



Index of Economic and Community Indicators, 2023

- Economic and Demographic Data
- Looking Forward

Presented to Solano County Board of Supervisors
June 25, 2024 | County Administrator's Office
By Dr. Robert Eyler, Economic Forensics & Analytics, Inc.



Thanks!

Thanks to the Board of Supervisors and County of Solano for working with EFA on this opportunity again in 2024!

Congratulations to you all for another year of considering these indicators for the County of Solano!



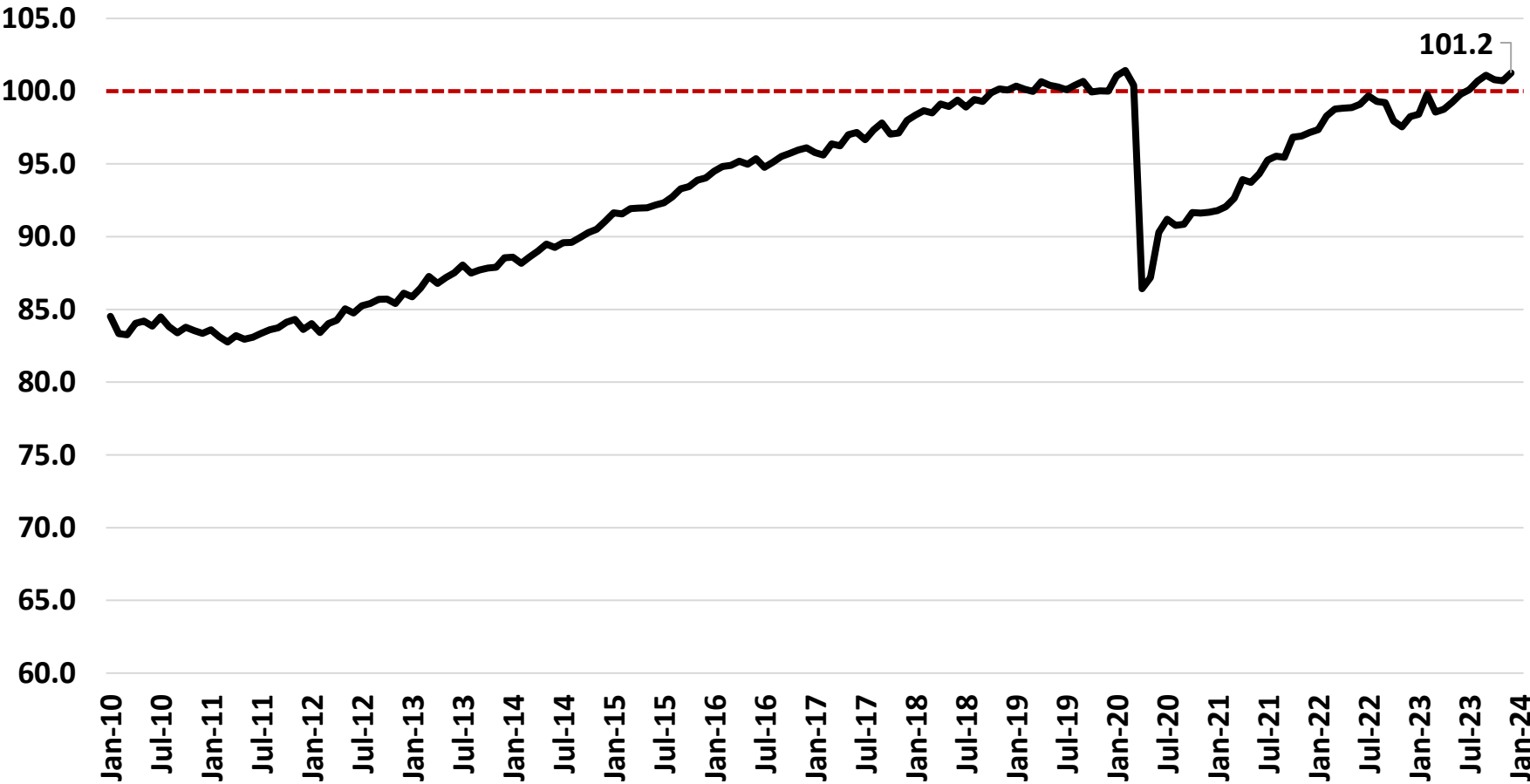
Overview

- **Mixed year of gains and change, jobs and housing**
 - Inflation slower, wages catching up
 - Labor force and employment for county residents recovered, with unemployment creeping up
 - Population increased (bucking North Bay trends otherwise)!
 - Macro forecasts: slower jobs and housing price growth to 2026, but 2023 surprised on the upside nationally
- **Uncertainty and Opportunities to 2030**
 - Continued global conflict and concerns
 - Election chaos in the United States (and Europe, and India, and ...)
 - Farmers slipped a bit: need to support long-term
 - Economic development and industrial diversity: plan to action



Solano County Residents and Jobs

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



Growth of employed residents and unemployment for Solano County. Solano County employers continued hiring in 2023.

Implication is importing more workers

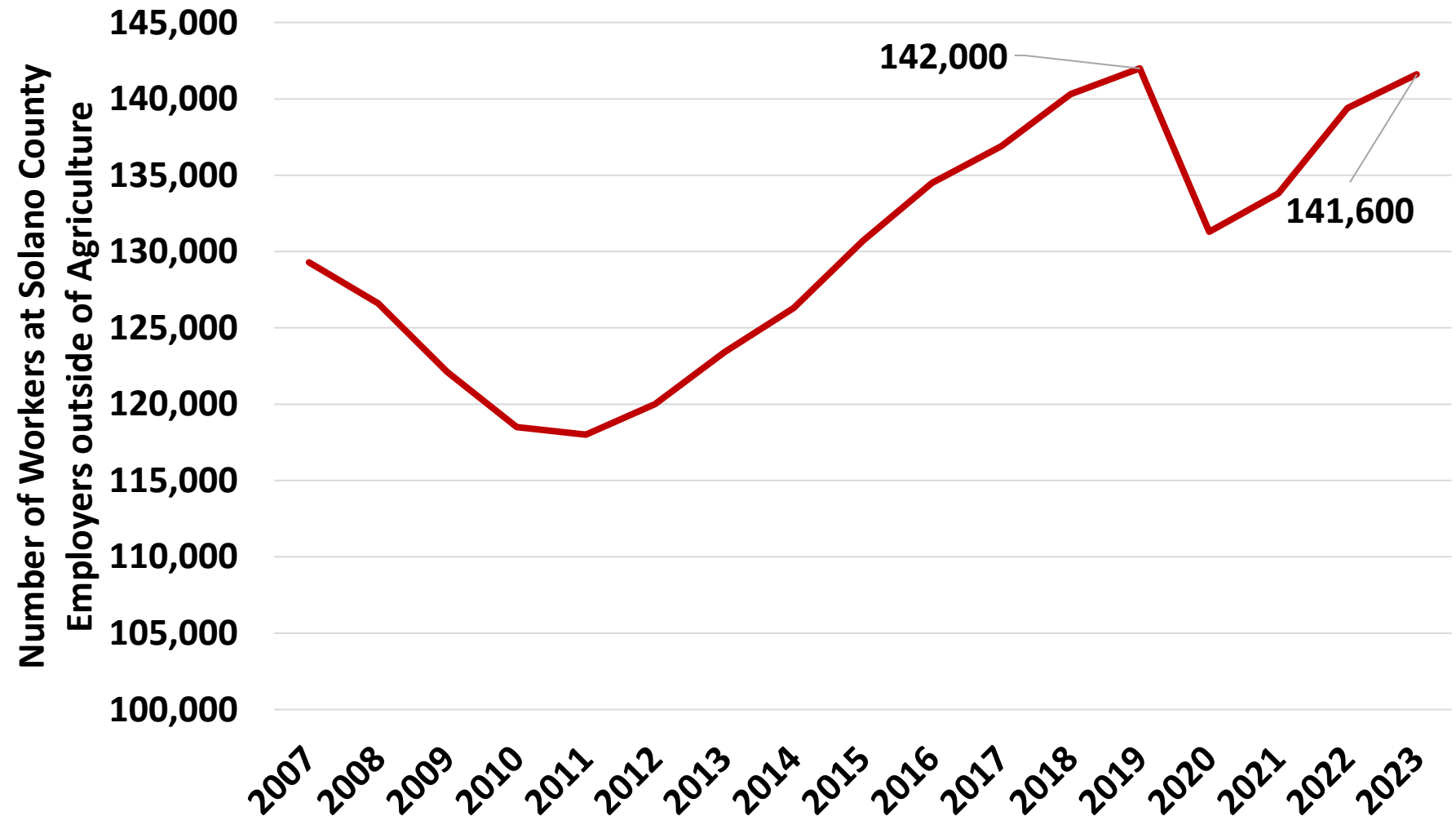
Source: California
Employment Development
Department
(<http://www.edd.ca.gov>)



Solano County Non-Farm Employment, 2007-2023

Solano County employers have hired back to 2019 levels in aggregate, jobs mix shaped by economic development

Source: California
Employment Development
Department
(<http://www.edd.ca.gov>)





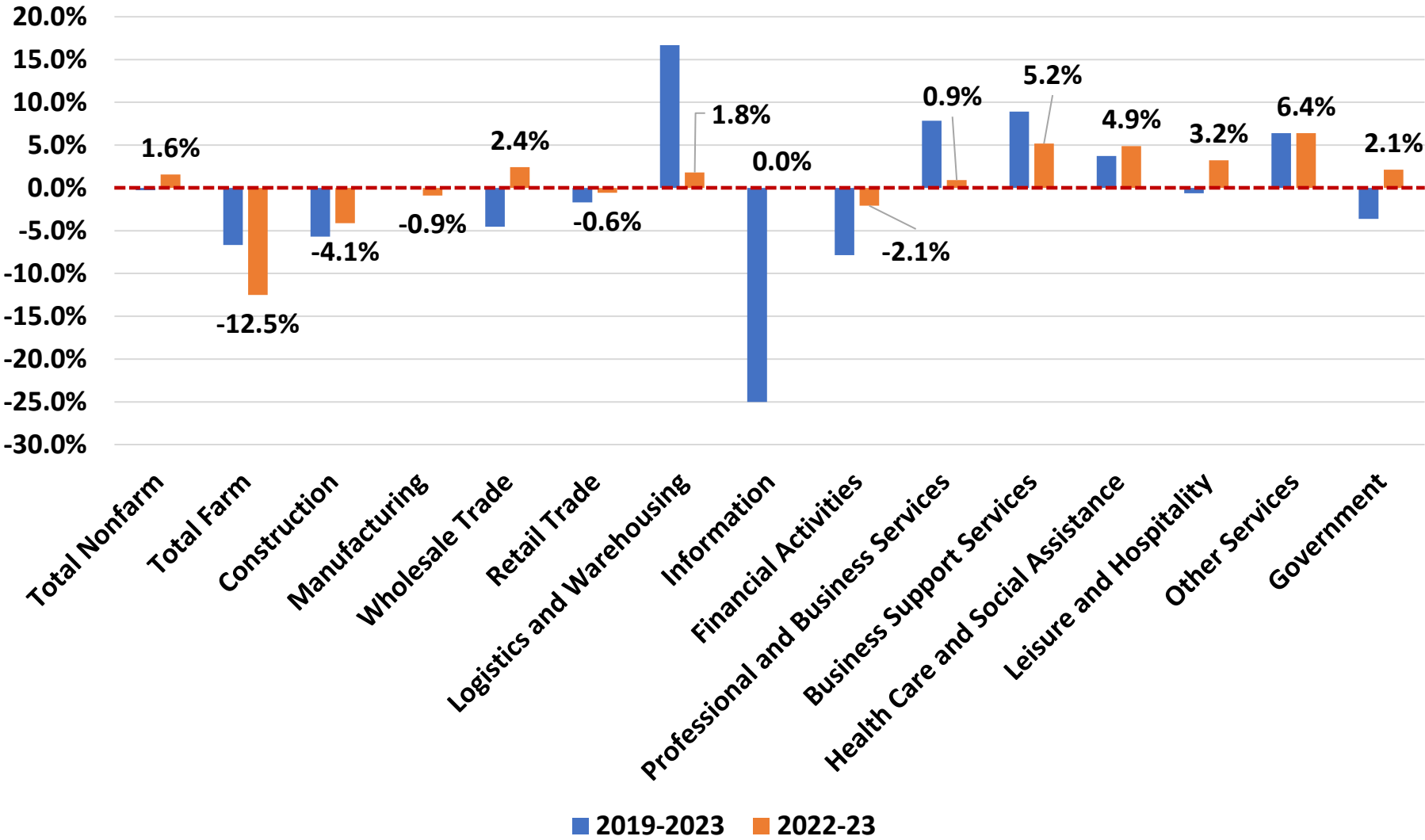
Labor Markets, % Jobs Change by Industry, December 2023 Compared to December 2019 and December 2022

Growth stalled a bit in 2023, especially in goods-producing jobs:

- Agriculture
- Construction
- Manufacturing

Services coming back good in short-term, need goods-producing in long term

Source: California
Employment Development
Department
(<http://www.edd.ca.gov>)



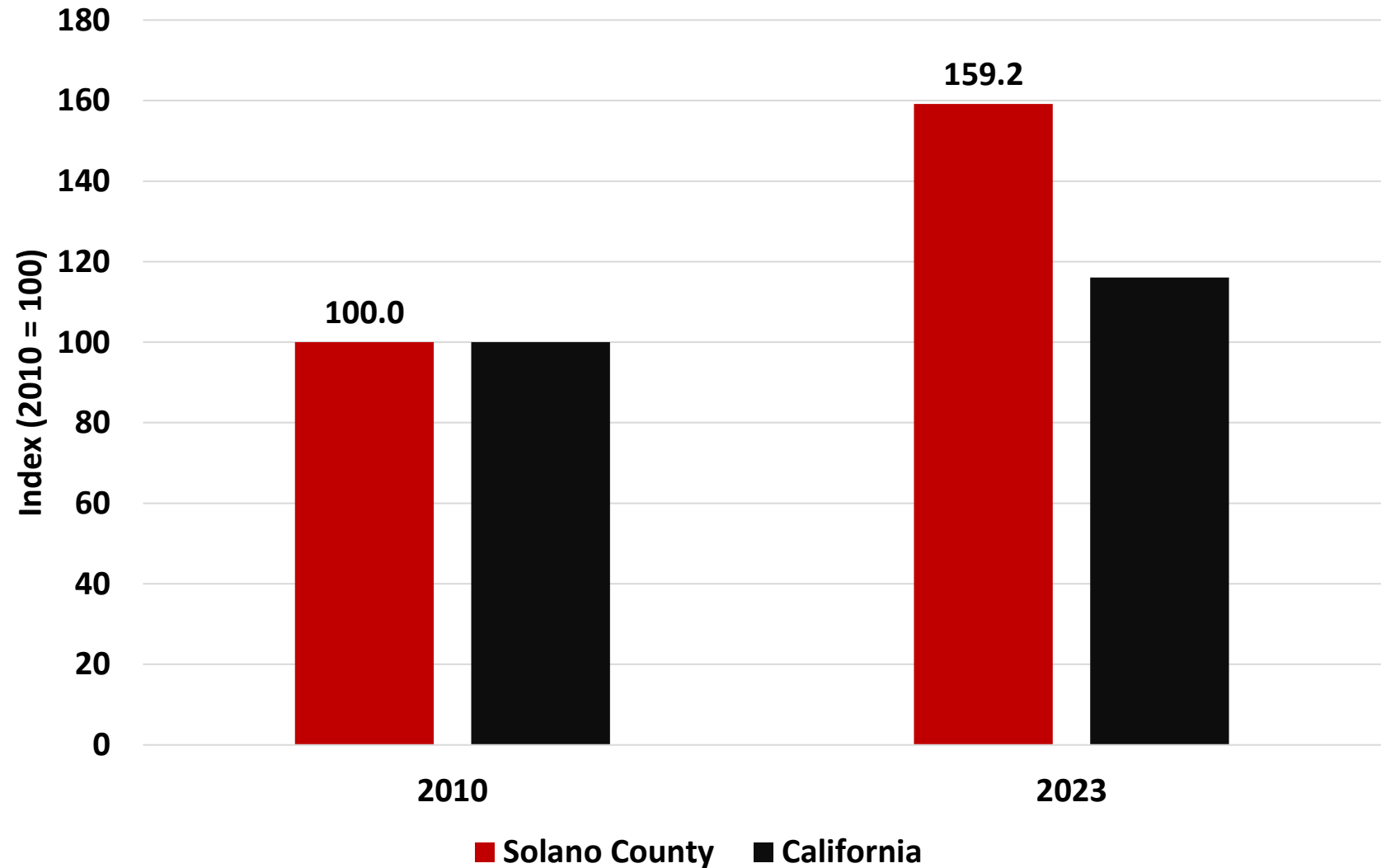


Advanced Manufacturing Jobs in Solano County 2010 to 2023, Compared to California Statewide, 2010 = 100

Manufacturing using advanced technologies to make products, as well as making more complex products.

So what? More science and higher-wage jobs in Solano County.

Source: California
Employment Development
Department
(<http://www.edd.ca.gov>)





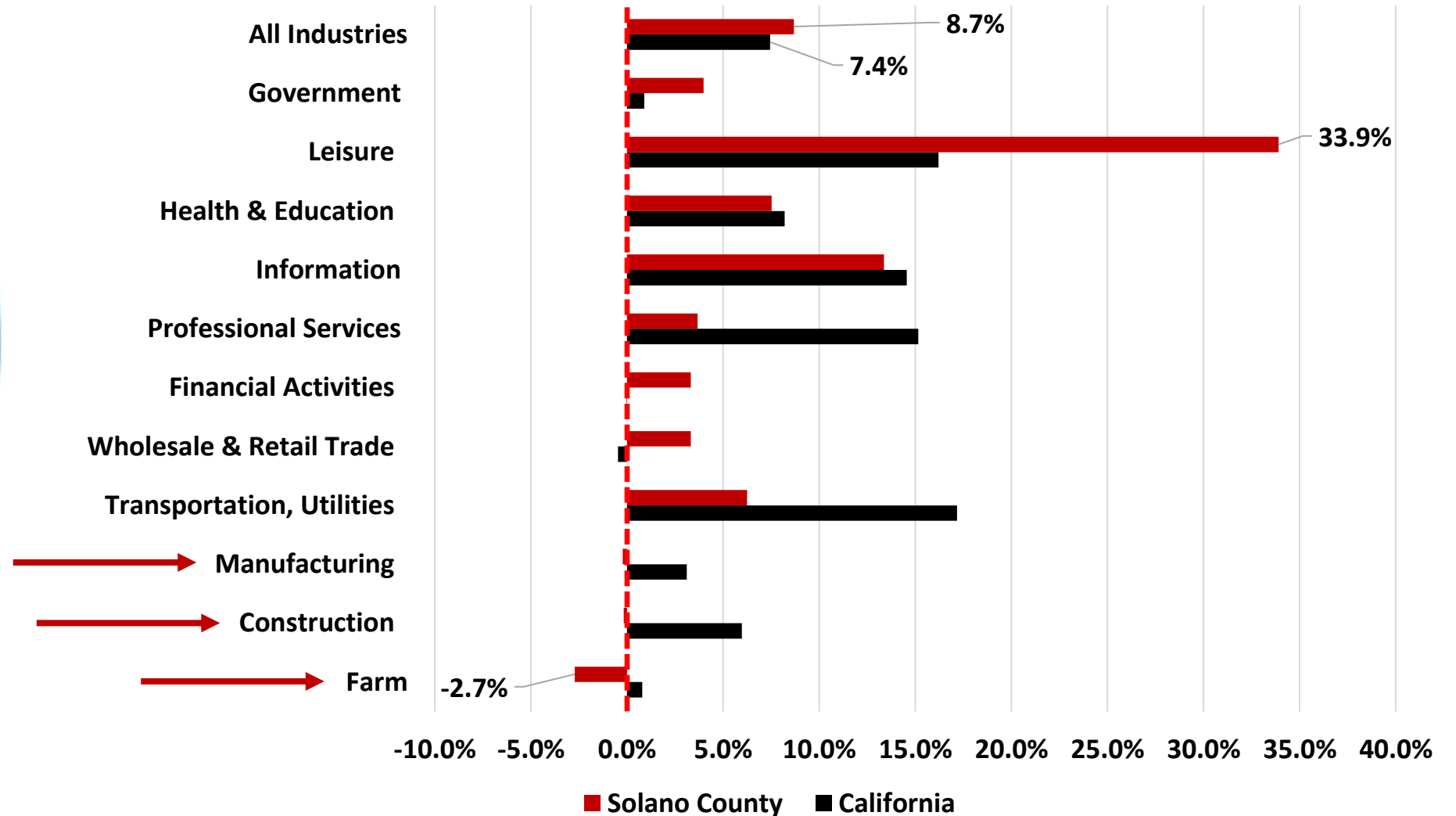
Jobs Forecast 2023-30 (% Change by Major Industry)

Solano County and California

Data suggest continued job growth in services versus goods-producing industries by 2030 for Solano County

Need to help our farmers and focus on manufacturing

Sources: California EDD (www.edd.ca.gov) and CalTrans (www.caltrans.org)





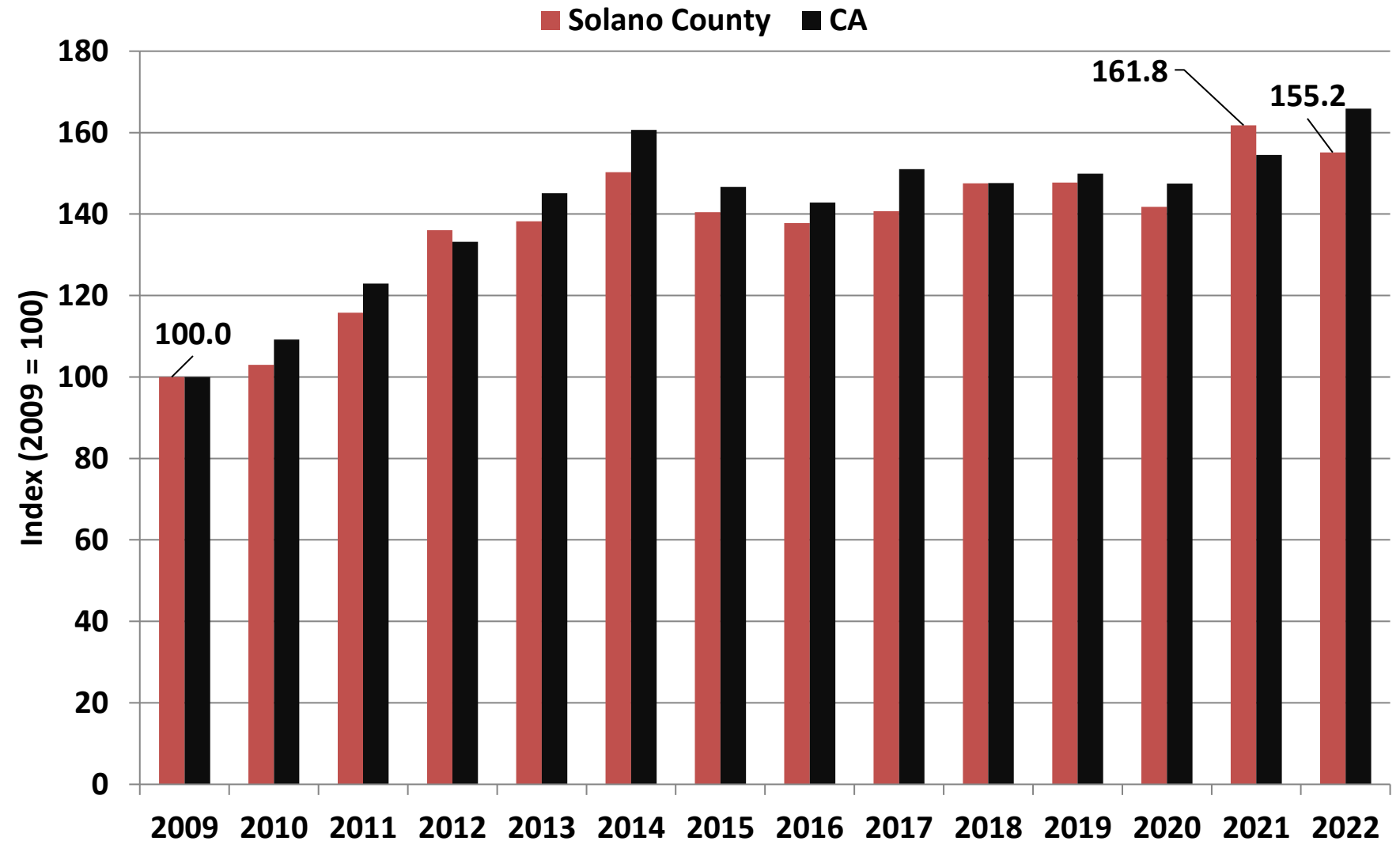
Agriculture Values, Solano County & California, 2009-22

Farmers to be supported by Solano EDC strategy

Three cautions for Ag generally to 2030:

1. Succession planning
2. Costs of doing business rising
3. Commodities markets are international

Sources: Solano County
Agricultural Commissioner and
CASS



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Social Equity, 2012, 2021 and 2022

These are five-year averages.

African-American households in Solano County still under pressure and the 2022 data suggested some slowing down

Median wage up \$0.66 inflation adjusted in 2023; up \$0.02 in 2022

Source: Census Bureau

Metric	2022 Compared to 2012 and 2021	
For Solano County BIPOC Households	2012	2021
Median Household Income	↑	↓
Poverty Rates	↓	↔
Homeownership	↑	↔



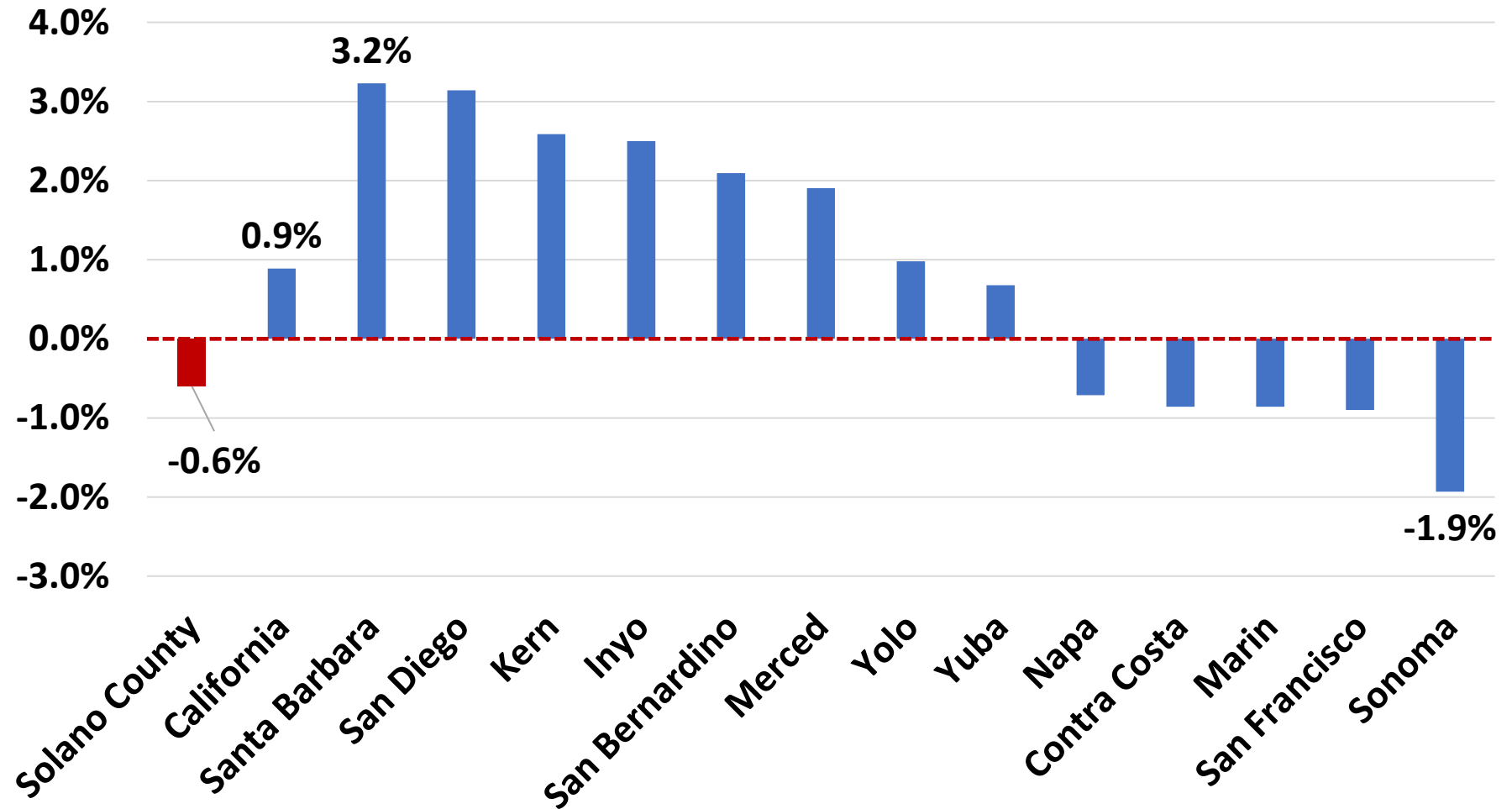
Housing Forecast to March 2025, % Change in Median Price, Solano County and Selected Areas

Prices up +0.2% in 2023; in four years to March 2024, +27.4%

+1,109 units permitted in fiscal year 2021-22

Median price in Solano County, \$590,300 in Dec 2023

Flat or slow growth through 2025; soft landing likely in housing



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

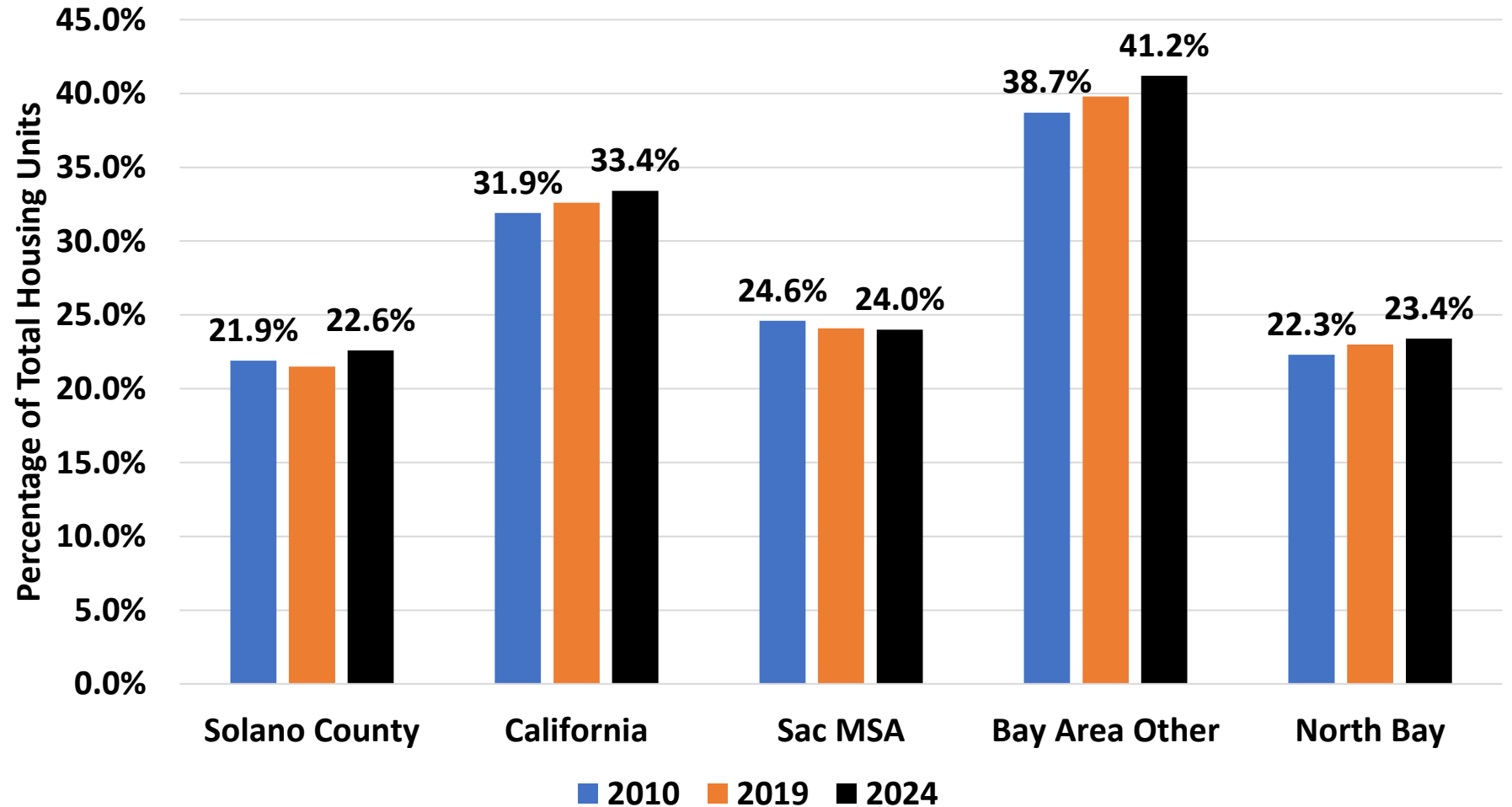


Multi-Family Units, 2010-2024

Solano County and Selected Areas

Housing mix a key factor in employer and employee attraction and retention

Solano County has leaned toward single-family homes generally when developing



Source: California Department of Finance, Reports E-5 and E-8
<https://dof.ca.gov/forecasting/demographics/estimates/>



Population Change Components: Fiscal-Year End Estimates 2001-23 to Previous Fiscal Year

As of Jan 1, 2024, +920 more people in Solano County from 2023 for 446,426

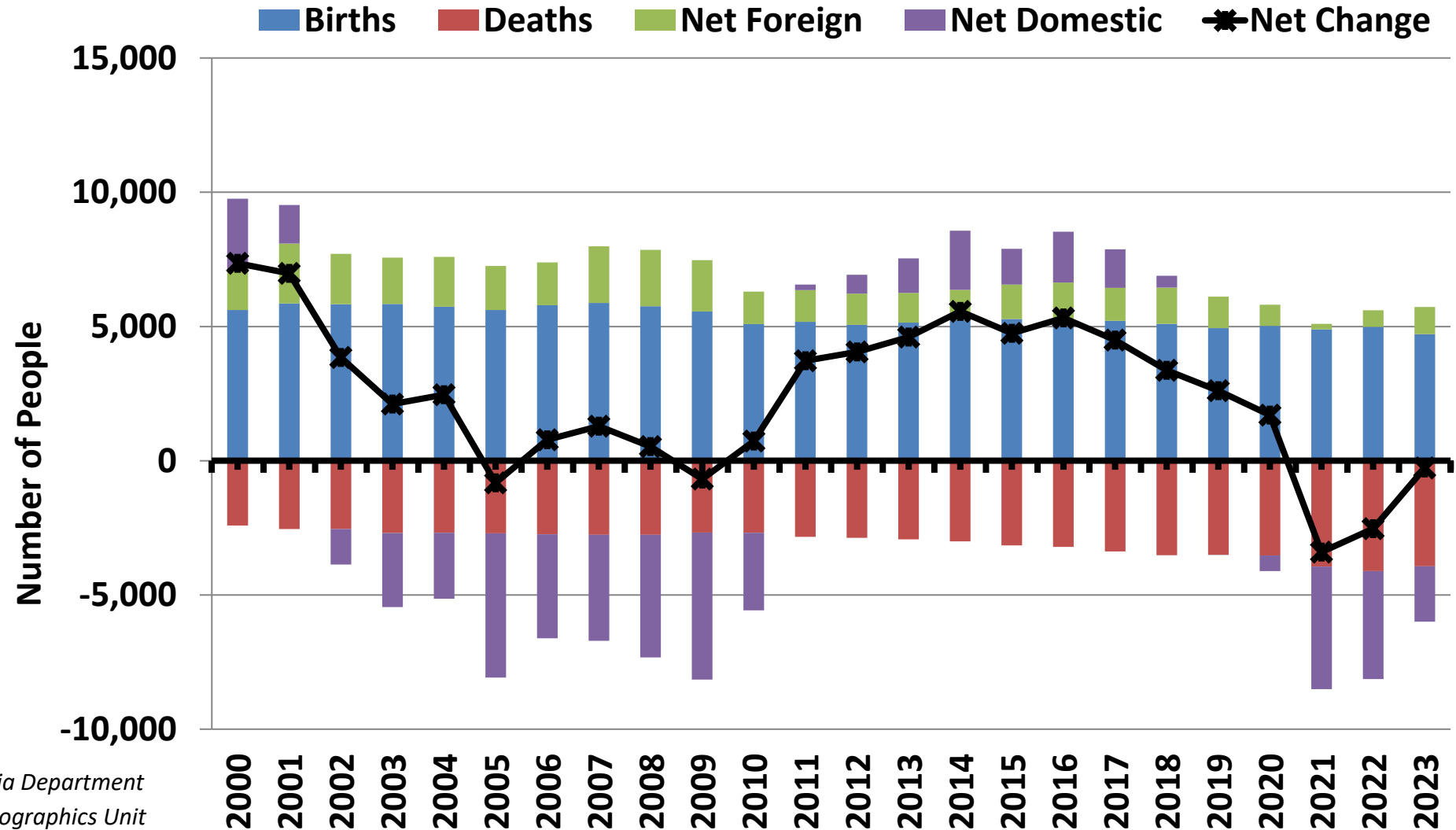
Still -6,026 from 2019 population

Labor force, taxable sales implications

K-12 Attendance and Grad Rates

Source: California Department of Finance, Demographics Unit

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Toward 2030: Moving Solano Forward

QUESTIONS?
Thank you!

- Inflation's slow march, interest rates and Federal Reserve viewpoints: a global issue
- Housing and economic development: RNHA and matching workers' demand for housing
- Industrial mix and linking economic development from Benicia to Dixon
- Need to get to November 6
- By 2030: Solano County forecasted to have
 - 157,300 people working for local employers, +14,000
 - 459,000 residents (DOF) = +13,000
 - Industrial mix, housing units, labor force TBD