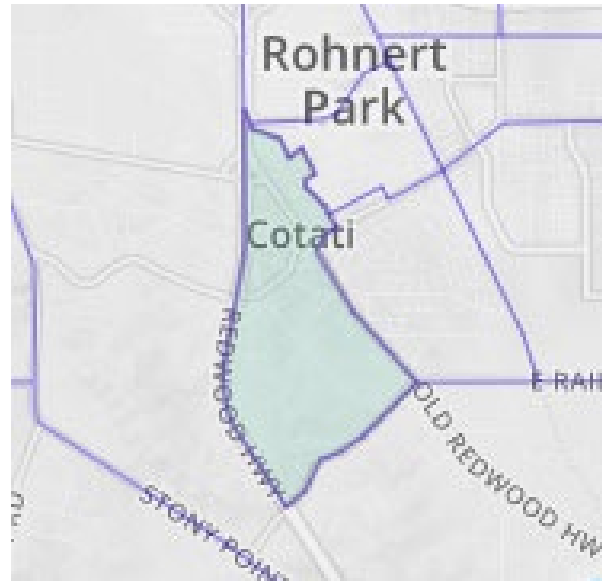


## Neighborhood Profile – Downtown Cotati

Census Tract: 151204

The Downtown Cotati neighborhood is a census tract in Sonoma County, in Supervisorial District 2. The neighborhood is predominantly white with 66.1% identifying as such. A relatively small percentage (7.3%) of individuals reported being able to speak English less than “very well.” The median income is significantly lower than the rest of Sonoma County (\$35,000/yr vs. \$72,000/yr) and the unemployment rate is higher than the rest of the county, however, the share of the population that is employed is higher.

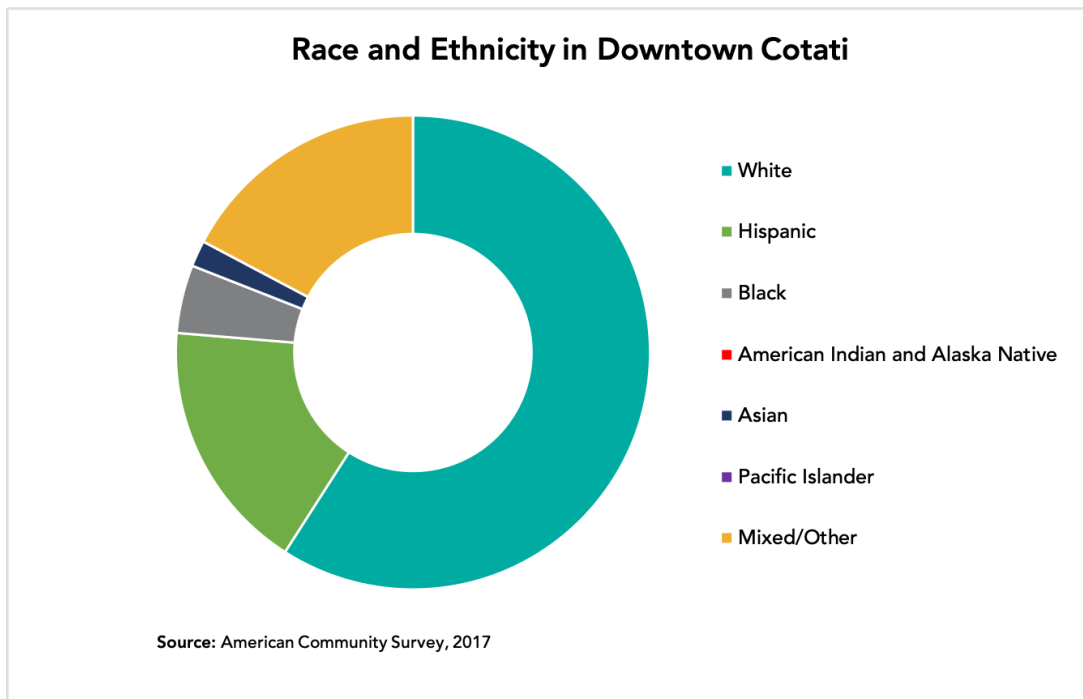
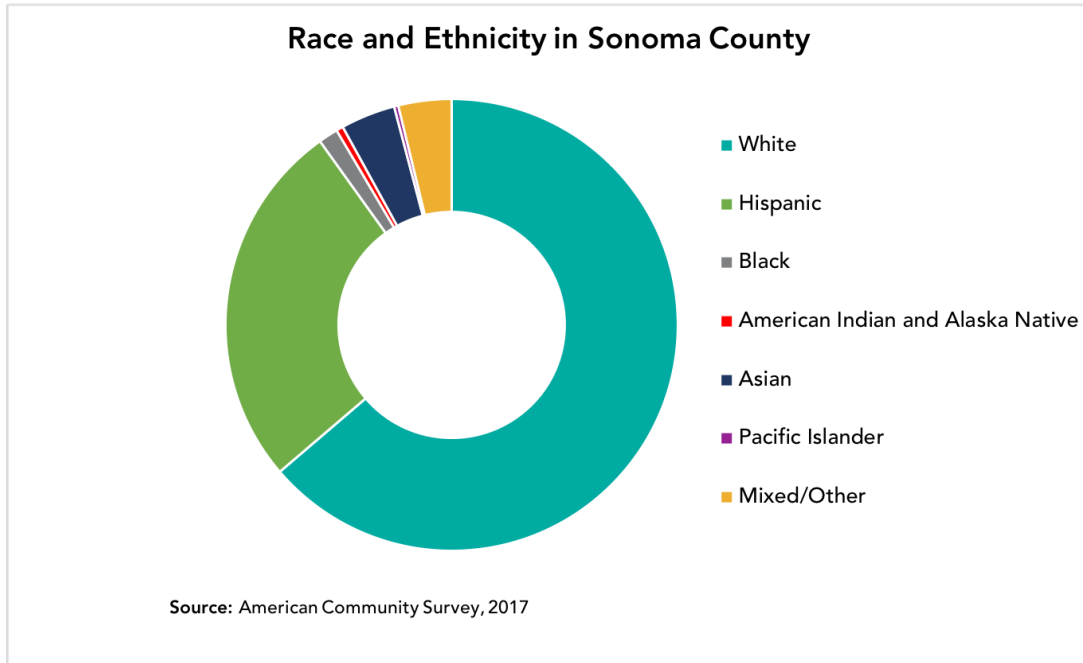


The neighborhood has a higher rate of households who rent than the county at large, renters in Downtown Cotati also face more overcrowding. Renters and homeowners in this neighborhood have lower housing cost burdens than the county at large. The share of adults with a college education is greater than that of the county, but preschool enrollment is low. However, K-12 students in the neighborhood excel, scoring higher in English and math proficiency and exhibiting lower rates of truancy.

The neighborhood has excellent tree canopy, high instances of voter turnout, and very good air quality, but very low preschool enrollment.

Total Population: 3,222<sup>1</sup>

## Race & Ethnicity



---

<sup>1</sup> American Community Survey, 2013-2017

## Employment & Income

	Countywide	Downtown Cotati
Median Income	\$71,769	\$35,628
Population Employed	60.7%	66.1%
Unemployment	3.8%	4.9%

## Vulnerable Populations

	Countywide	Downtown Cotati
People employed in Farming, Fishing and Forestry	1.9%	.05%
Foreign Born	1.3%	13.3%
Speak English Less than "very well"	11%	7.3%
Renters	39.7%	45.1%
People in Poverty	10.7%	9.6%
Elderly in Poverty	17.3%	2.8%
Veterans in Poverty	10.1%	0%
People with Disabilities in Poverty	12%	41.1%
Youth in Foster Care	2.1%	2.1%

(Source: American Community Survey 2013-2017)

## Languages Spoken

	Countywide	Downtown Cotati
Population 5 years and over	474,758	3,060
English only	74.4%	79.7%
Spanish	19.7%	16.3%
Speak English less than "very well"	9.1%	6.5%
Other Indo-European languages	2.7%	2.7%
Speak English less than "very well"	0.6%	0%
Asian and Pacific Islander languages	2.6%	1.3%
Speak English less than "very well"	1.1%	0.8%

Other languages	0.5%	0%
Speak English less than "very well"	0.2%	0%
Language other than English	25.6%	20.3%
Speak English less than "very well"	11.0%	7.3%

## Housing Conditions

	Countywide	Downtown Cotati
Housing Tenure	<u>Homeowners:</u> 60.3% <u>Renters:</u> 39.7%	<u>Homeowners:</u> 54.9% <u>Renters:</u> 45.1%
Overcrowding (>1 occupant per room)	<u>Homeowners:</u> 2.5% <u>Renters:</u> 9.2%	<u>Homeowners:</u> 0% <u>Renters:</u> 11.4%
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: 29.7% Without mortgage: 11.9% <u>Renters:</u> 51.6%

(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	Downtown Cotati
Population ACS 2013-2017	500,943	3,222 (0.6% of the County's population)
Loans made in 2017	19,529	169 (0.9% 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)	1 (0.6% of all loans made in this neighborhood)
Loan Applications approved, but not accepted	511 (2.6% of all loans made in the County)	4 (2.4% 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)	19 (11.2% of all loans made in this neighborhood)

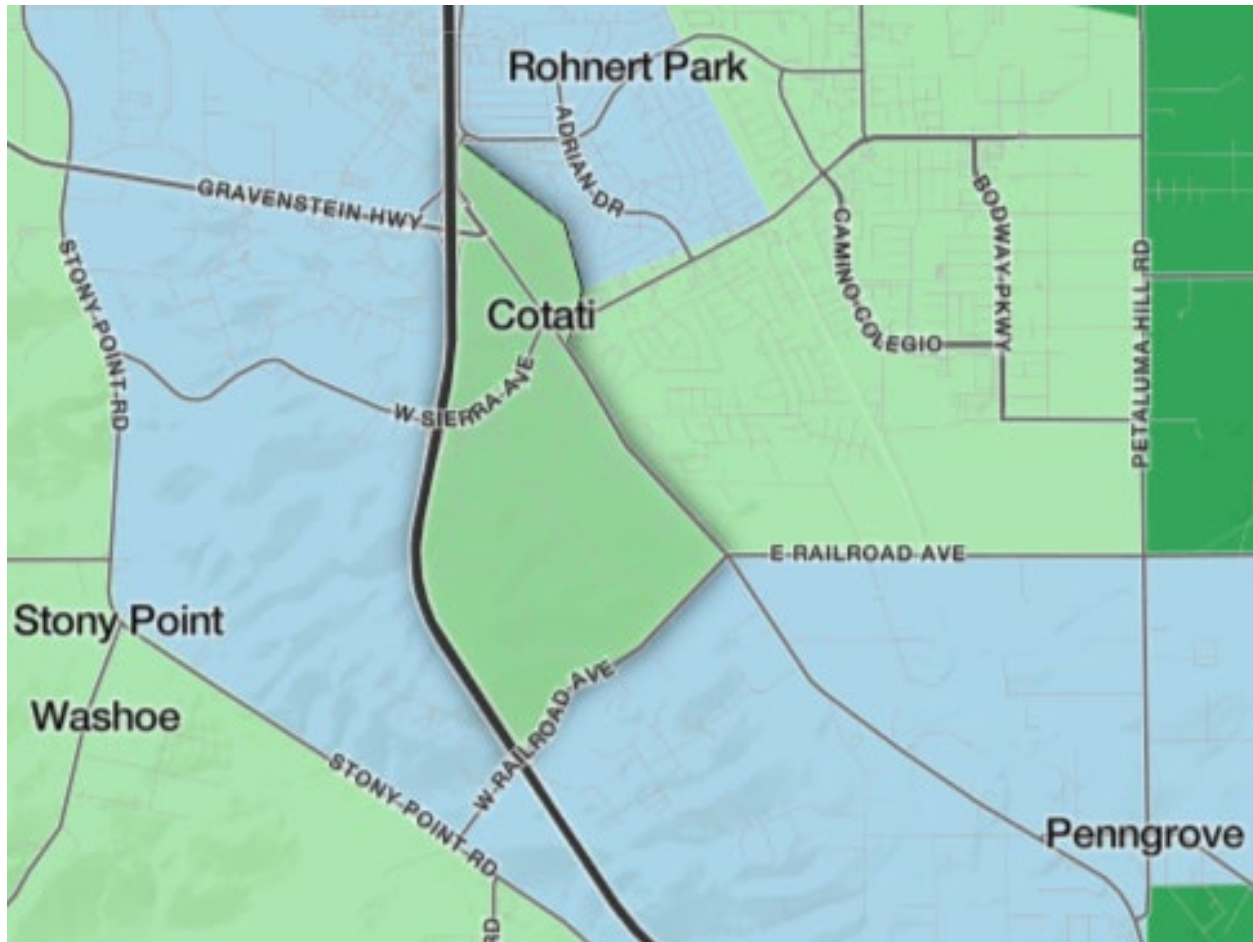
(Source: Home Mortgage Disclosure Act – [consumerfinance.gov/hmda](http://consumerfinance.gov/hmda))

## Education

	Countywide	Downtown Cotati
Percentage of College Educated Adults (Source: American Community Survey 2013-2017)	32.3%	38.6%
Percentage of 4 <sup>th</sup> Graders with English Proficiency (Source: Kidsdata.org Students Meeting or Exceeding Grade-Level Standard in English Language Arts (CAASPP) 4 <sup>th</sup> grade)	44%	66.1%
Elementary School Truancy Rate (Source: CDE)	31.5%	7.9%
4 <sup>th</sup> Grade Math Proficiency Rate (Source: Kidsdata.org)	37%	68.9%
High School Graduation Rate (Source: CDE)	87.3%	88.9%

(Source – UC Davis Regional Opportunity Index)

## Healthy Places Index Information



Neighborhood Strengths	Downtown Cotati (Percentile among tracts in CA)
<b>Employed</b> – This tract has a higher percentage of people aged 25-64 who are employed than <b>82.3%</b> of other California census tracts.	<b>82.3th</b>
<b>High School Enrollment</b> – This tract has a higher percentage of 15-17 year olds in school than <b>100%</b> of other California census tracts.	<b>100<sup>th</sup></b>
<b>Voting</b> – This tract has a higher percentage of registered voters who voted in the 2012 general election than <b>90.9%</b> of other California census tracts.	<b>90.9th</b>
<b>Tree Canopy</b> – This tract has a higher percentage of land with tree canopy (weighted by number of people per acre) than <b>87.5%</b> of other California census tracts.	<b>87.5th</b>
<b>Housing Habitability</b> – This tract has a higher percent of households with basic kitchen facilities	<b>80.8th</b>

and plumbing than <b>80.8%</b> of other California census tracts.	
<b>Clean Air – Ozone</b> – This tract has a lower average amount of ozone in the air during the most polluted 8 hours of summer days than <b>96.1%</b> of other California census tracts.	<b>96.1th</b>
<b>Clean Air – PM 2.5</b> – 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 <b>93.8%</b> of other California census tracts.	<b>93.8th</b>
<b>Neighborhood Vulnerabilities</b>	
<b>Preschool Enrollment</b> – This tract has a higher percentage of 3 and .4 year olds in school than just <b>16.4%</b> of other California census tracts.	<b>16.4th</b>

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.