



Solano County 2023

Index of Economic and Community Progress

County of Solano and Solano Economic Development Corporation

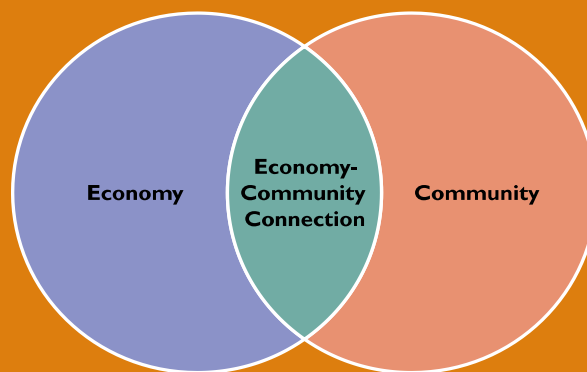
June 2024

Solano County 2023

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-sector 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 Solano EDC, to maintain and update throughout the year. The Index was expanded to include comparisons in many instances to the Sacramento metropolitan area, the greater Bay Area, California, and the United States. The 2012 to 2023 editions include the objective analysis of Dr. Robert Eyler from Economic Forensics and Analytics (www.econforensics.com).

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



Index of Economic and Community Progress

Dear Residents of Solano County:

We are proud to be a part of the 15th 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. Job 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. Residents and businesses in Solano continue to struggle with inflation. Geopolitical issues cloud the economic picture to 2025. Official data sources are utilized to support this analysis. With both opportunities and challenges, remaining objective in these studies is critical. We are proud to partner again with Dr. Robert Eyler, President of Economic Forensics and Analytics, as our research lead for this annual Index.

2023 was another year of committed, effective partnerships between the Solano EDC, our cities, and our private partners. Nothing is more emblematic of this commitment than the Revolving Loan Fund which was created under the County Board of Supervisors' direction with American Rescue Plan Act (ARPA) dollars. In partnership with First Northern Bank, Travis Credit Union, Valley Strong Credit Union, local chambers of commerce, the Farm Bureau, and the Small Business Development Center, we have loaned out \$2 million of the \$3.4 million allocation to a diverse set of farmers and small-business owners in all Solano County's cities and unincorporated areas. As these funds revolve, we have this capital available to support our small businesses in perpetuity. Also, with the support of Kaiser Foundation, we have been working with the County of Solano and our cities to facilitate Accessory Dwelling Units (ADUs) adoption. ADUs are inherently affordable units of housing that allow seniors to age in place, allow families to live intergenerationally, provide housing to support our Airmen at Travis AFB, and allow our companies to attract the young talent we so desperately need. The creation of [Solanoadu.org](https://solanoadu.org) is just one step in that direction. Solano EDC is working with regional partners to develop both our industrial lands and transit-oriented housing adjacent to the Fairfield/Suisun train station. These efforts are funded by MTC/ABAG at the regional level and managed in partnership with the Solano Transportation Authority (STA). We're committed to bringing better jobs to Solano County so that fewer county residents need to commute out of county to earn liveable wages. We also need a diverse housing stock to support both our existing employers, and companies that we hope to attract. Solano EDC, with significant support from the County of Solano, Travis Credit Union and multiple foundations, produced a non-profit capacity building summit in 2023 that kicked off a year's worth of support to build a cohort of regional non-profit leaders. The County of Solano and Solano EDC are working diligently to expand the philanthropic support that our county receives to augment resources and build human capital across Solano County's economy. We are grateful for all of the partnerships that allow us to do this work, especially Solano EDC and the County of Solano.

Sincerely,



Mitch Mashburn
Chairperson
Solano County Board of Supervisors



Chris Rico
President
Solano Economic Development Corporation

Index of Economic and Community Progress

Contents

Solano County Key Facts	4
Key Highlights from the 2023 Index	5
Index Overview.....	7
Our Changing Economy.....	14
Labor Markets	15
Annual Local Industry Employment	15
Non-Farm Employment.....	16
Employment Levels and Unemployment Rate Comparisons	17
Cities Overview: Labor Markets	18
Employment in Base Industries and Locally-Serving Industries	19
Long-Term Jobs Forecast: 2023 to 2030	20
Advanced Manufacturing	21
Businesses and Incomes	22
Non-Employer Businesses	22
Gross Product Change by Industry Sector and Overall Growth Rate.....	23
Gross Product Deflator and Solano County’s Local Cost of Living	24
Tourism Industry: Supporting Visitors	25
Personal Income	26
Sources of Personal Income	27
Business Affordability: Wages	28
Median Household Income (MHI) Comparisons	29
Poverty Rates.....	30
Agriculture.....	31
Commercial RE and Building Permits	32
Commercial Real Estate Pricing and Vacancy	32
Building Permits.....	33
Housing Markets	34
Median Home Prices and Affordability	34
Median Home Price Forecasts	35
Social Equity Metrics: Baseline for Monitoring in Solano County.....	37
Our Changing Community.....	39
People	40
Recent Population Growth and Projections to 2050	40
Components of Population Change	41
Workforce Readiness and Supply	42
Dependency Ratio.....	42
High School Graduates and K-12 Attendance: The Outlook to 2032-33.....	43
Labor Force Participation Rates	45
City Overview: Education, Housing and Income.....	46
Broadband and Computer Access.....	48
Quality of Place Index.....	49
Data Sources and Methodology.....	50

Index of Economic and Community Progress

Solano County Key Facts

Area

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

2023 Population (January 1, 2024)	Population
Benicia	26,033
Dixon	19,403
Fairfield	120,339
Rio Vista	10,004
Suisun City	28,840
Vacaville	102,173
Vallejo	121,558
Unincorporated	18,076
County Total	446,426

Population Change: 2023 to 2024 (Jan 1) **+920**

Solano County 2030 Population Est. **459,009**
(DOF estimate as of April 2024)

Top 5 Employment Sectors (2023 year-end)

Healthcare and Social Assistance	27,900
All Government (incl. US Military)	23,900
Retail Trade	17,500
Leisure and Hospitality	16,000
Construction	11,600
Manufacturing	11,100

Total Industry Jobs (Calendar Year 2023) **143,000**

Employment to Housing Units (2024) **85.8%**
Employment to Housing Units (2019) **89.3%**



Educational Attainment (2018–22 Avg.), %

Less than high school	11.1%
High school graduate only	23.8%
Some college, no degree	26.4%
Associate's degree	10.5%
Bachelor's degree	19.3%
Graduate or Professional degree	8.9%

Age Distribution of Pop (2018–22 Avg.), %

Under 5 years old	5.8%
5 to 19	18.4%
20 to 44	33.9%
45 to 64	25.3%
65 and older	16.6%

Ethnic Composition of Pop (2018–22 Avg.), %

White	35.5%
Hispanic	28.0%
Asian	15.3%
African-American	12.9%
Other (incl. mixed race/Pacific Islander)	8.3%

Building Permits Issued, New Housing Units
(Fiscal Year 2022–23) **1,106**

Sources and Notes:

- Population and housing data come from California Department of Finance (www.dof.ca.gov), as of May 2024.
- Employment data from California Employment Development Department (www.edd.ca.gov), as of April 2024.
- Employment to housing unit ratios 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.
- Demographic data from the Census Bureau's American Community Survey (factfinder.census.gov), March 2024.
- Building Permits data provided in April 2024 by the County of Solano, fiscal year 2022-23, ending June 30, 2023.

Index of Economic and Community Progress

Key Highlights from the 2023 Index

Our Changing Economy

- Solano County employers hired 1,900 more workers (farm and non-farm) in 2023, a +1.3 percent change from 2022, to 143,000 payroll workers.
- Solano County's labor force increased by 2,200 workers in 2023, still 5,000 fewer than in 2019.
- 193,600 Solano County residents were employed in 2023, 1,300 more than in 2022 after data revisions.
- Solano County's unemployment rate was up slightly to 4.7 percent for 2023 on average (unemployment was 4.3 percent on average in 2022).
- Key industries with job gains in 2023 from 2022 were leisure/hospitality and healthcare, while construction and manufacturing hiring fell slightly.
- Based on the most recent data, inflation-adjusted (2017 dollars) gross product in Solano County decreased by 5.9 percent in 2022 (the latest data), and the state and national economies grew 0.7 percent and 1.9 percent, respectively.
- Solano County's personal income per capita fell in 2022 by \$5,870 (-11.0 percent) after inflation from 2021, as inflation's relatively high levels continued.
- Median household income increased in 2022 versus 2021 to \$79,765 in 2017 dollars (+0.9%).
- Industry jobs focused on customers outside Solano County ("base" industries) fell by approximately 1,073 jobs in 2023 compared with 2022; locally-serving jobs increased by 1,453.
- Solano County median wages for local workers fell slightly in 2024 from 2023 by \$0.66 after inflation but slipped below California's median wage.
- Poverty rates among Solano County residents increased slightly in 2022 (the latest data) based on five-year averages, to approximately 9.0 percent of residents (8.9 percent in 2021).
- Cost of living in Solano County was estimated to rise by 9.1 percent in 2022 (the latest data), faster than state and national averages, undermining income's purchasing power growth for county residents.
- Agricultural values for Solano County farmers decreased in 2022 (the latest data) by 4.1 percent after a record-high year in 2021.
- Social equity metrics slipped slightly in 2022 based on five-year averages due to inflation effects that fell hardest on Solano County's African-American communities.

Our Changing Community

- Solano County's population increased by 920 in 2023 (+0.21 percent from 2022), as people leaving Solano County slowed, to 446,426.
- The population forecast for Solano County is 498,672 by 2050, as estimated in 2023.
- In the 2022-2023 academic year, Solano County's high-school graduation rate decreased from the previous academic year (AY) to 86.6 percent; Solano County's graduation rate remained slightly higher than the state average (which also increased).
- In 2023, Solano County's median housing price increased 0.2 percent to \$590,300; housing affordability decreased again in 2023.
- As of March 2024, housing prices were forecast to fall approximately 0.6 percent in Solano County through March 2025.
- 1,109 building permits were issued for new houses in fiscal year 2022-23, fewer than in fiscal year 2021-22, but growth above 1,000 per year continued.
- Approximately 3.3 million square feet of commercial space was permitted during fiscal year 2022-23, a surge in growth from the previous fiscal year.
- Estimated commuting time to work in 2022 (the latest data) was 32.7 minutes, less than 2021 using five-year averages, but among counties with the longest time to commute to work in California (53rd of 58 counties).
- The total assessed property value in Solano County increased to over \$70.0 billion in fiscal year 2022-23, while taxable sales decreased again after inflation adjustments in calendar year 2023.

Considerations for the Future

Solano County's labor markets showed continued improvement in 2023, with slight reductions in construction and manufacturing. Job and population forecasts estimate Solano County growing faster than many Bay Area counties otherwise, but not as fast as Sacramento County. Continued reductions in inflation and forecasted lower interest rates in 2024 and 2025 should help alleviate the mixed results of 2022 and 2023 for Solano County's residents, employer and municipal governments.

Index of Economic and Community Progress

Solano County Economy: Inflation Fading, Jobs Slowing

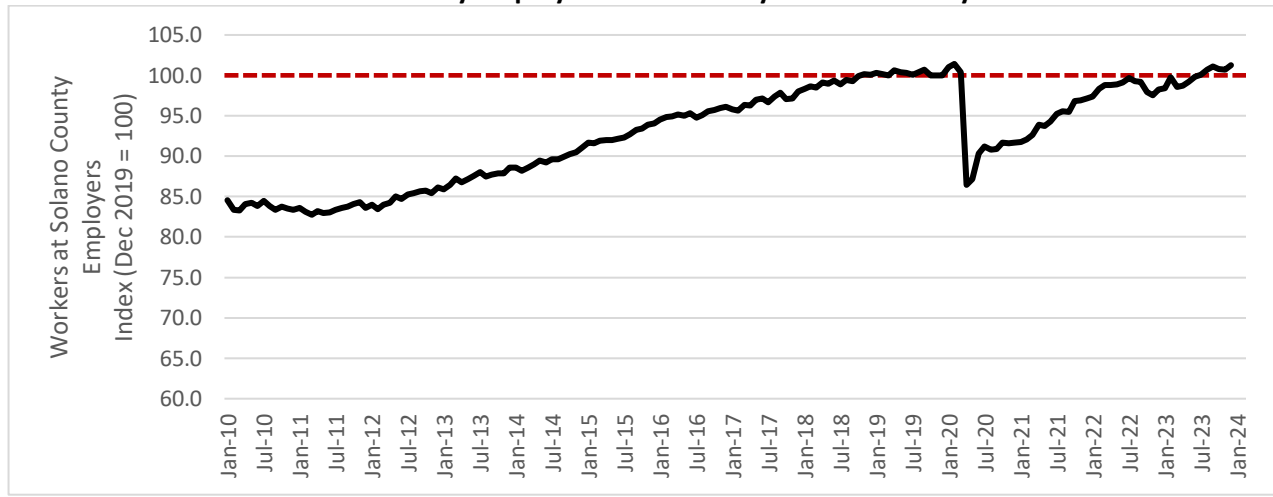
The American economy avoided recession in 2023 and grew faster than expected. Threats remain in the American economy, especially with interest rates persisting at their highest levels since 2006 and housing prices changing very little. In contrast, American job markets continued to see more worker demand across most of the nation in 2023. The Federal Reserve has signaled they are prepared to lower the Federal Funds Rate (the target range for interest rates the Federal Reserve directly controls where banks borrow from other banks) to provide some relief; however, the Federal Reserve is cautious concerning inflation and will not lower rates until “the job is done”. The job is more consistent with inflation at lower levels. American equity markets slowed its “bull market” trend in 2023 from April 2020, but positive growth in markets has been driven by both optimistic forecasts of artificial intelligence (AI) positively affecting productivity across many industries while affecting labor demand very little; such changes should increase related semiconductor-chip manufacturing and demand, and there are forecasts of lower interest rates. Geopolitical issues across Europe and the Middle East as 2024 began dampened economic forecasts for Europe more than the United States, but global forecasts remain sanguine through 2025. The European economy stagnated somewhat in 2023 and has experienced higher inflation than the United States.

Economic forecasts for California are more mixed but remain relatively optimistic. Growth of jobs in terms of California employers’ demand for workers is forecasted to grow annually from 2024 to 2027 at an annual pace of 0.7 percent to 2027. This is about one-third the pace of growth in California from 2011 to 2019. The number of Californians working increased in 2023 by 39,400, but 91,400 fewer California residents were working from July 2022 to March 2024 after seasonal adjustments as of April 2024. Housing prices in California increased in 2023 by 2.2 percent, a year where most forecasters had housing prices retreating based on predictions of both job losses and relatively high costs of credit. The forecast for California housing in 2024 remains positive (+0.9 percent from March 2024 to March 2025). The California state budget and California’s economy should be considered separately; the May 2024 revised state budget forecasts budget deficits for the next three fiscal years after two years of historic surpluses.

Jobs growth in Solano County continues in 2023 at a slower pace than in 2022. We use 2019 as a benchmark date in this Index 2023 edition. The number of Solano County residents working or looking for work remains under 2019 levels by approximately 5,000 workers as 2023 ended. Labor force growth is expected to continue through 2030, especially if annual population growth is positive on average, as in 2023. Inflation continues to pressure regional wages; purchasing power from those wages after inflation is very slow to change across California and Solano County’s neighboring regions (Bay Area and Sacramento area counties). Solano County residents who are also employed have been working from home more since 2019, but commute traffic has returned; Solano County’s employers hire more workers who commute into Solano County than both live and work in Solano County in 2023. Unemployment rates regionally and statewide have increased in 2023, even with more hiring (Solano County had 1,300 more residents get a job, and employers hired 1,900 more workers in 2023, but the unemployment rate increased for Solano County to 4.7 percent in 2023 from 4.3 percent in 2022). For Solano County, housing prices are forecasted to fall slightly in 2024 as of March 2024 (approximately -0.6 percent).

Index of Economic and Community Progress

**Employment Levels, Index = 100 in December 2019, Seasonally Adjusted
Jobs at Solano County Employers from January 2010 to January 2024**



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

Index Overview

Solano County Jobs Increased to 143,000 in 2023

Total jobs at Solano County’s employers grew by 1.3 percent (+1,900 jobs) in 2023 from 2022; farm jobs fell slightly by 200 in 2023 from 2022. Services jobs growth was generally led by restaurants and healthcare, while construction and manufacturing slipped by 600 jobs in 2023. Solano County’s labor force, the sum of employed residents and those unemployed but actively looking for work, remained slightly below 2019 levels for a third year in a row (400 fewer than 2019 as 2023 ended), with unemployment rising for Solano County residents to 4.7 percent.

In 2023, Solano County employment increased by 1,900 (+1.3 percent) across all Solano County employers to just below the 2019 level of employment on average.

The Broader Context: State and National Economic Updates

Forecasts through 2027 are more optimistic for the US and California labor markets than one year ago, driven by forecasts of lower interest rates and faster growth than expected in 2023. Growth is likely to be slower than 2015 to 2019 from 2024 to 2027.

The US economy surprised economists and forecasters regarding continued jobs and income growth. As 2023 ended, the US labor market had expanded by 3.1 percent in terms of total workers from December 2019. Almost all Industry sectors have recovered to pre-pandemic levels or beyond at the national level. In California, job growth for California residents began to stall in July 2022, as higher interest rates and rising inflation began to take their toll on hiring Californians in contrast to the

national economy and workers elsewhere; more workers were hired from outside California. Inflation remains stubborn in its descent toward the Federal Reserve’s goal of two percent annually from 40-year highs in 2022. We should expect slower economic growth in 2024 and 2025, but likely no declared recession in the United States; California’s economy will likely grow slower than the national economy.

Index of Economic and Community Progress

Housing Prices Squeaked Out Gains in 2023

The median home purchase price in Solano County increased 26.6 percent, according to Zillow™ Research, from December 2019 to December 2023. As 2023 ended, the median price of a single-family home was approximately \$586,360 in Solano County (+0.23 percent for 2023 versus 2022) compared to \$781,740 in California on average (+3.3 percent growth from 2022 to 2023); the statewide median home price was \$756,900 a year earlier. Housing price forecasts for Solano County and the Bay Area are mixed through early 2025. As of March 2024, median home prices are forecasted to drop another 0.6 percent by March 2025. Rental costs continued to rise in 2023; Solano County median rents increased 1.9 percent in 2023 to \$2,370 (good examples of units at median rental prices are two-bedroom apartments in either Fairfield or Vacaville).

Zillow™ Research predicted Solano County home prices to fall by 0.6 percent between March 2024 and March 2025 after rising by 26.6 percent from December 2019 to December 2023.

Building permits in Solano County increased for the calendar year 2023 by 1,109 versus 1,673 units in 2022. Vacaville had more permitted new units than any of the other six cities, with Fairfield and Vallejo

Expect some commercial real estate issues in 2024 and 2025 in terms of financial problems and concerns over long-term vacancy in office space. Industrial space should remain a market where demand is stable or rising slowly.

also increasing the number of new housing units permitted. Dixon had 209 units permitted, with a balanced mix of multi-family and single-family homes. New commercial square footage permitted surged in fiscal year 2022-23 by 3.3 million square feet compared with just over 1.265 million square feet permitted in fiscal year 2021-22. Colliers International provided data that suggests office space in Solano County saw vacancy rates increase again in 2023 to 24.5 percent versus 22.7 percent as 2022 ended, following regional trends. Office lease rates, in contrast, increased again to \$2.60 per square foot (sq ft) in 2023 from \$2.57 in 2022 for Class A space.

Solano County: Continued Jobs Growth in 2023 for Employers, Residents Less but Growing

Solano County's employers continued hiring in 2023 as the regional labor force grew. Solano County's labor force from county residents **increased** by 2,200 workers, still 5,000 less

**Comparison of Solano County Labor Force Components, 2019 to 2023
Number of Workers and Percent Change Based on Annual Averages**

	Number of Workers			Change to 2023	
	2019	2022	2023	2019	2022
Labor Force	208,100	200,900	203,100	-5,000	+2,200
Employed Residents	200,200	192,300	193,600	-6,600	+1,300
Unemployment Residents	7,900	8,600	9,400	+1,500	+800
Industry Employment	143,400	141,100	143,000	-400	+1,900

Source: EDD (<http://www.labormarketinfo.edd.ca.gov>), Labor Market Information, Annual Averages; a new benchmark of 2024 was set with some revisions.

than year-end 2019, our pre-pandemic benchmark. Employed residents of Solano County grew more slowly in 2023, with an estimated 1,300 more residents working, below the pre-pandemic level by 6,600 working residents. The consequence was an unemployment rate in 2023 ended at 4.7 percent versus 4.3 percent in 2022. Hiring will likely be slower in 2024 for Solano County based employers and regionally where Solano County's residents work. Still, no recession is in the forecast to 2025 as of March 2024.

Index of Economic and Community Progress

Industry Employment

The data here show the top industries in Solano County regarding the number of employees and changes from 2019 to 2023 and the most recent annual change during 2023 from 2022. Economic development efforts in Solano County are now looking at the following targeted industries due to general efforts by Solano Economic Development Corporation (Solano EDC):

- Fruit and Vegetable Preserving and Specialty Food manufacturing;
- Support Activities for Crop Production;
- Pharmaceuticals and Medicine Manufacturing;
- Beverage Manufacturing; and
- Architectural and Structural Metals Manufacturing.

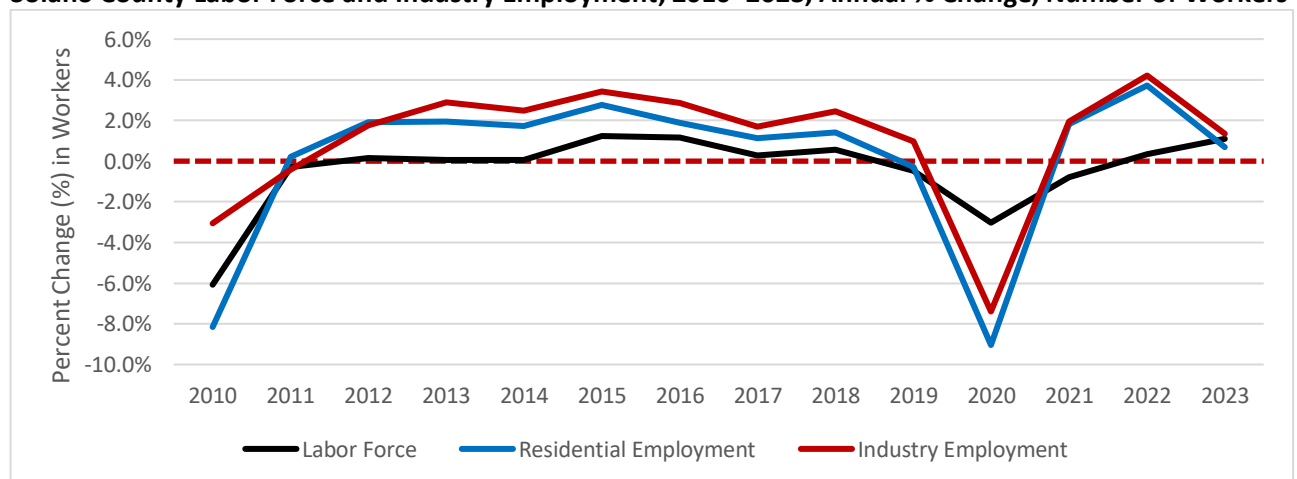
**Solano County Employment, Sorted by Changes in 2023
2023 Annual Gains and (Losses) of Jobs since 2019 and 2022**

Industry	2019	2022	2023	Change, 2019-23	Change, 2022-23
Health Care and Social Assistance	26,900	26,600	27,900	1,000	1,300
Local Government Educational Services	15,800	14,800	15,500	(300)	700
Restaurants	12,100	12,100	12,400	300	300
Other Services	4,700	4,700	5,000	300	300
Administrative and Support Services	5,600	5,800	6,100	500	300
Transportation, Warehousing, and Utilities	4,800	5,500	5,600	800	100
Wholesale Trade	4,400	4,100	4,200	(200)	100
Professional and Business Services	10,200	10,900	11,000	800	100
All Others	58,900	56,600	55,300	(3,600)	(1,300)
Totals	143,400	141,100	143,000	(400)	1,900

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

Labor force participation rates increased in 2023 for Solano County as the labor force numbers increased faster than the county's small population increase.

Solano County Labor Force and Industry Employment, 2010–2023, Annual % Change, Number of Workers



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

Index of Economic and Community Progress

Gross product data for 2022 (the latest data available) showed a sharp contraction for Solano County after inflation. Inflation increased quickly as 2022 started and remained high until early 2023. Increased interest rates in 2022 did little to slow down consumers through 2023 but likely affected overall consumption levels as 2023 ended (see taxable sales data below). The share of incomes from goods-producing industries (agriculture, construction, and manufacturing) employers fell versus services industries, including government. As Solano EDC hones its strategy for more manufacturing and other target-industry jobs, these proportions will shift and get closer to pre-pandemic levels (approximately 46 percent for goods-producing firms) with less volatility over time.

Sector Shares of Gross Product at the County, State, and National Levels Percent of Total Gross Product in 2017 Dollars, 2019 to 2022, Selected Years

Year	Goods-Producing			Services-Producing			Public Sector		
	Solano County	CA	US	Solano County	CA	US	Solano County	CA	US
2019	45.4%	16.9%	17.4%	41.0%	72.0%	70.6%	13.6%	11.1%	12.1%
2020	46.2%	16.7%	17.1%	40.5%	72.3%	70.7%	13.3%	11.0%	12.2%
2021	45.6%	16.4%	16.8%	41.5%	73.3%	71.5%	12.9%	10.4%	11.7%
2022	41.1%	15.5%	16.1%	45.4%	74.2%	72.3%	13.6%	10.4%	11.6%

Source: Bureau of Economic Analysis (<http://www.bea.gov/regional/index.htm>); 2022 data are the latest available.

Standards of Living Increased in Solano County in 2022 fell, More Victims of Inflation

Standard of living measures include income levels in real (inflation-adjusted) terms by household or per person (per capita). Examples include median household income, gross product per person, and personal income per capita. In the 2022 data (the latest available), job recovery and equity market gains were offset by a reduction in federal stimulus payments and a surge of inflation throughout 2022. The 2023 data likely show slight gains due to inflation slowing down. Slower job growth and inflation falling all mixed to provide slight gains in inflation-adjusted wages for Solano County in 2023; housing and equity markets also had mixed outcomes for many households and individuals in 2023. In Solano County, real (2017 dollars) personal income per person was \$5,870 **lower** in 2022 (the latest data available) than in 2021 and \$1,910 less than in 2019 (pre-pandemic benchmark). The gap between Solano County and the national average was increased to \$8,200 in 2022. Much of that change was the differential inflation in Solano County versus the rest of the nation. In contrast, median household income (MHI) grew in Solano County in 2022 by \$710 from 2021 to \$79,765, remaining above the state average by almost \$4,220 per household. In 2022, gross product per person decreased by \$3,741 for Solano County from 2021 levels (-5.5 percent). Inflation and slower incomes outside of wages changed these standards of living in 2022.

Standard of Living Measures at the County, State, and National Levels 2019, 2021, and 2022 (latest available data), in 2017 Dollars (Inflation Adjusted)

Place	Gross Product per Person			Personal Income per Person			Median Household Income		
	2019	2021	2022	2019	2021	2022	2019	2021	2022
Solano County	\$65,742	\$67,778	\$64,037	\$49,203	\$53,162	\$47,293	\$76,300	\$79,055	\$79,765
California	\$74,916	\$80,377	\$81,156	\$61,170	\$70,890	\$67,005	\$70,459	\$74,160	\$75,546
United States	\$62,659	\$64,475	\$65,475	\$52,710	\$58,460	\$55,496	\$60,253	\$62,436	\$62,943

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. 2022 data are the latest available.

Index of Economic and Community Progress

Social Equity Metrics and the COVID-19 Recession

We include “social equity” metrics in this Index to provide ways to monitor socioeconomic progress. In 2022 (the latest available data), five-year average poverty rates fell, and homeownership increased for all communities except for African-American households versus renting a home in Solano County. Median household income (as discussed in the aggregate) increased for all groups but African-American households also in 2022 from 2021, supporting the slight countywide gain in 2022 from 2021. Rising home prices, while slowing their ascent in 2023, continue to pressure local and national inflation rates and reduce the ability of lower- and middle-income households to move into homeownership. A lack of purchasing power can also exacerbate poverty conditions regarding after-inflation incomes and a household’s ability to save.

Community Indicators

Data from the California Department of Finance can compare population estimates in California’s counties to those in the annual census. In 2022, Solano County’s population **increased** by an estimated 920 residents (as of May 2024). This reversal suggests some families came to Solano County in 2023, and there was less emigration to other places from Solano County versus the previous three calendar years. As 2023 began, Solano County’s population was estimated at 446,426 residents. California gained population overall, reversing three years of population loss. The Solano County and statewide populations remain below 2019 levels as of January 2024.

Solano County’s graduation rate fell slightly to 86.6 percent in academic year 2022-2023

Solano County's graduation rate fell to 86.6 percent of eligible students in academic year 2022-2023 (the latest academic year data are available) from 88.8 percent in academic year 2021-22. California’s average increased to 86.2 percent in academic year 2022-23 from 87.0 percent for the 2021-22 academic year. Solano County graduates ready for study at University of California (UC) or California State University (CSU) campuses fell sharply in academic year 2022-23 to 42.4 percent versus 52.1 percent of high-school graduates for California on average.

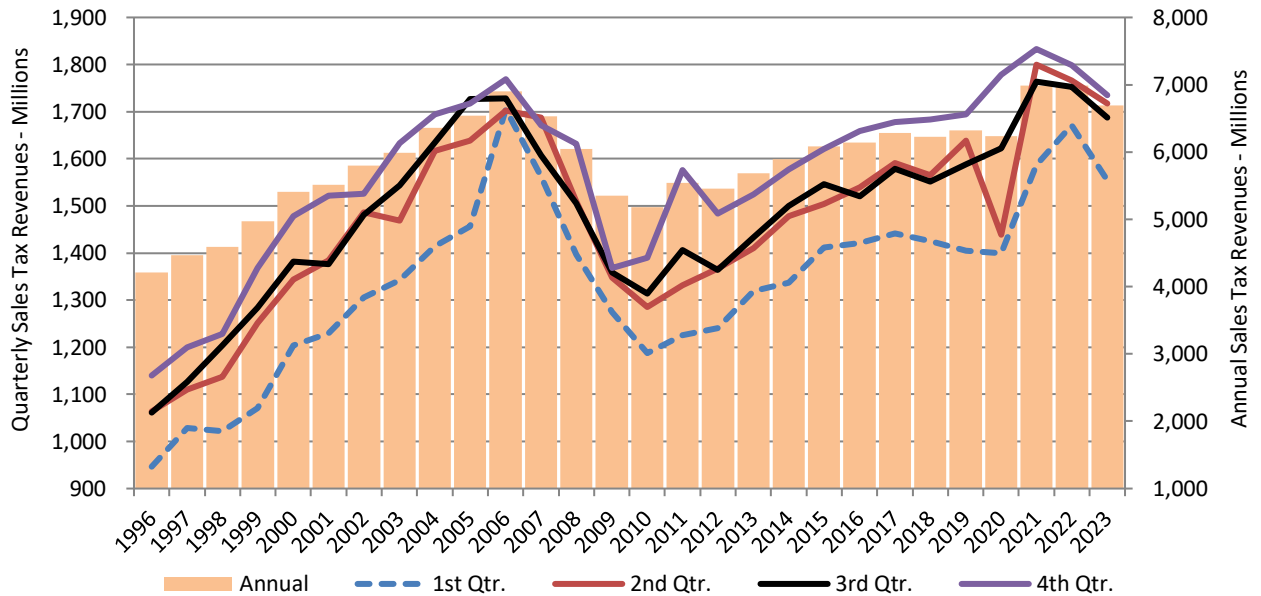
Graduation rates and the percentage of graduates in Solano County who were CSU-UC eligible both fell in academic year 2022-23, where graduation rates were above the state average, and the percentage of UC/CSU eligible students in Solano County was below the state average.

Taxable sales after inflation fell in 2023 due to a mix of inflation and slower spending/tourism

As with other measures in this 2023 Index, taxable sales after inflation fell in 2023 for Solano County to \$6.69 billion, or 4.2 percent **less** than in calendar year 2022. Taxable sales in 2023 were 5.77 percent more than 2019 taxable sales (pre-pandemic benchmark) after inflation in 2017 dollars (the base year changed for this 2023 Index from 2012 to 2017). Rising delinquency rates on credit cards and auto loans may begin to slow both day-tripping tourism and overnight stay demand, especially if job losses begin to speed up in 2024 or 2025. There are no current forecasts (as of May 2024) for such rapid job losses in the United States or California. Inflation’s persistence at relatively high levels also undermined growth after purchasing-power adjustments.

Index of Economic and Community Progress

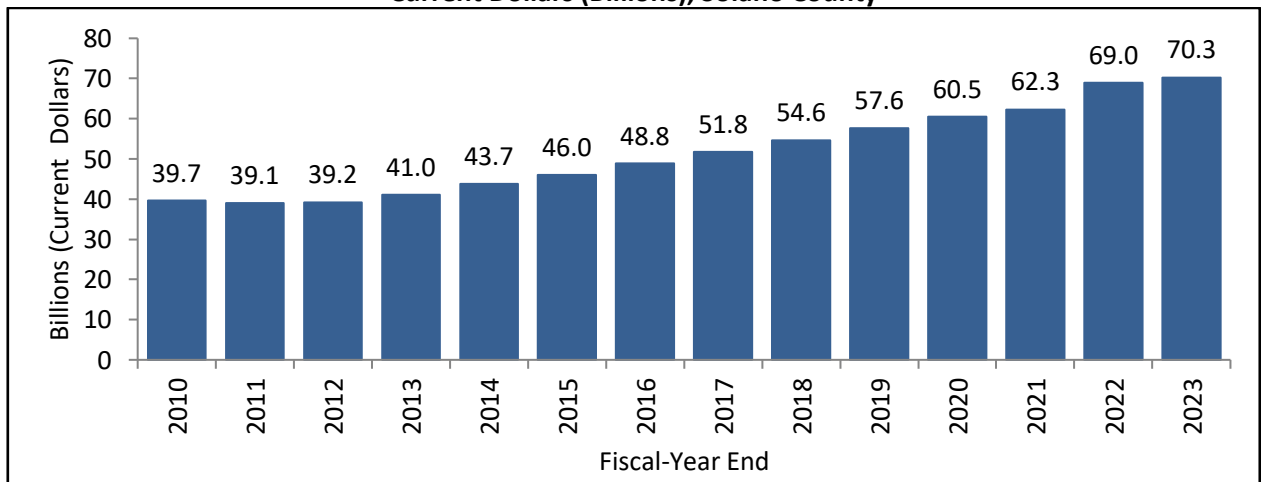
Solano County Taxable Sales, Q1 1996 to Q4 2023
Quarterly and Annual (2023 Q4 Latest Data), 2017 Dollars



Source: California Department of Tax and Fee Administration (CDTFA),
<https://www.cdtfa.ca.gov/dataportal/catalog.htm?category=Taxable%20Sales%20in%20California>

Housing values have grown more slowly but have grown through 2023 annually since 2020. Aggregate, assessed property values in Solano County continued to grow in fiscal year 2022-23; the Solano County Assessor’s Office updates the property tax roll each year based on transactions, improvements and other revaluation reasons. As of June 30, 2023, the assessed property value in Solano County was approximately \$70.3 billion, the tenth year in a row of increases. No significant housing market contraction is expected in 2024. Still, the most recent 12-month forecast at the time of this writing was for a minor (-0.9 percent) reduction in median home prices into early 2025 (from March 2024).

Assessed Value for Property Tax Purposes, Fiscal-Year End 2010 to 2023
Current Dollars (Billions), Solano County



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

Index of Economic and Community Progress

Geographic Comparisons

Unless stated otherwise, the 2023 Index continues grouping comparison counties into the following three areas in California. In some cases, individual counties are the basis of comparison when 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.

The Longer View

As in past editions, the 2023 Index provides brief “TAKEAWAY” sections to help readers draw possible conclusions from each central data point. These comments are meant to help county policymakers, employers, or residents consider opportunities or challenges regarding each topic.

In the 2023 Index, we use a “**LONGER VIEW**” section that considers what each major data point may imply from the past or the future to give the reader further perspective. The 2023 Index starts with a look at Solano County’s economy, followed by community indicators.

Index of Economic and Community Progress



Our Changing Economy

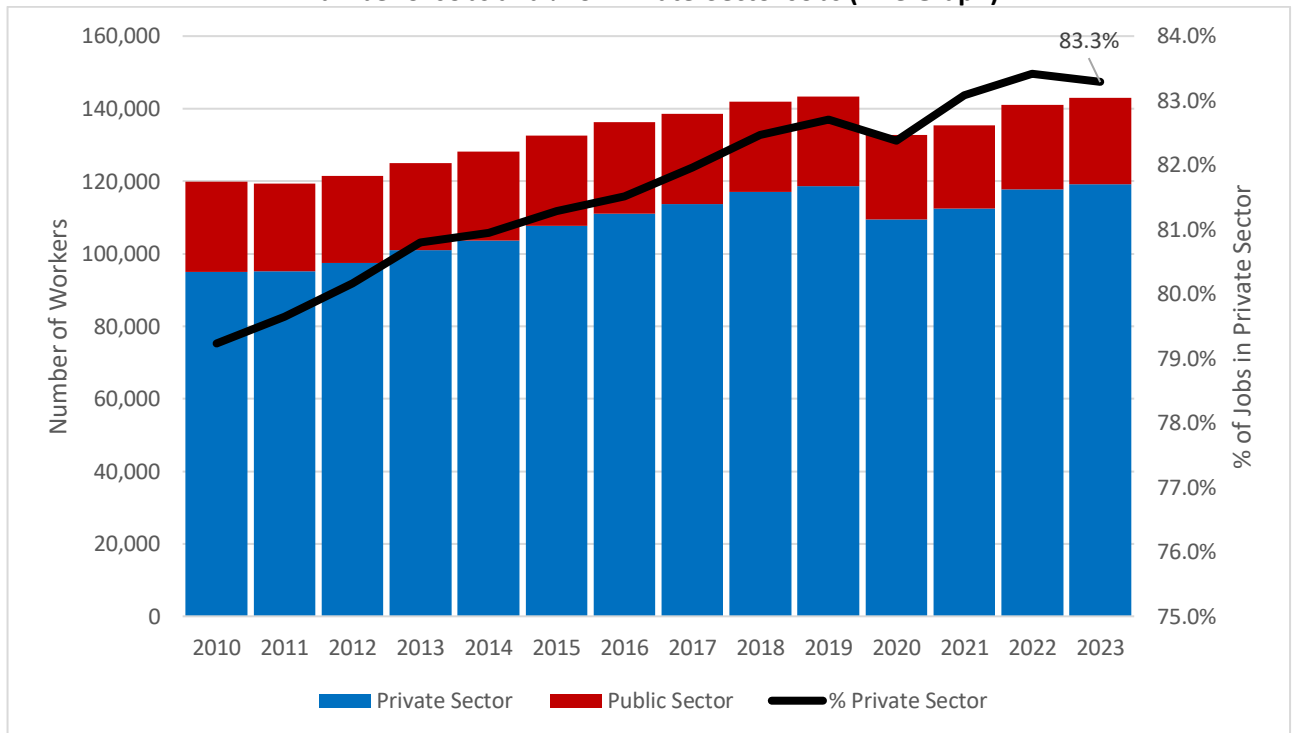
Index of Economic and Community Progress

Labor Markets

Annual Local Industry Employment

Solano County employers increased payroll workers to 143,000 (+1,900 workers) as 2023 ended from 141,100 in 2022 (total revised in new data from April 2024). Private-sector employment increased by 1,400 workers (+1.46 percent growth and 83.3 percent of total), and government employment increased by approximately 500 workers. The gains to government workers in 2023 reflected continued recovery and adjustments in the public sector after the pandemic shock; total government workers in Solano County are still 900 employees below the pre-pandemic benchmark in 2019. Travis AFB employs approximately 1,400 military personnel and another 500 civilians as of 2023.

Solano County Private and Public Sector Employment, Annual Averages, 2010–2023
Number of Jobs and % of Private-Sector Jobs (Line Graph)



Source: California Employment Development Department (<https://www.labormarketinfo.edd.ca.gov/data/industries.html>)

TAKEAWAY: Job growth for Solano County employers continued, and the county is closing in on a full recovery from the pandemic shock that occurred in 2020.

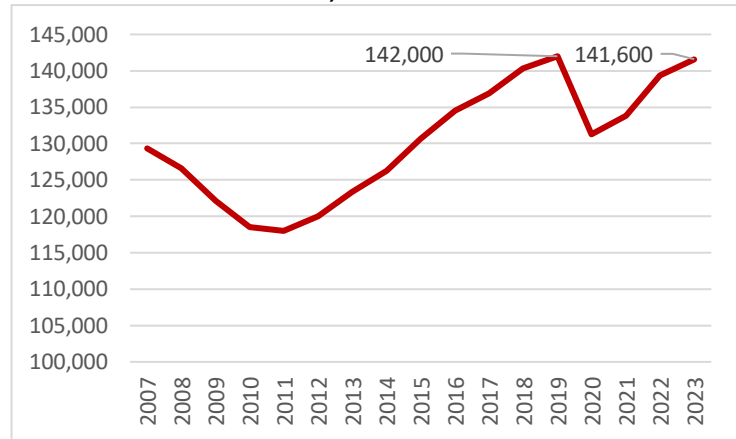
LONGER VIEW: Labor growth may be slower than before the pandemic due to wage growth, increased use of technology (including artificial intelligence or AI), and a reduced county population that added fewer workers to Solano County's economy than residents added.

Index of Economic and Community Progress

Non-Farm Employment

Solano County’s labor markets grew across all major industry sectors in 2023, adding to 2022’s jobs recovery momentum. Non-farm jobs at Solano County employers were estimated at 141,600 as 2023 ended, with 2,200 more non-farm workers. The graph below summarizes the industry-level percentage change in jobs compared to the 2019 benchmark job levels for selected months starting December 2019 through December 2023. Agricultural (Farm) jobs fell in total during 2023 for Solano County farms (-300 jobs). Solano County employers primarily hired workers in services jobs in 2023, while construction and manufacturing experienced some job reductions. Industries such as healthcare, leisure, and hospitality have led to new job hires in Solano County.

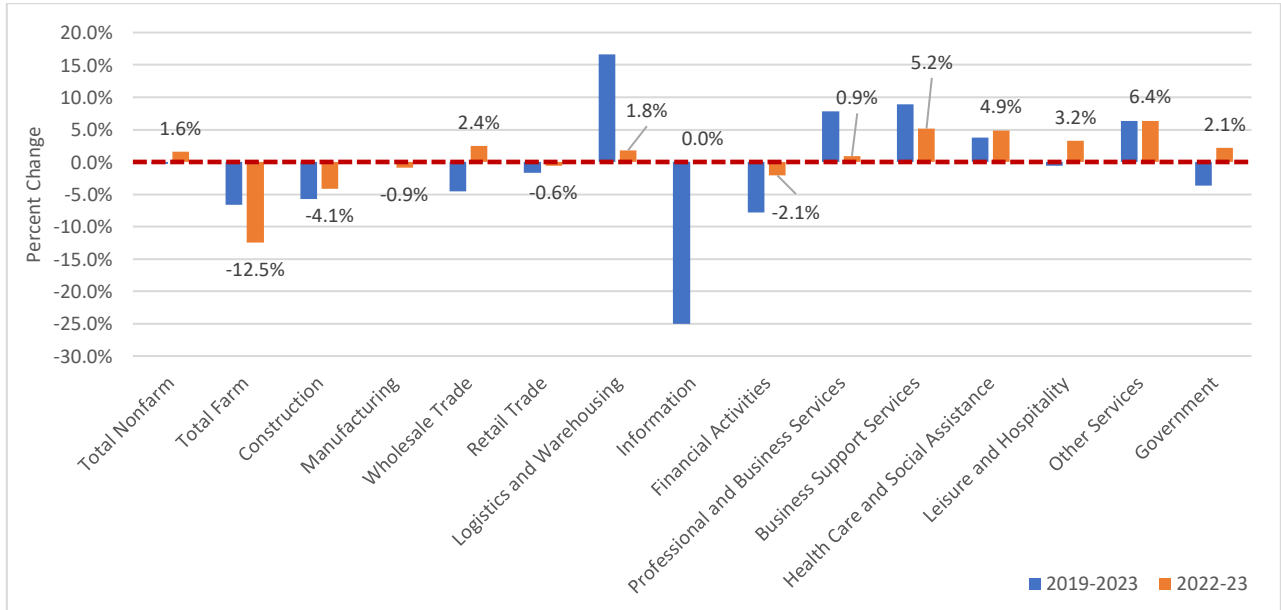
Solano County Non-Farm Employment, 2007–2023, Annual Data, Number of Workers



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

Agricultural (Farm) jobs fell in total during 2023 for Solano County farms (-300 jobs). Solano County employers primarily hired workers in services jobs in 2023, while construction and manufacturing experienced some job reductions. Industries such as healthcare, leisure, and hospitality have led to new job hires in Solano County.

Solano County, Percent (%) Change in Industry Employment from December 2019 and December 2022 to December 2023



Source: California Employment Development Department (www.edd.ca.gov), Monthly Labor Market Data

TAKEAWAY: Non-farm employment in Solano County grew by 2,100 jobs in 2023, building on momentum from 2021 and 2022.

LONGER VIEW: Jobs in agriculture slipped in 2023 to their lowest official level since 2011. Job forecasts for Solano County (see below) show those numbers falling further versus California on average. Cannabis cultivation, as an example, has yet to be counted officially as a farm job in California.

Index of Economic and Community Progress

Employment Levels and Unemployment Rate Comparisons

The data below consider regional comparisons on labor-force measures or how Solano County's working residents (the labor force) are working or actively seeking work (unemployed). Solano County's unemployment rate increased to 4.7 percent in 2023 from a revised 4.3 percent in 2022. However, Solano County's residents continue to experience employment growth in 2023, with +0.7 percent or 1,300 more residents working. Statewide and regionally, results for 2023 are more mixed; as of December 2023, the number of California residents with a job fell from July 2022 after seasonal adjustments, an outcome (employment peak and fall) not seen in California since 1976 (the beginning of official data) outside a national recession. The counties we call "Bay Area Other," which are the Bay Area's core urban counties, also saw job losses for residents, as did the North Bay counties otherwise. The growth of working residents in Sacramento MSA counties continued in 2023. Solano County's labor force grew more quickly, driving increased unemployment rates.

Percent Change in Employed Residents, Changes from 2019, 2021 and 2022 to 2023

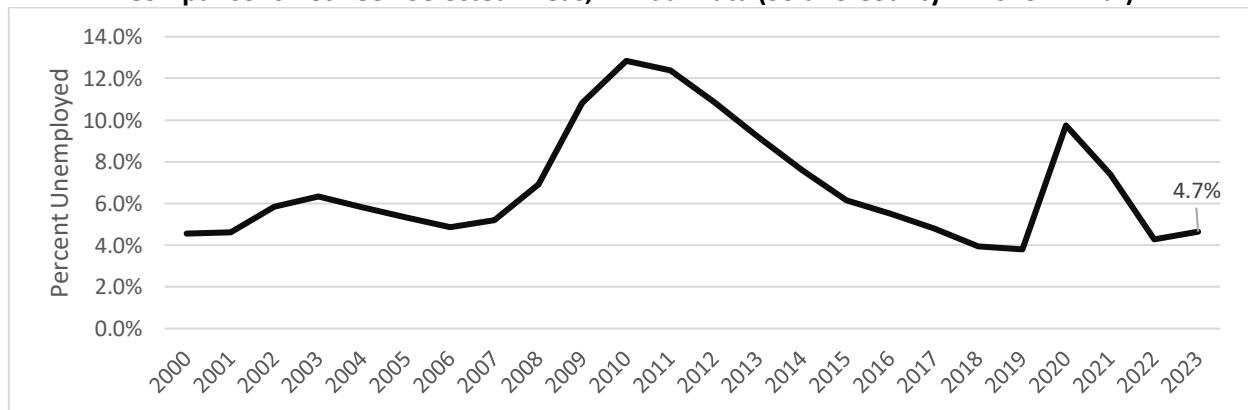
Employed Residents	2022-23	2021-23	2019-23
Solano County	0.7%	1.7%	-3.3%
California	-0.1%	1.4%	-2.0%
Sacramento MSA	0.4%	2.0%	1.7%
Bay Area Other	-1.9%	-1.1%	-5.7%
North Bay	-0.1%	0.2%	-3.9%

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

California's unemployment rate also increased from 4.3 percent to 4.8 percent; the national unemployment rate was 3.6 percent unemployment on average during 2023, unchanged from 2022.

Unemployment Rate (%), 2000–2023

Comparisons Between Selected Areas, Annual Data (Solano County in 2023 = 4.7%)



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

TAKEAWAY: In 2023, unemployment increased in Solano County, as did unemployment for California on average; Solano County's employed residents increased, while California overall was stagnant regarding job growth.

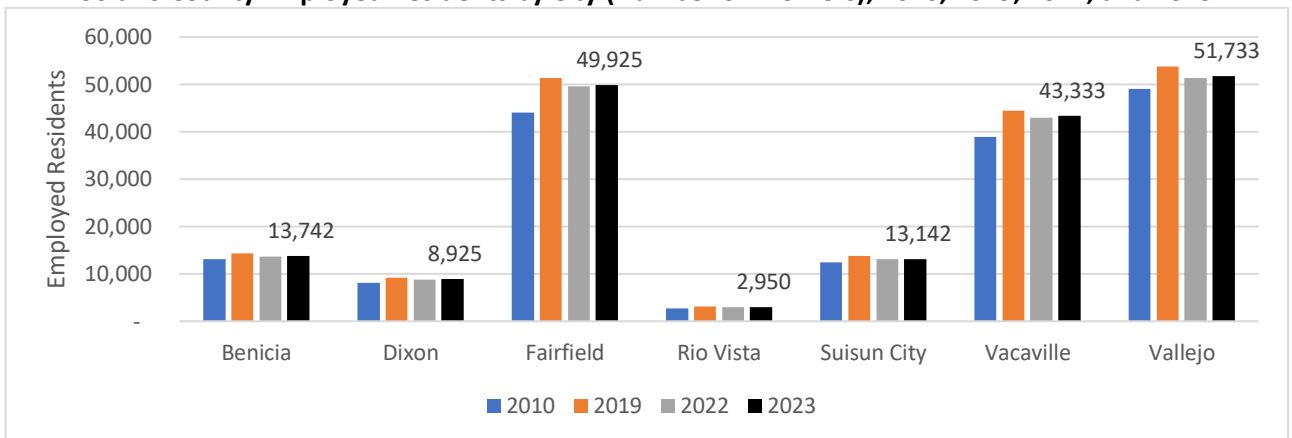
LONGER VIEW: Slower growth of jobs in Solano County should be expected for the remainder of the decade, as California's forecast for new jobs remains slower than over the last two years.

Index of Economic and Community Progress

Cities Overview: Labor Markets

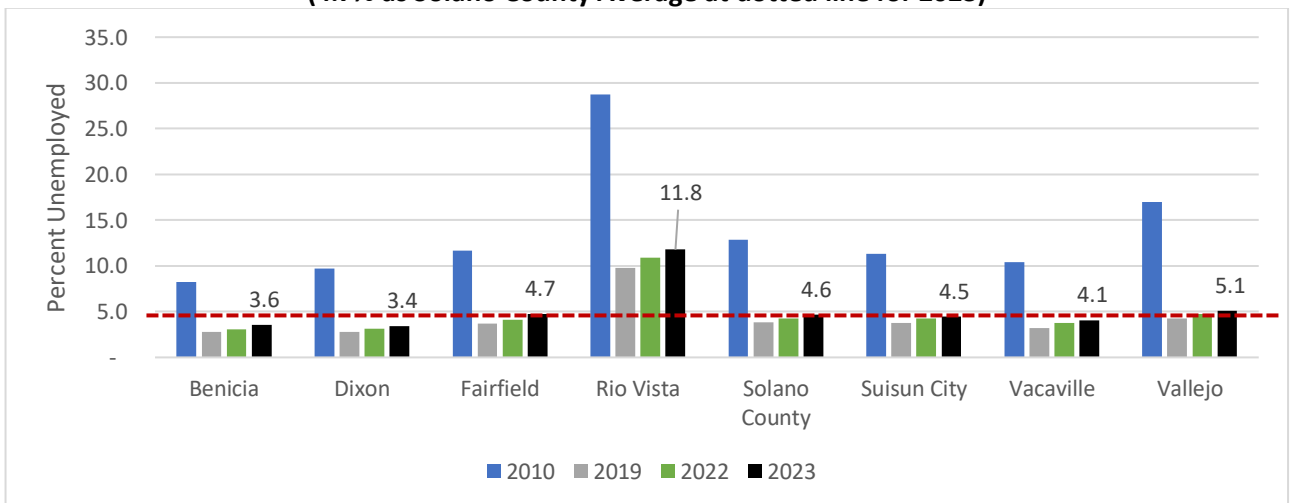
Solano County’s seven cities each showed job growth in 2023 for their residents. In contrast, city unemployment rates increased in all seven cities as each city saw residents continue to re-enter the labor force faster than job growth. Solano County’s unemployment rate had an annual average of 4.7 percent in 2023.

Solano County Employed Residents by City (Number of Workers); 2010, 2019, 2022, and 2023



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

Solano County Unemployment Rate (% of Labor Force) by City, 2010, 2019, 2022, 2023 (4.7% as Solano County Average at dotted line for 2023)



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

TAKEAWAY: Solano County’s residents continue to return to work as the pandemic’s shadow faded from regional labor markets. More residents are looking for work, and unemployment rates are slightly increasing.

LONGER VIEW: Regional wages and a reduction in savings that may have come due to federal stimulus in 2020 and 2021, as well as lingering inflation at levels beyond the experience between 2007 and 2021, have increased the number of people looking for work, and that increase in unemployed workers in Solano County may continue toward 2025.

Index of Economic and Community Progress

Employment in Base Industries and Locally-Serving Industries

Solano EDC continued economic development efforts focused on industries that generate revenues from global markets, not just those within Solano County. Attracting and expanding such “base” industries creates jobs with relatively larger “multiplier” effects or economic impacts on Solano County’s economy than businesses primarily serving Solano County’s residents. Base industries also serve visitors, with local businesses “exporting” experiences in Solano County. As of Quarter 2 2023 (the latest official data available as of March 2024), Solano County base industry jobs fell by 1,073 workers since Quarter 2 2022.

Locally-serving jobs make up the rest in Solano County. As of Quarter 2 2023, locally-serving jobs are estimated to have increased by 1,116 since Quarter 2 2022 in Solano County. However, locally-serving industries still had 1,450 jobs, **fewer** than in Quarter 2 2019 (pre-pandemic).

Solano County Base versus Locally-Serving Industry Employment, Number of Workers, Second Quarter (Q2) Data, 2019, 2021, 2022, and 2023

	2019 Q2	2021 Q2	2022 Q2	2023 Q2	Change 2019-23	% Chg. 2019-23
Base Industries Totals	39,926	37,476	39,939	38,866	(1,073)	-2.7%
Agriculture	1,572	1,739	1,791	1,520	(271)	-15.1%
Mining	524	332	337	310	(27)	-8.0%
Wholesale Trade	4,212	3,905	4,036	3,965	(71)	-1.8%
Information	237	209	273	269	(4)	-1.5%
Finance and Insurance	1,070	939	874	865	(9)	-1.0%
Real Estate, Rental and Leasing	316	303	361	344	(17)	-4.7%
Prof., Sci, Technical Services	283	286	265	229	(36)	-13.6%
Management/Consulting	763	662	709	618	(91)	-12.8%
Arts, Entertainment and Rec	3,520	1,647	2,350	2,367	17	0.7%
Hotels, Bars and Restaurants	4,700	4,080	4,570	4,790	220	4.8%
Federal government	3,579	3,637	3,494	3,233	(261)	-7.5%
State government	5,982	5,278	5,295	5,046	(249)	-4.7%
Manufacturing	9,559	10,200	11,203	11,036	(167)	-1.5%
Retail Trade	680	630	640	630	(10)	-1.6%
Transport and Warehousing	2,929	3,629	3,741	3,644	(97)	-2.6%
Locally-Serving Ind Totals	97,605	90,820	95,031	96,147	1,116	1.2%
Utilities	593	618	642	676	34	5.3%
Construction	12,679	11,392	12,161	11,596	(565)	-4.6%
Information	933	634	612	599	(13)	-2.1%
Finance and Insurance	2,347	2,209	2,131	1,964	(167)	-7.8%
Real Estate and Rental and Leasing	1,412	1,347	1,389	1,465	76	5.5%
Professional, Scientific, and Technical Services	3,580	3,882	4,219	3,971	(248)	-5.9%
Administrative and Support and Waste Management Services	5,387	5,273	5,699	5,851	152	2.7%
Educational Services	2,034	1,808	1,896	1,921	25	1.3%
Health Care and Social Assistance	25,914	24,434	25,446	26,421	975	3.8%
Local Portion of Food Services	8,842	7,781	8,595	8,799	204	2.4%
Local Government	15,847	14,136	14,783	15,325	542	3.7%
Local Portion of Retail Trade	17,009	16,465	16,685	16,621	(64)	-0.4%
Local Portion of Transportation and Warehousing	1,028	841	773	938	165	21.3%
Jobs in industries unassigned	6,635	3,931	4,262	4,605	343	8.4%

Sources: Bureau of Labor Statistics (www.bls.gov) and its Quarterly Census of Wages and Employment (QCEW), Calculations by Author, Latest Data Quarter 2 2023 as of March 2024 (“Unassigned” jobs in industries that serve a mix of local and export markets). We slightly revised how “unassigned” are counted to assign more jobs to the categories above.

TAKEAWAY: After growing quickly after 2020, Solano County’s base industries slowed hiring in 2023 versus locally-serving services. Base jobs remain a focus of Solano County’s economic development efforts.

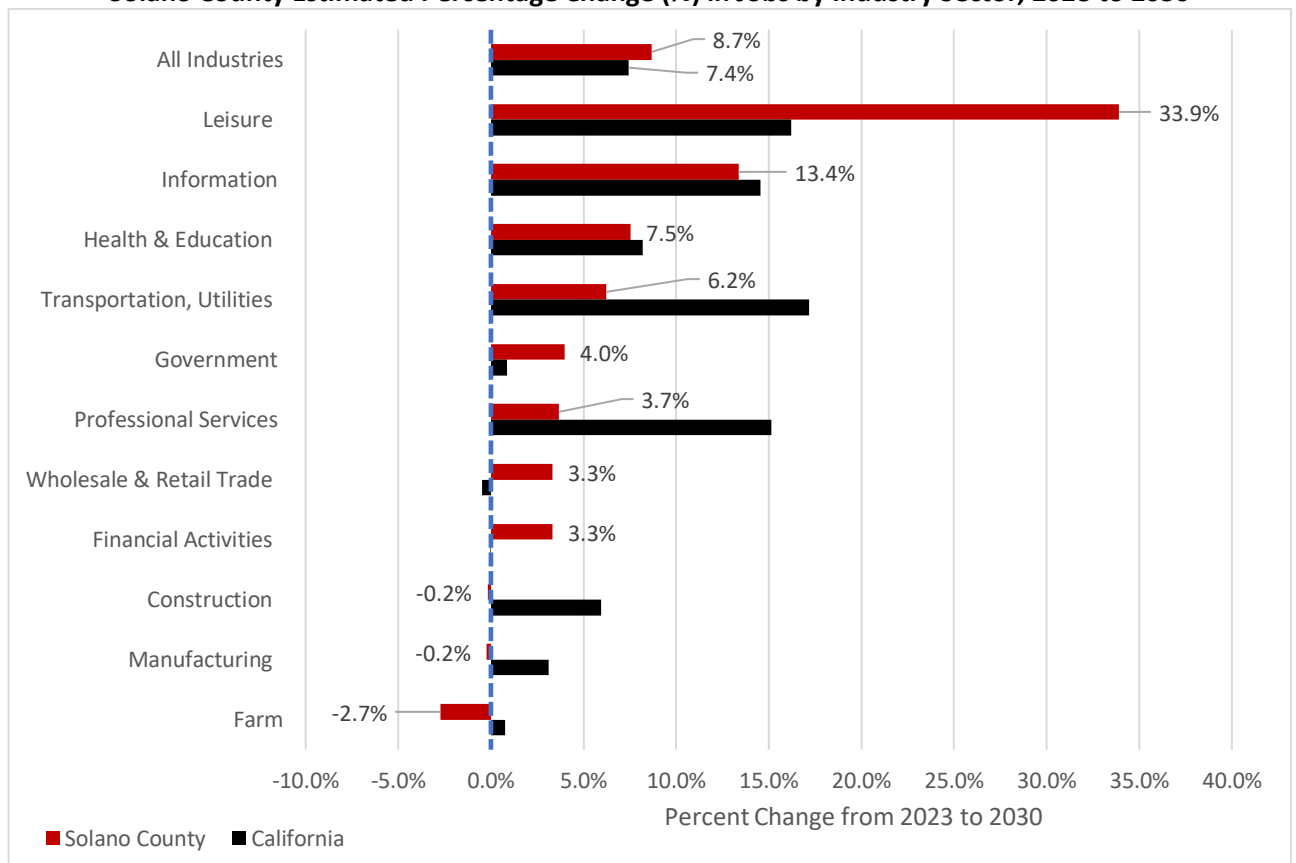
LONGER VIEW: Based on planning efforts such as Moving Solano Forward Phase III, Solano County is in a good competitive position versus its regional neighbors to expand hiring in base industries. However, the longer-term forecast, as of 2023, remains mixed in terms of such growth.

Index of Economic and Community Progress

Long-Term Jobs Forecast: 2023 to 2030

The data below show a forecast from 2023 (actual, updated by EFA) to 2030 (forecasted) from the California Department of Transportation (CalTrans). CalTrans generates such forecasts to plan for infrastructure and regional housing needs. Jobs in leisure and hospitality (hotel and restaurants primarily) are seen as surging upward on average in Solano County versus California; information (technology), healthcare, and transportation will also drive Solano County job growth. Base industries such as manufacturing, construction, and agriculture are forecasted to fall in Solano County toward 2030. For California, the percentage growth of jobs is predicted to be less than Solano County to 2030 (+8.7 percent versus +7.4 percent).

Solano County Estimated Percentage Change (%) in Jobs by Industry Sector, 2023 to 2030



Sources: California EDD (www.edd.ca.gov) and California Dept. of Transportation (CalTrans)

TAKEAWAY: This forecast shows positive job growth in Solano County, outpacing job growth in percentage terms compared to California overall to 2030, especially in leisure and hospitality due to continued recovery and expansion for local restaurants and tourism.

LONGER VIEW: If these forecasts come to fruition, the data suggests that economic development efforts for manufacturing and technology jobs in Solano County will face heavy competition from other parts of California.

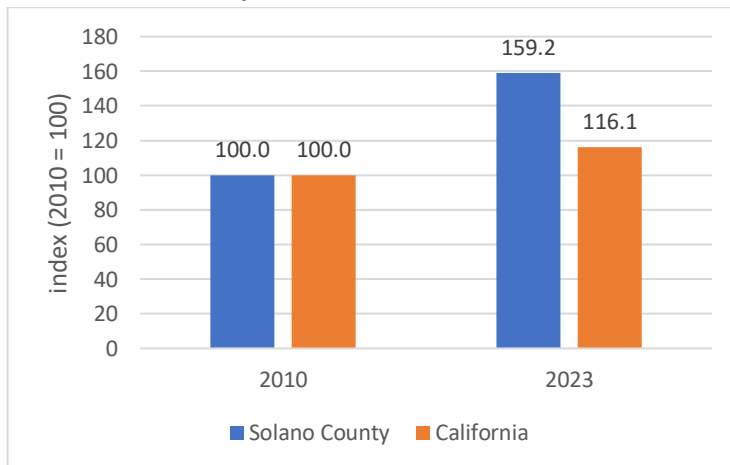
Index of Economic and Community Progress

Advanced Manufacturing

For years, California has been pursuing advanced manufacturing businesses. Advanced manufacturing is usually defined as using advanced technologies in manufacturing processes, ranging from innovative ways to manufacture food and beverages to producing semiconductor chips. Because of relatively high wages and relatively large multiplier effects from new advanced manufacturing jobs and investment, competition is rising across the United States for such employers. Examples of such firms in California include companies such as Impossible Foods (Redwood City), SpaceX (Los Angeles), and Gotham Greens (Davis). In Solano County, businesses such as Mango Materials (Vacaville) and Earthquake Protection Systems (Vallejo) are advanced manufacturing examples.

The comparisons below look at advanced manufacturing employment in Solano County. From pharmaceuticals to aerospace employers, new designs, patents, and manufacturing technologies (including products that utilize artificial intelligence) expand advanced manufacturing's value chain in Solano County.

**Advanced Manufacturing Jobs in Solano County
2010 to 2023, Compared to California Statewide, 2010 = 100**



Source: California EDD (www.edd.ca.gov)

Key Advanced Manufacturing Industries in Solano County in 2023:

- Pharmaceutical, medical and botanical product manufacturing
- Medical Equipment and Supplies Manufacturing
- Resin, Rubber, and Synthetic Fibers
- Ship and Boat Building
- Industrial Machinery Manufacturing
- Semiconductor and Electronic Components
- Electronic Instrument Manufacturing

TAKEAWAY: Advanced manufacturing jobs in Solano County saw strong growth from 2010 to 2023 (the latest data), driven by a combination of new and expanding firms producing industrial machinery, pharmaceuticals, and medical equipment.

LONGER VIEW: Wages in advanced manufacturing businesses are generally above average wages in services. Solano EDC's Moving Solano Forward Phase III and strategic planning efforts otherwise looking toward 2030 describe the available assets and intentions to pursue more advanced manufacturing in Solano County.

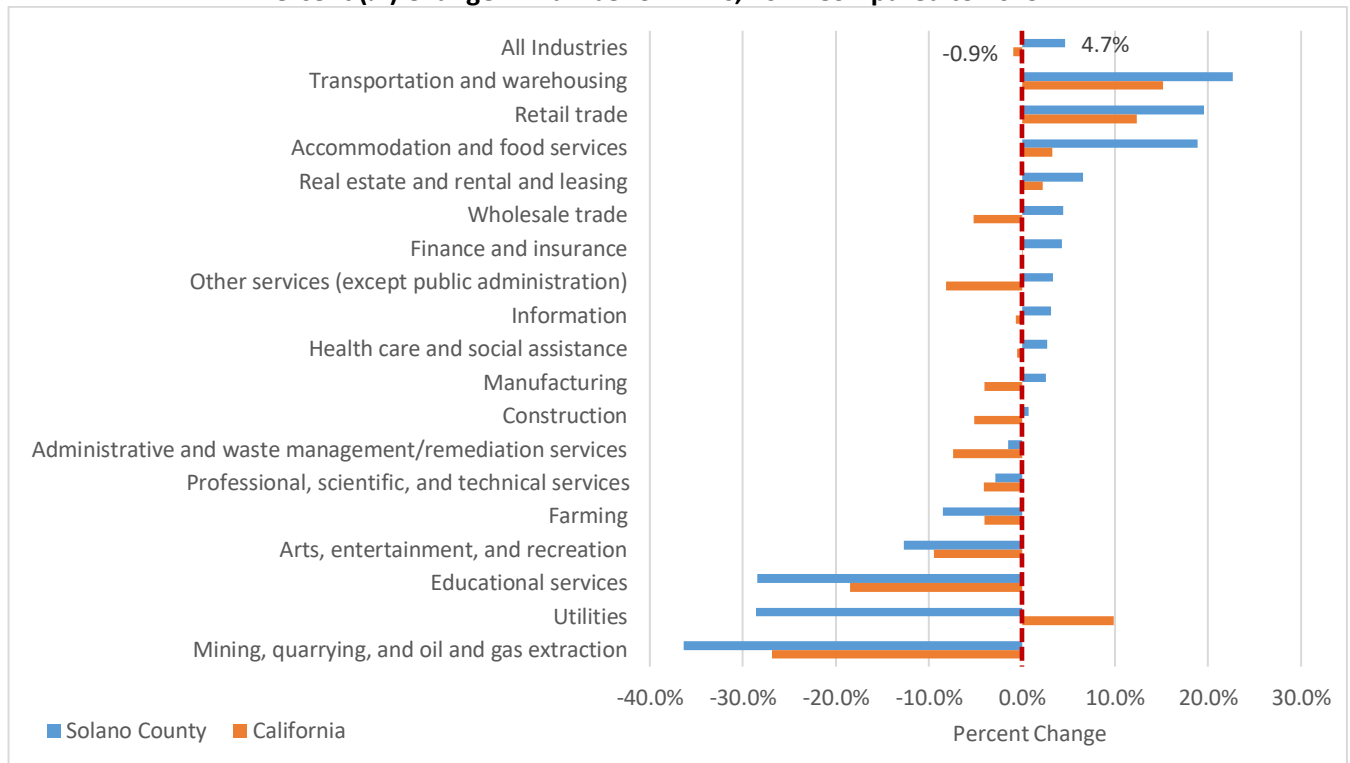
Index of Economic and Community Progress

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. The Census Bureau remains two or more years behind on data about self-employed workers; 2021 data are the latest available as of March 2024 (released November 2023). Between 2019 and 2021, approximately 1,800 more workers became self-employed in Solano County, but not all industry sectors saw more self-employed businesses. These data provide the official data versus the estimate in the 2022 edition of this Index regarding new, self-employed firms.

Solano County Self-Employed Businesses, Estimated
Percent (%) Change in Number of Firms, 2021 Compared to 2019



Source: Census Bureau (<https://www.census.gov/programs-surveys/nonemployer-statistics/data/tables.html>)
 (2021 is the latest data from Census Bureau on Non-Employer Firms)

TAKEAWAY: From 2019 to 2021, Solano County saw self-employment grow faster than California did on average (+4.7 percent versus -0.9 percent statewide). These data suggest that Solano County’s economy supported small-business recovery and start-up businesses more than California on average since the pandemic.

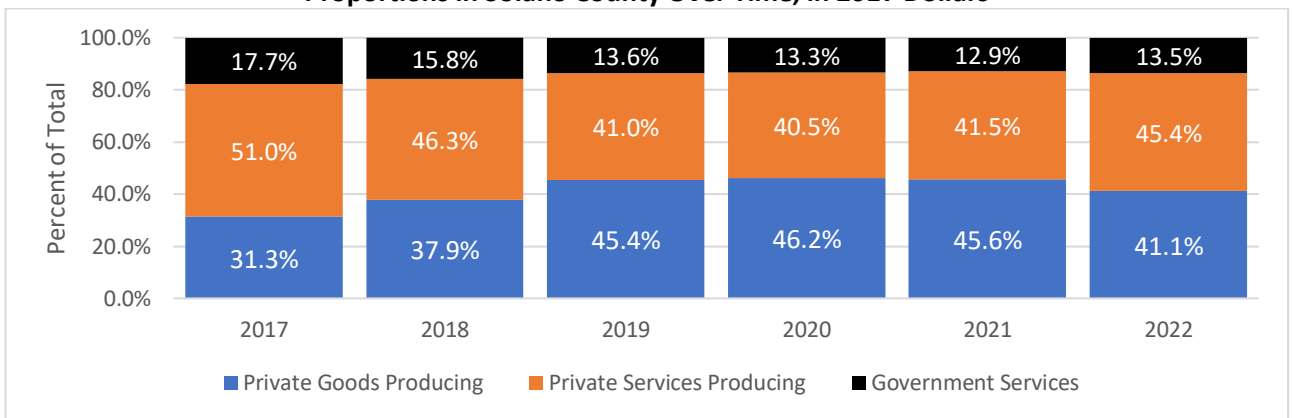
LONGER VIEW: Most self-employment growth is in services, especially transportation. Such employment likely focused on last-mile delivery services and restaurants emerging from the pandemic’s shadow. Construction is generally where these non-employer businesses generate broader impacts on Solano County’s economy; we should not expect self-employment in manufacturing outside of food and beverage start-ups.

Index of Economic and Community Progress

Gross Product Change by Industry Sector and Overall Growth Rate

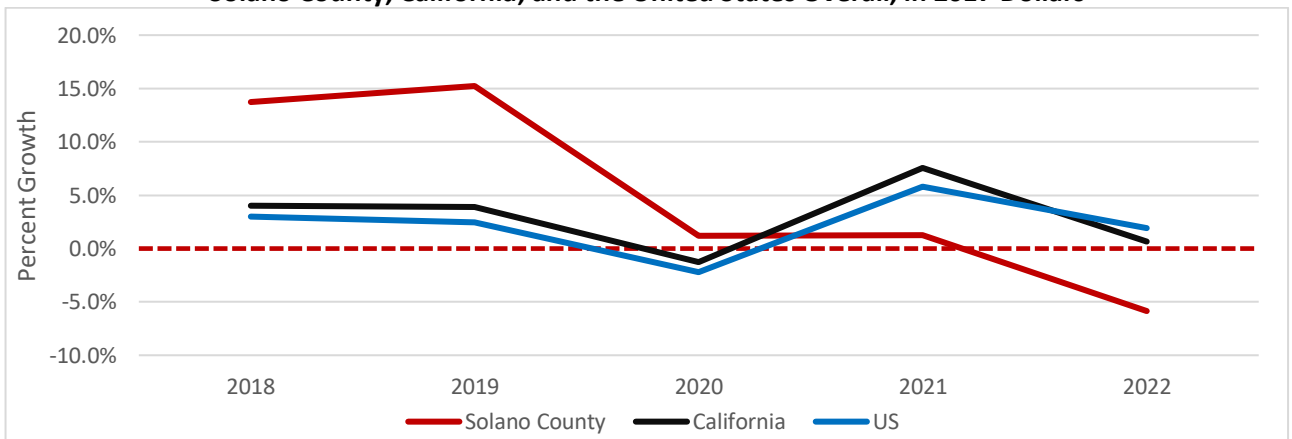
Gross product at the national or county level measures how regional businesses add value to raw materials and create incomes that remain in the defined, local area after inputs are purchased. Because these data are inflation-adjusted, the inflation experienced in 2021 and 2022 (the latest gross product data available in April 2023) should signify slower or negative growth. We see that in the figure below. We should expect positive growth toward 2025 due to reduced inflation rates in 2023 and 2024, driven by the Federal Reserve’s focus on stable inflation toward 2030. Solano County’s proportion of goods-producing incomes slipped in 2022 due to manufacturing, construction, and farming incomes and jobs slowing their growth or falling.

Gross Product Share (%) by Major Industry Sector, 2017 to 2022
Proportions in Solano County Over Time, in 2017 Dollars



Source: Bureau of Economic Analysis (www.bea.gov). The latest data come from 2022

Gross Product Growth Annually After Inflation, 2018 to 2022, Percent (%) Growth
Solano County, California, and the United States Overall, in 2017 Dollars



Source: Bureau of Economic Analysis (www.bea.gov), the latest data come from 2022

TAKEAWAY: Gross product growth in Solano County fell below zero in 2022, primarily due to rising inflation that was faster locally than in California and the United States on average.

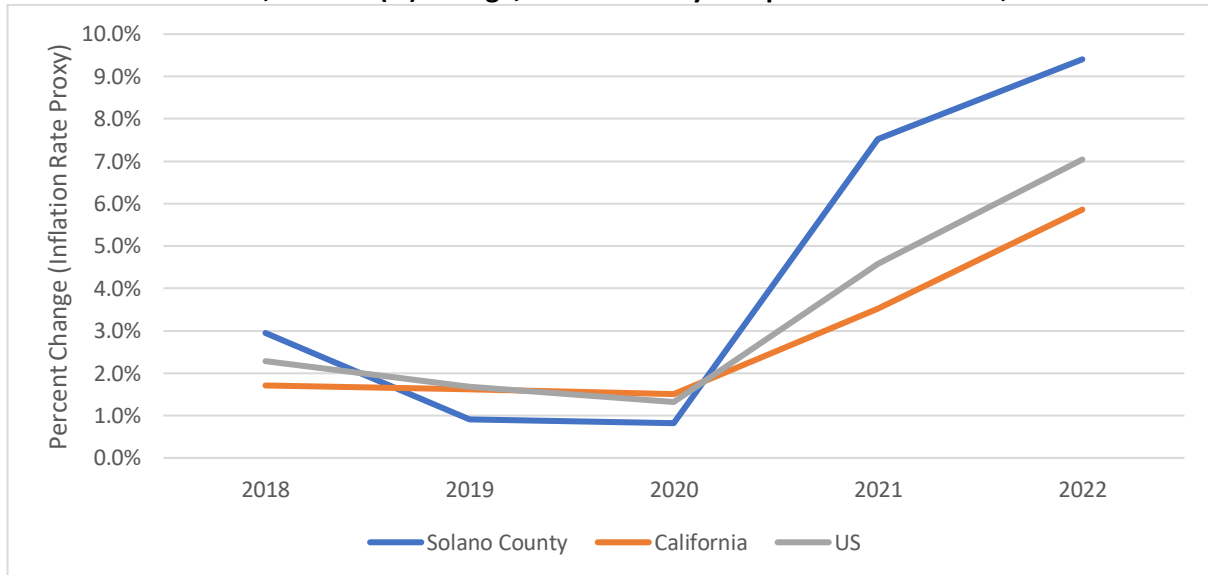
LONGER VIEW: Solano EDC’s strategic focus on goods-producing industries to generate more value-added income (gross product) for Solano County through their multiplier effects should help boost gross product and enhance Solano County’s foundation for such industries toward 2030.

Index of Economic and Community Progress

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

Inflation remained relatively high in 2022 (the latest data available). Only later in 2022 and more completely in 2023 did rising interest rates and slower consumer purchases begin to reduce inflation. Supply-chain issues also subsided in 2023 generally. The Gross Product Deflator (GP Deflator) is calculated annually by the Bureau of Economic Analysis (www.bea.gov). The GP Deflator is the ratio of nominal (what happened in current dollars) to real (inflation-adjusted dollars) value-added income in a defined area, a price index for all value-added services delivered by workers and employers, including government. The GP Deflator can proxy for local prices and inflation regarding its percentage change, similar to the Consumer Price Index or CPI. The data below show rising prices at the national and state levels alongside Solano County. Solano County prices increased faster after 2020, driven primarily by housing/rental prices.

GP Deflator, Percent (%) Change, Solano County Compared to US and CA, 2018 to 2022



Source: Bureau of Economic Analysis, Regional Data (<http://www.bea.gov/regional>); the latest data are from 2022
California Department of Finance tracks a CPI analog for California that is unavailable at the county level.
(see <https://dof.ca.gov/forecasting/Economics/economic-forecasts-u-s-and-california/>)

TAKEAWAY: The rise in the GP Deflator drove the decrease in gross product growth in 2022, as seen above. This shows how detrimental inflation is to income's purchasing power when it rises quickly. It is difficult for wages, salaries, and other income payments to increase simultaneously to preserve household purchasing power.

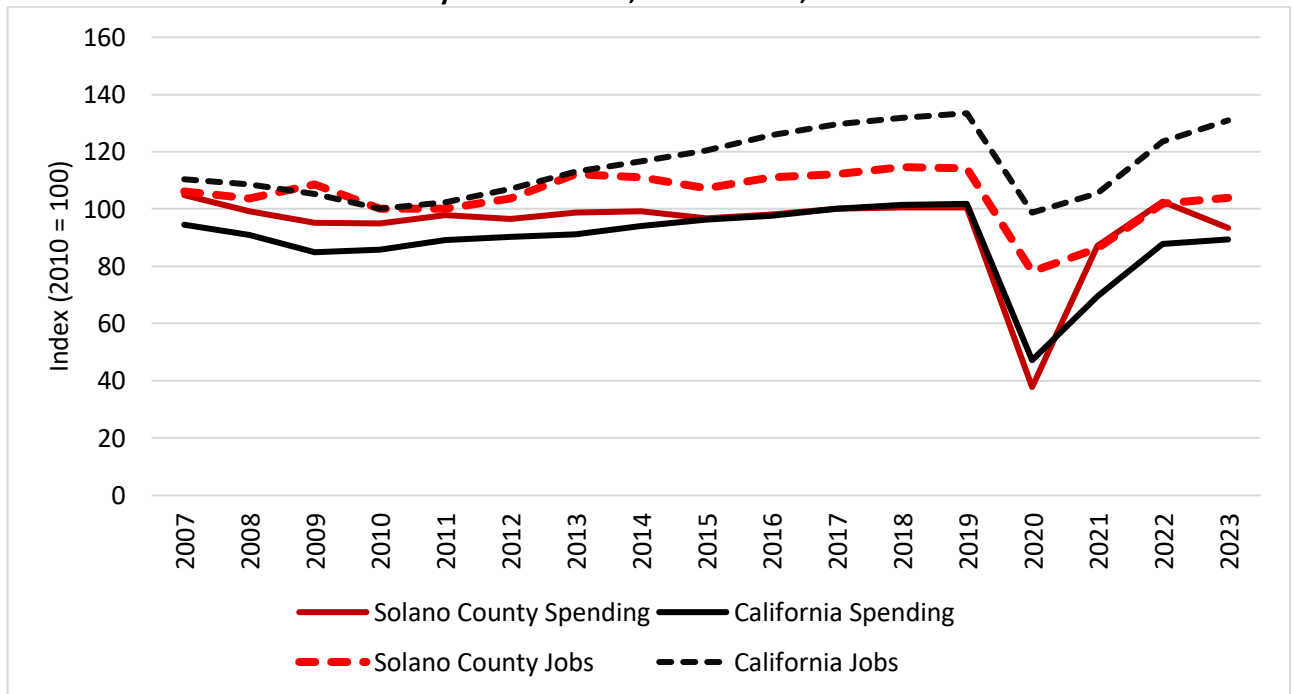
LONGER VIEW: While prices have slowed their growth in 2023 and early 2024, the compounding effect of prices rising in 2021 through 2023 puts pressures on wages and a regressive tax on small businesses and lower-income households, perhaps throughout this decade.

Index of Economic and Community Progress

Tourism Industry: Supporting Visitors

Visitor-supporting industries in Solano County saw jobs increase, but spending fell in current dollars for the calendar year 2023. Both spending and jobs increase across California as a whole. For Solano County, reduced spending was likely a function of continued inflation and household incomes slowing down in 2023. Competition increased for travel globally in 2023, including more visitors returning to San Francisco and the Bay Area Other counties as defined in this report. Visit California's forecast for California in February 2024 suggested that tourism spending has now recovered from the pandemic shock as of year-end 2023 in current dollars, not inflation-adjusted dollars. According to Dean Runyan Associates, Solano County had approximately 8,520 jobs serving visitors, or roughly 5.9 percent of total employment in Solano County in 2023 (2022 jobs supporting visitors were adjusted down to 8,350 in the 2023 Dean Runyan report for Solano County, implying 2023 saw 2.1 percent growth of visitor jobs).

**Tourism Spending and Jobs, Visitor-Support Industries, 2017 Dollars for Visitor Spending
Solano County and California, 2007 to 2023, Index 2010 = 100**



Source: Dean Runyan Associates (<http://www.deanrunyanassociates.com>),
2022 Report Available at <https://industry.visitcalifornia.com/research/economic-impact>

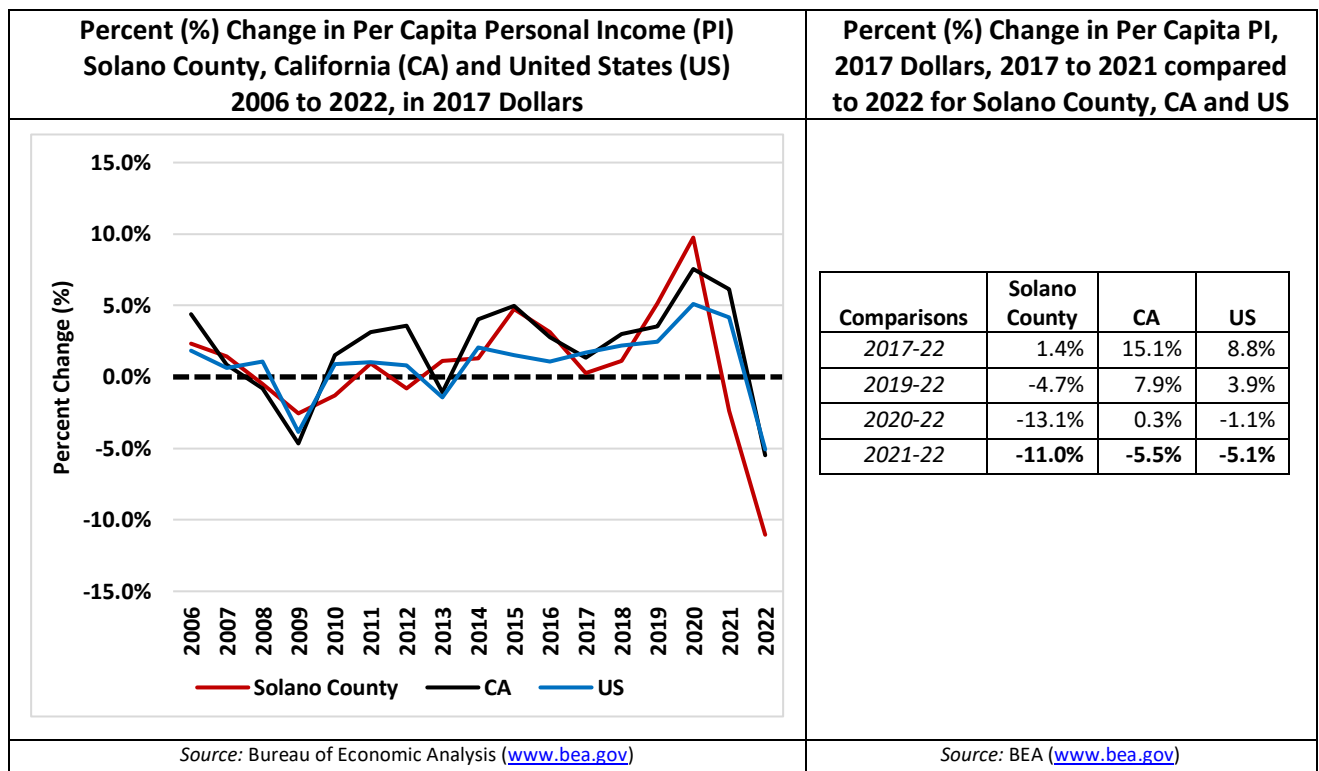
TAKEAWAY: Tourism hiring continued to rise in 2023, continuing recovery from the pandemic, but tourism spending slowed, likely due to inflation's effects on travelers and increasing competition.

LONGER VIEW: The statewide forecast for travel demand to 2028 shows continued visitor and spending growth. Solano County should continue to gain opportunities to expand visitor volume as visitors' experiences continue to be part of economic development activities at the city and county levels.

Index of Economic and Community Progress

Personal Income

Solano County’s personal income per person fell by 11.0 percent in 2022 (the latest data available) compared to per capita incomes in 2021 after inflation adjustments for Solano County. The national and California economies also experienced negative per-capita income growth after sharp increases in 2020. The quick contractions were primarily a function of inflation and a significant shift in fiscal stimulus that came as pandemic relief the previous two years. 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 Solano County’s residents. Sources of personal income are smaller from self-employment in Solano County than at the state and national levels. Social transfers (government assistance, social security, and stimulus payments in 2020 and 2021) were more significant in Solano County than California and the United States.



TAKEAWAY: Solano County’s estimated inflation rising more quickly in 2022 than California or the national averages strongly affected Solano County residents' purchasing power from personal income. Fixed-income payments (social transfers, for example) do not adjust at the speed of inflation, placing further pressure on many households.

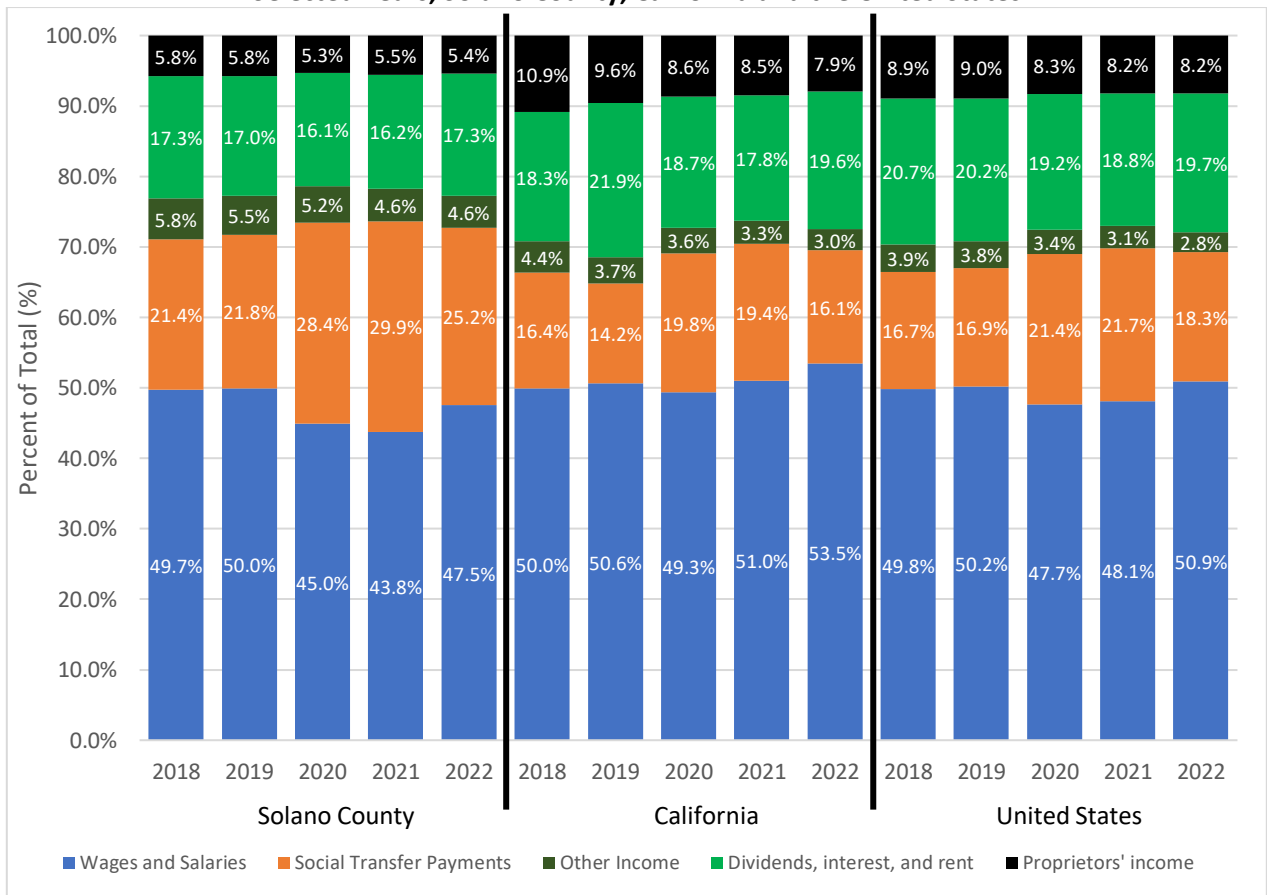
LONGER VIEW: Economic development that leads to jobs for Solano County residents or opportunities for new, small businesses can help increase per capita incomes, primarily if those businesses can support jobs in other industries through multiplier effects on Solano County’s economy and raise median wages countywide.

Index of Economic and Community Progress

Sources of Personal Income

The years 2020 and 2021 show a shift in how Solano County’s residents generated income; California and the United States had similar shifts in the proportion of social transfers. This shift came from increased unemployment insurance payments, federal stimulus, and other government payments as income assistance. In 2022 (the latest data available), the state and national economies bounced back, shifting sources of income back toward wages and salaries. Solano County followed some of that recovery, a positive outcome of rising employment levels as the county economy recovered.

Sources of Personal Income (Percent (%) of Total), 2018 to 2022, in 2017 Dollars, Selected Years, Solano County, California and the United States



Source: Bureau of Economic Analysis (www.bea.gov)

TAKEAWAY: While wages and salaries as a proportion of personal income per person in Solano County recovered in 2022, social transfer payments in 2020 and 2021 surged with a lingering large proportion of personal income in 2022 and beyond, especially if more retirees have moved to Solano County.

LONGER VIEW: The personal income proportion derived from self-employment (proprietors’ income) is a long-standing, negative difference between Solano County and California on average. This is an opportunity for Solano EDC to focus on supporting new, small businesses.

Index of Economic and Community Progress

Business Affordability: Wages

Previous versions of this Index show wages in current dollars and not inflation-adjusted measures. We continue that practice here, though inflation has affected both a quick ascension of wages for Solano County in current-dollar terms (+26.6 percent since 2019) and the purchasing power remaining after inflation (+4.3 percent since 2019), as measured by the California CPI estimated by the California Department of Finance (using Bureau of Labor Statistics data). Solano County's median wage of \$25.73 in March 2024 increased from 2023's median wage of \$24.93 (3.2 percent). Healthcare, public safety, and construction jobs all pay more at the median wage than California on average; the numbers in green below pay more in Solano County.

Solano County 2024 Wages by Occupational Categories, Wage Data in 2024 Dollars, and Percent (%) of Median Wages (\$/hour) in California, Selected Areas also compared

Occupational Categories	Solano County		Solano County	Napa County	Sonoma County	Sacramento MSA	San Jose MSA	San Francisco MSA
	CA	% of CA						
Total all occupations	\$25.98	99.0%	\$25.73	\$24.62	\$24.84	\$26.58	\$39.17	\$34.64
Management Services	\$65.31	90.4%	\$59.06	\$59.43	\$57.37	\$58.00	\$99.35	\$82.38
Business and Financial Operations	\$42.25	93.9%	\$39.67	\$39.96	\$39.42	\$39.28	\$58.16	\$50.46
Computer and Mathematical	\$65.27	71.9%	\$46.96	\$48.24	\$49.04	\$46.08	\$84.19	\$78.79
Architecture and Engineering	\$52.24	95.2%	\$49.73	\$47.59	\$52.13	\$55.43	\$76.96	\$60.73
Life, Physical, and Social Science	\$46.55	92.7%	\$43.17	\$34.55	\$40.94	\$44.02	\$54.34	\$57.86
Community and Social Services	\$28.95	103.2%	\$29.88	\$32.81	\$28.82	\$30.02	\$36.10	\$31.17
Legal Services	\$62.91	71.9%	\$45.22	\$53.00	\$50.32	\$61.09	\$99.02	\$76.16
Education, Training, and Library	\$33.17	98.1%	\$32.54	\$35.19	\$32.31	\$31.15	\$37.51	\$36.12
Arts, Design, Entertainment, Sports, Media	\$36.55	75.2%	\$27.48	\$30.00	\$29.50	\$30.66	\$40.75	\$43.70
Healthcare Practitioners and Technical	\$53.61	118.2%	\$63.37	\$60.13	\$57.91	\$59.42	\$72.83	\$66.99
Healthcare Support Services	\$16.65	100.6%	\$16.75	\$18.84	\$18.46	\$16.10	\$17.69	\$16.58
Protective Services	\$23.74	195.2%	\$46.33	\$26.20	\$23.79	\$29.44	\$25.18	\$27.04
Food Preparation and Serving-Related	\$17.30	100.4%	\$17.37	\$18.04	\$17.78	\$17.09	\$19.25	\$18.85
Building and Grounds Maintenance	\$18.86	101.2%	\$19.08	\$21.10	\$20.18	\$18.93	\$21.21	\$21.76
Personal Care and Services	\$17.78	99.2%	\$17.63	\$18.39	\$18.56	\$17.40	\$20.56	\$20.87
Sales and Related Services	\$20.01	91.1%	\$18.23	\$21.79	\$20.56	\$18.51	\$26.33	\$23.74
Office and Administrative Support	\$23.77	103.5%	\$24.61	\$25.71	\$24.31	\$23.67	\$28.77	\$28.67
Farming, Fishing, and Forestry	\$16.84	115.4%	\$19.43	\$20.63	\$20.57	\$17.26	\$20.19	\$21.75
Construction and Extraction	\$31.08	112.3%	\$34.89	\$31.69	\$34.80	\$30.90	\$37.05	\$37.43
Installation, Maintenance, and Repair	\$29.64	105.0%	\$31.13	\$30.20	\$29.85	\$29.36	\$34.71	\$34.85
Production Jobs	\$21.85	106.0%	\$23.16	\$24.37	\$22.55	\$22.15	\$24.28	\$24.06
Transportation and Material Moving Services	\$21.25	98.3%	\$20.89	\$21.31	\$21.72	\$21.06	\$22.43	\$23.15

Source: Bureau of Labor Statistics (www.bls.gov/oes), as of May 2024

Wages in GREEN are for occupations where Solano County median wages are more significant than California wages.

TAKEAWAY: Changes in wages tend to lag inflation, and the change in 2024 wages from 2023 suggests labor markets continue to catch up with price increases from 2021 and 2022.

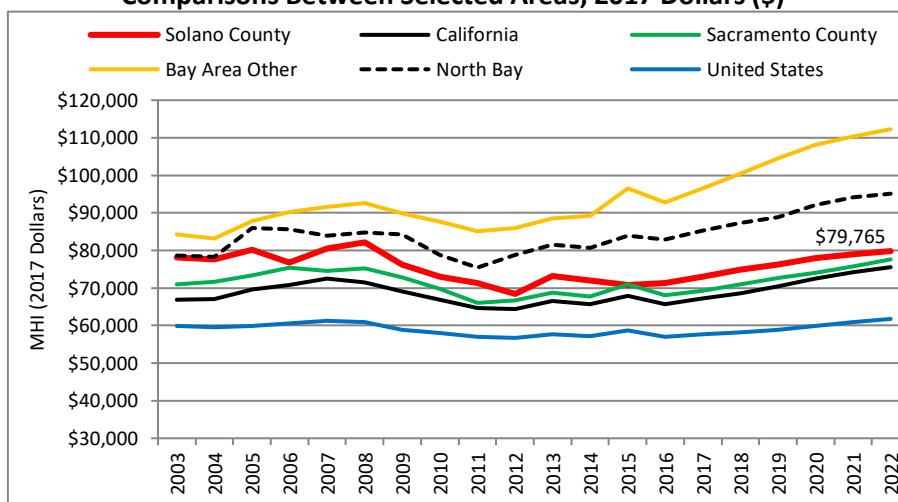
LONGER VIEW: Economic development efforts focus on rising-wage industries and jobs that pay more than a broader area (generally the statewide economy on average). Solano County's employers have many jobs that pay more than California on average, but opportunities remain.

Index of Economic and Community Progress

Median Household Income (MHI) Comparisons

Similar to wages and personal income, household income reflects the flow of financial resources toward a housing unit. We define a “household” as the people within an occupied housing unit. Thus, the number of households and the number of occupied housing units are the same. Inflation-adjusted median household income (MHI) increased in 2022 (the latest data) by just over \$600 from 2021 levels in Solano County. All comparison regions had rising, inflation-adjusted MHI levels continued, with relatively high inflation rates in 2022. Continued employment growth at the national level may show different results in 2023 than California and Solano County (as well as other comparison areas below) due to slower job growth regionally in the state and greater Bay Area.

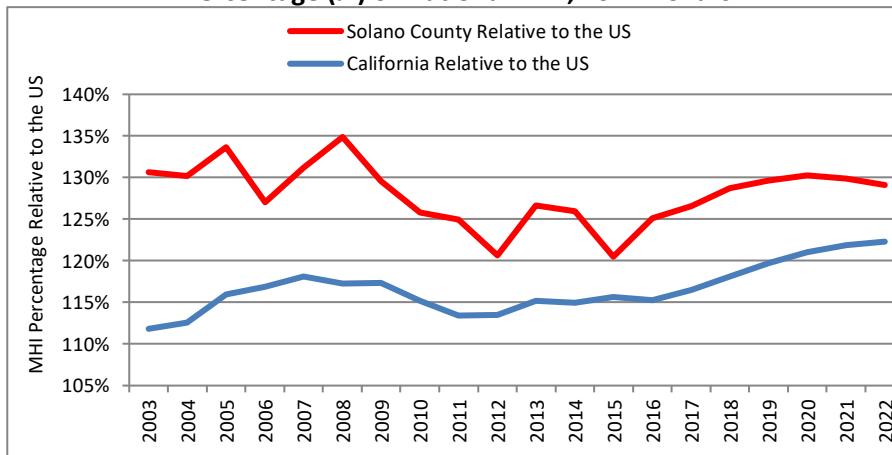
Median Household Income (MHI) 2003 to 2022, Comparisons Between Selected Areas, 2017 Dollars (\$)



Sources: Census Bureau (<http://data.census.gov>), the latest data are from 2022. California Department of Finance ([CPI data](#)) to convert to 2017 Dollars

TAKEAWAY: In 2022, Solano County’s MHI in 2017 dollars was \$79,765, slightly higher than in 2021 (\$79,055).
LONGER VIEW: Median household income reflects rising regional wages and equity markets in 2022, just outpacing inflation, which continued to be driven by housing and rental prices; 2023 data likely shows a larger slowdown or perhaps negative growth of MHI for Solano County and California.

Median Household Income (MHI) 2003 to 2022, Solano County and California, Percentage (%) of National MHI, 2017 Dollars



Sources: Census Bureau (<http://data.census.gov>), the latest data are from 2022. California Department of Finance ([CPI data](#)) to convert to 2017 Dollars

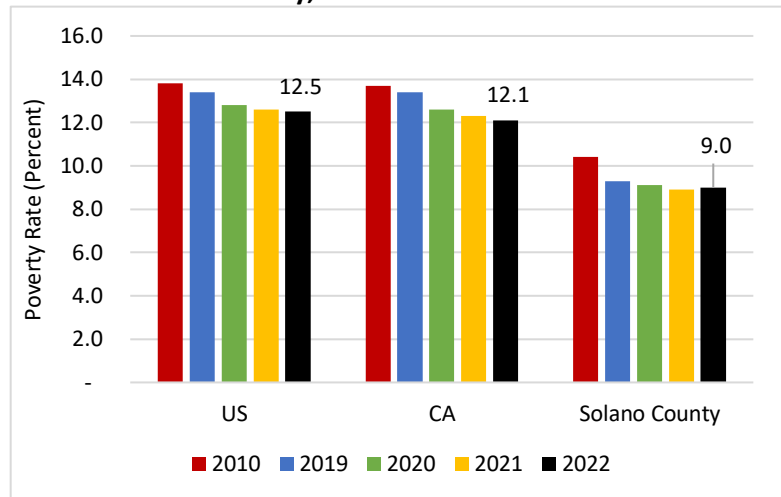
Index of Economic and Community Progress

Poverty Rates

Lower poverty rates are a socioeconomic goal for all cities and counties. The American Community Survey (ACS) of the Census Bureau tracks poverty rates, defined as 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 \$27,750 or less in 2022, the latest comparison data available from Census Bureau as of April 2024).

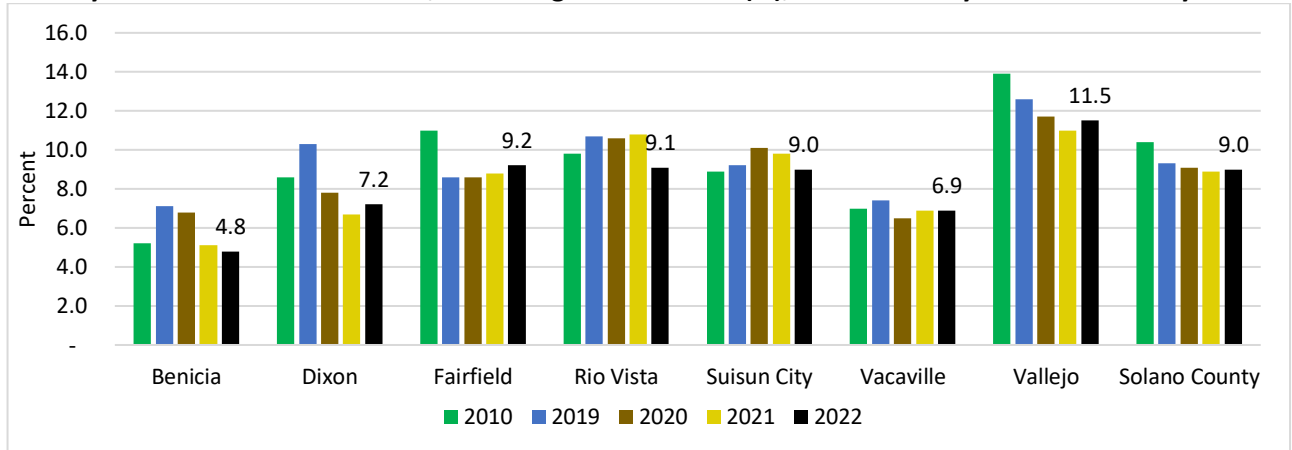
Continued job recovery in 2022 helped all comparison areas reduce poverty conditions. However, Solano County's poverty rates were mixed among the seven cities. Solano County had a poverty rate of 9.0 percent in 2022 (slightly higher from 8.9 percent in the 2021 data). Vallejo and Fairfield, two population centers in Solano County, drove that increase.

Poverty Rates, 2010, 2019 to 2022 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 2019-22, Percentage of Residents (%), Solano County Cities and County Overall



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

TAKEAWAY: According to Census data, poverty rates increased slightly in Solano County in 2022, suggesting that changes in personal income per capita due to more fixed incomes (social transfers) versus wage/salary and small business incomes increased the number of lower-income households and residents in Solano County.

LONGER VIEW: The increasing poverty rate in Solano County is another reason why supporting Solano EDC's economic development efforts is important. Job growth can provide work for a population that may be more likely to be on a fixed income; fixed incomes can easily slip into poverty conditions due to rising inflation, for example.

Index of Economic and Community Progress

Agriculture

Agricultural values fell in 2022 for Solano County after a relatively significant increase in 2021 (the latest data are from 2022 per the Solano County Agricultural Commissioner Crop Report, released in 2023). Solano County's farmers are considered a "base" or traded industry, generating incomes from customers and markets beyond Solano County. Farmers faced drought conditions since 2015, as well as rising business costs and commodity prices. The 2022 data show that almonds and walnut harvest values in 2022 experienced major decreases from 2021. Bees and pollination services, considered agriculture, have seen values rise steadily since 2015.

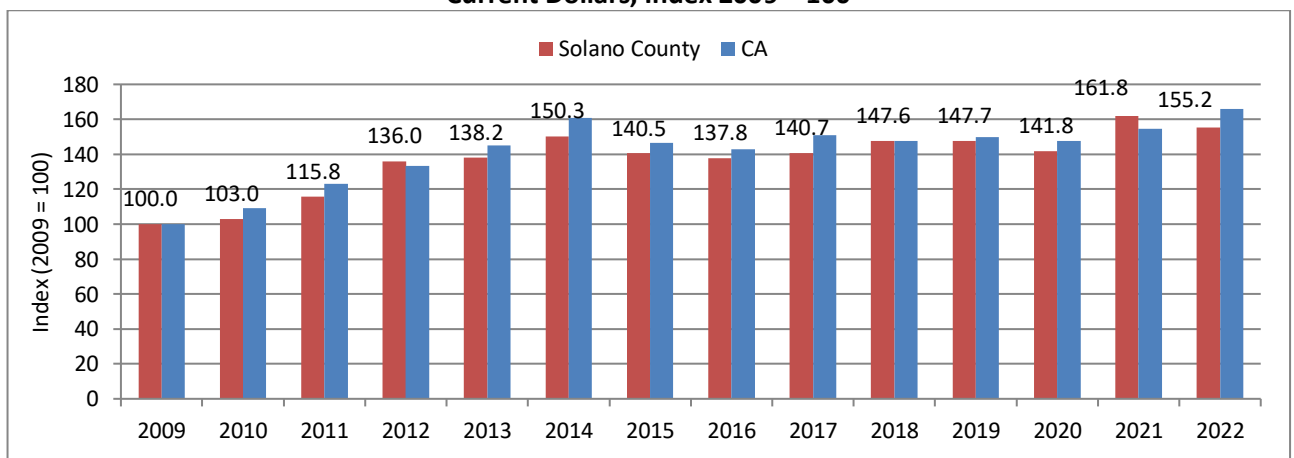
**Solano County Top 10 Agricultural Industry Revenues (Current Dollars)
2015, 2019, 2020, 2021, and 2022, Sorted by 2022 Values**

Agricultural Product	2015	2019	2020	2021	2022
Total Solano County	\$353,869,000	\$372,113,000	\$357,159,000	\$407,642,000	\$390,881,000
Tomatoes (Processed)	\$42,156,000	\$37,041,000	\$38,078,000	\$44,108,000	\$47,353,000
Nursery Products	\$37,648,000	\$31,231,000	\$37,466,000	\$43,086,000	\$43,698,000
Cattle/Calves	\$27,556,000	\$36,967,000	\$36,069,000	\$31,882,000	\$36,218,000
Alfalfa	\$34,821,000	\$27,159,000	\$26,142,000	\$28,606,000	\$30,946,000
Grapes	\$14,988,000	\$21,587,000	\$21,189,000	\$25,442,000	\$26,164,000
Almonds	\$23,603,000	\$55,312,000	\$50,700,000	\$71,123,000	\$21,290,000
Walnuts	\$37,912,000	\$27,492,000	\$22,519,000	\$20,312,000	\$11,304,000
Pollination	\$1,650,000	\$3,219,000	\$5,107,000	\$6,614,000	\$9,340,000
All Other Ag Products	\$121,204,000	\$123,566,000	\$111,023,000	\$120,332,000	\$146,485,000

Source: Solano County Agricultural Commissioner

(http://solanocounty.com/depts/agriculture/crop_report/2009_2019.asp and
http://solanocounty.com/depts/agriculture/crop_report/2020_2029.asp)

**Total Agricultural Value, Solano County and California, 2009 to 2022
Current Dollars, Index 2009 = 100**



Sources: BEA (www.bea.gov) and Solano County Agricultural Commissioner

TAKEAWAY: Solano County farmers outside of almonds and walnuts generally experienced rising crop values in 2022 from 2021, with California's farmers growing on average.

LONGER VIEW: Rising costs of doing business and continued drought (even with the wet winters of 2022-23 and 2023-24) remain as strategic threats to Solano County's farmers to 2030. Economic development efforts in Solano County for 2023 and beyond call out the agricultural supply chain as part of strategic planning and long-term support for farmers.

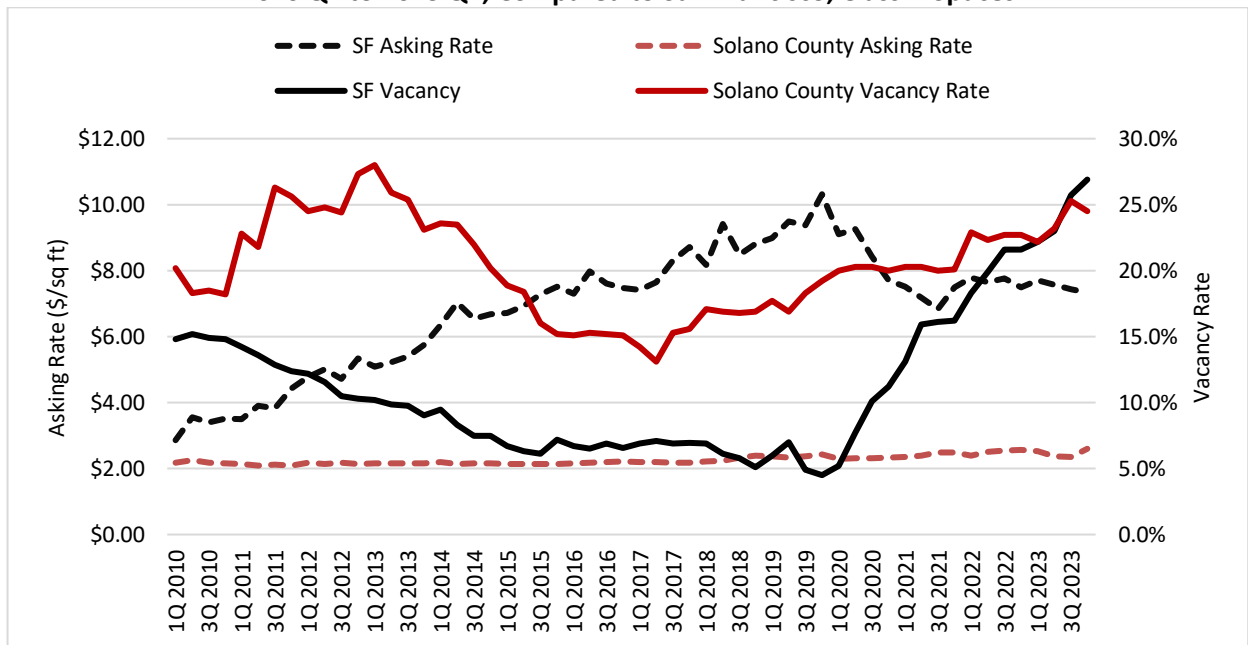
Index of Economic and Community Progress

Commercial RE and Building Permits

Commercial Real Estate Pricing and Vacancy

Commercial real estate has generated global news and monitoring regarding commercial vacancy rates and urban downtown markets. In terms of vacancy and outlook, commercial real estate markets in Solano County remain concerning, especially office, retail, and restaurant spaces. Data here focus on office spaces. Vacancy rates continued to rise in 2023. Retail and restaurant commercial real estate market data are not followed closely at the regional level. For Solano County, asking prices for office space ticked up a bit in 2023, suggesting that tenants may be moving toward better space and willing to pay a slight premium when office space was leased. Industrial space vacancy in Solano County remained low at approximately 5.1 percent, some of which is new construction yet to be occupied.

Solano County Office Space Asking Lease Rates (\$)/Sq. Ft. and Vacancy Rates (%), 2010 Q1 to 2023 Q4, Compared to San Francisco, Class A Spaces



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

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

TAKEAWAY: Commercial real estate markets have shown no signs of general relief regionally after the initial market shock in 2020, with the pace of vacancy speeding up in 2023.

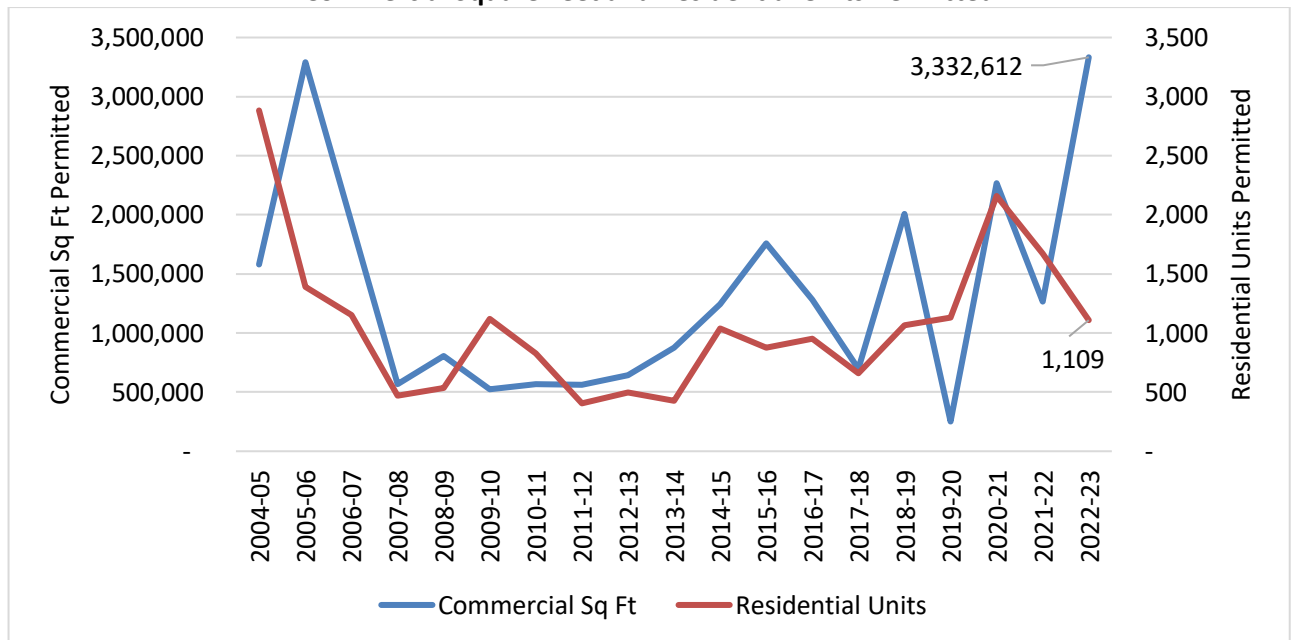
LONGER VIEW: For Solano County, some office spaces have been vacant for over a decade, and major questions will begin to arise concerning different uses of vacant office, retail, and restaurant spaces toward 2030, with little market relief is in sight. Economic development efforts support more opportunities for professional and scientific services, and merchants and restaurants can help.

Index of Economic and Community Progress

Building Permits

Building permits for new residential units in Solano County increased slower in fiscal year 2022-23 for the second year in a row (the latest fiscal year data available). The number of new units was 1,109 units permitted versus 1,673 units permitted in fiscal year 2021-22. Permitted commercial square feet grew rapidly, with more than 3.3 million new square feet in fiscal year 2022-23. This fiscal year total was more square feet of commercial space than any fiscal year since 2004-05.

Solano County Residential and Commercial Building Permits, Fiscal Years 2004-05 to 2022-23
Commercial Square Feet and Residential Units Permitted



Source: County of Solano, data provided by county staff

TAKEAWAY: The surge in commercial space permitted in fiscal year 2022-23 was primarily industrial space, a submarket of significant commercial real estate demand growth since 2019.

LONGER VIEW: The slower growth of permitted residential units is a sign that the slower level of demand for homes and the rising costs of building homes reduced developers' economic incentives to seek more permitted units; positively, Solano County is on pace to match or exceed its regional housing needs allocation (RHNA) assigned units by 2031.

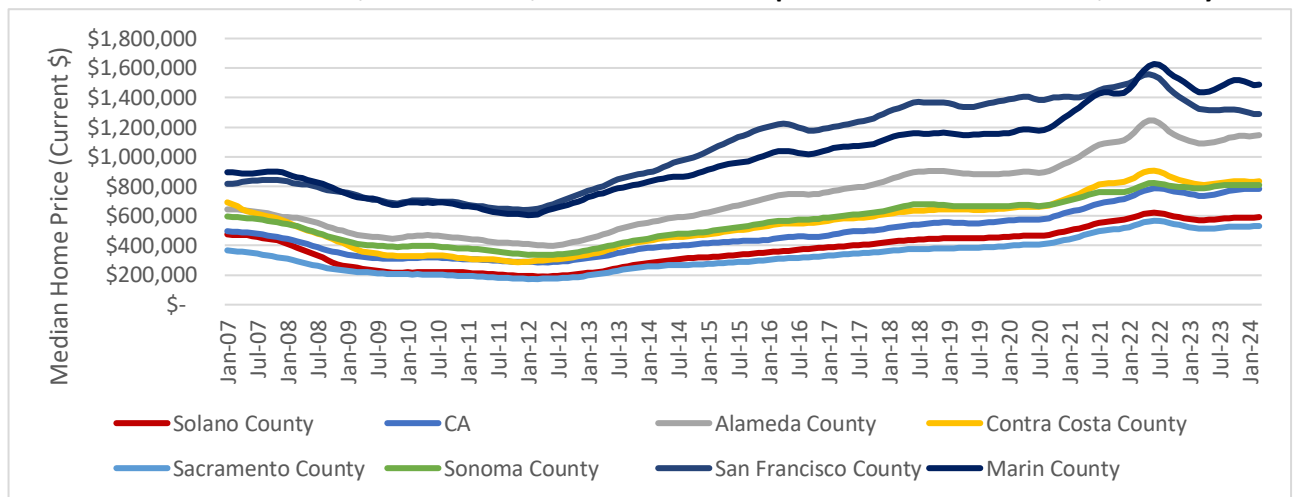
Index of Economic and Community Progress

Housing Markets

Median Home Prices and Affordability

Solano County’s median home price increased in 2023, a slight change of just +0.2 percent. Forecasts expect little growth toward 2025, and perhaps price decreases. California overall experienced +3.3 percent median home price growth in 2023. The statewide median home price was \$781,730 in December 2023, according to Zillow™ Research. The first figure shows home prices in current dollars for selected places and California on average compared to Solano County from January 2007 to December 2023.

Median Home Price, 2007 to 2023, 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 continued to decline for Solano County residents in 2023. This measure is from the California Association of REALTORS®, the “Housing Affordability Index” or HAI. The HAI is a percentage of local 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 without paying more than 30 percent of monthly household income for those costs. With housing prices rising slightly in 2023 (see above), incomes continue to lag in their growth to support home ownership’s rising costs. Regionally, affordability has generally dropped (the only outlier is San Francisco) since the end of 2019.

Housing Affordability Index, 2010 Q4 to 2023 Q4, Selected Years
Percent (%) of Households That Can Afford a Median-Priced Home

Quarter	Solano	California	Alameda	Contra Costa	Marin	Napa	Sacramento	San Francisco	Santa Clara	Sonoma
2010 Q4	71%	50%	33%	26%	25%	47%	70%	22%	35%	44%
2016 Q4	44%	30%	23%	38%	19%	25%	45%	13%	21%	25%
2017 Q4	44%	29%	20%	34%	18%	25%	43%	12%	15%	23%
2018 Q4	39%	28%	20%	33%	19%	25%	42%	15%	18%	23%
2019 Q4	47%	31%	27%	39%	22%	30%	45%	18%	22%	30%
2020 Q4	45%	27%	23%	34%	22%	29%	43%	20%	22%	28%
2021 Q4	42%	25%	20%	33%	23%	24%	39%	21%	22%	28%
2022 Q4	27%	17%	18%	25%	18%	16%	28%	20%	20%	17%
2023 Q4	25%	15%	16%	23%	16%	16%	23%	20%	18%	15%

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

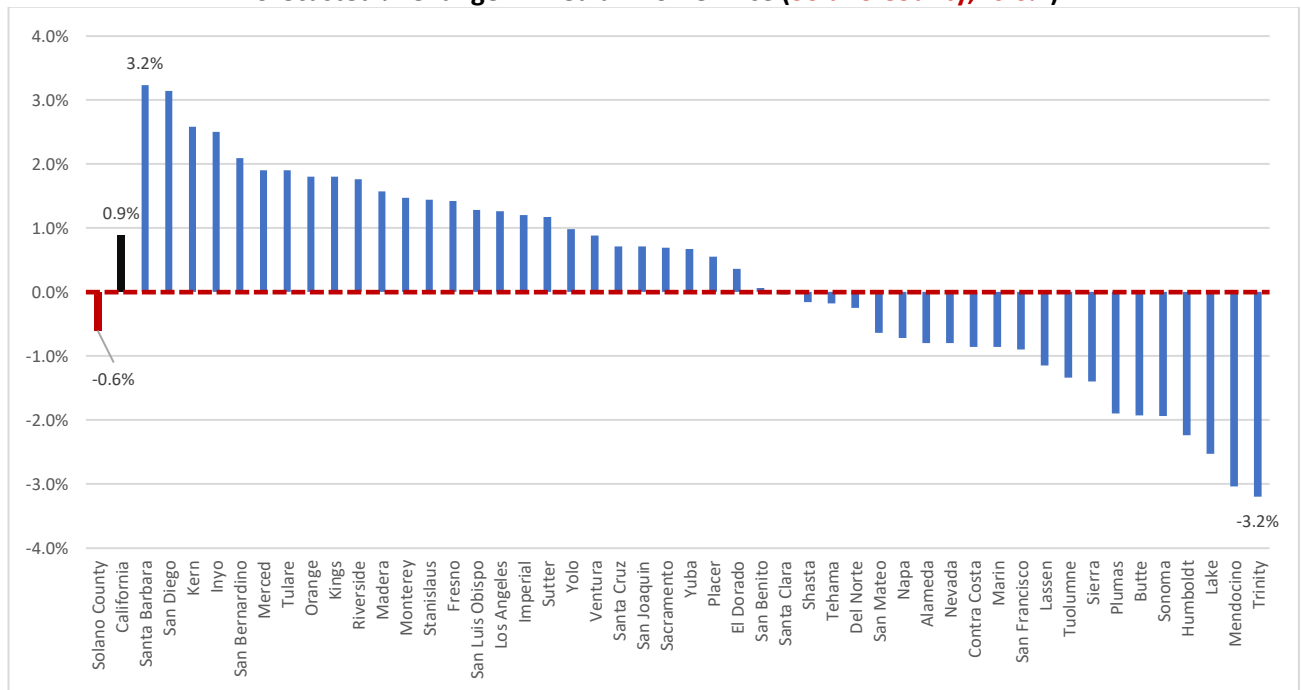
Quarter 4 2023 is the latest data point as of March 2024

Index of Economic and Community Progress

Median Home Price Forecasts

Solano County is forecasted for a year of median home prices slightly **declining**. The latest forecast (as of April 2024) per Zillow™ Research is -0.6 percent for Solano County from March 2024 to March 2025. California's statewide housing market is predicted to grow under one percent by March 2025. The figure below shows a relatively flat outlook for most of California's counties. Housing market prices did not slip far for areas that experienced a slight decrease in 2023, but interest rates remained relatively (not historically) high for mortgages as 2024 started.

Housing Forecast, March 2024 to March 2025, California and Selected California Counties, Forecasted % Change in Median Home Price (Solano County, -0.6%)



Source: Zillow® Research (<https://www.zillow.com/research/data/>)
March 2024 to March 2025 Forecast latest available as of April 2024

TAKEAWAY: Solano County housing markets had slight home-price gains in 2023, while California's market did better in percentage change terms. Housing affordability slipped in 2023 due to a combination of slower-moving incomes and rising interest rates increasing the costs of homeownership, even with a small change in prices.

LONGER VIEW: Without a significant, negative change in regional labor markets, no forecasts of a major housing price collapse are coming, though home loan markets continue to experience rising delinquencies at a very slow pace. The critical factor in housing markets toward 2030 will be supply-side (inventory for sale), a combination of shifting demography (existing units), and new housing units built that are offered as single-family homes. Without much supply-side change, affordability in Solano County will continue to be pressured toward less affordability.

Index of Economic and Community Progress

Regional Multi-Family Units, Comparisons to Solano County

This 2023 Index edition provides regional comparisons in housing-unit mix from 2010 to 2024 across California, specific to multi-family housing (MFH) units. There is not an optimal mix of housing per se; the data below also show how urban markets (Bay Area Other) compare to suburban (Solano County and the North Bay) regarding multi-family units for rent.

Housing is an economic development asset; housing availability and mix shape the types of industries in a county or city based on surrounding areas as both complements and competition. Categorically, housing is either single-family housing (SFH) or MFH units. Not all SFH units are owned by their occupant, adding to the rental stock. The data here are specific to classic rental units like apartments. These data also show how developers have considered the housing market in Solano County versus other areas; Solano County's housing market leans heavily toward a SFH unit market versus the comparison areas shown below.

Multi-Family Housing Units to Total Units, %, Selected Areas, 2010-2024

	Solano County	California	Sac MSA	Bay Area Other	North Bay
2010	21.9%	31.9%	24.6%	38.7%	22.3%
2011	21.8%	31.9%	24.5%	38.7%	22.3%
2012	21.8%	32.0%	24.5%	38.7%	22.4%
2013	21.7%	32.0%	24.5%	38.8%	22.4%
2014	21.7%	32.1%	24.4%	38.9%	22.4%
2015	21.6%	32.2%	24.3%	39.1%	22.4%
2016	21.6%	32.2%	24.3%	39.3%	22.4%
2017	21.7%	32.4%	24.1%	39.5%	22.5%
2018	21.7%	32.5%	24.1%	39.7%	22.9%
2019	21.5%	32.6%	24.1%	39.8%	23.0%
2020	21.4%	32.7%	24.0%	40.0%	23.1%
2021	21.5%	32.9%	24.0%	40.3%	23.2%
2022	22.4%	33.2%	23.9%	40.7%	23.3%
2023	22.4%	33.3%	23.9%	40.9%	23.3%
2024	22.6%	33.4%	24.0%	41.2%	23.4%

Source: California Department of Finance (<https://dof.ca.gov/forecasting/demographics/estimates/>)

TAKEAWAY: Solano County has comparatively fewer multi-family housing (MFH) units than regional areas or California overall, which includes more populated urban areas.

LONGER VIEW: A mix of MFH and SFH units provides choice for workers as employment levels expand. The North Bay (Marin, Napa, and Sonoma) counties have a similar mix to Solano County, a reflection of smaller, suburban cities. However, growth in Sonoma County (for example) has been primarily in MFH units since the 2017 fires destroyed approximately 5,500 SFH units; the change in the North Bay units in 2018 reflects that construction effort.

Index of Economic and Community Progress

Social Equity Metrics: Baseline for Monitoring in Solano County

Social equity metrics provide socioeconomic progress by race or ethnicity (in the Census Bureau data, “ethnicity” is split between Hispanic and non-Hispanic; race includes those identifying as Hispanic or not across classic racial categories) for Solano County residents. We show median household income (MHI) again, this time based on the head of household’s race/ethnicity, poverty rates by race/ethnicity, and homeownership by race/ethnicity. Median household income has been inflation-adjusted to show “real” progress for different groups in 2017 dollars.

Median Household Income, 2020, 2021 and 2022, 2017 Dollars, Solano County, California and United States, Head of Household

2020			
Race/Ethnicity	US	CA	Solano County
Hispanic	\$51,742	\$54,086	\$71,537
White	\$67,095	\$83,378	\$83,425
African-American	\$41,364	\$50,652	\$61,365
Asian-American	\$86,920	\$93,406	\$93,739
2021			
Race/Ethnicity	US	CA	Solano County
Hispanic	\$53,182	\$59,372	\$72,845
White	\$66,518	\$78,145	\$82,338
African-American	\$41,974	\$51,992	\$60,863
Asian-American	\$88,983	\$95,660	\$92,752
2022			
Race/Ethnicity	US	CA	Solano County
Hispanic	\$58,741	\$65,712	\$78,292
White	\$72,406	\$86,296	\$89,771
African-American	\$46,473	\$55,808	\$68,887
Asian-American	\$97,369	\$104,776	\$102,686

Source: American Community Survey, 5-Year Average, Census Bureau, (<http://data.census.gov>), 2018-22 the latest data available as of April 2024

Median household Income (MHI) increased in the five-year averages between 2018 and 2022 for all ethnicities and races in Solano County, following the patterns at the state and national levels. Poverty rates fell for all communities except for African-American households. Like MHI data, the poverty data comparisons shown here are from a five-year average of survey data from the Census Bureau.

Poverty Rates, 2020, 2021 and 2022, Percent of Population Below Annual Poverty Threshold Solano County, California, and United States

Race/Ethnicity	2020			2021			2022		
	US	CA	Solano County	US	CA	Solano County	US	CA	Solano County
Hispanic or Latino origin	18.3%	16.2%	10.8%	17.7%	15.5%	10.4%	17.2%	15.1%	10.3%
White/Caucasian	10.6%	11.4%	7.8%	10.3%	10.9%	7.7%	10.1%	10.6%	7.5%
African-American	22.1%	19.6%	15.8%	21.7%	19.2%	16.3%	21.5%	19.0%	16.7%
Asian-American	10.6%	10.0%	5.8%	10.3%	9.9%	5.5%	10.1%	9.8%	5.4%

Source: American Community Survey, 5-Year Average, Census Bureau, (<http://data.census.gov>), 2018-22, the latest data as of April 2024

Index of Economic and Community Progress

Homeownership is generally considered a measure of social progress, assuming homeownership is a goal for current renters. While homeownership gains continued in Solano County in 2022, the data suggest that African-American households saw a reduction in homeownership as a percentage of African-American households in Solano County.

Owner versus Rental, Percentage of Occupied Households by Race or Ethnicity of Head of Household Years 2020, 2021, and 2022, Solano County, California, and United States

Owner				Renter			
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%
2021				2021			
Race/Ethnicity	US	CA	Solano County	Race/Ethnicity	US	CA	Solano County
Hispanic	49.4%	45.4%	55.1%	Hispanic	50.6%	54.6%	44.9%
White	70.6%	60.0%	66.9%	White	29.4%	40.0%	33.1%
African-American	42.7%	35.6%	44.1%	African-American	57.3%	64.4%	55.9%
Asian-American	60.1%	60.4%	71.9%	Asian-American	39.9%	39.6%	29.1%
2022				2022			
Race/Ethnicity	US	CA	Solano County	Race/Ethnicity	US	CA	Solano County
Hispanic	50.1%	45.7%	56.5%	Hispanic	49.9%	54.3%	43.5%
White	71.1%	60.7%	67.7%	White	28.9%	39.3%	32.3%
African-American	43.1%	35.6%	43.8%	African-American	56.9%	64.4%	56.2%
Asian-American	61.6%	60.7%	72.3%	Asian-American	38.4%	39.3%	27.7%

Source: American Community Survey, 5-Year Averages ending in stated year (2018-22, the latest data available as of April 2024)
Census Bureau, (<http://data.census.gov>)

TAKEAWAY: The pandemic's effects on these social equity indicators are now emerging more completely. These data suggest that African-American households were affected more than other households in Solano County, where the state and national levels saw more mixed results for ethnicities and races through 2022.

LONGER VIEW: Economic and workforce development assistance to 2030 should focus on African-American communities and businesses in the short to medium term, as these indicators suggest assistance can help stabilize current risks of increasing poverty rates and support to own a home.

We now look at community indicators for Solano County.

Index of Economic and Community Progress



Our Changing Community

Index of Economic and Community Progress

People

Recent Population Growth and Projections to 2050

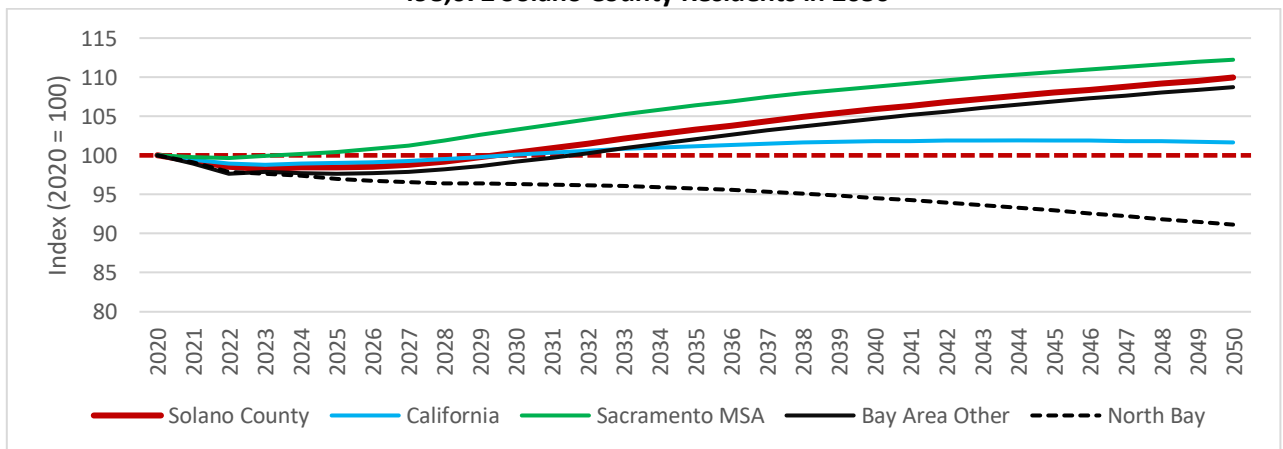
Population slightly increased in Solano County and statewide in 2023. Regionally, especially in the Bay Area and North Bay, population change was mixed; Sacramento's metro area grew slightly faster than Solano County, while the North Bay counties' populations fell. Solano County's population increased by 920 residents (+0.21 percent) in 2023 to a total of 446,426 (2022's population was re-estimated to be 445,506), but it is just over 6,000 fewer residents than in 2019. The Bay Area Other and North Bay counties combined have lost over 167,000 residents since 2019 (pre-pandemic levels). California's population slightly increased, reversing three years of population loss (the only three years of population loss on record), with approximately 67,100 more residents (California has 366,382 **fewer** residents in net since 2019) in 2023.

Change in Total Population, compared to January 1, 2024 (estimates for January 1 for each year shown) Number of People and Percent (%) Change, Solano County and Selected Comparison Areas

Place	Change in Population				Percentage Change Compared to 2022			
	2019	2020	2022	2023	2019	2020	2022	2023
Solano County	(6,026)	(7,065)	(601)	920	-1.33%	-1.56%	-0.13%	0.21%
California	(366,382)	(410,061)	13,377	67,104	-0.93%	-1.04%	0.03%	0.17%
Sacramento MSA	28,492	4,649	12,768	6,786	1.20%	0.19%	0.53%	0.28%
Bay Area Other	(137,630)	(146,617)	4,427	(9,926)	-2.15%	-2.28%	0.07%	-0.16%
North Bay	(29,422)	(23,178)	(4,652)	(1,900)	-3.29%	-2.61%	-0.53%	-0.22%

Source: California Department of Finance, Demographic Research Unit (www.dof.ca.gov), Census 2020 Benchmark

Population Growth, Selected Areas, 2020–2050, Index 2020 = 100, 2024 to 2050 Forecasted, 498,672 Solano County Residents in 2050



Source: California Department of Finance, Revised July 2023 (<https://dof.ca.gov/forecasting/demographics/projections/>)

TAKEAWAY: Solano County's population increase in 2023 reversed regional trends since 2020, following the state overall. Compared to 2020, Solano County is forecasted to have 9.96 percent population growth through 2050, to an estimated total of 498,700. The Sacramento metropolitan area is forecasted for faster growth than Solano County.

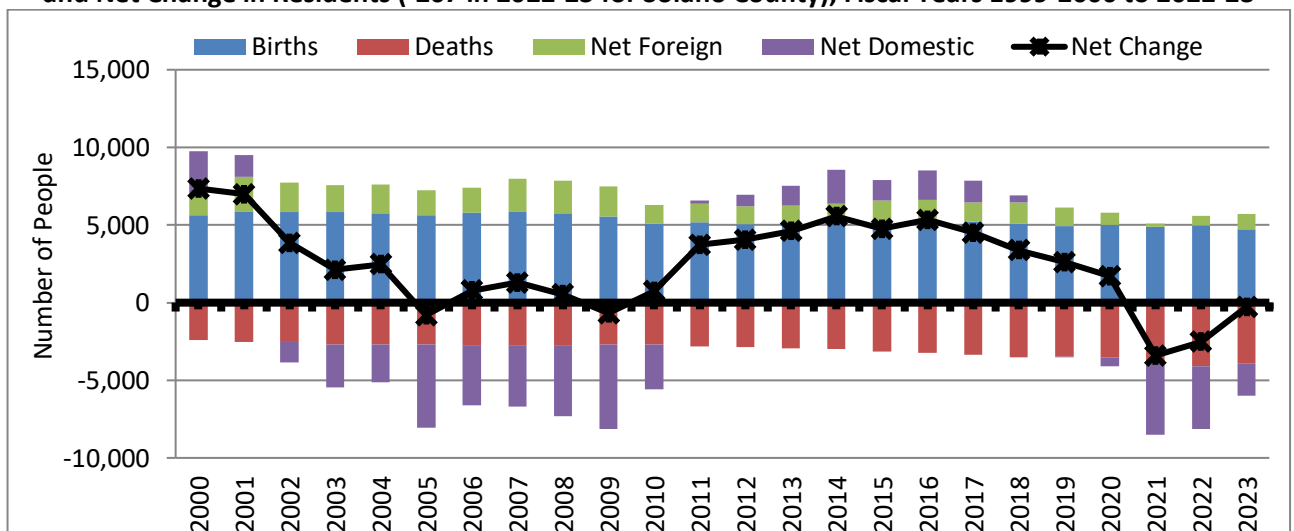
LONGER VIEW: Growth is forecasted for Solano County versus its suburban North Bay neighbors. This suggests more workers are coming to Solano County, which employers may demand in those three counties. Expansions of transportation infrastructure and options may be necessary investments to take advantage of changing demographic conditions on behalf of Solano County's working residents.

Index of Economic and Community Progress

Components of Population Change

The tracing of Solano County's population changes since 2019 can be seen on a fiscal-year basis below. Solano County's population was estimated to have slightly **decreased**, just 267 residents, in the fiscal year 2022-23, primarily due to continued outbound migration in net to other parts of the United States ("Net Domestic" change in the data shown below). More foreign immigrants in net ("Net Foreign") came again to Solano County in fiscal year 2022-23, and births were slightly higher in volume than those that passed on. Components of change are provided on a fiscal-year basis, where overall population and housing stock estimates are calendar-year measures by the California Department of Finance. Births less deaths, and then adding net new residents based on migration to Solano County become the net population changes seen below.

Solano County Components of Population Change (People) from Previous Fiscal Year (July 1 to June 30) and Net Change in Residents (-267 in 2022-23 for Solano County), Fiscal Years 1999-2000 to 2022-23



Source: California Department of Finance, Demographic Research Unit (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 Fiscal Year 2022-23, Number of People

<i>Fiscal Year End</i>	<i>Births</i>	<i>Deaths</i>	<i>Net New Residents from other Countries (Net Foreign)</i>	<i>Net New Residents from the United States (Net Domestic)</i>	<i>Net New Residents to Solano County</i>
2010-23	71,041	-46,570	14,899	-4,628	34,742
2019-23	19,613	-15,500	2,633	-11,240	-4,494
2020-23	14,593	-11,972	1,843	-10,662	-6,198
2022-23	4,712	-3,927	1,018	-2,070	-1,052

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

TAKEAWAY: Solano County's population slightly decreased in fiscal year 2022-23, portending the population increase seen above. The main driver of the slight population loss from July 1, 2022, to June 30, 2023, was emigration from Solano County to other places in the United States. **LONGER VIEW:** The population outlook to 2050 above and the turnaround shown here suggest that Solano County remains a place people want to live in California, assuming net domestic emigration slows.

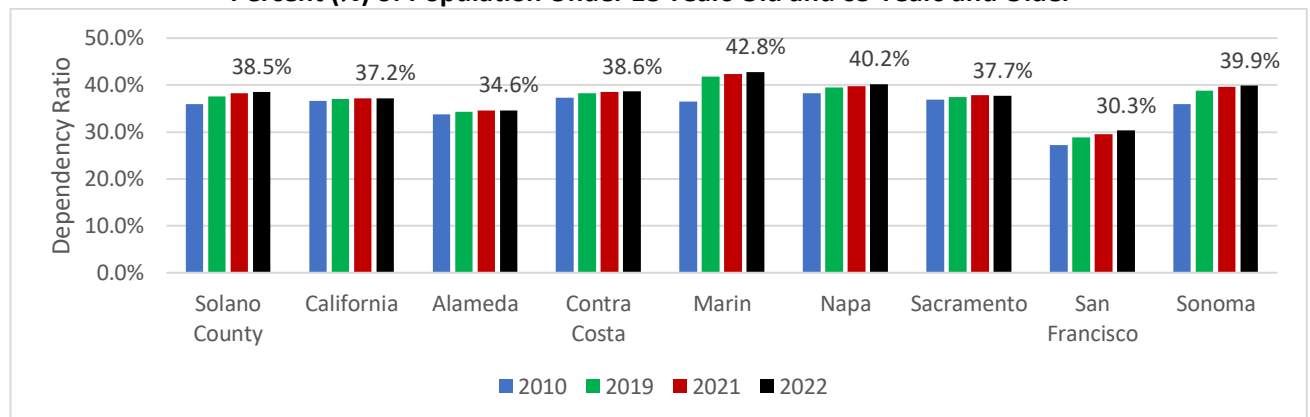
Index of Economic and Community Progress

Workforce Readiness and Supply

Dependency Ratio

Solano County's total dependency ratio increased slightly over the five years between 2018 and 2022 (the latest data). The dependency ratio is the percentage of an area's residents 65 and older and children under 18 years of age (seen as "dependent" due to a lower likelihood of working and a higher likelihood of drawing from government resources). Solano County's ratio was 38.5 percent in 2022 (the latest data available). These data compare Solano County's region and statewide outcomes since 2010. Sacramento County's dependency ratio fell slightly in 2022; the statewide average remained the same as in 2021. All other comparison areas shown experienced an increase in this ratio.

Total Dependency Ratio, Selected Areas, 2010, 2019, 2021, 2022
Percent (%) of Population Under 18 Years Old and 65 Years and Older



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

TAKEAWAY: Solano County's dependency ratio increased by 0.2 percentage points from 2021 to 2022 (the latest data). Statewide, the dependency ratio remained unchanged.

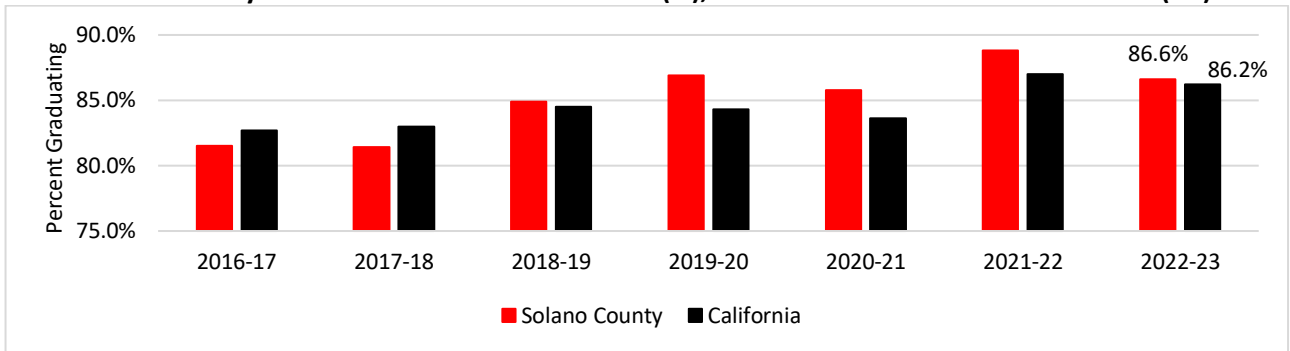
LONGER VIEW: A rising proportion of a dependent population generally points to more social transfer payments across all government programs (income assistance, social security, Medicare, CalFresh, public health, etc.) and more fixed-income households (retirement income) or households with fewer working residents (children or seniors).

High-School Graduation Rates and CSU/UC Readiness

Solano County's graduation rate **decreased** to 86.6 percent in academic year (AY) 2022-23 (the latest data available) versus academic year 2021-22 (88.8 percent). California's graduation rate also fell slightly. These data suggest the surge in graduation rates for AY 2021-22 may have been an anomaly due to the pandemic. Solano County's percentage of college-ready graduates fell from 44.5 percent to 42.1 percent during the 2022-23 academic year compared to the previous school year. California, on average, had its college-ready graduates increase to 52.2 percent in the academic year 2022-23 from 51.4 percent in the academic year 2021-22.

Index of Economic and Community Progress

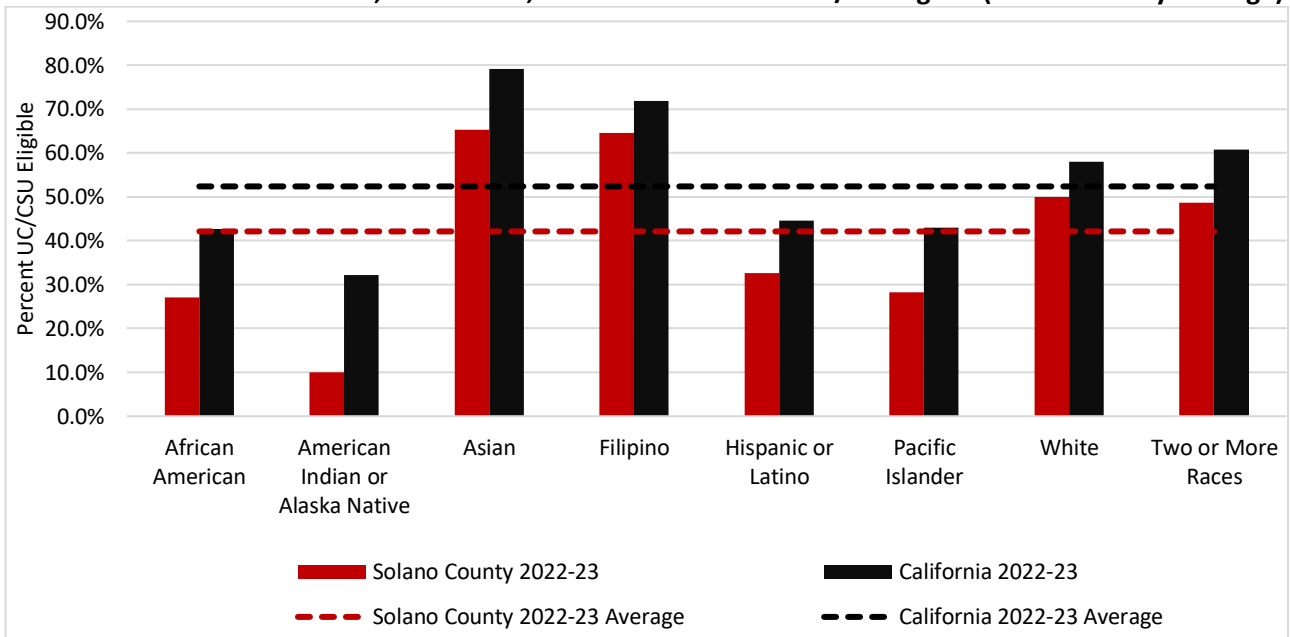
Solano County and California Graduation Rates (%), 2016-17 to 2022-23 Academic Years (AY)



Source: California Department of Education (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, AY 2022-23, 42.1% of Graduates CSU/UC Eligible (Solano County Average)



Source: California Department of Education (www.cde.ca.gov)

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

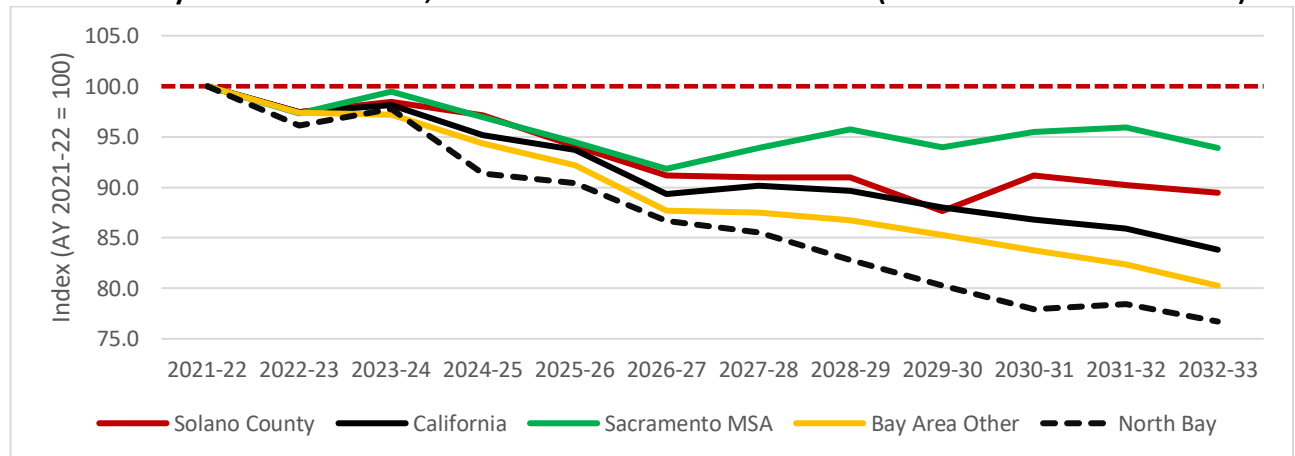
High School Graduates and K-12 Attendance: The Outlook to 2032-33

These data are updates (from October 2023) to original, dismal forecasts for K-12 attendance levels throughout California for selected areas. The forecast update continued to imply a less dramatic drop for Solano County. Such declines represent an older population with more households with fewer children than past residents on average and labor-force levels decreasing over time. Some changes in public school attendance are due to the demand for private schools, but that is a minor shift versus demographic changes.

Index of Economic and Community Progress

Public High School Graduates, Academic Years 2021-22 to 2032-33

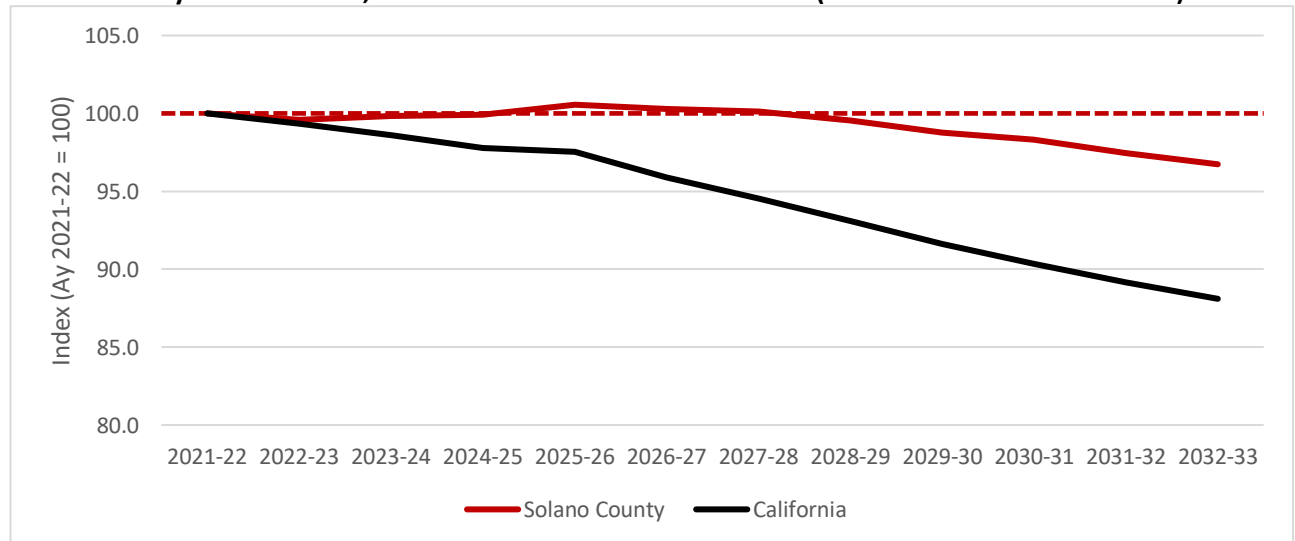
Solano County and Selected Areas, Index 2021-22 Academic Year = 100 (2021-22 and 2022-23 Actuals)



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

Public School Attendance Levels, Grades K-12, Academic Years 2021-22 to 2032-33

Solano County and California, Index 2021-22 Academic Year = 100 (2021-22 and 2022-23 Actuals)



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

TAKEAWAY: Solano County's graduation rate for high-school students fell slightly in the 2022-23 academic year (AY), remaining above the also-falling statewide average. However, California had a higher proportion of high-school graduates who were eligible for CSU or UC admission in AY 2022-23 compared to Solano County.

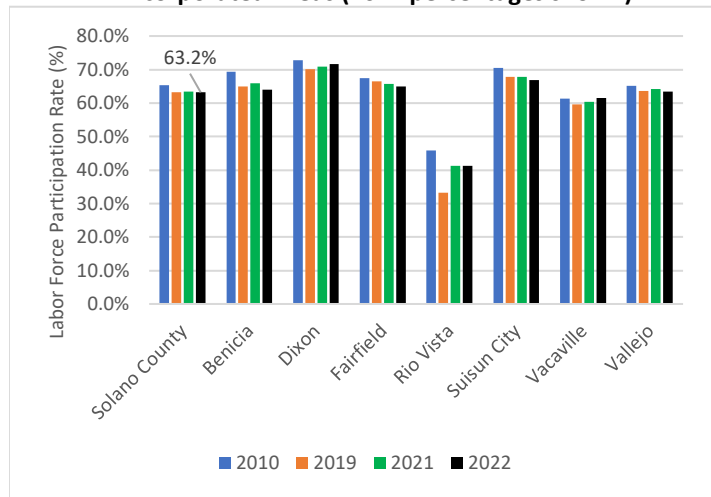
LONGER VIEW: Population forecasts for Solano County include forecasts for K-12 attendance and high school graduates to AY 2032-33. Solano County's forecast is for a ten percent reduction in K-12 attendance, a sign that population growth will include fewer working families and likely more senior households. In Napa, Sonoma, and Marin counties (and the state of California on average), the anticipated reduction in public K-12 attendance is between 20 and 30 percent to AY 2032-33 from AY 2021-22. That loss of regional workforce will create further challenges for Solano County's employers in finding workers and put more pressure on school districts' sources of funds.

Index of Economic and Community Progress

Labor Force Participation Rates

Labor force participation rates continued to rise across California and the United States through 2023, as measured by the population 16 years and older who are employed or are considered actively seeking work. For Solano County’s cities, labor-force participation decreased in 2022 by 0.2 percentage points from 2021 to 63.2 percent. The 2022 data are the latest official data for these areas as of April 2024.

Labor Force Participation Rates (%), Workers 16 Years and Older in Labor Force, 2010, 2019, 2021, and 2022 Solano County and its Incorporated Areas (2022 percentages shown)

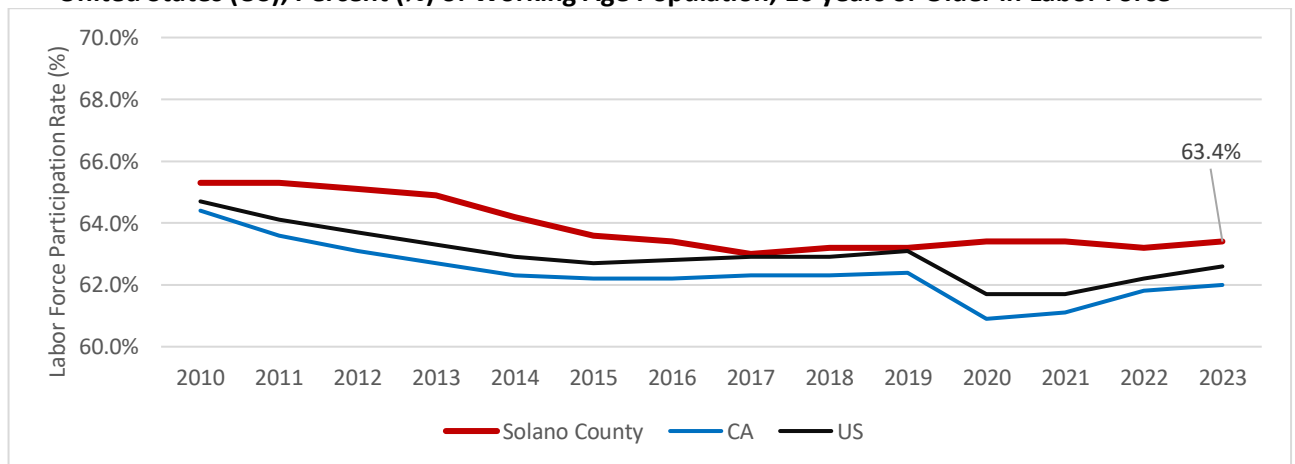


Source: Census Bureau (<http://data.census.gov>)

Preliminary estimates for 2023 show Solano County’s labor force

participation rising again to 63.4 percent based on labor force rising during 2023. The data below show the national and statewide rates rising more slowly.

Labor Force Participation Rates, 2010 to 2023, Solano County (2023 estimated), California (CA) and United States (US), Percent (%) of Working Age Population, 16 years or Older in Labor Force



Sources: Federal Reserve (California and United States), Census Bureau, and California Department of Finance (Solano County) where 2022 estimates are the latest official estimates for Solano County as of May 2024.

TAKEAWAY: In 2023, residents in Solano County over 16 worked 63.4 percent of the time, 1.4 percentage points above California’s average.

LONGER VIEW: We use the age group 16 and older to recognize younger people working and the aging of the workforce alongside population change as workers in Solano County are getting older. Estimates in 2023 from the [Census Bureau’s Quarterly Workforce Indicators](#) of worker age suggest that 9.2 percent of workers are over 65 years of age in Solano County. That level was 4.9 percent in 2010.

Index of Economic and Community Progress

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 (data for years 2018 to 2022 is the latest data available from the Census Bureau).

**Median Age (Years) in Solano County and Its Cities
2010, 2017, 2019, 2020, 2021, and 2022**

<i>Place</i>	<i>2010</i>	<i>2017</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>
Solano County	36.5	37.7	38.1	38.3	38.5	38.8
United States	36.9	37.8	38.1	38.2	38.4	38.5
California	34.9	36.1	36.5	36.7	37.0	37.3
Benicia	45.0	44.9	46.1	46.1	45.1	45.3
Dixon	32.3	35.0	34.0	32.3	34.2	33.5
Fairfield	32.8	34.8	34.8	35.0	35.2	35.8
Rio Vista	55.8	62.3	64.4	63.6	64.0	64.6
Suisun City	32.7	33.7	34.4	34.7	36.0	36.0
Vacaville	36.7	37.4	37.5	37.8	37.8	37.3
Vallejo	37.5	37.8	38.4	39.1	39.8	40.4

Source: American Community Survey, Census Bureau (<http://data.census.gov>), 5-year averages (latest data 2018-22)

**Housing and Occupancy, 5-Year Averages Ending in Stated Year: 2019, 2021 and 2022
(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>		
	<i>2019</i>	<i>2021</i>	<i>2022</i>	<i>2019</i>	<i>2021</i>	<i>2022</i>	<i>2019</i>	<i>2021</i>	<i>2022</i>
Solano County	157,800	161,341	162,513	95.0%	95.2%	95.4%	5.0%	4.8%	4.6%
United States	137,428,986	139,647,020	140,943,613	87.9%	88.8%	89.2%	12.1%	11.2%	10.8%
California	14,175,976	14,328,539	14,424,442	92.0%	92.2%	92.3%	8.0%	7.8%	7.7%
Benicia	11,786	11,287	11,341	95.8%	96.1%	95.9%	4.2%	3.9%	4.1%
Dixon	6,389	6,692	6,726	94.9%	96.6%	96.5%	5.1%	3.4%	3.5%
Fairfield	38,372	39,020	39,346	95.8%	95.3%	95.5%	4.2%	4.7%	4.5%
Rio Vista	5,130	5,187	5,286	93.4%	96.9%	97.0%	6.6%	3.1%	3.0%
Suisun City	9,650	9,711	9,925	96.5%	97.5%	97.3%	3.5%	2.5%	2.7%
Vacaville	34,176	35,216	35,518	95.7%	95.0%	94.9%	4.3%	5.0%	5.1%
Vallejo	44,543	46,251	46,253	94.4%	94.9%	95.4%	5.6%	5.1%	4.6%

Source: American Community Survey, Census Bureau (<http://data.census.gov>), 5-year averages (latest data 2018-22)

Index of Economic and Community Progress

Income, Household Size, and Education: 2019, 2021 and 2022, Five-Year Averages

Place	Median Household Income (2017 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 a Bachelor's Degree or Better		
	2019	2021	2022	2019	2021	2022	2019	2021	2022	2019	2021	2022
Solano County	\$76,300	\$79,055	\$79,765	2.82	2.82	2.84	88.4%	88.9%	88.9%	26.9%	27.8%	28.2%
United States	\$60,253	\$62,436	\$62,943	2.67	2.60	2.57	88.0%	88.9%	89.1%	32.1%	33.7%	34.3%
California	\$70,459	\$74,160	\$75,546	2.93	2.85	2.89	83.3%	84.2%	84.4%	33.9%	35.3%	35.9%
Benicia	\$96,848	\$104,439	\$102,237	2.50	2.46	2.48	96.8%	96.0%	95.4%	44.7%	45.2%	45.7%
Dixon	\$77,328	\$74,258	\$75,738	3.11	2.96	2.94	80.1%	84.0%	85.5%	19.7%	21.5%	22.3%
Fairfield	\$79,189	\$81,681	\$81,261	2.99	3.01	3.13	87.4%	97.4%	87.0%	28.3%	28.0%	27.9%
Rio Vista	\$65,185	\$67,393	\$68,669	2.12	2.04	1.96	93.4%	94.0%	93.8%	33.6%	38.3%	37.9%
Suisun City	\$78,030	\$76,196	\$78,414	3.13	3.15	3.02	88.8%	89.1%	89.3%	21.9%	20.5%	20.3%
Vacaville	\$82,248	\$86,141	\$87,760	2.69	2.72	2.83	89.1%	90.2%	91.4%	23.6%	25.0%	26.3%
Vallejo	\$64,999	\$68,998	\$70,784	2.80	2.83	2.79	88.0%	87.8%	87.1%	25.8%	27.4%	27.5%

Source: American Community Survey, Census Bureau (<http://data.census.gov>), 5-year averages (latest data 2018-22)

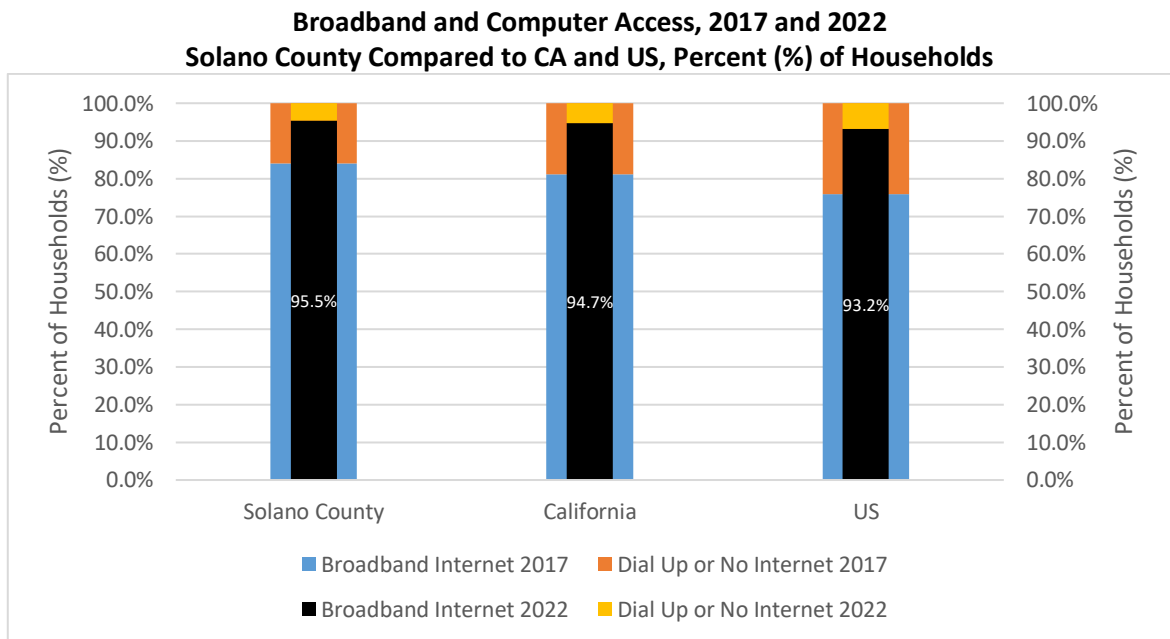
TAKEAWAY: Solano County's population continued to age to 38.8 years at the median. Educational attainment and median household incomes have also increased over time. Average household size looks more like California than the United States, and these data vary across Solano County's seven cities.

LONGER VIEW: When considering economic development options, Solano County's cities must work in partnership, given regional and global competition, regardless of their demographic or economic differences.

Index of Economic and Community Progress

Broadband and Computer Access

The Census Bureau's American Community Survey estimates household broadband and computer access. Internet access, especially WiFi, faster connection speeds, and the ability to use video communications are now essential business infrastructure needs. Solano County is compared to state and national households in 2017 and 2022 in five-year averages (2013 to 2017 and 2018 to 2022, covering approximately ten years). These changes show the pace of connecting California's households, where Solano County is an example of a connected area in California.



TAKEAWAY: As Wi-Fi becomes more widely available, more businesses and households will have a broadband signal to communicate, entertain, and do business. Solano County has maintained an edge in connectivity over the state and national averages. California's lower levels suggest rural areas still have few broadband options.

LONGER VIEW: Efforts to provide lower-cost, municipal-based broadband, such as VIP Fiber in Vallejo, may continue to develop as an equity issue in providing more households with broadband access and thus leveling access across socioeconomic groups. Such changes should help start and support smaller businesses.

Index of Economic and Community Progress

Quality of Place Index

This final section compares some “quality of place” metrics for Solano County versus California (or San Francisco regarding housing prices), generally ranked across the 58 California counties. The current data include high-school graduation rates, commute times, air quality, educational attainment, home purchase and rental prices, and taxable sales per person. Brief takeaways are provided for each; these metrics represent how new residents or businesses may look at quality of place. Metrics such as crime or road quality could also be considered. The metrics provide a snapshot of business, housing, and environmental data.

Quality of Place Elements, 2020 to 2023 (data from 2022 are the latest available in some cases)

Element			Key Takeaway
Graduation Rates, High School (Academic Year)			Solano County is among many counties with graduation rates between 86 and 87 percent for the academic year 2022-23.
2020-21 25 th in CA	2021-22 23 rd in CA	2022-23 35 th in CA	
Commute Times			Commute times worsened slightly in 2022 as more Solano County residents and employees returned to the office or workplace.
2020 51 st in CA	2021 52 nd in CA	2022 53 rd in CA	
Air Quality			Air quality in 2023 for Solano County improved again from 2022 levels compared to the state average.
2021 18 th in CA	2022 16 th in CA	2023 15 th in CA	
Educational Attainment: % of Pop, 25 years old or more, BA min			Solano County’s population with a Bachelor’s Degree (28.2%) slipped in the state rankings, but Solano County’s proportion of BA or higher degree holders did increase in 2022.
2020 25 th in CA	2021 26 th in CA	2022 27 th in CA	
Home and Rental Prices (as a % of San Francisco County (SF))			Housing and rental prices in San Francisco have fallen faster than any other county statewide on percentage terms. Solano County’s home prices increased in 2023, but regional gains still make Solano County home prices relatively low.
2021 Rent: 58% of SF Buy: 38% of SF	2022 Rent: 68% of SF Buy: 45% of SF	2023 Rent: 74% of SF Buy: 46% of SF	
Taxable Sales/Capita			Solano County had a better year than California on average for taxable sales, especially per capita, given Solano County’s change in population.
2021 98.9% of State Avg.	2022 95.4% of State Avg.	2023 97.3% of State Avg.	

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 Place indicators suggest **opportunities** when in green and **challenges** for policymakers and the community when in red.

OVERALL TAKEAWAY: Economic development efforts generally sell a local quality of life for new and expanding employers. The pandemic continues to affect the metrics for Solano County, especially over five-year averages. Air quality in Solano County continues to improve relatively; other measures are more mixed over time between relative improvement and challenges.

Index of Economic and Community Progress

Data Sources and Methodology

Solano County Key Facts

Area

The Solano Economic Development Corporation (EDC) and the County of Solano provided data.

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 2024 are through January 1, 2024.

Jobs

The California Employment Development Department (EDD) provides Solano County employment data. The industry data may include employees who live outside the county. Data from 2023 are preliminary estimates, data before 2023 are official as of March 2024.

Population Components

Data are from the [E-6: Population Estimates and Components of Change by County – July 1, 2020–June 30, 2023](#) report by the California Department of Finance and are for Solano County, the Bay Area Other (including Alameda, Contra Costa, San Francisco, San Mateo, Santa Clara counties), the North Bay (Marin, Napa, and Sonoma counties), and for California overall. Estimates for fiscal year 2022-23 are preliminary as of April 2024. 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 2022 (the latest data were extracted in March 2024), generally a five-year average of survey data for all areas or just a one-year sample when specified.

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. The latest data are through calendar year 2023 for taxable sales as of April 2024. Data on the assessed value of land parcels are from the Solano

County Assessor's office. The latest data available are through the end of fiscal year 2022-23 as of March 2024.

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 through 2023 as of May 2024.

<https://www.labormarketinfo.edd.ca.gov/data/industries.html>

Change in Annual Jobs

The California Employment Development Department (EDD) provides Solano County employment data. The industry data reflect the number of jobs in the county that may pay employees living outside the county. The data are as of March 2024 and are estimates; see

<https://www.labormarketinfo.edd.ca.gov/data/industries.html>.

Jobs forecasts to 2050 are also available at [CalTrans](#).

Total Employed Residents and

Total Unemployed Residents

The California Employment Development Department (EDD) Local Area Unemployment Statistics (LAUS) provides Solano County resident employment data. The data reflect 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 estimates after its analysis.

Non-Employer Data

EFA estimated the change in non-employer business (self-employed businesses that do not have payroll workers) statistics on self-employed businesses by industry. In previous index editions before 2021, data for non-employers are historically available from the [U.S. Census Bureau](#).

Median Household Income

Data for Median Household Income are from the 2003-2021 [American Community Survey data](#) reports from the U.S. Census Bureau as of March 2024. All income values are inflation-adjusted and reported in 2017 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 2010 to 2023 (the latest data were released in April 2024).

Gross Product

Data are provided by the U.S. Bureau of Economic Analysis through 2022 as of March 2024 (www.bea.gov). Values are inflation-adjusted and reported in 2017 dollars.

Personal Income

Total personal income and population data are from the [Bureau of Economic Analysis](#). Income values are inflation-adjusted and reported in 2017 dollars, using the California CPI from the [California Department of Finance](#). The latest personal income data are from 2022 as of March 2024.

Sources of Personal Income

Data are provided by the [Bureau of Economic Analysis](#) (BEA) through 2022. Data are from Personal Income by Major Source and Earnings by NAICS Industry through 2022 as of March 2024. Personal income has been adjusted into 2017 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 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), allowing for a look at employment, wages, and establishments data at the NAICS 4-digit level. The North American Industry Classification System (NAICS) analyzes major industry sectors. These data are the official estimates from the [Bureau of Labor Statistics](#). Data were through Quarter 2 2023 as of March 2024.

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 2022 as of March 2024.

Poverty Rates

Poverty rates represent the percentage of households under the federal poverty level in terms of household income in a given year. The American Community Survey of the Census Bureau provides five-year averages for Solano County. The latest data are from 2022 as of March 2024.

Wages by Occupation

Wages data are available from The California Employment Development Department (www.edd.ca.gov) and the U.S. Bureau of Labor Statistics (www.bls.gov) by occupation following Standard Occupation Classification (SOC) codes. Wages are adjusted to 2017 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 2024 from BLS only.

Commercial Real Estate

Solano County's commercial real estate data comes from author contact with Colliers International's research department. The tracking of office space, both class A and B, and industrial space is from a proprietary survey instrument to Colliers. Other commercial real estate firms likely have different estimates, but no governmental source exists for these data. The latest data in March 2024 are from Quarter 4 2023.

Housing Estimates and Mix

Data on forecasted housing units must come from the California Department of Finance and the [Metropolitan Transportation Commission](#) (MTC). The California Department of Finance estimates housing type as part of its demographic research, and housing tenure (own versus rental) data comes from the Census Bureau's American Community Survey. Data estimates on housing stock and mix come from the California Department of Finance demography estimates, [Report E-4](#), Population Estimates for Cities, Counties, and the State, 2021-2024 with 2020 Census Benchmark.

Advanced Manufacturing

Data on advanced manufacturing jobs in Solano County and throughout California come from California Employment Development Department (www.edd.ca.gov) and the U.S. Bureau of Labor Statistics (www.bls.gov) based on industry codes representing a sample of [advanced manufacturing](#).

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, for fiscal years 1999-2000 to 2022-23 as reported by the [California Department of Finance](#). These reports cover all 58 counties in California. This Index compares 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. Population projections data for 2023 to 2050 come from the [California Department of Transportation, Long-Term Socioeconomic Forecast](#). The latest estimates are as of March 2024.

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 years of 2010 and 2020, covering years between 2005 and 2022, available as of December 2023.

High School Graduation Rates

Data for the 2022–23 academic year are the latest available by the [Education](#) Educational Demographics Office. The four-year graduation rate is a percentage estimate of students who graduated from those eligible in a four-year period based on one year of data collected. There has been a recent change in methodology, so time periods before 2016-17 are not comparable to those after 2016-17.

High School UC/CSU-Readiness

Data for the 2022-23 academic year are the latest data available as provided by the [California Department of Education](#). The methodology used is based on the number of students that graduate and also complete the so-called A through G requirements to qualify for admission to California State University or University of California upon graduation. 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 2024. California Association of REALTORS® calculates a housing affordability index (HAI) published quarterly at [www.car.org](#). Rental price data are also from [Zillow™ Research](#).

Labor Force Participation Rates

This is a ratio of the population over 18 years old and younger than 65 who are employed or actively seeking work. The data shown in this Index 2023 are a combination of population data from the Census Bureau and California EDD, as described above. The authors calculate from data available as of April 2024.

Broadband and Computer Access

The Census Bureau, in its [American Community Survey](#), is now tracking the number of households with a computer, broadband access, or both. These data are shown here to compare Solano County versus the state and nation and the ability to use tools at home to increase labor supply readiness and online learning opportunities. The latest data are from 2022 (one-year) and were made available in December 2023.

Building Permits

Building permit 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 through fiscal year 2022-23. The Census Bureau building permits database can be found at: <http://www.census.gov/construction/bps/>. The latest data are through 2023 as of May 2024.

City Data: Economics and Demographics

Data on the cities and their demographics come from the [American Community Survey](#) (ACS) of the Census Bureau through 2022 (the latest data available as of April 2024). While this survey has some data limitations 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 in this Index edition are five-year averages (2018-22 is the latest five-year average available).

Commuting Data and Time to Work

Data on commuting workers come from the Census Bureau to 2022 ([American Community Survey](#)) and also its partnership with the Bureau of Labor Statistics and the QWI called the [Longitudinal Employer-Household Dynamics](#) (LEHD) database. Data are annual and available from 2002 to 2022 as of May 2024.

The 2023 Solano County Index of Economic and
Community Progress can be found at:

www.solanocounty.com/economicindex

Economic Forensics and Analytics

Robert Eyler, PhD, President
PO Box 750641, Petaluma, CA 94975
(707) 318-0348 ♦ eyler@econforensics.com
www.econforensics.com

County of Solano

Matthew A. Davis, Senior Management Analyst / Public Communications Officer
675 Texas Street, Suite 6500, Fairfield, CA 94533
(707) 784-6100 ♦ madavis@solanocounty.com
www.solanocounty.com

Solano County Economic Development Corporation

Chris Rico, President
360 Campus Lane, Suite 102, Fairfield, CA 94534
(707) 784-1855 ♦ chris@solanoedc.org