



Neighborhood Profile – West Cloverdale

Census Tract: 154202

The West Cloverdale neighborhood is a census tract in Sonoma County, Supervisorial District 4. The neighborhood is predominately white with 68.4% identifying as such. A percentage of individuals slightly lower than that of the county (9.6% vs 11%) reported being able to speak English



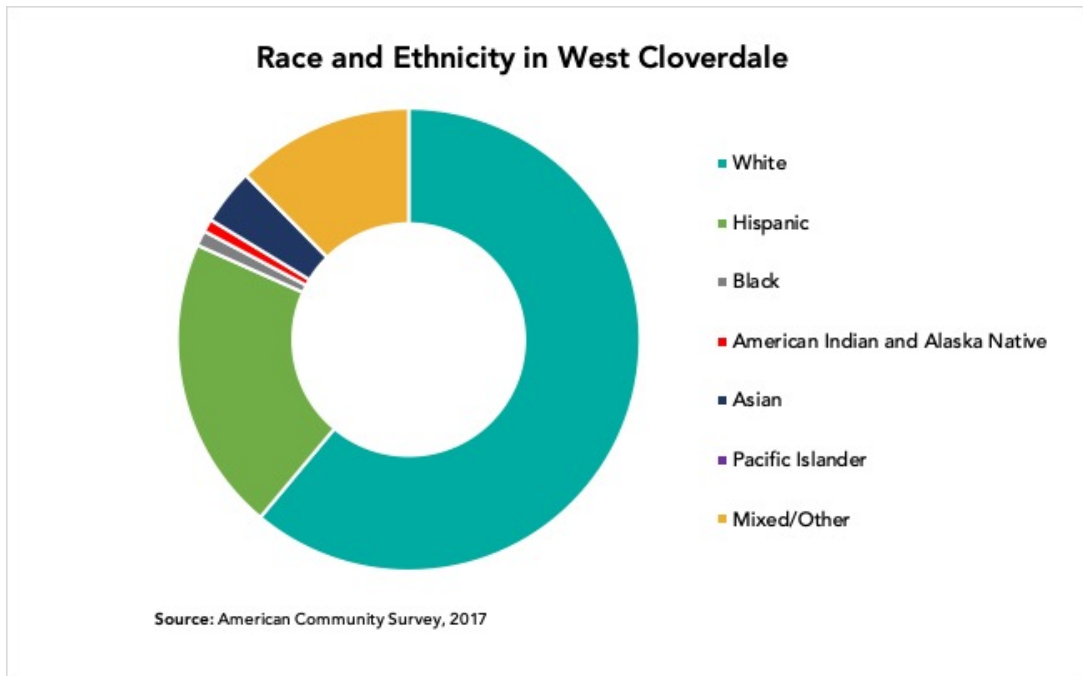
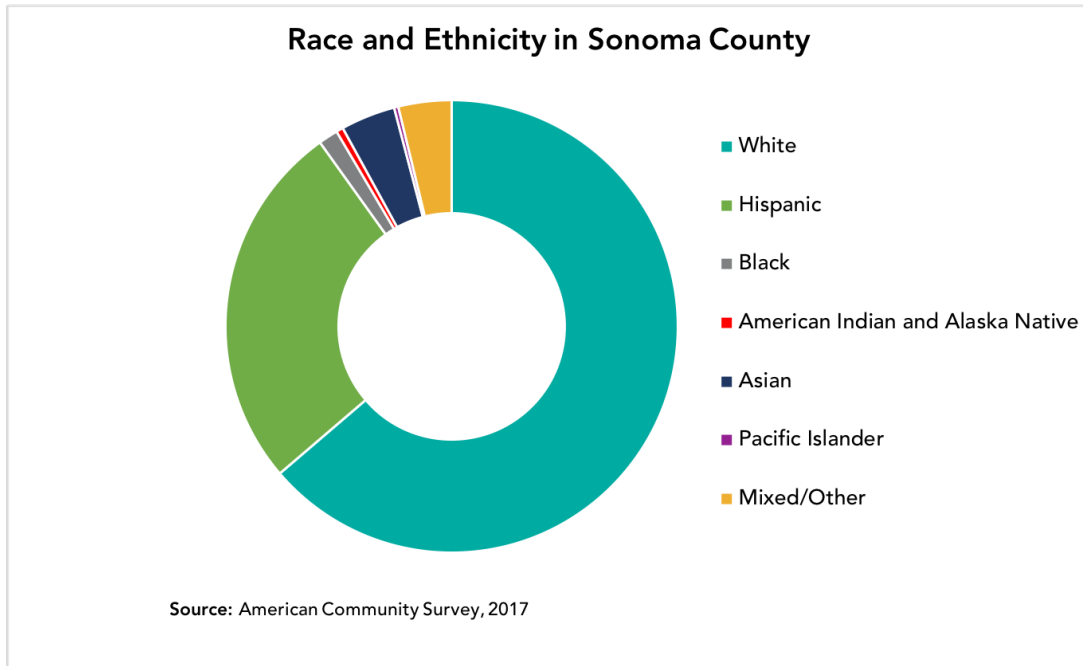
less than “very well.” The median income is about half that of the rest of Sonoma County (\$35,000/yr vs. \$72,000/yr), but the share of the population that is employed is slightly higher, and the unemployment rate is slightly lower.

The neighborhood has a higher rate of households who own compared to the County at large. Renters face higher rates of high housing cost burdens but have better living conditions, while the reverse is true for homeowners, who exhibit lower instances of housing cost burden but more dwellings with substandard living conditions. The share of adults with a college education is similar to than that of the county, while high school graduation rates are slightly higher. K-12 students in the neighborhood excel, scoring significantly higher compared to the county in English and math proficiency and showing slightly lower rates of truancy.

The neighborhood has excellent tree canopy, relatively good air quality, and high instances of voter turnout, but has low retail density.

Total Population: 5,804¹

Race & Ethnicity



¹ American Community Survey, 2013-2017

Employment & Income

	Countywide	West Cloverdale
Median Income	\$71,769	\$34,892
Population Employed	60.7%	62.7%
Unemployment	3.8%	2.9%

Vulnerable Populations

	Countywide	West Cloverdale
People employed in Farming, Fishing and Forestry	1.9%	1.8%
Foreign Born	1.3%	40.7%
Speak English Less than "very well"	11%	9.6%
Renters	39.7%	23.2%
People in Poverty	10.7%	6.8%
Elderly in Poverty	17.3%	6.1%
Veterans in Poverty	10.1%	5.5%
People with Disabilities in Poverty	12%	22.5%
Youth in Foster Care	2.1%	4.4%

(Source: American Community Survey 2013-2017)

Languages Spoken

	Countywide	West Cloverdale
Population 5 years and over	474,758	5,508
English only	74.4%	72.5%
Spanish	19.7%	19.9%
Speak English less than "very well"	9.1%	5.0%
Other Indo-European languages	2.7%	2.9%
Speak English less than "very well"	0.6%	1.2%
Asian and Pacific Islander languages	2.6%	4.7%
Speak English less than "very well"	1.1%	3.4%

Other languages	0.5%	0%
Speak English less than "very well"	0.2%	0%
Language other than English	25.6%	27.5%
Speak English less than "very well"	11.0%	9.6%

Housing Conditions

	Countywide	West Cloverdale
Housing Tenure	<u>Homeowners:</u> 60.3% <u>Renters:</u> 39.7%	<u>Homeowners:</u> 76.8% <u>Renters:</u> 23.2%
Overcrowding (>1 occupant per room)	<u>Homeowners:</u> 2.5% <u>Renters:</u> 9.2%	<u>Homeowners:</u> 1.8% <u>Renters:</u> 14.9%
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: .9% Renters: 0% <u>Without Complete Plumbing Facilities</u> Homeowners: .9% 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: 29.4% Without mortgage: 12.3% <u>Renters:</u> 63.9%

(Source: American Community Survey 2013-2017)

Displacement Risk

This neighborhood is a moderate to high income tract that is exhibiting ongoing exclusion.

(Source: Urban Displacement Project)

Lending

	Countywide	West Cloverdale
Population ACS 2013-2017	500,943	5,804 (1.2% of the County's population)
Loans made in 2017	19529	407 (2.1% 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)	3 (.7% of all loans made in this neighborhood)
Loan Applications approved, but not accepted	511 (2.6% of all loans made in the County)	6 (1.5% 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)	42 (10.3% of all loans made in this neighborhood)

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

Education

	Countywide	West Cloverdale
Percentage of College Educated Adults (Source: American Community Survey 2013-2017)	32.3%	33.2%
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%	67%
Elementary School Truancy Rate (Source: CDE)	31.5%	28.0%
4 th Grade Math Proficiency Rate (Source: Kidsdata.org)	37%	66%
High School Graduation Rate (Source: CDE)	87.3%	92.4%

(Source – UC Davis Regional Opportunity Index)

Healthy Places Index Information



	West Cloverdale (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 94.1% of other California census tracts.	94.1th
Tree Canopy – This tract has a higher percentage of land with tree canopy (weighted by number of people per acre) than 89.7% of other California census tracts.	89.7th
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 85.9% of other California census tracts.	85.9th
Clean Air – PM 2.5 – This tract has a lower yearly average of fine particulate matter concentration (Very small particles from vehicle	99th

tailpipes, tires and brakes, powerplants, factories, burning wood, construction ust, and many other sources) than 99% of other California census tracts.	
Clean Air – Diesel PM – This tract has a lower average daily amount of particulate pollution from diesel sources (for July) than 98.2% of other California census tracts.	98.2th
Neighborhood Vulnerabilities	
Retail Density – This tract has a higher number of retail, entertainment, and education jobs per acre than just 6.4% of other California census tracts.	6.4th

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.