

Neighborhood Profile – West Cotati/Penngrove

Census Tract: 151201

The West Cotati/Penngrove neighborhood is a census tract in Sonoma County, Supervisorial District 2. The neighborhood is predominantly white with 61.3% identifying as such. A small percentage (7.9%) of individuals reported being able to speak English less than “very well.” The median income is significantly lower than the rest of Sonoma County (\$27,000/yr vs. \$72,000/yr). The share of the population that is employed is similar to that

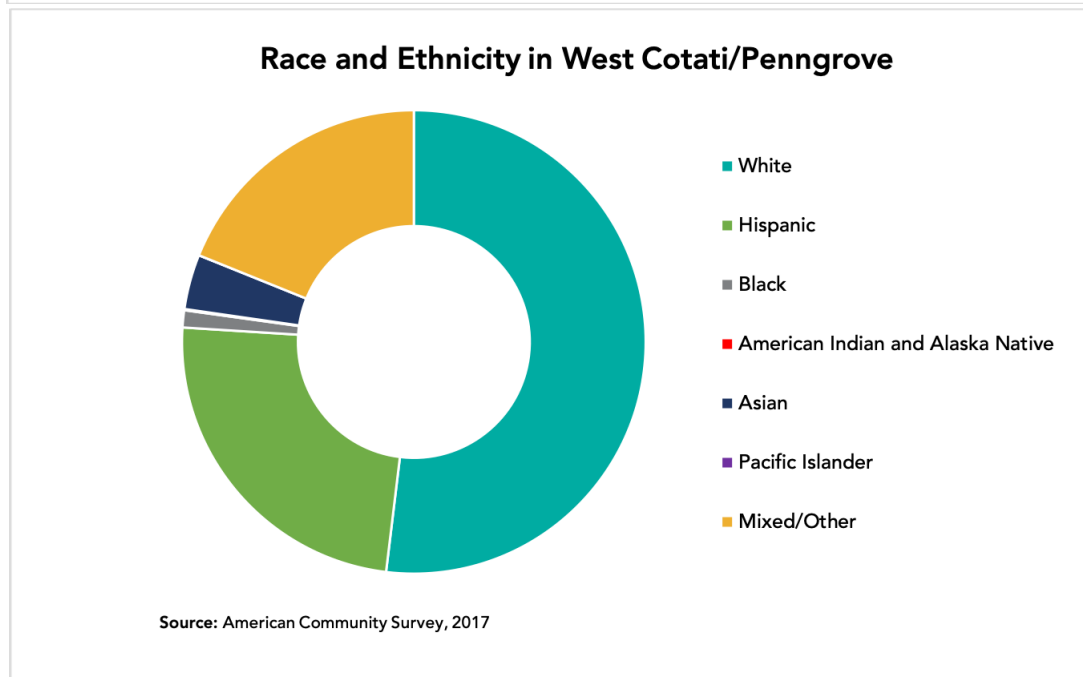
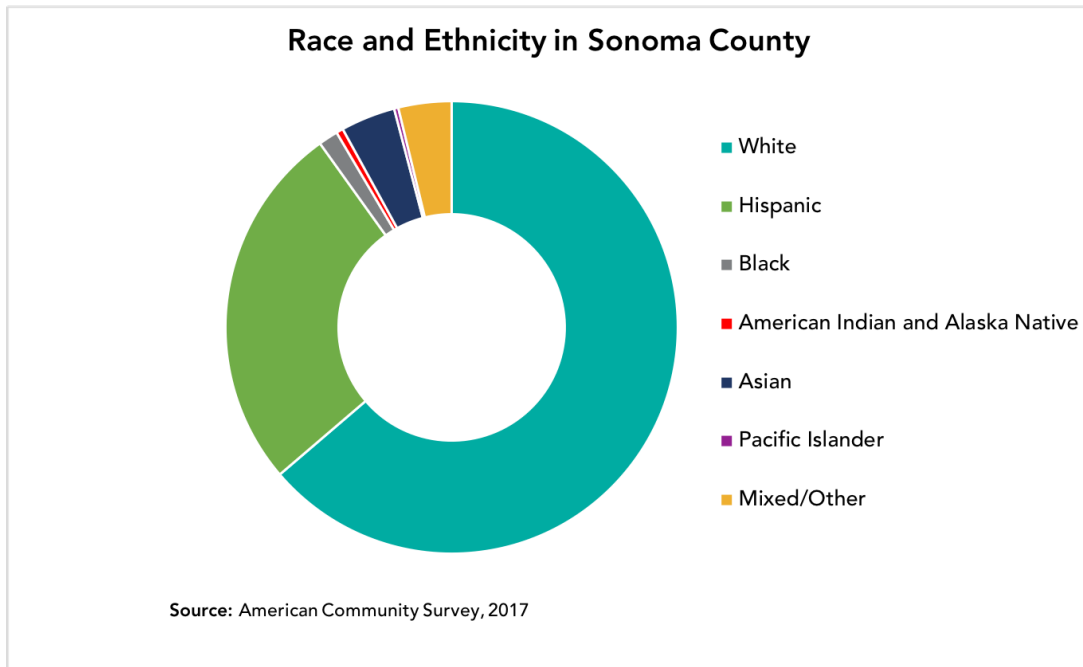
of the county, however the unemployment rate is nearly double the countywide rate.

The neighborhood has a similar rate of households who rent in comparison to the county. Homeowners face higher rates of overcrowding while renters face lower rates of overcrowding. A percentage of renters twice that of the county are without complete plumbing facilities. Homeowners in this neighborhood have a higher housing cost burden than the county on average while renters have a lower housing cost burden. The share of adults with a college education is greater than that of the county, and preschool enrollment is high. K-12 students in the neighborhood excel, scoring higher in English and math proficiency and exhibiting lower rates of truancy.

The neighborhood has excellent high school enrollment and very good air quality, but very low rates of two-parent households, relatively unsafe drinking water, and abysmal park access.

Total Population: 7,289¹

Race & Ethnicity



¹ American Community Survey, 2013-2017

Employment & Income

	Countywide	West Cotati/Penngrove
Median Income	\$71,769	\$26,888
Population Employed	60.7%	59.6%
Unemployment	3.8%	6.6%

Vulnerable Populations

	Countywide	West Cotati/Penngrove
People employed in Farming, Fishing and Forestry	1.9%	1.8%
Foreign Born	1.3%	18.9%
Speak English Less than "very well"	11%	7.9%
Renters	39.7%	37.8%
People in Poverty	10.7%	12.1%
Elderly in Poverty	17.3%	10.6%
Veterans in Poverty	10.1%	1.7%
People with Disabilities in Poverty	12%	12.9%
Youth in Foster Care	2.1%	0%

(Source: American Community Survey 2013-2017)

Languages Spoken

	Countywide	West Cotati/Penngrove
Population 5 years and over	474,758	7,152
English only	74.4%	69%
Spanish	19.7%	25.3%
Speak English less than "very well"	9.1%	6.7%
Other Indo-European languages	2.7%	2.9%
Speak English less than "very well"	0.6%	.4%
Asian and Pacific Islander languages	2.6%	2.8%

Speak English less than "very well"	1.1%	.7%
Other languages	0.5%	0%
Speak English less than "very well"	0.2%	0%
Language other than English	25.6%	31%
Speak English less than "very well"	11.0%	7.9%

Housing Conditions

	Countywide	West Cotati/Penngrove
Housing Tenure	<u>Homeowners:</u> 60.3% <u>Renters:</u> 39.7%	<u>Homeowners:</u> 62.2% <u>Renters:</u> 37.8%
Overcrowding (>1 occupant per room)	<u>Homeowners:</u> 2.5% <u>Renters:</u> 9.2%	<u>Homeowners:</u> 6.2% <u>Renters:</u> 6.3%
Substandard Conditions	<u>Without Complete Kitchen Facilities</u> Homeowners: 0.3% Renters: 1.8% <u>Without Complete Plumbing Facilities</u> Homeowners: 0.2% Renters: 0.6%	<u>Without Complete Kitchen Facilities</u> Homeowners: 0% Renters: 0% <u>Without Complete Plumbing Facilities</u> Homeowners: 0% Renters: 1.4%
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: 24.2% <u>Renters:</u> 53.5%

(Source: American Community Survey 2013-2017)

Displacement Risk

This neighborhood is a lower income census tract that is not currently losing low-income households.

(Source: Urban Displacement Project)

Lending

	Countywide	West Cotati/Penngrove
Population ACS 2013-2017	500,943	7,289 (1.5% of the County's population)
Loans made in 2017	19529	264 (1.4% 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)	8 (2.9% of all loans made in this neighborhood)
Loan Applications approved, but not accepted	511 (2.6% of all loans made in the County)	10 (3.8% 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)	78 (29.5% of all loans made in this neighborhood)

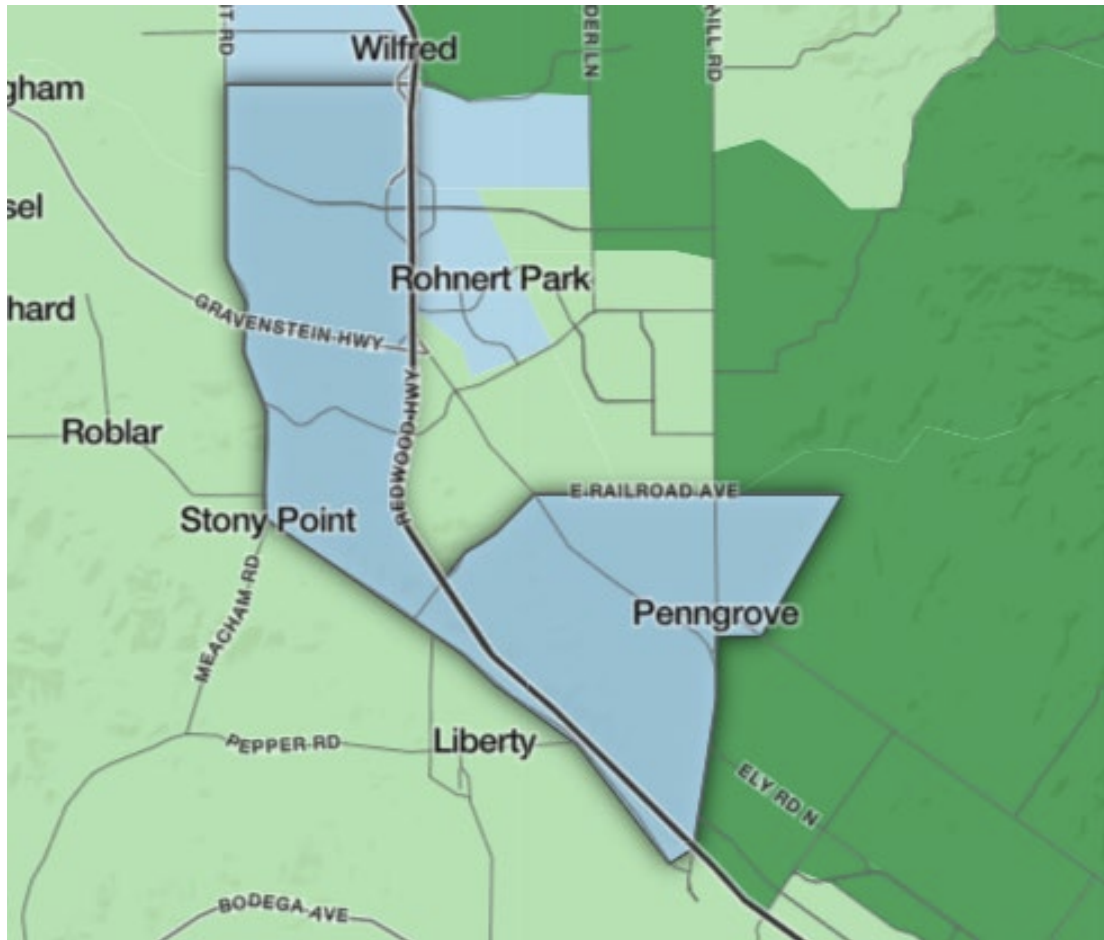
(Source: Home Mortgage Disclosure Act – consumerfinance.gov/hmda)

Education

	Countywide	West Cotati/Penngrove
Percentage of College Educated Adults (Source: American Community Survey 2013-2017)	32.3%	40.7%
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%	66.1%
Elementary School Truancy Rate (Source: CDE)	31.5%	7.9%
4 th Grade Math Proficiency Rate (Source: Kidsdata.org)	37%	68.9%
High School Graduation Rate (Source: CDE)	87.3%	85.1%

(Source – UC Davis Regional Opportunity Index)

HealthyPlaces Index Information



	West Cotati/Penngrove (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 86.6% of other California census tracts.	86.6th
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 96.1% of other California census tracts.	96.1th
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 93.8% of other California census tracts.	93.8th

Neighborhood Vulnerabilities	
Two Parent Households – This tract has a higher percentage of children with two married or partnered parents/caregivers than just 8.5% of other California census tracts.	8.5th
Park Access – This tract has a higher percentage of the population living within walkable distance (half-mile_ of a park, beach, or open space greater than 1 acre than just 7% of other California census tracts.	7th
Safe Drinking Water – Contaminants. – This tract has a lower index score combining information about 13 contaminants and 2 types of water quality violations that are sometimes found when drinking water samples are tested than just 15.3% of other California census tracts.	15.3th

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.