

Neighborhood Profile – Guerneville/Rio Nido

Census Tract: 153704

The Guerneville/Rio Nido neighborhood is a census tract in western Sonoma County, Supervisorial District 5. The neighborhood is predominately white, with 78% of residents identifying as such. A very small percentage (0.8%) of individuals reported being able to speak English less than “very well.”

The median income is

significantly lower than the rest of Sonoma County (\$52,000/yr vs. \$72,000/yr), as is the share of the population that is employed, however the unemployment rate is two times that of the rest of the county.

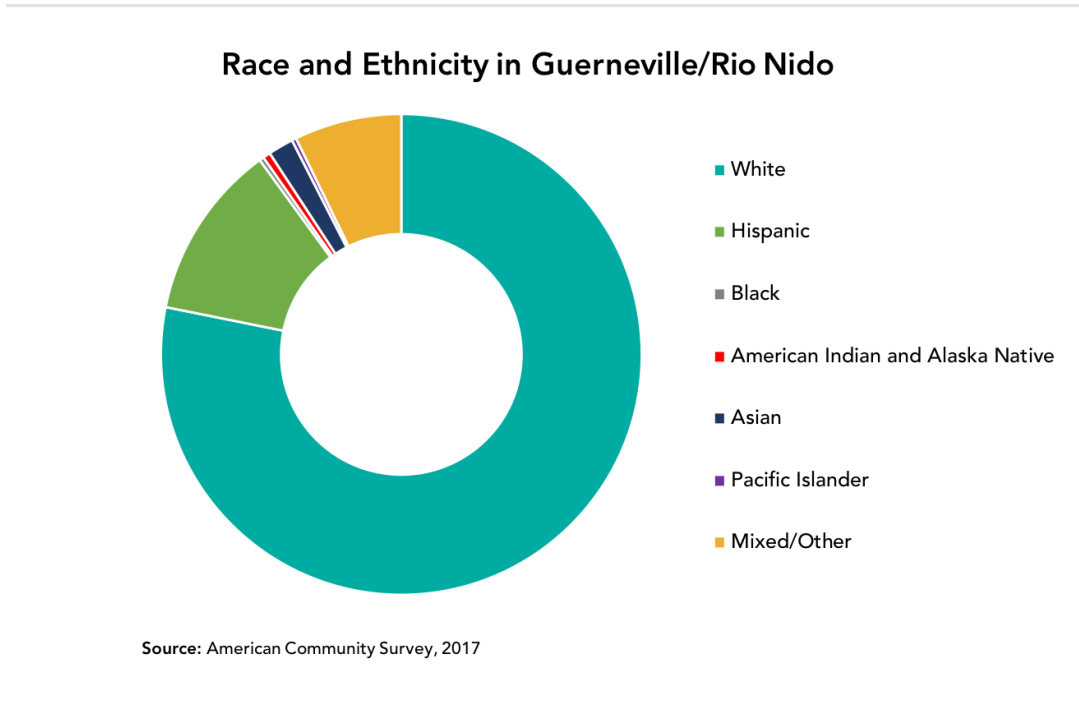
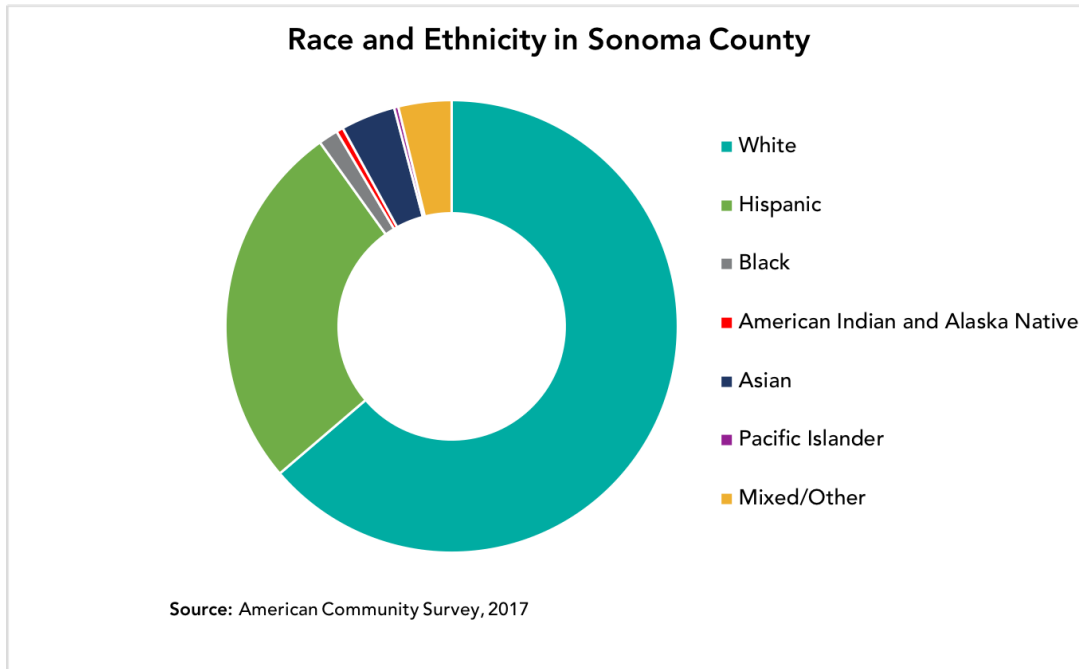
The neighborhood has a higher rate of households who rent than the County at large of which also face less overcrowding but worse living conditions. Renters and homeowners in this neighborhood have a higher housing cost burden than the County on average- especially homeowners with a mortgage. The share of adults with a college education is greater than that of the county, and preschool enrollment 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 tree canopy, very good air quality, but very low retail density and park access.



Total Population: 3,827¹

Race & Ethnicity



¹ American Community Survey, 2013-2017

Employment & Income

	Countywide	Guerneville/Rio Nido
Median Income	\$71,769	\$51,583
Population Employed	60.7%	54.4%
Unemployment	3.8%	7.1%

Vulnerable Populations

	Countywide	Guerneville/Rio Nido
People employed in Farming, Fishing and Forestry	1.9%	0%
Foreign Born	1.3%	3.6%
Speak English Less than "very well"	11%	0.8%
Renters	39.7%	43%
People in Poverty	10.7%	18.4%
Elderly in Poverty	17.3%	9.2%
Veterans in Poverty	10.1%	35.4%
People with Disabilities in Poverty	12%	29.4%
Youth in Foster Care	2.1%	

(Source: American Community Survey 2013-2017)

Languages Spoken

	Countywide	Guerneville/Rio Nido
Population 5 years and over	474,758	3,692
English only	74.4%	95.6%
Spanish	19.7%	2.2%
Speak English less than "very well"	9.1%	0.8%
Other Indo-European languages	2.7%	0.5%
Speak English less than "very well"	0.6%	0%

Asian and Pacific Islander languages	2.6%	1.8%
Speak English less than "very well"	1.1%	0%
Other languages	0.5%	0%
Speak English less than "very well"	0.2%	0%
Language other than English	25.6%	4.4%
Speak English less than "very well"	11.0%	0.8%

Housing Conditions

	Countywide	Guerneville/Rio Nido
Housing Tenure	<u>Homeowners:</u> 60.3% <u>Renters:</u> 39.7%	<u>Homeowners:</u> 57% <u>Renters:</u> 43%
Overcrowding (>1 occupant per room)	<u>Homeowners:</u> 2.5% <u>Renters:</u> 9.2%	<u>Homeowners:</u> 4% <u>Renters:</u> 4.4%
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: 2.5% Renters: 4.8% <u>Without Complete Plumbing Facilities</u> Homeowners: 0% Renters: 4.8%
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: 58% Without mortgage: 18.7% <u>Renters:</u> 59%

(Source: American Community Survey 2013-2017)

Displacement Risk

This neighborhood is a lower income census tract that is currently losing low income households.

(Source: Urban Displacement Project)

Lending

	Countywide	Guerneville/Rio Nido
Population ACS 2013-2017	500,943	3,827 (0.8% of the County's population)
Loans made in 2017	19529	256 (1.3% 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 (0.8% of all loans made in this neighborhood)
Loan Applications approved, but not accepted	511 (2.6% of all loans made in the County)	9 (3.5% 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)	30 (11.7% of all loans made in this neighborhood)

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

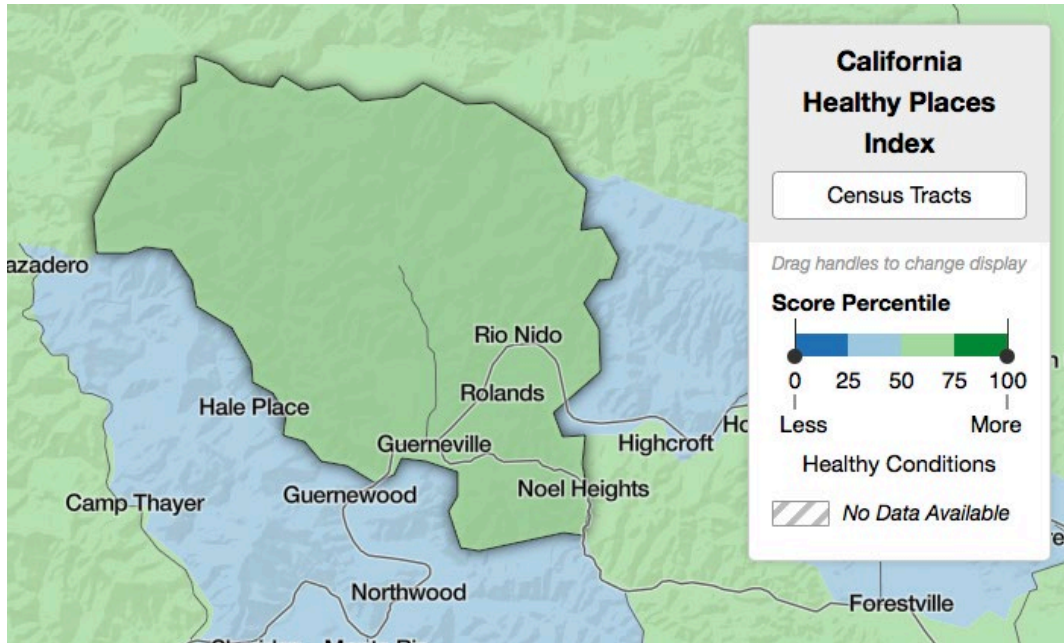
Education

	Countywide	Guerneville/Rio Nido
Percentage of College Educated Adults (Source: American Community Survey 2013-2017)	32.3%	43.5%
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%	80.3%
Elementary School Truancy Rate (Source: CDE)	31.5%	15.8%
4 th Grade Math Proficiency Rate (Source: Kidsdata.org)	37%	91.3%
High School Graduation Rate (Source: CDE)	87.3%	91%

(Source – UC Davis Regional Opportunity Index)

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.

Healthy Places Index Information



	Guerneville/Rio Nido (Percentile among tracts in CA)
Neighborhood Strengths	
Tree Canopy – This tract has a higher percentage of land with tree canopy than 99.4% of other California census tracts	99.4
Alcohol Availability – This tract has a higher percentage of people who live more than ¼ mile of a store that sells alcohol than 84.1% of other California census tracts.	84.1
High School Enrollment – This tract has a higher percentage of 15-17-year-olds in school than 100% of other California census tracts.	100
Voting – A higher percentage of registered voters in this voted in this community than in 95% of all California Census Tracts	95

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.	90.6
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 95.4% of other California census tracts.	95.4
Clean Air – Diesel PM - This tract has a lower average daily amount of particulate pollution (very small particles) from diesel sources (for July) than 98.9% of other California census tracts.	98.9
Neighborhood Vulnerabilities	
Retail Density – This tract has a higher number of retail, entertainment, and education jobs per acre than just 7.9% of other California census tracts.	7.9
Preschool Enrollment – This tract has a higher percentage of 3 and 4-year olds in school than just 11.4% of other California census tracts.	11.4
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 8.3% of other California census tracts	8.3
Low-Income Homeowner Severe Housing Cost Burden – This tract has a lower percentage of low-income homeowners who pay more than 50% of their income on housing costs than just 13.2% of other California census tracts.	13.2
Housing Habitability – This tract has a higher percent of households with basic kitchen facilities and plumbing than just 7.2% of other California census tracts.	7.2

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