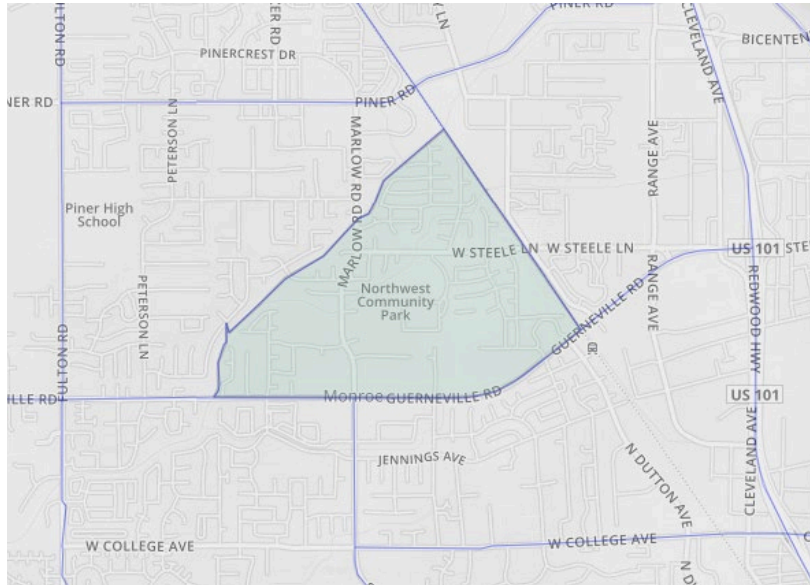


Neighborhood Profile – Comstock

Census Tract: 152903

The West End neighborhood is a census tract in Sonoma County, Supervisorial District 3. The



neighborhood has a large population of Hispanic individuals, with 56% of residents identifying as such. About a third (34%) of individuals reported being able to speak English less than “very well.” The median income is less than that of Sonoma County (\$55,000/yr vs. \$72,000/yr), and the unemployment rate is higher. However, the share of the

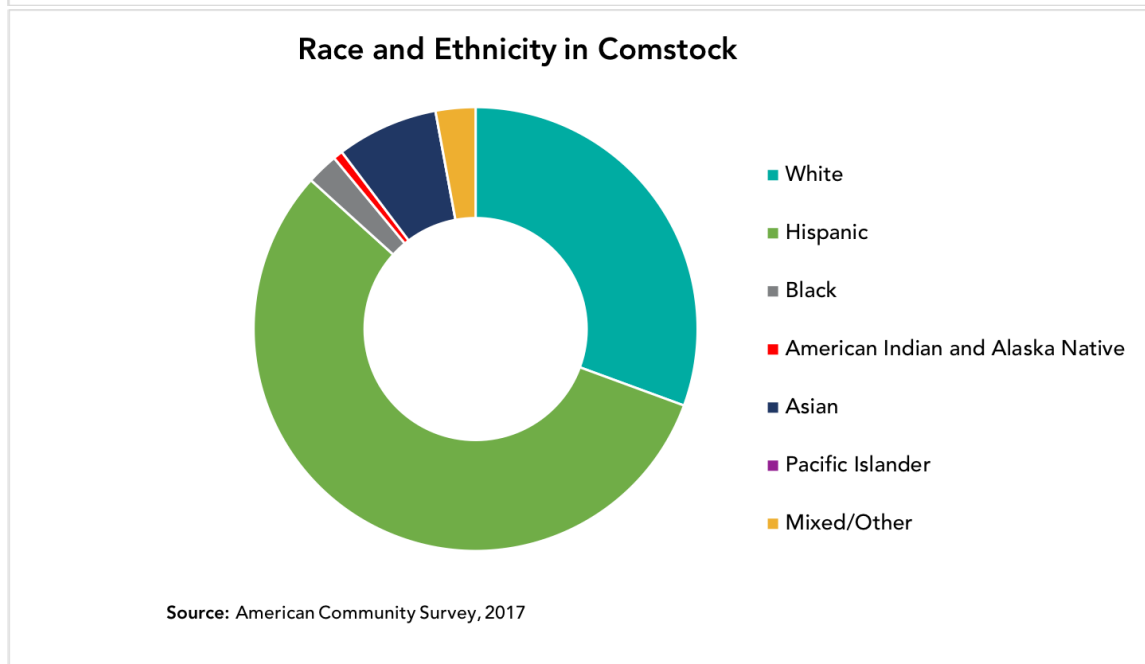
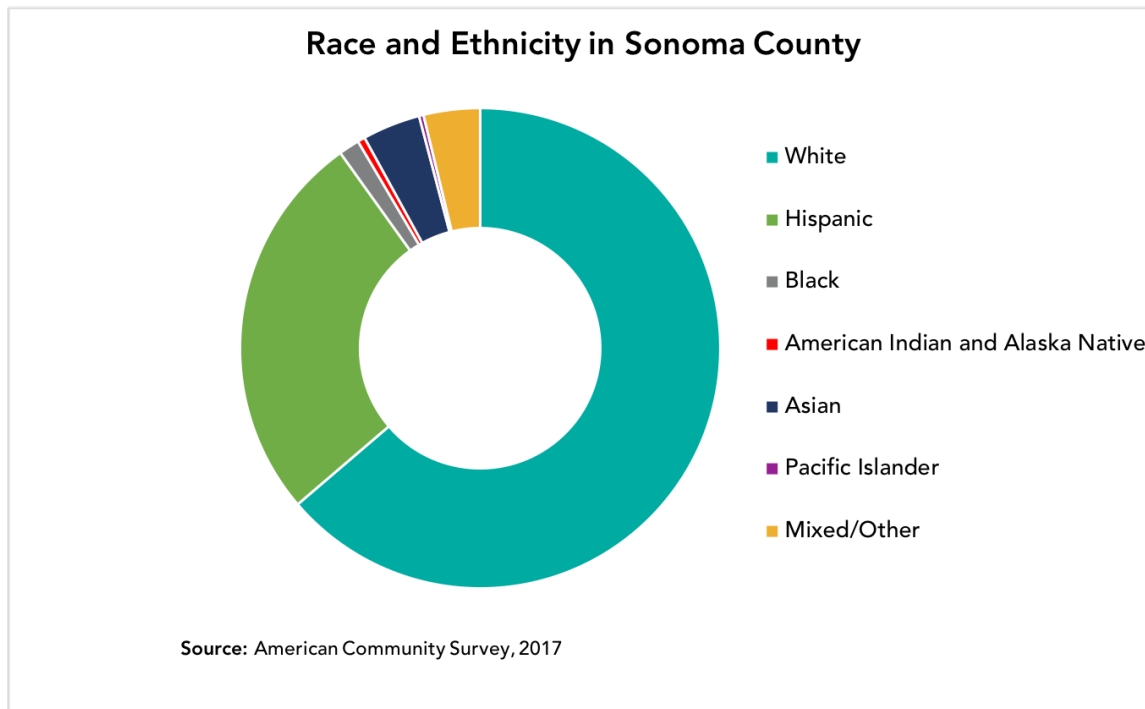
population that is employed is also higher than the rest of the county implying that there is a higher than average share of the population in the labor force.

The neighborhood has a higher rate of households who rent instead of own than at the county at large. Renters in the neighborhood have a higher rate of overcrowding, all households face higher substandard living conditions, and renters have a higher cost burden than the county at large. The share of adults with a college education is lower than that of the county and so are the percentages of students meeting or exceeding Grade-Level Standards in English Language Arts and Math Proficiency rates.

The neighborhood has excellent air quality in terms of Ozone and PM 2.5, very good supermarket access, but a low percentage of insured adults and high school graduates.

Total Population: 5,335¹

Race & Ethnicity



¹ American Community Survey, 2013-2017

Employment & Income

	Countywide	Comstock
Median Income	\$71,769	\$55,398
Population Employed	60.7%	67.4%
Unemployment	3.8%	8.5%

Vulnerable Populations

	Countywide	Comstock
People employed in Farming, Fishing and Forestry	1.9%	6.2%
Foreign Born	16.6%	33.3%
Speak English less than "very well"	11%	34.3%
Renters	39.7%	64%
People in Poverty	10.7%	22.1%
Elderly in Poverty	17.3%	
Veterans in Poverty	10.1%	0.2%
People with Disabilities in Poverty	12%	2.4%
Youth Aged 11-20 in Foster Care	289	0 (0%)

(Source: American Community Survey 2013-2017)

Languages Spoken

	Countywide	Comstock
Population 5 years and over	474,758	4,861
English only	74.4%	41.7%
Spanish	19.7%	50.1%
Speak English less than "very well"	9.1%	29.2%
Other Indo-European languages	2.7%	0.2%
Speak English less than "very well"	0.6%	0%
Asian and Pacific Islander languages	2.6%	7.2%

Speak English less than "very well"	1.1%	4.9%
Other languages	0.5%	0.8%
Speak English less than "very well"	0.2%	0.2%
Language other than English	25.6%	58.3%
Speak English less than "very well"	11.0%	34.3%

Housing Conditions

	Countywide	Comstock
Housing Tenure	<u>Homeowners:</u> 60.3% <u>Renters:</u> 39.7%	<u>Homeowners:</u> 36% <u>Renters:</u> 64%
Overcrowding (>1 occupant per room)	<u>Homeowners:</u> 2.5% <u>Renters:</u> 9.2%	<u>Homeowners:</u> 1.6% <u>Renters:</u> 24.5%
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: 2.7% Renters: 5% <u>Without Complete Plumbing Facilities</u> Homeowners: 0% Renters: 5%
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: 41.5% Without mortgage: 6.7% <u>Renters:</u> 57.3%

(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	Comstock
Population ACS 2013-2017	500,943	5,355
Loans made in 2017	19,529	198
High Cost Loans (as a percentage of total single-family owner-occupied home loans)	273 (1.4% of all loans)	1 (0.5% of all loans)
Loan Applications approved, but not accepted	511 (2.6% of all loans)	3 (1.5% of all loans)
Loan Application Denials (as a percentage of total single family owner-occupied home loans)	2,395 (12.3% of all loans)	17 (8.6%)

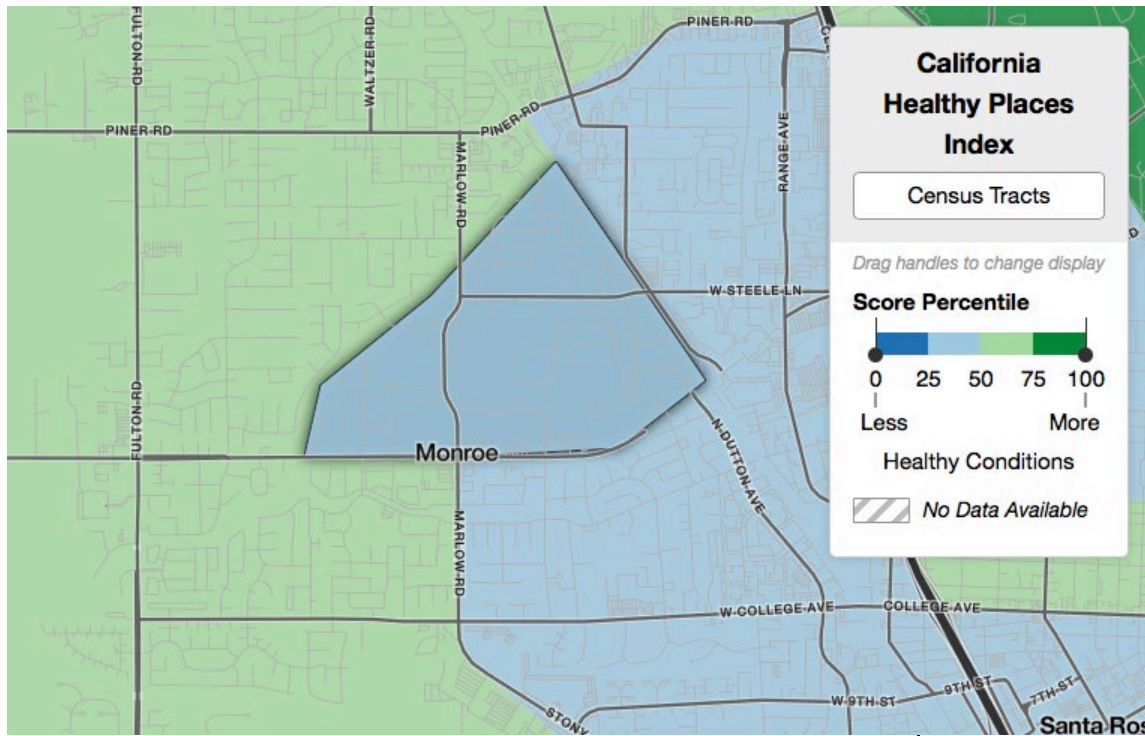
(Source: Home Mortgage Disclosure Act – consumerfinance.gov/hmda)

Education

	Countywide	Comstock
Percentage of College Educated Adults (Source: American Community Survey 2013-2017)	32.3%	19%
Percentage of 4 th Graders with English Proficiency (Source: CDE)	44% kidsdata.org	64.2%
Elementary School Truancy Rate (Source: CDE)	31.5%	27.4%
4 th Grade Math Proficiency Rate (Source: CDE)	37% kidsdata.org	68.8%
High School Graduation Rate (Source: CDE)	87.3%	81.4%

(Source – UC Davis Regional Opportunity Index 2014)

Healthy Places Index Information



	Comstock (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.	100
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 81.4% of other California census tracts.	81.4
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.	96.1
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.	93.8
Neighborhood Vulnerabilities	
This tract has a higher percent of people earning more than 200% of federal poverty level (200% is often used to measure poverty in California due to high costs of living) than just 15% of other California census tracts.	15
This tract has a higher percentage of 3 and 4-year olds in school than just 12.1% of other California census tracts.	12.1

(Source: <https://map.healthyplacesindex.org>)

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