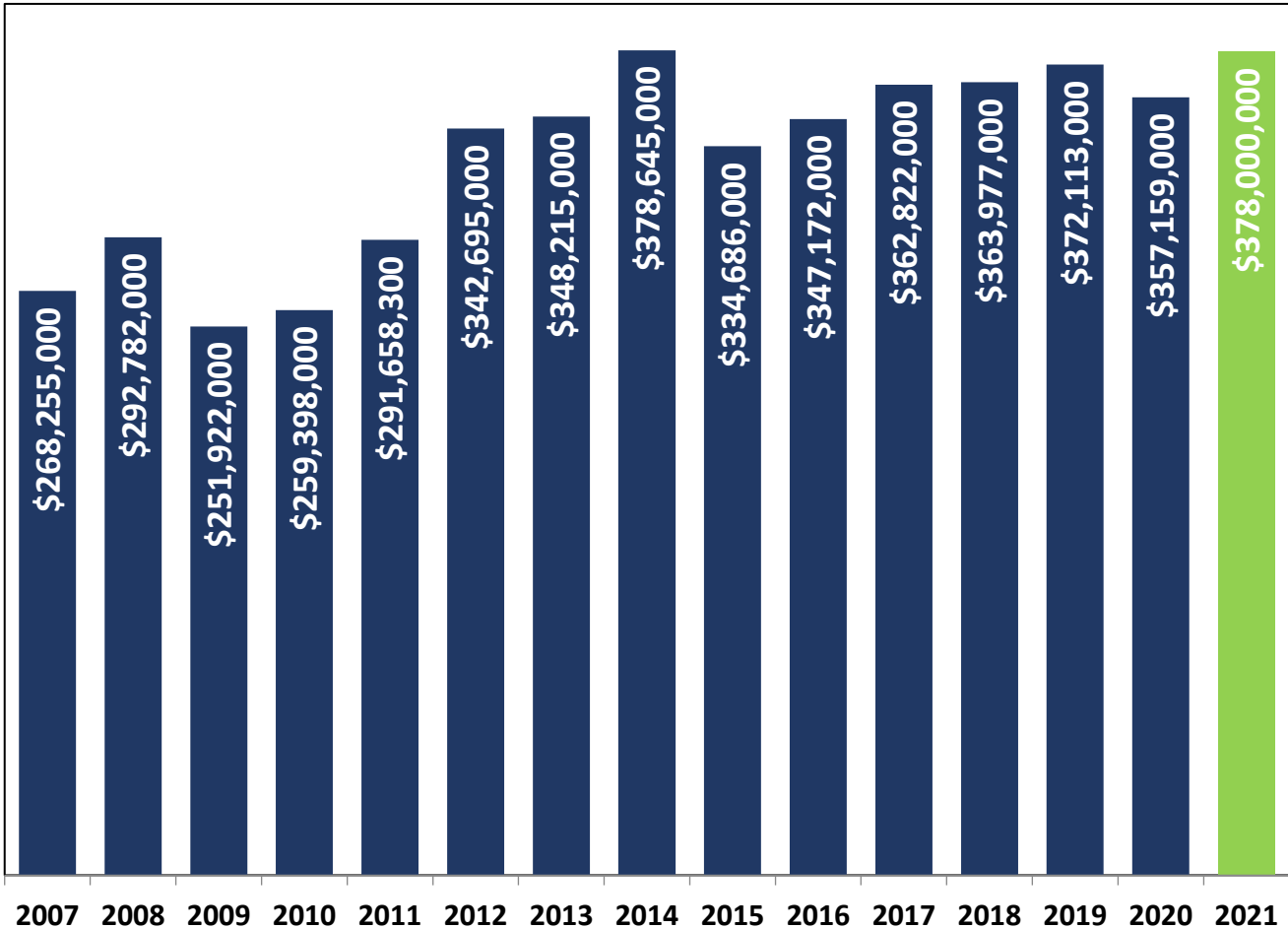
SOLANO COUNTY AGRICULTURAL CROP AND LIVESTOCK VALUE

Solano County Department of Agriculture, Weights and Measures is still working with local growers to determine farm gate value (the net value of a product when it leaves the farm and after marketing costs have been subtracted) for 2021. Early estimates by the Department put this number at \$378,000,000, a potential increase of over \$20.8 million or 5.8% compared to the previous year's total of \$357,159,000, initially attributed to new acreage bearing almonds, strong processing tomato production and a rebound in wine grape pricing.

Almonds are the top crop for 2021 with Tomatoes and Nursery Products rounding off the top three crops. Solano County farmers produce more than 100 different commodities including fruits, nuts, vegetables, grains, seed, nursery stock, livestock, poultry, and apiary products and services.

According to the State of California Employment and Development Department's (EDD) March 2021 report, Solano County supports approximately 1,300 farm related jobs, a 7.7% decrease from the previous year. While agricultural jobs only make up a small fraction of all jobs in the County (less than 1%), agricultural production is part of a much larger industry cluster that spans the full spectrum of economic activity, including activity from before the crops get into the field to the value-added processing in consumer products. The Moving Solano Forward project identifies this food-chain cluster as supporting more than 8,750 jobs and \$1.48 billion in economic output (as of 2020, the latest date the data is available), representing approximately 7.5% of the County's total \$19.66 billion-dollar Gross Regional Product.

CHART R: 2021 ESTIMATED GROSS AGRICULTURE CROP VALUES FOR SOLANO COUNTY



Source: County of Solano Agricultural Commissioner (*early estimates for the 2021 Crop Report)

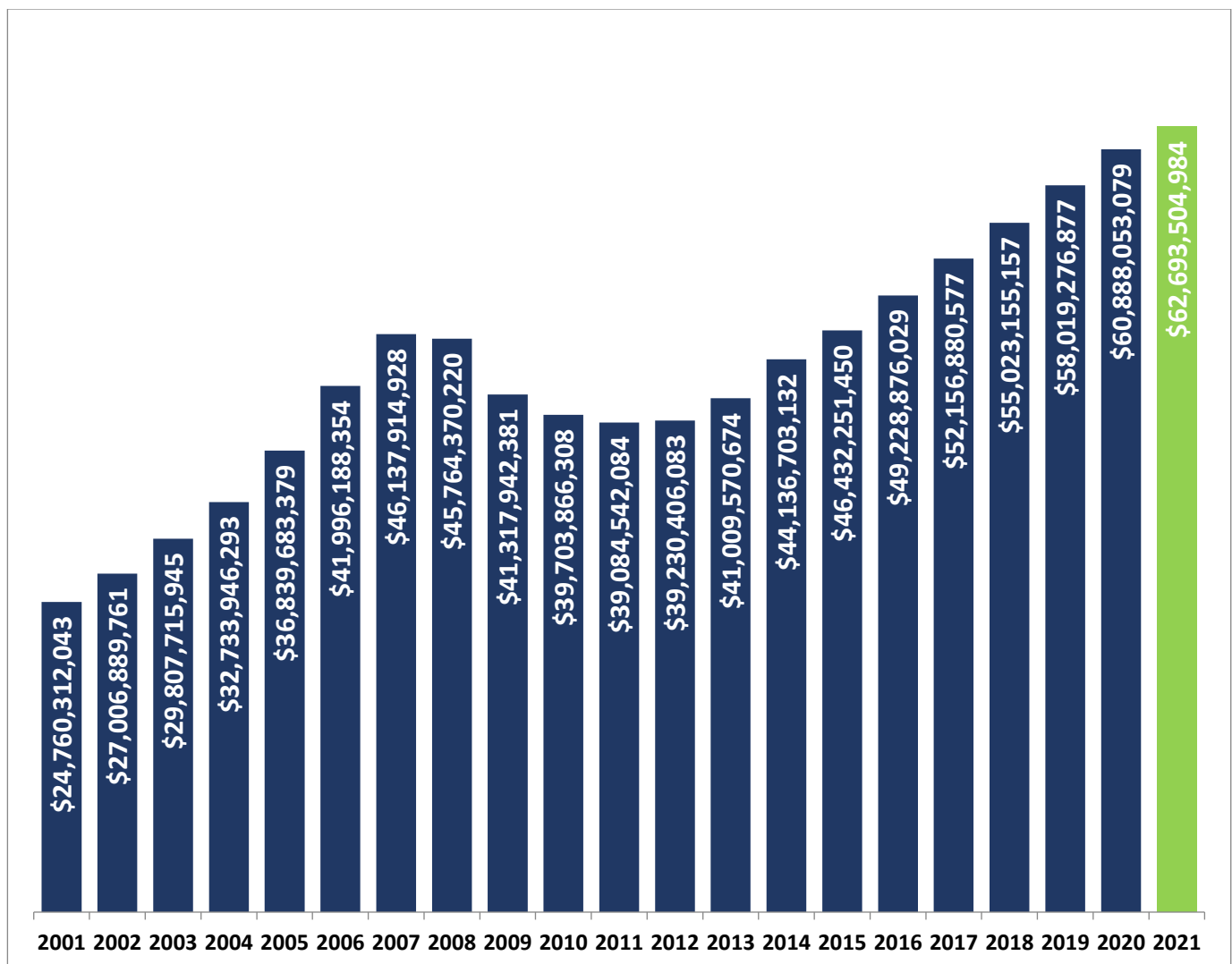
COUNTY ASSESSED VALUES AND GROWTH

Property taxes are a major source of local governmental revenues and are determined by assessed values. The annual property tax rate throughout the State of California is 1% of assessed values. The FY2021/22 Property Assessment Roll of \$62.7 billion increased 2.97% or \$1.8 billion from the prior year's roll value and represents property ownership in Solano County as of January 1, 2021. This is the tenth year of increasing assessed values since the bottom of the market in 2011. The residential real estate market showed persistent growth over the prior year (January 1, 2020 to January 1, 2021), and while new construction continues to add value to the County's property tax roll, the lower year-over-year percentage gain is likely due to the COVID-19 pandemic.

As real estate market values continue to rise, the number of properties on Proposition 8 status – which is a temporary reduction in a property value below the established Proposition 13 base year value – has decreased. There are currently 7,081 parcels on Proposition 8 status, a decrease of 1,426 from the previous fiscal year. The number of parcels on Proposition 8 status peaked in 2012 at 78,000 parcels. There are 150,570 parcels countywide, spread between the seven cities and unincorporated County.

It is important to note that the COVID-19 pandemic health emergency may likely have an impact on future property tax rolls. As far as values are concerned, since the values in this roll are derived based on the January 1, 2021 assessment date, the overall impact COVID-19 has had on local property values will not be reflected until we begin work on the FY2022/23 assessment roll.

CHART S: LOCAL ASSESSED VALUES FOR SOLANO COUNTY



Source: County of Solano, Assessor-Recorder's Office, July 2021

BUILDING PERMITS IN SOLANO COUNTY

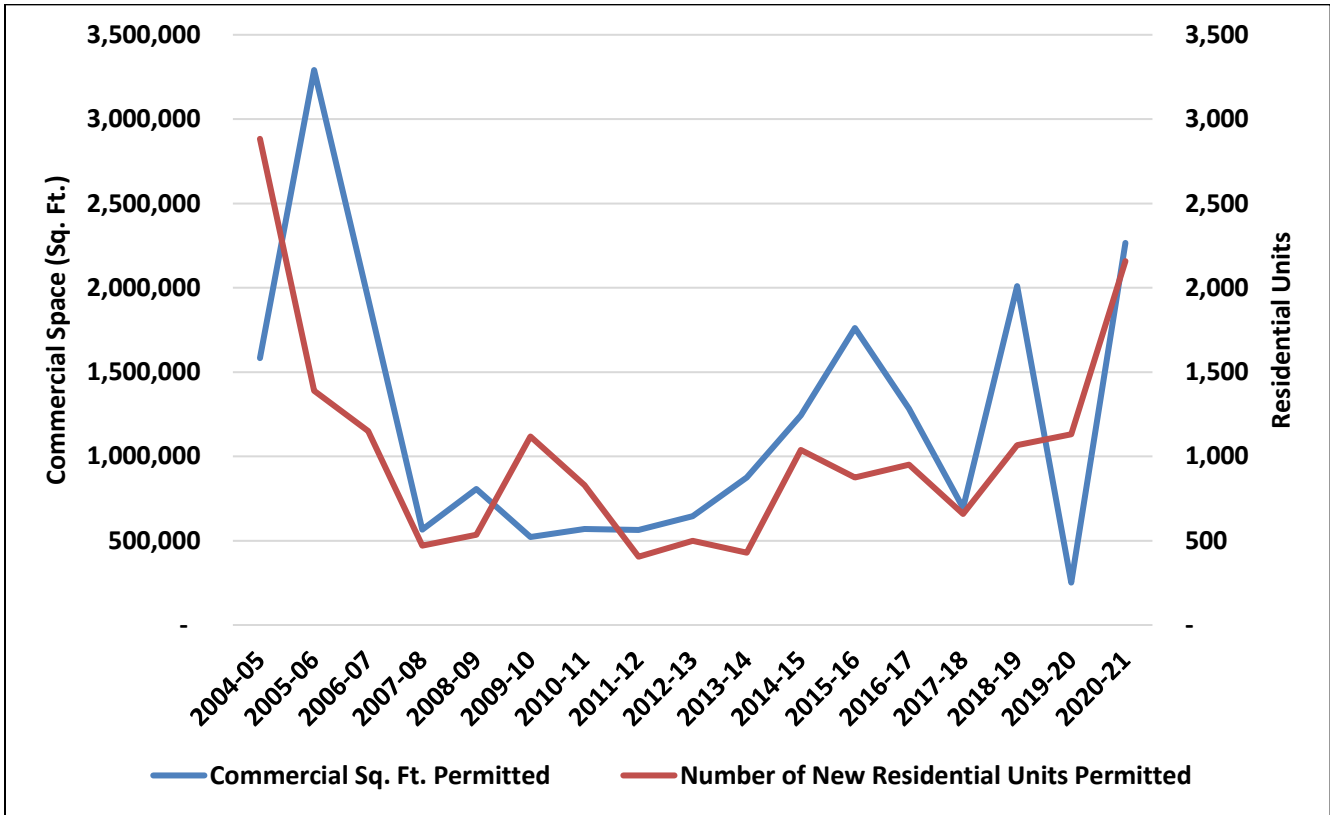
Per the US Census Bureau for Construction Spending and 2021 Index of Economic and Community Progress (forthcoming in June 2022), building permits generally act as a leading indicator of economic activity, predicting the growth of construction jobs, and the demand for raw materials to build residential and commercial units.

Solano County’s commercial real estate building permit activity was mixed in FY2019/20 compared to FY2018/19. Commercial square feet under construction was up 2.26 million new square feet of space between July 2020 and June 2021 (the previous fiscal year permitted only 251 million square feet). The COVID-19 recession has created uncertainty in office space demand. According to Colliers International, office-vacancy rates in Solano County increased during 2020 at 20.1%, with rents rising slightly to \$2.48 per square foot as 2021 ended.

Building permits for residential units in Solano County increased at a faster pace again in FY 2020/21, as the pandemic recession faded, and economic recovery began. There were 2,157 residential building permits issued in FY2020/21 by Solano County, permits that may help to achieve RHNA regional housing needs goals for Solano County and the cities moving forward.

The chart below indicates that building permits for new homes increased in FY2019/20, slightly more units than the previous fiscal year, permitting 3,288 units in two fiscal years, and that new commercial space permitted dropped sharply. The impacts of COVID-19 for commercial real estate markets is being monitored and could leave significant vacancies in retail and restaurant spaces where smaller businesses or restaurants have not been successful traversing the 2020 and 2021 COVID-19 restrictions. New commercial spaces are more likely to occur in industrial and warehousing markets, given the increase in logistics demand from internet purchases. In the short-term, this is a concern over the fate of office and retail spaces in Solano County, which is too early to determine at this point.

CHART T: SOLANO COUNTY RESIDENTIAL AND COMMERCIAL BUILDING PERMITS, FISCAL YEARS 2004-2005 TO 2020-2021 / COMMERCIAL SQUARE FEET AND RESIDENTIAL UNITS PERMITTED



Sources U.S. Census Bureau & 2021 Index of Economic and Community Progress

Solano County Statistical Profile
Bill Emlen, County Administrator

2011 PUBLIC SAFETY REALIGNMENT AND ASSEMBLY BILL 109

Due to the passage of Assembly Bill 109 (AB 109, Public Safety Realignment) in October 2011, the Solano County jail population has changed over time. As of March 1, 2022, the County jail was housing 37 parole violators (known as 3056 PC), 40 Post Release Community Supervision (PRCS) violators, and 29 locally sentenced offenders (known as 1170 offenders) making up approximately one-quarter of the jail population.

Prior to Public Safety Realignment, the County jail population consisted of individuals awaiting trial and inmates serving sentences of less than one year. Today, after realignment, some convicted individuals are now serving sentences up to ten years in local county jails rather than in State prisons.

To address the evolving inmate population resulting from AB 109, the County increased capacity within the jail system and incorporated training programs into the jails. Training programs, like those offered at the Rourke Vocational Training Center at the Claybank / Stanton Correctional Facility in Fairfield, provide offenders with additional skills to enhance their ability to successfully re-enter the community. Non-serious, non-violent, non-sex (non-non-non) offenders have transitioned from supervision by State parole officers to county probation officers. While this shift did not increase the population of supervised offenders in Solano County, it shifted the supervising agency, leaving counties to address supervision and mandated parole programs designed to reduce recidivism.

CHART U: SNAPSHOT – CHANGES IN POPULATION UNDER SUPERVISION IN SOLANO COUNTY JAILS

	Solano County Probation			Solano County Sheriff - Custody				Total
	PRCS	1170h PC	Adults	3056 PC	1170h PC	PRCS	Other	
March 1, 2020	407	82	2,309	54	34	51	578	3,515
March 1, 2021	374	61	2,189	38	22	47	557	3,288
March 1, 2022	407	64	1,743	37	29	40	475	2,795
Change from 2021	33	3	(446)	(1)	7	(7)	(82)	(493)
% Change	8.8%	4.9%	-20.4%	-2.6%	31.8%	-14.9%	-14.7%	-15.0%
Change from 2020	0	(18)	(566)	(17)	(5)	(11)	(103)	(720)
% Change	0.0%	-22.0%	-24.5%	-31.5%	-14.7%	-21.6%	-17.8%	-20.5%

Source: Solano County Community Corrections Partnership and California Department of Corrections and Rehabilitation

AB 1950 – PROBATION, LENGTH OF TERMS

With the passage of Assembly Bill 1950 (AB 1950), Probation, Length of Terms in September 2020, the length of probation in both misdemeanor and felony cases was shortened. Under this law, probation is capped at one year for misdemeanors and two years for felonies. There are some exceptions, however, including AB 1950 does not apply to financial crimes involving more than \$25,000, crimes “that includes specific probation lengths within its provisions,” and violent felonies.

Before AB 1950, most misdemeanor offenses were punishable by three years of probation, and most felony offenses were punishable by five years of probation. This meant that people could be sent to jail for probation violations years after they were convicted of a crime, and because there are dozens of ways to violate probation, lots of people were arrested or sentenced to additional jail time for doing so. However, because AB 1950 reduces the amount of time someone is on probation, people are less likely to violate their probation and get sent to jail. Here in Solano County, the Probation Department has seen a reduction in the number of adult probationers (also known as Formal Supervision cases) as a direct result of the implementation of AB 1950.

SNAPSHOT – JAIL POPULATION TREND, OCTOBER 1, 2011 – APRIL 11, 2022



Source: Solano County Sheriff's Office, May 7, 2022

On October 1, 2011 – the day AB 109 went into effect – the Solano County 30-day average daily jail population was 772 inmates. As illustrated in the chart above, over the next ten and one-half years, the average daily jail population grew and contracted several times. The largest contraction took place between late February and early March 2020, which is a result of emergency measures taken by the state, local courts and the Sheriff to address increased concerns regarding the COVID-19 pandemic medical risks.

The long-term pre-COVID-19 decrease in the County's jail population over the past several years, (jail population peaking in 2016) can be attributed to many factors, including an increase in pre-trial releases; split sentencing by the Courts, reducing time served; implementation of the Humphrey Decision (January 2018), whereby judges may consider offender's ability to post bail and when appropriate, reduce bail amounts, bail alternatives and the reduction of leased jail beds (March 2018). The Solano County Sheriff continues to see an increase in the number of inmates requiring Administrative Separation (AdSep). Inmates requiring AdSep are more prone to disrupt jail operations and therefore placed in a cell by themselves – a cell that would normally house two inmates.

Solano County Statistical Profile
Bill Emlen, County Administrator

SOLANO COUNTY - Principal Taxpayers with over \$50,000,000 in Assessed Value for FY2022-23

Principal Property Taxpayers	Parcels	Assessed Value	Tax Obligation
PACIFIC GAS & ELECTRIC CO	16	\$908,244,902	\$15,540,135
VALERO REFINING COMPANY CALIF	31	\$809,752,293	\$9,653,500
GENENTECH INC	27	\$773,227,775	(\$15,668,500)
ANHEUSER-BUSCH COMM STRAT LLC	2	\$297,568,303	\$3,451,718
STAR-WEST SOLANO LLC	7	\$196,914,980	\$2,283,979
CALIFORNIA NORTHERN RAILROAD	169	\$180,382,285	\$2,478,926
PW FUND A LP	8	\$174,811,684	\$2,147,016
INVITATION HOMES INC	423	\$164,368,094	\$2,124,560
SACRAMENTO MUNICIPAL UTIL DIST	42	\$150,474,062	\$1,570,816
ICON OWNER POOL 1 SF N-B P LLC	28	\$145,918,714	\$1,741,692
SHILOH WIND PROJECT II LLC	1	\$122,104,113	\$1,269,639
SHILOH WIND PROJECT III LLC	1	\$120,061,444	\$1,248,399
COLONY STARWOOD HOMES	297	\$116,232,628	\$1,482,878
CPG FINANCE II LLC	3	\$113,601,039	\$1,541,210
FLANNERY ASSOCIATES LLC	170	\$105,421,300	\$1,168,285
GATEWAY 80 OWNER LP	4	\$105,117,852	\$1,294,447
NT DUNHILL I LLC	8	\$102,233,977	\$1,391,180
APS WEST COAST INC	37	\$95,995,200	\$1,141,200
THE NIMITZ GROUP	102	\$95,478,977	\$1,941,735
CORDELIA WINERY LLC	19	\$95,294,444	\$1,126,158
SHILOH IV WIND PROJECT LLC	1	\$95,094,526	\$988,793
MEYER COOKWARE INDUSTRIES INC	7	\$95,004,751	\$1,131,268
TRAVIS WAY LLC	1	\$91,240,335	\$1,084,351
MG NORTH POINTE APARTMENTS LLC	2	\$90,406,020	\$1,089,315
RANGER NORTHBAY LLC	2	\$88,500,000	\$1,080,525
CENTRO WATT PROPERTY OWNER II	8	\$88,008,383	\$1,164,818
ALZA CORPORATION	6	\$83,971,179	\$1,007,865
NEXTERA ENERGY MONTZMA II WIND	1	\$82,584,097	\$858,709
PARK MANAGEMENT CORP	3	\$80,924,475	\$1,036,979
SFPP, L.P.	148	\$75,407,516	\$1,095,574
KAISER FOUNDATION HOSPITALS	5	\$75,033,698	\$1,081,660
WRPV XIII BV VALLEJO LLC	2	\$66,575,627	\$968,162
JDM 111 2600 NAPA LLC	1	\$66,165,590	\$715,820
ARDAGH METAL BEVERAGE USA INC	1	\$65,050,639	\$690,788
PRIME ASCOT LP	282	\$64,860,309	\$1,245,490
BALL METAL BEVERAGE CONT CORP	3	\$62,580,030	\$666,284
WAL-MART REAL ESTATE BUS TRUST	5	\$61,975,749	\$742,131
SEQUOIA EQUITIES-RIVER OAKS	2	\$60,949,644	\$740,149
NORTH BAY LOGISTICS OWNER LLC	1	\$60,803,464	\$701,389
SRGMF III WEST TEXAS FF LLC	1	\$60,530,655	\$712,466
N/A ROLLING OAKS-88 LP	1	\$60,492,901	\$712,137
STATE COMPENSATION INSRN FUND	4	\$58,726,538	\$732,735
CAMDEN PARC RESIDENTIAL LLC	2	\$58,009,219	\$686,523
SHILOH I WIND PROJECT LLC	1	\$56,195,770	\$584,324
NORTHBAY HEALTH ADVANTAGE	2	\$54,054,259	\$687,013
FPA6 VILLAGE GREEN LLC	1	\$53,247,965	\$618,659
NORTH VILLAGE DEVELOPMENT	2	\$50,957,104	\$672,662
TRAVIS CREDIT UNION	19	\$50,179,828	\$603,950
QUINN CROSSING APARTMENTS	2	\$50,095,570	\$606,676

\$6,880,829,907

\$63,636,188

***NOTE:** The tax obligation is calculated at 1 percent + voter approved bonds and any special assessments. Rates may vary by Tax Area Code.

Source: County of Solano, Tax Collector/County Clerk, March 2021