

SOLANO COUNTY STATISTICAL PROFILE

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

The County provides the following services:

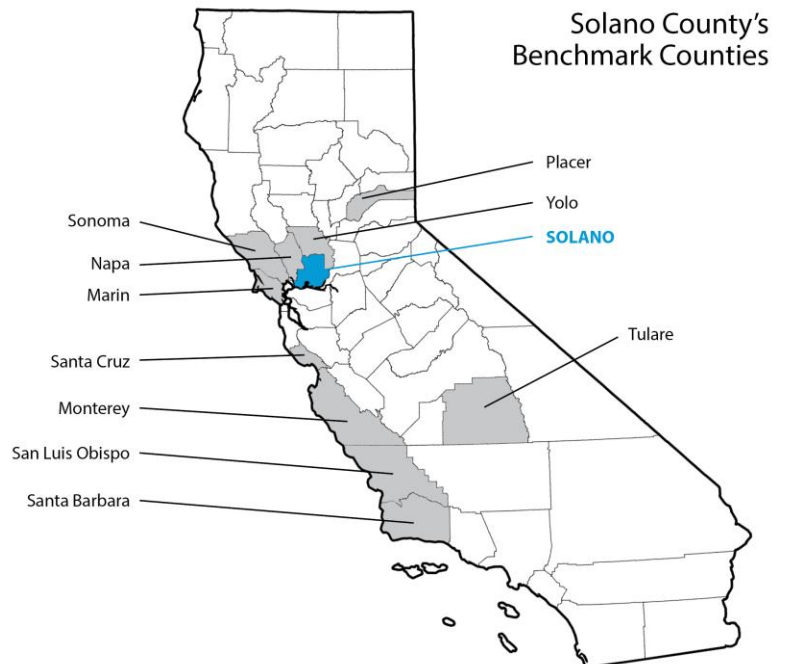
- Libraries (as contract services for cities)
- Jails and Juvenile Facilities
- Probationary Supervision
- District Attorney
- Public Defender and Alternative Defense
- Grand Jury
- Coroner and Forensic Services
- Airport
- Family Support Collection
- Public and Mental Health Services
- Indigent Medical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

BENCHMARK COUNTIES

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

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

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



*Notes the comparison counties were revised in 2019 to drop San Joaquin and Stanislaus and add Napa and Yolo

Solano County Statistical Profile
Birgitta E. Corsello, County Administrator

- They are the ten Counties closest to Solano in population – four with higher population and six with lower population.
- A total population of more than 125,000 but less than 525,000.
- All include both suburban and rural environments.
- None contain a city with more than 300,000 in population.
- Seven are coastal or Bay Area Counties
- Most have the same urban growth versus rural preservation challenges facing Solano County.

COUNTY POPULATION OVER TIME

The California Department of Finance’s May 1, 2019 estimate of the population of Solano County is 441,307, increasing 2,205 residents or 0.5% over 2018 (see chart A). Of California’s 58 Counties, Solano County ranks number 21 in terms of population size. Four of the seven cities saw growth between 2018 and 2019, with the highest growth rate in Rio Vista at 3.7%. Three cities, including Benicia, Suisun City and Vallejo all saw declines in population between 2018 and 2019.

California’s population estimate was 39.93 million as of May 1, 2019, per the State Department of Finance. California, the nation’s most populous State, represents 12.4% of the nation’s population, or one out of every eight persons. Solano County’s population represents 1.1% of the State population.

When you look at the County population since 2000, the rate of growth has tapered off to small annual increments. Between 2000 and 2010, the County grew by 18,802, or 4.8%, which is significantly less than the 54,121, or 15.9%, gains of the previous decade. Between 2010 and 2019, the County grew by 27,963 residents, or 6.3% (see chart B).

CHART A: SOLANO COUNTY POPULATION CHANGE FROM 2018 TO 2019

AREA	2018 POPULATION	2019 POPULATION	DIFFERENCE	PERCENTAGE
COUNTY TOTAL	439,102	441,307	2,205	0.5%
Benicia	27,641	27,570	(71)	(0.3%)
Dixon	19,533	19,794	261	1.3%
Fairfield	115,966	117,149	1,183	1.0%
Rio Vista	9,083	9,416	333	3.7%
Suisun City	29,448	29,447	(1)	0.0%
Vacaville	98,226	98,807	581	0.6%
Vallejo	119,637	119,544	(93)	(0.1%)
Unincorporated	19,568	19,580	12	0.1%

CHART B: SOLANO COUNTY POPULATION CHANGE FROM 1990 TO 2019

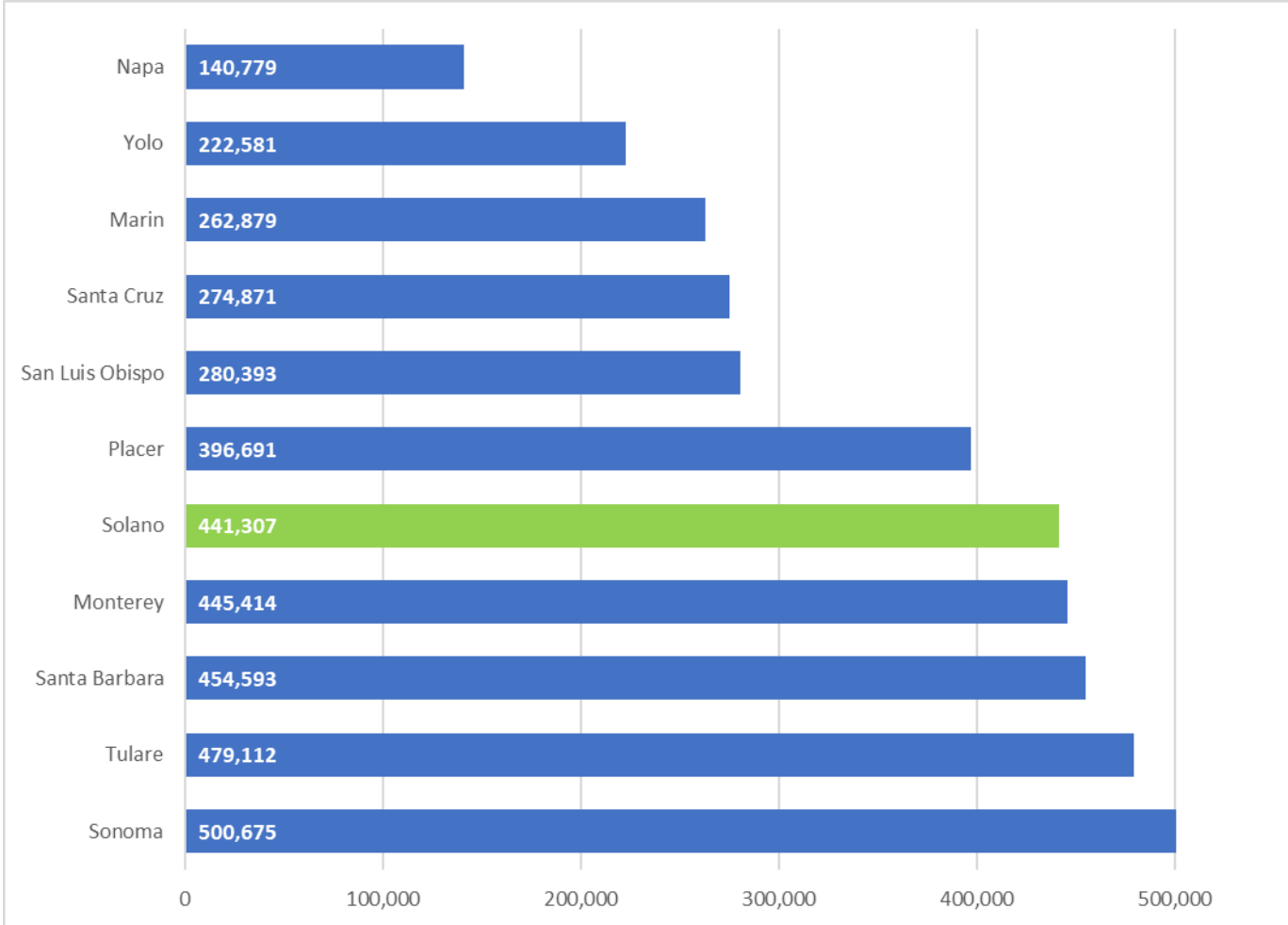
	1990	1990 to 2000	2000	2000 to 2010	2010	2010 to 2019	2019
Benicia	24,437	2,428 9.9%	26,865	132 0.5%	26,997	573 2.1%	27,570
Dixon	10,401	5,702 54.8%	16,103	2,248 14.0%	18,351	1,443 7.9%	19,794
Fairfield	77,211	18,967 24.6%	96,178	9,143 9.5%	105,321	11,828 11.2%	117,149
Rio Vista	3,316	1,255 37.8%	4,571	2,789 61.0%	7,360	2,056 27.9%	9,416
Suisun City	22,686	3,432 15.1%	26,118	1,993 7.6%	28,111	1,336 4.8%	29,447
Vacaville	71,479	17,146 24.0%	88,625	3,803 4.3%	92,428	6,379 6.9%	98,807
Vallejo	109,199	7,561 6.9%	116,760	(818) (0.7%)	115,942	3,612 3.1%	119,554
Unincorporated	21,692	(2,370) (10.9%)	19,322	(488) (2.5%)	18,834	746 4.0%	19,580
Solano County	340,421	54,121 15.9%	394,542	18,802 4.8%	413,344	27,963 6.8%	441,307

Chart A and Chart B: Source: U.S. Census Bureau; California Department of Finance, Demographic Research Unit, May 2019

OUR CHANGING POPULATION – HOW WE COMPARE TO BENCHMARK COUNTIES

California’s population grew by 0.5% in 2018, adding 186,807 residents per the California Department of Finance. Among the ten comparable benchmark counties, Placer County was the fastest growing County, adding 7,211 new residents, or 1.9%. Solano County grew at a modest rate, adding 2,205 new residents, or about 0.5% of the County’s total population. Marin remained the slowest growing County among the comparable Counties, adding just 76 new residents. Sonoma, Santa Cruz and Napa Counties all lost residents, contracting 0.4%, 0.4% and 0.1%, respectively.

POPULATION OF BENCHMARK COUNTIES AND POPULATION GROWTH AND PERCENTAGE FROM 2018



Source: California Department of Finance, Demographic Research Unit, May 1, 2019

SNAPSHOT – SOLANO AT A GLANCE, DEMOGRAPHICS

EDUCATIONAL ATTAINMENT

Solano County’s graduation rate (81.4%) fell slightly in 2017/18 (the latest data available) from the previous academic year and remained under the State of California’s graduation rate. Graduation rates (83%) increased for the State of California in 2017/18 overall. Per the 2013-1017 American Community Survey, more than a quarter of Solano County residents age 25 years and older (28.7%) have attended some college and 17.9% have earned either an associates and/or bachelor’s degree, slightly lower (2.5%) than the State average of 20.4%. Solano County residents age 25 and older with a post graduate degree is 7.7%, 4.5% less than the State average of 12.2%.

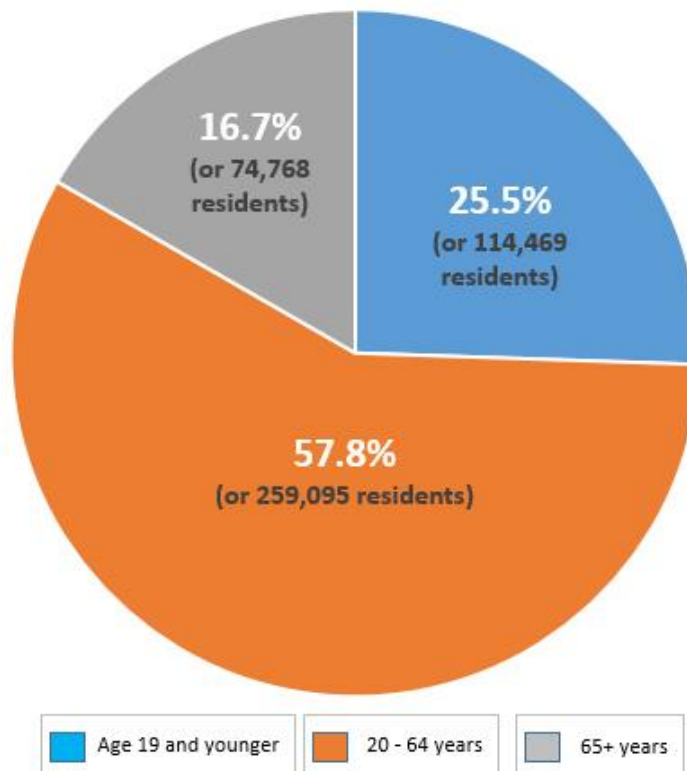
AGE GROUP BY POPULATION

In Solano County, the number of young and working age adults closely mirrors the national average, whereas the gap between Solano’s senior and retirement age population continues to widen.

Approximately 25.5% of all people living in Solano County is age 19 or younger. This closely mirrors the State percentage of 25.9%, a difference of 0.4%.

Nearly three-quarters (or 74.5%) of Solano County’s total population is comprised of working age adults between 20 and 64 years of age. This is slightly higher (0.4%) than the State of California’s average of 74.1% of the total population.

Age Group by Population in Solano County



Source: 2013-2017 American Community Survey, May 2019

In Solano County, individuals age 65 years and older represent approximately 16.7% of the total population, widening by 3.1% over the course of a year (up from 13.6% in 2018). In the State of California, this age demographic makes up approximately 15.2% of the total population.

RACE IDENTIFICATION

The California Department of Finance generates population projections for all Counties in California. Research projects that over the next 11 years Solano County will be increasingly more ethnically diverse.

Predictions for the year 2020 indicate that Solano County will be approximately 37.6% White, 27.3% Hispanic, 14.2% African-American, 14.2% Asian and 6.8% Mixed Race, just a slight shift from today’s estimates. Please see population estimates chart for estimates for 2025 and 2030 to the right.

ETHNIC COMPOSITION OF SOLANO COUNTY RESIDENTS	2020 POPULATION ESTIMATES	2025 POPULATION ESTIMATES	2030 POPULATION ESTIMATES
White, non-Hispanic	37.6%	36.6%	35.8%
Hispanic or Latino	27.3%	28.4%	29.4%
African American, non-Hispanic	14.2%	14.1%	14.0%
Asian, non-Hispanic	14.2%	13.9%	13.6%
Mixed race, non-Hispanic	6.8%	7.1%	7.3%

Source: California Department of Finance, May 2019

SOLANO COUNTY – SIZE, DISTRIBUTION AND WHERE PEOPLE LIVE

According to the California Department of Finance’s May 2019 City / County Population Estimates, statewide 83% of California residents live in incorporated cities and 17% in unincorporated areas. In contrast, 95.5% of residents in Solano County live within the County’s seven cities. This phenomenon is by design. In the early 1980s the residents of the County passed an Orderly Growth Initiative, which was extended in 1994, that focuses most urban growth to the incorporated cities. The voters reaffirmed this measure through the adoption of the 2008 Solano County General Plan, sustaining a commitment to city focused growth through 2028.

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

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

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

COMPARISON OF LAND AREA AND POPULATION DENSITY / DISTRIBUTION IN BENCHMARK COUNTIES

Total square miles, land and water			Persons per square mile		Percent of residents living in unincorporated areas	
COUNTY	LAND	WATER	COUNTY	PERSONS	COUNTY	PERCENT
Tulare	4,824	15	Santa Cruz	622	Santa Cruz	48.5%
Monterey	3,322	449	Solano	530	San Luis Obispo	43.1%
San Luis Obispo	3,304	311	Marin	507	Santa Barbara	31.4%
Santa Barbara	2,737	1,052	Sonoma	319	Tulare	30.3%
Sonoma	1,576	192	Placer	277	Placer	29.1%
Placer	1,404	98	Yolo	221	Sonoma	28.3%
Yolo	1,015	9	Napa	188	Marin	26.2%
Solano	825	84	Santa Barbara	166	Monterey	24.2%
Napa	789	40	Monterey	133	Napa	18.6%
Marin	520	308	Tulare	99	Yolo	14.0%
Santa Cruz	445	162	San Luis Obispo	85	Solano	4.5%

Source: U.S. Census Bureau, California Department of Finance, Demographic Research Unit, May 2019

Solano County Statistical Profile
Birgitta E. Corsello, County Administrator

SOLANO’S POPULATION LIVING IN POVERTY – HOW WE COMPARE

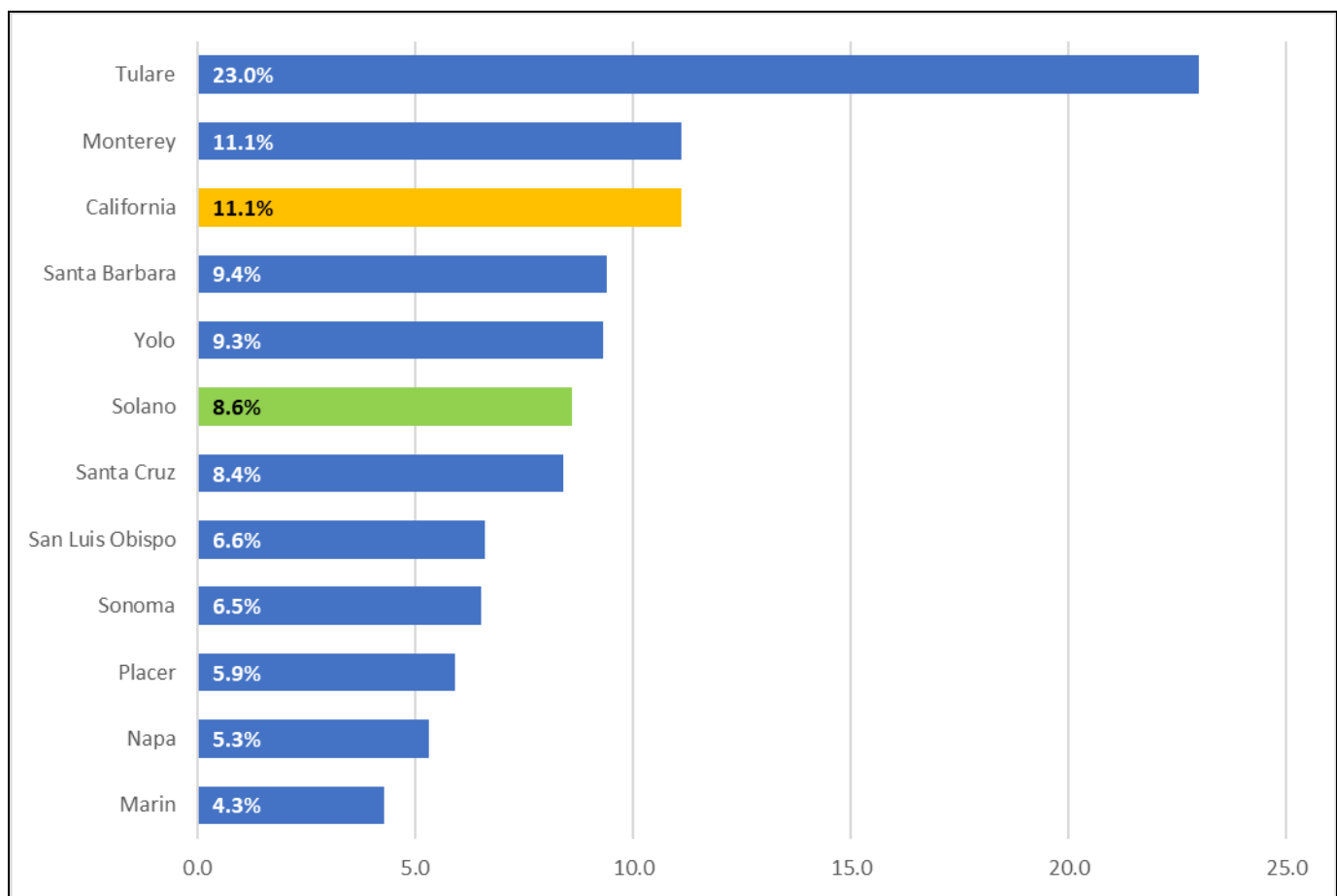
The U.S. Census Bureau defines the poverty threshold for an average family of four living in the United States (48 contiguous states and the District of Columbia, not including Alaska and Hawaii) as having a median annual family income of \$61,372 or less. The average median annual family income for families of four living in Solano County is \$83,654, approximately one-quarter or 36.0% higher than the national average.

Per the 2013-2017 American Community Survey by the U.S. Census Bureau, 8.6% of the Solano County population (or 37,952 people) are living at or below the poverty level. The poverty rate in Solano County was 16.6% among residents age 18 and under and 22.7% among families with female head of household and no husband present.

The number of residents living at or below the poverty level varies considerably among Solano County’s seven cities, including Benicia, 6.0% or 1,654 people; Dixon, 10.7% or 2,118 people; Fairfield, 8.8% or 10,309 people; Rio Vista, 7.0% or 659 people; Suisun City, 7.4% or 2,179 people; Vacaville, 6.6% or 6,521 people, and Vallejo, 11.7% or 13,987 people.

Solano County is located slightly above the mid-point when compared to benchmark Counties, with 6 Counties having lower poverty rates and 4 Counties with higher poverty rates. Solano County is 2.5% lower than the statewide average for families living at or below the poverty level.

PERCENTAGE OF POPULATION IN POVERTY (ALL AGES) IN BENCHMARK COUNTIES



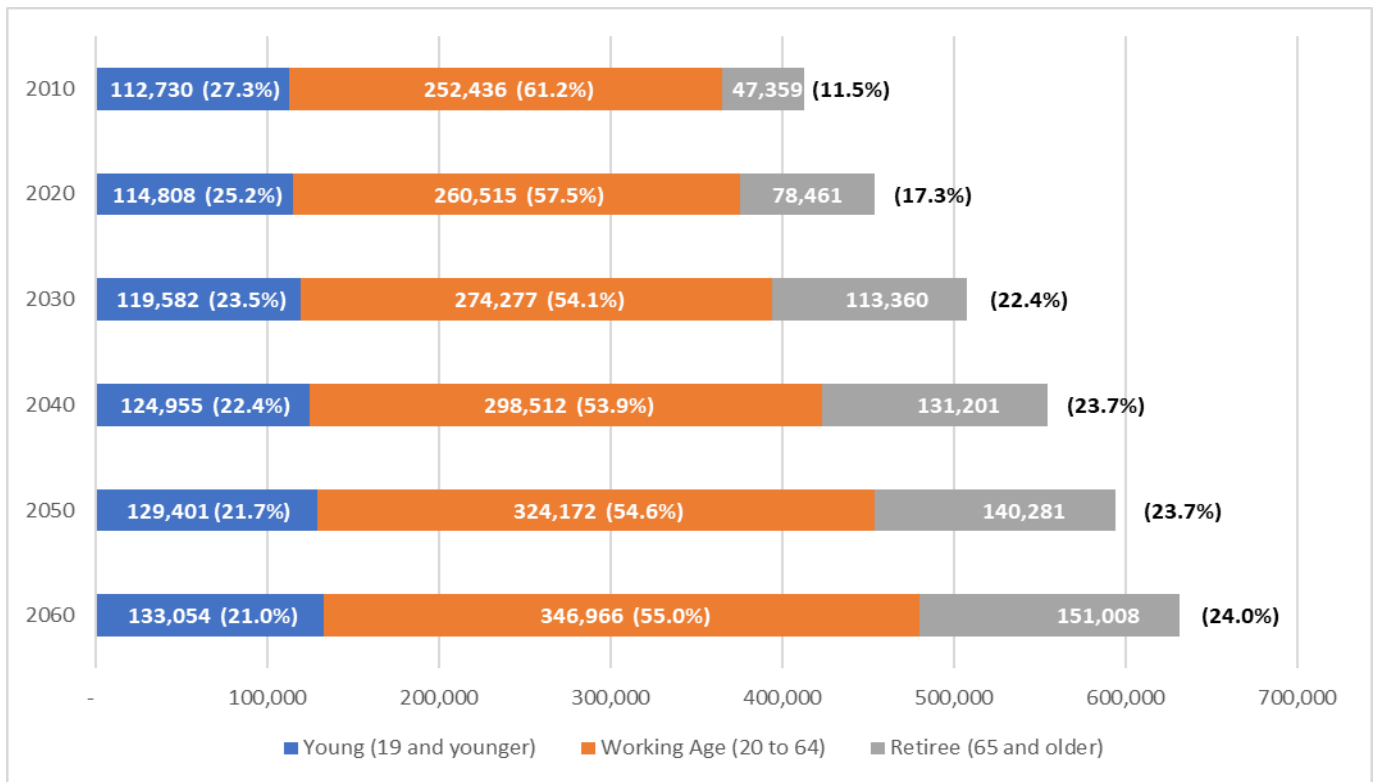
Source: U.S. Census Bureau, 2013-2017 American Community Survey

OUR CHANGING POPULATION – THE NEXT SEVERAL DECADES

Solano County’s population is projected to grow from 412,525 in 2010 to 631,028 or 53.0% by 2060, according to projections by the California Department of Finance. The composition of this population is expected to shift significantly over the next 40 years, with the median age increasing from 37.5 in 2010 to 43.3 in 2060. The aging population will likely affect the types of service demands placed on the County and may impact statewide and regional planning efforts.

One way to evaluate this population change is to analyze the dependency ratio, which examines the population changes in relationship to the traditional working age population of individuals between age 19 to 64. In 2010, for every 6.2 people in the County workforce there were 2.6 children and 1.2 retirees. By 2060, the young population (19 and younger) is expected to increase by 20,324 or 18.0%; while the working age population by 94,530 or 37.4% and retiree population by 103,649 or 218.9%.

SOLANO SHARE OF POPULATION BY AGE AS PERCENTAGE OF TOTAL POPULATION, 2010 TO 2060



Source: California Department of Finance, May 2019

The Department of Finance projects more people will be entering the retiree population than those entering the workforce. Declines in school-age children are also projected to continue through 2020 before starting to recover a few years later.

SOLANO COUNTY - ESTIMATED POPULATION CHANGE BY DECADE, 2010 TO 2060

AGE DEMOGRAPHIC	2010	2020	2030	2040	2050	2060
Young (19 and younger)	112,730	114,808	119,582	124,955	129,401	133,054
Working Age (20 to 64)	252,436	260,515	274,277	298,512	324,172	346,966
Retiree (65 and older)	47,359	78,461	113,360	131,201	140,281	151,008
TOTAL POPULATION	412,525	453,784	507,219	554,668	593,854	631,028

Source: California Department of Finance, May 2019

Solano County Statistical Profile
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UNEMPLOYMENT AND THE ECONOMY

Per the California Employment Development Department’s (EDD), California’s unemployment rate edged up slightly in March 2019 even as the State continued adding jobs (24,000 non-farm payroll jobs in March). The Solano County unemployment rate was 4.6% in March 2019, up slightly from 4.1% in March 2018 and up from a record low of 3.8% in December 2018, and can be attributed to a slight decline in the number of jobs available in the trade, transportation and utilities sectors.

Between March 2018 and March 2019, overall employment in Solano County increased by 200 jobs. The size of the workforce of individuals actively seeking employment increased by 400. This resulted in a net increase of 200 unemployed residents.

It is important to note that the traditional unemployment rate calculated by EDD is not a complete picture of the number of residents who are not employed, as it only represents the people who are actively seeking employment. Individuals who were discouraged by employment prospects and not actively seeking employment are excluded.

UNEMPLOYMENT RATES FROM MARCH 2015 TO MARCH 2019 IN BENCHMARK COUNTIES

COUNTY	2015	2016	2017	2018	2019
MARIN	3.2%	3.2%	3.0%	2.3%	2.7%
SONOMA	4.5%	4.1%	3.8%	2.8%	3.3%
NAPA	4.9%	4.7%	3.9%	3.2%	3.5%
PLACER	5.5%	4.6%	4.3%	3.2%	3.7%
SOLANO	6.8%	5.7%	5.4%	4.1%	4.6%
CALIFORNIA	6.2%	5.6%	5.2%	4.2%	4.6%
SANTA BARBARA	5.6%	5.3%	5.5%	4.4%	4.9%
YOLO	7.1%	6.7%	5.9%	5.0%	5.3%
SANTA CRUZ	10.2%	8.8%	8.5%	6.3%	6.9%
MONTEREY	12.5%	10.5%	10.5%	9.4%	10.1%
TULARE	13.7%	12.4%	12.1%	11.0%	12.1%

Source: California Employment Development Department, March 2015 to March 2019

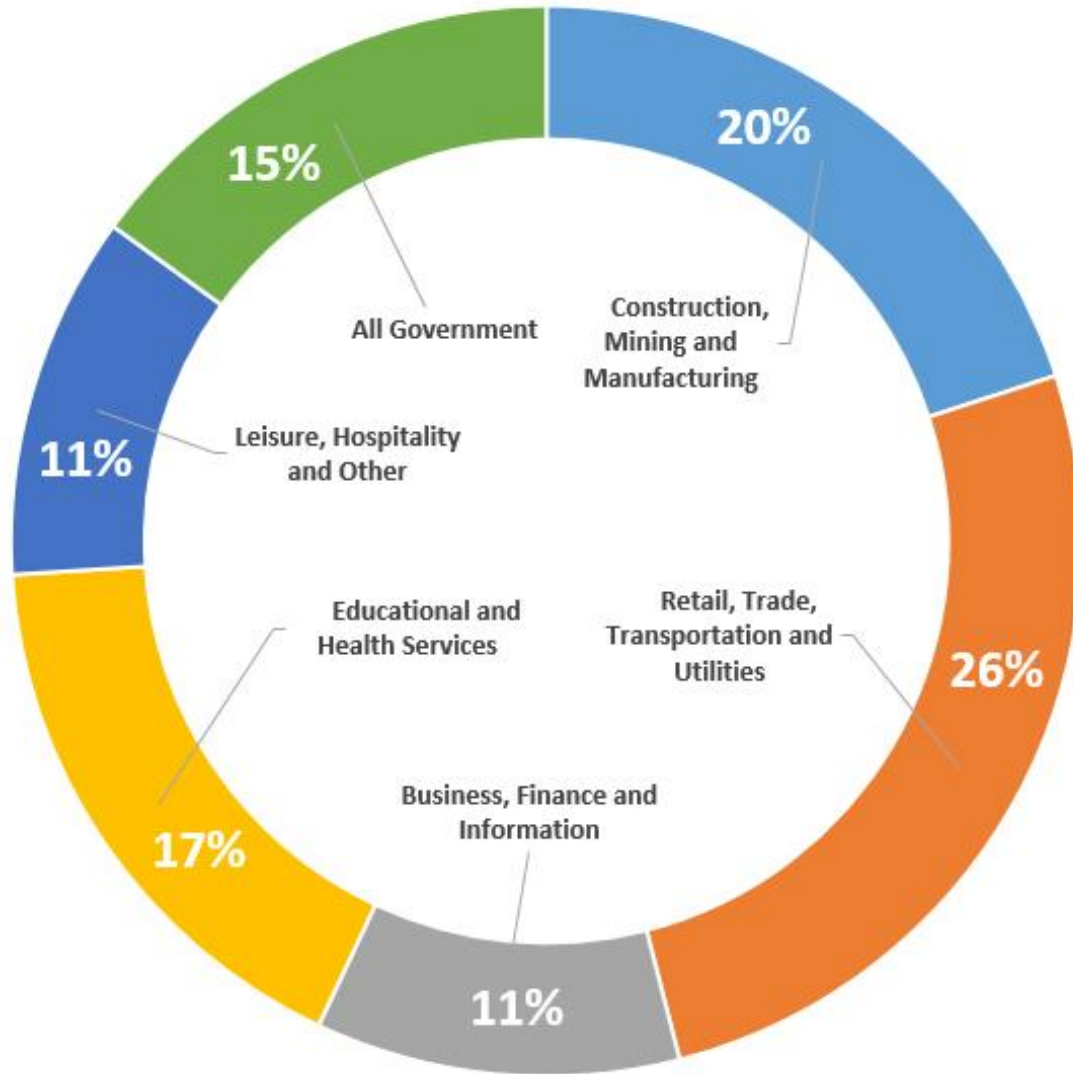
UNEMPLOYMENT RATES FROM MARCH 2015 TO MARCH 2019 IN SOLANO COUNTY CITIES

CITY	2015	2016	2017	2018	2019
BENICIA	3.9%	3.5%	3.3%	2.8%	3.0%
RIO VISTA	11.2%	11.2%	10.7%	3.3%	3.6%
VACAVILLE	5.0%	4.5%	4.3%	3.4%	3.7%
FAIRFIELD	5.6%	5.1%	4.8%	3.7%	4.3%
SUISUN CITY	5.5%	4.9%	4.7%	3.7%	4.4%
VALLEJO	8.5%	7.7%	7.3%	4.3%	4.8%
DIXON	6.3%	4.8%	4.6%	3.5%	5.1%

Source: California Employment Development Department, March 2015 to March 2019

According to the Workforce Development Board (WDB) of Solano County, several businesses closed their doors permanently in FY2018/19, affecting the local Solano County unemployment rate, including Sears Holdings Corporation, closed July 8, 2018, affecting 89 employees, Momentum Auto Group (never submitted a WARN notice to the State, WDB does not know exact number of layoffs) in November, 2018; State Farm Mutual Automobile Insurance Company, closed November 30, 2018, affecting 77 employees; Alamillo Rebar Inc., closed February 29, 2019, affecting 74 employees and Janssen, reduced operations starting April 15, 2019, affecting 49 employees. Three other companies had permanent layoffs, including DGA Inc. (188 employees), Gymboree Group (356 employees) and Anka Behavioral Health, Inc. (28 employees).

THE SOLANO COUNTY WORKFORCE – WHERE PEOPLE GO TO WORK, MARCH 2019



Source: California Employment Development Division for Solano County, March 2019

The seasonally unadjusted unemployment rate in Solano County was 4.6% in March 2019, which is 0.5% above the seasonally adjusted rate of 4.1% from last year. This rate compares with a seasonally unadjusted unemployment rate of 4.6% for California and 3.9% for the nation during the same period.

In Solano County, Retail, Trade, Transportation and Utilities (26%), Construction, Mining and Manufacturing (20%) and Educational and Health Services (17%) make up nearly two-thirds (63% or 131,859 workers) of the industries in Solano County. Last year, by contrast, Government made up the top three employers in the County, which has now taken the number four spot at 15%, a 2% decrease from 2018.

According to an economics forecast by the U.S. Bureau of Labor and Statistics (*March 2019*), construction and manufacturing jobs, while they fell sharply during the economic recession, have increased by meaningful amounts in the past several years, and the industry will likely continue to see more jobs created – as the demand for affordable housing in Solano County continues to rise. Retail, trade, transportation, utilities, education and health services will also see a slight increase over the next several years, however, when compared to construction and manufacturing jobs, their increase is forecast to be modest.

Solano County Statistical Profile
Birgitta E. Corsello, County Administrator

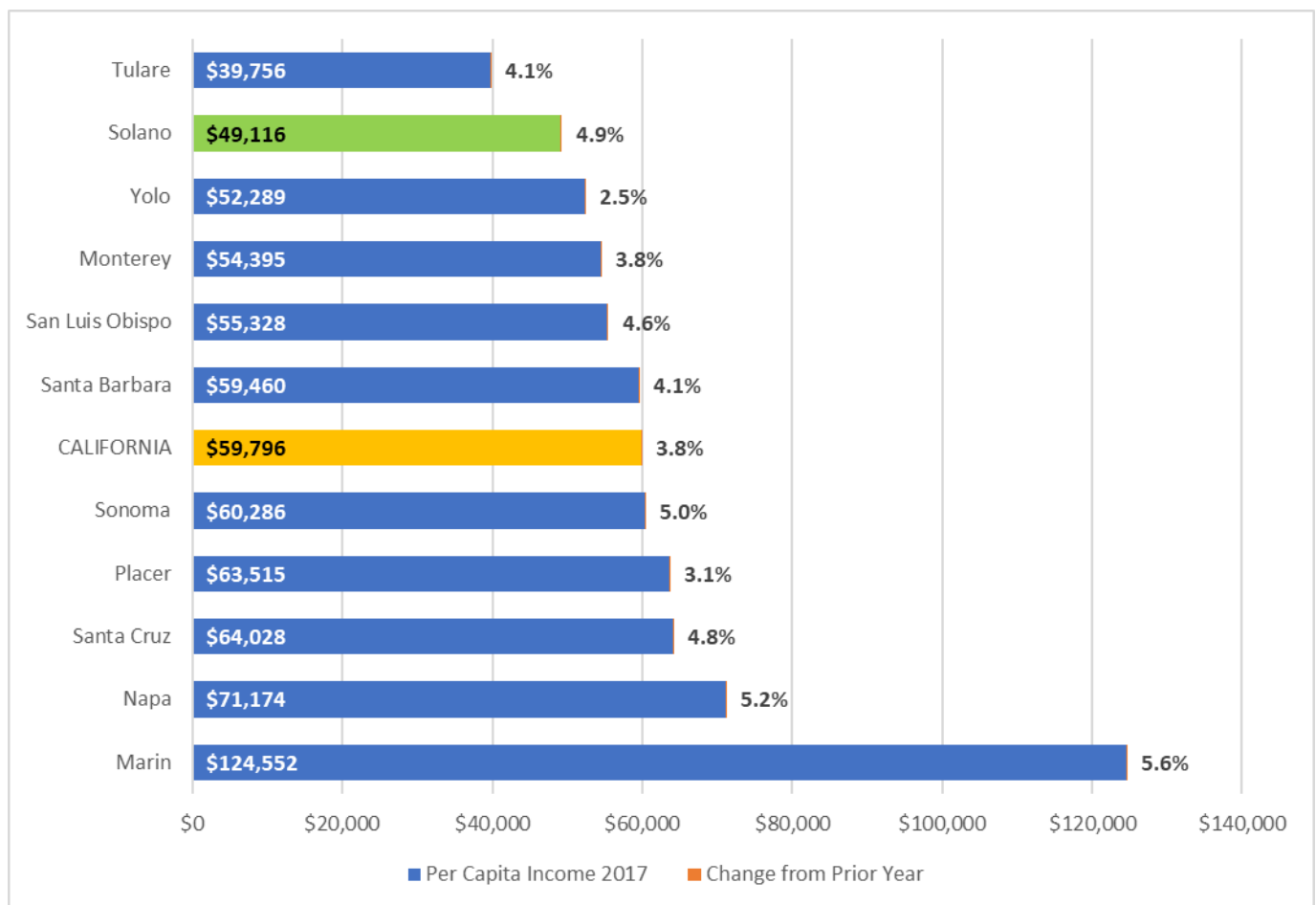
CHANGE IN PERSONAL INCOME – HOW IT AFFECTS PURCHASING POWER

Personal income is made up of wages and salaries, transfer payments from all levels of government, investment income (dividends, interest, and rents), business income from owning a business (proprietor’s income) and other income sources. The *2018 Index of Economic and Community Progress* reported that real personal income per person in Solano County outpaced the national economy, and despite being lower than the State of California average, Solano County residents gained from the local and regional economy in the past year.

Per the 2018 statistics from the *U.S. Bureau of Economic Analysis* (the latest date the data is available), Solano County ranks as the second lowest in per capita income when compared to benchmark Counties. It should be noted, however, that Solano County’s growth rate in per capita income increased by 4.9% (or \$2,423) between 2016 and 2017, growing at a slightly faster pace than most of the benchmark Counties. Solano County’s per capita income of \$49,116 in 2017 is 17.9% or \$10,680 less than the state’s per capita income of \$59,796.

Although personal income in Solano County is second lowest among the benchmark Counties and the State, as growth in personal income continues to rise, individual purchasing power becomes more robust. When personal income grows, so does the number of goods and services that can be purchased by Solano residents, increasing their overall purchasing power.

CHANGE IN PER CAPITA INCOME IN BENCHMARK COUNTIES – 2017 DATA



Source: Bureau of Economic Analysis, U.S. Department of Commerce, 2018

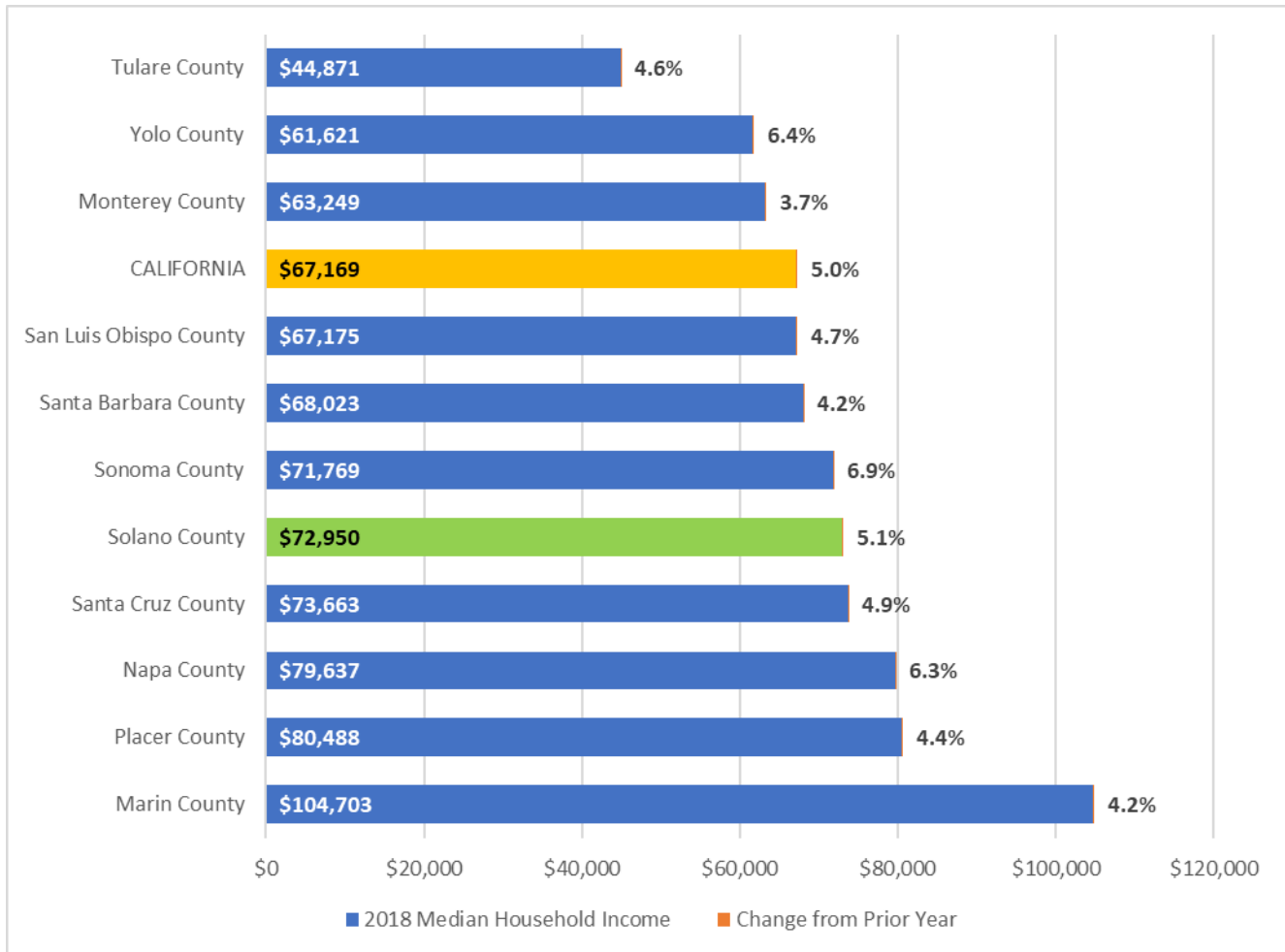
MEDIAN HOUSEHOLD INCOME COMPARISONS AMONG BENCHMARK COUNTIES

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

The *2018 Index of Economic and Community Progress* reports that along with per capita income, median household income is a good indicator of how typical households generate and use income, including spending and savings.

Per the 2019 statistics from the California Department of Finance, Solano County ranks as the fifth highest in median household income when compared to benchmark Counties. Solano County’s median household income of \$72,950 in 2017 is an increase of \$3,723 per household or 5.1% over the previous year (2016). Even with modest gains, Solano County still outpaced 60% of the benchmark Counties (or 6 out of 10) in median household income, including the State. By comparison, Solano County outperformed the State of California’s median household income of \$67,169 by \$5,781 or 7.9%.

CHANGE IN MEDIAN HOUSEHOLD INCOME IN BENCHMARK COUNTIES – 2017 DATA



Source: 2013-2017 American Community Survey, CA Department of Finance – Figures are based on 2017 inflation dollars

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Percent of Residents with Healthcare in Benchmark Counties				
BENCHMARK COUNTY	Health Insurance Coverage	Private Health Insurance	Public Health Insurance	No Health Insurance Coverage
Marin	94.8	78.5	31.3	5.2
Placer	93.9	79.1	30.1	6.1
Napa	92.6	74	32.7	7.4
Solano	92.6	70.9	35.6	7.4
Yolo	92.3	71.3	30.5	7.7
Santa Cruz	91.7	69.6	33.1	8.3
Sonoma	91.6	70.6	34.9	8.4
San Luis Obispo	91.4	73.4	32.8	8.6
California	89.5	62.6	35.8	10.5
Santa Barbara	88	63.9	35.5	12
Tulare	87.8	43.3	51.9	12.2
Monterey	86.3	56.6	39.1	13.7

Source: 2013-2017 American Community Survey. Percentages do not sum up to 100% as numbers reflect partial coverage and may be counted in both columns.

HEALTH INSURANCE COVERAGE, HOW WE COMPARE

Health insurance is a means for financing a person’s health care expenses. While the majority of people in the United States have private health insurance, primarily through an employer, many others obtain coverage through programs offered by the government. Other individuals do not have health care at all, which can greatly impact the services they receive and escalate the costs associated with health care, the poor, and the long-term outcomes of those without coverage.

Nationally, in 2017 (the latest date the data is available), 8.8% of people, or 28.5 million, did not have health insurance at any point during the year, meaning the percentage of people with health insurance coverage for all or part of 2017 was 91.2%. Between 2016 and 2017, the number of people with health insurance coverage increased by 2.3 million, up to 294.6 million. The increase in coverage can be attributed to a 0.6% increase in Medicare and a 0.2% increase in military/veteran coverage.

In California, between 2016 and 2017 (the latest date the data is available), the number of uninsured residents increased slightly from 7.3% in 2016 to 10.5% in 2017 or 3.2%, and, because several different survey methodologies are used to collect population survey data, estimates of California’s uninsured populations can vary depending on the data source. It is important to note, however, that the uninsured rate in California has dropped by 10% since 2013 before implementation of the Affordable Care Act (ACA) – the largest reduction of any State in the nation.

PUBLIC ASSISTANCE AND HEALTH CARE COVERAGE IN SOLANO COUNTY

Solano County’s Health and Social Services *Unduplicated Individual Count* report states that in December 2006, 14.7% of the County’s population was receiving some form of public assistance, including CalFresh, CalWORKs, General Assistance and/or Medi-Cal (healthcare). In 2010, at the bottom of the recession, the percentage of the population receiving some form of public assistance increased to 18.7%. Today, 24.7% of the County’s total population receives some form of public assistance.

The increase is due to the 2014 ACA expansion of Medi-Cal, designed to cover greater numbers of the working low wage earners, many of whom previously lacked any options for healthcare coverage. While the numbers of residents needing public assistance in the form of cash aid has decreased to lower than pre-recession levels, the total number of residents accessing healthcare coverage through Medi-Cal is more than 1.5 times what it was 12 years ago. Today, approximately one-quarter or 24.7% of the total County population relies on Medi-Cal for healthcare access, as compared 14.7% in December 2006.

PERCENTAGE OF RESIDENTS RECEIVING SOME FORM OF PUBLIC ASSISTANCE IN SOLANO COUNTY

Point in Time Data	April 1, 2019	December 1, 2010	December 1, 2006
Individual Count	109,414	77,393	60,523
Percent of Population	24.7%	18.7%	14.7%
Total County Population	441,307	413,129	411,351

COMMUTING DISTANCES IN BENCHMARK COUNTIES

Per the U.S. Census Bureau, Overflow Data estimates that Californians spend more time in the car than commuters in most other states, with an average drive time of 28.9 minutes one-way. The distance to work also plays a major role in how long workers spend in the car, traveling further and further to get to their jobs. When compared to the benchmark counties, Solano County ranks third lowest in the number of drivers who drive more than 50 miles one way to get to work (16.7%), just behind Marin (13.5%) and Napa (14.5%) Counties. Monterey County workers travel the furthest to get to work with more than a quarter of all workers (25.5%) traveling more than 50 miles one-way.

DISTANCE COMMUTERS DRIVE TO GET TO WORK (ONE-WAY)

BENCHMARK COUNTY	TOTAL COMMUTERS	More than 50 miles		25 to 50 miles		10 to 24 miles		Less than 10 miles	
		Count	Share	Count	Share	Count	Share	Count	Share
Marin	100,663	13,545	13.5%	17,703	17.6%	32,294	32.1%	37,121	36.9%
Napa	66,428	9,630	14.5%	8,384	12.6%	20,607	31.0%	27,807	41.9%
Solano	133,445	22,237	16.7%	25,004	18.7%	31,791	23.8%	54,413	40.8%
Sonoma	174,559	30,187	17.3%	16,152	9.3%	35,385	20.3%	92,835	53.2%
Santa Cruz	89,879	15,749	17.5%	6,837	7.6%	19,557	21.8%	47,736	53.1%
Placer	133,360	25,205	18.9%	12,424	9.3%	34,653	26.0%	61,078	45.8%
Tulare	138,599	27,989	20.2%	12,779	9.2%	29,875	21.6%	67,956	49.0%
Yolo	71,119	14,565	20.5%	10,755	15.1%	19,749	27.8%	26,050	36.6%
San Luis Obispo	96,570	20,804	21.5%	7,744	8.0%	26,665	27.6%	41,357	42.8%
Santa Barbara	164,429	39,165	23.8%	19,442	11.8%	20,373	12.4%	85,449	52.0%
Monterey	151,865	38,763	25.5%	13,357	8.8%	30,752	20.2%	68,993	45.4%

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

TIME SPENT IN THE CAR TO GET TO WORK (ONE-WAY)

The 2018 Index of Economic and Community Progress reports that less than half of all jobs with Solano County employers are filled by County residents, meaning that more people are on the roadways, commuting in and out of the County for work. Recent projects on Interstate 80, express lane construction and other roadway improvement are helping alleviate some traffic congestion, however, with a low unemployment rate and positive labor market, there are simply more cars on the road. Since 2009, Solano County residents are spending more time in their cars, an average of 2.4 minutes more in each direction, with an average drive time of 31.8 minutes as of 2017 (the latest date the data is available).

TIME TO WORK (minutes)	2009		2010		2016		2017	
	Count	Share	Count	Share	Count	Share	Count	Share
Less than 10 minutes	22,948	13.1%	22,618	12.7%	21,827	12.0%	21,805	11.7%
10 to 14 minutes	26,101	14.9%	26,714	15.0%	27,070	15.2%	27,956	15.0%
15 to 19 minutes	24,524	14.0%	25,111	14.1%	24,993	14.0%	26,278	14.1%
20 to 24 minutes	18,919	10.8%	19,056	10.7%	18,700	10.5%	19,010	10.2%
25 to 29 minutes	7,357	4.2%	7,480	4.2%	8,192	4.6%	8,014	4.3%
30 to 34 minutes	19,619	11.2%	20,837	11.7%	18,878	10.6%	19,196	10.3%
35 to 44 minutes	12,262	7.0%	12,110	6.8%	11,576	6.5%	12,487	6.7%
45 to 59 minutes	17,167	9.8%	17,631	9.9%	17,275	9.7%	18,078	9.7%
60 or more minutes	26,276	15.0%	26,536	14.9%	30,097	16.9%	33,547	18.0%
Mean travel time (minutes)	29.4		29.5		30.4		31.8	

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

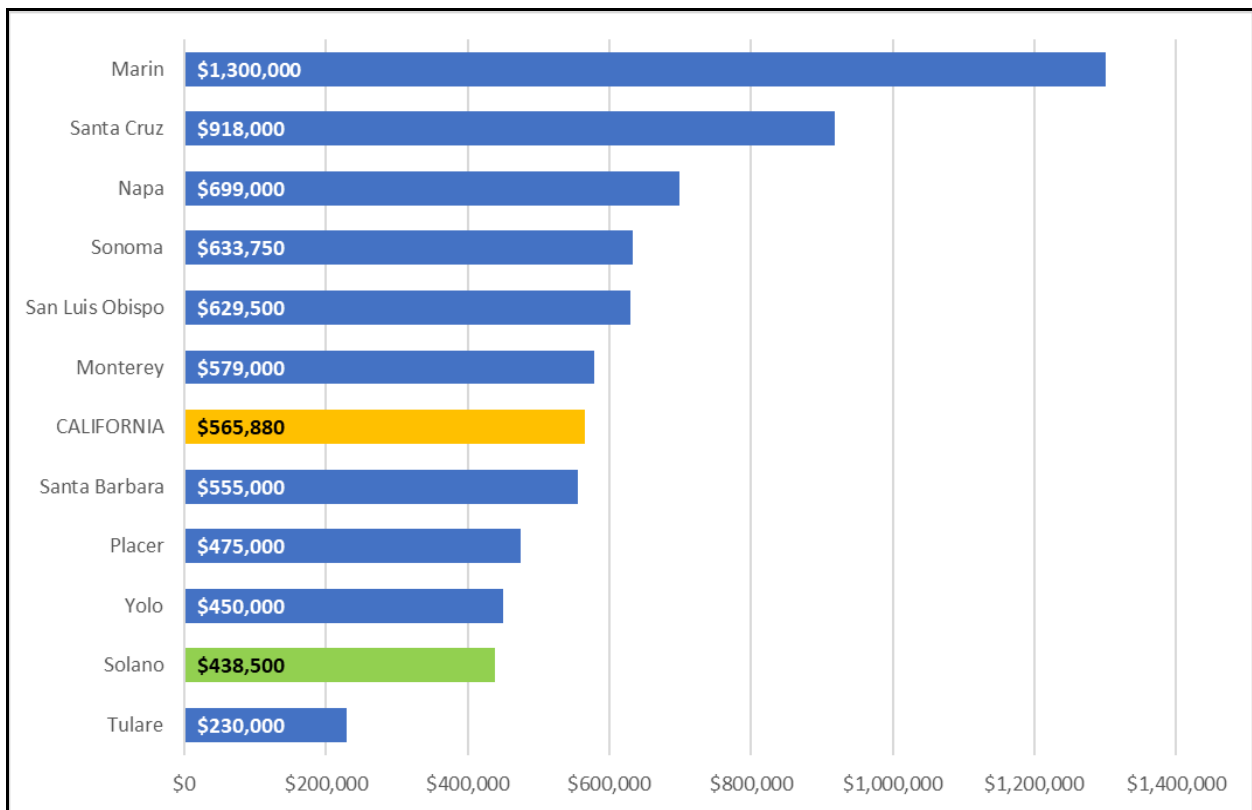
Solano County Statistical Profile
Birgitta E. Corsello, County Administrator

HOUSING AFFORDABILITY

The California Association of REALTORS® reports that Solano County’s median home price in March 2019 was \$438,500, a \$6,500 or 1.5% decline from March 2018. This is down from a spike of \$450,000 in December 2018, most likely as a result of an interest rate hike that affected pricing. While this value has declined slightly over the past year, housing prices in Solano County remain affordable when compared to the Bay Area, where the average home price is \$730,000 (May 2019).

Solano County ranks second in housing affordability among the 10 benchmark Counties and three spots below the Statewide average. The average home price in Solano County is 29.0% or \$127,380 lower than the State average. Solano County’s average home price is \$11,500 (or 2.5%) less than the next highest benchmark County; Yolo County, and \$861,500 or 196.5% less than the most expensive of the benchmark Counties; Marin County.

AVERAGE HOUSING PRICES WHEN COMPARED TO BENCHMARK COUNTIES



(Source: The California Association of REALTORS®)

SOLANO COUNTY CITIES MEDIAN HOME VALUES, YEAR-OVER-YEAR CHANGE, 2018-2019

CITY	March 1, 2019	March 1, 2018	% Change
Benicia	\$653,100	\$647,509	0.9%
Dixon	\$438,000	\$431,782	1.4%
Fairfield	\$454,300	\$445,500	1.9%
Rio Vista	\$374,000	\$371,789	0.6%
Suisun City	\$400,800	\$386,797	3.5%
Vacaville	\$455,300	\$444,505	2.4%
Vallejo	\$422,100	\$401,251	4.9%

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

SINGLE-FAMILY HOME AND APARTMENT RENTAL PRICES ARE ON THE RISE

While housing prices have declined slightly from the previous year, rental prices, however, have slowly increased, another sign of excess demand for both housing purchases and rental housing. Per Zillow Research, in March 2018, the average rental price for one and two-bedroom apartments in Solano County was \$1,561 per month. In March 2019, that figure was \$1,635 per month, an increase of 4.7%.

Per the 2018 *Index of Economic and Community Progress*, the home and apartment rental price in Solano County continues to slowly rise year-over-year, however it remains less than half of the same rate in San Francisco County – who’s average rental price for a two-bedroom apartment is \$4,506 – making Solano County, in comparison, an affordable place to rent.

Additionally, regional fires in 2018 may have placed additional pressure on rental pricing in Solano County, especially if the County continues to receive fire survivors migrating from the west and north. In contrast, Sacramento County has consistently been between \$200 and \$300 less than Solano County since 2011 in all terms of rental prices, including single-family homes and one and two-bedroom apartments.

The table below illustrates the year-over-year change in the median cost to rent a single-family home and/or two-bedroom apartment in each of Solano County’s seven cities. The City of Benicia has the highest rent, as of March 1, 2019, at \$1,918 per month, whereas Rio Vista has the lowest rent at \$1,302 per month. Rental prices have remained relatively steady in 6 of the 7 cities in Solano County, growing at an average of 4.6% per year, with Suisun City having the most significant year-over-year increase in 2019 at 11.1%.

SOLANO COUNTY CITIES MEDIAN HOME/RENTALS COST, YEAR-OVER-YEAR CHANGE, 2018-2019

CITY	March 1, 2019	March 1, 2018	% Change
Benicia	\$1,918	\$1,879	2.1%
Fairfield	\$1,778	\$1,689	5.3%
Vallejo	\$1,741	\$1,706	2.1%
Vacaville	\$1,725	\$1,639	5.2%
Suisun City	\$1,590	\$1,431	11.1%
Dixon	\$1,394	\$1,310	6.4%
Rio Vista	\$1,302	\$1,276	2.0%

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

Suisun City rental prices went from \$1,431 on March 1, 2018 to \$1,590 as of March 1, 2019 – a 11.1% increase in the year-over-year cost of rental housing in the city. The increase in rent, per RENTCafé, a nation-wide rental market listing agency, is due to the increased demand for housing in the Bay Area. Workers are willing to commute longer distances, including to the San Francisco Bay Area, San Jose, Santa Clara and Silicon Valley while living in Solano County.

The report from RENTCafé also states that while housing and rental housing is viewed as more affordable than when compared to the rest of the Bay Area, the increases in the rental housing market is pinching a large segment of the existing local population – in particular the low wage earner. With the growing demand for apartment living in Solano County, along with a limited inventory of available rentals, Solano County is likely to see increased pressure on housing costs with rent prices spiking.

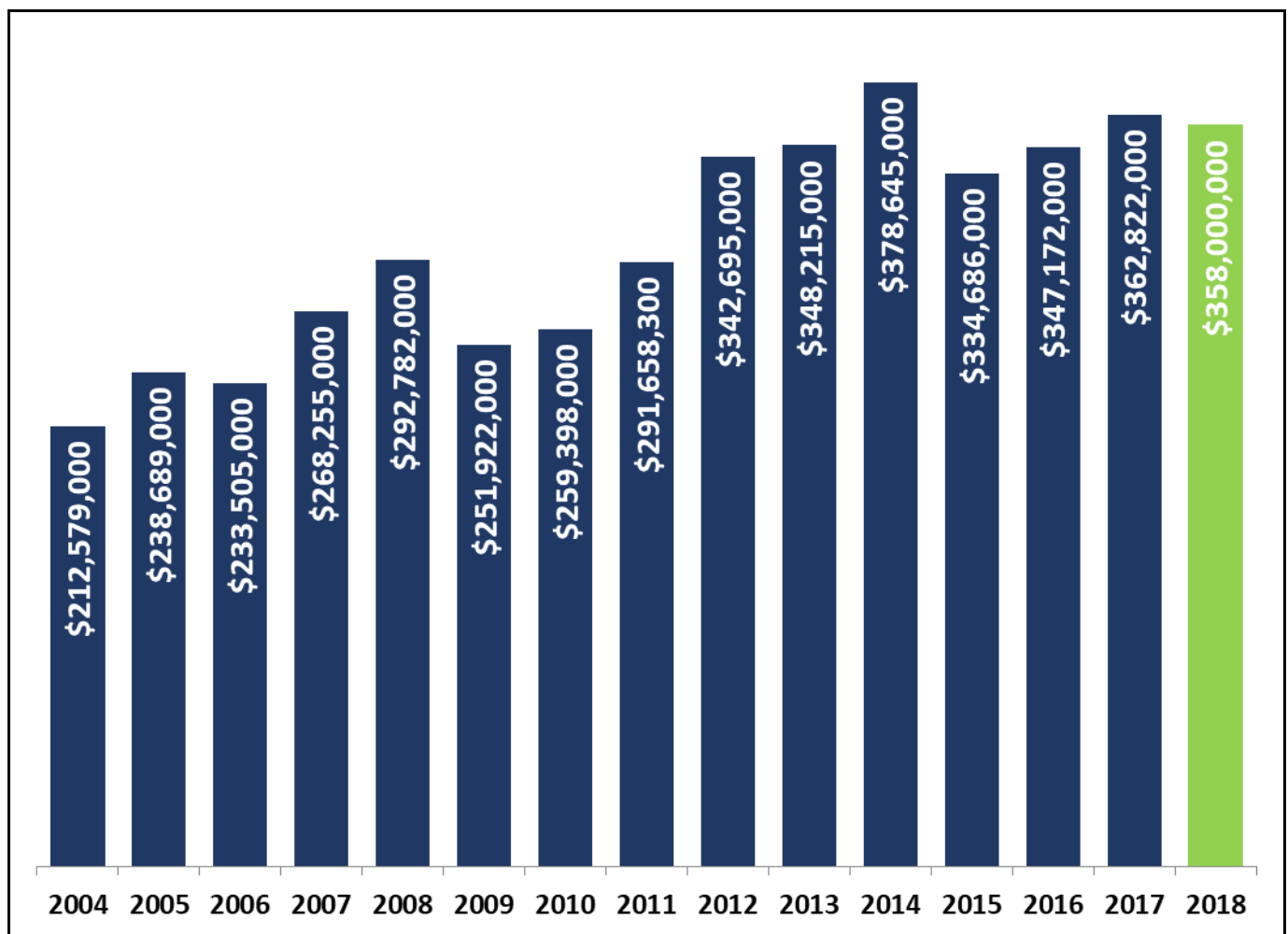
SOLANO COUNTY AGRICULTURAL CROP AND LIVESTOCK VALUE

Solano County Department of Agriculture, Weights and Measures is still working with local growers to determine farm gate value (a farm gate value is the net value of a product when it leaves the farm and after marketing costs have been subtracted) for 2018. Early estimates by the Department put this number at more than \$358,000,000, a potential decrease of \$4.82 million dollars (or 1.3%) under the previous fiscal year's totals of \$362,822,000.

Nursery Products are the top crop in 2018, with Processing Tomatoes and Alfalfa rounding off the top three crops. Solano County farmers produce more than 80 different commodities including fruits, nuts, vegetables, grains, seed, nursery stock, livestock, poultry and apiary.

According to the State of California Employment and Development Department's (EDD) March 2019 report, Solano County supports approximately 1,300 farm related jobs, essentially flat from the previous year. While agricultural jobs only make up a small fraction of all jobs in the County (less than 1%), agricultural production is part of a much larger industry cluster that spans the full spectrum of economic activity, including activity from before the crops get into the field to the value-added processing in consumer products. The Moving Solano Forward project identifies this food-chain cluster as supporting more than 8,940 jobs and \$1.54 billion in economic output (as of 2017, the latest date the data is available), representing approximately 7.8% of the County's total \$19.65 billion-dollar Gross Regional Product.

2019 ESTIMATED GROSS AGRICULTURE CROP VALUES FOR SOLANO COUNTY



Source: County of Solano Agricultural Commissioner (*very early estimates for the 2018 Crop Report)

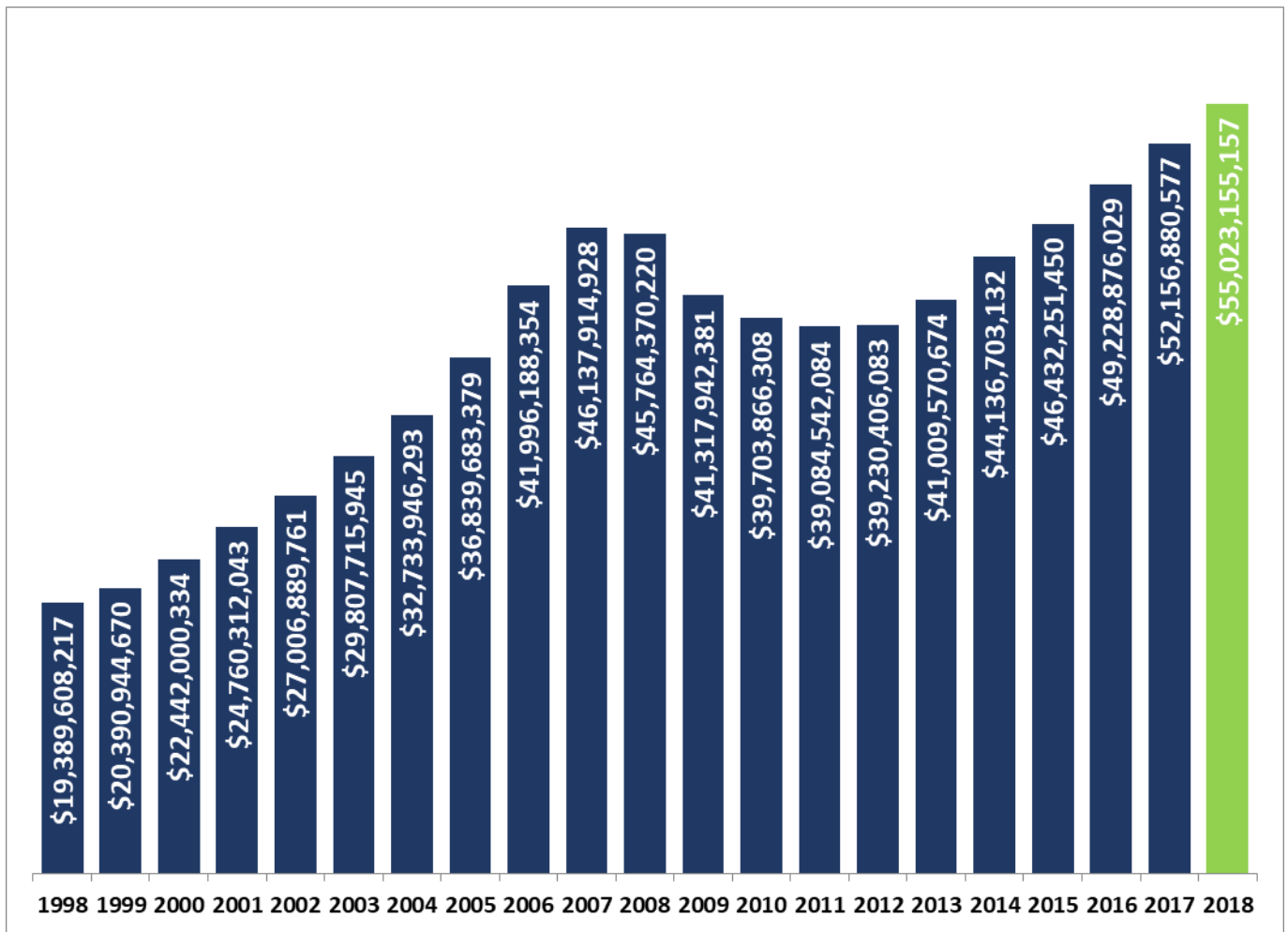
COUNTY ASSESSED VALUES AND GROWTH

Property taxes are a major source of local governmental revenues and are determined by assessed values. The property tax rate throughout the State of California is 1% of assessed values. The FY2018/19 Property Assessment Roll of \$55 billion increased 5.5% or \$2.8 billion from the prior year's roll value and represents property ownership in Solano County as of January 1, 2018. This is the seventh year of increasing assessed values since the bottom of the market in 2011.

Some lingering effects of the Great Recession can still be felt in the assessed values of properties in Solano County, which experienced dramatic drops in median home prices and high numbers of foreclosures and short sales. Per the California Association of REALTORS®, the median home price fell from a high of \$475,755 in 2006 to a low of \$179,000 in 2011. As of March 2019, the median home price in Solano County is \$438,500, down 1.5% or \$6,500 from the \$445,000 median home value in 2018.

The real estate market recovery for resale continues to fuel the decrease in the number of properties on Proposition 8 status - a temporary reduction in property values below their established Proposition 13 base year value. Per the Solano County Assessor-Recorder's Office, there are 146,714 parcels Countywide. As of July 2018, 11,120 of those parcels remain on Proposition 8 status, 3,310 parcels fewer than August 2017. At its peak 2012, the total number of parcels on Proposition 8 status was 78,000 parcels Countywide.

LOCAL ASSESSED VALUES FOR SOLANO COUNTY



Source: County of Solano, Assessor-Recorder's Office, July 2018

BUILDING PERMITS IN SOLANO COUNTY

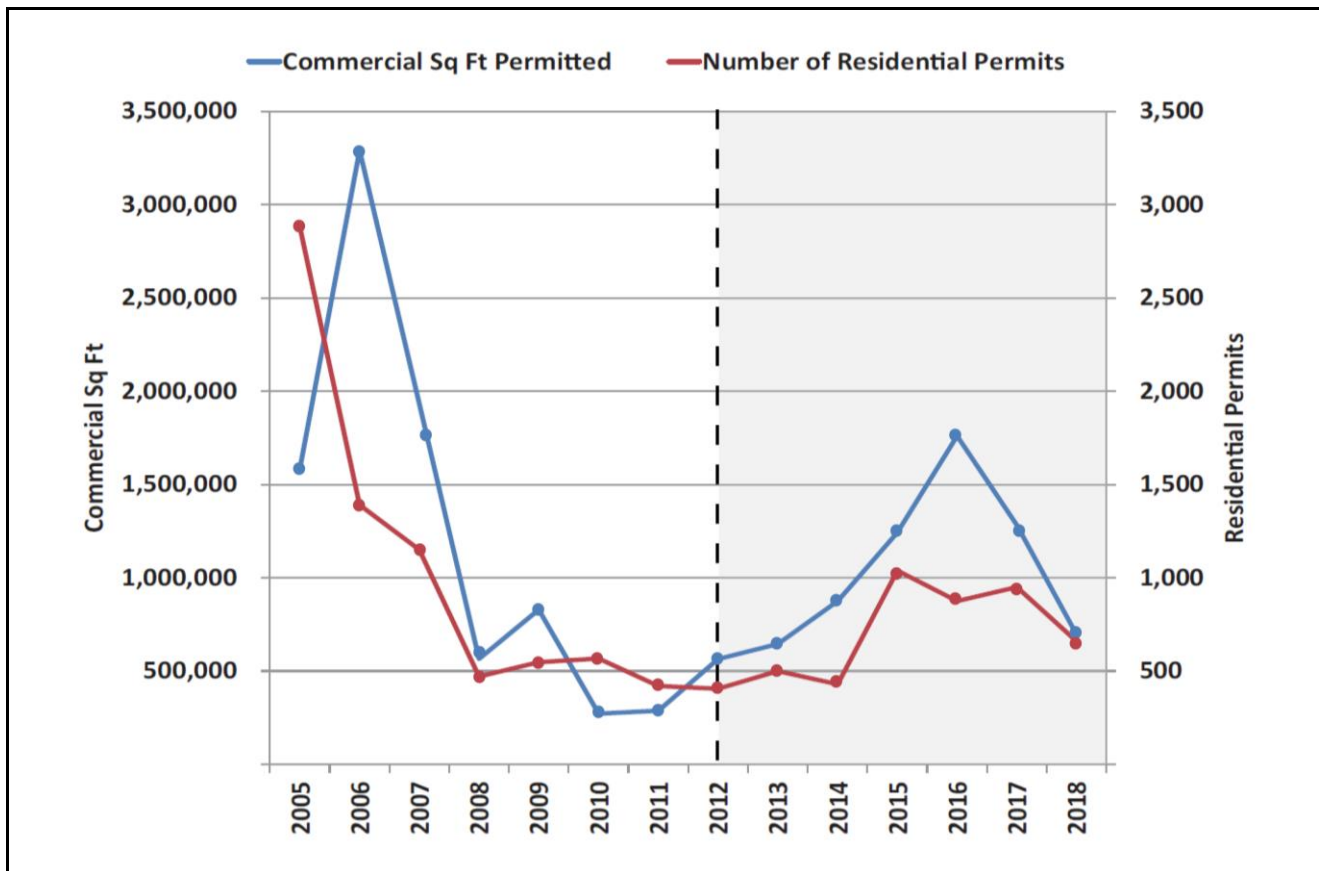
Per the *US Census Bureau for Construction Spending and 2018 Index of Economic and Community Progress*, building permits generally act as a leading indicator of economic activity, predicting the growth of construction jobs and the demand for raw materials in order to build residential and commercial units.

Approximately 684,000 square feet of new commercial space was permitted in fiscal year July 2017 to June 2018. There were also 659 residential building permits issued. Fairfield, Vacaville and the unincorporated Solano County is where 85.0% of commercial permits were pulled. Dixon, Fairfield and Vacaville is where 82% of new housing permits were pulled in FY2017/18 for Solano County.

Residential building permit data is a way to forecast an increase in housing units, construction activity around housing and subsequent impacts on the local economy. The amount of commercial space permitted is another indicator of future construction and business confidence in the regional economy, as employers build or occupy more space as the demand grows.

The chart below indicates that building permits for both residential and commercial space fell in volume in FY2017/18 when compared to the previous fiscal year. As rebuilding after the fires in Sonoma, Napa and Butte Counties continues, construction costs may rise and slow down permitting and building activity in Solano County – as construction resources, such a contractors and construction workers – focus on other parts of California for new housing units and commercial spaces.

SOLANO COUNTY RESIDENTIAL AND COMMERCIAL BUILDING PERMITS, FISCAL YEARS 2004-2005 TO 2017-2018 / COMMERCIAL SQUARE FEET AND RESIDENTIAL UNITS PERMITTED



Sources U.S. Census Bureau & 2018 Index of Economic and Community Progress

2011 PUBLIC SAFETY REALIGNMENT AND ASSEMBLY BILL 109

Since the implementation of Assembly Bill 109 (AB 109) in October 2011, the Solano County jail population continues to fluctuate. As of March 2019, the County jail was housing 46 parole violators (known as 3056 PC), 56 Post Release Community Supervision (PRCS) violators and 65 locally sentenced offenders (known as 1170 offenders), making up approximately one-quarter or 23.7% of the jail population, which on March 1, 2019 was 705 inmates.

Prior to Public Safety Realignment, the County jail population consisted of individuals awaiting trial and inmates serving sentences of less than one year. Today, after realignment, convicted individuals are now serving sentences up to 10 years in local County jails rather than in State prisons.

To address the evolving inmate population because of realignment, the County is pursuing a two-pronged approach – increasing capacity within the jail system and incorporating training programs into the jails to provide offenders with skills to enhance their ability to successfully re-enter the community. Non-serious, non-violent, non-sex offenders have transitioned from supervision by State parole officers to County probation officers. While this shift did not increase the population of supervised offenders in Solano County, it shifted the supervising agency, leaving Counties to address supervision and recidivism.

SNAPSHOT – CHANGES IN POPULATION UNDER SUPERVISION IN SOLANO COUNTY JAILS (3-YEARS)

	Solano County Probation			Solano County Sheriff - Custody				Total
	PRCS	1170h PC	Adults	3056 PC	1170h PC	PRCS	Other	
March 1, 2017	321	97	2,540	38	119	57	821	3,993
March 1, 2018	384	98	2,565	52	104	48	560	3,811
March 1, 2019	413	100	2,373	46	65	56	583	3,636
Change from 2018	29	2	(192)	(6)	(39)	8	23	(175)
% Change	7.6%	2.0%	(7.5%)	(11.5%)	(37.5%)	16.7%	4.1%	(4.6%)
Change from 2017	92	3	(167)	8	(54)	(1)	(238)	(357)
% Change	28.7%	3.1%	(6.6%)	21.1%	(45.4%)	(1.8%)	(29.0%)	(8.9%)

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

PROP. 57 – PAROLE FOR NON-VIOLENT CRIMINALS AND JUVENILE COURT TRIAL REQUIREMENTS

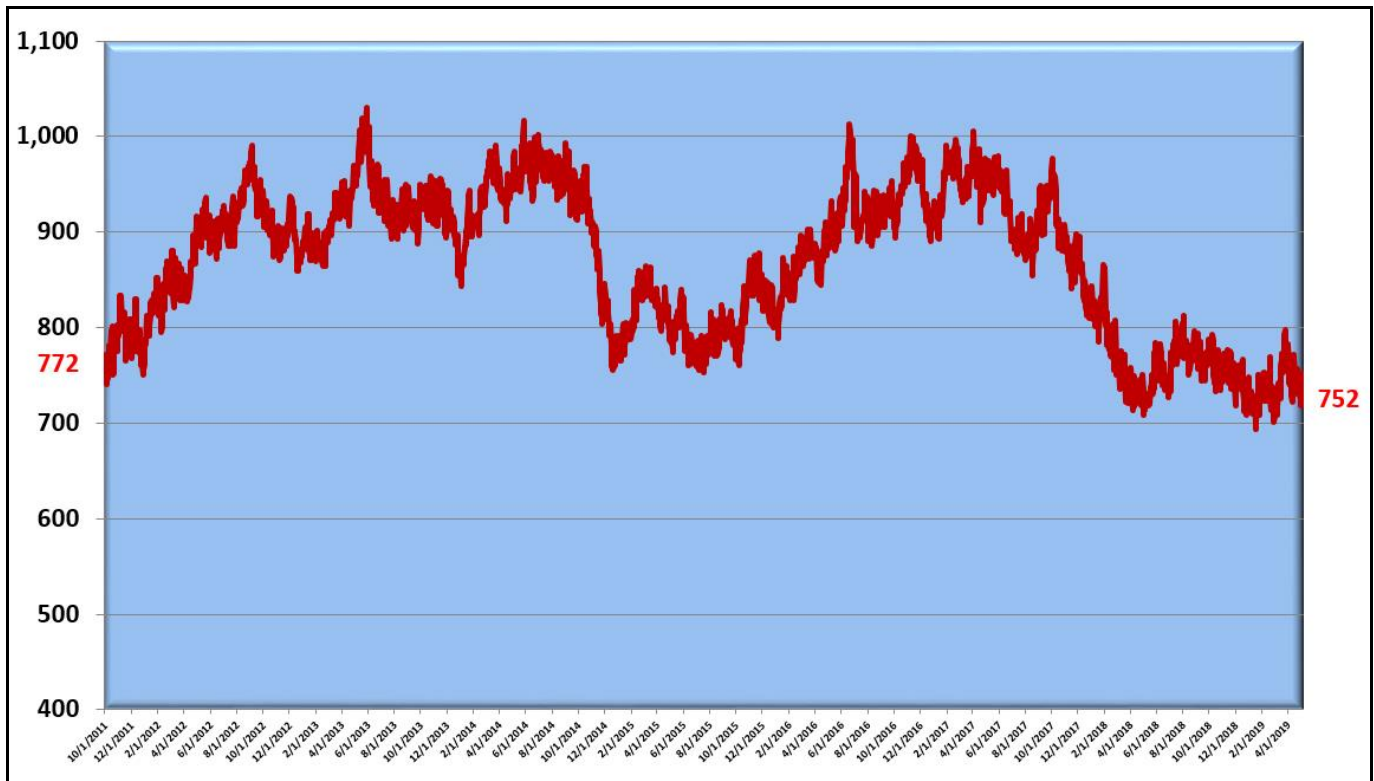
The passing of Proposition 57 (Prop 57) on November 8, 2016 allows parole consideration for nonviolent felons, changes policy on juvenile prosecution in adult courts and authorizes sentence credits for rehabilitation, good behavior and education. Prop 57 also permits the parole board to release nonviolent prisoners once they have served the full sentence for their primary criminal offense. Previously, prisoners served extra time for sentence enhancements, such as those for repeat offenders. The Department of Corrections and Rehabilitation has proposed uniform parole rules that are not yet finalized.

Under Prop 57, several criteria must be considered by the courts before determining whether a minor should be prosecuted in the Juvenile or Adult Court, including the degree of criminal sophistication exhibited by the minor, whether the minor can be rehabilitated prior to the expiration of the juvenile court’s jurisdiction, the minor’s previous delinquent history, the success of previous attempts by the juvenile court to rehabilitate the minor and the circumstances and gravity of the offence alleged in the petition to have been committed by the minor.

The law does not seem to have had an effect on the Solano County jail population, as there have been approximately only ten transfer hearings and several concluded with the minor remaining in the juvenile court. All minors that are detained will be held in the Juvenile Hall and not the County jail. Since the burden is on the prosecution to prove to the Juvenile Court Judge that a minor cannot be adequately rehabilitated by the Juvenile Justice system, the District Attorney, Public Defender and Probation Departments are the most impacted, as juvenile transfer hearings involve a great deal of investigation and expertise.

Solano County Statistical Profile
Birgitta E. Corsello, County Administrator

SNAPSHOT – JAIL POPULATION TREND, OCTOBER 1, 2011 – MAY 6, 2019



Source: Solano County Sheriff's Office

The FY2019/20 Recommended Budget reflects a projected increase of approximately 17 inmates to the average daily jail population from FY2018/19. On October 1, 2011 – the day AB 109 went into effect – the Solano County 30-day average daily jail population was 772 inmates. As illustrated in the chart above, over the next eight and one-half years, the average daily jail population has grown and contracted several times. As of May 6, 2019, the latest date the data is available, the 30-day average jail population is 752 inmates. This is 20 fewer inmates on average than when AB 109 jail population data was first collected.

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

PRINCIPAL TAX PAYERS

COUNTY OF SOLANO, CALIFORNIA

Principal Taxpayers with over \$50,000,000 in Assessed Value for FY2018/19

Principal Property Tax Payers	Business Type	Assessed Value	Tax Obligation
Valero Refining Company	Energy	\$932,499,199	\$11,035,447
Genentech, Inc.	Manufacturing	\$845,638,316	\$10,239,880
Pacific Gas and Electric Co.	Utility	\$789,322,912	\$12,459,520
Anheuser-Busch	Manufacturing	\$308,747,472	\$3,695,054
Solano 3 Wind LLC	Energy	\$192,951,674	\$1,988,366
Shiloh Wind Project II	Energy	\$192,508,182	\$1,983,796
Star-West Solano LLC	REITS and Finance	\$187,347,022	\$2,236,787
California Northern Railroad	Transportation	\$172,303,859	\$2,287,978
Invitation Homes, Inc.	Manufacturing	\$167,735,940	\$2,181,390
PW Fund A LP	Warehouse	\$166,300,676	\$2,077,923
Shiloh III Wind Project	Energy	\$153,439,518	\$1,581,194
Icon Owner Pool 1 LLC	Transportation	\$138,814,450	\$1,645,809
Shiloh IV Wind Project LLC	Energy	\$127,171,908	\$1,310,506
Colony Starwood Homes	Manufacturing	\$117,257,670	\$1,516,577
Nextera Energy	Energy	\$110,167,551	\$1,135,276
CPG Finance II LLC	Commercial Sales and Service	\$108,070,174	\$1,478,601
Alza Corporation	Manufacturing	\$102,898,012	\$1,242,308
Shiloh I Wind Project LLC	Energy	\$98,873,548	\$1,018,891
NT Dunhill I LLC	Real Estate	\$97,271,606	\$1,368,884
SFPP, LP	Energy	\$95,293,237	\$1,344,377
Pacific Bell Telephone Co.	Utility	\$94,001,509	\$1,394,889
Meyer Cookware Industries, Inc.	Distribution / Manufacturing	\$92,484,280	\$1,129,215
Park Management Corp.	Theme Park	\$87,068,220	\$1,080,420
AMFP III Verdant LLC	Improved Multiple Residential	\$85,924,000	\$1,223,029
Centro Watt Property Owner II	Commercial Sales and Service	\$82,062,791	\$1,067,528
High Winds LLC	Energy	\$81,410,547	\$838,935
Kaiser Foundation Hospitals	Health Care	\$77,433,692	\$1,081,822
Gateway 80 Owner LP	Warehouse	\$75,928,123	\$972,332
JDM 111 2600 Napa LLC	Warehouse	\$62,944,200	\$686,829
Prime Ascot LP	Real Estate	\$61,652,855	\$1,108,888
Wal-Mart Real Estate	Real Estate	\$59,997,971	\$714,066
Sequoia Equities-River Oaks	Real Estate	\$57,815,902	\$703,169
MG North Pointe Apartments LLC	Real Estate	\$57,631,996	\$706,579
N/A Rolling Oaks-88 LP	Real Estate	\$57,453,000	\$697,622
Ball Metal Beverage Container Corp	Distribution / Manufacturing	\$57,319,466	\$615,324
State Compensation Insurance Fund	Insurance	\$55,871,542	\$723,856
GPT Fermi Drive Owner LP	Warehouse	\$55,080,000	\$657,210
APS West Coast, Inc.	Auto Processor	\$53,229,297	\$629,578
North Village Development, Inc.	Home Builder	\$50,931,944	\$683,991

***NOTE:** The tax obligation is calculated at 1 percent + voter approved bonds and any special assessments. Rates may vary by Tax Area Code. LLC - Limited Liability Company | LP - Limited Partnership

\$6,410,854,261

\$80,543,846

Source: County of Solano, Tax Collector/County Clerk, March 2019

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