

## 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 913 total square miles, including 675 square miles of rural and farmlands, 150 square miles of urban land area, including cities and unincorporated areas, and 84 square miles of water.

The County provides the following services:

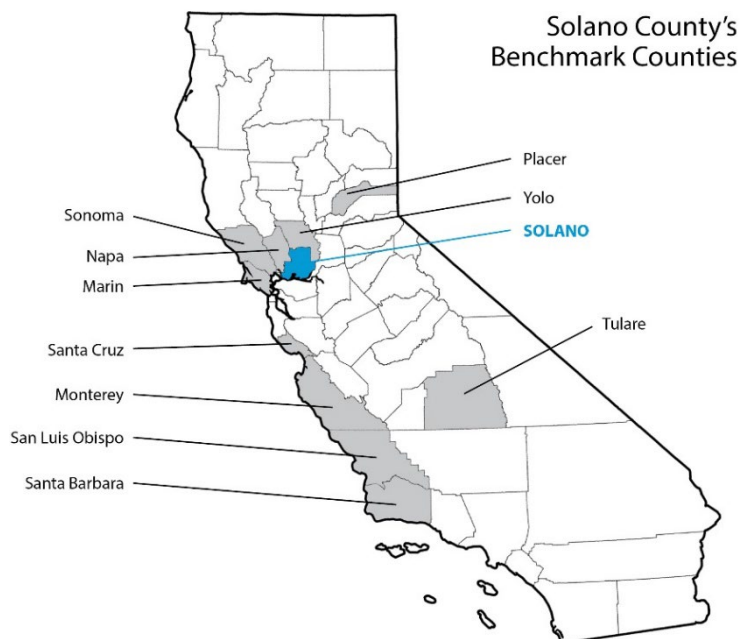
- Libraries (as contract services for cities)
- Jails and Juvenile Facilities
- Probationary Supervision
- District Attorney
- Public Defender and Alternative Defense
- Grand Jury
- Coroner and Forensic Services
- Airport
- Family Support Collection
- Public Health and Behavioral Health Services
- Dental Services
- Indigent Medical Services
- Child Protection and Social Services
- Public Assistance
- Environmental Health
- Parks
- Veterans Services
- Agricultural Commissioner
- Weights and Measures
- U.C. Cooperative Extension Services
- Oversight and Permitting of Landfills and Solid Waste Disposal and Collection
- Elections and Voter Registration
- Clerk-Recorder
- Tax Assessment and Collection
- Emergency Medical Services
- Animal Care Services
- Building and Safety (unincorporated County only)
- Maintenance of County Roads and Bridges
- Law Enforcement (primarily unincorporated County)
- Land Use Planning Services (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, comparisons are provided from the current year to prior years.

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

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



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

**COUNTY POPULATION OVER TIME**

The California Department of Finance’s May 1, 2023 estimate of the population of Solano County is 443,749, decreasing by 2,132 residents or (-0.5%) when compared to 2022 (Chart A). Of California’s 58 counties, Solano County ranks number 19 in terms of population size. Three of Solano County’s seven cities experienced a gain in population and four experienced a decline in population between 2022 and 2023, with the single largest percentage gain in Rio Vista at +72 (0.7%) and the single largest decline in Vallejo at -1,496 (or -1.2%).

California’s population estimate was 38.94 million as of May 1, 2023, a 0.4% decrease from 2022, per the California Department of Finance. California, the nation’s most populous State, represents 12% of the nation’s population, or one out of every eight persons. Solano County’s population represents 1.14% of the State population.

When you look at the County population over the past 23 years, the rate of growth nearly doubled between 2010 and 2020 when compared to 2000 to 2010 but shows a decline between 2022 and 2023. See Chart B below for figures.

**CHART A: SOLANO COUNTY POPULATION CHANGE FROM 2022 TO 2023**

AREA	2022 POPULATION	2023 POPULATION	DIFFERENCE	PERCENTAGE
COUNTY TOTAL	445,881	443,749	(2,132)	-0.5
Benicia	26,500	26,180	(320)	-1.2
Dixon	18,977	19,018	41	0.2
Fairfield	119,054	119,526	472	0.4
Rio Vista	9,916	9,988	72	0.7
Suisun City	28,809	28,471	(338)	-1.2
Vacaville	101,240	100,806	(434)	-0.4
Vallejo	123,154	121,658	(1,496)	-1.2
Unincorporated	18,231	18,102	(129)	-0.7

**CHART B: SOLANO COUNTY POPULATION CHANGE FROM 2000 TO 2020, 2022 TO 2023**

	2000	2000 to 2010		2010	2010 to 2020		2022	2023	Difference
Benicia	26,865	132	0.5%	26,997	-2	0.0%	26,500	26,180	-1.2
Dixon	16,103	2,248	14.0%	18,351	743	4.0%	18,977	19,018	0.2
Fairfield	96,178	9,143	9.5%	105,321	15,100	14.3%	119,054	119,526	0.4
Rio Vista	4,571	2,789	61.0%	7,360	2,601	35.3%	9,916	9,988	0.7
Suisun City	26,118	1,993	7.6%	28,111	1,155	4.1%	28,809	28,471	-1.2
Vacaville	88,625	3,803	4.3%	92,428	8,858	9.6%	101,240	100,806	-0.4
Vallejo	116,760	-818	-0.7%	115,942	8,468	7.3%	123,154	121,658	-1.2
Unincorporated	19,322	-488	-2.5%	18,834	-303	-1.6%	18,231	18,102	-0.7
Solano County	394,542	18,802	4.8%	413,344	36,620	8.9%	445,881	443,749	<b>-0.5</b>

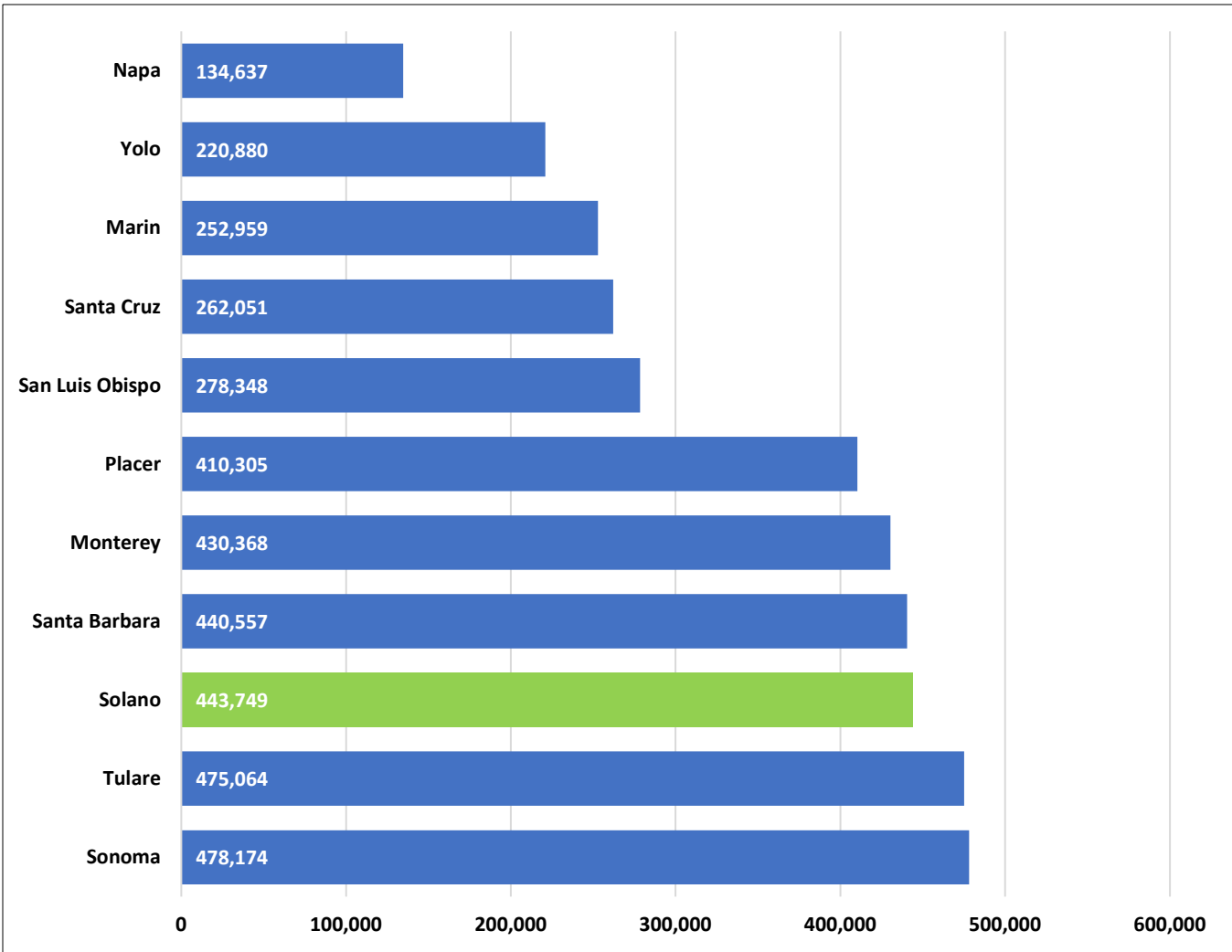
Chart A and Chart B Source: U.S. Census Bureau; California Department of Finance, Demographic Research Unit, May 2023

**OUR CHANGING POPULATION – HOW WE COMPARE TO BENCHMARK COUNTIES**

As of May 2023, California’s population contracted by -0.4%, with 138,443 fewer residents per the California Department of Finance. Among the ten comparable benchmark counties, only two Counties added residents: Placer and Tulare. Solano County contracted at a modest rate with 2,132 fewer residents, or about -0.5% of the County’s total population. Santa Cruz County lost the greatest number of residents among the comparable Counties, when comparing overall percentage of the population, losing 2,861 residents (or -1.1%) of the County’s total population.

The table below shows the population of the ten benchmark Counties, including Solano County, and their total population as of May 2023. Solano County remains the third largest County based on population, just behind Tulare and Sonoma Counties. Solano County passed Santa Barbara County in 2022, moving from the fourth spot to number three.

**CHART C: POPULATION OF BENCHMARK COUNTIES / POPULATION GROWTH AND PERCENTAGE, 2023**



*Source: California Department of Finance, Demographic Research Unit, May 2023*

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**SNAPSHOT – SOLANO AT A GLANCE, DEMOGRAPHICS**

EDUCATIONAL ATTAINMENT

Per the 2022 Index of Economic and Community Progress, Solano County's graduation rate (88.8%) increased by 3.0 percentage points in 2021/22 (the latest data available) from the previous academic year (85.8%), placing it above the State of California's graduation rate of 87.0%. Per the 2017-2021 American Community Survey, 25.8% of Solano County residents age 25 years and older have attended some college and 27.9% have earned either an associates and/or a bachelor's degree, 7.4 percentage points lower than the State average of 35.3%. Solano County residents age 25 and older with a post graduate degree is 9.0% in the 2017-21 data from Census Bureau, 4.4 percentage points less than the State average of 13.4%.

AGE GROUP BY POPULATION

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

Approximately 22.3% of all people living in Solano County are ages below 18 years. This closely mirrors the State percentage of 22.8%, a difference of 0.5 percentage points.

More than half (61.8%) of Solano County's total population is comprised of residents between 18 and 64 years of age (the traditional, labor-force participation age range). This is lower (1.0 percentage point) than the State of California's average of 62.8% of the total population.

In Solano County, individuals age 65 years and older represent approximately 15.9% of the total population, down by 0.2 percentage points from 2020. In the State of California, this age demographic makes up approximately 14.4% of the total population.

RACE IDENTIFICATION

The California Department of Finance generates population projections for all counties in California. This research suggests that Solano County will be increasingly more diverse over time to 2050.

By the end of 2023 (the latest data available from Census Bureau), preliminary predictions indicate that Solano County will be approximately 38.6% White, 26.5% Hispanic, 14.2% African American, 13.9% 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 below.

**CHART D: RACE/ETHNICITY COMPOSITION OF SOLANO COUNTY RESIDENTS, 2022 – 2030 ESTIMATES**

<b>Ethnic Composition of Solano County Residents</b>	<b>2023 Population Estimates (year-end)</b>	<b>2025 Population Estimates</b>	<b>2030 Population Estimates</b>
White, non-Hispanic	38.6%	38.4%	37.7%
Hispanic or Latino	26.5%	26.8%	27.4%
African American, non-Hispanic	14.2%	14.3%	14.4%
Asian, non-Hispanic	13.9%	13.8%	13.4%
Mixed Race, non-Hispanic	6.8%	6.7%	7.1%

Sources: (1) California Department of Finance, May 2023  
 (2) The 2022 Index of Economic and Community Progress

**SOLANO COUNTY – SIZE, DISTRIBUTION AND WHERE PEOPLE LIVE**

According to the California Department of Finance’s May 2023 City/County Population Estimates, statewide 82.7% of California residents live in incorporated cities and 17.3% in unincorporated areas. In contrast, 95.9% 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 913 square miles, of which 84 square miles is covered with water. The San Pablo Bay, Suisun Bay, the Carquinez Straits, and the Sacramento River provide the County with natural borders to the south and east. Rich agricultural land lies in the northern area of the County while rolling hills are part of the southern area. Approximately 62% of the County land area is comprised of farmland.

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

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

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

Total square miles, land and water			Persons per square mile		Percent of residents living in unincorporated areas	
COUNTY	LAND	WATER	COUNTY	PERSONS	COUNTY	PERCENT
Tulare	4,824	15	<b>Solano</b>	<b>489</b>	Santa Cruz	48.6%
Monterey	3,322	449	Santa Cruz	432	San Luis Obispo	43.5%
San Luis Obispo	3,304	311	Marin	306	Santa Barbara	31.3%
Santa Barbara	2,737	1,052	Placer	273	Tulare	28.2%
Sonoma	1,576	192	Sonoma	270	Sonoma	27.4%
Placer	1,404	98	Yolo	216	Placer	27.3%
Yolo	1,015	9	Napa	162	Marin	26.1%
<b>Solano</b>	<b>829</b>	<b>84</b>	Santa Barbara	116	Monterey	24.2%
Napa	789	40	Monterey	114	Napa	17.2%
Marin	520	308	Tulare	98	Yolo	15.9%
Santa Cruz	445	162	San Luis Obispo	77	<b>Solano</b>	<b>4.1%</b>

*Source: U.S. Census Bureau, California Department of Finance, Demographic Research Unit, May 2023*

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**SOLANO’S POPULATION LIVING IN POVERTY – HOW WE COMPARE**

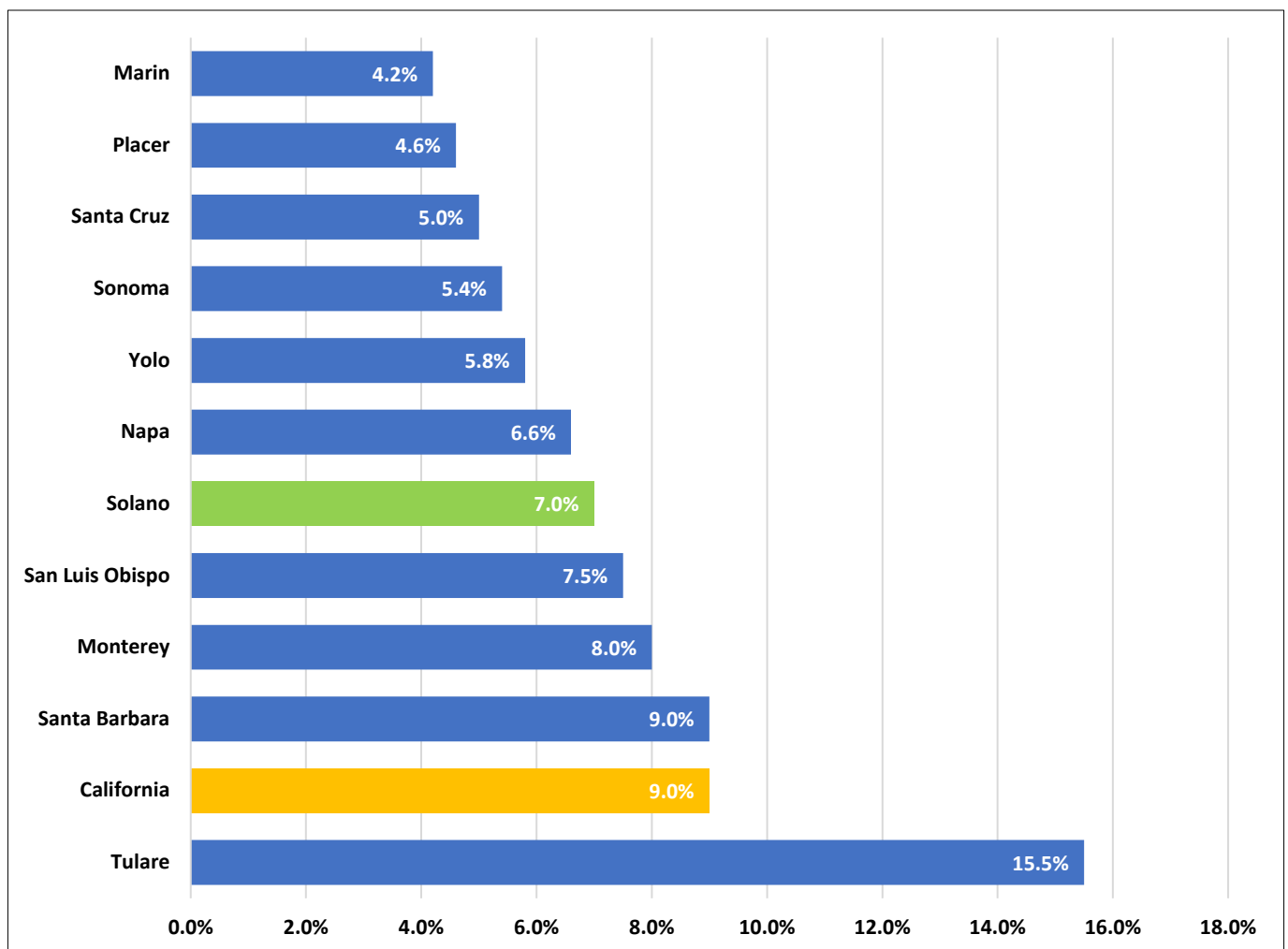
The U.S. Census Bureau defines the poverty threshold for an average family of four living in the United States (48 contiguous states and the District of Columbia, not including Alaska and Hawaii) as having a median annual family income of \$70,784 or less for calendar year 2023. The average median annual family income for families of four living in Solano County is \$87,770.

Per the 2017-2021 American Community Survey by the U.S. Census Bureau, the latest date the data is available, 7% of all families are living at or below the federal poverty level in Solano County. This estimate compares to 9.9% of all people, 4.6% of married couples and 13.1% of people under the age of 18 living under the federal poverty level in Solano County. The poverty rate was the highest, estimated at 15.6%, among households with only a female householder and no spouse present.

The number of all families living at or below the poverty level varies considerably among Solano County’s seven cities, including Benicia, 5.1% or 1,335 people; Dixon, 10% or 1,902 people; Fairfield, 7.5% or 8,964 people; Rio Vista, 11.1% or 1,109 people; Suisun City, 9.2% or 2,619 people; Vacaville, 5.9% or 5,947 people, and Vallejo, 9.8% or 11,922 people.

Solano County is positioned seventh on the bar chart below when compared to benchmark counties, with four counties having higher family poverty rates, including San Luis Obispo, Monterey, Santa Barbara and Tulare, and six counties with lower family poverty rates, including Marin, Placer, Santa Cruz, Sonoma, Yolo and Napa. Solano County is 2% lower than the statewide average for all families living at or below the poverty level.

**CHART F: PERCENTAGE OF FAMILIES IN POVERTY IN BENCHMARK COUNTIES**



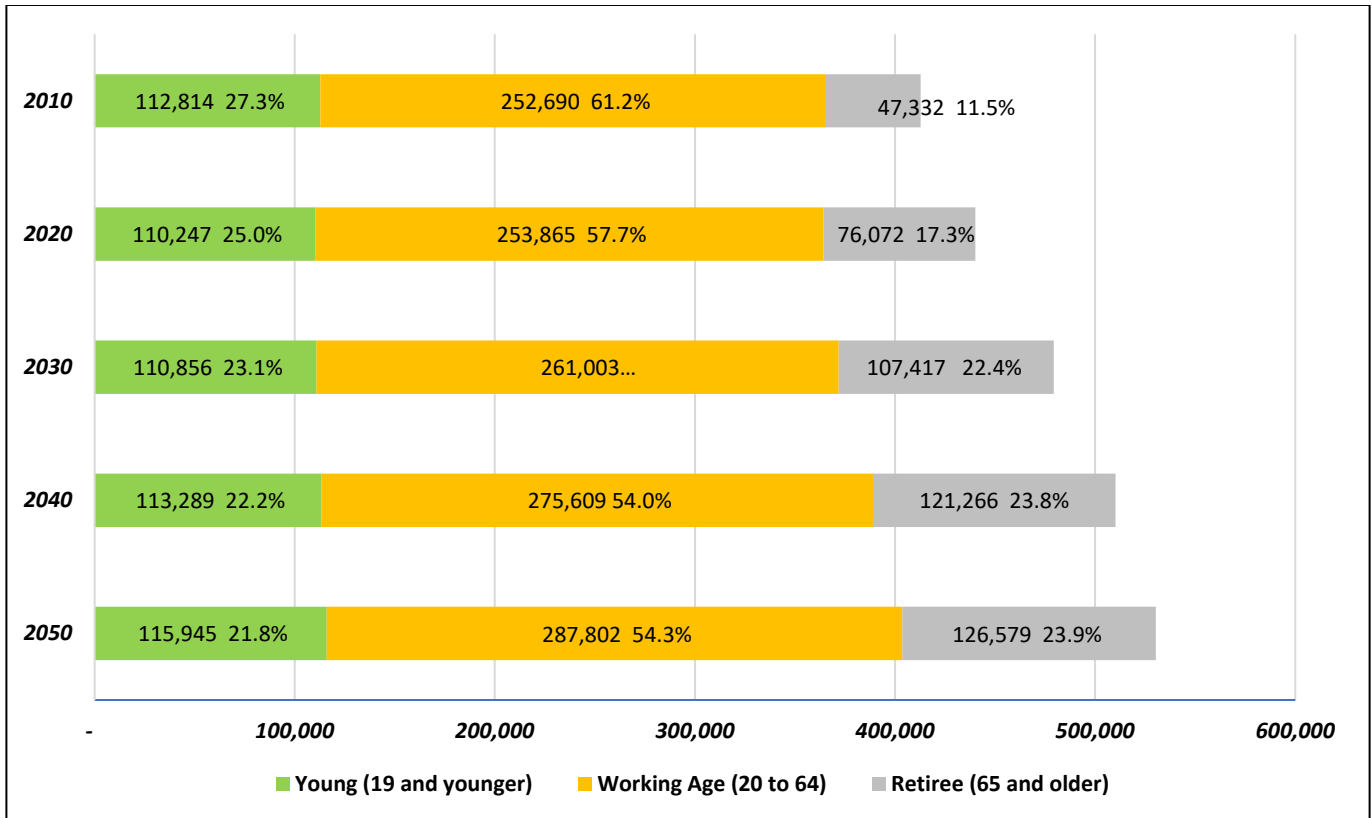
Source: U.S. Census Bureau, 2017-2021 American Community Survey

**OUR CHANGING POPULATION – THE NEXT SEVERAL DECADES**

Solano County’s population is projected to grow from 412,836 in 2010 to 530,326 or 28.5% by 2050, according to projections by the U.S. Census’ American Community Survey (2017-2021). The composition of this population is expected to shift significantly over the next 30 years, with the median age increasing from 37.5 in 2010 to 42.3 in 2050. The aging population will likely affect the types of service demands placed on the County and may impact statewide and regional planning efforts.

One way to evaluate this population change is to analyze the dependency ratio, which examines the population changes in relationship to the traditional working age population of individuals between age 19 to 64. In 2010, for every 6.2 people in the County workforce there were 2.6 children and 1.2 retirees. By 2050, the young population (19 and younger) is expected to increase slightly by 3,131 or 2.8%; the working age population will increase by 35,112 or 13.9%; and retiree population by 79,247 or 167.4%. The Department of Finance projects more people will be entering the retiree population than those entering the workforce.

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



Source: 2017-2021 American Community Survey, May 2023

**CHART H: SOLANO COUNTY ESTIMATED POPULATION CHANGE BY DECADE AND 2023 SNAPSHOT**

AGE DEMOGRAPHIC	2010	2020	2023	2030	2040	2050
Young (19 and younger)	112,814	110,247	110,708	110,856	113,289	115,945
Working Age (20 to 64)	252,690	253,865	255,609	261,003	275,609	287,802
Retiree (65 and older)	47,332	76,072	86,433	107,417	121,266	126,579
<b>TOTAL POPULATION</b>	<b>412,836</b>	<b>440,184</b>	<b>452,750*</b>	<b>479,276*</b>	<b>510,164*</b>	<b>530,326*</b>

\* Projection by years end. Source: California Department of Finance, May 2023

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**UNEMPLOYMENT AND THE ECONOMY**

Most every county in the U.S. was impacted economically by the COVID-19 pandemic health emergency, with a direct impact on their regional unemployment rates. Prior to March of 2020, the unemployment rate in Solano County had been relatively stable – between 4.1% and 4.6% – a level considered “full employment” by most economists. In April 2020, at the beginning of the health emergency, the unemployment rate in Solano County reached an all-time high, peaking at 15.7%. In March 2021, nearly a year later, the unemployment rate had fallen to 7.8%, a significant decrease from the previous year.

**Chart I** below shows the year over year unemployment rates in benchmark counties (March to March). As of March 2023, the unemployment rate in Solano County is 4.8%. **Chart J** below shows the year over year unemployment rates in Solano County cities (March to March) and how they have changed over time.

**CHART I: UNEMPLOYMENT RATES FROM MARCH 2019 TO MARCH 2023 IN BENCHMARK COUNTIES**

COUNTY	2019	2020	2021	2022	2023
MARIN	2.7%	3.0%	4.8%	2.4%	3.1%
SONOMA	3.3%	3.6%	6.0%	3.0%	3.6%
NAPA	3.5%	4.0%	6.6%	3.2%	3.6%
PLACER	3.7%	4.0%	5.5%	2.8%	3.7%
SANTA BARBARA	4.9%	5.6%	6.6%	3.5%	4.5%
CALIFORNIA	4.6%	5.6%	8.2%	4.2%	4.8%
SOLANO	4.6%	5.0%	7.8%	4.6%	4.8%
YOLO	5.3%	5.9%	6.4%	3.7%	5.1%
SANTA CRUZ	6.9%	7.9%	8.1%	5.2%	6.9%
MONTEREY	10.1%	11.8%	10.4%	7.6%	9.6%
TULARE	12.1%	14.5%	11.6%	8.4%	11.3%

Source: California Employment Development Department, March 2019 to March 2023

**CHART J: UNEMPLOYMENT RATES FROM MARCH 2019 TO MARCH 2023 IN SOLANO COUNTY CITIES**

CITY	2019	2020	2021	2022	2023
BENICIA	3.0%	3.6%	5.5%	2.8%	3.4%
VACAVILLE	3.7%	4.2%	7.4%	3.8%	4.2%
FAIRFIELD	4.3%	4.8%	7.4%	4.2%	4.6%
DIXON	5.1%	5.0%	7.4%	4.5%	3.6%
SUISUN CITY	4.4%	4.8%	7.5%	4.5%	4.4%
VALLEJO	4.8%	5.1%	8.8%	4.9%	5.0%
RIO VISTA	3.6%	5.0%	9.6%	8.5%	12.2%

Source: California Employment Development Department, March 2019 to March 2023



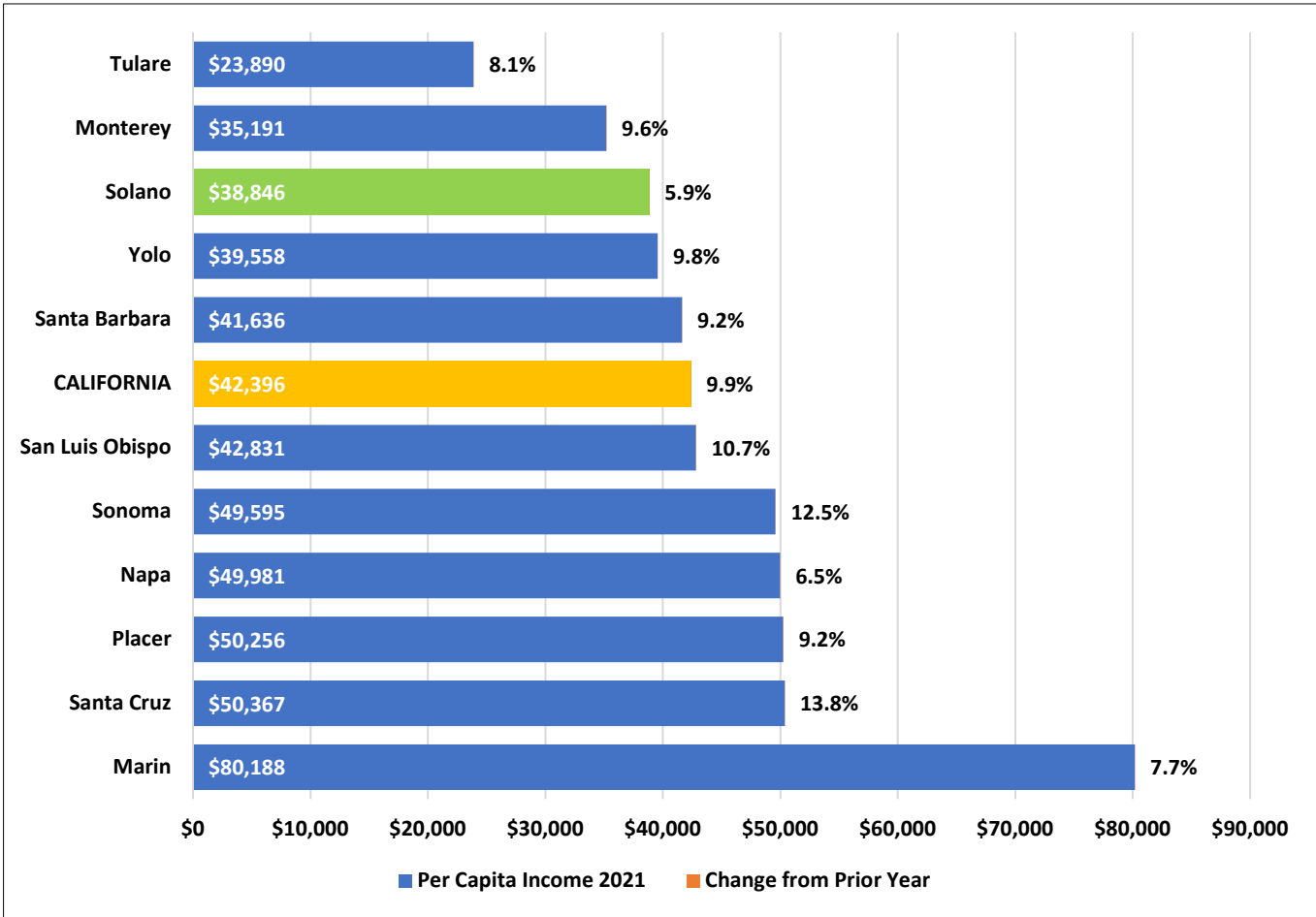
**CHANGE IN PERSONAL INCOME – HOW IT AFFECTS PURCHASING POWER**

Personal income is made up of wages and salaries, transfer payments from all levels of government, investment income (dividends, interest, and rents), business income from owning a business (proprietor’s income), and other income sources. The *California Department of Finance, May 1, 2023 Report* indicates that per capita income in Solano County (\$38,846), the metric used to determine average per-person income for an area, outpaced the national economy per capita income of \$37,638, but was slightly slower than California’s per capita income of \$42,396.

Per the 2021 statistics from the *California Department of Finance, 2017-2021 American Community Survey* (the latest date the data is available), Solano County ranks as the third lowest in per capita income when compared to benchmark counties. Solano County’s growth rate in per capita income increased by 5.9% (or \$2,161) between 2020 and 2021 but increasing at a slower pace than most of the benchmark counties. Solano County’s per capita income of \$38,846 in 2021 is -8.4% or \$3,550 less than the State’s per capita income of \$42,396.

Because the change in per capita income data lags by one year, the data collected in May 2023 has shown a modest increase in personal income, as it is pulling data collected from 2021; however, data to be collected in 2024 is likely to show a leveling out and / or a slight decrease in personal income, as most people received some kind of government stimulus funding as part of the American Rescue Plan Act from the COVID-19 pandemic health emergency, which likely temporarily bolstered incomes.

**CHART K: CHANGE IN PER CAPITA INCOME IN BENCHMARK COUNTIES – 2021 DATA**



*Source: California Department of Finance, American Community Survey, May 1, 2023 (2021 data)*

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**MEDIAN HOUSEHOLD INCOME COMPARISONS AMONG BENCHMARK COUNTIES**

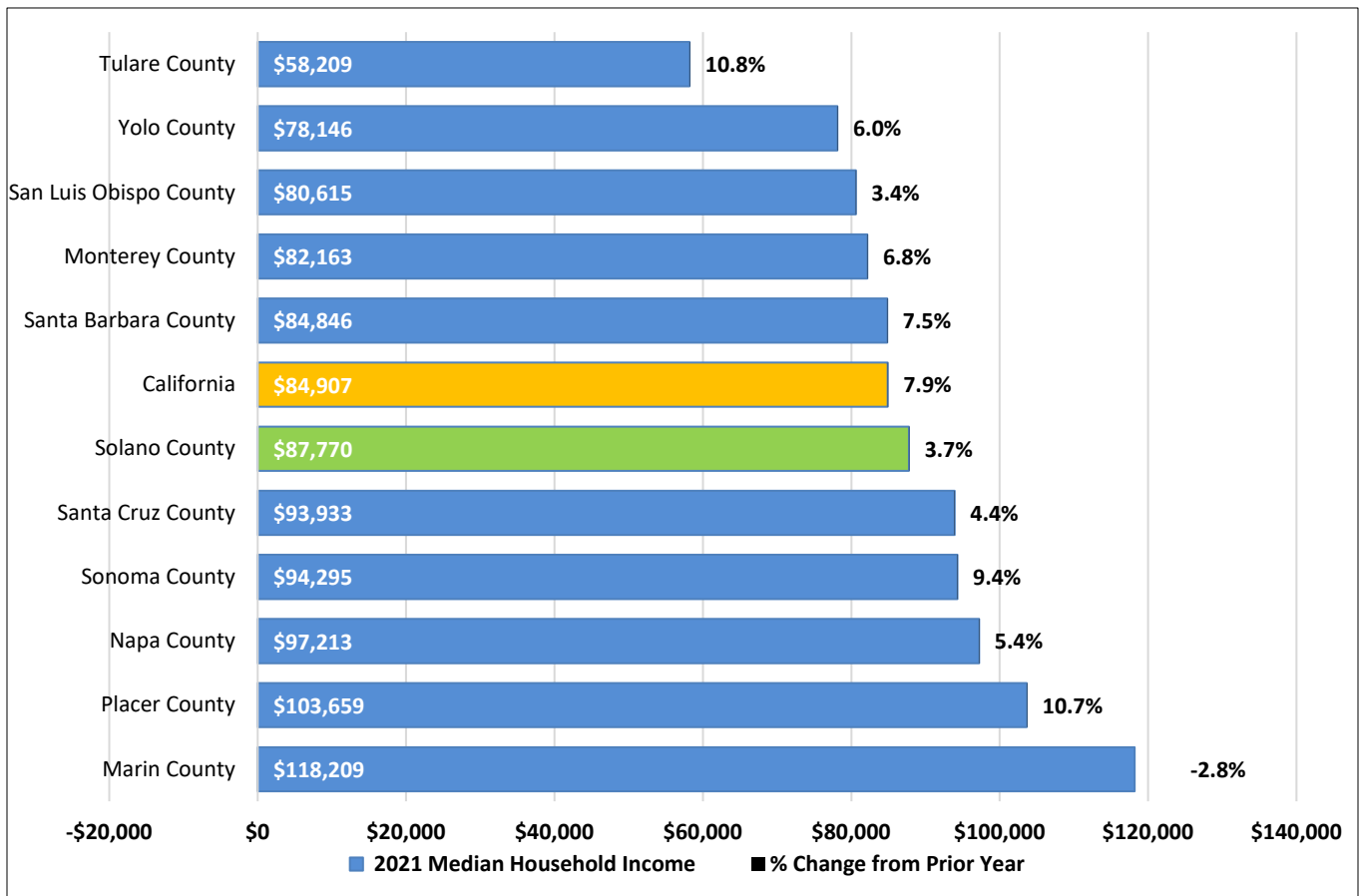
Median household income is comprised of the average income of every resident (within that household) over the age of 15. Sources of income include personal wages and salaries, disability payments, child support payments received, along with personal business earnings, investments, and other routine sources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

The *California Department of Finance, 2017-2021 American Community Survey* reports that along with per capita income, median household income (MHI) is a good indicator of how typical households generate and use income, including spending and savings.

Per the 2023 statistics from the California Department of Finance, Solano County ranks as the sixth highest in MHI when compared to benchmark counties. Solano County's MHI of \$87,770 in 2021 is an increase of \$3,123 per household (or 3.7%) over the previous year (2020). With these modest increases, Solano County sits in the middle of the benchmark counties when comparing MHI, with five counties with a higher MHI, including Marin, Placer, Napa, Sonoma and Santa Cruz Counties, and five counties with a lower MHI, including Santa Barbara, Monterey, San Luis Obispo, Yolo and Tulare Counties. It is important to note that nine of the ten benchmark counties all saw year over year increases in MHI, including Placer, Napa, Sonoma, Santa Cruz, Solano, Santa Barbara, Monterey, San Luis Obispo, Yolo and Tulare Counties, while only Marin County saw a decrease in MHI. Additionally, Solano County outperformed the State of California's MHI of \$84,907 by \$2,863 (or 3.3%).

Because the change in MHI data lags by one year, the data collected in May 2023 has shown an increase in MHI for nine of the ten benchmark counties, as it is pulling data collected from 2021; however, the data collected in 2024 is likely to show a smoothing out of MHI for most of the benchmark counties, as most households received American Rescue Plan Act (ARPA) stimulus funding due to the COVID-19 pandemic health emergency. Marin County likely lost overall MHI due to the ongoing pandemic and did not receive much ARPA funding, as most households did not qualify for stimulus funding (household income too high).

**CHART L: CHANGE IN MEDIAN HOUSEHOLD INCOME IN BENCHMARK COUNTIES – 2021 DATA**



Source: 2017-2021 American Community Survey, CA Department of Finance – Figures are based on 2021 inflation dollars

## **HEALTH INSURANCE COVERAGE, HOW WE COMPARE**

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

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

In California, the population slightly increased between 2019 and 2020, and the number of uninsured residents decreased slightly from 7.5% in 2019 to 7.2% in 2020. The uninsured rate in California continues to decrease and more people have health insurance since the implementation of the Affordable Care Act (ACA). In 2013, nearly 18 out of 100 people did not have health insurance (17.8%); in 2020 that number dropped to nearly 7 out of 100 people that do not have health insurance (7.2%).

More people in Solano County have obtained health insurance since the ACA, from 12.9% uninsured in 2013 (51,556 people) to 5% uninsured in 2020 (21,737 people).

## **DEMAND FOR PUBLIC ASSISTANCE PROGRAMS REMAINS HIGH**

Inflation continues to drive food insecurity and demand for public assistance programs in Solano County. In the first quarter of 2023, an average of 50,183 individuals received CalFresh each month, up 6% compared to the 2022 average of 47,548. Demand for cash assistance programs has also increased in the first quarter of this year. Monthly, an average of 8,335 individuals receive CalWORKs cash assistance, up 6% compared to the 2022 average of 7,858. General Assistance loans for indigent adults have also risen in 2023, with an average of 309 monthly recipients compared to 266 monthly recipients in 2022, a 16% increase.

Under the pandemic-driven continuous coverage mandate, Medi-Cal caseloads have continuously grown since 2020. As of March 2023, 140,279 county residents have health coverage through Medi-Cal. With annual eligibility redetermination requirements resuming in June 2023, it is expected that this number will begin to decline in the third quarter of 2023.

## **COMMUNITY HEALTH ASSESSMENT SURVEY IDENTIFIES TOP HEALTH CONCERNS**

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

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

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**COMMUTING DISTANCES IN BENCHMARK COUNTIES**

Per the U.S. Census Bureau, Overflow Data estimates that Californians spend more time in the car than commuters in most other states, with an average drive time of 32.6 minutes one-way. The distance to work also plays a major role in how long workers spend in the car or time spent using regional public transportation as they travel farther and farther to get to their jobs. When compared to the benchmark counties, Solano County ranks fourth lowest in the number of drivers who drive less than 10 miles one-way to get to work (40.1%), behind Yolo (34.6%), Marin (35.9%) and Napa (39%).

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

BENCHMARK COUNTY	TOTAL COMMUTERS	More than 50 miles		25 to 50 miles		10 to 24 miles		Less than 10 miles	
		Count	Share	Count	Share	Count	Share	Count	Share
Yolo	106,643	25,482	23.9%	16,262	15.2%	27,987	26.2%	36,912	34.6%
Marin	104,041	16,020	15.4%	18,656	17.9%	31,974	30.7%	37,391	35.9%
Napa	69,768	11,505	16.5%	9,292	13.3%	21,750	31.2%	27,221	39.0%
<b>Solano</b>	<b>133,221</b>	<b>24,374</b>	<b>18.3%</b>	<b>25,643</b>	<b>19.2%</b>	<b>29,815</b>	<b>22.4%</b>	<b>53,389</b>	<b>40.1%</b>
San Luis Obispo	100,559	21,322	21.2%	9,046	9.0%	28,494	28.3%	41,697	41.5%
Placer	166,372	33,449	20.1%	17,204	10.3%	43,841	26.4%	71,878	43.2%
Monterey	155,891	40,770	26.2%	13,957	9.0%	29,646	19.0%	71,518	45.9%
Tulare	157,971	31,749	20.1%	15,391	9.7%	34,300	21.7%	76,531	48.4%
Santa Barbara	182,990	50,115	27.3%	21,388	11.7%	22,807	12.5%	88,773	48.5%
Santa Cruz	92,937	18,784	20.2%	7,511	8.1%	20,381	21.9%	46,261	49.8%
Sonoma	191,504	36,845	19.2%	18,799	9.8%	37,921	19.8%	97,939	51.1%

Source: Longitudinal Employment and Housing Dynamics, 2021 data set, <http://onthemap.ces.census.gov>

**WHERE PEOPLE CHOOSE TO WORK**

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

**CHART N: INFLUX / OUTFLOW OF WORKERS IN BENCHMARK COUNTIES**

BENCHMARK COUNTY	TOTAL COMMUTERS	INFLUX OF COMMUTERS		OUTFLOW OF COMMUTERS		NATIVE COMMUTERS	
		Emp. / Live Outside Co.	PERCENTAGE	Live Inside / Emp. Elsewhere	PERCENTAGE	Emp. & Work Inside Co.	PERCENTAGE
San Luis Obispo	138,138	30,652	22.2%	37,579	27.2%	69,907	50.6%
Santa Barbara	237,427	65,675	27.7%	54,437	22.9%	117,315	49.4%
Sonoma	268,308	62,119	23.2%	76,804	28.6%	129,385	48.2%
Monterey	214,006	54,979	25.7%	58,115	27.2%	100,912	47.2%
Tulare	219,924	55,122	25.1%	61,953	28.2%	102,849	46.8%
Santa Cruz	145,996	37,620	25.8%	53,059	36.3%	55,317	37.9%
Napa	101,120	37,873	37.5%	31,352	31.0%	31,895	31.5%
<b>Solano</b>	<b>261,303</b>	<b>67,889</b>	<b>26.0%</b>	<b>128,082</b>	<b>49.0%</b>	<b>65,332</b>	<b>25.0%</b>
Placer	267,557	104,941	39.2%	101,185	37.8%	61,431	23.0%
Marin	168,888	66,087	39.1%	64,847	38.4%	37,954	22.5%
Yolo	160,939	72,601	45.1%	54,296	33.7%	34,042	21.2%

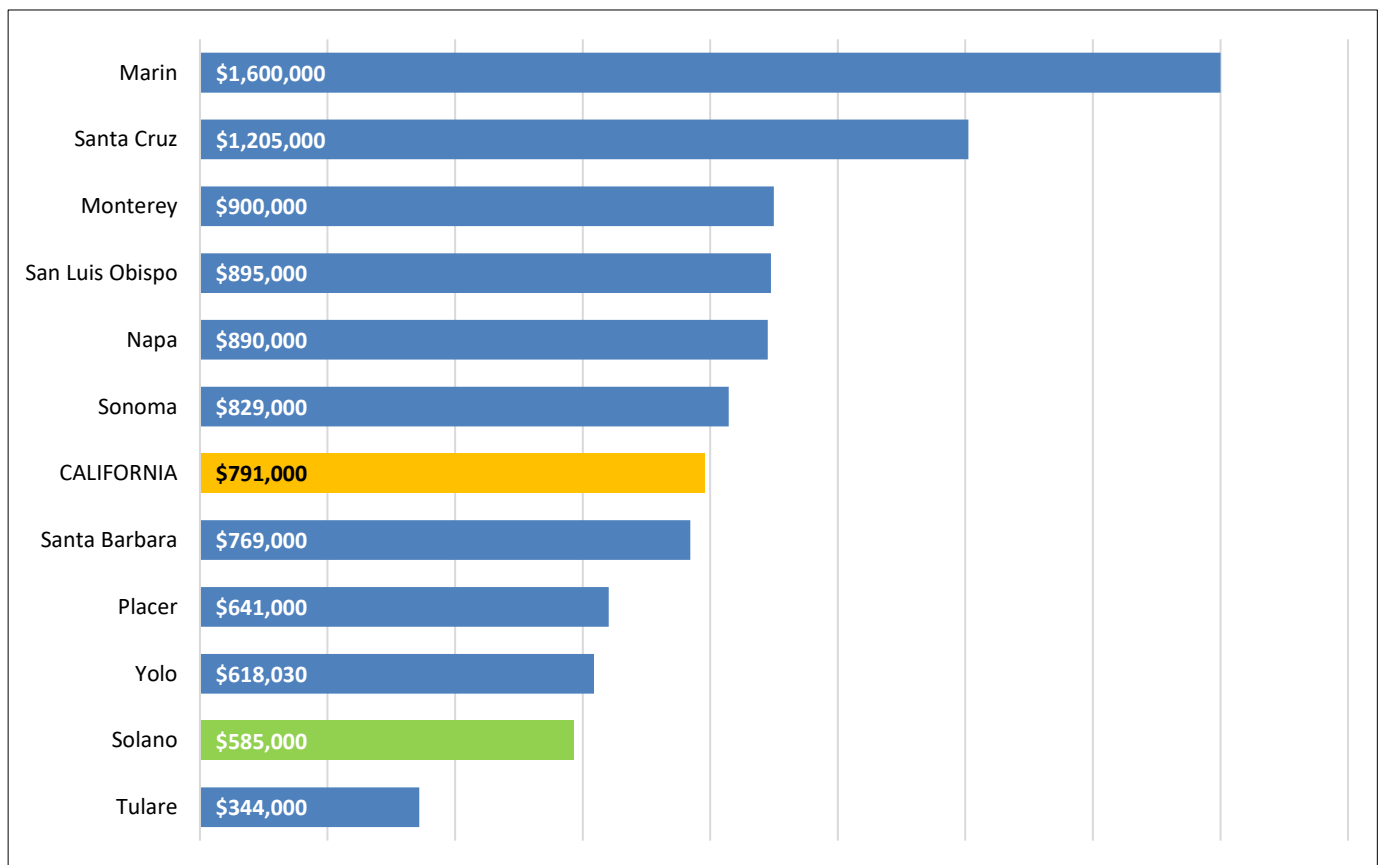
Source: United States Census Bureau, <http://data.census.gov>

**HOUSING AFFORDABILITY**

The California Association of REALTORS® reports that Solano County’s median home price in March 2023, the latest the data was available, was \$585,000 a \$19,000 or -3.2% decrease compared to March 2022. Housing prices in Solano County remain significantly more affordable when compared to the eight other Counties that comprise the greater Bay Area (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara and Sonoma Counties), where the average home price is \$1,228,000 (March 2023).

Solano County ranks second in housing affordability among the ten benchmark counties and four positions under the statewide average as illustrated in the bar chart below. The average home price in Solano County is 26% or \$206,000 lower than the State average. Solano County’s average home price is \$33,030 or 5.3% less than the next highest benchmark county, Yolo County, and \$1,015,000 or 63.4% less than the most expensive of the benchmark counties, Marin County.

**CHART O: AVERAGE HOUSING PRICES WHEN COMPARED TO BENCHMARK COUNTIES**



*Source: The California Association of REALTORS®*

**CHART P: SOLANO CITIES MEDIAN HOME VALUES, YEAR-OVER-YEAR, MARCH 2022 to MARCH 2023**

CITY	(MOST RECENT) March 1, 2023	(LAST YEAR) March 1, 2022	Percent Change
Benicia	\$799,000	\$777,500	2.8%
Dixon	\$660,000	\$680,000	-2.9%
Fairfield	\$635,000	\$657,500	-3.4%
Rio Vista	\$459,000	\$518,900	-11.5%
Suisun City	\$537,000	\$550,000	-2.4%
Vacaville	\$615,000	\$635,000	-3.1%
Vallejo	\$520,000	\$546,500	-4.8%

*Source: The California Association of REALTORS®*

**Solano County Statistical Profile**  
**Bill Emlen, County Administrator**

**SINGLE-FAMILY HOME AND APARTMENT RENTAL PRICES**

Rental prices have fluctuated over the past year in Solano County, with rentals in five of the seven cities going up (Vacaville, Fairfield, Vallejo, Suisun City and Dixon) and two cities going down (Benicia and Rio Vista). Per Zillow Research, in May 2022, the average rental price for two-bedroom apartments in Solano County was \$1,942 per month. In May 2023, that figure was \$1,987 per month, an increase of 2.3%.

According Zillow Research, a division of the Zillow Group Real Estate Company, the average price of a two-bedroom apartment in Solano County continues to rise modestly year-over-year. By comparison, the average two-bedroom apartment in San Francisco County is \$3,313, nearly 67% higher than in Solano County, making Solano County a much more affordable place to live. It should be noted that while the COVID-19 pandemic health emergency caused rental prices in the San Francisco Bay Area to drop temporarily as people left the city in order to work remote, those prices have all returned to pre-pandemic levels.

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

The table below illustrates the year-over-year change in the median cost to rent a two-bedroom apartment in each of Solano County’s seven cities. The City of Benicia has the highest rent, as of May 1, 2023, at \$2,251 per month, whereas the City of Rio Vista has the lowest rent at \$1,455 per month. Rental prices increased the most in the City of Fairfield at 7% and decreased the most in Rio Vista at -2.9%.

**CHART Q: SOLANO CITIES MEDIAN HOME/RENTALS COST, YEAR-OVER-YEAR CHANGE, 2022-2023**

CITY	May 1, 2023	May 1, 2022	% Change
Benicia	\$2,251	\$2,262	-0.5%
Vacaville	\$2,206	\$2,190	0.7%
Fairfield	\$2,146	\$2,005	7.0%
Vallejo	\$2,064	\$2,050	0.7%
Suisun City	\$2,022	\$1,905	6.1%
Dixon	\$1,771	\$1,689	4.8%
Rio Vista	\$1,455	\$1,498	-2.9%

*Source: Zillow Research, a division of the Zillow Group Real Estate Company*

**HOUSING AND RENTAL MARKET BIG PICTURE**

Between March 2020 and December 2022, the median price of housing in Solano County increased 22.8%, according to Zillow Research. In December 2022, the median price of a single-family home was approximately \$578,610 in Solano County, compared with \$742,360 in California as a whole; the statewide, median home price was \$702,810 a year earlier. Housing price forecasts for Solano County and the Bay Area are anticipated to drop for 2023 and 2024; as of March 2023; Solano County home prices had fallen since the peak in 2022 and forecasted to fall again by March 2024. Rental costs continued to rise in 2022 in most parts of Solano County and across the State, another sign of inflation pressures for lower-and middle-income workers.

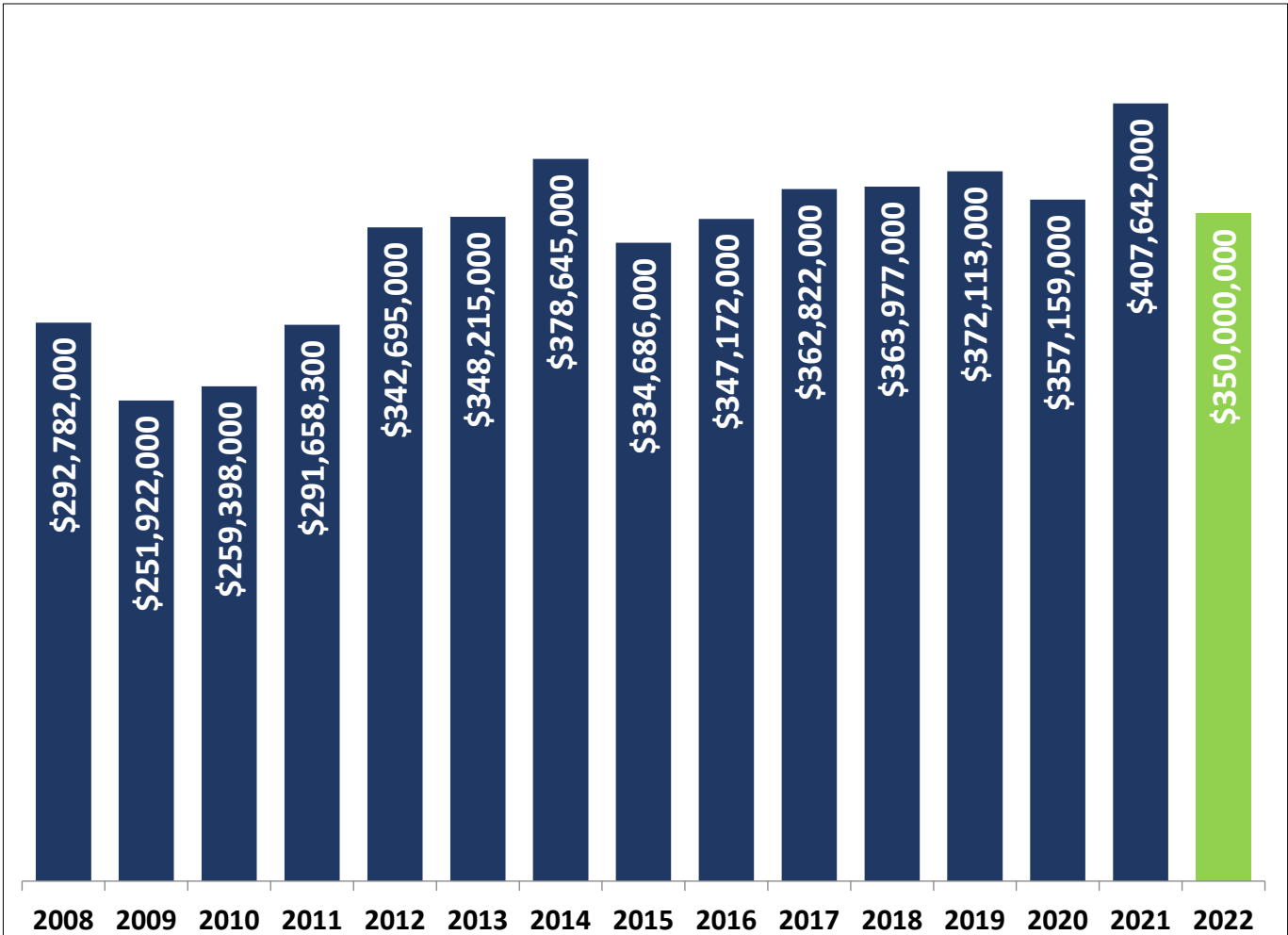
**SOLANO COUNTY AGRICULTURAL CROP AND LIVESTOCK VALUE**

Solano County Department of Agriculture, Weights and Measures is still working with local growers to determine farm gate value (the net value of a product when it leaves the farm and after marketing costs have been subtracted) for 2022. Early estimates by the Department put this number at \$350,000,000, a potential decrease of over \$57.6 million or 14% compared to the previous year's total of \$407,642,000, initially attributed to an untimely February freeze that severely damaged the developing almond crop.

Processing Tomatoes, Nursery Products and Cattle and Calves are the top three crops for 2022. Solano County farmers produce more than 100 different commodities including fruits, nuts, vegetables, grains, seed, nursery stock, livestock, poultry, and apiary products and services.

According to the State of California Employment and Development Department's (EDD) March 2022 report, Solano County supports approximately 1,400 farm related jobs, a 7.7% increase from the previous year. While agricultural jobs only make up a small fraction of all jobs in the County (less than 1.2%), agricultural production is part of a much larger industry cluster that spans the full spectrum of economic activity, including activity from before the crops get into the field to the value-added processing in consumer products. The Moving Solano Forward project identifies this food-chain cluster as supporting more than 8,750 jobs and \$1.55 billion in economic output (as of 2021, the latest date the data is available), representing approximately 7.9% of the County's total \$19.73 billion-dollar Gross Regional Product.

**CHART R: 2022 ESTIMATED GROSS AGRICULTURE CROP VALUES FOR SOLANO COUNTY**



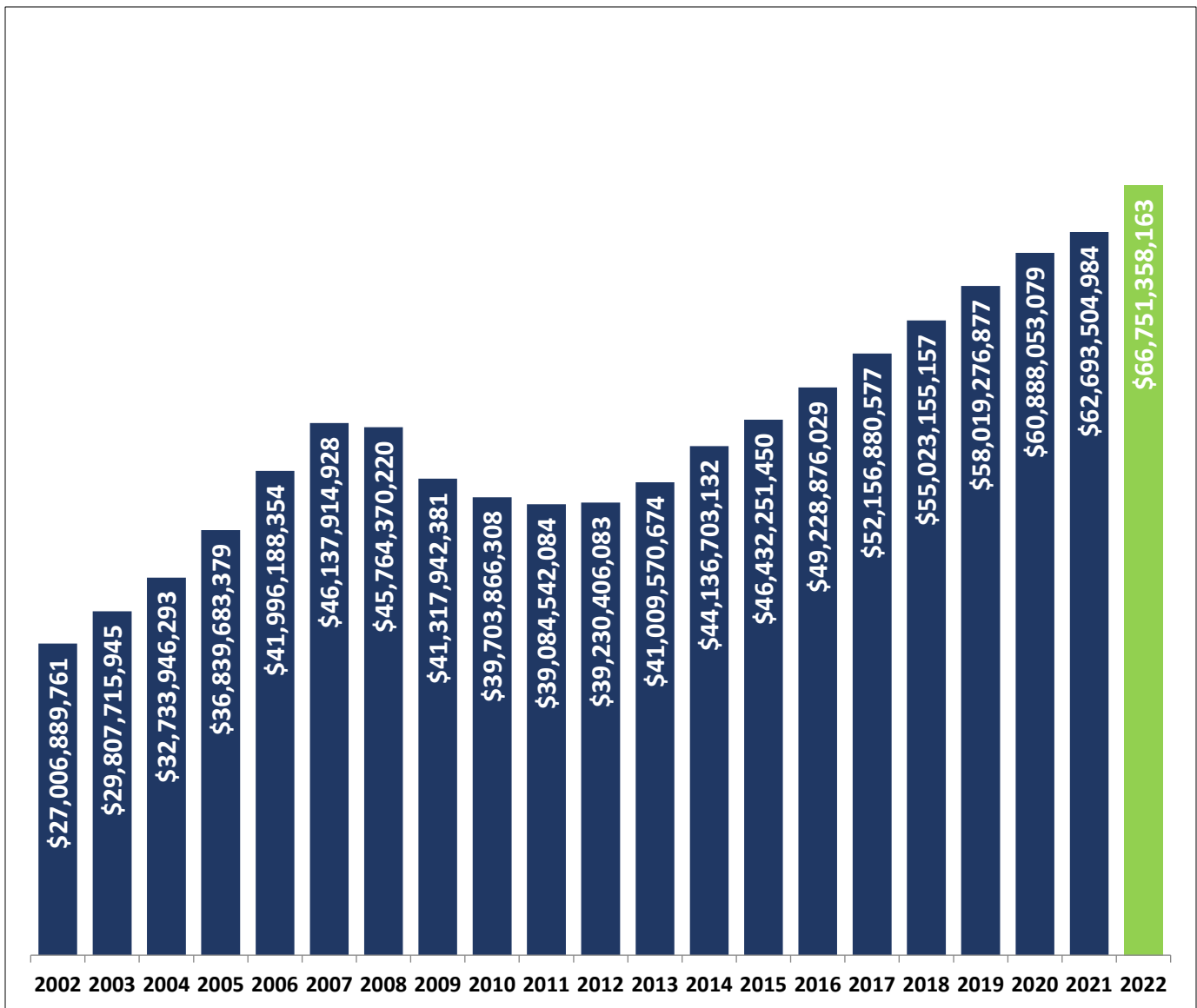
Source: County of Solano Agricultural Commissioner (\*early estimates for the 2022 Crop Report)

**COUNTY ASSESSED VALUES AND GROWTH**

Property taxes are a major source of local governmental revenues and are determined by assessed values. The annual property tax rate throughout the State of California is 1% of assessed values. The FY2022/23 Property Assessment Roll of \$66.7 billion increased 6.5% or \$4 billion from the prior year's roll value and represents property ownership in Solano County as of January 1, 2022. This is the eleventh year of increasing assessed values since the bottom of the market in 2011. The residential real estate market showed steady growth over the prior year (January 1, 2021 to January 1, 2022), while new construction continues to add value to the County's property tax roll.

As real estate market values have risen over time, the number of properties on Proposition 8 status – which is a temporary reduction in a property value below the established Proposition 13 base year value – has decreased. There are currently 3,968 parcels on Proposition 8 status, a decrease of 3,113 from the previous fiscal year. The number of parcels on Proposition 8 status peaked in 2012 at 78,000 parcels. As of May 2023, there are currently 152,320 individual parcels countywide, spread between the seven cities and unincorporated County.

**CHART S: LOCAL ASSESSED VALUES FOR SOLANO COUNTY**



Source: County of Solano, Assessor-Recorder's Office, July 2022



**BUILDING PERMITS IN SOLANO COUNTY**

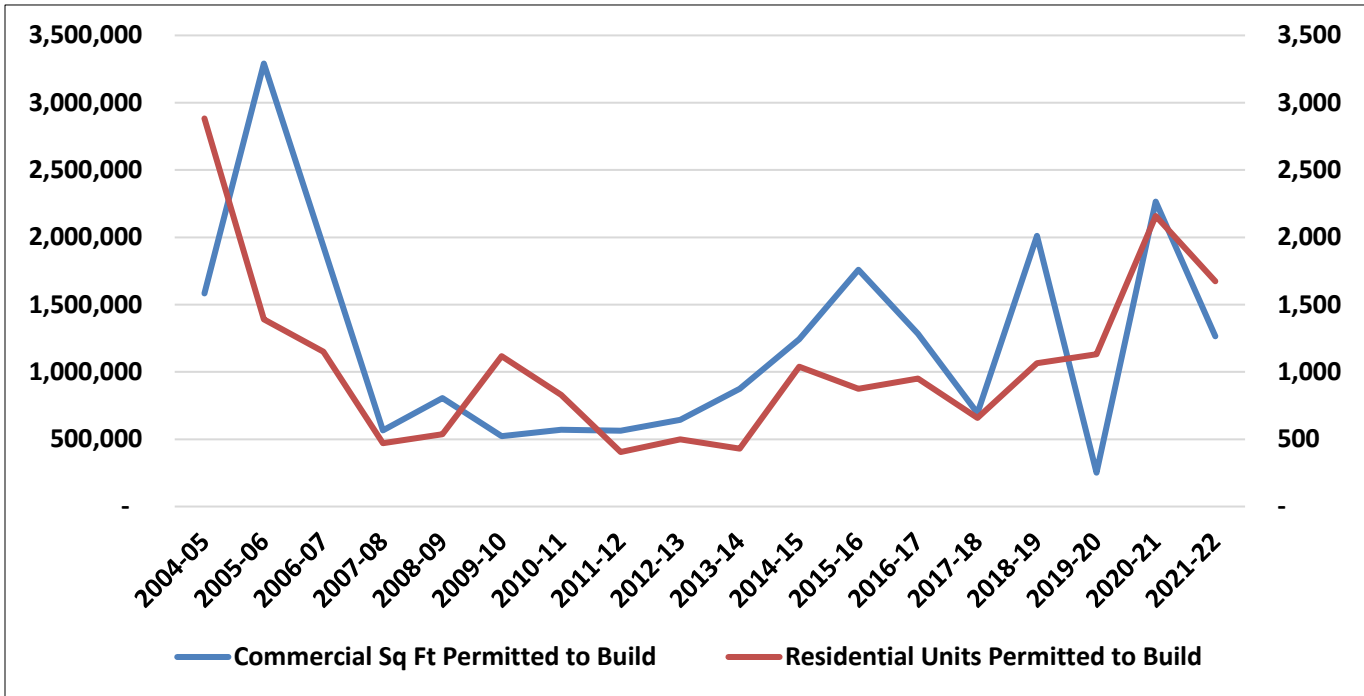
Per the County of Solano and the US Census Bureau for Construction Spending, the 2022 Index of Economic and Community Progress (forthcoming in June 2023) tracks new building permits annually. Changes in building permit activity generally act as a leading indicator of overall economic activity, predicting growth of construction jobs and demand for raw materials to build residential and commercial units.

Solano County’s commercial real estate building permit activity was mixed in FY2021/22 compared to FY2020/21. Commercial square feet under construction increased by 1.265 million new square feet of space between July 2021 and June 2022 (the previous fiscal year permitted increased over 2.2 million square feet). The COVID-19 recession has continued to foster uncertainty for office space demand. According to Colliers International, office-vacancy rates in Solano County increased during 2022 to 22.7% by the end of Quarter 4 2022, with rents rising slightly to \$2.57 per square foot as 2022 ended.

Building permits for residential units in Solano County increased at a slower pace in FY2021/22 versus FY2020/21. As interest rates began to rise, and the costs of construction remained elevated, permitting slowed. There were 1,673 residential building permits issued in FY2021/22 by Solano County (versus 2,157 the previous fiscal year).

The chart below indicates that new-home building permits grew at a slowing pace, but still relatively strong in FY2021/22, with permitting 3,830 units in the last two fiscal years. New commercial space permitted slowed its pace of growth but was also relatively robust versus the post-Great Recession era (2008 – 2019). The pandemic impacts have shifted from an inability to be fully operational to rising costs of doing business and significant vacancies in retail and restaurant spaces should be expected; smaller businesses or restaurants are more exposed to risks of rising costs of doing business, even with the ability to re-open in full and rising economic outcomes since late 2020. New commercial spaces are more likely to be in industrial and warehousing markets, though that pace of growth is also starting to slow down. In the short-term, concerns over the fate of office and retail spaces in Solano County need to be monitored closely by economic development professionals in Solano County.

**CHART T: SOLANO COUNTY RESIDENTIAL AND COMMERCIAL BUILDING PERMITS, FISCAL YEARS 2004-2005 TO 2021-2022 / COMMERCIAL SQUARE FEET AND RESIDENTIAL UNITS PERMITTED**



*Sources: (1) U.S. Census Bureau  
(2) 2022 Index of Economic and Community Progress*

**Solano County Statistical Profile**  
**Bill Emlen, County Administrator**

**2011 PUBLIC SAFETY REALIGNMENT AND ASSEMBLY BILL 109**

Due to the passage of Assembly Bill 109 (AB 109, Public Safety Realignment) in October 2011, the Solano County jail population has changed over time. As of March 1, 2023, the County jail was housing 29 parole violators (known as 3056 PC), 40 Post Release Community Supervision (PRCS) violators, and 28 locally sentenced offenders (known as 1170 offenders) making up approximately one-quarter of the jail population.

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

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

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

	Solano County Probation			Solano County Sheriff - Custody				Total
	PRCS	1170h PC	Adults	3056 PC	1170h PC	PRCS	Other	
March 1, 2021	374	61	2,189	38	22	47	557	3,288
March 1, 2022	407	64	1,743	37	29	40	475	2,795
March 1, 2023	384	44	1711	29	28	40	436	2,672
Change from 2022	<b>(23)</b>	<b>(20)</b>	<b>(32)</b>	<b>(8)</b>	<b>(1)</b>	<b>0</b>	<b>(39)</b>	<b>(123)</b>
% Change	-5.7%	-31.25%	-1.8%	-21.62%	-3.45%	0.00%	-8.21%	-4.40%
Change from 2021	<b>10</b>	<b>(17)</b>	<b>(478)</b>	<b>(9)</b>	<b>6</b>	<b>(7)</b>	<b>(121)</b>	<b>(616)</b>
% Change	2.7%	-27.87%	-21.8%	-23.68%	27.27%	-14.89%	-21.72%	-18.73%

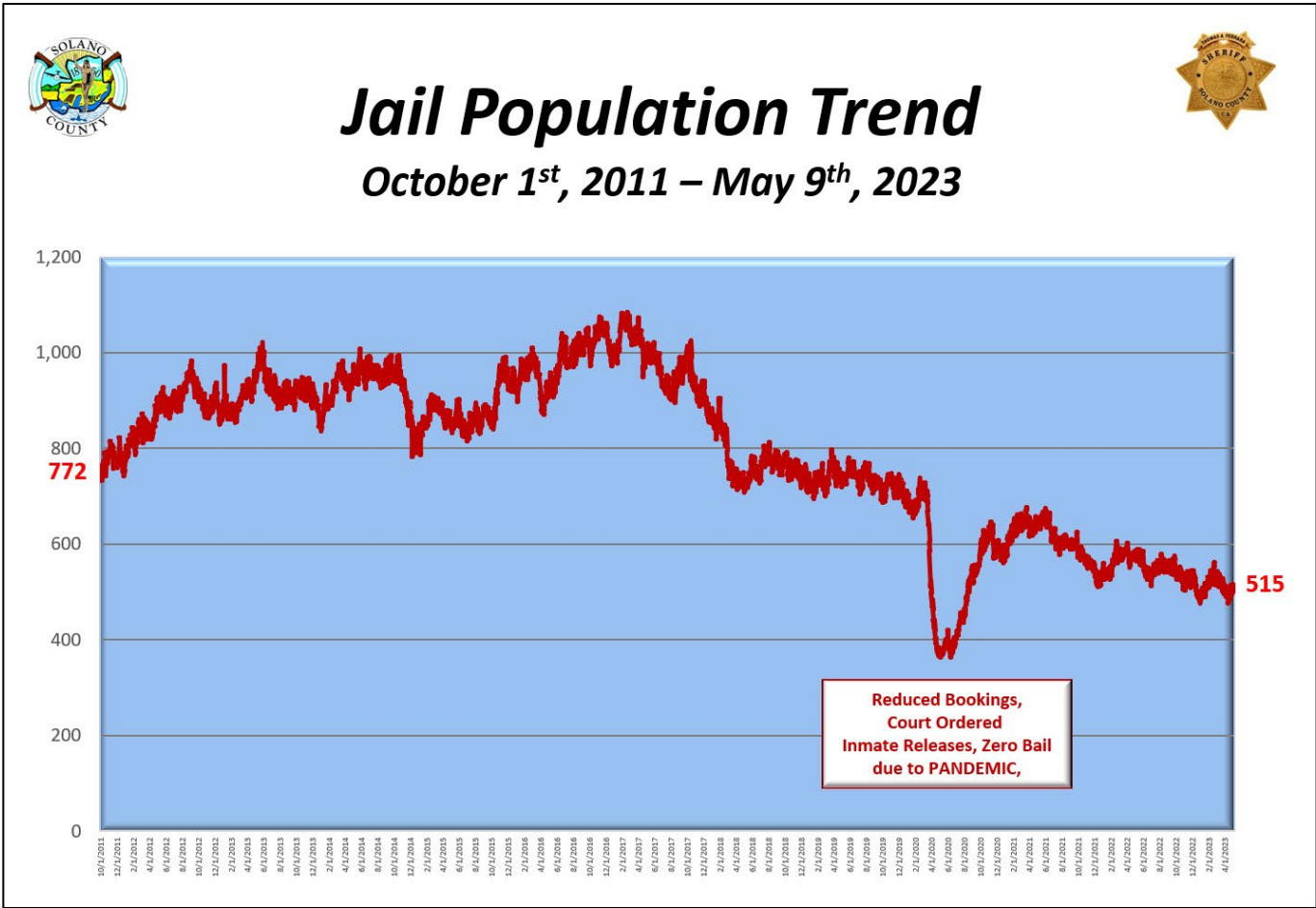
*Source: 2023, Solano County Community Corrections Partnership and California Department of Corrections and Rehabilitation*

**AB 1950 – PROBATION, LENGTH OF TERMS**

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

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

SNAPSHOT – JAIL POPULATION TREND, OCTOBER 1, 2011 – MAY 9, 2023



Source: Solano County Sheriff's Office, May 9, 2023

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 eleven and one-half years, the average daily jail population grew and contracted several times. The largest contraction took place between late February and early March 2020, which is a result of emergency measures taken by the state, local courts and the Sheriff to address increased concerns regarding the COVID-19 pandemic emergency and the associated medical risks of contracting the virus.

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

**Solano County Statistical Profile**  
**Bill Emlen, County Administrator**

**Top 50 Principal Taxpayers in Solano County for FY2023-24**

Principal Property Taxpayers	Parcels	Property Value	Total Taxes
PACIFIC GAS & ELECTRIC CO	21	\$979,919,069	\$17,181,828
VALERO REFINING COMPANY CALIF	28	\$872,645,600	\$10,409,070
GENENTECH INC	27	\$801,390,817	\$9,322,830
ANHEUSER-BUSCH COMM STRAT LLC	2	\$327,822,393	\$3,760,498
STAR-WEST SOLANO LLC	7	\$200,797,493	\$2,308,700
INVITATION HOMES INC	423	\$167,655,006	\$2,155,320
PW FUND A LP	8	\$178,307,910	\$2,152,013
THE NIMITZ GROUP	102	\$97,388,497	\$2,151,578
NORTHBAY HEALTHCARE GROUP	12	\$185,030,456	\$2,091,657
ICON OWNER POOL 1 SF N-B P LLC	28	\$148,837,064	\$1,777,737
SACRAMENTO MUNICIPAL UTIL DIST	43	\$144,891,667	\$1,594,741
CPG FINANCE II LLC	3	\$115,873,057	\$1,541,605
FLANNERY ASSOCIATES LLC	197	\$121,142,123	\$1,515,536
COLONY STARWOOD HOMES	296	\$118,138,118	\$1,503,657
NT DUNHILL I LLC	8	\$104,303,387	\$1,387,900
PARK MANAGEMENT CORP	2	\$92,996,270	\$1,325,857
SHILOH IV WIND PROJECT LLC	1	\$121,805,903	\$1,309,292
GATEWAY 80 OWNER LP	4	\$107,220,205	\$1,308,214
SHILOH WIND PROJECT II LLC	1	\$119,954,659	\$1,289,393
PRIME ASCOT LP	282	\$66,037,090	\$1,275,511
SHILOH WIND PROJECT III LLC	1	\$117,900,550	\$1,267,313
CENTRO WATT PROPERTY OWNER II	8	\$89,768,544	\$1,216,392
CORDELIA WINERY LLC	22	\$98,685,509	\$1,142,148
MEYER COOKWARE INDUSTRIES INC	7	\$95,529,322	\$1,139,380
APS WEST COAST INC	36	\$95,603,521	\$1,137,501
TRAVIS CREDIT UNION	10	\$49,192,374	\$1,135,289
KAISER FOUNDATION HOSPITALS	5	\$75,706,959	\$1,097,576
MG NORTH POINTE APARTMENTS LLC	2	\$92,135,197	\$1,089,153
TRAVIS WAY LLC	1	\$93,134,910	\$1,083,747
RANGER NORTHBAY LLC	2	\$90,270,000	\$1,079,152
WRPV XIII BV VALLEJO LLC	2	\$67,930,203	\$994,898
ALZA CORPORATION	6	\$81,571,879	\$950,595
NETXERA ENERGY	1	\$82,994,167	\$892,104
NORTH BAY LOGISTICS OWNER LLC	1	\$74,970,000	\$854,390
SEQUOIA EQUITIES-RIVER OAKS	2	\$62,167,547	\$736,272
WAL-MART REAL ESTATE BUS TRUST	5	\$62,642,313	\$727,607
STATE COMPENSATION INSRN FUND	4	\$59,559,068	\$726,644
JDM 111 2600 NAPA LLC	1	\$67,488,901	\$725,051
CSCDA COMM IMPROVMENT AUTH	1	\$61,751,060	\$719,982
N/A ROLLING OAKS-88 LP	1	\$61,726,611	\$719,961
ARDAGH METAL BEVERAGE USA	1	\$66,458,992	\$700,989
CAMDEN PARC RESIDENTIAL LLC	2	\$59,170,141	\$685,198
BALL METAL BEVERAGE CONT CORP	3	\$64,313,105	\$680,063
NORTH VILLAGE DEVELOPMENT INC	2	\$51,973,303	\$675,177
WESTCORE CG SOLANO LLC	1	\$52,211,549	\$662,733
NORTHBAY HEALTH ADVANTAGE LLC	2	\$55,135,494	\$638,478
FPA6 VILLAGE GREEN LLC	1	\$54,295,919	\$624,688
QUINN CROSSING APARTMENTS LLC	2	\$51,037,205	\$606,837
THE CLOROX INTERNATIONAL CO	3	\$51,367,244	\$550,208
SHILOH WIND PROJECT I LLC	1	\$51,011,201	\$548,319
PACIFIC GAS & ELECTRIC CO	21	\$979,919,069	\$17,181,828

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

**\$7,209,859,572**

**\$93,170,782**

Source: County of Solano, Tax Collector/County Clerk, May 2023