

## Neighborhood Profile – Coddington

Census Tract: 153001



The Coddington neighborhood is a census tract in Sonoma County, in Supervisorial Districts 3 and 4. The neighborhood is predominantly white and Hispanic, 46.2% and 44.2%, respectively. A relatively high percentage (17.8%) of individuals reported being able to speak English less than “very well.” The median income is significantly lower than the rest of Sonoma County (\$26,000/yr vs. \$72,000/yr). The share of the population

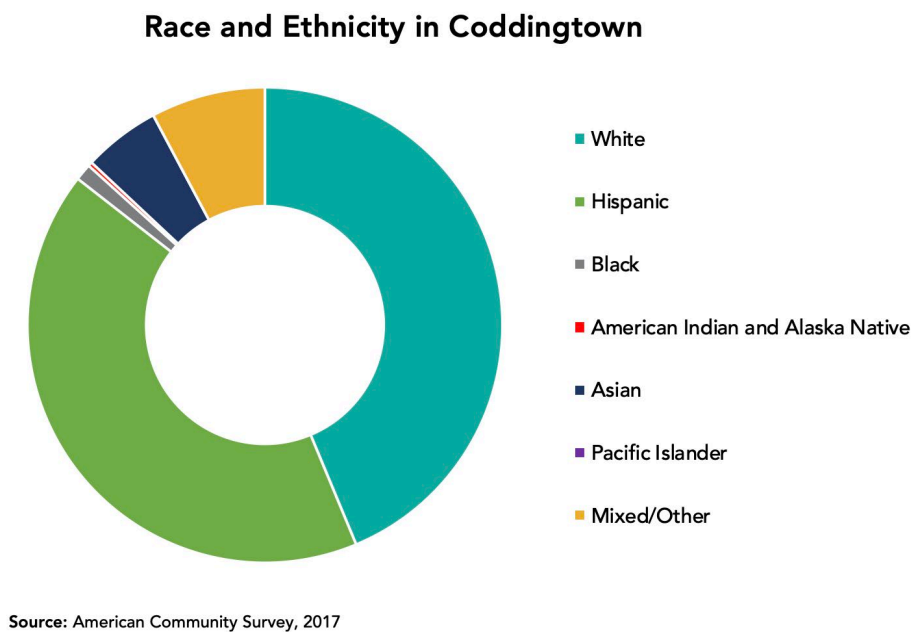
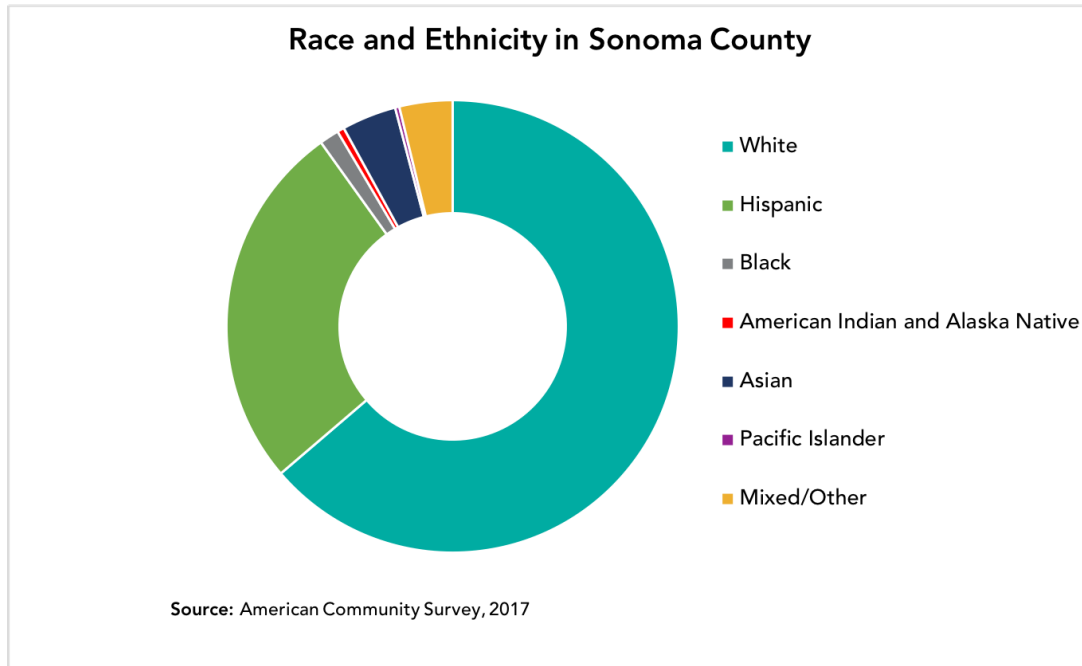
that is employed is 5% higher than that of the county but the unemployment rate remains slightly higher than that of the county as well.

The neighborhood has nearly twice the rate of households who rent compared to the county at large. Renters in the neighborhood face higher rates of overcrowding, but better overall living conditions. Renters and homeowners have lower housing cost burdens than the county on average, especially homeowners without a mortgage. The share of adults with a college education is lower than that of the county, and high school graduation is low. However, K-12 students in the neighborhood excel, scoring higher in English and math proficiency and have lower rates of truancy.

The neighborhood has excellent retail density, very good air quality, high rates of high school enrollment, and high rates of active commuting.

Total Population: 7,189<sup>1</sup>

## Race & Ethnicity



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

## Employment & Income

	Countywide	Coddingtown
Median Income	\$71,769	\$25,933
Population Employed	60.7%	65.6%
Unemployment	3.8%	4.6%

## Vulnerable Populations

	Countywide	Coddingtown
People employed in Farming, Fishing and Forestry	1.9%	7.3%
Foreign Born	1.3%	%
Speak English Less than "very well"	11%	17.8%
Renters	39.7%	65.2%
People in Poverty	10.7%	19.6%
Elderly in Poverty	17.3%	%
Veterans in Poverty	10.1%	20.8%
People with Disabilities in Poverty	12%	%
Youth in Foster Care	2.1%	%

(Source: American Community Survey 2013-2017)

## Languages Spoken

	Countywide	Coddingtown
Population 5 years and over	474,758	6,461
English only	74.4%	59.9%
Spanish	19.7%	32%
Speak English less than "very well"	9.1%	15.5%
Other Indo-European languages	2.7%	3.3%

Speak English less than "very well"	0.6%	1.4%
Asian and Pacific Islander languages	2.6%	4.2%
Speak English less than "very well"	1.1%	.8%
Other languages	0.5%	.7%
Speak English less than "very well"	0.2%	0%
Language other than English	25.6%	40.1%
Speak English less than "very well"	11.0%	17.8%

### Housing Conditions

	Countywide	Coddington
Housing Tenure	<u>Homeowners:</u> 60.3% <u>Renters:</u> 39.7%	<u>Homeowners:</u> 34.8% <u>Renters:</u> 65.2%
Overcrowding (>1 occupant per room)	<u>Homeowners:</u> 2.5% <u>Renters:</u> 9.2%	<u>Homeowners:</u> 3.4% <u>Renters:</u> 22.1%
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: 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: 37.9% Without mortgage: 0% <u>Renters:</u> 50.2%

(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	Coddingtown
Population ACS 2013-2017	500,943	7,189 (1.4% of the County's population)
Loans made in 2017	19529	213 (1.1% 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 (.9% of all loans made in this neighborhood)
Loan Applications approved, but not accepted	511 (2.6% of all loans made in the County)	7 (3.2% 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)	26 (12.2% of all loans made in this neighborhood)

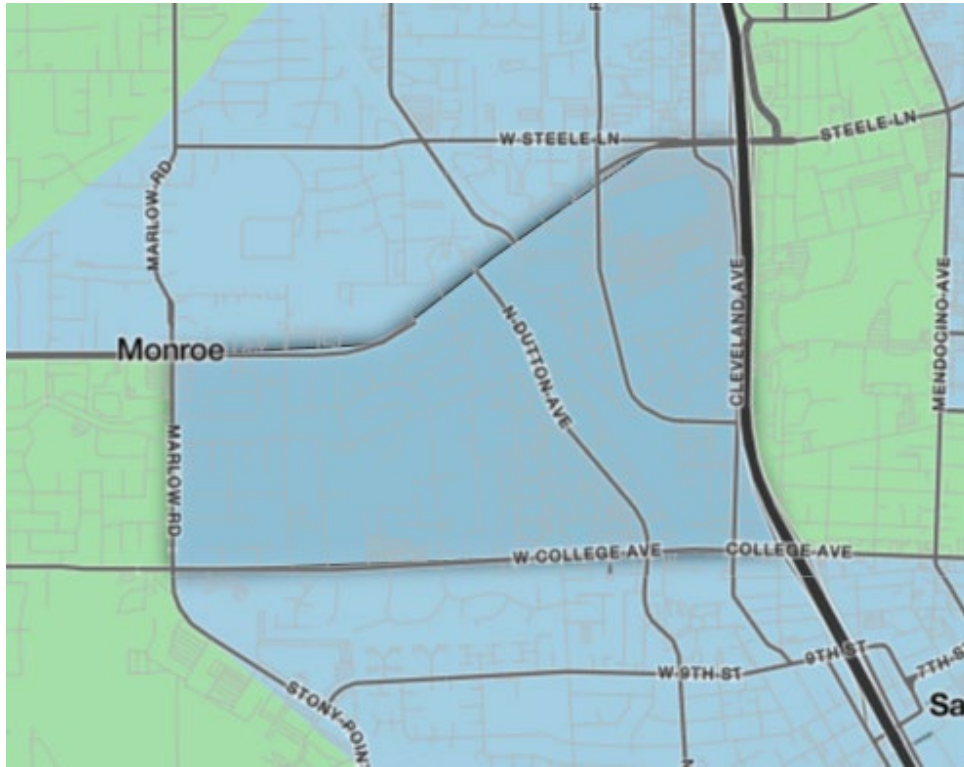
(Source: Home Mortgage Disclosure Act – [consumerfinance.gov/hmda](http://consumerfinance.gov/hmda))

## Education

	Countywide	Coddingtown
Percentage of College Educated Adults (Source: American Community Survey 2013-2017)	32.3%	23.03%
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%	67.1%
Elementary School Truancy Rate (Source: CDE)	31.5%	28.5%
4 <sup>th</sup> Grade Math Proficiency Rate (Source: Kidsdata.org)	37%	74.9%
High School Graduation Rate (Source: CDE)	87.3%	84.6%

(Source: UC Davis Regional Opportunity Index)

## Healthy Places Index Information



	Coddingtontown (Percentile among tracts in CA)
<b>Neighborhood Strengths</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>100th</b>
<b>Active Commuting</b> – This tract has a higher percentage of workers (16 years and older) who commute to work by transit, walking, or cycling than <b>81%</b> of other California census tracts.	<b>81th</b>
<b>Retail Density</b> – This tract has a higher number of retail, entertainment, and education jobs per acre than <b>89.5%</b> of other California census tracts.	<b>89.5th</b>
<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>

(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.