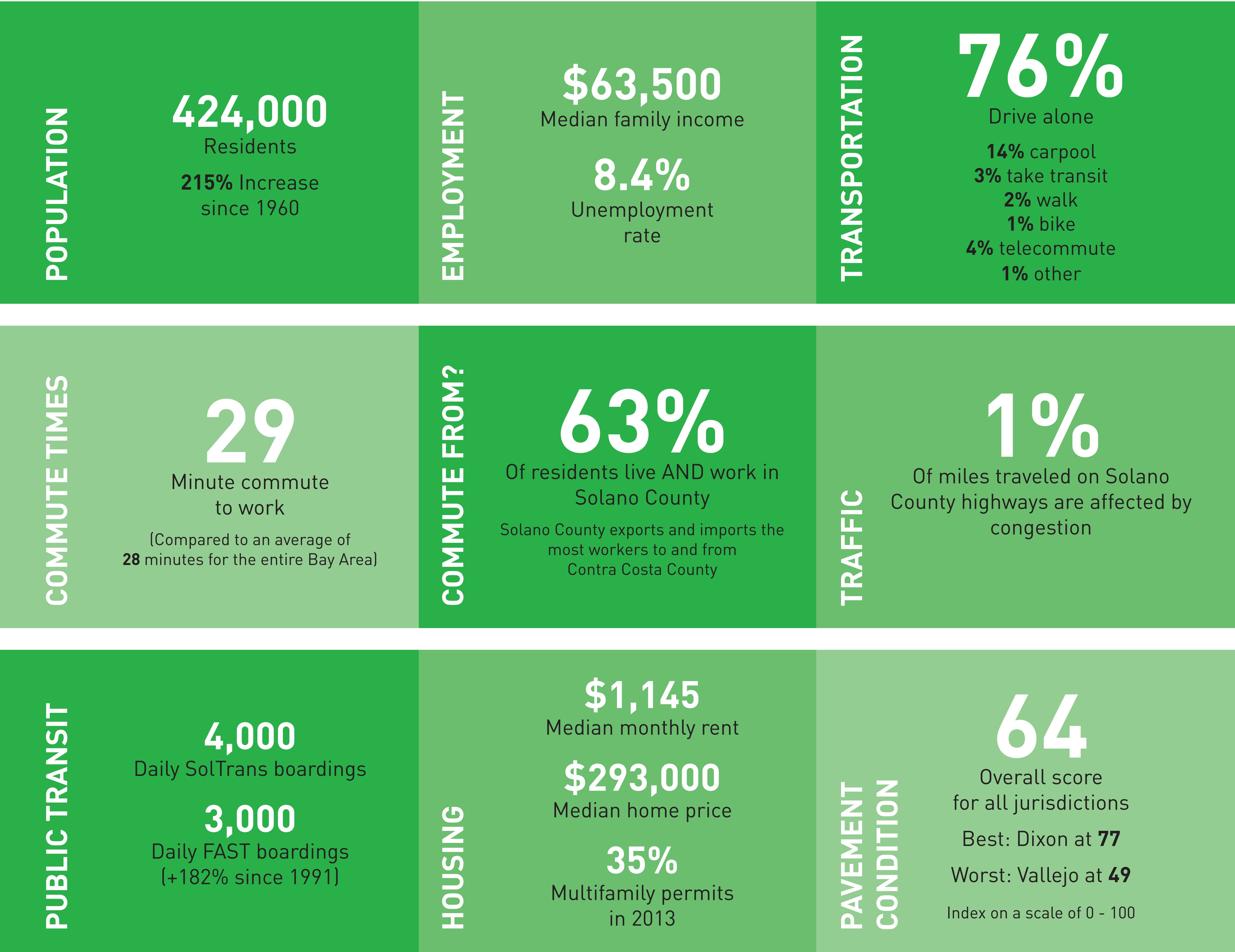


COUNTY FOCUS

Solano County Today

Plan BayArea
2040



Data Sources: Population–California Department of Finance, 2014; Employment–U.S. Census Bureau: American Community Survey, 2013; California Employment Development Department, 2013; Transportation–U.S. Census Bureau: American Community Survey, 2013; Commute Times–U.S. Census Bureau: American Community Survey, 2013; Traffic–Caltrans Performance Monitoring System, 2013; Metropolitan Transportation Commission, 2013; Public Transit–Federal Transit Administration: National Transit Database, 2012; Housing– U.S. Census Bureau: American Community Survey, 2013; Multiple Listing Service Homes Sales Records, 2014; California Homebuilding Foundation/Construction Industry Research Board, 2013; Metropolitan Transportation Commission, 2013 Regional Pavement Condition Report.

What are the current trends in Solano County?

Benicia | Dixon | Fairfield | Rio Vista | Suisun City | Vacaville | Vallejo

Understanding what’s happening in Solano County now helps us recognize what issues may become most important as we plan for the future. Here’s a brief snapshot of Solano County and some key issues to consider for these communities as we update Plan Bay Area.



TRANSPORTATION: Local pavement conditions remain a challenge in some areas.



DIVERSITY: 14.3% of Solano County residents are Asian, 13.7% are African-American, 24.5% are Latino, 40.5% are White, and 7% multiple or other races.

COUNTY FOCUS

PDAs in Solano

Plan BayArea
2040

Locally Nominated Priority Development Areas and Priority Conservation Areas

Solano County has the distinction of containing nearly one-half of the San Francisco Bay Area’s important farmland and more than one-half the region’s wetlands. The Sacramento River flows along the southeastern portion of Solano County, emptying into the Sacramento-San Joaquin River Delta – the largest estuary on the West Coast – and continues into the Suisun Bay. Solano County’s historical growth was in part attributable to military bases. The county’s location between the metropolitan centers of San Francisco and Sacramento and its lower land prices relative to other parts of the region made it an attractive place for increased housing development in response to the demand for lower cost housing.

Solano County is home to 11 locally nominated PDAs and 5 PCAs.

Priority Development Areas (PDAs)

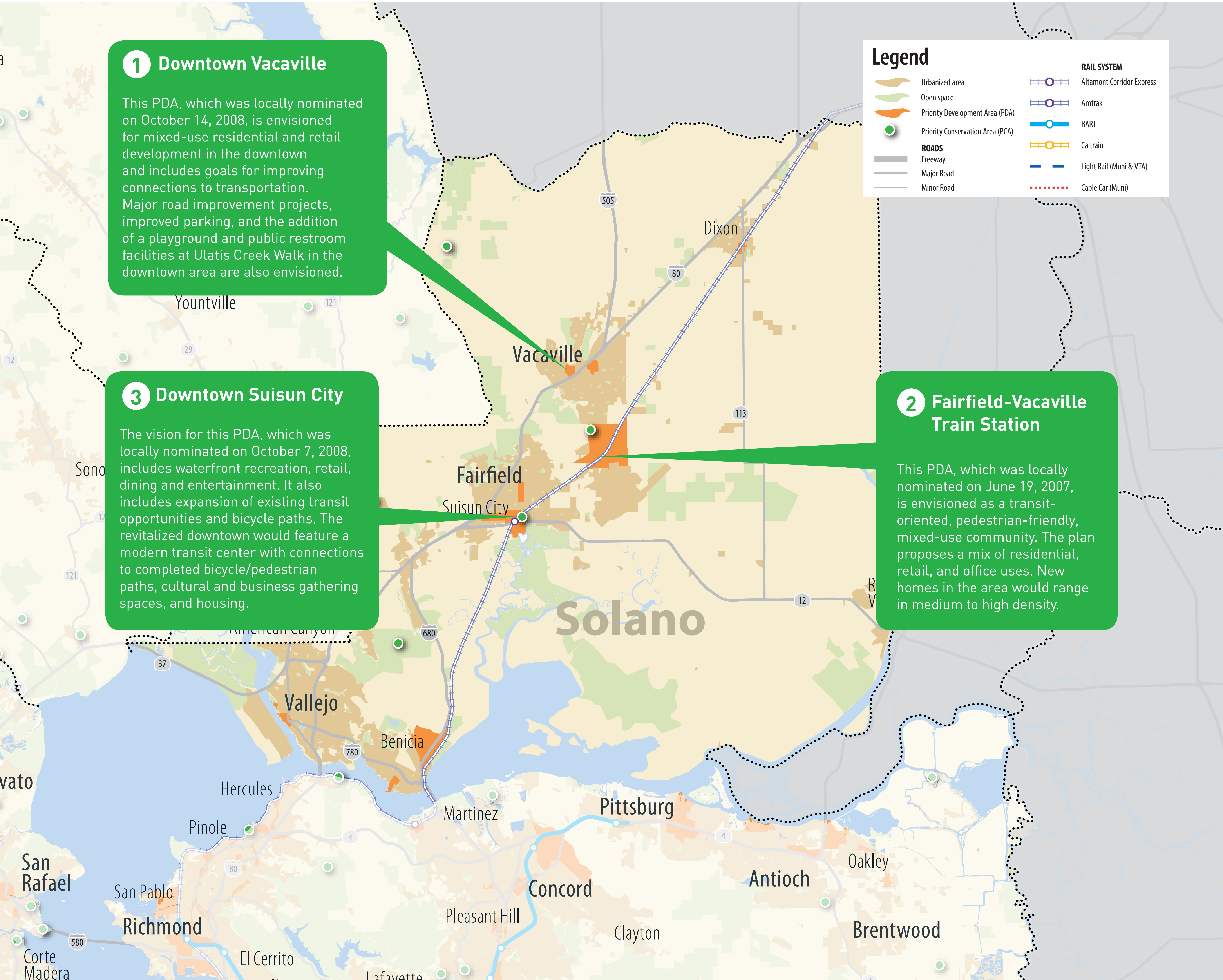
Priority Development Areas (PDAs) are locally designated areas within existing communities that provide infill development opportunities, and are easily accessible to transit, jobs, shopping and services.

Priority Conservation Areas (PCAs)

Priority Conservation Areas (PCAs) are regionally significant open spaces for which there exists a broad consensus for long-term protection and for which public and private funds may be invested to promote their protection. The purpose for identifying Priority Conservation Areas is to highlight near-term opportunities for land conservation in the San Francisco Bay Area that are supported by local consensus.



A Map of Solano County PDAs



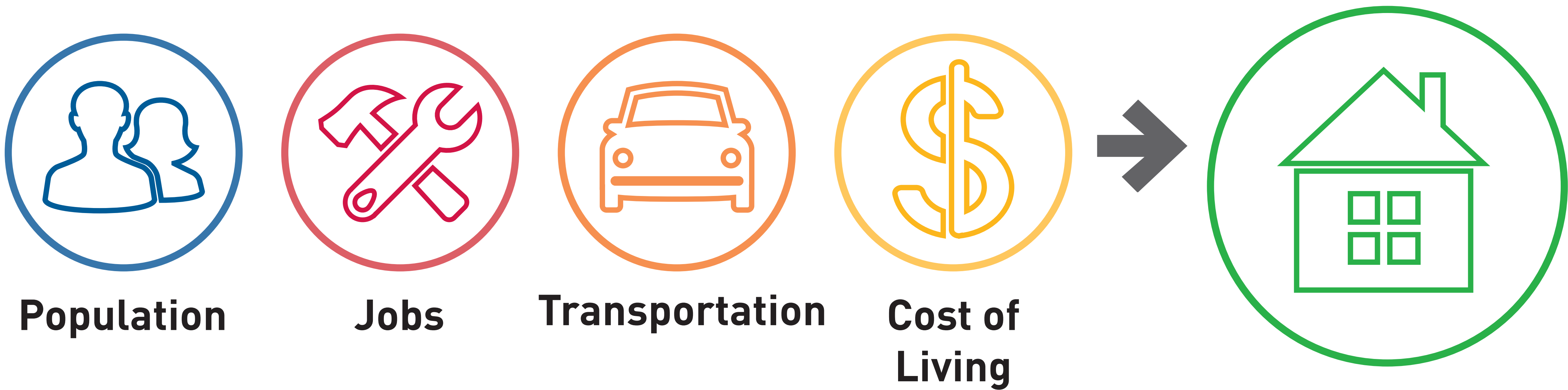
COUNTY FOCUS

Solano Housing

Plan BayArea
2040

What Housing is Being Built?

Housing reflects the unique values and lifestyles of a community. Factors that influence types of housing include General Plans, zoning, population growth, household size, job availability, access to transportation, income and the cost of living.



Single-Family Homes Remain Primary Housing Choice in Solano County

During the period of expansive growth across the Bay Area over the last half-century, most new housing units were single-family homes. This trend continues in Solano County, with 65 percent of new housing permitted as detached single-family homes. Other parts of the region, by contrast, are shifting more toward multifamily homes, including apartments and duplexes in Priority Development Areas.

805

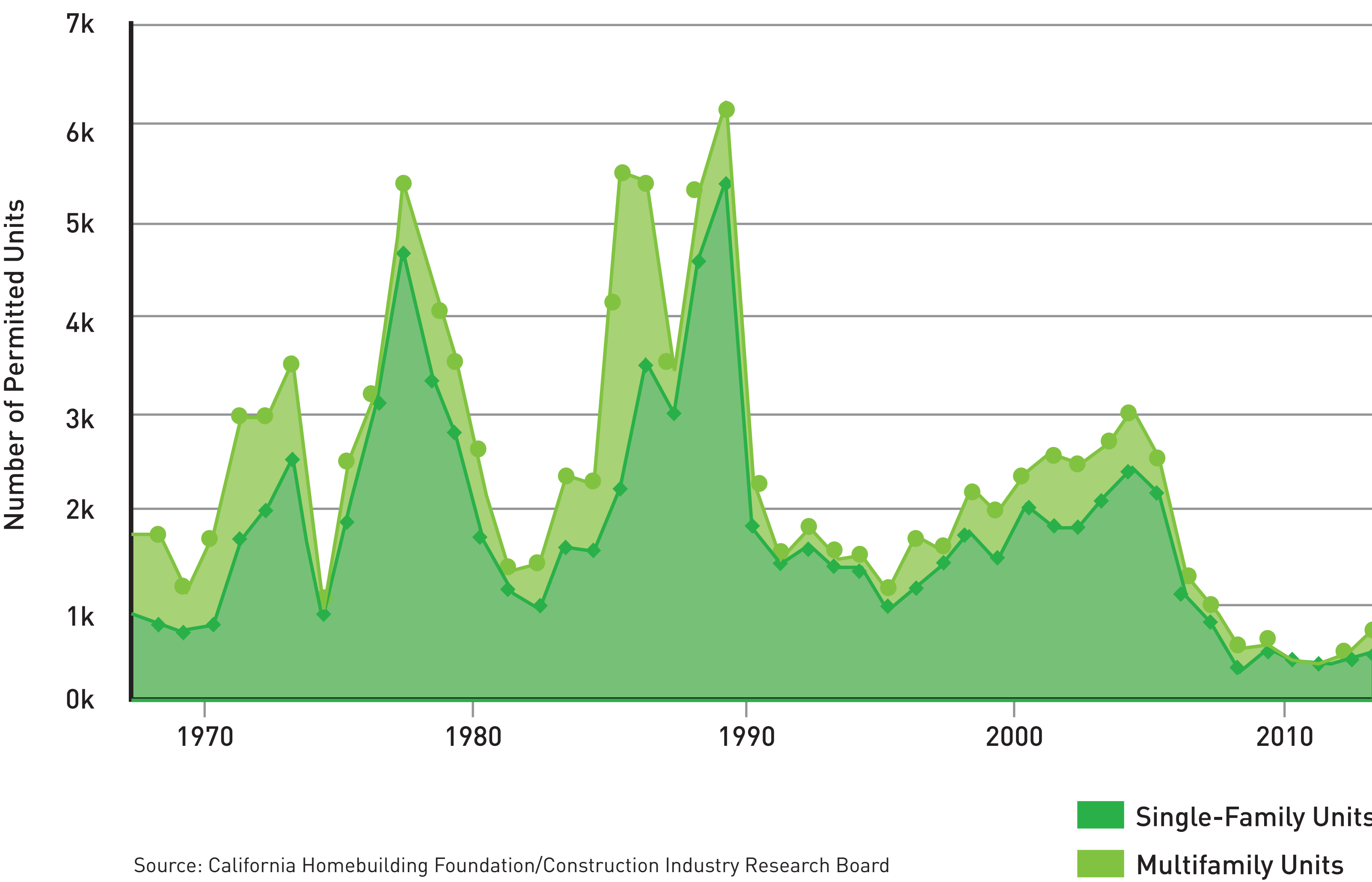
housing units permitted in Solano County in 2013. Of these...

281

[35%] were multifamily

Source: California Homebuilding Foundation/Construction Industry Research Board

Historical Trends for Housing Growth in Solano County



70%

of permits are now for multifamily homes across the Bay Area, compared to

40%

25 years ago

Source: California Homebuilding Foundation/Construction Industry Research Board