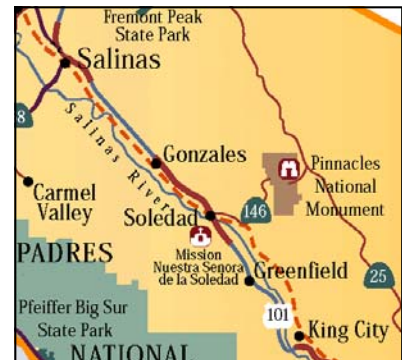


CITY OF SOLEDAD—INFORMATIONAL SHEET

AS OF SEPTEMBER 1, 2006



Address: Post Office Box 156
248 Main Street
Soledad CA 93960
Telephone: (831) 678-3963
Facsimile: (831) 678-3965
Web Site: www.cityofsoledad.com



COMMUNITY PROFILE

Population (as of Jan 2006): 16,146
Population including prison: 28,075
Market population: 42,465
Governing Body: City Council
Mayor: Richard Ortiz
City Manager: Noelia F. Chapa
Date Incorporated: March 9, 1921
City Motto: Feel the Momentum

DEMOGRAPHIC CHARACTERISTICS

(Census 2000 Data)

- Total Population: 11, 263
- Male: 5,847—Female: 5,416
- Median age (years): 25.2
- Married: 58.6%—Average Family Size: 4.58
- Speak Language other than English at home: 78%
- High School Graduate or Higher: 39.2%
- Bachelor's Degree or Higher: 4.1%

RACE

- White: 31.9%
- Black or African American: 1.1
- American Indian & Alaska Native: 1.7%
- Asian: 2.4%
- Native Hawaiian and Other Pacific Islander: 0.1%
- Hispanic or Latino (of any race): 86.8%

For more information, log onto www.factfinder.census.gov

HOUSING CHARACTERISTICS

(Census 2000 Data)

- Same Residence in 1995: 45.1%
- Different Residence Same County: 37.8%
- Owner-Occupied Housing Unit: 62.1%
- Renter-Occupied Housing Units: 37.9%
- Vacant Housing Units: 2.4%

ECONOMIC CHARACTERISTICS

(Census 2000 Data)

MEDIAN HOUSEHOLD INCOME IN 1999: \$42, 602

- Families below poverty level: 16.3%
- Individuals below poverty level: 18.4%

COMMERCIAL CONSTRUCTIONStarted or Completed within the next 3 - 5 years• *The Village at Soledad*

Developer: Shaw—15 acre [180,000 sq. ft.] shopping center with the mix of retail, offices, restaurants, major anchor store and a three story 68 room hotel.

• *Soledad Plaza*

Developer: Creekbridge Home — 41.3 acre [530,000 sq. ft.] shopping center with two major anchor stores, plus retail and restaurants. City is currently in negotiations with Target.

RESIDENTIAL CONSTRUCTIONStarted or Completed within the next 2 years*MIRAVALE I*Market Rate Housing Construction

- *Orchard Lane—Nader Agha*
Mixed Commercial/Residential
15 units commercial and 15 units residential over commercial
- *Town Homes/ Condominiums—Edenbridge*
80 units Market Rate Multifamily Residential
- *Orchard Villas - Award Homes*
172 Single Family Residential

Affordable Housing Construction

- *Gabilan Apartments—Global Premier Development*
84 units Multi-family affordable residential

MIRAVALE II

- *Orchard Villa Estate—Award Homes*
163 Single-Family Residential
- Developer: Mathew Homes
137 Single-Family Residential

RESIDENTIAL CONSTRUCTIONStarted or Completed within next 3 - 5 years*MIRAVALE II*

- Mathew Homes
171 Single Family Residential
- Nader Agha
323 Multi-family Residential

MIRAVALE III

- 4400 to 5000 Single-family Residential





Market Street Townhomes
60 Unit Affordable Multi-Family
Completion Date: August 2005



Rancho San Vicente
82 Unit Affordable Single-Family

RESIDENTIAL CONSTRUCTION

Completed within the last 5 years

Market Rate Housing Construction

- *Miravale I—Award Homes*
337 Single Family Units, Completed in 2005
- *Village H—Woodman Development Company*
22 Single Family Units, Completed in 2003
- *Estates—Woodman Development Company*
61 Single Family Units, Completed in 2005
- *Vista de Soledad—Award Homes*
195 Single Family Units, Completed in 2003
- *Award—Award Homes*
86 Single Family Units, Completed in 2003

Affordable Housing Construction

- *Rancho San Vicente—CHISPA, Inc.*
82 Single Family units, Completed in 2004
- *Market Street Town Homes—CHISPA, Inc.*
60 Multi Family Units, Completed in 2006

RESIDENTIAL CONSTRUCTION

Completed within the last 6 - 10 years

- *La Cuesta—Award Homes*
168 Single Family Units
- *Gabilan/West —Award Homes*
209 Single Family Units
- *KB—KB Homes*
126 Single Family Units
- *Pinnacles III—Woodman Development Company*
195 Single Family Units, Completed in 2003
- *Woodman—Woodman Development Company*
152 Single Family Units
- *Woodman—Woodman Development Company*
112 Single Family Units



LAND USE
CONSTRUCTION PERMITS FOR
SINGLE-FAMILY-DWELLINGS

2005	2004	2003	2002	2001	2000	1999
197	298	297	234	125	141	145

1998	1997	1996
115	84	86



SOLEDAD BOUNCES BACK FROM BUILDING MORATORIUM

The Salinas Californian-August 5, 2006
 By Sunita Vijayan

Soledad established an emergency moratorium on new construction in October 2004 for 15 months after officials learned the city’s sewage treatment plant had reached waste-handling capacity. After putting a halt to all developments requiring sewer system, the city made design improvements to its existing system before lifting the ban in March of 2006.

SOLEDAD BECOMES INCORPORATED

Excerpt taken from, “It Happened in SOLEDAD”
 A History of Soledad and the Surrounding Areas
 Written by Mary Beth Orser, Assisted by Amanda Wittmann



On, March 9, 1921, Soledad was incorporated as a city of the sixth class by the Monterey County Board of Supervisors. In January of 1929, the City of Soledad Board of Trustees changed their name to the Soledad City Council. Instead of Board President, the title of Mayor was used, and the Board members became City Councilmen.

As the City has continued to grow and develop, the City Council has been instrumental in attracting business, providing a master plan for growth, and taking care of infrastructure needs such as water, sewer treatment and street maintenance. From 54 residents in 1875 to 4,222 in 1970 and then to 9,229 residents in 1995, the City continues to grow steadily. The population as of Jan 2006 is 16,146 (not counting the inmates at the prison, whose population is 11,929). Projected population by 2030 is 60,000.

