



## Solano County 2021

# Index of Economic and Community Progress

County of Solano and Solano Economic Development Corporation

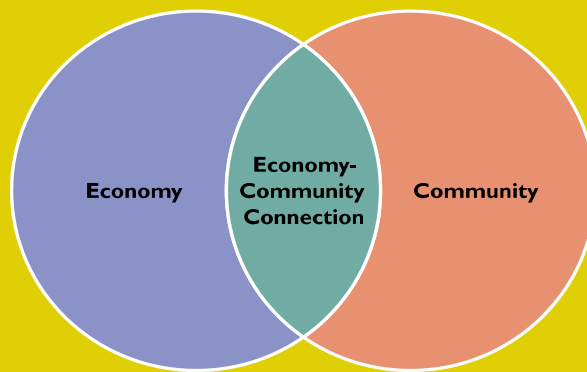
May 2022

# Solano County 2021

## Index of Economic and Community Progress

The *Solano County Index of Economic and Community Progress* is a project that was launched in 2007 after a series of economic summits identified a need for more fact-based information to guide efforts by public and private sector leaders to expand Solano County's economy and support its long-term viability.

Three comprehensive editions were produced for 2008, 2009 and 2010 by the consultant Collaborative Economics for the County of Solano and the Solano Economic Development Corporation. These insightful documents provided an objective analysis of key indicators shaping the local economy.



In 2011, the Index became a project for County staff, in cooperation with the Solano EDC, to maintain and update throughout the year. The Index was expanded to include comparisons in many instances to the Sacramento Area, the Bay Area, California, and the United States. The 2012 to 2021 editions include the objective analysis of Dr. Robert Eyler from Economic Forensics and Analytics ([www.econforensics.com](http://www.econforensics.com)).

All of the annual index reports, as well as other, in-depth analyses, can be found at [www.solanocounty.com/economicindex](http://www.solanocounty.com/economicindex).



# Index of Economic and Community Progress

**W**e are proud to be a part of the 14th annual Solano County Index of Economic and Community Progress. Since the first edition, this report provides various economic and demographic indicators for Solano County, capturing trends and showing comparisons that describe our local economy. Links to recent economic and demographic changes, as well as macroeconomic forecasts and policies help inform our efforts as partners in regional economic development. Jobs recovery has been steady in Solano County. Additional care has been taken in this edition to provide policy makers and the community a comprehensive data-based view of Solano County's economy to help support future decisions for the County. The pandemic's impacts remain in our county, throughout California and across the United States. Optimism from the "re-opening" of our economy in 2021 came with more inflation pressure and continued struggles against new COVID-19 variants. Geopolitical issues cloud the economic picture to 2025. With both opportunities and challenges, remaining objective in these studies is critical. Official data sources are utilized to support this analysis. We are proud to partner again with Dr. Robert Eyler, President of Economic Forensics and Analytics, as our research lead for this annual Index.

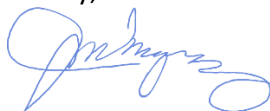
## Solano County Jobs, Housing and Change

Employers in Solano County hired 1,900 more workers in 2021, 1,800 outside of agriculture. Jobs recovery continued from 2020 throughout 2021 for all industries, including events centers, hotels and motels, and our local restaurants (leisure and hospitality). Solano County's unemployment rate fell toward pre-pandemic levels to 5.4 percent as 2021 ended; in April 2020, unemployment surged to 15.7 percent when the pandemic's grip was first felt. Some of Solano County's residents have left the labor force, including some that moved away. In 2021, the California Department of Finance estimated that Solano County lost 2,723 residents. However, with all that change, housing prices continued to increase throughout Solano County in 2021; median home prices increased to almost \$600,000. Solano County's communities are gaining incomes and becoming more educated, but with a rising cost of living. Countywide efforts for economic development, linked with workforce development, continues to move Solano forward.

## Moving Solano Forward, A Continuing Effort

The Solano EDC has led previous economic development efforts to study regional assets and opportunities, and foster cooperation amongst our seven cities, the County, and our public and private partners. Moving Solano Forward parts 1 and 2 made strides toward regionality. In 2021, the Solano EDC received a new EDA CARES Act Grant – supported by matching funds from the County of Solano, all cities in the County, and Solano Transportation Authority – to create a comprehensive regional plan for economic recovery. We engaged a team of talented consultants from Newmark (also working in concert with Dr. Eyler) to build a playbook for future economic development efforts. Our goal is to build more prosperity for your regional businesses and citizens. Solano County received over \$87 million in American Rescue Plan Act (ARPA) funding. In concert with the County Administrator's office and the Board of Supervisors, we have been working diligently to allocate funding quickly, responsibly and effectively. Funds have supported programs in workforce development, business assistance via a revolving loan fund administered by Solano EDC in partnership with regional lenders, and programs run by our Small Business Development Center (SBDC). Funding is coming to also address homelessness and water infrastructure. Our county government continues to focus extreme efforts to address health impacts from COVID-19 and continues to advocate for additional resources. These efforts continue to move Solano County forward through 2022 and beyond.

Sincerely,



John Vasquez  
Chairperson  
Solano County Board of Supervisors



Chris Rico  
President  
Solano Economic Development Corporation

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## Solano County Key Facts

### Area

Rural land area	675 square miles
Urban land area	150 square miles
Water area	84 square miles

<b>2021 Population (January 1, 2022)</b>	<b>447,241</b>
Benicia	26,656
Dixon	19,083
Fairfield	119,897
Rio Vista	9,925
Suisun City	28,896
Vacaville	101,257
Vallejo	123,190
Unincorporated	18,337

**Population Change: 2021 to 2022 (Jan 1) -2,723**

**Solano County 2030 Population Est. 479,372**  
(CA Dept. of Finance, estimate as of Jan 2022)

### Top 5 Employment Sectors (Year-End 2021)

Healthcare and Social Assistance	25,500
All Government (incl. US Military)	23,000
Retail Trade	17,500
Leisure and Hospitality	13,500
Construction	11,600
Manufacturing	10,300

**Total Industry Jobs (Dec. 2021) 134,300**

**Employment to Housing Units (2021) 83.2%**

**Employment to Housing Units (2019) 90.7%**



### Educational Attainment (2016–20 Avg.)

Less than high school	11.3%
High school graduate only	23.6%
Some college, no degree	27.5%
Associate's degree	10.5%
Bachelor's degree	18.5%
Graduate or Professional degree	8.6%

### Age Distribution of Pop (2016–20 Avg.)

Under 5 years old	6.0%
5 to 19	18.4%
20 to 44	33.9%
45 to 64	26.0%
65 and older	15.7%

### Ethnic Composition of Pop (2016–20 Avg.)

White	37.2%
Hispanic	26.8%
Asian	15.1%
African-American	13.3%
Other (incl. mixed race/Pacific Islander)	7.6%

**Building Permits Issued, New Housing Units**  
(Fiscal Year 2020–21) 2,157

### Sources and Notes:

1. Population and housing data come from California Department of Finance ([www.dof.ca.gov](http://www.dof.ca.gov)), as of May 2022.
2. Employment data from California Employment Development Department ([www.edd.ca.gov](http://www.edd.ca.gov)), as of April 2022.
3. Employment to housing unit ratios help city and county development plan for efficient municipalities and transit networks. A ratio of 100 percent suggests a balance in housing units and commuting workers. Ratios below 100 percent suggest the local economy has more residents working outside (or fewer jobs locally) in net versus other areas; ratios above 100 suggest rising numbers of commuters coming to the local area from other areas to work.
4. Demographic data from the Census Bureau's American Community Survey ([factfinder.census.gov](http://factfinder.census.gov)), March 2022.
5. Building Permits data provided in March 2022 by the County of Solano, fiscal year 2019-20, ending June 30, 2021.

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## Key Highlights from the 2021 Index

### Our Changing Economy

- Solano County employers hired 1,900 more workers (farm and non-farm) in 2021, a 1.4 percent increase from 2020.
- Solano County's labor force fell by 2,100 in 2021, a further reduction in county residents available for work from 2020 (9,000 fewer than in 2019).
- 184,500 residents of Solano County were employed as of 2021 ended, 2,800 more than in 2020.
- Solano County's unemployment rate was 5.2 percent as of December 2021 (7.5 percent on average in 2021).
- Industry job gains in 2021 were driven by construction, manufacturing, transportation and warehousing, and healthcare.
- Based on the most recent data available, the inflation-adjusted (real) gross product in Solano County fell by 0.1 percent in 2020, falling less than both California and the entire US economy.
- Solano County's personal income per capita increased sharply in 2020, increasing by 9.2 percent after inflation.
- Median household income also increased in 2020 after inflation to \$70,648 in 2012 dollars (+2.2%).
- Employment in industries focused on customers outside Solano County ("base" industries) increased in 2021 by approximately 3,627 jobs compared with 2020, but still 1,305 fewer jobs than in 2019.
- Solano County median wages for local workers increased in 2021 from 2020 to \$0.20 above California's median wage, the first time on record that median wages in Solano County were estimated at higher levels than in California overall.
- Poverty rates among Solano County residents fell in 2020 (the latest data), based on five-year averages, to approximately 9.1 percent of residents.
- Regional cost of living increased in Solano County by 1.6 percent in 2019 (the latest data), slower than the state and national averages.
- The value of agriculture for Solano County farmers fell in 2020, likely a combination of drought and an inability to access global markets due to COVID-19.
- Social equity metrics suggest that in 2020, despite the pandemic's effects, Solano County experienced poverty alleviation and rising median household income and rising homeownership compared with state and national averages for underrepresented communities.

### Our Changing Community

- Solano County's population fell by 2,723 in 2021 (-0.6 percent), due primarily to residents leaving for elsewhere in the United States.
- Population growth estimates show a county population of approximately 479,372 by 2030.
- Solano County's population is forecasted to grow from 2021 to 2060 by 21.9 percent, or approximately 97,885 people.
- In the 2020-2021 academic year, Solano County's high-school graduation rate fell from the previous academic year, as did California's, but Solano County's graduation rate remained higher than the state on average.
- In 2021, the median housing price increased 21.6 percent, to \$592,500; housing affordability in Solano County decreased for the second year in a row.
- As of March 2022, the price of housing was forecast to increase approximately 13.6 percent in Solano County through March 2023.
- 2,157 building permits were issued for new houses for fiscal year 2020-21, over 1,000 more than in fiscal year 2019-20.
- Approximately 2.26 million square feet of commercial space was permitted during fiscal year 2020-21, nine times the 2019-20 total.
- Estimated commuting time to work did not change in 2020 (the latest data) from the 2019 estimates for the previous five years on average for Solano County's residents.
- The total assessed property value in Solano County increased to over \$62.3 billion in fiscal year 2019-20, while taxable sales increased sharply in calendar year 2021, to higher levels than before the pandemic.

### Considerations for the Future

The COVID-19 recession wreaked havoc on Solano County's labor markets in the first half of 2020. Forecasts suggest that Solano County will return to pre-COVID levels of employment by 2023, as reopening and federal stimulus assist in job recovery. Prices in the housing markets are forecasted to continue to rise in 2022 due to strong demand but might exacerbate inequities for lower- to middle-income households trying to purchase a home.

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### Solano County Economy: Recovery, Inflation and Uncertainty

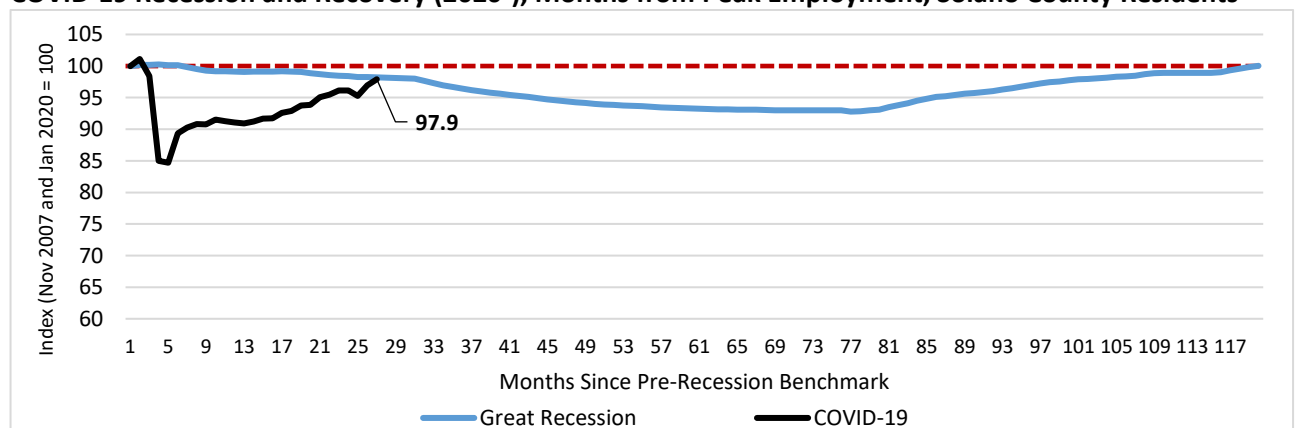
By the end of 2021, the US economy had recovered from the COVID-19 recession that began in 2020 as social restrictions were lifted. Forecasters estimated continued economic growth until 2025. However, a key headwind in that forecast was relatively high and persistent inflation, an increase that began in April and May 2021. By the end of 2022's first quarter, inflation rates had reached heights not seen since the late 1980s.

Another headwind emerging in 2022 is due to geopolitical issues touched off by the Russian Federation's invasion of Ukraine. In March 2022, the price of gasoline exceeded \$6 a gallon in Solano County. Although such high prices might not last, elevated prices will likely last as long as turmoil in Eastern Europe remains. Solano County's lower- and middle-wage workers—especially those who commute—face a regressive tax due to higher fuel costs and general inflation. The Federal Reserve, which has considered increases in interest rates through 2023, now faces some challenges in balancing between taming inflation by slowing down consumer and business spending and maintaining some stimulus for economic growth. Forecasters are likely to downgrade growth in the US economy through 2024, at least based on estimates in late 2021 and early 2022 due to the Ukraine conflict and continuing issues globally due to COVID-19 (e.g., lockdowns in China in winter and spring 2022).

The California economy is also on the rebound and is forecasted to regain the pre-pandemic number of workers overall by the third quarter of 2022. California's state budget is projected to have a historically large surplus, which means that many households in Solano County will receive payments either directly or indirectly in 2022 and 2023, increasing their income. Some of those payments might be tax rebates for Californians as direct payments to households and others are in the form of expanded infrastructure and education spending. In general, this spending should support Solano County businesses and residents.

In Solano County, the recovery of lost jobs started in late 2020 and continued in 2021, after sharp job cuts in April and May 2020. As of March 2022 (the latest labor-market estimates at the county level at the time of this writing), Solano County has restored 97.9 percent of its pre-COVID level of employment. It is still on pace to recover all the jobs lost in 2020 by the end of 2022 in the aggregate, but the mix of jobs and opportunities for Solano County residents have changed and, in some industries, might not return.

#### Employment Levels, Index = 100 for November 2007 and January 2020, Great Recession (2008-10) and COVID-19 Recession and Recovery (2020-), Months from Peak Employment, Solano County Residents



Source: California EDD (<https://www.labormarketinfo.edd.ca.gov/data/employment-by-industry.html>) and EFA Calculations.

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## Index Overview

### Solano County Jobs Increased to 134,300 in 2021

After the shedding of jobs in 2020, approximately 1,900 workers went back to positions with non-farm employers in Solano County, an increase of 1.4 percent in 2021 from 2020; farm jobs increased by just 100 jobs in 2021. More jobs were shed in leisure and hospitality and other personal services than in other industries. Solano County's labor force, the sum of employed residents and those actively looking for work, remained below 2019 levels for the second year in a row (9,000 fewer in 2021); California's labor force was also smaller than in 2019.

***In 2021, Solano County employment increased by 1,900 across all Solano County employers, but few industries recovered all jobs lost in 2020. Solano County's lack of recovery in jobs is similar in industry mix to California on average.***

### The Broader Context: State and National Economic Updates

***Forecasts through 2025 suggest continued labor-market recovery from the COVID-19 recession across the United States, but the pace of growth is slowing.***

The US economy also experienced job growth in 2021, recovering most of the lost jobs in the aggregate in 2020; by December 2021, the US labor market had lost over 4 million workers compared with the pre-pandemic level (January 2020). Job recovery was not distributed evenly

across all industries in the country, which was also true in California and Solano County. Similar industry sectors had lingering, relatively large job losses (leisure and hospitality, other personal services, government) as 2022 began.

Low interest rates continued in 2021, with no actions taken by the Federal Reserve to affect short-term interest rates. In March 2022 (the time of this writing), the Federal Reserve began to raise interest rates and signaled more rapid increases in 2022 and 2023 to fight persistent inflation (the Consumer Price Index, or CPI, increased approximately 8.4 percent over the 12 months from March 2021 to March 2022). Conflict in Eastern Europe and subsequent economic sanctions on the Russian Federation exacerbated supply-chain pressures in energy and other markets worldwide, driving up fuel prices across the United States. In early 2022, COVID-19

***Inflation will be a focal economic issue in 2022, a residual effect of economic stimulus in 2020 and 2021, as well as supply-chain issues worldwide. Interest rates will continue to rise throughout 2022 and reach a plateau in 2023, close to or above pre-pandemic rates.***

remains a concern as China imposes major lockdowns in large cities, a reminder that the pandemic is not yet over. Economists are watching how economies react to new COVID-19 variants, inflation, and rising interest rates through 2022 and 2023, but slower economic growth in the national, state, and regional economies is likely in 2022 and 2023 compared with in 2021.



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## Housing Prices Grew in 2021, Extending Home Value Gains from 2020

Between March 2020 and March 2022, the median price of housing in Solano County increased 34.6 percent, according to Zillow™ Research. In December 2021 the median price was approximately \$592,500 in Solano County, compared with \$737,400 in California as a whole;

**Zillow™ Research predicted Solano County home prices to rise by 13.6 percent to March 2023 as of March 2022 after rising by 34.6 percent the previous 24 months.**

the statewide median home price was \$618,000 a year earlier. Housing price forecasts for Solano County and the Bay Area remain positive for 2022, despite projected interest rate increases. Slower growth is expected in the median price of housing through 2022 and 2023. Rental costs rose slowly in 2021 and are expected to continue to climb in 2022, especially due to elevated inflation. Data from RentCafe suggest rents in [Fairfield](#) are above \$2,000 on average, and in [Vacaville](#) over \$2,100 as of February 2022.

The other side of housing is new supply. In fiscal year 2020-2021 (July 1 to June 30), building permits in Solano County increased by 1,000 more units than were permitted in fiscal year 2019-20 (2,157 units

**Regional economic development faces challenges in keeping businesses in commercial real estate, but there may be opportunities for new businesses and ways to use vacant office space.**

versus 1,131). The amount of new commercial square footage permitted surged to over 2.265 million in fiscal year 2020-2021 compared with just 251,000 in fiscal year 2019-2020. The COVID-19 pandemic problems in commercial real estate leasing had slight relief in 2021, especially for office space. According to Colliers International, the

vacancy rate for office space in Solano County decreased slightly, from 20.3 percent in 2020 to 20.1 percent as 2021 ended, with Class A rent rising to \$2.48 per square foot from \$2.33 in 2020.

## Solano County: Residents regained jobs in 2021

One lingering regional issue in labor markets due to the COVID-19 pandemic is the change in the labor force. The number of Solano County residents who are working or looking for work (labor force) decreased by another

**Comparison of Solano County Labor Force Components, 2015 to 2021  
Number of Workers and Percent Change Based on Annual Averages**

	Number of Workers			Change from 2021	
	2015	2019	2021	2015	2019
Labor Force	204,900	208,400	199,400	(5,500)	(9,000)
Employed Residents	192,200	200,400	184,500	(7,700)	(15,900)
Unemployment Residents	12,600	8,000	14,900	2,300	6,900
Industry Employment	132,400	143,100	134,200	1,800	(8,900)

Source: EDD (<http://www.labormarketinfo.edd.ca.gov>), Labor Market Information, Annual Averages; a new benchmark of 2020 was set with some revisions.

2,100 workers in 2021 (or 9,000 less than in 2019, before the pandemic), with labor-force participation rates still below pre-pandemic levels as well. The number of Solano County residents who were employed increased in 2021 by an estimated 2,800 workers over the number in 2020. These changes in combination reduced Solano County’s unemployment rate quickly but may also reflect that some workers are choosing not to take jobs available in Solano County or have moved away from Solano County. Economic and workforce development professionals need to monitor how these changes affect Solano County’s employers and merchants.

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### Jobs That Produce Goods: Moving Solano Forward

Economic development efforts by Solano Economic Development Corporation (Solano EDC) continue a project called Moving Solano Forward (now in its third phase in 2022), which seeks to increase jobs in specific industries that focus on markets outside Solano County, including:

- Advanced materials;
- Biotech/biomedical;
- Food and beverage manufacturing;
- Logistics; and
- Travis Air Force Base.

By the end of 2021, jobs recovery in Solano County continued. However, the California Employment Development Department (EDD) estimated that jobs in agriculture, construction, and manufacturing had lost -1,300 jobs since the end of 2019 (pre-pandemic) in Solano County, and private-sector services (healthcare, education, leisure, and hospitality) had lost 5,800 jobs since 2019; the number of government jobs fell by -1,800 jobs since 2019, for a total loss of 8,900 jobs compared with before the pandemic. In most industries, the pandemic continued to affect the job market in Solano County as 2021 ended.

**Solano County Employment, Sorted by Changes in 2021  
2021 Annual Average Gains and (Losses) of Jobs since 2015 and 2019**

Industry	2015	2019	2021	Change, 2015-21	Change, 2019-21
Hotels and motels	3,600	3,600	2,200	-1,400	-1,400
Health care & social assistance	23,500	26,900	25,500	2,000	-1,400
Local government education	9,500	9,300	8,100	-1,400	-1,200
Restaurants	10,800	12,100	11,000	200	-1,100
Construction	9,000	12,300	11,600	2,600	-700
Other services	4,100	4,700	4,200	100	-500
Manufacturing	10,000	10,800	10,300	300	-500
Wholesale trade	4,400	4,400	4,000	-400	-400
Information	1,100	1,200	800	-300	-400
Total farm	1,800	1,500	1,600	-200	100
Transportation, warehousing, & utilities	4,300	4,800	5,200	900	400
All others	50,700	51,600	49,800	-900	-1,800
<b>Totals</b>	<b>132,800</b>	<b>143,200</b>	<b>134,300</b>	<b>1,500</b>	<b>-8,900</b>

Source: EDD (<http://www.labormarketinfo.edd.ca.gov>), Labor Market Information, Annual Data, Chg. = Change.

As economic recovery continues in 2022, continued growth is expected in private-sector services; however, jobs in leisure and hospitality may remain flat through 2025, but forecasts through 2030 suggest a late-decade rebound for leisure and hospitality jobs. Solano County's labor force, employed residents and jobs at Solano County's employers are all expected to grow throughout 2022.

Gross product data in for 2020 (the latest data available) suggested a slight shift toward more goods-producing industries in terms of value of production in Solano County. The change could be due to declaring industries like construction and manufacturing "essential" during the pandemic.

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### Solano County Labor Force and Industry Employment, 2005–2021, Annual Change, Number of Workers



Source: EDD (<http://www.labormarketinfo.edd.ca.gov>), Labor Market Information, Annual Averages.

Note: In 2022 California EDD made a large revision in the 2010–2021 data.

### Sector Shares of Gross Product at the County, State, and National Levels Percent of Total Gross Product in 2012 Dollars, 2010 to 2020, Selected Years

Year	Goods-Producing			Services-Producing			Public Sector		
	Solano County	CA	US	Solano County	CA	US	Solano County	CA	US
2010	11.2%	11.0%	13.6%	71.4%	74.4%	69.1%	17.4%	14.6%	17.3%
2015	12.5%	11.1%	13.8%	71.6%	75.6%	70.6%	16.0%	13.3%	15.5%
2016	13.1%	11.1%	13.7%	71.1%	75.7%	70.9%	15.8%	13.2%	15.4%
2017	13.2%	11.1%	13.7%	71.3%	75.8%	71.1%	15.5%	13.2%	15.2%
2018	13.6%	11.2%	13.9%	71.3%	75.8%	71.0%	15.1%	13.1%	15.1%
2019	14.2%	11.2%	13.9%	70.9%	75.9%	71.1%	14.9%	13.0%	15.0%
<b>2020</b>	<b>14.3%</b>	<b>11.3%</b>	<b>13.9%</b>	<b>71.0%</b>	<b>75.8%</b>	<b>71.0%</b>	<b>14.8%</b>	<b>12.9%</b>	<b>15.1%</b>

Source: Bureau of Economic Analysis (<http://www.bea.gov/regional/index.htm>); 2020 data are the latest available.

### Standards of Living Mixed in Solano County in 2020; Inflation and Recovery Rising Together

In early 2022, inflation was rising above expectations, a threat to the values of household income, gross product and incomes made from wealth or from work per resident after adjusting for rising prices. The standard of living measures income in real (inflation-adjusted) terms per person or by household, for example, median household income and income per person. In the 2020 Index, we suggested that the gains in the standard of living would be reversed and be more mixed for that year as the estimates emerged; that forecast was borne out by the actual data. In the 2020 data (the latest available), because of a mixture of job recovery, federal stimulus payments, and equity market gains, income, and productivity gains outpaced inflation in some cases but not in others.

In Solano County, real income per person was \$5,705 higher in 2020 than in 2019. This quick increase (12.6 percent) was likely a combination of federal stimulus and equity market income rising with slower inflation in 2020. This increase closed Solano County's gap with the national average to just \$1,278, the smallest in the history of this Index. Median household income (MHI), after being adjusted for inflation, grew more slowly in Solano than in California on average (it

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increased \$1,509 in Solano County in 2020) but remains above the state average by almost \$5,000 per household. In 2020, the gross product per person fell, but only by 0.46 percent (-\$218). From the economic and social development perspective, it is desirable for all three measures to rise. This combination suggests that living standards in Solano County are unambiguously improving.

**Standard of Living Measures at the County, State, and National Levels  
2010, 2019, and 2020 (latest available data), in 2012 Dollars (Inflation Adjusted)**

Place	Gross Product per Person			Personal Income per Person			Median Household Income		
	2010	2019	2020	2010	2019	2020	2010	2019	2020
Solano County	\$42,566	\$46,963	\$46,745	\$40,378	\$45,338	\$51,043	\$66,065	\$69,139	\$70,648
California	\$55,551	\$62,331	\$59,931	\$45,482	\$57,892	\$62,173	\$60,519	\$63,846	\$65,668
United States	\$50,844	\$57,976	\$55,753	\$42,188	\$49,918	\$52,321	\$49,238	\$52,735	\$53,876

Sources: Bureau of Economic Analysis (<http://www.bea.gov>) and Census Bureau (<http://data.census.gov>); changes in benchmarking make these data different from previous Indexes for the same year and place.

### Social Equity Metrics and the COVID-19 Recession

The 2021 edition of this Index considers social equity metrics. In 2020, poverty levels fell, median household income (which is related to income derived from both wealth and work) increased, and among county residents, homeownership compared with renting also increased, by race and ethnicity. The pandemic hurt the black, indigenous, and communities of color (BIPOC) in the county more than the white, non-Hispanic residents and households in terms of jobs, and the data continue to emerge in 2022.

### Community Indicators: Continued Gains and Some Challenges

Data from the California Department of Finance can be used to compare population estimates in California's counties to those in the annual census. In 2021, the population of Solano County fell by an estimated 2,723 residents (as of May 2022). This reduction is a function of both an aging population and net departures from Solano County. California lost population for the second year in a row. Solano County's population was estimated at 447,241 as 2022 began.

### In academic year 2020-2021, Solano County's graduation rate was 85.8 percent.

Solano County's graduation rate decreased to 85.8 percent of eligible students in academic year 2020-2021 (the latest year for which data are available, as measured by the California Department of Education, or DOE) from 86.8 percent in academic year 2019-2020. California's average also decreased slightly, from 84.3 percent in academic year 2019-20 to 83.6 percent in 2020-21 on average.

Instruction was online for all of academic year 2020-21, and the job market offered incentives

attracting wage and non-wage for workers to take jobs after recovery began in late 2020 through 2021. All these factors, at a minimum, contributed to a lower percentage of graduation among high-school seniors in Solano County. In academic year 2020-2021, 43.1 percent of Solano County graduates were UC/CSU-ready compared with 53.1 percent of graduates in the state of California, on average. Similar factors likely contributed to a shift in college readiness, as

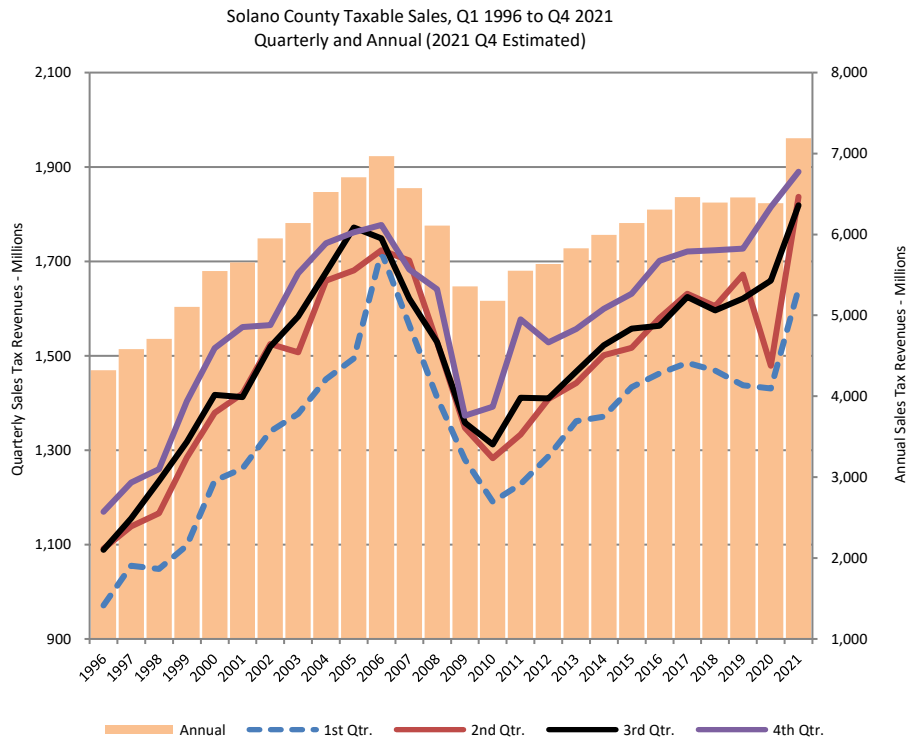
***Graduation rates were higher at Solano County high schools than in the state, on average, again in academic year 2020-2021 but slightly lower than in 2019-2020. The percentage of graduates in Solano County who were CSU-UC eligible also fell, but the state average increased.***

# Index of Economic and Community Progress

measured by the California DOE, where the state average for CSU/UC readiness increased. Given that schools have reopened for in-person instruction, graduation rates and UC/CSU readiness are expected to increase in academic year 2021-2022.

## Taxable sales increased quickly in 2021, recovering to pre-pandemic levels

In cities and counties that have sales taxes, taxable sales were a major concern as the pandemic began to affect the economy. In calendar year 2020, Solano County experienced a small downturn, but it was quickly reversed in 2021. Taxable sales in the county reached heights not previously seen



Source: California Department of Tax and Fee Administration (CDTFA), latest data through March 2022

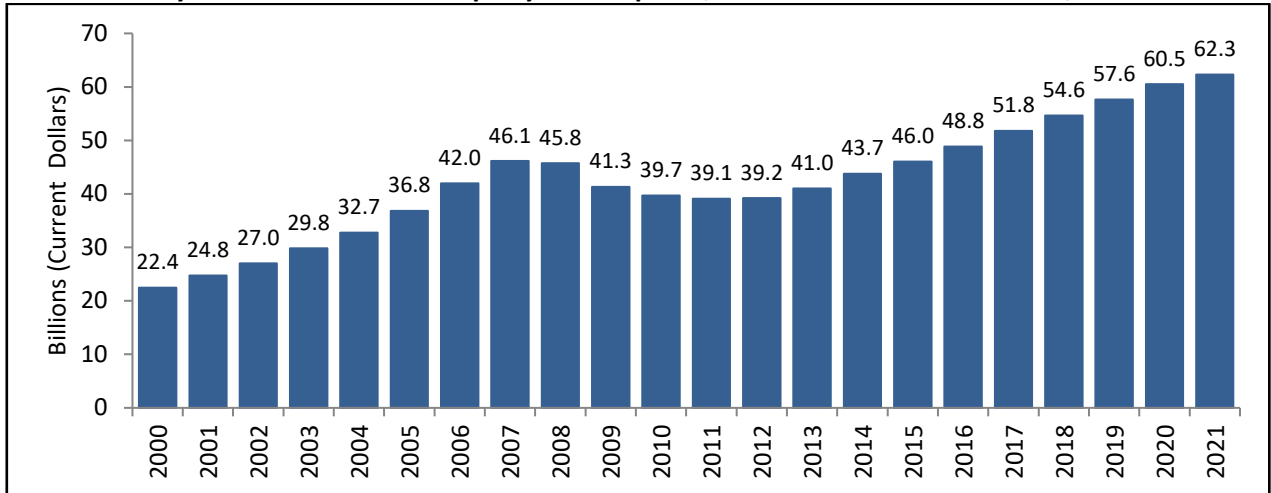
in inflation-adjusted terms, increasing to over \$7.1 billion, or 11.2 percent more than in calendar year 2019 (pre-pandemic benchmark). Taxable sales was boosted by a combination of reopening of the economy, the continuation of federal stimulus in 2021, low interest rates, and spending by visitors to Solano

County. Online shopping help sustain taxable sales in 2020, with growth slowing in 2021 and shifting to brick-and-mortar sales.

As housing values rose, aggregate, assessed property values in Solano County continued to grow in fiscal year 2020-2021; the Solano County Assessor’s Office uses the current value to set the property tax roll each year. As of June 30, 2020, the assessed value of property in Solano County was approximately \$62.3 billion, the ninth year in a row of increases in the property tax roll. Avoiding a housing-market recession through 2025 is likely to help Solano County’s economy to recover more completely from the pandemic-induced recession in 2020.

# Index of Economic and Community Progress

## Solano County Assessed Value for Property Tax Purposes, Fiscal-Year End 2000 to 2021, Current Dollars



Source: Solano County Assessor's Office (current assessed value at fiscal-year end).

## Geographic Comparisons

Unless stated otherwise, the 2021 Index groups counties into the following three areas in California for the purpose of making comparisons. In some cases, individual counties in each of these areas are used instead and as appropriate.

- Bay Area Other: San Francisco, Santa Clara, Alameda, San Mateo, Contra Costa Counties;
- North Bay: Sonoma, Marin, and Napa Counties;
- Sacramento Metropolitan Statistical Area (MSA): Sacramento, Placer, El Dorado, and Yolo Counties.

## Takeaways, Opportunities, and What Lies Ahead

Because of continued volatility in 2022 due to COVID-19, the 2021 Index provides brief "TAKEAWAY" sections and one or two additional conclusions in most subsections. These comments are meant to help county policy makers consider opportunities or challenges regarding each topic.

In this 2021 Index, we use "**MOVING SOLANO FORWARD**" when data suggest a possible goal for "Moving Solano Forward," or ways in which workforce development, economic development, and Solano County can consider broader partnerships to help its economy grow. We use "**PANDEMIC SHADOW**" when the county economy might face some headwinds, suggesting where resources or policy focus could help. The report starts with a look at Solano County's economy followed by community indicators.

# Index of Economic and Community Progress



# Our Changing Economy

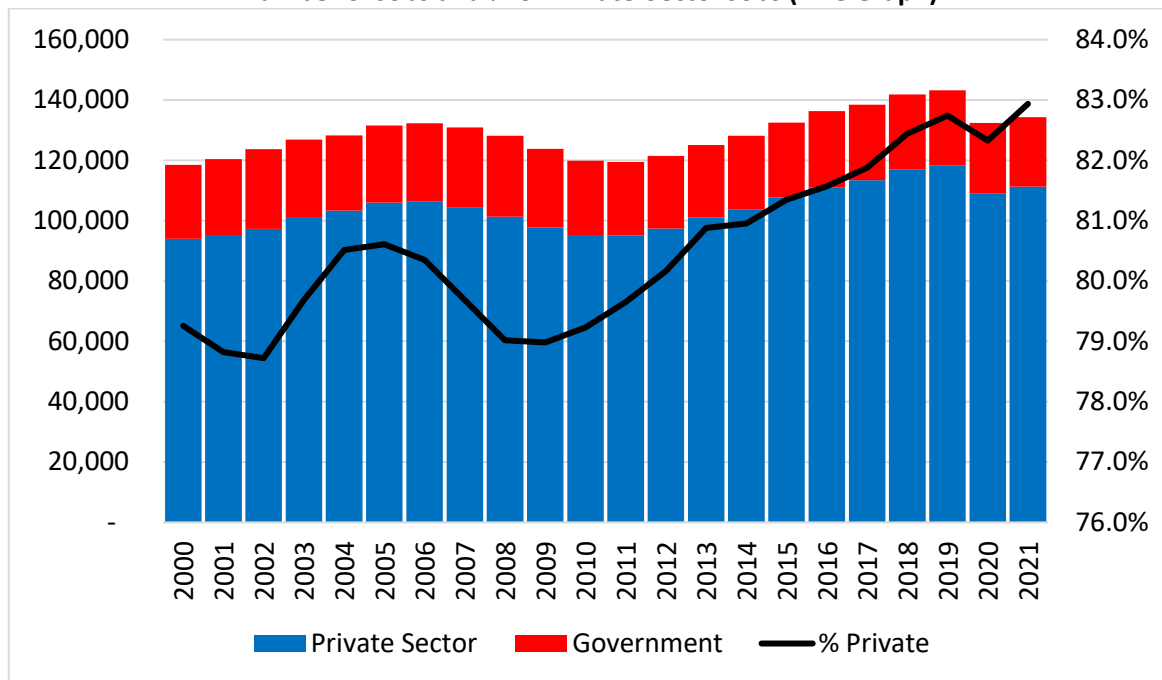
## Index of Economic and Community Progress

### Labor Markets

#### Annual Local Industry Employment

Solano County employers increased payroll workers from 132,400 as 2020 ended to 134,300 (+1,900 workers). Private-sector employment increased by 2,400 workers (82.9 percent of total) and government employment fell by approximately 500 workers. The continued loss of government workers could be due to retirements and workers leaving government work (see more on our special section for government jobs below).

**Solano County Private and Public Sector Employment, Annual Averages, 2000–2021**  
Number of Jobs and % of Private-Sector Jobs (Line Graph)



Source: California Employment Development Department (<https://www.labormarketinfo.edd.ca.gov/data/industries.html>). Private- and public-sector employment levels are indicated on the left-hand axis; share of private-sector (%) jobs to total employment is indicated on the right-hand axis.

**TAKEAWAY:** After severe jobs losses in 2020, Solano County's employers hired 1,900 more workers in 2021 as economic recovery continued from the brief pandemic-driven recession.

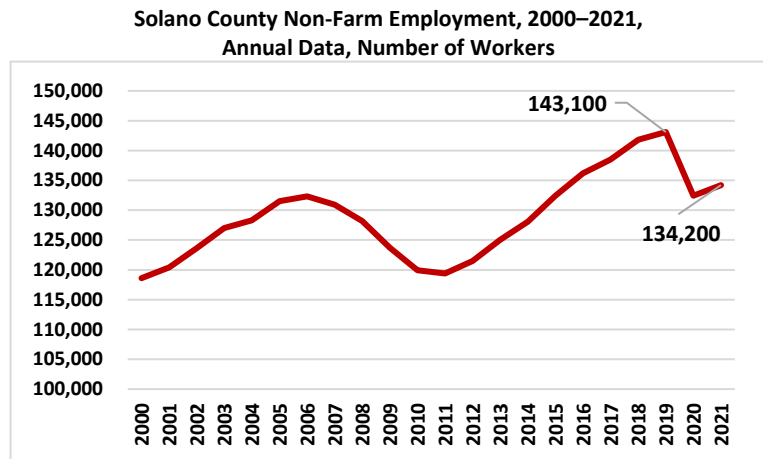
**PANDEMIC SHADOW:** There were 1,800 fewer workers in government as 2021 ended versus the end of 2019, a sign that the forecasted number of workers in government jobs may continue to be fewer than before the pandemic through 2025.



# Index of Economic and Community Progress

## Non-Farm Employment

Solano County's labor markets recovered across all sectors in 2021. The graph to the right summarizes the non-farm jobs in Solano County in total from 2000 to 2021. The graph below summarizes the industry-level job losses compared to the 2019 year-end levels of jobs for selected months starting April 2020 through December 2021.

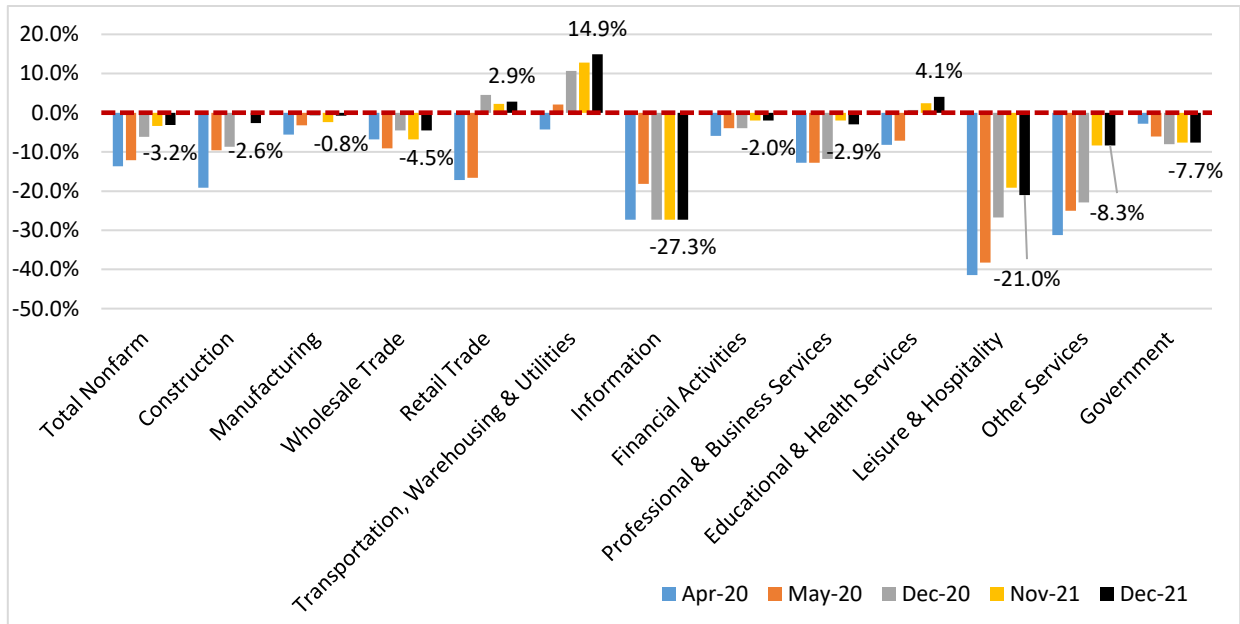


Source: California EDD ([www.edd.ca.gov](http://www.edd.ca.gov)), Annual Labor Market Data

Agricultural jobs growth in Solano County was slight in 2021 (+100

jobs) compared to 2020. Solano County employers hired jobs back in retail, transportation and warehousing, and healthcare employers in 2021 beyond pre-pandemic jobs levels. Industries such as leisure and hospitality, information, and other services continue to struggle in terms of recovering January 2020 employment levels.

## Solano County, Percent (%) Change in Industry Employment from Jan 2020; April 2020 to December 2021



Source: California Employment Development Department ([www.edd.ca.gov](http://www.edd.ca.gov)), Annual Labor Market Data

**TAKEAWAY:** Non-farm employment in Solano County grew by 1,800 jobs in 2021, regaining some of the jobs lost in 2020 due to the pandemic-induced recession. However, 2021 ended with non-farm employment down from pre-pandemic levels by 3.2 percent.

**MOVING SOLANO FORWARD:** Jobs growth brings different opportunities for both economic and workforce development, as Solano County is likely to see more hiring in 2022 to 2025 to get back to 143,100 non-farm workers in Solano County, the pre-pandemic level in 2019.

# Index of Economic and Community Progress

## Employment Levels and Unemployment Rate Comparisons

Solano County’s unemployment rate was 5.2 percent as 2021 ended, down from 9.5 percent for 2020. Solano County’s unemployment rate measures county residents and how many workers are looking for work and not working (the unemployed) as a ratio of the unemployed and employed combined (labor force). By the end of 2022, Solano County is likely to be close to its pre-pandemic unemployment rate of 3.8 percent. Employment has returned regionally, but all major regions around Solano County were still below pre-pandemic levels of residential employment (those that live within the county and have a job somewhere) as 2021 ended. The Sacramento metropolitan area (Sacramento MSA) experienced strong recovery in 2021 relative to other comparison regions.

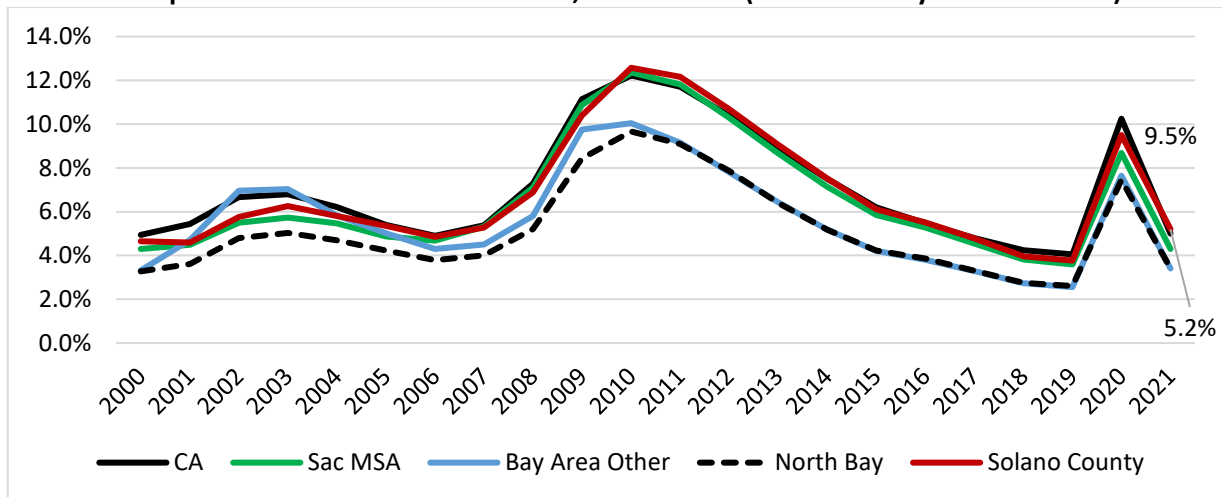
### Percent Change in Employed Residents, 2010 and 2019 Annual Data Compared to 2020 and 2021

Employed Residents	2010-21	2019-20	2019-21
<b>Solano County</b>	<b>13.9%</b>	<b>-8.1%</b>	<b>-4.5%</b>
California	15.8%	-8.6%	-2.8%
Sacramento MSA	15.4%	-6.4%	-1.0%
Bay Area Other	22.0%	-7.5%	-3.4%
North Bay	14.2%	-7.6%	-6.3%

Source: Source: California Employment Development Department (<http://www.edd.ca.gov>), Annual Labor Market Data

California ended 2021 at 7.3 percent unemployment, down from 10.2 percent at the end of 2020. California’s unemployment rate remained relatively high due primarily to the Los Angeles metro area struggling to get back to pre-pandemic levels of employment. The United States overall had 3.9 percent unemployment as 2021 ended, down from 8.1 percent after 2020.

**Unemployment Rate (%), 2000 –2021**  
**Comparisons Between Selected Areas, Annual Data (Solano County in 2021 = 5.2%)**



Source: California Employment Development Department (<http://www.edd.ca.gov>), Annual Labor Market Data

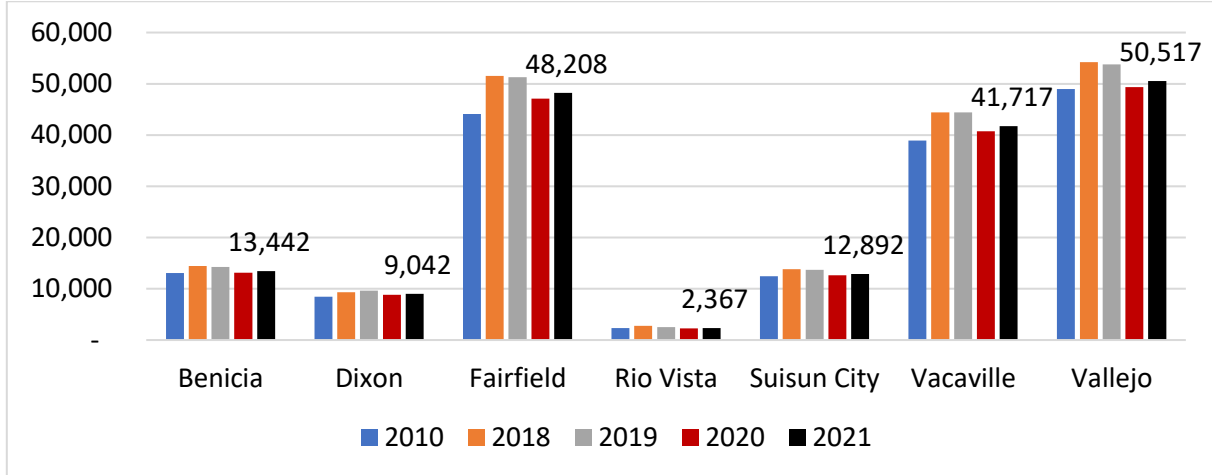
**TAKEAWAY:** Unemployment fell in 2021 for Solano County, following the state on average and outpacing the state average.  
**PANDEMIC SHADOW:** Lower levels of labor force regionally means the current unemployment rate data likely understates the true number of people without a job in 2022.

# Index of Economic and Community Progress

## Cities Overview: Labor Markets

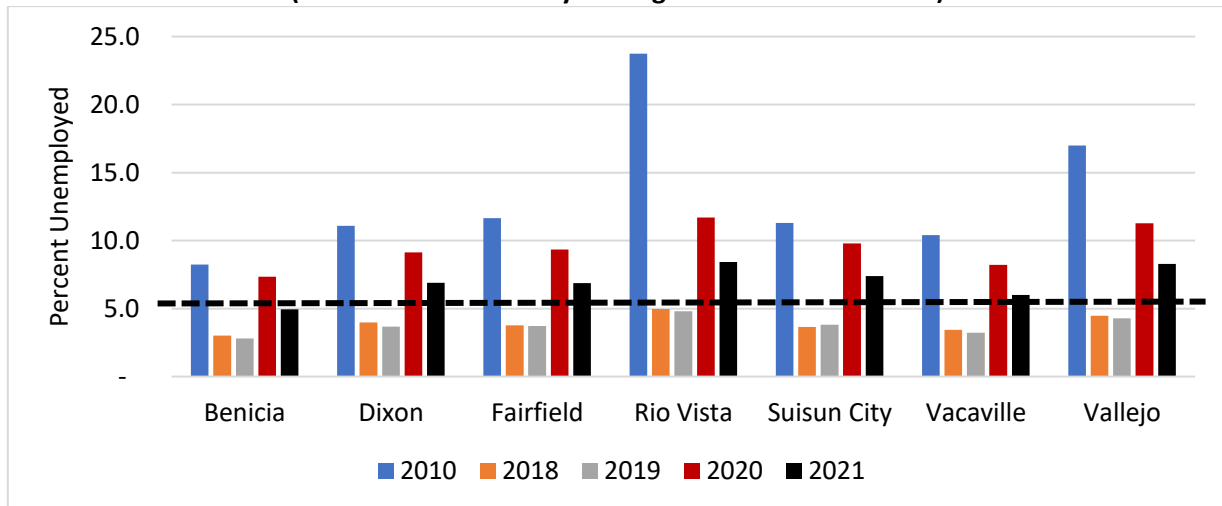
Like other parts of California, Solano County’s seven cities lost jobs in 2020 and began to recover in 2021; all cities showed jobs recovery in 2021. City unemployment rates recovered more quickly toward pre-pandemic rates than employment levels, as the number of people in Solano County’s labor force remained below 2019 levels throughout 2021. Solano County’s unemployment rate had an annual average of 5.2 percent in 2021.

**Solano County Employed Residents by City (Number of Workers); 2010, 2018, 2019, 2020, and 2021**



Source: California EDD ([www.edd.ca.gov](http://www.edd.ca.gov)), Data for All Sub-County Areas

**Solano County Unemployment Rate (% of Labor Force) by City, 2010, 2018, 2019, 2020, and 2021 (5.2% as Solano County Average at solid line for 2021)**



Source: California EDD ([www.edd.ca.gov](http://www.edd.ca.gov)), Data for All Sub-County Areas

**TAKEAWAY:** All seven cities in Solano County experienced jobs recovery in 2021.  
**PANDEMIC SHADOW:** Just like regional neighbors, the seven cities in Solano County have experienced jobs recovery but have fewer available workers from city residents (smaller labor force levels) throughout Solano County is making hiring difficult or employers are reliant on workers outside Solano County or both in 2022.

## Index of Economic and Community Progress

### Employment in Base Industries and Locally-Serving Industries

Economic development efforts aim to attract, retain and expand businesses. So-called

“base” industries are prime targets of such efforts. Such industries have jobs that serve markets outside Solano County or visitors to Solano County. As of Quarter 2 2021 (the latest official data available as of February 2022), Solano County jobs growth increased by 6,710 jobs since Quarter 2 2020.

The pandemic’s effects remain on Solano County jobs. As of Quarter 2 2021, for base industries, **1,305** jobs were still not filled compared to Quarter 2 2019 (pre-pandemic). All locally-serving industries were still **5,837** jobs fewer than Quarter 2 2019; unassigned services jobs were **4,797** fewer than Quarter 2 2019 as of Quarter 2 2021. Jobs growth in 2021 continued according to monthly estimates, suggesting the job losses are smaller than these data suggest as 2022 began.

**Solano County Base versus Locally-Serving Industry Employment, Number of Workers, Second Quarter Data, 2010, 2018, 2019, 2020, and 2021**

	2010 Q2	2019 Q2	2020 Q2	2021 Q2	Change 2019-21	% Chg. 2019-21
<b>Base Industries Totals</b>	<b>32,401</b>	<b>36,804</b>	<b>31,872</b>	<b>35,499</b>	<b>-1,305</b>	<b>-3.5%</b>
Agriculture	1,489	1,572	1,495	1,739	167	10.6%
Mining	223	524	385	332	-192	-36.6%
Wholesale Trade	3,986	4,212	3,903	3,905	-307	-7.3%
Information	612	237	218	843	606	255.7%
Finance and Insurance	991	1,070	1,043	939	-131	-12.2%
Real Estate, Rental and Leasing	119	316	280	303	-13	-4.1%
Prof., Sci, Technical Services	266	283	304	286	3	1.1%
Management/Consulting	1,217	763	702	662	-101	-13.2%
Arts, Entertainment and Rec	2,455	2,822	689	1,647	-1,175	-41.6%
Hotels, Bars and Restaurants	701	886	481	552	-334	-37.7%
Federal government	4,975	3,579	3,626	3,637	58	1.6%
State government	4,618	5,982	5,781	5,278	-704	-11.8%
Manufacturing	6,109	9,559	8,947	10,200	641	6.7%
Retail Trade	2,334	2,070	969	1,547	-523	-25.3%
Transport and Warehousing	2,306	2,929	3,049	3,629	700	23.9%
<b>Locally-Serving Ind Totals</b>	<b>68,902</b>	<b>95,707</b>	<b>83,904</b>	<b>89,870</b>	<b>-5,837</b>	<b>-6.1%</b>
Utilities	480	593	582	618	25	4.2%
Construction	7,119	12,679	10,165	11,392	-1,287	-10.2%
Information	586	1,170	823	843	-327	-27.9%
Finance and Insurance	2,323	3,417	3,338	3,148	-269	-7.9%
Real Estate, Rental and Leasing	1,218	1,728	1,517	1,650	-78	-4.5%
Prof, Sci, Technical Services	3,121	3,863	3,336	4,168	305	7.9%
Admin/Waste Manage Services	6,579	5,387	4,841	5,273	-114	-2.1%
Educational Services	1,537	2,034	1,789	1,808	-226	-11.1%
Healthcare/Social Assistance	12,777	25,914	24,341	24,434	-1,480	-5.7%
Arts, Entertainment and Rec	222	97	36	807	710	732.0%
Bars and Restaurants	438	496	240	290	-206	-41.5%
Other Services	3,097	4,475	3,285	3,922	-553	-12.4%
Local Government	15,380	15,847	14,382	14,136	-1,711	-10.8%
Local Portion of Retail Trade	13,281	17,689	14,986	17,095	-594	-3.4%
Local Trans and Warehouse	744	318	243	286	-32	-10.1%
<b>Jobs in industries unassigned</b>	<b>21,332</b>	<b>11,655</b>	<b>9,741</b>	<b>6,858</b>	<b>-4,797</b>	<b>-41.2%</b>

Sources: Bureau of Labor Statistics ([www.bls.gov](http://www.bls.gov)) and its Quarterly Census of Wages and Employment (QCEW), Calculations by Author, Latest Data Quarter 2 2021 as of Feb 2022 (“Unassigned” jobs in industries that serve a mix of local and export markets).

**TAKEAWAY:** Many industries have experienced jobs recovery to Quarter 2 2021 (the latest data available) from Quarter 2 2020, but remain below pre-pandemic jobs levels, especially in locally-serving industries.

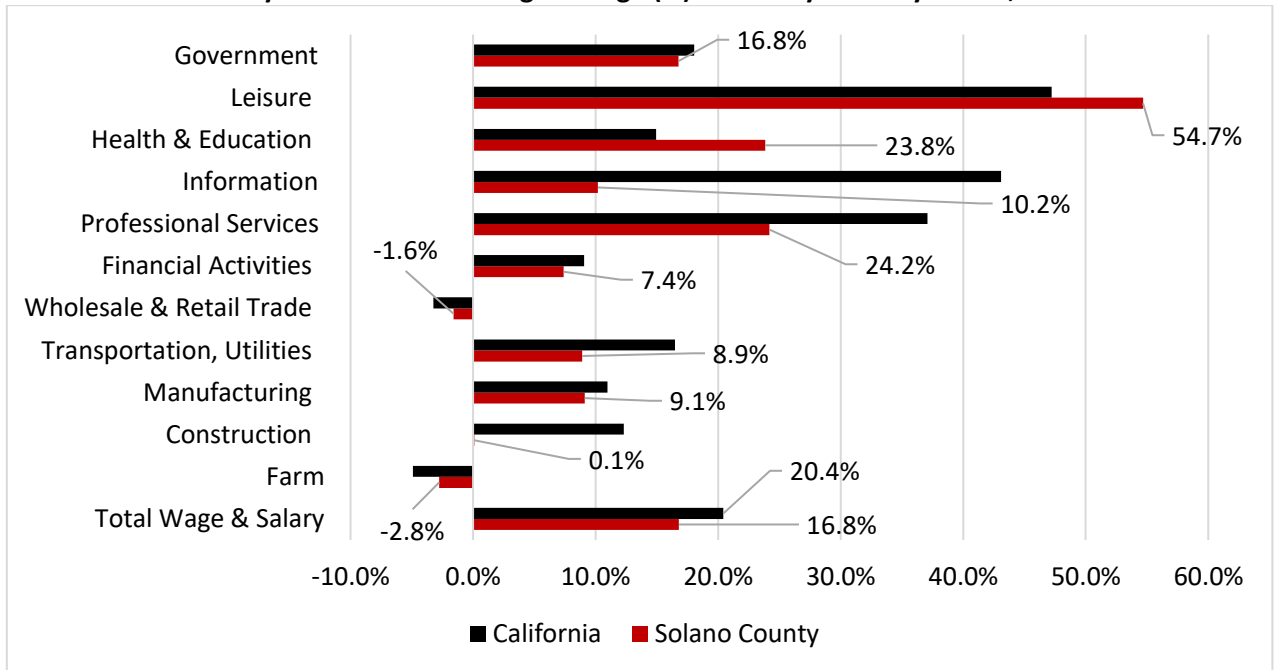
**MOVING SOLANO FORWARD:** Strategies to attract, retain and expand base-industry jobs may generate more jobs through 2025, especially jobs in manufacturing and construction. Continued growth and recovery of these industries’ jobs are encouraging signs that the Moving Solano Forward strategies are paying off.

# Index of Economic and Community Progress

## Long-Term Jobs Forecast to 2030

These estimates are from California Department of Transportation (CalTrans) and are available by county as CalTrans makes plans for future infrastructure projects. Forecasts for jobs recovery and growth from 2021 to 2030 are optimistic for both Solano County and California. Most industry sectors, including leisure and hospitality (“Leisure” in the figure below), are forecasted to rise through 2030. However, jobs in retail, wholesale and agriculture are forecasted to fall for both Solano County and California, likely due to a combination of drought, lack of worker availability, mechanization, and reduced brick and mortar retail. Government jobs have a strong forecast through 2030, though actual recovery as 2022 began remained slow from pre-pandemic levels of employment. California’s growth of wage and salary jobs is forecasted to outpace Solano County growth on average (20.4 percent versus 16.8 percent for Solano County).

**Solano County Estimated Percentage Change (%) in Jobs by Industry Sector, 2021 to 2030**



Sources: California EDD ([www.edd.ca.gov](http://www.edd.ca.gov)) and CalTrans

**TAKEAWAY:** These forecasts suggest Solano County has faster jobs growth than the state economy in leisure and hospitality and also health and education through 2030, indicating a rise in the importance of tourism in Solano County’s economy.

**MOVING SOLANO FORWARD:** The projected downturn in farm and wholesale/retail trade jobs creates workforce retooling and upskilling opportunities for workers displaced in these industries to transition to other industries that are growing and hiring more workers.

# Index of Economic and Community Progress

## Government Employment: Looking Forward after COVID-19

In some of the previous Index editions, there were special sections with a deeper dive into an aspect of Solano County's economy. In this 2021 Index edition, we are exploring recent changes and shifts in the forecasts for government (public-sector) employment in Solano County.

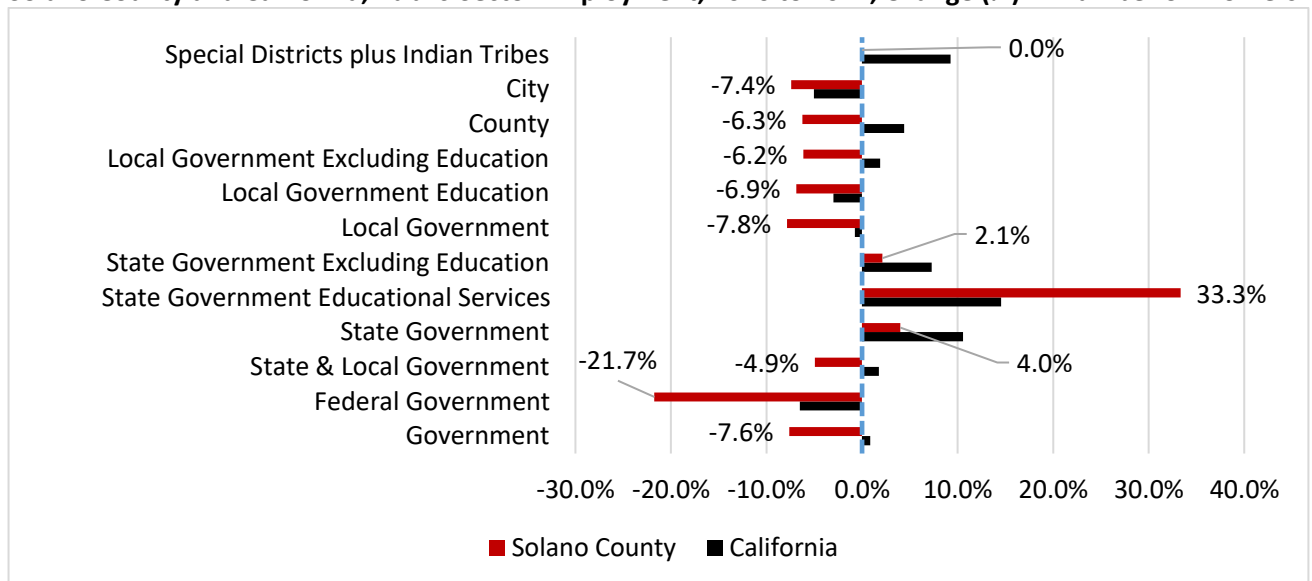
There are three levels of government employment: federal, state and local. Solano County has a large federal government employer in Travis Air Force Base (TAFB); state and local employment is dominated by public education and social assistance, including Solano Community College, Solano County Health and Social Services, and the Solano County Office of Education. A forecast for the types of jobs civilians do when working for the three levels of government is also provided.

### Solano County Public-Sector Employment, 2010 to 2021, Number of Workers and Percentage (%) Change, Comparisons are 2010 and 2019 to 2021 Employment Levels

Public Sector	2010	2015	2019	2020	2021	% Change 2010-21	% Change 2019-21
Government	24,900	24,800	24,800	23,400	23,000	-7.6%	-7.3%
Federal Government (including Travis AFB)	4,600	3,700	3,600	3,600	3,600	-21.7%	0.0%
State & Local Government	20,300	21,100	21,200	19,800	19,300	-4.9%	-9.0%
State Government	5,000	5,200	5,400	5,400	5,200	4.0%	-3.7%
State Government Educational Services	300	400	500	500	400	33.3%	-20.0%
State Government Excluding Education	4,700	4,700	4,900	4,900	4,800	2.1%	-2.0%
Local Government	15,300	15,900	15,800	14,400	14,100	-7.8%	-10.8%
Local Government Education	8,700	9,500	9,300	8,400	8,100	-6.9%	-12.9%
Local Government Excluding Education	6,500	6,400	6,500	6,000	6,100	-6.2%	-6.2%
County	3,200	3,200	3,200	2,900	3,000	-6.3%	-6.3%
City	2,700	2,600	2,600	2,500	2,500	-7.4%	-3.8%
Special Districts plus Indian Tribes	600	700	700	600	600	0.0%	-14.3%

Sources: California EDD ([www.edd.ca.gov](http://www.edd.ca.gov)), Annual Labor Market Data, 2022

### Solano County and California, Public-Sector Employment, 2010 to 2021, Change (%) in Number of Workers



Sources: California EDD ([www.edd.ca.gov](http://www.edd.ca.gov)), Annual Labor Market Data, 2022

# Index of Economic and Community Progress

## Forecasted Employment Trends: Government

Solano County has a larger proportion of public-sector employment than California on average since 2000, and that trend is expected to continue through 2050 per CalTrans’ socioeconomic forecasts as of 2021. The forecasts expect Travis AFB to remain in Solano County to 2050. Notice, there is a drift down of both Solano County and California proportions of public-sector of total non-farm employment; for Solano County, the proportion is 16.7 percent in 2050.

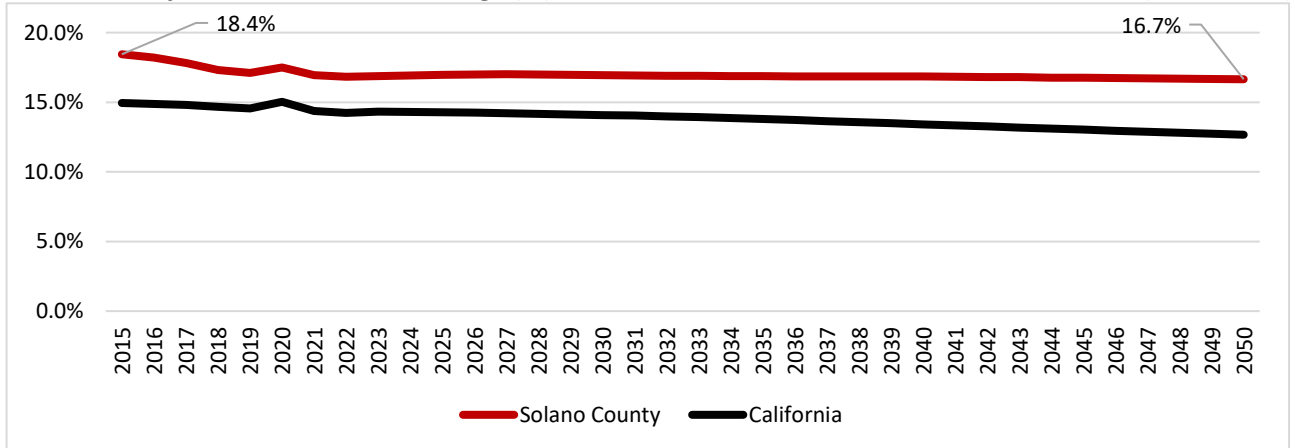
The forecasted change in government jobs throughout California is 2.0 percent as of May 2022 from 2019 to 2025, according to the California Department of Finance; all industries are forecasted to grow by 4.6 percent over the same years.

**Forecasted Change in Employment for Government Sectors and Total Industry Employment in California, 2019-25**

Industry	Change 2019-2025
Federal – Civilian	1.3%
Federal – Defense	5.1%
State	6.7%
Local	0.6%
Government	2.0%
Total Industry Employment	4.6%

Source: California Department of Finance, Economic Forecast for 2022-23 Budget Revise, May 2022

**Solano County and California, Percentage (%) of Non-Farm Jobs in Government, 2015 to 2050 (Forecasted)**



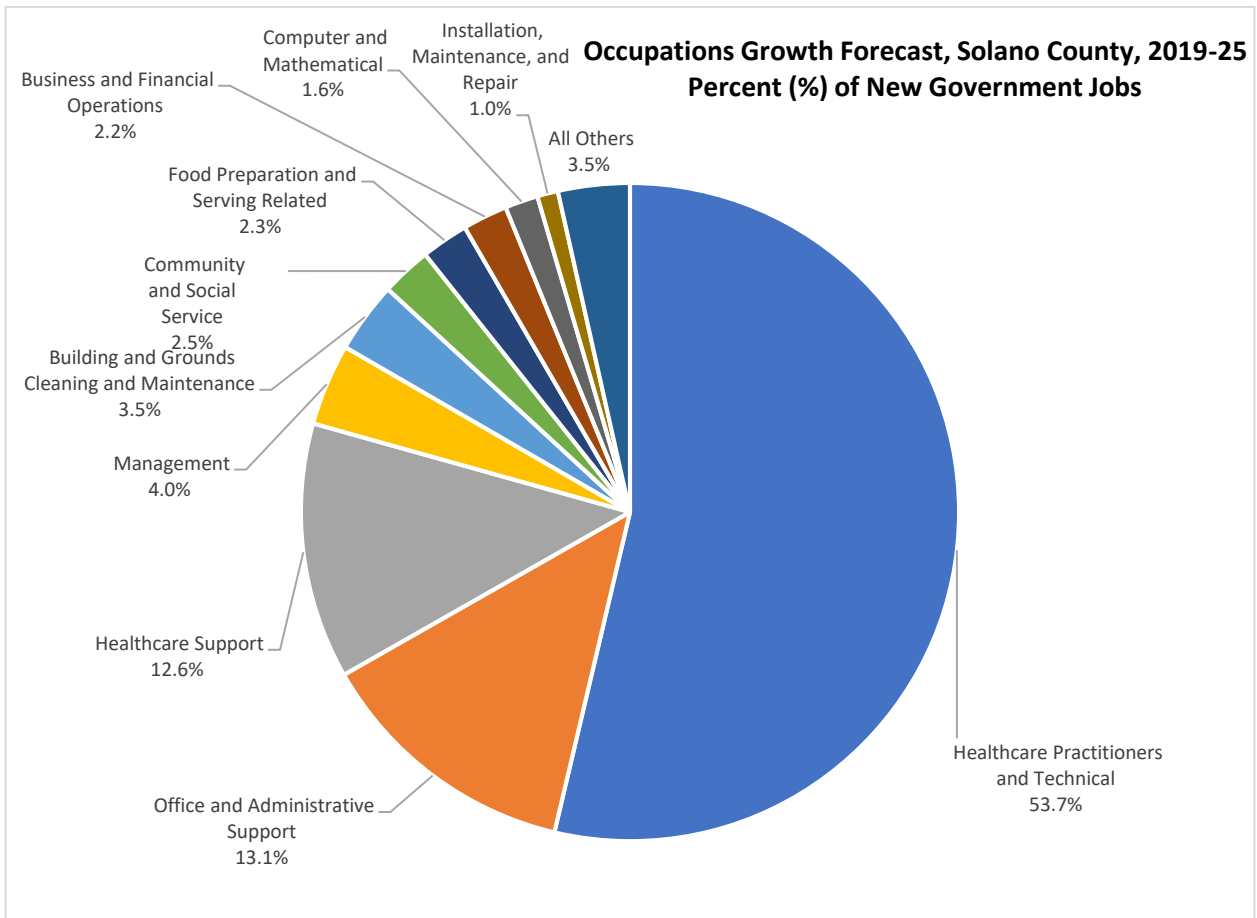
Sources: California EDD ([www.edd.ca.gov](http://www.edd.ca.gov)) and CalTrans ([www.caltrans.org](http://www.caltrans.org))

## Occupations to 2025: Jobs in Demand for the Public Sector

A critical distinction in labor markets is between occupations (the jobs people do) and industries (the types of employers in the local area). The public sector (all levels of government) hires workers that are similar to other industries (accountants, janitors, healthcare workers, cooks, maintenance and construction workers, for example) as a single employer of all types of jobs. From a workforce-development standpoint, training and educational programs prepare workers for occupations, not for specific industries. As city, county, state, and federal government evolves in terms of budget priorities and providing social services, hiring patterns may change.

The data here show that through 2025, jobs in healthcare (public health and also social assistance related to healthcare), office and administrative support, management, and ground and building maintenance are forecasted to be 83.4 percent of the approximately 1,160 jobs forecasted in the public sector from 2019 (pre-pandemic) through 2025 (forecasted).

# Index of Economic and Community Progress



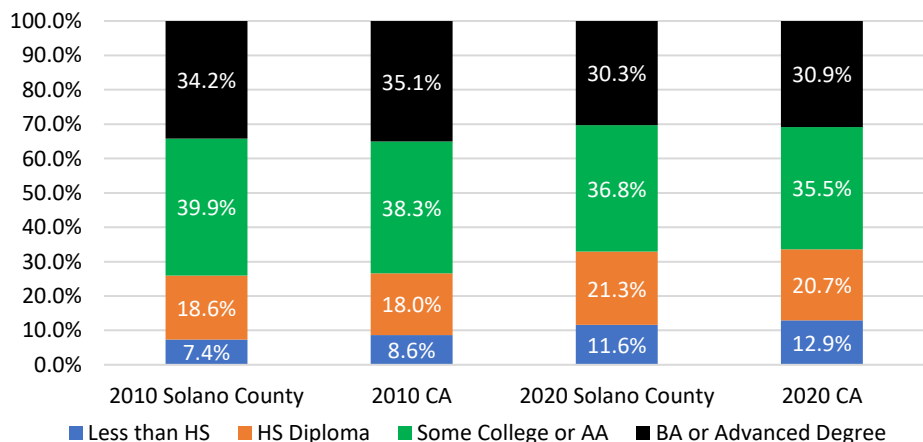
Sources: California EDD, EconomicModeling.com (EMSI), and EFA

Note: Healthcare Support includes medical and dental assistants of all types; Healthcare Practitioners and Technical includes medical professionals, including registered nurses, and anyone that uses a machine or technology directly to perform their job.

## Education, Age and Race/Ethnicity Mix: Government Workers 2010 and 2020

To provide more details on public-sector jobs, data on the education level, age distribution, and race/ethnic mix of government workers shows how Solano County and California have seen changes from 2010 to 2020 (the latest data available).

Educational Level of Government Workers, Solano County and California, 2010 and 2020, % of Total Public Sector Jobs



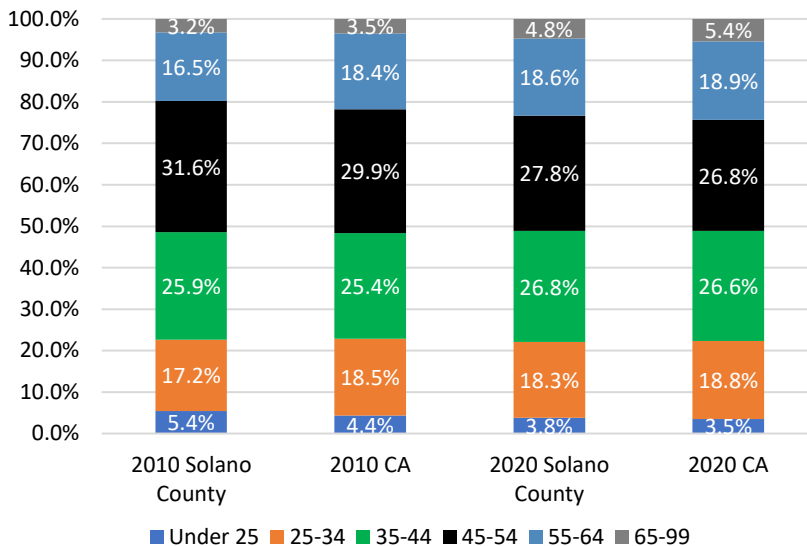
Source: Census Bureau, Quarterly Workforce Indicators (<https://ledextract.ces.census.gov/static/data.html>)

In terms of education level, there has been a shift toward lower-educated workers versus



# Index of Economic and Community Progress

Age Distribution of Government Workers, Solano County and California, 2010-20, % of Total



Source: Census Bureau, Quarterly Workforce Indicators (<https://ledextract.ces.census.gov/static/data.html>)

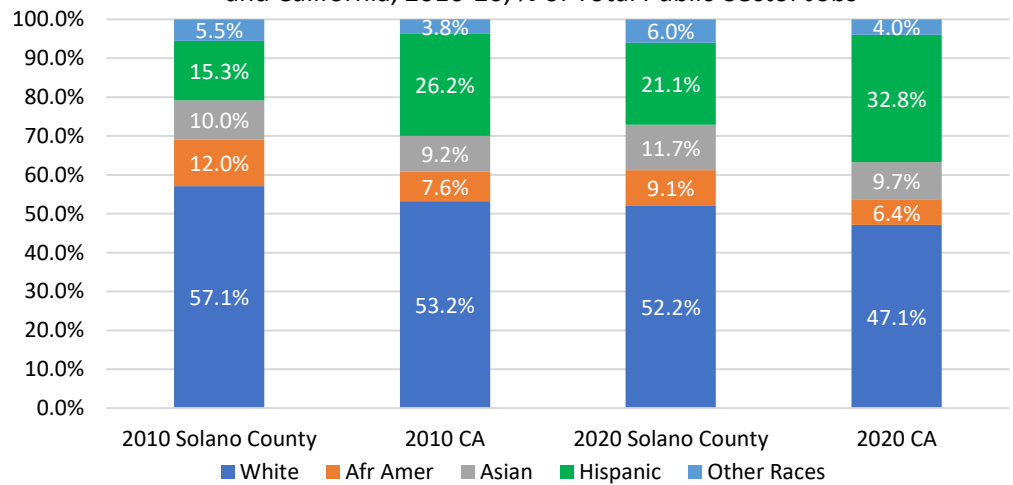
more educated. Changes may be due to retiring workers (such as teachers and administrators and managers) that generally have had higher degrees, but also a shift in the hiring patterns of all levels of government to include different entry levels of employment, including federal (Travis AFB as a federal employer has a wide breadth of education backgrounds that serve in the military).

In terms of age distribution, since 2010 Solano County’s public sector experienced gains of workers between 25 and 44

years of age, as did the state on average (CA). The loss of workers aged 45 to 54 may be related to retirements based on eligibility; both Solano County and the state experienced a reduction of workers for those between 45 and 54.

Race and ethnic mix broadened in public-sector employment for both Solano County and California. Hispanic workers became a larger part of government employment from 2010 to 2020. African-American and Asian American workers fell in proportion to total public-sector jobs from 2010 to 2020.

Race/Ethnicity Distribution of Government Workers, Solano County and California, 2010-20, % of Total Public-Sector Jobs



Source: Census Bureau, Quarterly Workforce Indicators (<https://ledextract.ces.census.gov/static/data.html>)

**TAKEAWAY:** Public-sector workers are older, more diverse and have fewer bachelor’s degree holders in 2020 than in 2010.

**MOVING SOLANO FORWARD:** The government sector remains an industry where careers both start and grow. The occupations forecasted to be hired are diverse. Government hiring in Solano County may see more demand for public-sector work, but forecasts shown here suggests private-sector jobs will grow more quickly through 2030.

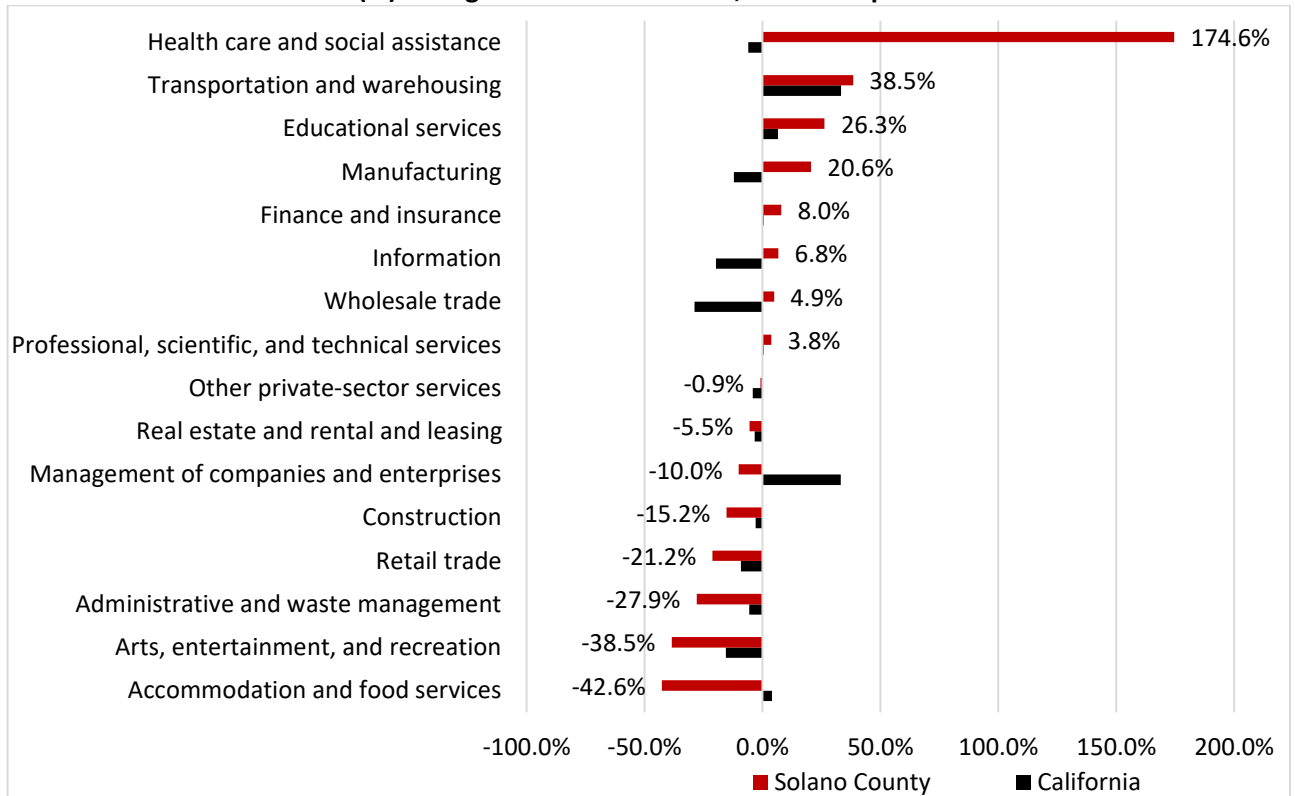
# Index of Economic and Community Progress

## Businesses and Incomes

### Non-Employer Businesses

In previous Index editions, we have used Census Bureau data on self-employed businesses to add information about Solano County’s labor market. Due to the pandemic, the Census Bureau has not been able to update these data since 2018 (which was reported in the Index 2020 edition). To provide some updates, we use Bureau of Economic Analysis (BEA) and California EDD (EDD) data to show the change in estimated, self-employed workers by major industry sector from 2016 to 2020, comparing the percentage change in Solano County to changes for California on average. By comparing payroll employment to total employment, the difference is considered to be self-employed workers.

**Solano County Self-Employed Businesses, Estimated  
Percent (%) Change in Number of Firms, 2020 Compared to 2016**



Source: Bureau of Economic Analysis (BEA) (<http://www.bea.gov>) and California EDD (2020 is the latest total employment data from BEA)

**TAKEAWAY:** Health care, education and transportation and warehousing have led the way in self-employment growth for Solano County since 2016.

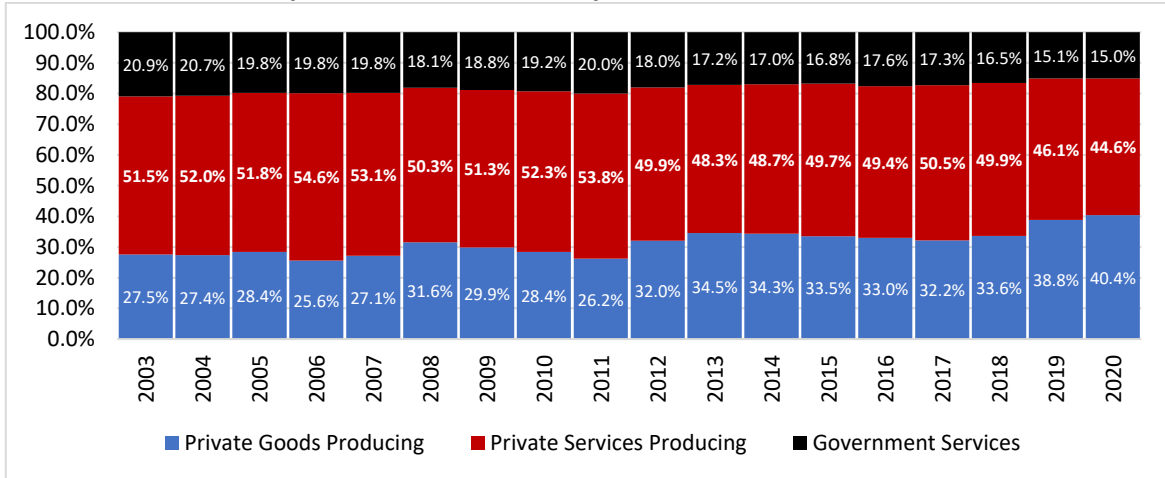
**MOVING SOLANO FORWARD:** The pandemic may create more opportunities through the 2020s for self-employed workers, especially those that may have child-care or dependent-care skills. Legislation concerning how workers are classified (Assembly Bill 5) may also affect the choice of some Solano County residents to stay or become self-employed.

# Index of Economic and Community Progress

## Gross Product Change by Industry Sector and Overall Growth Rate

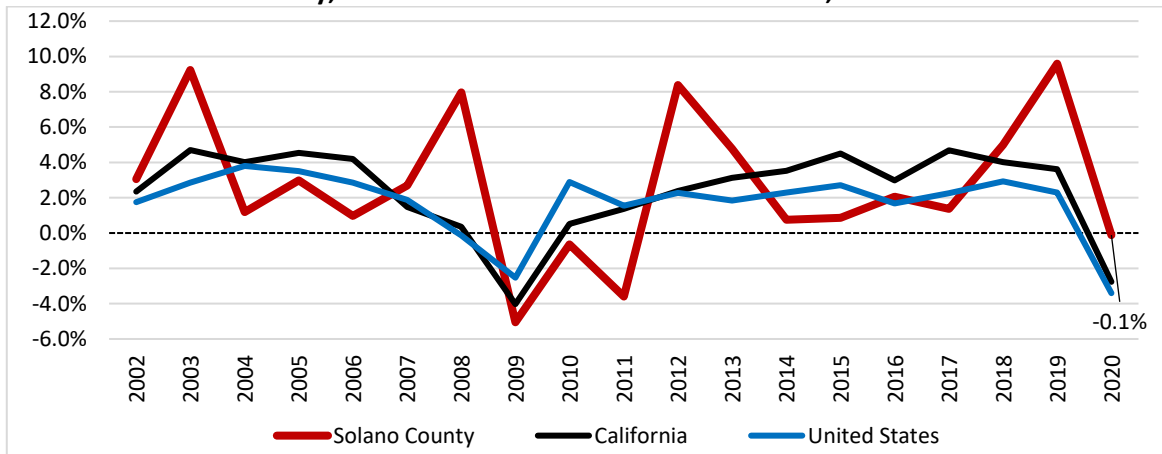
The annual growth rate of inflation-adjusted gross product, a measure of how regional business add value to raw materials and create value from producing goods and services, fell in 2020 from 2019 levels. However, Solano County’s gross county product (GCP) growth slowed only by 0.1 percent in 2020 versus -2.8 percent for California and -3.4 percent for the national economy respectively.

**Gross Product Share (%) by Major Industry Sector, 2001-20**  
**Proportions in Solano County Over Time, in 2012 Dollars**



Source: Bureau of Economic Analysis ([www.bea.gov](http://www.bea.gov))

**Gross Product Growth Annually, 2002–2020, Percent (%) Growth**  
**Solano County, California and the United States Overall, in 2012 Dollars**



Source: Bureau of Economic Analysis ([www.bea.gov](http://www.bea.gov))

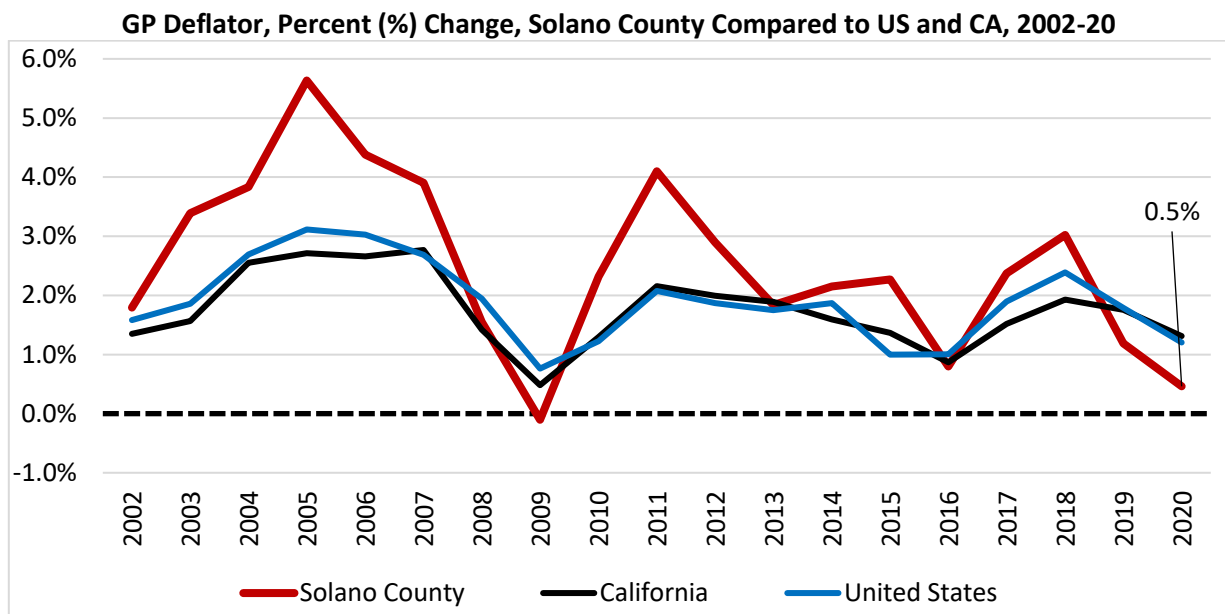
**TAKEAWAY:** Due to the pandemic’s effects on jobs, Solano County’s gross product fell sharply in 2020 compared to 2019, as did California and the United States on average. However, the contraction was relatively small in Solano County (-0.1 percent). Jobs recovery since 2020 suggests gross product also rebounded quickly in 2021.

**PANDEMIC SHADOW:** The loss of gross product in 2020, even with re-hiring in many industries, means there may be losses of productivity and income that would have resulted from economic growth had the pandemic not taken place. Now the regional, state and national economies have to recover that lost income before truly growing again.

## Index of Economic and Community Progress

### Gross Product Deflator and Solano County's Local Cost of Living

Inflation has been an economic policy and social issue starting in 2021. Local changes in the cost of living are not regularly available as such measures are for national and metropolitan-area. The Gross Product Deflator (GP Deflator) calculated annually by the Bureau of Economic Analysis ([www.bea.gov](http://www.bea.gov)) as the ratio of nominal to real (inflation-adjusted) gross product. For Solano County, prices only changed by 0.5 percent in 2020 from 2019. The lower levels of price growth in 2020 were based on slower consumer spending in 2020 as the economy was closed and then began to re-open, classic effects during a recession. We should expect a sharp increase in local and regional cost of living in the 2021 data reflecting rising inflation and economic recovery.



Source: Bureau of Economic Analysis, Regional Data (<http://www.bea.gov/regional>)

**TAKEAWAY:** The reduction in gross product contributed to a slowdown in local inflation in 2020.

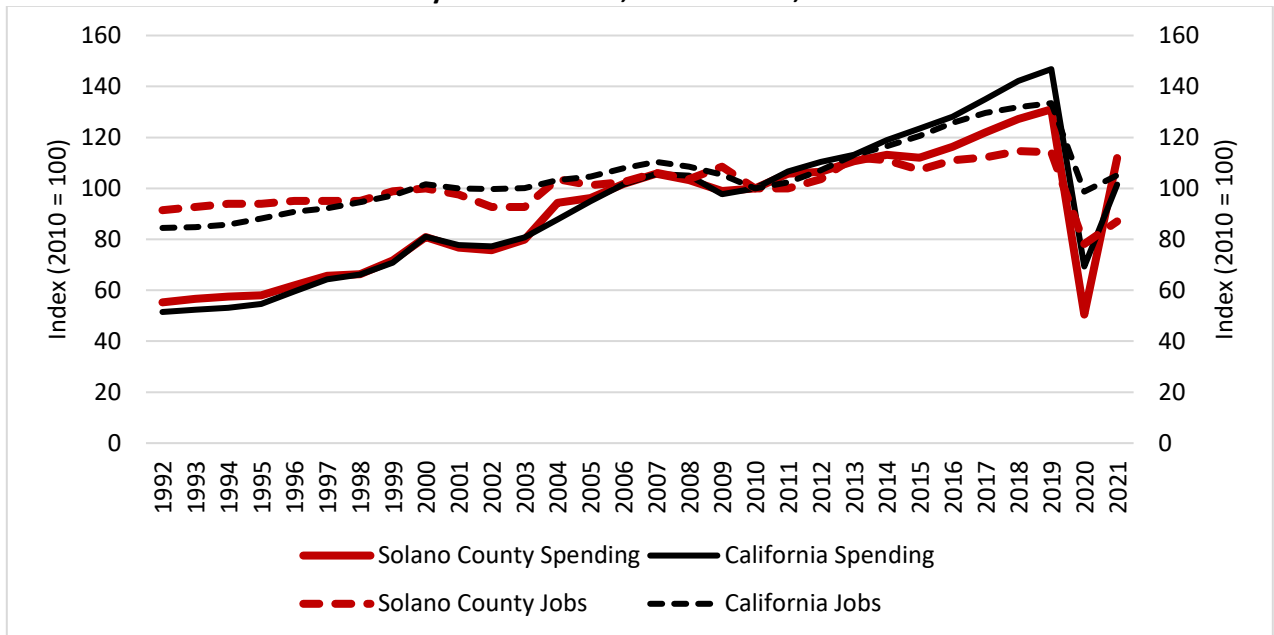
**PANDEMIC SHADOW:** The pandemic's effects on global supply chains, rising housing prices, the economy re-opening and allowing more spending, federal stimulus checks sent to both households and businesses, and lower interest rates all worked in concert to push up national inflation rates as 2021 began and into 2022 at least. Prices may stay elevated through 2025 versus pre-pandemic levels (before 2019).

## Index of Economic and Community Progress

### Tourism Industry: Supporting Visitors

While 2020 was a very difficult year for visitor-supporting industries throughout California, 2021 (the latest data available) was a year of visitor-industry rebound for both jobs and visitor spending. For Solano County, tourism spending increased in 2021 while jobs growth serving tourism was relatively flat. According to Dean Runyan Associates, Solano County had approximately 7,140 jobs serving visitors, or approximately 6.0 percent of total employment in Solano County in 2021.

**Tourism Spending and Jobs, Visitor-Support Industries  
Solano County and California, 1992 to 2021, Index 2010 = 100**



Source: Dean Runyan Associates (<http://www.deanrunyanassociates.com>),  
2019 Report Available at <https://industry.visitcalifornia.com/research/economic-impact>

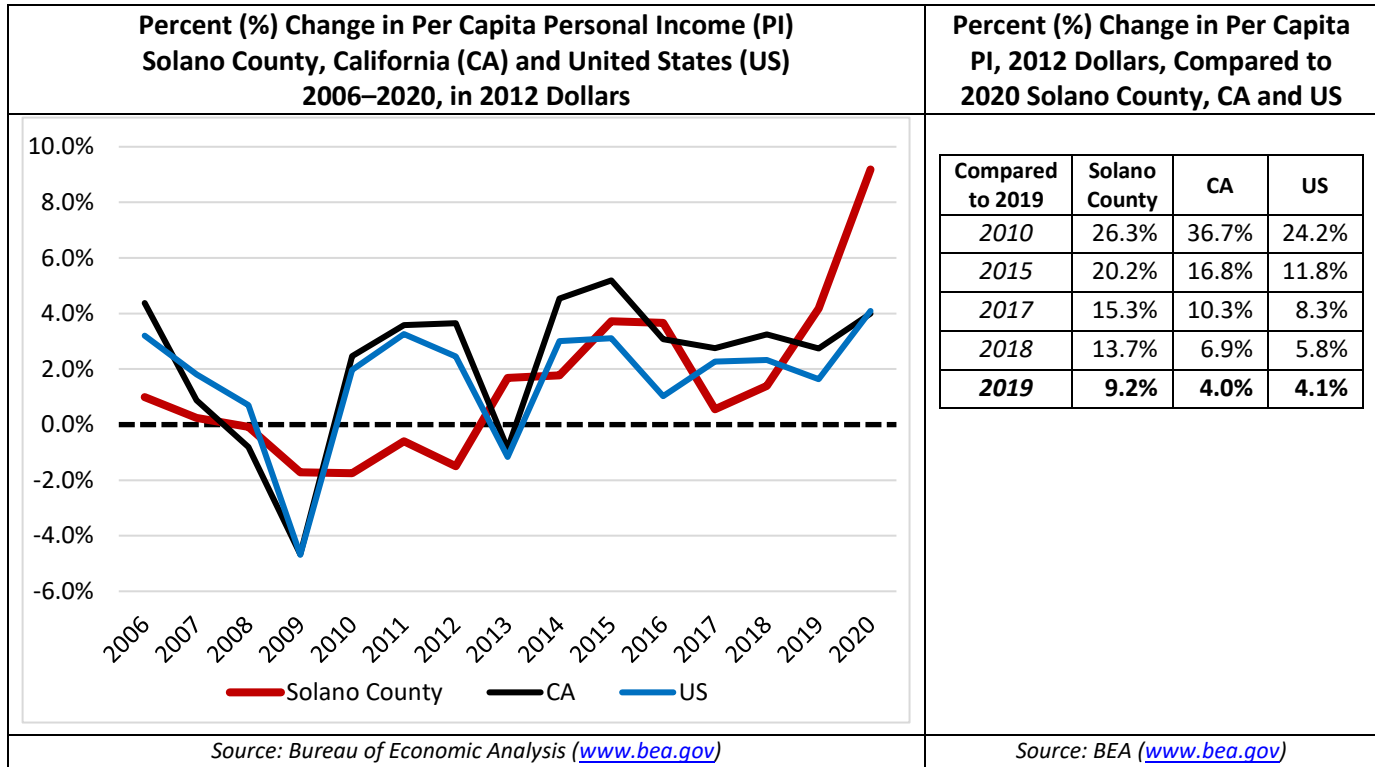
**TAKEAWAY:** The tourism industry in both Solano County and throughout California experienced some recovery in 2021 of jobs and incomes, but remain below pre-pandemic levels of spending and jobs as 2021 ended.

**MOVING SOLANO FORWARD:** While the lack of tourism-market recovery may seem more of a challenge, economic and workforce development can use the downturn as an opportunity to partner more on visitor-related strategies across all cities in Solano County, on training programs and career pathways for workers displaced from this industry. Examples such as Caymus Winery and its strategy in Solano County may be a harbinger of more regional movements from Napa Valley toward Solano County and investments in Solano County as a growing market for visitors.

# Index of Economic and Community Progress

## Personal Income

Solano County’s personal income per person increased by 9.2 percent in 2020 (the latest data available) compared to 2019. The national and California economies experienced slower, per-capita income growth, but both increased in 2020. Personal income estimates in Solano County are the sum of wages and salaries, social transfer payments from all levels of government, investment income (dividends, interest, and rents), income from owning a business (proprietor’s income), and other income sources for county residents.



**TAKEAWAY:** In contrast to gross product, personal income per capita grew quickly in Solano County in 2020 (the state and national personal income levels per capita also increased but less robustly), driven by a combination of high-wage jobs remaining in place and transfer payments (stimulus checks) from the state and national governments to support households and business affected by the pandemic.

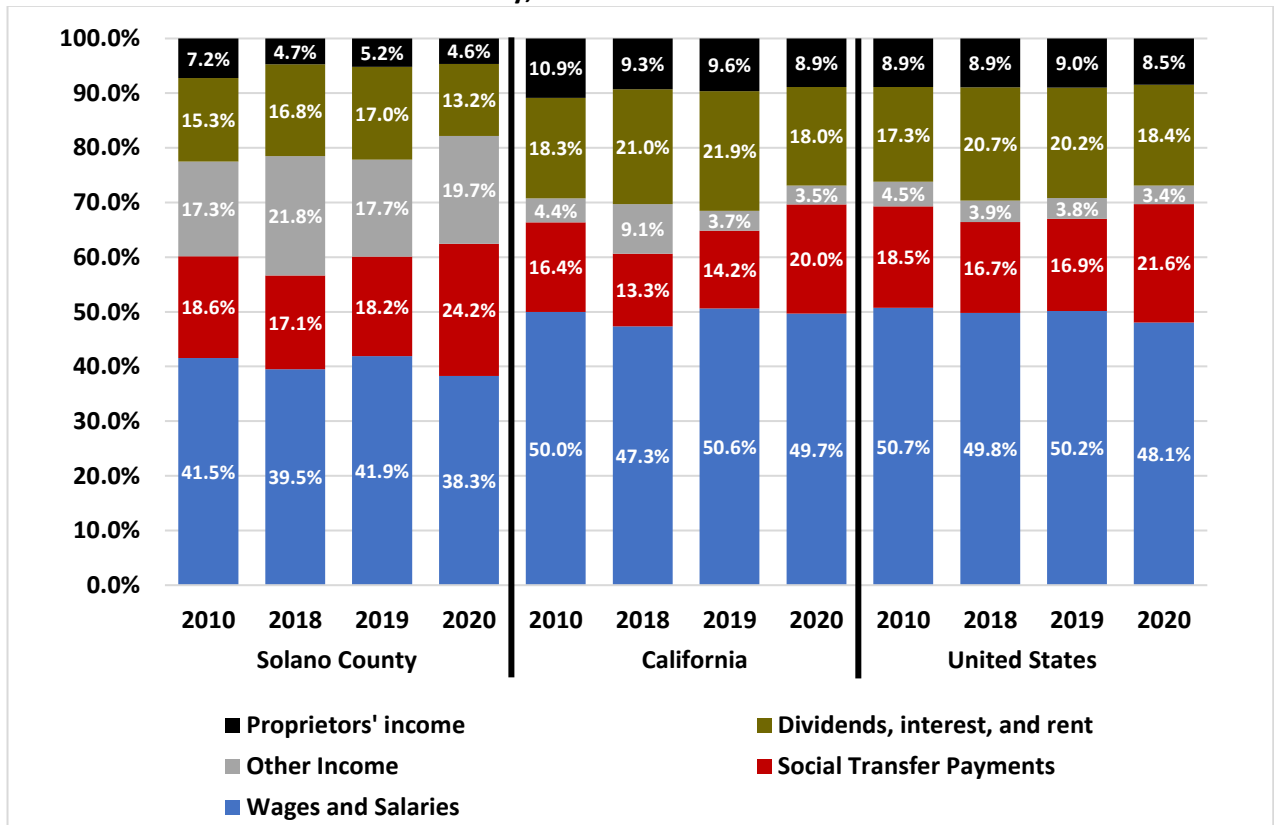
**PANDEMIC SHADOW:** In Solano County’s case, a lower population level is likely also increasing per-capita personal income growth. Lingering inflation rates at higher levels than before the pandemic may begin to reduce inflation-adjusted household and per capita income measures through 2025.

# Index of Economic and Community Progress

## Sources of Personal Income

The figure shows California and the United States had slight shifts in the proportions of investment income (dividends, interest) and wages/salaries in 2020 (the latest data available). Governmental social transfer payments were 24.2 percent of Solano County’s total in 2020; transfer payments also include social assistance from county government, including \$4 million in rental assistance used by the County of Solano from the federal government’s CARES Act in April 2020 for County residents in need.

Sources of Personal Income (Percent (%) of Total), 2010 to 2020, in 2012 Dollars, Selected Years  
Solano County, California and the United States



Source: Bureau of Economic Analysis ([www.bea.gov](http://www.bea.gov))

**TAKEAWAY:** In 2020, there were tradeoffs of wage and salary income for transfer payments, as federal and state governments provided social assistance to lower-income households to target financial stability for all during the job losses due to the COVID-19 pandemic and subsequent social restrictions.

**MOVING SOLANO FORWARD:** The financial support from all levels of government, including the County of Solano, may continue to provide some workers an ability to consider more education, training or career change that supports social mobility for Solano County’s residents through 2025. Such workforce development can support local industries looking for workers at a time where labor force numbers are lower than expected.

## Index of Economic and Community Progress

### Business Affordability: Wages

An outcome of economic recovery from recession is rising wages. Previous versions of this Index show Solano County's wages closing in on California's averages for most occupations since 2010. Occupational wage data for jobs in Solano County shown here compare wages to other regional economies and California overall. Solano County's median wage of \$21.76 in 2020 increased to \$23.54 in 2021, \$0.20 more than California's median wage overall. Median wages in Napa County also exceeded California's median wage in 2021; the Sacramento and Oakland metropolitan areas remain over \$4.00 more than California's median wage, with San Jose and San Francisco's metro areas, even with the pandemic effects on local labor markets, both close or over \$34.00 per hour as of 2021.

**Solano County 2021 Wages by Occupational Categories, Wage Data in 2021 Dollars and Percent (%) of Median Wages (\$/hour) in California, Selected Areas also compared**

Occupational Categories	CA	Solano County Wages	Solano County	Napa County	Sonoma County	Sacramento MSA	Oakland MSA	San Jose MSA	San Francisco MSA
<b>Total all occupations</b>	\$23.34	100.9%	\$23.54	\$23.40	\$23.18	\$23.72	\$27.78	\$34.35	\$33.86
Management Services	\$62.77	92.6%	\$58.10	\$58.98	\$54.96	\$55.08	\$70.17	\$85.56	\$79.92
Business and Financial Operations	\$38.26	102.7%	\$39.30	\$36.77	\$35.96	\$36.44	\$42.76	\$48.06	\$45.89
Computer and Mathematical	\$54.95	82.5%	\$45.32	\$44.57	\$42.79	\$46.80	\$59.12	\$70.13	\$63.54
Architecture and Engineering	\$48.49	96.7%	\$46.87	\$42.53	\$47.53	\$50.15	\$50.42	\$60.53	\$49.61
Life, Physical, and Social Science	\$41.76	103.9%	\$43.40	\$38.50	\$41.43	\$38.88	\$47.24	\$43.30	\$54.11
Community and Social Services	\$26.71	88.2%	\$23.57	\$26.97	\$24.74	\$27.95	\$29.12	\$30.96	\$30.18
Legal Services	\$54.07	68.9%	\$37.27	\$55.37	\$53.21	\$61.75	\$55.86	\$83.48	\$74.31
Education, Training, and Library	\$29.41	89.6%	\$26.34	\$31.74	\$27.78	\$27.68	\$27.54	\$31.71	\$32.30
Arts, Design, Entertainment, Sports, Media	\$31.91	84.0%	\$26.82	\$26.58	\$30.66	\$27.57	\$31.92	\$36.48	\$37.83
Healthcare Practitioners and Technical	\$48.25	112.3%	\$54.18	\$43.63	\$48.73	\$55.14	\$54.91	\$60.74	\$64.44
Healthcare Support Services	\$15.43	100.9%	\$15.57	\$17.74	\$17.61	\$15.19	\$16.47	\$16.70	\$19.01
Protective Services	\$24.33	182.3%	\$44.36	\$24.91	\$24.51	\$25.29	\$25.87	\$24.63	\$25.15
Food Preparation and Serving-Related	\$14.90	90.6%	\$13.50	\$15.41	\$15.32	\$14.43	\$16.19	\$16.30	\$17.89
Building and Grounds Maintenance	\$17.43	95.9%	\$16.71	\$18.34	\$18.28	\$18.20	\$21.33	\$19.45	\$20.24
Personal Care and Services	\$15.85	95.5%	\$15.14	\$15.74	\$16.38	\$15.29	\$17.04	\$18.01	\$18.79
Sales and Related Services	\$18.07	94.5%	\$17.08	\$20.50	\$19.68	\$17.01	\$19.91	\$25.00	\$24.83
Office and Administrative Support	\$21.61	106.7%	\$23.06	\$23.61	\$22.69	\$21.42	\$25.04	\$25.08	\$26.47
Farming, Fishing, and Forestry	\$14.30	101.3%	\$14.49	\$18.78	\$17.71	\$14.30	\$18.95	\$14.19	\$18.47
Construction and Extraction	\$28.76	111.0%	\$31.91	\$30.34	\$31.04	\$27.11	\$34.84	\$31.84	\$36.21
Installation, Maintenance, and Repair	\$26.94	108.6%	\$29.26	\$26.54	\$27.43	\$26.70	\$30.36	\$30.07	\$32.33
Production Jobs	\$18.54	109.3%	\$20.26	\$23.43	\$19.04	\$18.91	\$22.10	\$20.47	\$20.34
Transportation and Material Moving Services	\$17.37	100.3%	\$17.42	\$19.06	\$18.47	\$17.22	\$19.99	\$19.78	\$20.58

Source: Employment Development Department, Occupations Data ([www.edd.ca.gov](http://www.edd.ca.gov)), Q1 2020, 2010 Data Adjusted for Inflation  
Wages in GREEN are for occupations where Solano County median wages are greater than California wages.

**TAKEAWAY:** Solano County's median wages before inflation adjustments have steadily increased over the last ten years (and now exceed California's median wage) and there has been an increase in the number of occupational categories where Solano County has higher median wages than California overall.

**MOVING SOLANO FORWARD:** For economic and workforce development, Solano County's wages remain lower than some regional areas. Such a wage differential can be why employers may consider Solano County as a place to expand and grow, and also reflect a lower, relative cost of living in Solano County.

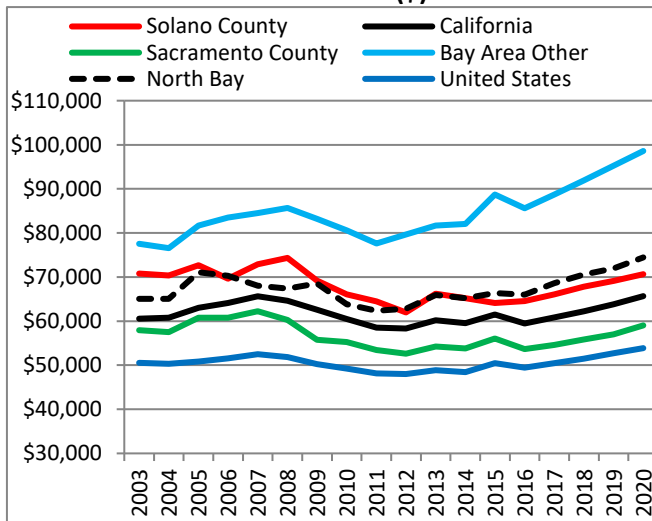


# Index of Economic and Community Progress

## Median Household Income (MHI) Comparisons

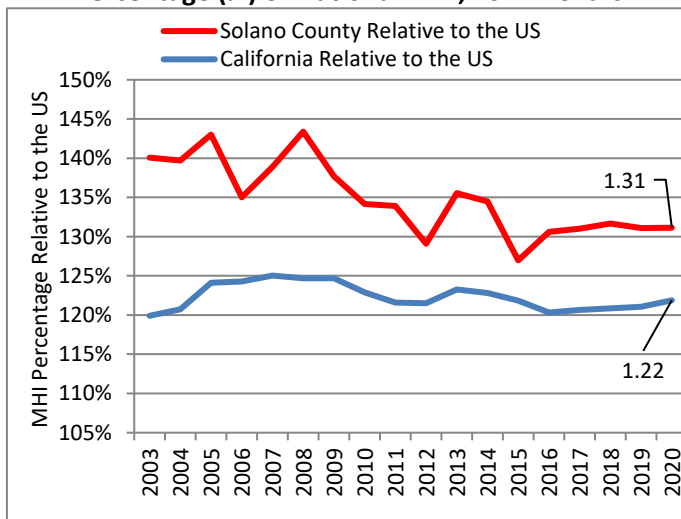
For Solano County, inflation-adjusted, MHI increased in 2020 (the latest data) as compared to the state and national averages, adding to gains in 2019. Comparison regions shown in the figures all experienced rising median household income in 2020. The median “household” here represents support for four people in one housing unit. Household income increased due to federal stimulus payments (notice all comparison are rising in 2020, including California). Solano County’s MHI rose slightly as compared to the state on average as well.

**Median Household Income 2003–2020, Comparisons Between Selected Areas**  
2012 Dollars (\$)



Sources: Census Bureau (<http://data.census.gov>), California Department of Finance ([CPI data](#))

**Median Household Income (MHI) 2003–2020, Solano County and California**  
Percentage (%) of National MHI, 2012 Dollars



Sources: Census Bureau (<http://data.census.gov>), California Department of Finance ([CPI data](#))

**TAKEAWAY:** In 2020, Solano County’s MHI in 2012 dollars was \$70,648, up from \$69,139 in 2019 after inflation adjustments (+2.2 percent).

**PANDEMIC SHADOW:** As federal and state stimulus faded in 2021, median household incomes become dependent on wages and salaries or investment income again. We should expect MHI to fall in 2021 and perhaps 2022 due to inflation rising and the end of federal stimulus payments related to the COVID-19 pandemic. California’s budget surpluses in fiscal years 2021-22 and 2022-23 may help redistribute some excess tax payments back to households as some relief against inflation.

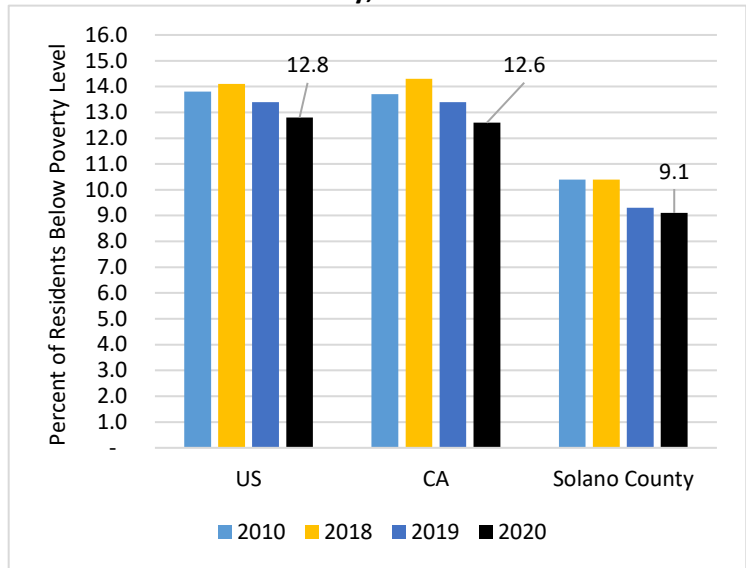
# Index of Economic and Community Progress

## Poverty Rates

The American Community Survey (ACS) of the Census Bureau tracks poverty rates, the percent of local residents with annual incomes below the federal poverty line (for a family of four, the federal poverty level was an annual income of \$26,200 or less in 2020).

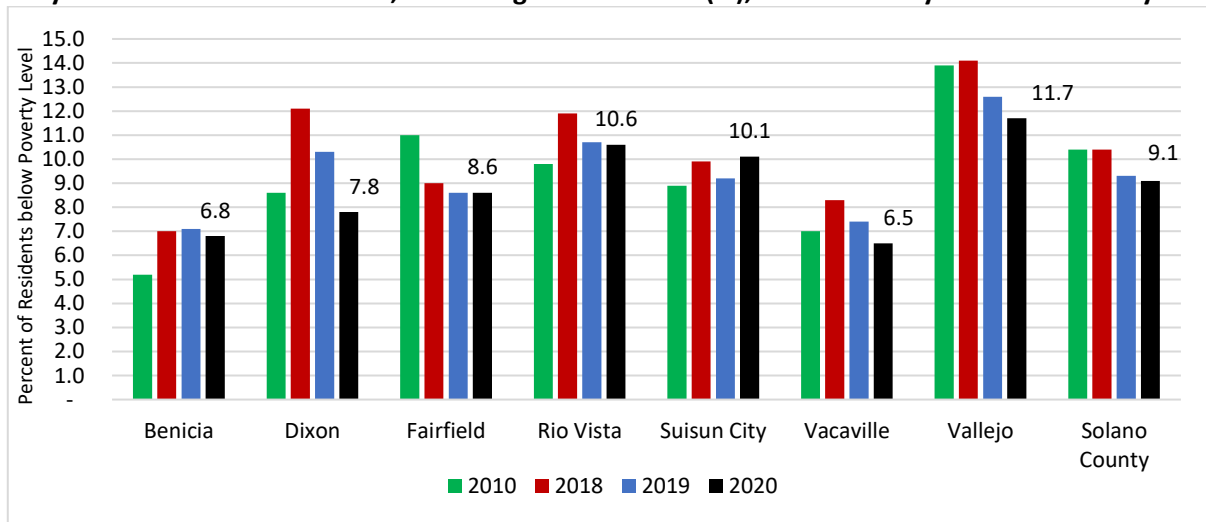
Poverty rates fell across Solano County’s cities and the state of California in 2020. Even though job losses were sharp - as seen above - federal stimulus payments and economic recovery helped to support lower income-households. Poverty rates shown here are based on averages over five years from the ACS. Solano County had a poverty rate of 9.1 percent in 2020. Since 2010, Vallejo continued to have a relatively high poverty rate among Solano County cities.

**Poverty Rates, 2010, 2018, 2019, 2020; Percent (%) of Residents in Solano County, California and United States**



Source: American Community Survey (ACS) Table DP03, 5-Year Averages: <http://data.census.gov>

## Poverty Rates in 2010 and 2018-20, Percentage of Residents (%), Solano County Cities and County Overall



Source: American Community Survey (ACS) Table DP03: <http://data.census.gov>

**TAKEAWAY:** Poverty rates continued their pre-pandemic trend downward from recent high points in 2020; after 2018, poverty rates began to fall across all seven cities in Solano County.

**MOVING SOLANO FORWARD:** Lower poverty rates may hide some economic vulnerability but may also reflect Solano County residents becoming more educated and skilled and finding work that allows them to stay out of poverty conditions through 2025.

## Index of Economic and Community Progress

### Agriculture

Agricultural values fell in 2020 for Solano County farmers from the 2019 values (the latest data from the Solano County Agricultural Commissioner released in April 2022). Solano County's farmers are a base industry, with markets outside Solano County primarily. Almonds fell in value, as did walnuts and sunflower seeds. A combination of drought conditions and economic concerns in global markets where shipments were likely held up per pre-pandemic efficiencies as contributed to lower values.

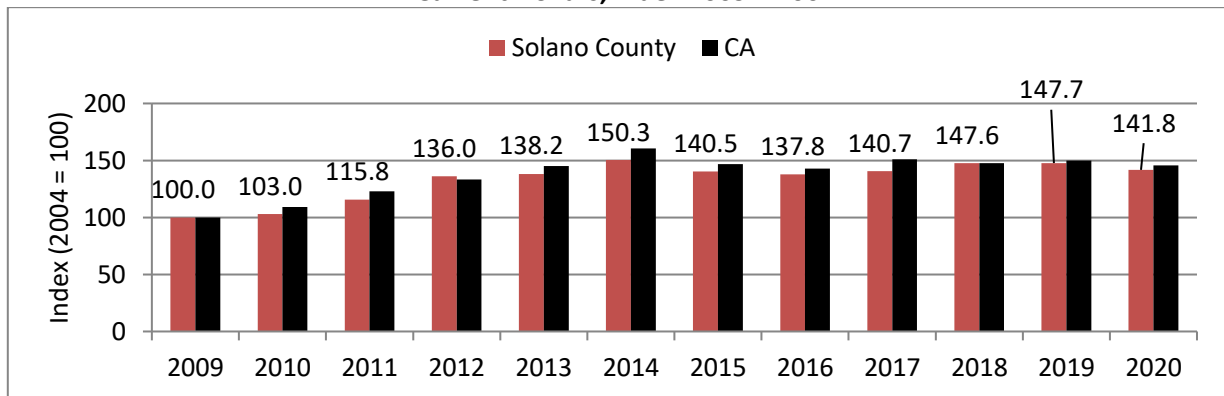
**Solano County Top 10 Agricultural Industry Revenues (\$)**  
2015, 2018, 2019, 2020 Sorted by 2020 Values

Agricultural Product	2015	2018	2019	2020
<b>Total Solano County</b>	<b>\$353,869,000</b>	<b>\$371,715,000</b>	<b>\$372,113,000</b>	<b>\$357,159,000</b>
Almonds	\$23,603,000	\$29,299,000	\$55,312,000	\$50,700,000
Tomatoes (Processed)	\$42,156,000	\$34,720,000	\$37,041,000	\$38,078,000
Nursery Products	\$37,648,000	\$43,248,000	\$31,231,000	\$37,466,000
Cattle/Calves	\$27,556,000	\$38,746,000	\$36,967,000	\$36,069,000
Alfalfa	\$34,821,000	\$31,746,000	\$27,159,000	\$26,142,000
Walnuts	\$37,912,000	\$25,133,000	\$27,492,000	\$22,519,000
Grapes	\$14,988,000	\$29,404,000	\$21,587,000	\$21,189,000
Sunflower Seeds	\$6,904,000	\$25,203,000	\$15,666,000	\$10,482,000
All Other Ag Products	\$112,505,000	\$102,915,000	\$109,447,000	\$114,514,000

Source: Solano County Agricultural Commissioner

([http://solanocounty.com/depts/agriculture/crop\\_report/2009\\_2019.asp](http://solanocounty.com/depts/agriculture/crop_report/2009_2019.asp))

**Total Agricultural Value, Solano County and California, 2004 to 2020**  
Current Dollars, Index 2009 = 100



Sources: BEA ([www.bea.gov](http://www.bea.gov)) and Solano County Agricultural Commissioner

**TAKEAWAY:** Agricultural values fell in both Solano County and California in 2020 from 2019, likely due to a mix of drought conditions, fires, pandemic effects on transportation networks and global markets, and also labor shortages during harvests.

**MOVING SOLANO FORWARD:** Solano County's farmers can be links in multiple supply chains for other Solano County and regional businesses. Such industries include local restaurants and food/beverage manufacturing and tourism. Strategies that make such supply-chain links include businesses such as [Gotham Greens](#).

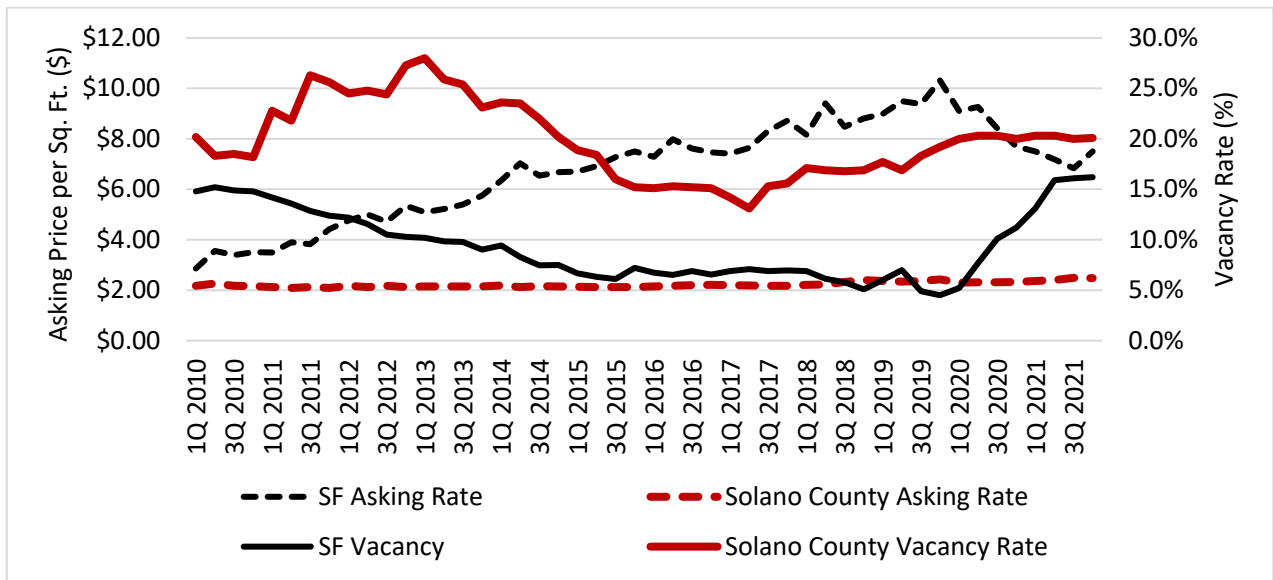
# Index of Economic and Community Progress

## Commercial RE and Building Permits

### Commercial Real Estate Pricing and Vacancy

Once the COVID-19 recession began, commercial real estate markets became a concern. For Solano County, asking prices increased late in 2021 after remaining stable for 2020 and the first half of 2021. Prices for office space in San Francisco fell sharply when the pandemic began and began to recover later in 2021. Industrial space vacancy in Solano County and throughout the Bay Area remains low (2.4% vacancy).

**Solano County Office Space Asking Lease Rates(\$)/Sq. Ft. and Vacancy Rates (%), 2010 Q1 to 2021 Q4, Compared to San Francisco, Class A Space**



Source: [Colliers International, Quarterly Reports](#)

Asking Price is indicated on the left-hand axis; Vacancy Rate is indicated on the right-hand axis.

**TAKEAWAY:** Vacancy rates increased slightly in 2021 for Solano County’s office spaces, a lingering effect from the pandemic. Industrial vacancy remains low across the region (Bay Area to Sacramento).

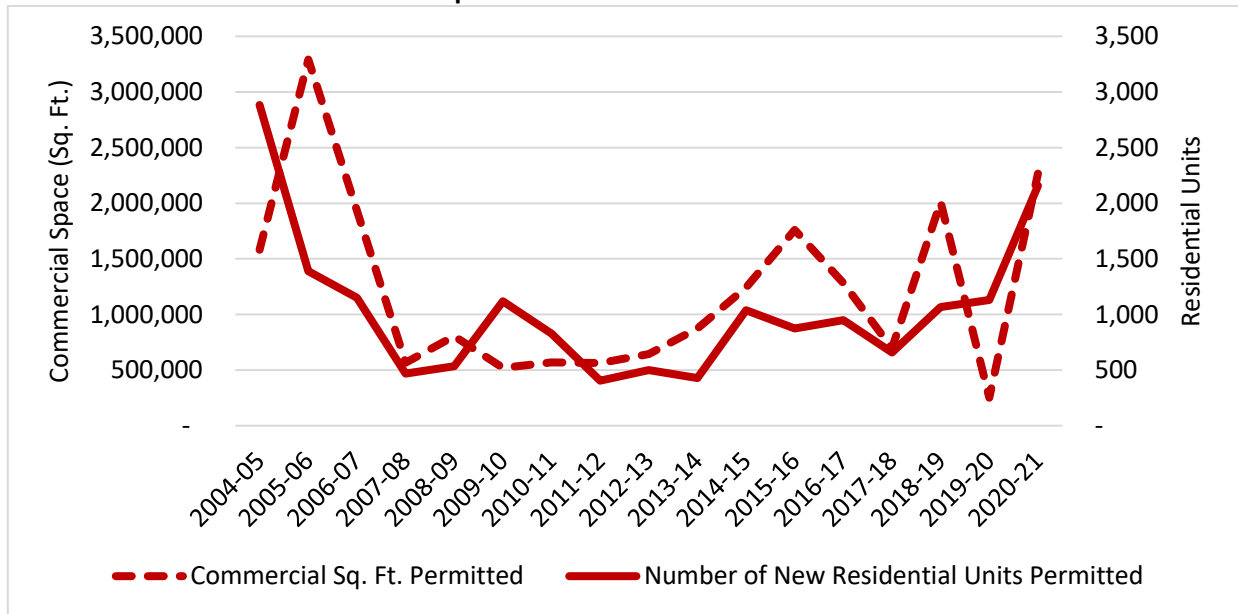
**PANDEMIC SHADOW:** Vacant office, retail and restaurant spaces (there are likely some office spaces in Solano County that remain underutilized since the bottom of the Great Recession (2008-10)) may be hard to fill through 2025 without focal economic development efforts, especially in downtown areas. However, Moving Solano Forward Phase III intends to address such vacancies and look for opportunities to match new and expanding businesses.

# Index of Economic and Community Progress

## Building Permits

Building permits for new residential units in Solano County increased at a faster pace in fiscal year 2020-21 (+2,157 units permitted). Permitted, commercial square feet grew quickly also, over 2.26 million square feet in fiscal year 2020-21. This level of square feet permitted by the largest since fiscal year 2006-07 for Solano County.

**Solano County Residential and Commercial Building Permits, Fiscal Years 2004-05 to 2020-21**  
**Commercial Square Feet and Residential Units Permitted**



Source: County of Solano, data provided by county staff

**TAKEAWAY:** Permitted commercial space and residential real estate units to build rebounded quickly in fiscal year 2020-21, continuing a trend since fiscal year 2017-18, short of the slowdown in fiscal year 2019-20 due to the COVID-19 pandemic.

**MOVING SOLANO FORWARD:** While achieving the regional housing needs allocation (RHNA) unit levels is important by 2031 (see more below), the future housing mix should be coordinated with economic and workforce development efforts to fit new jobs and workers to the workers’ housing choices. Commercial space and its mix is also important to coordinate with economic development, especially for Solano County’s seven cities to act as partners with the County of Solano and Solano EDC in efforts such as Moving Solano Forward Phase III.

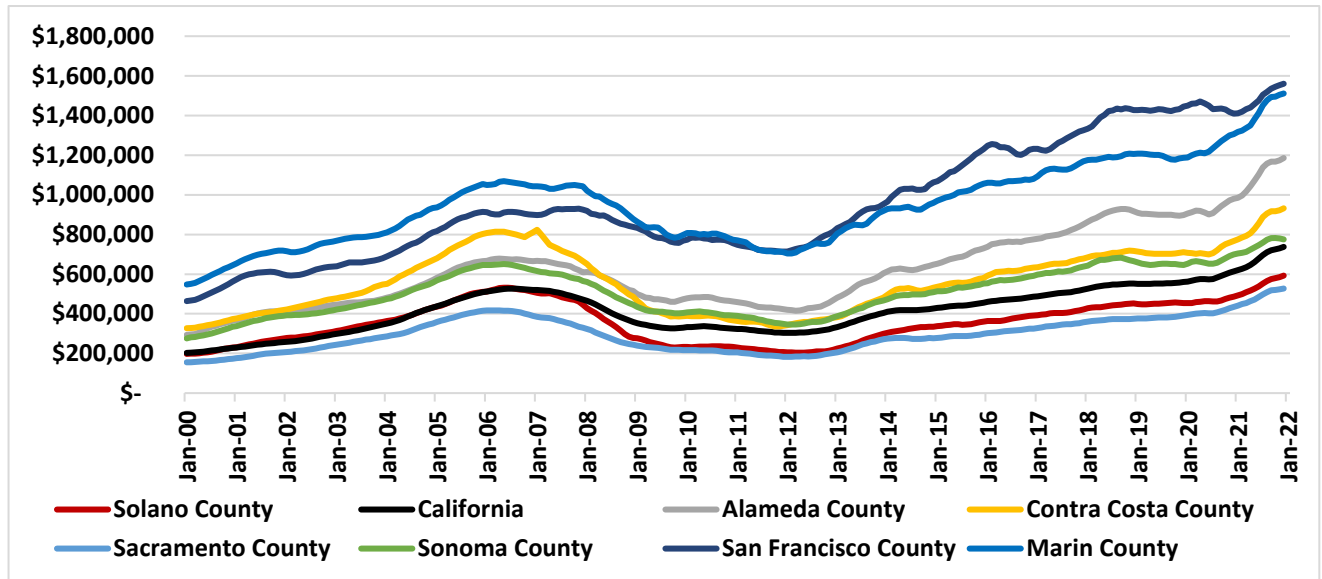
# Index of Economic and Community Progress

## Housing Markets

### Median Home Prices and Affordability

Solano County's median home price continued to increase in 2021, up 21.6 percent from December 2020 to \$592,500. The statewide median home price was \$737,410 according to Zillow™ Research (+20.4 percent) as 2021 ended. The first figure shows home prices in current dollars for selected places and California on average as compared to Solano County from January 2000 to December 2021.

Median Home Price, 2000 to 2021, Selected Area Comparisons in Current Dollars, Monthly



Source: Zillow® Research (<https://www.zillow.com/research/data/>)

Note: Sacramento and San Francisco counties are shown alone based on their size within their respective metro areas (MSAs).

Housing affordability declined due to rising median prices for Solano County residents in 2021. This measure is from California Association of REALTORS® and is called the “Housing Affordability Index” or HAI. The HAI is a ratio of households that can pay the cost of owning a home (mortgage, average cost of utilities and maintenance, etc.) at the current median household income in an area.

Housing Affordability Index, 2010 Q3 to 2021 Q3  
Percent (%) of Households That Can Afford a Median-Priced Home

Quarter	Solano	Sacramento	Calif.	Sonoma	Napa	Santa Clara	Alameda	Contra Costa	Marin	San Francisco
2010.Q3	71%	68%	46%	40%	41%	30%	31%	21%	23%	22%
2015.Q3	45%	47%	29%	26%	23%	19%	20%	34%	19%	11%
2016.Q3	43%	43%	30%	26%	24%	21%	23%	36%	18%	13%
2017.Q3	43%	43%	28%	25%	26%	17%	20%	33%	18%	13%
2018.Q3	38%	42%	27%	22%	24%	17%	18%	32%	19%	15%
2019.Q3	47%	45%	31%	28%	29%	22%	26%	39%	22%	18%
2020.Q3	45%	44%	28%	29%	27%	22%	24%	34%	22%	20%
2021.Q3	42%	39%	24%	28%	23%	22%	19%	31%	22%	21%

Source: California Association of REALTORS® (<http://www.car.org/marketdata/data/haitraditional/>),

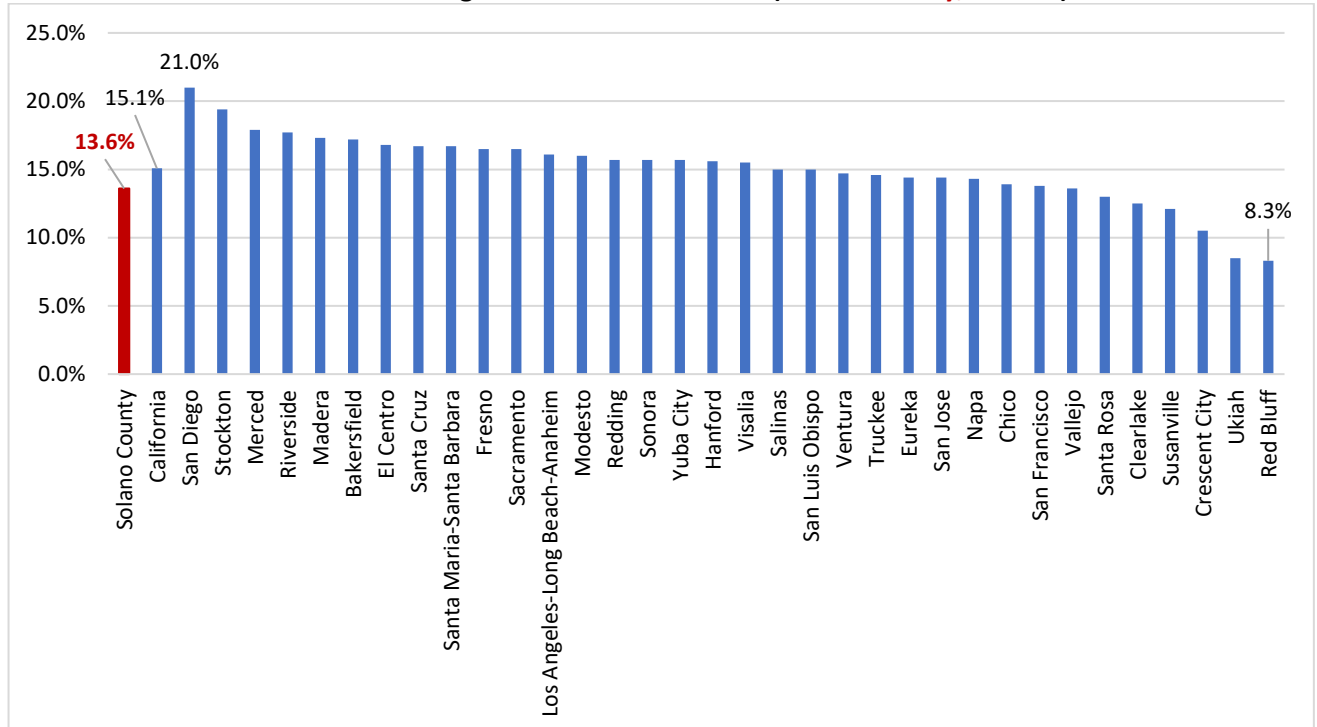
Quarter 3 2021 is the latest data point as of March 2022

## Index of Economic and Community Progress

### Median Home Price Forecasts

Solano County is forecasted for another year of median home prices rising. The latest forecast (as of April 2022) per Zillow™ Research is 13.6 percent growth for Solano County from March 2022 to March 2023. This growth forecast is larger than all regional comparison areas. We are likely to see forecasts revised downward later in 2022 as rising market prices are likely to flatten later in 2022 and early 2023, especially if long-term interest rates continue to rise.

**Housing Forecast, March 2022 to March 2023, California and California Metro Areas, Forecasted % Change in Median Home Price (Solano County, +13.6%)**



Source: Zillow® Research (<https://www.zillow.com/research/data/>),  
March 2022 to March 2023 Forecast latest available as of April 2022

**TAKEAWAY:** Housing prices continued to rise in 2021. A combination of low interest rates, economic recovery, and low inventory levels of homes for sale all supported rising prices and optimistic forecasts.

**PANDEMIC SHADOW:** An inevitable reduction of housing-price growth is coming in 2022 and into 2023. Such a reduction should be gradual rather than similar to the 2007 to 2010 period of falling prices and rising inventories. Rental prices in Fairfield are above \$2,000 per month at the median and above \$2,100 per month in Vacaville as of February 2022 (the latest data), according to [RentCafe.com](https://rentcafe.com).

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### Regional Housing Needs Allocation (RHNA)

Each of Solano County's cities face a need to allow the construction of new housing units from the State of California. The housing-unit allocations are part of [Plan Bay Area](#), a regional planning for employment, housing and ultimately transportation infrastructure by California's Metropolitan Transportation Authority (MTC) for nine counties (including Solano County). The final allocation to 2031 for new housing units is in the table below. Notice in the figure that over 56.8 percent of new housing units needed to serve Solano County residents are for those with less than 120 percent of Solano County's median income.

**Regional Housing Needs Allocation (RHNA), Number of Units by Defined Income Categories Years 2023 to 2031, Solano County as of March 2022 (Final Allocation), "Area" is Solano County**

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
<b>SOLANO COUNTY</b>					
Benicia	203	117	135	351	806
Dixon	91	53	57	146	347
Fairfield	778	447	508	1,314	3,047
Rio Vista	127	73	76	197	473
Suisun City	156	90	101	264	611
Vacaville	487	279	305	791	1,862
Vallejo	724	416	501	1,297	2,938
Unincorporated Solano	237	137	149	385	908
<b>Solano County</b>	<b>2,803</b>	<b>1,612</b>	<b>1,832</b>	<b>4,745</b>	<b>10,992</b>

Source: RHNA Subregional Delegation, report by Placeworks Consulting for [Metropolitan Transportation Commission](#) (MTC). Data provided by County of Solano. **These are final numbers as of March 2022.**

**TAKEAWAY:** The total number of units for Solano County overall did not change in the final revisions of RHNA published in March 2022. Some of Solano County's seven cities saw changes to their draft allocations.

**MOVING SOLANO FORWARD:** Building almost 11,000 more units provides opportunities for home builders and contractors of all types in Solano County, as well as creates new housing inventory in markets with rising prices (for both rental and ownership markets). Such a need to build more units includes providing incentives for accessory dwelling units (ADUs) and also working with local employers that produce new homes such as [Factory OS](#). Such partnerships, incentives and entrepreneurship are at the heart of the Moving Solano Forward strategy for Solano EDC.



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### Social Equity Metrics: Baseline for Monitoring in Solano County

The 2021 Index of Economic and Community Indicators is adding three data points to monitor as “social equity” metrics. These variables provide one way, based on best practices, of monitoring social equity progress for Solano County: (1) Median Household Income by Head of Household race/ethnicity; (2) Poverty Rates by race/ethnicity; and (3) Homeownership by race/ethnicity. Median household income has been inflation-adjusted to show “real” progress for different groups to 2012 dollars.

#### Median Household Income, 2012, 2019 and 2020, 2012 Dollars, Solano County, California and United States

2012			
Race/Ethnicity	US	CA	Solano County
Hispanic	\$41,994	\$47,332	\$58,090
White	\$57,952	\$71,357	\$73,720
African-American	\$35,564	\$44,609	\$54,848
Asian-American	\$71,709	\$76,337	\$82,010
2019			
Race/Ethnicity	US	CA	Solano County
Hispanic	\$46,529	\$49,817	\$60,622
White	\$61,773	\$73,905	\$74,690
African-American	\$37,660	\$43,990	\$52,627
Asian-American	\$79,212	\$82,284	\$82,784
2020			
Race/Ethnicity	US	CA	Solano County
Hispanic	\$48,465	\$49,000	\$64,810
White	\$62,846	\$75,538	\$75,580
African-American	\$38,744	\$45,889	\$55,595
Asian-American	\$81,415	\$84,623	\$84,925

Source: American Community Survey, 5 Year Average, Census Bureau, (<http://data.census.gov>)

Poverty rates rose in Solano County for white/Caucasian residents, while communities of color (African-American, Asian-American, Hispanic) had poverty rates fall in 2020. Generally, all low-income households (those below \$75,000 per year in household income) received some federal or state financial assistance in 2020 due to programs related to pandemic relief.

#### Poverty Rates, 2012, 2019 and 2020, Percent of Population Below Annual Poverty Threshold Solano County, California and United States

Race/Ethnicity	2012			2019			2020		
	US	CA	Solano County	US	CA	Solano County	US	CA	Solano County
Hispanic or Latino origin	24.1%	22.0%	18.1%	19.6%	17.7%	10.9%	18.3%	16.2%	10.8%
White/Caucasian	12.1%	13.5%	9.5%	11.1%	12.2%	7.6%	10.6%	11.4%	7.8%
African-American	26.5%	22.6%	19.0%	23.0%	20.5%	16.9%	22.1%	19.6%	15.8%
Asian-American	12.1%	11.4%	7.0%	10.9%	10.2%	6.3%	10.6%	10.0%	5.8%

Source: American Community Survey, 5 Year Average, Census Bureau, (<http://data.census.gov>)

Homeownership remains a measure of social progress. As homeownership percentages rise for different racial and ethnic groups, it suggests: (1) household incomes have allowed savings to make a large purchase such as a home; and (2) moving to homeownership from rental means building wealth as housing prices rise over time. While homeownership in Solano County is

## Index of Economic and Community Progress

more diverse than California or the national averages, communities of color had smaller percentages of homeownership from 2012 to 2020 across all comparison areas in this Index.

### Owner versus Rental, Percentage of Occupied Households by Race or Ethnicity of Head of Household Years 2012, 2019 and 2020, Solano County, California and United States

Owner				Renter			
2012				2012			
Race/Ethnicity	US	CA	Solano County	Race/Ethnicity	US	CA	Solano County
Hispanic	47.5%	44.3%	52.4%	Hispanic	52.5%	55.7%	47.6%
White	70.6%	60.4%	69.2%	White	29.4%	39.6%	30.8%
African-American	44.5%	36.8%	47.4%	African-American	55.5%	63.2%	52.6%
Asian-American	58.3%	57.1%	68.8%	Asian-American	41.7%	42.9%	31.2%
2019				2019			
Race/Ethnicity	US	CA	Solano County	Race/Ethnicity	US	CA	Solano County
Hispanic	47.3%	43.8%	53.3%	Hispanic	52.7%	56.2%	46.7%
White	69.5%	58.8%	66.3%	White	30.5%	41.2%	33.7%
African-American	41.8%	34.8%	42.7%	African-American	58.2%	65.2%	57.3%
Asian-American	59.6%	59.3%	69.3%	Asian-American	40.4%	40.7%	30.7%
2020				2020			
Race/Ethnicity	US	CA	Solano County	Race/Ethnicity	US	CA	Solano County
Hispanic	48.6%	44.9%	54.7%	Hispanic	51.4%	55.1%	45.3%
White	70.1%	59.4%	66.4%	White	29.9%	40.6%	33.6%
African-American	42.4%	35.5%	43.6%	African-American	57.6%	64.5%	56.4%
Asian-American	60.0%	59.7%	70.8%	Asian-American	40.0%	40.3%	29.2%

Source: American Community Survey, 5 Year Average, Census Bureau, (<http://data.census.gov>)

**TAKEAWAY:** Solano County has lower poverty rates across all races and ethnicities from 2012 to 2020; Solano County median household income is larger in inflation-adjusted terms than comparison areas; homeownership rates are higher in Solano County for all races and ethnicities, but within Solano County White and Asian-American households tend to have higher levels of ownership versus Hispanic and African-American households.

**MOVING SOLANO FORWARD:** Solano County has shown broader opportunities for Asian-Americans versus Hispanic and African-American households over the last decade. Workforce development focused on communities of color can continue trends of social mobility throughout Solano County.

We now look at community indicators for Solano County.

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## People

### Population Growth

Population growth slowed regionally in 2021. Solano County's population decreased by 2,723 residents (-0.61 percent) in 2021. Both the Bay Area Other and North Bay counties had larger percentage reductions in population than Solano County. California's population fell in 2021 by approximately 117,552 people for a loss of over 352,600 residents in net since 2019 ended.

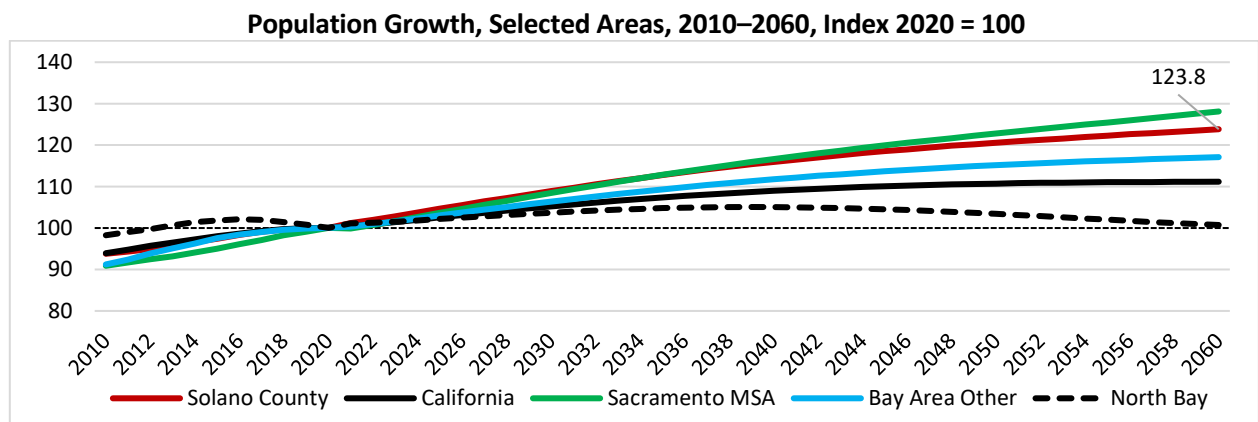
**Change in Total Population, compared to January 1, 2022**  
**Number of People and Percent (%) Change, Solano County and Selected Comparison Areas**

Place	Change in Population			Percentage Change compared to 2022		
	2010	2020	2021	2010	2020	2021
<b>Solano County</b>	<b>40,147</b>	<b>(3,527)</b>	<b>(2,723)</b>	<b>9.71%</b>	<b>-0.78%</b>	<b>-0.61%</b>
California	2,284,267	(235,066)	(117,552)	6.13%	-0.59%	-0.30%
Sacramento MSA	248,255	(950)	841	11.55%	-0.04%	0.04%
Bay Area Other	558,322	(90,488)	(41,725)	9.52%	-1.41%	-0.66%
North Bay	16,432	(7,499)	(5,986)	1.88%	-0.84%	-0.68%

Source: California Department of Finance, Demographic Research Unit ([www.dof.ca.gov](http://www.dof.ca.gov)), Census 2020 Benchmark  
As of May 2022, California Department of Finance had not updated its 2010-2019 Population Estimates

### Population Growth Projections

The California Department of Finance (DOF) updated its county-level forecasts on population growth to 2060 in July 2021. Solano County is compared to other areas in the figure reflecting these updated forecasts. Compared to 2020, Solano County is forecasted to have 23.8 percent population growth through 2060. The North Bay counties are projected to have fewer residents after 2040. The Sacramento metropolitan area is forecasted for faster growth than Solano County.



Source: CA Department of Finance, Demographics Unit, Revised July 2021  
(<http://www.dof.ca.gov/Forecasting/Demographics/Projections>)

**TAKEAWAY:** Solano County's population fell in 2021 as in all other comparison areas regionally except for Sacramento's metro area.

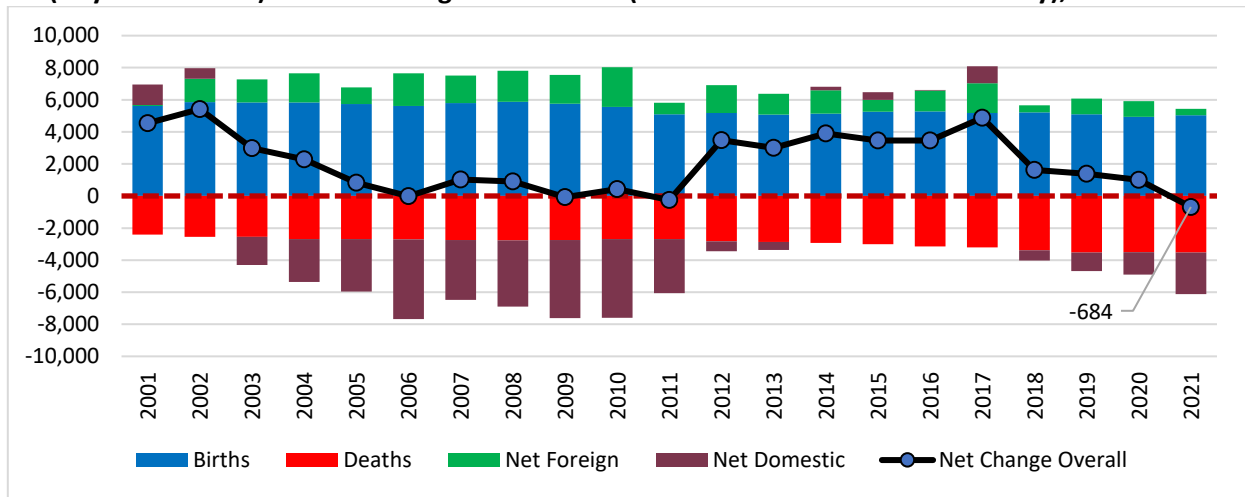
**PANDEMIC SHADOW:** Solano County's loss of population may be due to many regional factors, including rising housing prices, in the pandemic's wake. Forecasts as of April 2022 (the latest data) for Solano County actually show population growth to at least 2060, versus some regional areas where population will begin to fall after 2035.

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## Components of Population Change

Solano County’s population decreased in both calendar-year 2021 and in fiscal year 2020-21. These data show what may have created that population loss. Such changes include outmigration to other parts of the United States (“Net Domestic”) that has increased in the last four fiscal years for Solano County (2017-18 to 2020-21). Fewer foreign immigrants in net (“Net Foreign”) is another effect of the pandemic on regional labor markets and helped to reduce Solano County’s population overall.

**Solano County Components of Population Change (People) from Previous Fiscal Year (July 1 to June 30) and Net Change in Residents (-684 in 2020-21 for Solano County), 2000–2021**



Source: California Department of Finance, Demographic Research Unit ([www.dof.ca.gov](http://www.dof.ca.gov))

Net migration includes all legal and unauthorized foreign immigrants, residents who left the state to live abroad (Foreign); and the balance of hundreds of thousands of people moving to and from California from within the United States (Domestic).

### Solano County Change in Population Compared to 2021, Number of People

Fiscal Year End	Births	Deaths	Net New Residents from other Countries (Net Foreign)	Net New Residents from the United States (Net Domestic)	Net New Residents Moving to Solano County
2010	61,400	38,530	13,337	3,860	17,197
2015	35,678	24,211	6,279	1,017	7,296
2016	30,397	21,063	4,818	-880	3,938
2017	25,220	17,850	3,590	-2,316	1,274
2018	20,011	14,474	2,240	-2,755	-515
2019	14,913	10,957	1,071	-2,752	-1,681
2020	9,972	7,460	281	-2,174	-1,893

Source: California Department of Finance, Demographic Research Unit ([www.dof.ca.gov](http://www.dof.ca.gov))

**TAKEAWAY:** Solano County’s fiscal year 2020-21 showed a loss of residents in Solano County for the first time in at least the last 20 fiscal years.

**PANDEMIC SHADOW:** A mix of rising home prices and changes in how and where people work versus where they live may change migration patterns throughout the 2020s. Solano County is experiencing demographic change (older households, less net foreign immigration) and needs to monitor changes in its workforce to understand how a changing population may affect worker availability, readiness and the number of high-school graduates.

## Index of Economic and Community Progress

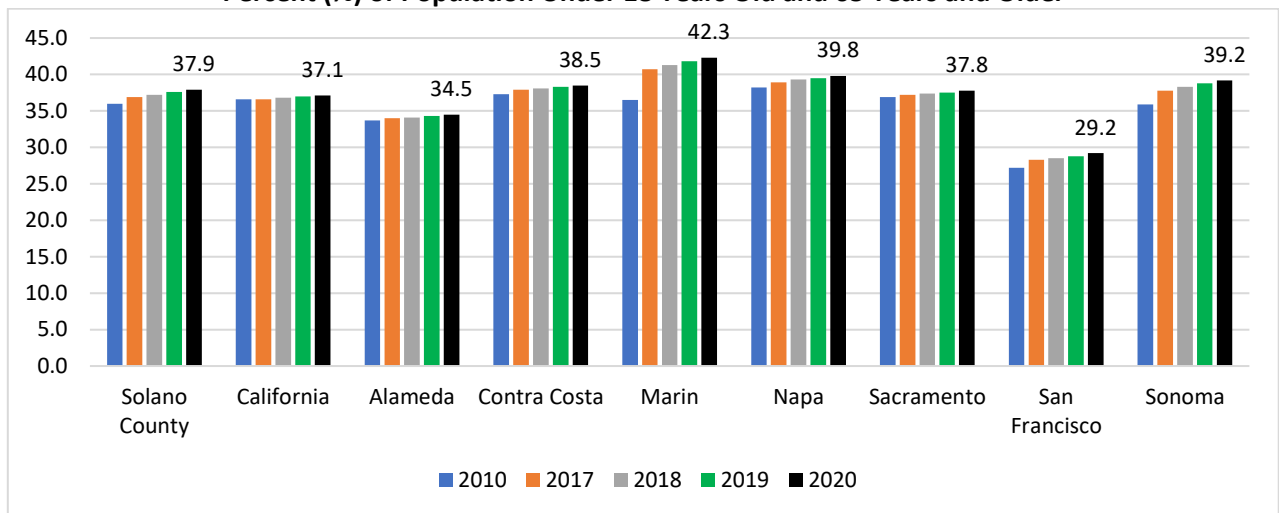
### Workforce Readiness and Supply

#### Dependency Ratios, High-School Graduation Rates and UC/CSU Readiness

##### Dependency Ratio

Solano County's total dependency ratio was 37.9 percent in 2020 (the latest data available). An area's total dependency ratio measures the percentage of area residents 65 and older and also children under 18 years of age in sum. San Francisco County has generally had a relatively lower, dependent population versus regional counties sat 29.2 percent (though rising slightly since 2010 annually) in 2020; Marin County has over 42 percent of its population as "dependent" by our definition.

**Total Dependency Ratio, Comparison Between Selected Areas, 2010, 2017, 2018, 2019, and 2020**  
Percent (%) of Population Under 18 Years Old and 65 Years and Older



Source: Census Bureau ([www.census.gov](http://www.census.gov)) at <http://data.census.gov>

**TAKEAWAY:** Solano County's dependency ratio increased in 2020 (0.3 percentage points) compared to 2019, as did all other comparison counties.

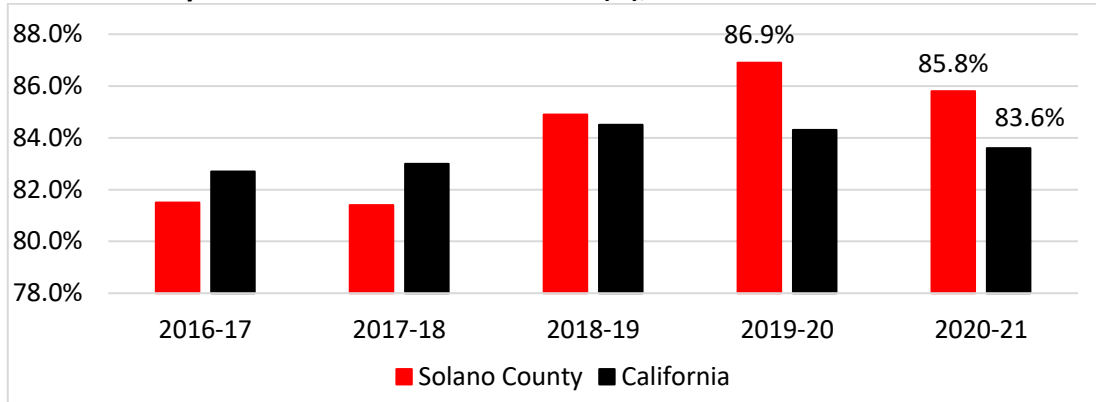
**MOVIGN SOLANO FORWARD:** An aging population may be less "dependent" in terms of not increasing Solano County's labor force. Some older residents may become workers seeking training or a later-stage career change. Workforce development in Solano County may look to more senior residents as potentially workers in industries that match their skills.

##### High-School Graduation Rates and CSU/UC Readiness

Solano County's graduation rate fell to 85.8 percent in academic year 2020-21 (the latest data available) versus academic year 2019-20 (86.9 percent). California's graduation rate also fell on average. Solano County had its percentage of college-ready graduates fall to 43.1 percent from 50.0 percent in academic year 2019-20 academic year, as California on average increased to 52.0 percent from 50.9 percent.

# Index of Economic and Community Progress

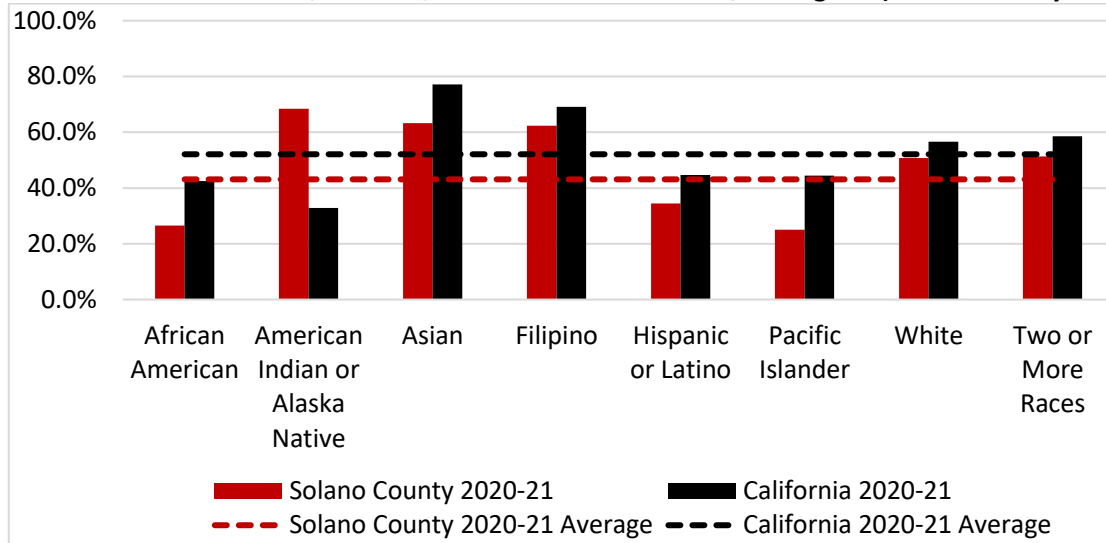
**Solano County and California Graduation Rates (%), 2016-17 to 2020-21 Academic Years**



Source: California Department of Education ([www.cde.ca.gov](http://www.cde.ca.gov))

Note: There was a methodological change at the Department of Education that does not allow a comparison before 2016-17 academic year with the most recent data.

**Comparisons of Percentages (%) of UC/CSU-Ready Solano County High-School Graduates Selected Races and Ethnicities, 2020-21, 43.1% of Graduates CSU/UC Eligible (Solano County Average)**



Source: California Department of Education ([www.cde.ca.gov](http://www.cde.ca.gov))

Note: There was a methodological change warning at the California Department of Education against comparisons before 2016-17 with the most recent data.

**TAKEAWAY:** The 2020-21 academic year was a difficult one for students across California. In Solano County, the decrease of CSU/UC eligible students (43.1 percent from 50.0 percent) is concerning.

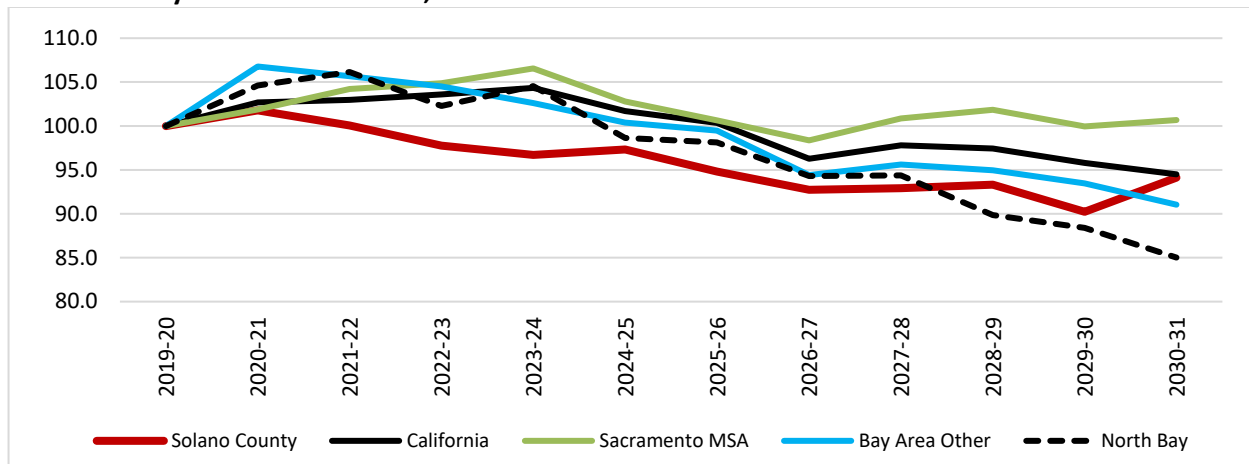
**PANDEMIC SHADOW:** The pandemic led to online instruction throughout California for schools of all types during the entire academic year 2020-21. Such a transition likely had effects on graduation rates and college readiness for Solano County, perhaps for years to come. Such changes may affect the level of skilled workers in Solano County through the 2020s

# Index of Economic and Community Progress

## High School Graduates and K-12 Attendance: The Outlook to 2030-31

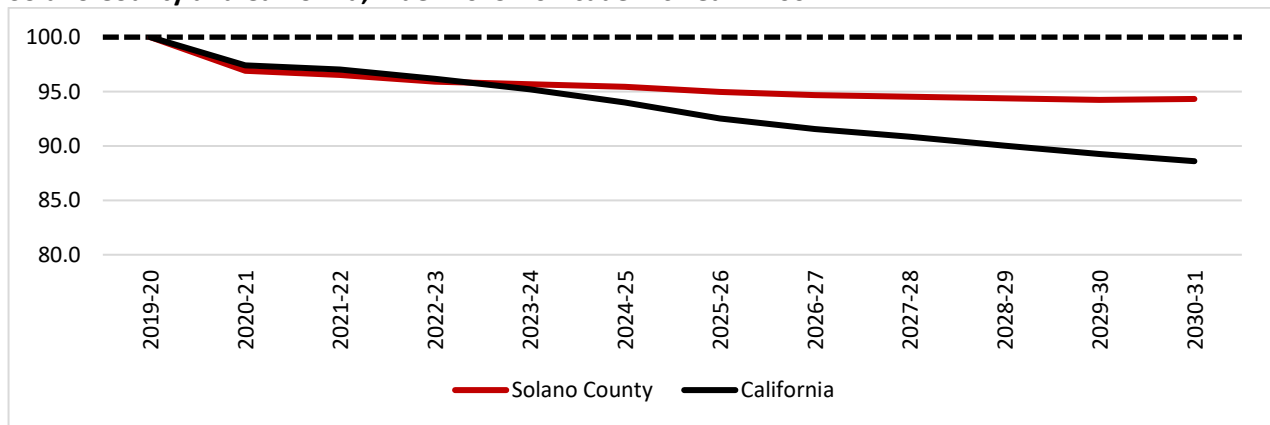
A further concern with respect to high-school graduates and a local labor force coming directly from local schools is recent forecasts for the number of public-school students and high-school graduates through academic year 2030-31. In each figure below, by academic year 2024-25, there is a decline in the number of high-school graduates regionally. There is also a decline in the number of K-12 students forecasted throughout the decade for Solano County and California on average.

**Public High School Graduates, Academic Years 2019-20 to 2030-31  
Solano County and Selected Areas, Index 2019-20 Academic Year = 100**



Source: [California Department of Finance](http://www.cde.ca.gov) and [California Department of Education](http://www.cde.ca.gov) ([www.cde.ca.gov](http://www.cde.ca.gov))

**Public School Attendance Levels, Grades K-12, Academic Years 2019-20 to 2030-31  
Solano County and California, Index 2019-20 Academic Year = 100**



Source: [California Department of Finance](http://www.cde.ca.gov) and [California Department of Education](http://www.cde.ca.gov) ([www.cde.ca.gov](http://www.cde.ca.gov))

**TAKEAWAY:** Solano County should expect fewer high school graduates **regionally** through 2030, thus fewer new entrants into the regional labor force.

**MOVING SOLANO FORWARD:** Career advising and training for high-school students is a continued, workforce development need to help local employers find skilled workers more quickly and also help community college programs assist employers in training programs to come.



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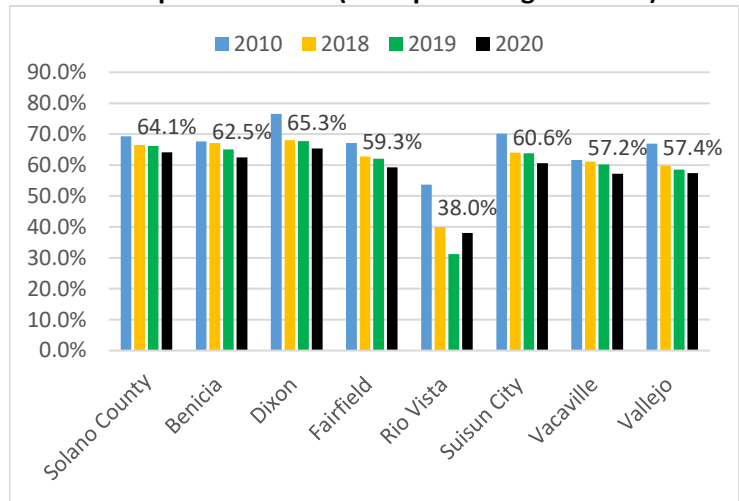
## Labor Force Participation Rates

For Solano County, labor-force participation increased in 2019 after a decade of falling only to fall again in 2020. Labor force participation rates fell across California and the United States, as measured by the working age (over 18 years old) population percentage that is employed or considered actively seeking work (counted as those collecting unemployment insurance).

The latest data on Solano County’s cities is 2020. In 2020, Solano County’s estimate is 58.3 percent of local residents 18 or older were in the workforce, the lowest level from 2007

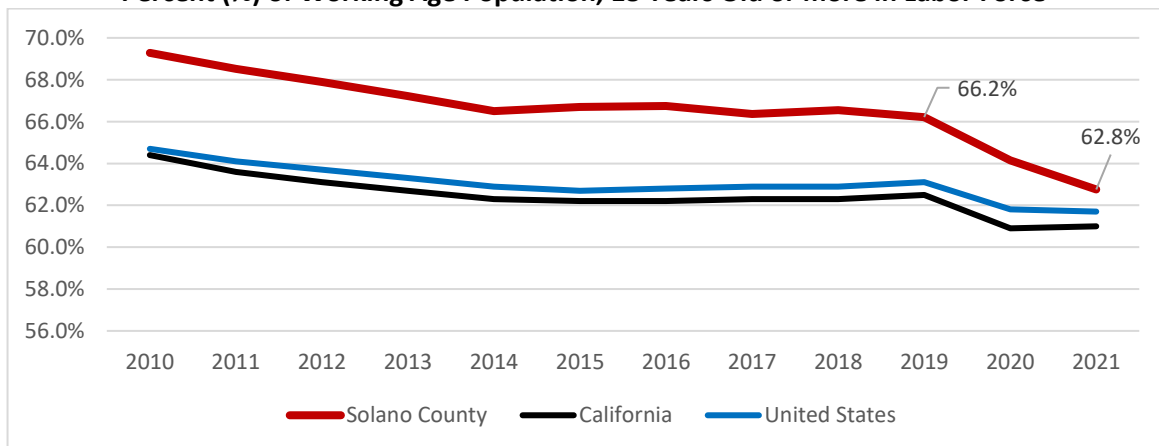
forward. Comparing Solano County to California and the United States, labor force participation was down in 2020 everywhere due to the pandemic’s effects on labor force, though data in 2021 for California and the United States also suggests a rebound for Solano County in 2021.

Labor Force Participation Rates (%), Workers 18 and older, 2010, 2018, 2019, and 2020 Solano County and its Incorporated Areas (2020 percentages shown)



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

Labor Force Participation Rates, 2010 to 2021, Solano County, California and US, Percent (%) of Working Age Population, 18 Years Old or more in Labor Force



Sources: California Department of Finance (Population) and Bureau of Labor Statistics (<http://www.bls.gov>) for Labor Force, where 2021 estimates are the latest as of May 1, 2022.

**TAKEAWAY:** Labor force participation fell in 2020 and will likely remain below the pre-pandemic level of 66.2 percent through at least 2025.

**MOVING SOLANO FORWARD:** Labor force participation can be increased by economic development and workforce development partnering on training and identifying opportunities for Solano County residents. Such workers can come from those that want to commute less while continuing to work, especially more senior workers.

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### City Overview: Education, Housing and Income

Solano County continues to show improvements in occupied housing units, new construction and residential education levels across its cities. These data are five-year averages (2016-20 is the latest data available from the Census Bureau).

**Median Age (Years) in Solano County and Its Cities  
2010, 2016, 2017, 2018, 2019, and 2020**

<i>Place</i>	<b>2010</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>Solano County</b>	<b>36.5</b>	<b>37.5</b>	<b>37.7</b>	<b>37.9</b>	<b>38.1</b>	<b>38.3</b>
United States	36.9	37.5	37.8	37.9	38.1	38.2
California	34.9	36.0	36.1	36.3	36.5	36.7
Benicia	45.0	44.2	44.9	45.7	46.1	46.1
Dixon	32.3	34.0	35.0	34.0	34.0	32.3
Fairfield	32.8	34.4	34.8	35.0	34.8	35.0
Rio Vista	55.8	62.3	62.3	62.2	64.4	63.6
Suisun City	32.7	33.1	33.7	34.4	34.4	34.7
Vacaville	36.7	37.1	37.4	37.3	37.5	37.8
Vallejo	37.5	38.3	37.8	38.0	38.4	39.1

Source: American Community Survey, Census Bureau (<http://data.census.gov>)

**Housing and Occupancy, 5-Year Averages Ending in Stated Year: 2010, 2019 and 2020  
(How many homes are there and what percentage (%) are occupied or vacant.)**

<i>Place</i>	<i>Total Housing Units</i>			<i>Occupied (%)</i>			<i>Vacant (%)</i>		
	<b>2010</b>	<b>2019</b>	<b>2020</b>	<b>2010</b>	<b>2019</b>	<b>2020</b>	<b>2010</b>	<b>2019</b>	<b>2020</b>
<b>Solano County</b>	<b>151,616</b>	<b>157,800</b>	<b>159,055</b>	<b>91.7%</b>	<b>95.0%</b>	<b>95.1%</b>	<b>8.3%</b>	<b>5.0%</b>	<b>4.9%</b>
United States	130,038,080	137,428,986	138,432,751	87.8%	87.9%	88.4%	12.2%	12.1%	11.6%
California	13,552,624	14,175,976	14,210,945	91.4%	92.0%	92.2%	8.6%	8.0%	7.8%
Benicia	11,905	11,786	11,984	91.7%	95.8%	95.6%	8.3%	4.2%	4.4%
Dixon	6,124	6,389	6,946	94.2%	94.9%	96.1%	5.8%	5.1%	3.9%
Fairfield	36,283	38,372	38,539	91.7%	95.8%	95.6%	8.3%	4.2%	4.4%
Rio Vista	3,592	5,130	4,921	92.7%	93.4%	94.2%	7.3%	6.6%	5.8%
Suisun City	9,291	9,650	9,553	93.3%	96.5%	97.3%	6.7%	3.5%	2.7%
Vacaville	31,780	34,176	34,579	94.4%	95.7%	95.5%	5.6%	4.3%	4.5%
Vallejo	45,297	44,543	44,280	88.9%	94.4%	94.5%	11.1%	5.6%	5.5%

Source: American Community Survey, Census Bureau (<http://data.census.gov>)

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### Income, Household Size, and Education, 2010, 2019, and 2020, Five-Year Averages

Place	Median Household Income (2012 Dollars)			Average Household Size (People/Housing Unit)			Percent (%) of Residents 25 Years or Older with HS Diploma or Better			Percent (%) of Residents 25 Years or Older with Bachelor's Degree or Better		
	2010	2019	2020	2010	2019	2020	2010	2019	2020	2010	2019	2020
Solano County	\$71,796	\$69,139	\$70,648	2.83	2.82	2.81	85.8%	88.4%	88.7%	24.0%	26.9%	27.1%
United States	\$54,661	\$56,436	\$57,657	2.61	2.67	2.69	85.0%	88.0%	88.5%	27.9%	32.1%	32.9%
California	\$63,898	\$63,846	\$65,668	2.89	2.93	2.91	80.7%	83.3%	83.9%	30.1%	33.9%	34.7%
Benicia	\$91,327	\$87,758	\$89,305	2.53	2.50	2.50	94.7%	96.8%	96.0%	41.2%	44.7%	42.7%
Dixon	\$73,195	\$70,071	\$66,330	3.00	3.11	3.11	82.1%	80.1%	82.7%	19.6%	19.7%	18.7%
Fairfield	\$71,377	\$71,757	\$71,955	3.00	2.99	2.98	84.8%	87.4%	87.4%	22.2%	28.3%	27.9%
Rio Vista	\$57,270	\$59,067	\$58,332	2.13	2.12	2.11	93.1%	93.4%	91.2%	25.3%	33.6%	31.8%
Suisun City	\$75,350	\$70,707	\$68,717	3.15	3.13	3.12	86.1%	88.8%	89.4%	19.3%	21.9%	19.9%
Vacaville	\$74,346	\$74,528	\$77,871	2.71	2.69	2.68	85.4%	89.1%	90.0%	21.0%	23.6%	24.9%
Vallejo	\$64,525	\$58,898	\$61,659	2.82	2.80	2.80	84.7%	88.0%	87.8%	24.7%	25.8%	26.7%

Source: American Community Survey, Census Bureau (<http://data.census.gov>)

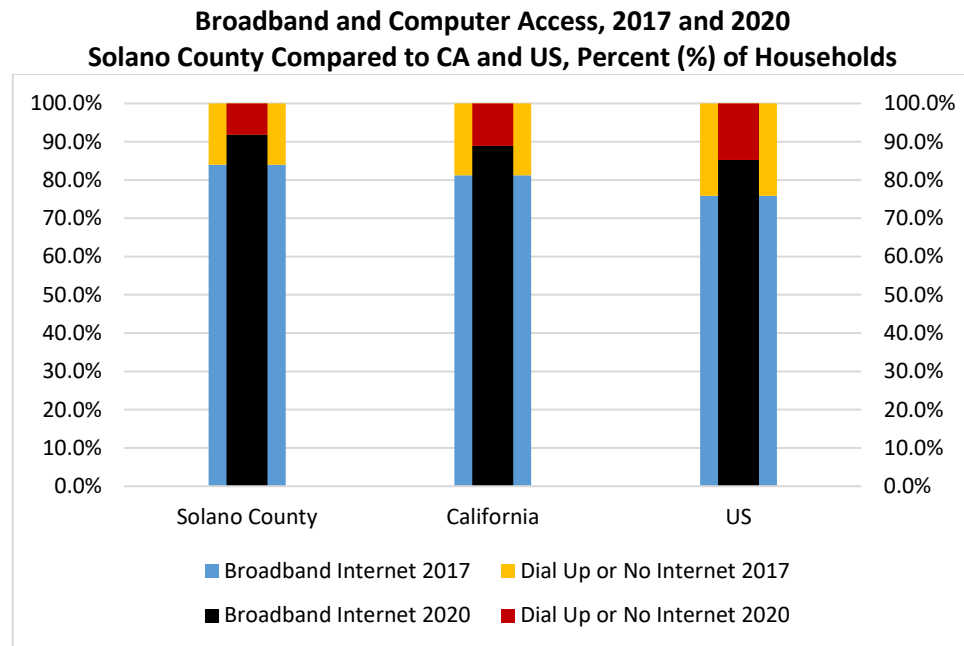
**TAKEAWAY:** Solano County's median household income increased in 2020, but there were mixed effects across the seven cities in Solano County in 2020. Education levels increased in Vacaville and Vallejo, helping increase Solano County's education level on average in 2020 from 2019. Solano County's population across the seven cities aged more in 2020 than 2019. Occupied housing units increased in 2020 across most of Solano County's cities.

**MOVING SOLANO FORWARD:** Rising median household incomes and an increase in the population that has a bachelor's degree or higher education reflect both rising wages (which were shown earlier) regionally and also a population across Solano County's seven cities that can help populate job openings seeking a more-skilled workforce.

## Index of Economic and Community Progress

### Broadband and Computer Access

The Census Bureau's American Community Survey estimates broadband and computer access for households. During the COVID-19 recession in 2020, such access was made more critical for workers if their employment was portable and could be done at home, and perhaps most important that broadband provided students infrastructure to attend classes online. Data here compare Solano County to the national and state economies overall.



Source: American Community Survey, 1-year Survey Samples (<http://data.census.gov>)

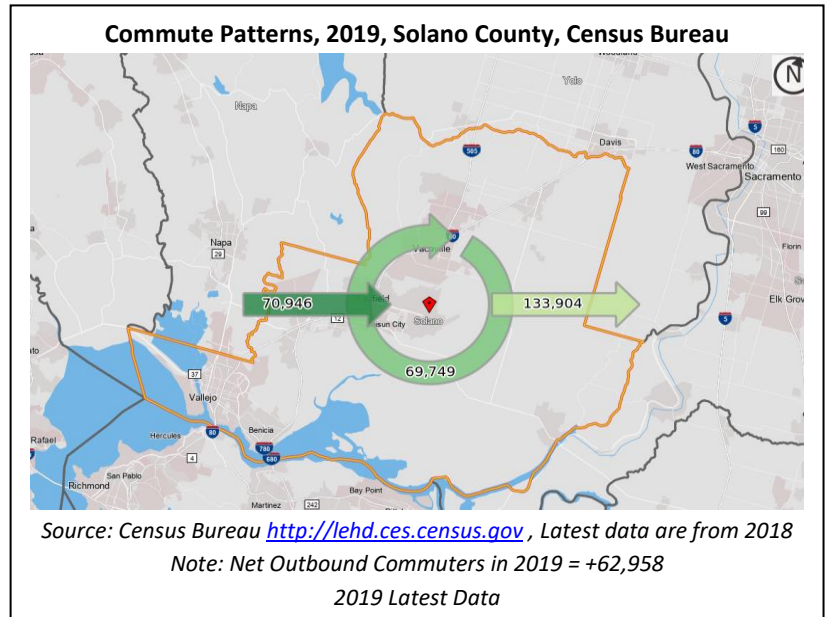
**TAKEAWAY:** Solano County remains well connected versus its state and national counterparts, though it slipped slightly in the one-year sample from 2019 to 2020 (93.3 percent to 92.9 percent).

**MOVING SOLANO FORWARD:** Infrastructure investments and installations to expand both wired and wireless broadband can attract, retain and expand many kinds of businesses that may now rely more on selling goods or services online than before the pandemic, and also provide more job opportunities related to science, technology, engineering and mathematics (STEM) for Solano County's residents.

# Index of Economic and Community Progress

## Commuting

Data on commuting among the cities and counties in and around Solano County are only available through calendar year 2019 as of March 2022 (the time of this writing). The map shows approximately 62,960 more workers in 2019 – versus 47,750 more workers in 2018) – commuted outside Solano County for work than came to Solano County for a job in 2019, suggesting a pre-pandemic jump in outbound commuters from Solano County to points in the region.



Time to work data are available as of 2020 and can provide ways to see how the pandemic shifted commutes, and working from home shifted commutes. Notice that on a five-year average (the only data available for 2020 as of March 2022), the average (mean) time to work did not change from 2019 to 2020. The number of people working from home continued to increase, and will likely continue to do so through 2025 at least. One of the opportunity costs for reduced commute times is lower fuel-tax revenues and thus lower, recurring funding for road and bridge improvements.

### Time to Get to Work, Solano County Residents that Do Not Work from Home: 2010, 2017, 2018, 2019, 2020, Count (People) and % Share of Annual Total

Time to Work (minutes)	2010		2017		2018		2019		2020	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Work from Home	6,247		16,217		22,532		27,196		29,192	
Less than 10 minutes	22,618	12.7%	21,805	11.7%	21,478	11.2%	21,370	10.9%	22,801	11.0%
10 to 14 minutes	26,714	15.0%	27,956	15.0%	27,614	14.4%	27,251	13.9%	28,398	13.7%
15 to 19 minutes	25,111	14.1%	26,278	14.1%	27,039	14.1%	27,447	14.0%	28,605	13.8%
20 to 24 minutes	19,056	10.7%	19,010	10.2%	19,177	10.0%	19,213	9.8%	21,143	10.2%
25 to 29 minutes	7,480	4.2%	8,014	4.3%	8,821	4.6%	8,430	4.3%	8,913	4.3%
30 to 34 minutes	20,837	11.7%	19,196	10.3%	19,944	10.4%	21,762	11.1%	24,045	11.6%
35 to 44 minutes	12,110	6.8%	12,487	6.7%	12,848	6.7%	13,332	6.8%	13,888	6.7%
45 to 59 minutes	17,631	9.9%	18,078	9.7%	18,985	9.9%	19,605	10.0%	20,728	10.0%
60 or more minutes	26,536	14.9%	33,547	18.0%	35,860	18.7%	37,642	19.2%	38,969	18.8%
Mean travel time to work (minutes)		29.5		31.8		32.6		33.2		33.2

Source: American Community Survey, Census Bureau (<http://data.census.gov>), 5-Year Estimates

**TAKEAWAY:** Commute times were basically the same in 2020 as in 2019 for Solano County.  
**MOVING SOLANO FORWARD:** More residents working closer to home or at home creates opportunities for regional offices to open to bring gathering spaces closer to employee homes, reduce traffic during commute times and create better air quality. As a tradeoff, there may be few gas tax receipts for the County of Solano and the state of California.

## Index of Economic and Community Progress

### Quality of Place Index

This final section looks at comparison data describing quality of place compared to California (San Francisco in the case of housing prices) on average: high-school graduation rates; commute times; air quality; educational attainment; home purchase and rental prices; and taxable sales per person. There are 58 counties in California; the data below in many cases are rankings out of these 58 counties. Key takeaways are given by element.

#### Quality of Place Elements, 2020 (2019 Data are the latest in some cases)

Element			Key Takeaway
Graduation Rates, High School (Academic Year)			While graduation rates fell in Solano County in 2020-21 from the previous year, this was true across California and Solano County performed well in challenging times.
2010-11 44 <sup>th</sup> in CA	2019-20 28 <sup>th</sup> in CA	2020-21 25 <sup>th</sup> in CA	
Commuter Times			
2010 49 <sup>th</sup> in CA	2019 51 <sup>st</sup> in CA	2020 51 <sup>st</sup> in CA	Commuter times remained similar in 2020 as it was in 2019, primarily due to COVID-19 reducing the volume of commuting workers.
Air Quality			
2010 20 <sup>th</sup> in CA	2020 16 <sup>th</sup> in CA	2021 4 <sup>th</sup> in CA	Air quality in 2021 for Solano County was among the best in California (top 5), perhaps due to fires elsewhere in California and also less traffic.
Educational Attainment: % of Pop, 25 years old or more, BA min			
2010 29 <sup>th</sup> in CA	2019 24 <sup>th</sup> in CA	2020 25 <sup>th</sup> in CA	Solano County's population with a Bachelor's Degree or more increased in 2020, but not as fast as California on average.
Home and Rental Prices (as a % of San Francisco County)			
2010 Rent: 50% of SF Buy: 28% of SF	2020 Rent: 48% of SF Buy: 35% of SF	2021 Rent: 58% of SF Buy: 37.9% of SF	Housing prices increased across California in 2020 and 2021, but San Francisco lagged a bit as there were initially lower prices in 2020, followed by growth in 2021. Solano County's home prices rose through both years.
Taxable Sales/Capita			
2010 98.6% of State Avg.	2020 102% of State Avg.	2021 98.9% of State Avg.	Increases in taxable sales took place across California, reflecting economic recovery and increased travel spending from the pandemic period in 2020.

Sources: California Department of Education; American Community Survey; Zillow™ Research; California Air Resources Board; California Board of Equalization and County of Solano, <https://www.epa.gov/outdoor-air-quality-data/air-quality-index-report>  
Quality of Index indicators suggest **opportunities** when in green and **challenges** for policy makers and the community when in red.

**OVERALL TAKEAWAY:** Air quality, graduation rates, commute time and educational attainment of residents all improved. Taxable sales recovered in Solano County from the pandemic's initial shock, but other parts of California recovered more quickly.

# Index of Economic and Community Progress

## Data Sources and Methodology

### Solano County Key Facts

#### Area

Data provided by the Solano Economic Development Corporation (EDC) and the County of Solano.

#### Population

Data are from the [California Department of Finance](#) (DOF) for Solano County as part of DOF's estimates for all counties in California. Estimates available in May 2021 are for January 1, 2022.

#### Jobs

Solano County employment data are provided by the [California Employment Development Department \(EDD\)](#). The industry data may include employees who live outside the county. Data from 2021 are preliminary estimates, data before 2021 are official as of March 2022.

#### Population Components

Data are from the [E-6: Population Estimates and Components of Change by County – July 1, 2010–2021](#) report by the California Department of Finance and are for Solano County, the Bay Area Other (including Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara counties), the North Bay (Napa and Sonoma counties), and for California overall. Estimates for fiscal year 2020-21 are preliminary as of January 2022. Net migration includes all legal and unauthorized foreign immigrants, residents who left the state to live abroad, and the balance of people moving to and from California from within the United States.

#### Adult Educational Attainment, Age Distribution, and Ethnic Composition

Data were provided by the [U.S. Census Bureau American Community Survey](#) in December 2021 (the latest data extracted in March 2022) is generally an average of data over the years 2016 to 2020 for Solano County or just a one-year sample.

#### Taxable Sales and Assessed Property Value

Data for taxable sales are from the State of [California Department of Fee and Tax Administration](#) and the Solano County Department of Finance. Data on the assessed value of residential properties are from the Solano County Assessor's office. The latest data available are through the end of calendar year 2021 as of March 2022.

## Our Changing Economy

### Annual Employment

Solano County employment data are provided by the California Employment Development Department (EDD). The industry data reflects the number of jobs in the county that may pay employees who live outside of the county. <https://www.labormarketinfo.edd.ca.gov/data/industries.html>

### Change in Annual Jobs

Solano County employment data are provided by the California Employment Development Department (EDD). The industry data reflect the number of jobs in the county that may pay employees who live outside of the county. The data are as of March 2022 and are estimates, see <https://www.labormarketinfo.edd.ca.gov/data/industries.html>. Jobs forecasts are also available at [CalTrans](#).

### Total Employed Residents and Total Unemployed Residents

Solano County resident employment data is provided by the California Employment Development Department (EDD) Local Area Unemployment Statistics (LAUS). The data reflects the number of residents employed and unemployed in the county. Monthly data reports for Solano County and selected areas originate at the [Bureau of Labor Statistics](#) and EDD reports the estimates.

### Non-Employer Data

Data for non-employers (self-employed businesses that do not have payroll workers) are historically available from the [U.S. Census Bureau](#). The latest data available as of March 2022 for these data are 2018 (the same as the previous Index edition). EFA estimated the change in non-employer statistics by combining employment data for Solano County from the [Bureau of Economic Analysis](#) (table CAEMP25) and [California EDD](#) estimates of payroll employment. The difference between these two estimates through 2020 is our estimate of changes in self-employed businesses by industry.

### Median Household Income

Data for Median Household Income are from the 2003-2020 [American Community Survey data](#) reports from the U.S. Census Bureau as of March 2022. All income values are inflation-adjusted and reported in 2012 dollars, using the California CPI from the California Department of Finance. This California CPI is a weighted average of consumer price index (CPI) data that the Bureau of Labor Statistics (BLS) reports for the San Francisco, Los Angeles, and San Diego metropolitan areas.

# Index of Economic and Community Progress

## Tourism and Visitor Support

Estimated data on visitor spending, jobs that support visitors and tax receipts generated from tourism and hotel stays are provided for all 58 California counties and the state overall by [Dean Runyan Associates](#). Data are from 1992 to 2021 (the latest data were released in April 2022).

## Gross Product

Data are provided by the U.S. Bureau of Economic Analysis through 2020 as of March 2022 ([www.bea.gov](http://www.bea.gov)). Values are inflation-adjusted and reported in 2012 dollars.

## Personal Income

Total personal income and population data are from the [Bureau of Economic Analysis](#). Income values are inflation-adjusted and reported in 2012 dollars, using the California CPI from the [California Department of Finance](#). The latest personal income data are from 2020 as of March 2022.

## Sources of Personal Income

Data are provided by the [Bureau of Economic Analysis](#) (BEA) through 2020. Data are from Personal Income by Major Source and Earnings by NAICS Industry through 2020 as of March 2022. Personal income has been adjusted into 2012 dollars using either the California CPI from the California Department of Finance or the U.S. City Average Consumer Price Index (CPI) of all urban consumers, published by the Bureau of Labor Statistics, when data are national.

## Economic Base and Locally-Serving Industries: Moving Solano Forward Phase II

These data come from the Quarterly Census of Employment and Wages (QCEW) which allows for a look at employment, wages, and establishments data at the NAICS-4-digit level. The North American Industry Classification System (NAICS) allows analysis for major industry sectors. These data are the official estimates from the [Bureau of Labor Statistics](#). Data are through Quarter 2 2021 as of March 2022.

## Agriculture

Data on county agriculture and the industries within that sector come from the [Solano County Agricultural Commissioner](#) and the Bureau of Economic Analysis (BEA). The BEA tracks farm incomes, almost like an income statement, annually with a one-year lag. The latest data are from 2020 as of March 2022.

## Government Jobs

Data on government jobs in this Index 2021 edition came from: [California Employment Development Department \(EDD\)](#), [EMSI \(via Workforce Alliance of the North Bay\)](#), [California Department of Transportation](#), [California Department of Finance](#), and [Quarterly Workforce Indicators of the Census Bureau](#).

## Poverty Rates

Poverty rates represent the percentage of households under the federal poverty level in terms of household income in a given year. Five-year averages for Solano County are provided by the [American Community Survey](#) of the Census Bureau. The latest data are from 2020 as of March 2022.

## Wages by Occupation

Wages data are available from The California Employment Development Department ([www.edd.ca.gov](http://www.edd.ca.gov)) and the U.S. Bureau of Labor Statistics ([www.bls.gov](http://www.bls.gov)) by occupation following Standard Occupation Classification (SOC) codes. Wages are adjusted to 2012 dollars using the California CPI from the California Department of Finance or the U.S. City Average Consumer Price Index (CPI) of all urban consumers, published by the Bureau of Labor Statistics, when the data are national. These data are from May 2021.

## Commercial Real Estate

Data on Solano County's commercial real estate comes from author contact with Colliers International's research department. The tracking of office space, both class A and B, as well as industrial space, is from a survey instrument that is proprietary to Colliers. Other commercial real estate firms, such as Cushman-Wakefield, will likely have different estimates, but there is not a governmental source for these data. The latest data in April 2022 are from Quarter 4 2021.

## Housing and RHNA Estimates

Data on forecasted housing units need come from both [Metropolitan Transportation Commission](#) (MTC). Housing type is estimated by the California Department of Finance as part of its demographic research and housing tenure (own versus rental) data comes from the Census Bureau's American Community Survey. Regional Housing Needs Allocation (RHNA) estimates were available in March 2022 from [Plan Bay Area](#).



# Index of Economic and Community Progress

## Our Changing Community

### Population Growth Components and Domestic and Foreign Immigration

Data are from the E-6: Population Estimates and Components of Change by County – July 1, 2000–2021 report by the [California Department of Finance](#) and are for Solano County, the Bay Area Other (including Alameda, Contra Costa, Marin, San Francisco, San Mateo, and Santa Clara counties), the North Bay (Napa and Sonoma counties) and California overall. Population projections data come from the [California Department of Finance](#), P-3 report (State and County Population Projections by Race/Ethnicity, Detailed Age, and Gender, 2010–2060 (by year)). The latest estimates are from July 2021.

### Dependency Ratios

Data for the dependency ratios, which are the percentage of the population that is either under 18 years of age or over 65 years of age, come from the [American Community Survey](#) from the U.S. Census Bureau, including the decennial Census in 2010 and 2020, covering years between 2005 and 2020. The latest data are from December 2021.

### High School Dropout Rates

Data for the 2020–21 academic year are provided by the [California Department of Education](#) Educational Demographics Office (the latest data available). The 4-year, derived dropout rate is a percentage estimate of students who would drop out in a four-year period based on one year of data collected. A new methodology has been used since 2017.

### High School Graduation Rates and UC/CSU-Readiness

Data for the 2020-21 academic year are provided by the [California Department of Education](#). In theory, the methodology used calculates an approximate probability that one will graduate on time by looking at the number of 12th grade graduates and number of 12th, 11th, 10th and 9th grade dropouts over a four-year period. There has been a recent change in methodology such that time periods before 2016-17 are not comparable to those after 2016-17.

### Home Prices and Housing Affordability

Data were provided by [Zillow™ Research](#) for median home prices and forecasts as of April 2022. California Association of REALTORS® calculates a housing affordability index (HAI) published quarterly at [www.car.org](#). Rental prices are from [RentCafe](#).

## Labor Force Participation Rates

This is a ratio of the population over 18 years and over that is employed or actively seeking work. Data shown in this Index 2021 are a combination of population data from the [Census Bureau](#) and [California EDD](#) as described above. The authors make the calculation from data available as of April 2022.

## Broadband and Computer Access

The Census Bureau, in its [American Community Survey](#), is now tracking the number of households with a computer or with broadband access of both. These data are shown here as a way to consider Solano County versus the state and nation and the ability to use tools at home to increase labor supply readiness and learning opportunities. The latest data is as of 2020, and made available in December 2021.

## Building Permits

Building permits data are available from both the County of Solano and the Census Bureau at the metropolitan statistical area (MSA) level. The County of Solano provided both residential permit counts and square footage of new commercial construction permitted. The building permits database at the Census Bureau can be found at: <http://www.census.gov/construction/bps/>. The latest data are through 2021 as of March 2022.

## City Data: Economics and Demographics

Data on the cities and their demographics come from the [American Community Survey](#) (ACS) of the Census Bureau through 2020 (the latest data available as of April 2022). While this survey has some data limitation for smaller municipalities and the unincorporated portions of counties, it is the best current source of information on cities and towns between the ten-year Census dates. Data shown here are five-year averages.

## Commuting Data and Time to Work

Data on commuting workers come from the Census Bureau to 2019 ([American Community Survey](#)) and also its partnership with the Bureau of Labor Statistics and the QWI called the [Longitudinal Employer-Household Dynamics](#) (LEHD) database. These data are from 2002 to 2019 as of January 2022.

The 2021 Solano County Index of Economic and  
Community Progress can be found at:

**[www.solanocounty.com/economicindex](http://www.solanocounty.com/economicindex)**

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