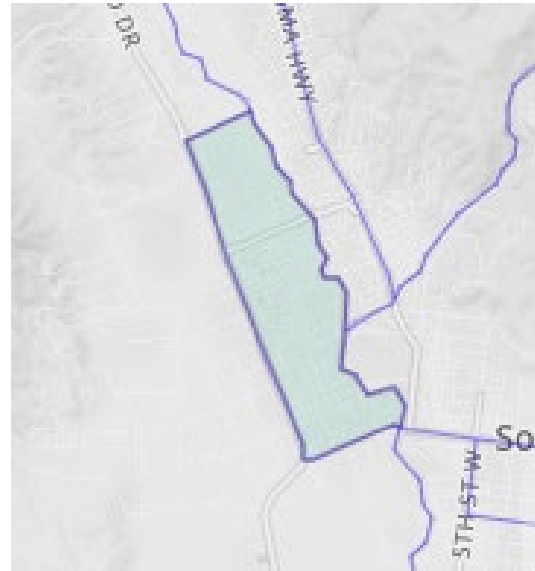


Neighborhood Profile – Boyes Hot Springs/El Verano

Census Tract: 150304

The Boyes Hot Springs/El Verano neighborhood is a census tract in Sonoma County, in Supervisorial District 1. The neighborhood is predominately white with 63.4% of residents identifying as such. The percentage of people reporting being able to speak English less than “very well” was comparable to the county average. The median income is lower than the rest of Sonoma County (\$39,000/yr vs. \$72,000/yr), as is the share of the population that is employed. The unemployment rate is slightly higher than that of the county while the share of the population employed is significantly higher.

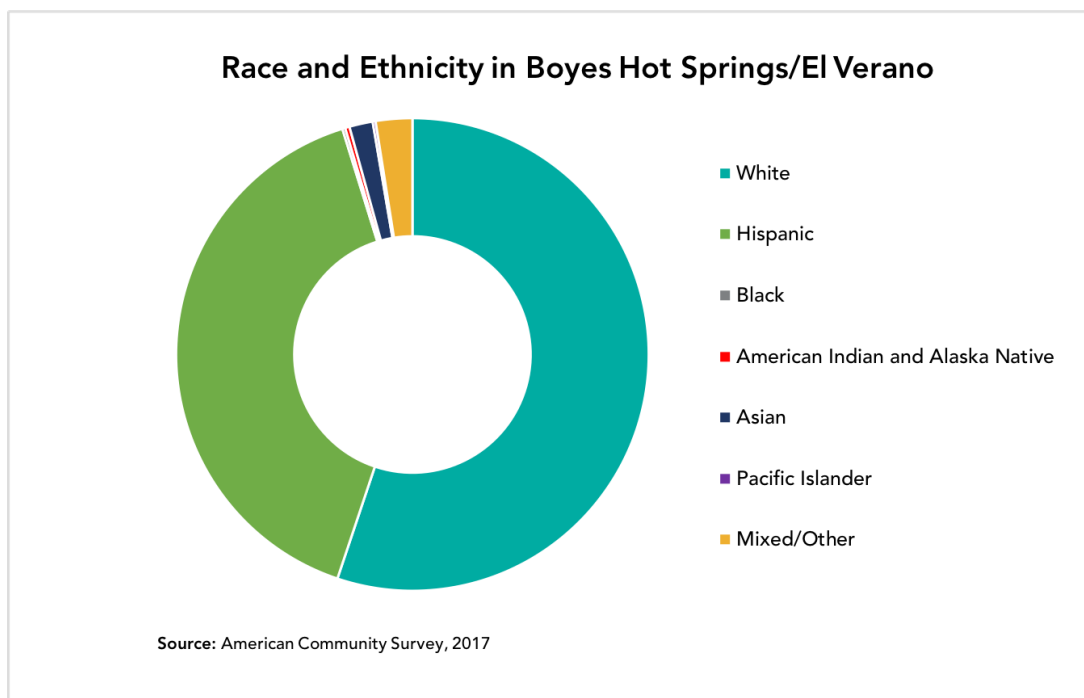
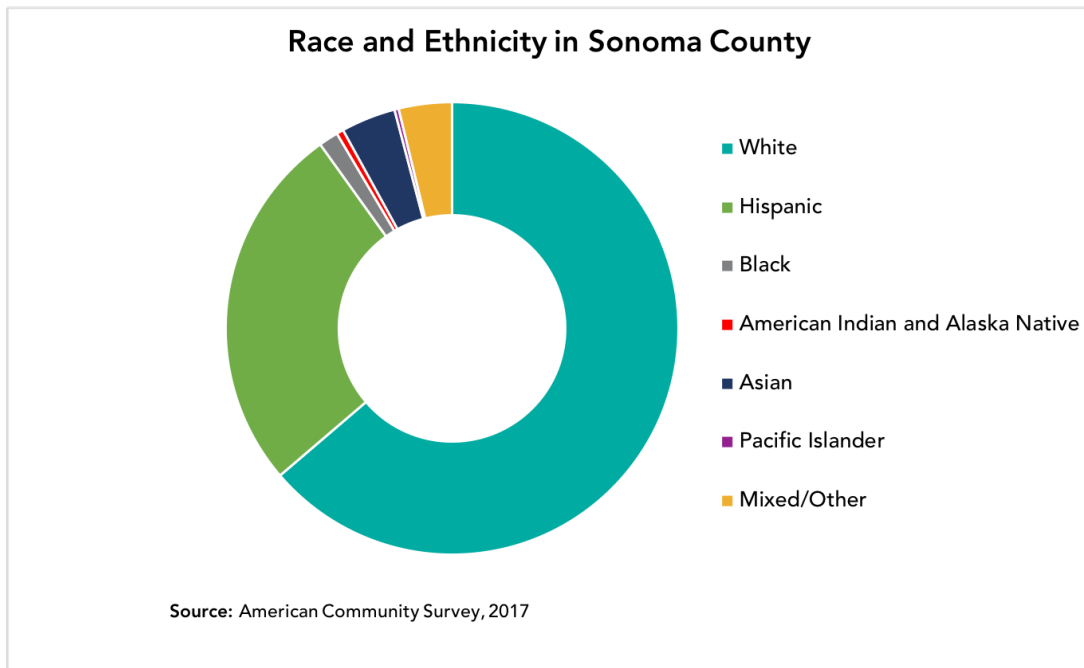


The neighborhood has a higher rate of homeowners than the county at large. Renters have higher instances of overcrowding while little to no overcrowding is reported among homeowners. Renters in this neighborhood have a lower instance of housing cost burden than the county as a whole, while homeowners with a mortgage have a much higher rate of housing cost burden. The share of adults with a college education is slightly higher than that of the county, while the high school graduation rate is slightly lower. K-12 students in the neighborhood score lower in English proficiency than the county at large and only slightly higher in math proficiency. However, the elementary truancy rate is low while the high school enrollment rate is high.

The neighborhood has excellent tree canopy, very good air quality, high rates of voter turnout, and excellent housing habitability, but very low supermarket access.

Total Population: 6,114¹

Race & Ethnicity



¹ American Community Survey, 2013-2017

Employment & Income

	Countywide	Boyes Hot Springs/El Verano
Median Income	\$71,769	\$39,891
Population Employed	60.7%	67.6%
Unemployment	3.8%	4.4%

Vulnerable Populations

	Countywide	Boyes Hot Springs/El Verano
People employed in Farming, Fishing and Forestry	1.9%	3.5%
Foreign Born	1.3%	17.3%
Speak English Less than "very well"	11%	11.3%
Renters	39.7%	34.7%
People in Poverty	10.7%	6.4%
Elderly in Poverty	17.3%	5.1%
Veterans in Poverty	10.1%	5.4%
People with Disabilities in Poverty	12%	19.6%
Youth in Foster Care	2.1%	1.1%

(Source: American Community Survey 2013-2017)

Languages Spoken

	Countywide	Boyes Hot Springs/El Verano
Population 5 years and over	474,758	5,659
English only	74.4%	73.7%
Spanish	19.7%	23.3%
Speak English less than "very well"	9.1%	11.3%
Other Indo-European languages	2.7%	1.7%
Speak English less than "very well"	0.6%	0%
Asian and Pacific Islander languages	2.6%	.6%
Speak English less than "very well"	1.1%	0%
Other languages	0.5%	.6%

Speak English less than "very well"	0.2%	0%
Language other than English	25.6%	26.3%
Speak English less than "very well"	11.0%	11.3%

Housing Conditions

	Countywide	Boyces Hot Springs/El Verano
Housing Tenure	<u>Homeowners:</u> 60.3% <u>Renters:</u> 39.7%	<u>Homeowners:</u> 65.3% <u>Renters:</u> 34.7%
Overcrowding (>1 occupant per room)	<u>Homeowners:</u> 2.5% <u>Renters:</u> 9.2%	<u>Homeowners:</u> 0% <u>Renters:</u> 20.5%
Substandard Conditions	<u>Without Complete Kitchen Facilities</u> Homeowners: 0.3% Renters: 1.8%	<u>Without Complete Kitchen Facilities</u> Homeowners: 0% Renters: 0%
	<u>Without Complete Plumbing Facilities</u> Homeowners: 0.2% Renters: 0.6%	<u>Without Complete Plumbing Facilities</u> Homeowners: 0% Renters: 0%
High Housing Cost Burden	<u>Homeowners</u> With mortgage: 39.6% Without mortgage: 15.9% <u>Renters:</u> 56.1%	<u>Homeowners</u> With mortgage: 54.5% Without mortgage: 9.4% <u>Renters:</u> 41.6%

(Source: American Community Survey 2013-2017)

Displacement Risk

This neighborhood is a moderate to high income tract that is exhibiting advanced gentrification.

(Source: Urban Displacement Project)

Lending

	Countywide	Boyes Hot Springs/El Verano
Population ACS 2013-2017	500,943	6,114 (1.2% of the County's population)
Loans made in 2017	19529	285 (1.5% of all loans made in the County)
High Cost Loans (as a percentage of total single-family owner-occupied home loans)	273 (1.4% of all loans made in the County)	2 (.7% of all loans made in this neighborhood)
Loan Applications approved, but not accepted	511 (2.6% of all loans made in the County)	7 (2.5% of all loans made in this neighborhood)
Loan Application Denials (as a percentage of total single family owner-occupied home loans)	2,395 (12.3% of all loans made in the County)	35 (12.3% of all loans made in this neighborhood)

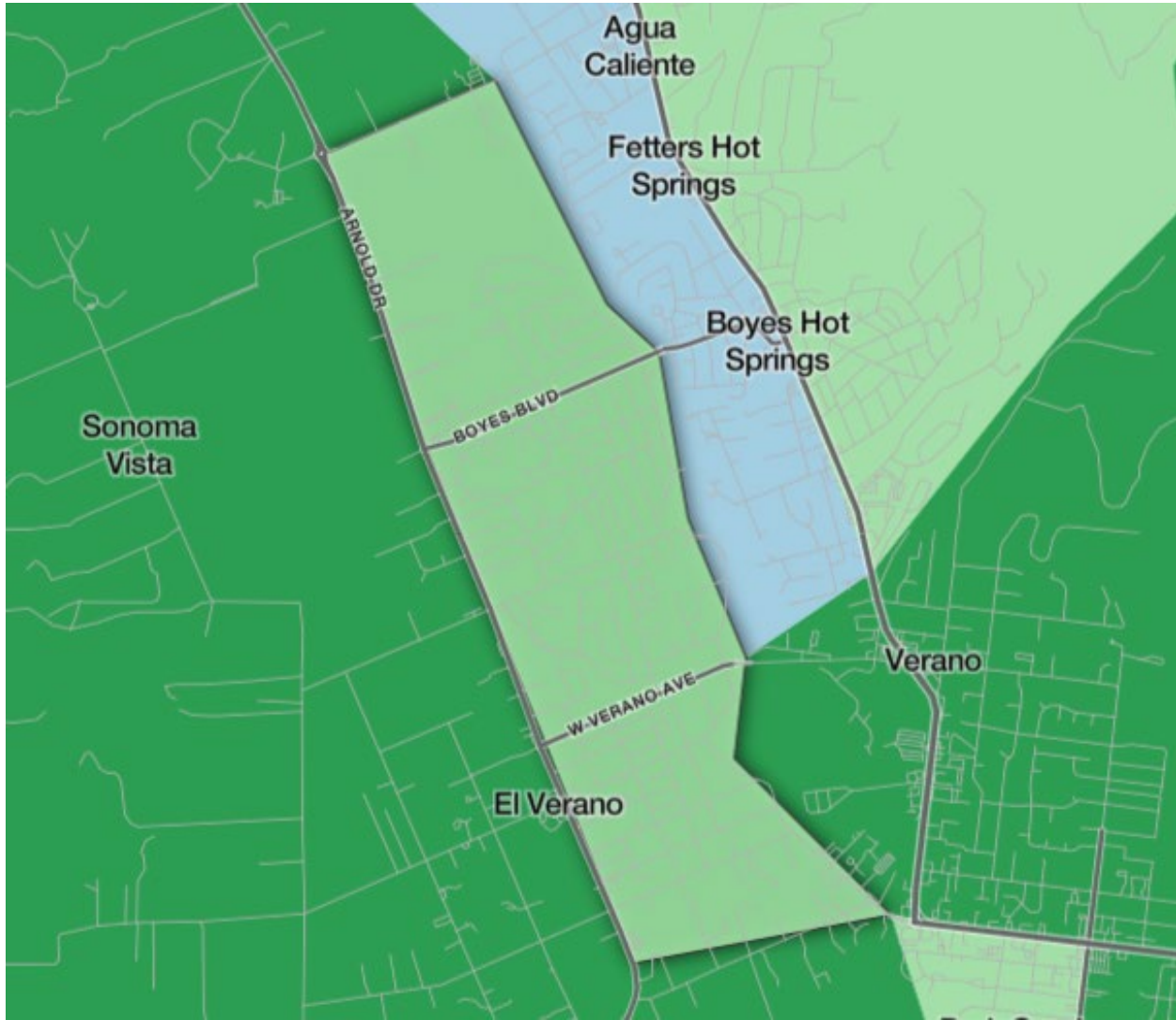
(Source: Home Mortgage Disclosure Act – consumerfinance.gov/hmda)

Education

	Countywide	Boyes Hot Springs/El Verano
Percentage of College Educated Adults (Source: American Community Survey 2013-2017)	32.3%	33.0%
Percentage of 4 th Graders with English Proficiency (Source: Kidsdata.org Students Meeting or Exceeding Grade-Level Standard in English Language Arts (CAASPP) 4 th grade)	44%	43.3%
Elementary School Truancy Rate (Source: CDE)	31.5%	3.3%
4 th Grade Math Proficiency Rate (Source: Kidsdata.org)	37%	44%
High School Graduation Rate (Source: CDE)	87.3%	85.6%

(Source – UC Davis Regional Opportunity Index)

Healthy Places Index Information



	Boyes Hot Springs/El Verano (Percentile among tracts in CA)
Neighborhood Strengths	
High School Enrollment – This tract has a higher percentage of 15-17 year olds in school than 100% of other California census tracts.	100th
Voting – This tract has a higher percentage of registered voters who voted in the 2012 general election than 94.9% of other California census tracts.	94.9th
Tree Canopy – This tract has a higher percentage of land with tree canopy than 90.1% of other California census tracts.	90.1%
Housing Habitability – This tract has a higher percent of households with basic kitchen facilities and plumbing than 80.8% of other California census tracts.	80.8%

Clean Air – Ozone – This tract has a lower average amount of ozone in the air during the most polluted 8 hours of summer days than 90.6% of other California census tracts.	90.6th
Clean Air – PM 2.5 – This tract has a lower yearly average of fine particulate matter concentration (very small particles from vehicle tailpipes, tires and brakes, powerplants, factories, burning wood, construction dust, and many other sources) than 90.4% of other California census tracts.	90.4th
Clean Air – Diesel PM – This tract has a lower average daily amount of particulate pollution (very small particles) from diesel sources (for July) than 85.4% of other California census tracts.	85.4th
Neighborhood Vulnerabilities	
Supermarket Access – This tract has a higher percentage of people in urban areas who live less than a half mile from a supermarket/large grocery store, or less than 1 mile in rural areas than just 16.2% of other California census tracts.	16.2%

Uses data from: <https://map.healthyplacesindex.org>

* Point estimates at the census tract level often have margins of error greater than 10 percent of the total value. Use these estimates appropriately.