

# SOLANO COUNTY ECONOMIC FORECAST

Solano County is located on the Northeast edge of the San Francisco Bay, approximately halfway between San Francisco and Sacramento. Solano County has a population of 429,400 people and a total of 134,100 wage and salary jobs. The per capita income in Solano County is \$44,649 and the average salary per worker is \$68,556.

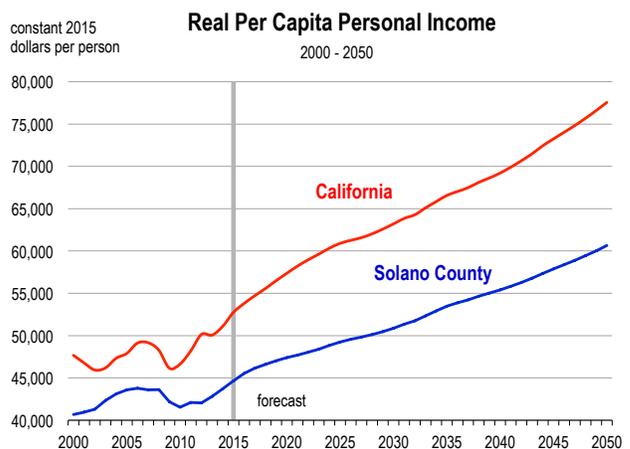
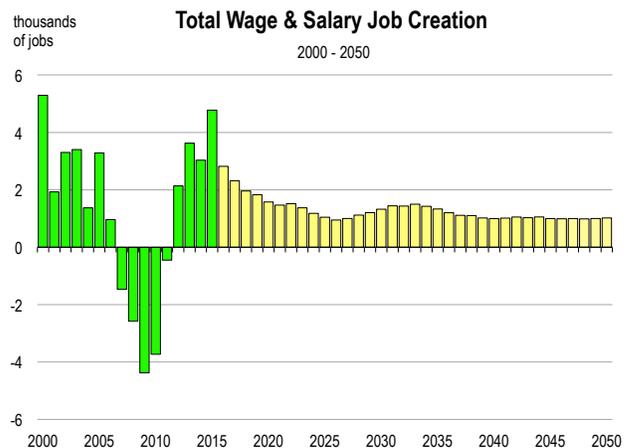
In 2015, employment in Northern California increased by 3.3 percent, whereas employment in the greater Bay Area grew by 3.8 percent. In Solano County, a total of 4,800 wage and salary jobs were created, representing an increase of 3.7 percent. The unemployment rate improved significantly, falling from 7.4 percent in 2014 to 6.0 percent in 2015.

Most major sectors gained jobs in 2015. The largest increases were observed in education and healthcare (+1,200 jobs), retail and wholesale trade (+1,100 jobs), manufacturing (+850 jobs), and construction (+590 jobs). No sectors had substantial losses, but the information and government industries were virtually flat.

From 2010 to 2015, the Solano County population increased at an annual average rate of 0.8 percent. This growth was partially the result of in-migration, as an average of 540 net migrants entered the county each year.

## FORECAST HIGHLIGHTS

- In 2016, total employment will increase by 2.1 percent. Between 2016 and 2021, the annual growth rate is expected to average 1.3 percent.
- Average salaries in Solano County are virtually identical to the California state average. Between 2016 and 2021, inflation-adjusted salaries are projected to increase by 1.1 percent per year in Solano County, compared to 1.2 percent per year across the state.
- Between 2016 and 2021, the largest employment increases will occur in education and healthcare, construction, professional services, wholesale and retail trade, and government. Together, these sectors will account for 83 percent of net job creation in the county.
- The population is expected to grow by 1.0 percent in 2016. Annual growth in the 2016 to 2021 period is forecast to average 1.0 percent.

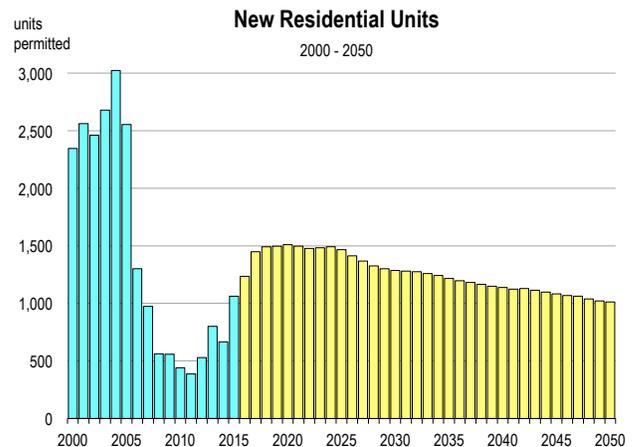
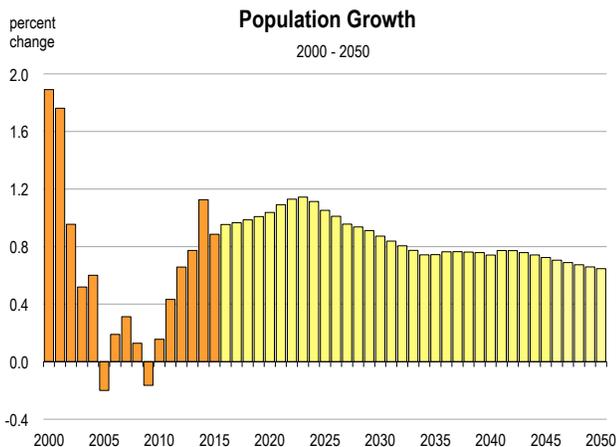


- Net migration will be strong over the forecast period. From 2016 to 2021, an average of 2,100 net migrants will enter the county each year, accounting for almost half of all population growth.
- Real per capita income is forecast to rise by 2.0 percent in 2016. Between 2016 and 2021, real per capita income will grow at an average rate of 0.9 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.8 percent per year during the 2016-2021 period.
- Industrial production is expected to increase by 4.5 percent in 2016. Between 2016 and 2021, the growth rate will average 2.3 percent per year.

# Solano County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

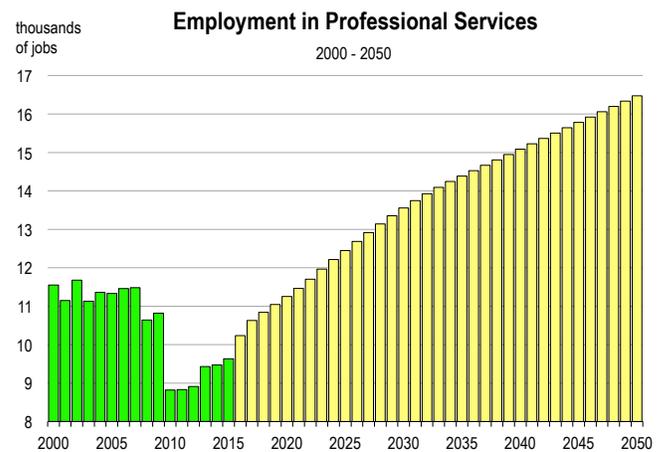
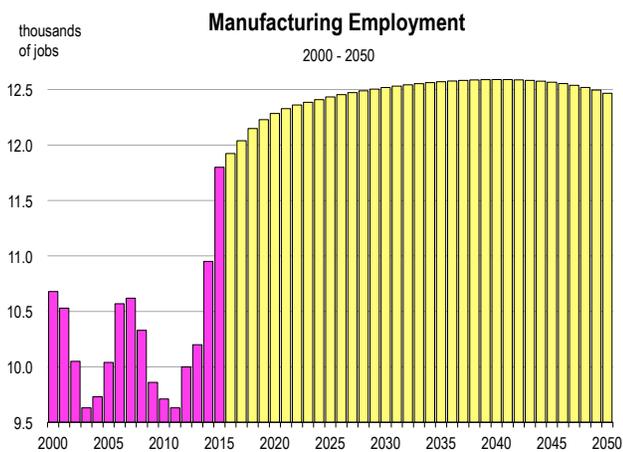
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	413,129	-1,769	371	141.8	441	\$5.2	\$15.1	\$41,530	1.3	295.0	2.9	12.5
2011	414,919	-547	365	142.4	388	\$5.8	\$15.8	\$42,109	2.7	323.0	2.8	12.1
2012	417,647	537	368	142.9	529	\$6.0	\$16.3	\$42,037	2.7	369.8	2.9	10.6
2013	420,878	1,015	381	143.4	800	\$6.4	\$17.1	\$42,821	2.3	367.4	3.0	9.0
2014	425,618	2,483	389	144.1	666	\$6.8	\$18.1	\$43,725	2.8	388.5	3.2	7.4
2015	429,384	1,515	402	144.7	1,063	\$7.0	\$19.2	\$44,649	2.6	393.8	3.5	6.0
2016	433,478	1,839	403	145.6	1,235	\$7.3	\$20.2	\$45,549	2.5	393.9	3.6	5.2
2017	437,664	1,912	407	146.7	1,448	\$7.7	\$21.5	\$46,151	3.6	398.4	3.7	4.8
2018	441,978	2,018	410	148.1	1,491	\$8.2	\$22.6	\$46,591	3.5	399.9	3.8	4.7
2019	446,435	2,134	414	149.4	1,497	\$8.5	\$23.6	\$47,042	2.3	400.9	3.9	4.7
2020	451,066	2,284	417	150.8	1,510	\$8.9	\$24.6	\$47,391	2.3	403.1	4.0	4.6
2021	455,987	2,577	420	152.2	1,497	\$9.2	\$25.6	\$47,687	2.3	402.5	4.1	4.7
2022	461,136	2,807	422	153.6	1,477	\$9.5	\$26.7	\$48,049	2.3	403.7	4.2	4.6
2023	466,410	2,926	425	154.9	1,483	\$9.9	\$27.8	\$48,403	2.3	403.9	4.2	4.6
2024	471,603	2,851	427	156.3	1,492	\$10.3	\$29.1	\$48,834	2.6	404.6	4.3	4.6
2025	476,564	2,636	428	157.7	1,466	\$10.6	\$30.5	\$49,252	2.8	405.1	4.4	4.6
2026	481,380	2,504	430	159.0	1,413	\$11.0	\$31.9	\$49,557	2.9	405.7	4.5	4.6
2027	485,982	2,304	432	160.3	1,368	\$11.4	\$33.3	\$49,819	2.9	406.3	4.5	4.6
2028	490,533	2,282	434	161.6	1,325	\$11.9	\$34.7	\$50,123	2.7	407.0	4.6	4.6
2029	495,002	2,210	437	162.8	1,301	\$12.3	\$36.2	\$50,476	2.5	407.6	4.7	4.6
2030	499,322	2,078	439	164.0	1,286	\$12.9	\$37.7	\$50,881	2.4	408.3	4.8	4.6
2031	503,506	1,945	441	165.2	1,280	\$13.5	\$39.2	\$51,346	2.3	408.9	4.9	4.6
2032	507,561	1,817	444	166.3	1,275	\$14.1	\$40.8	\$51,744	2.5	409.6	5.1	4.6
2033	511,487	1,678	446	167.5	1,259	\$14.8	\$42.5	\$52,338	2.1	410.3	5.2	4.6
2034	515,285	1,554	449	168.7	1,243	\$15.5	\$44.3	\$52,919	2.3	411.0	5.3	4.6
2035	519,118	1,609	451	169.8	1,216	\$16.2	\$46.2	\$53,479	2.4	411.7	5.4	4.6
2036	523,083	1,742	453	170.9	1,197	\$16.9	\$48.2	\$53,874	2.8	412.4	5.5	4.6
2037	527,082	1,802	455	172.0	1,182	\$17.6	\$50.3	\$54,227	2.9	413.2	5.6	4.6
2038	531,097	1,840	457	173.1	1,166	\$18.3	\$52.4	\$54,652	2.7	413.9	5.8	4.6
2039	535,123	1,881	459	174.2	1,149	\$19.0	\$54.7	\$55,017	2.9	414.7	5.9	4.6
2040	539,089	1,830	461	175.3	1,138	\$19.6	\$57.0	\$55,403	2.8	415.4	6.0	4.6
2041	543,252	2,041	463	176.3	1,124	\$20.3	\$59.4	\$55,831	2.6	416.2	6.1	4.6
2042	547,445	2,070	464	177.3	1,129	\$21.0	\$61.9	\$56,285	2.5	416.9	6.3	4.6
2043	551,594	2,034	466	178.4	1,114	\$21.6	\$64.4	\$56,778	2.4	417.7	6.4	4.6
2044	555,686	1,968	468	179.4	1,098	\$22.3	\$67.0	\$57,353	2.2	418.6	6.5	4.5
2045	559,711	1,896	469	180.4	1,083	\$23.0	\$69.7	\$57,865	2.4	419.4	6.7	4.5
2046	563,660	1,814	471	181.4	1,068	\$23.7	\$72.4	\$58,373	2.3	420.2	6.8	4.5
2047	567,542	1,747	472	182.4	1,063	\$24.5	\$75.5	\$58,897	2.6	421.1	7.0	4.5
2048	571,365	1,675	474	183.4	1,039	\$25.3	\$78.7	\$59,443	2.6	421.9	7.1	4.5
2049	575,129	1,610	476	184.3	1,021	\$26.1	\$82.1	\$60,023	2.7	422.8	7.2	4.5
2050	578,847	1,550	477	185.3	1,012	\$27.0	\$85.9	\$60,637	2.9	423.7	7.4	4.5

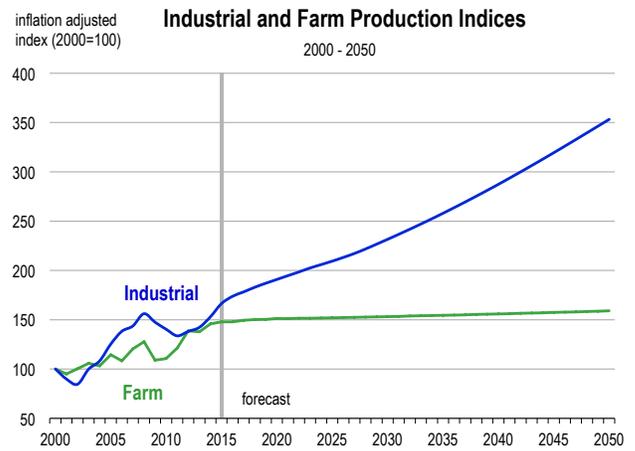
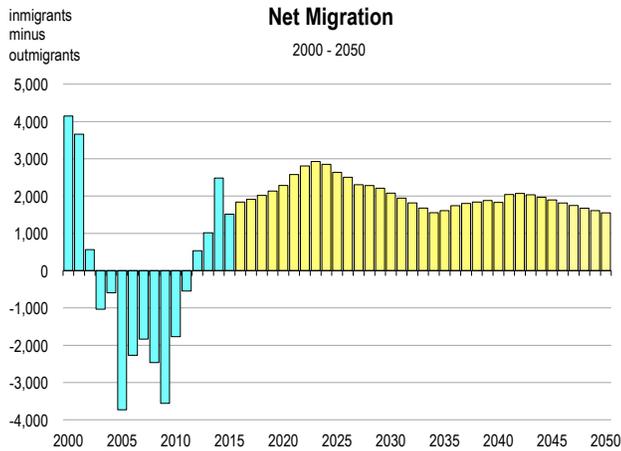
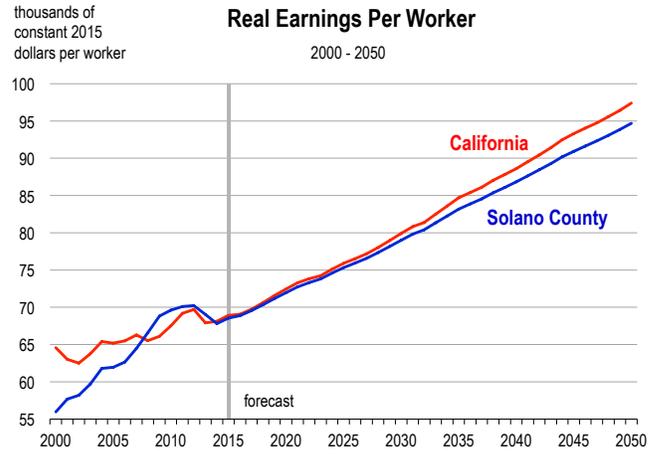
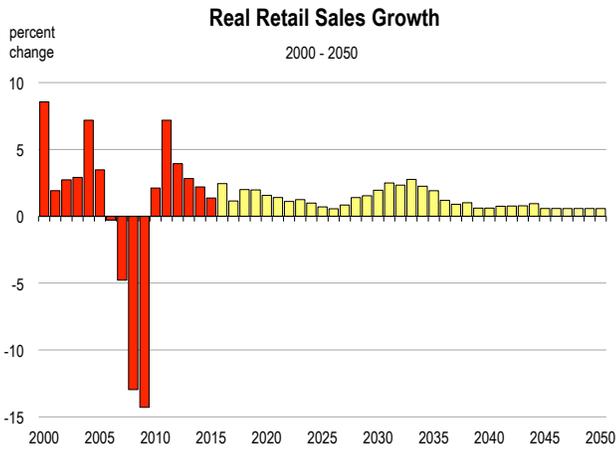


# Solano County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	121.0	1.39	7.2	9.7	4.2	20.6	5.2	8.8	1.3	21.0	13.0	24.9
2011	120.6	1.41	7.8	9.6	3.7	20.5	5.1	8.8	1.1	21.1	13.2	24.3
2012	122.7	1.49	8.1	10.0	3.6	21.2	5.0	8.9	1.1	21.7	13.4	24.1
2013	126.3	1.67	8.6	10.2	3.5	21.4	5.1	9.4	1.1	23.4	13.7	24.0
2014	129.4	1.79	8.3	11.0	4.0	21.8	4.8	9.5	1.1	24.0	14.3	24.4
2015	134.1	1.80	8.9	11.8	4.3	23.0	4.9	9.6	1.1	25.2	14.7	24.5
2016	136.9	1.80	9.1	11.9	4.5	23.4	5.0	10.2	1.1	25.8	15.1	24.7
2017	139.3	1.82	9.4	12.0	4.7	23.7	5.0	10.6	1.1	26.2	15.3	25.0
2018	141.2	1.82	9.6	12.1	4.7	24.0	5.0	10.8	1.1	26.8	15.5	25.3
2019	143.1	1.83	9.9	12.2	4.8	24.2	5.1	11.0	1.1	27.3	15.6	25.6
2020	144.6	1.83	10.0	12.3	4.8	24.4	5.1	11.3	1.1	27.9	15.7	25.9
2021	146.1	1.83	10.1	12.3	4.9	24.6	5.1	11.5	1.1	28.5	15.7	26.2
2022	147.6	1.84	10.3	12.4	4.9	24.7	5.1	11.7	1.1	29.1	15.8	26.4
2023	149.0	1.84	10.3	12.4	4.9	24.9	5.1	12.0	1.1	29.7	15.8	26.7
2024	150.2	1.84	10.3	12.4	4.9	25.0	5.1	12.2	1.1	30.2	15.8	26.8
2025	151.2	1.84	10.3	12.4	4.9	25.1	5.1	12.4	1.1	30.7	15.9	27.0
2026	152.2	1.84	10.2	12.5	5.0	25.2	5.1	12.7	1.1	31.1	15.9	27.2
2027	153.2	1.84	10.2	12.5	5.0	25.3	5.1	12.9	1.1	31.6	16.0	27.4
2028	154.3	1.85	10.1	12.5	5.0	25.4	5.1	13.1	1.1	32.1	16.1	27.6
2029	155.5	1.85	10.1	12.5	5.0	25.5	5.1	13.4	1.1	32.5	16.2	27.9
2030	156.8	1.85	10.1	12.5	5.0	25.6	5.1	13.6	1.1	33.0	16.3	28.3
2031	158.3	1.85	10.1	12.5	5.0	25.8	5.1	13.7	1.1	33.5	16.4	28.8
2032	159.7	1.85	10.1	12.5	5.0	25.9	5.1	13.9	1.1	34.0	16.6	29.3
2033	161.2	1.86	10.0	12.6	5.0	26.0	5.1	14.1	1.1	34.5	16.7	29.8
2034	162.6	1.86	10.0	12.6	5.0	26.1	5.1	14.2	1.1	35.0	16.8	30.4
2035	163.9	1.86	10.0	12.6	5.0	26.2	5.1	14.4	1.1	35.5	16.9	30.9
2036	165.1	1.86	10.0	12.6	5.0	26.3	5.1	14.5	1.1	36.0	17.1	31.3
2037	166.3	1.87	9.9	12.6	5.0	26.4	5.1	14.7	1.1	36.4	17.2	31.5
2038	167.4	1.87	9.9	12.6	5.0	26.5	5.1	14.8	1.1	36.9	17.3	31.8
2039	168.4	1.87	9.9	12.6	5.0	26.5	5.1	14.9	1.1	37.4	17.4	32.0
2040	169.4	1.87	9.9	12.6	5.0	26.6	5.1	15.1	1.1	37.9	17.6	32.2
2041	170.4	1.88	9.9	12.6	5.0	26.6	5.1	15.2	1.1	38.4	17.7	32.4
2042	171.4	1.88	9.9	12.6	5.0	26.7	5.1	15.4	1.1	38.9	17.8	32.6
2043	172.5	1.88	9.9	12.6	5.1	26.7	5.1	15.5	1.1	39.4	18.0	32.8
2044	173.5	1.88	9.8	12.6	5.1	26.8	5.1	15.6	1.1	39.9	18.1	33.0
2045	174.5	1.89	9.8	12.6	5.1	26.8	5.1	15.8	1.1	40.4	18.3	33.2
2046	175.5	1.89	9.8	12.6	5.1	26.9	5.1	15.9	1.1	40.9	18.4	33.4
2047	176.5	1.89	9.8	12.5	5.1	26.9	5.1	16.1	1.1	41.4	18.6	33.6
2048	177.5	1.89	9.7	12.5	5.1	27.0	5.1	16.2	1.1	41.9	18.7	33.8
2049	178.5	1.90	9.7	12.5	5.1	27.0	5.1	16.3	1.1	42.5	18.9	34.0
2050	179.5	1.90	9.7	12.5	5.1	27.1	5.1	16.5	1.1	43.0	19.0	34.2





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	8.3%
Expected job growth:	6.7%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	10.1%

Expected population growth:	5.2%
Net migration to account for:	48.5%
Expected growth in number of vehicles:	4.0%

### Demographics (2016)

Unemployment rate (April 2016):	5.3%
County rank* in California (58 counties):	23rd
Working age (16-64) population:	65.6%

Population with B.A. or higher:	24.5%
Median home selling price (2015):	\$330,000
Median household income:	\$68,511

### Quality of Life

Violent crime rate (2014):	478 per 100,000 persons
County rank* in California (58 counties):	44th
Average commute time to work (2016):	33.0 minutes

High School drop out rate (2015):	9.3%
Households at/below poverty line (2016):	10.0%

\* The county ranked 1st corresponds to the lowest rate in California