Racial Equity Report on Housing and Opportunity

Project name: 50-20 108th Street Rezoning

Contact: Michael Curley, Akerman LLP

Prepared by: Austin Coury, Urban Cartographics Date: August 21, 2025

Note: Racial Equity Reports are prepared prior to the certification of the subject application by the City Planning Commission (CPC). A description of the final adopted application is available in the associated CPC report.

PROJECT TYPE

Projects that meet one or more of the following criteria are subject to the racial equity report requirement. Please select all relevant actions or project types and describe the project details associated with the relevant project type:

☐ Text amendment to the zoning resolution affecting 5 or more community districts

☐ Historic district designation affecting 4 or more city blocks

☐ Seeking a change to the use regulations or permitted floor area for any use in a manufacturing district where a building in the project contains at least 100,000 square feet of floor area

Applications submitted pursuant to subdivision a of section 197-c of the charter that seek approval for:

☐ Acquisition or disposition of land to facilitate a non-residential project containing at least 50,000 square feet of floor area

☐ Acquisition or disposition of land to facilitate a residential project, other than a residential project consisting of a building to be preserved, provided that such equity report shall only be required related to a building in such project containing at least 50,000 square feet of floor area

☒ An increase in permitted residential floor area of at least 50,000 square feet

☐ An increase in permitted non-residential floor area of at least 200,000 square feet

☐ A decrease in permitted floor area or number of housing units on at least four contiguous city blocks

If the application meets the above criteria but the proposed development does not, please explain the difference between the proposed development and the application.

1. EXECUTIVE SUMMARY

The executive summary should provide readers with a short, plain-language summary of the subsequent sections of the racial equity report, including major project elements and key neighborhood and demographic conditions.

This report accompanies a land use application by Fedstar LLC (the "Applicant") seeking: (1) a zoning map amendment, rezoning their development site from R6B and R6B/C2-3 districts to R7A and R7A/C2-4 districts, and (2) a zoning text amendment to Appendix F to make the affected area part of a Mandatory Inclusionary Housing area.

The object of the application is to facilitate the construction of two new buildings (collectively, the "Proposed Development") on two distinct development sites. Development Site 1 is comprised of Queens Block 1994, Lots 12, 13, 15, 16, 18, 19, 22, 23, 25 & 30, which encompasses the entire southern and eastern blockfronts of the subject block and contains a total of 28,187 square feet of lot area. It has approximately 560 feet of frontage in total, with 100 feet along 50th Avenue (a "narrow" street per zoning at 60 feet wide), 200 feet along 108th Street (a "wide street" at 80 feet wide), approximately 188 feet along 51st Avenue (a "narrow" street at 60 feet wide), and approximately 72 feet along Corona Avenue (a "wide" street at 80 feet wide). Development Site 2 is comprised solely of Block 1993, Lot 65 and sits at the northwest corner of 108th Street and 50th Avenue. It contains 15,000 square feet of lot area and has 250 feet of frontage in total, with 150 feet along 50th Avenue and 100 feet along 108th Street. The larger building (Building A – 50-20 108th Street) of the Proposed Development will sit on Development Site 1 and is proposed to rise eight-stories and 85 feet in height, while the smaller building (Building B – 49-20 108th Street) will sit on Development Site 2 and is proposed to rise seven-stories and 75 feet in height.

Building A is slated to contain 141,217 square feet of total floor area (5.01 FAR), of which 15,327 square feet would be commercial floor area, 6,447 square feet would be community facility floor area, and 119,443 square feet would be residential floor area. It would contain 122 dwelling units, approximately 31 of which would be permanently income-restricted. Building B is slated to contain 75,150 square feet of total floor area (5.01 FAR), of which 10,198 square feet would be commercial floor area and 64,952 square feet would be residential floor area. It would contain 74 dwelling units, approximately 18 of which would be permanently income-restricted. In total, the Proposed Development will contain 216,367 square feet of total floor area, of which 25,525 square feet would be put to commercial use, 6,447 square feet would be put to community facility use, and 184,395 square feet would be put to residential use. It would contain 196 dwelling units, 49 of which will be permanently income-restricted in compliance with "Option 1" of the Mandatory Inclusionary Housing Program. 44 parking spaces would be provided in Building A and 29 would be provided in Building B.

The area to be rezoned (the "Project Area") is comprised of the two Development Sites as well as Block 1994, Lots 1, 3, 4, 6, 7, 9, 10, 33, 36, 37, 40, 41 & 42 to provide a cohesive land use rationale. Specifically, the entirety of Block 1994 would be rezoned to R7A, with the portion of the block within 100 feet of Corona Avenue and 100 feet of 51st Avenue mapped with a C2-4 overlay. In addition, the southeast portion of Block 1993 coterminous with Development Site 2 would be rezoned to R7A. Development Site 1 (Block 1994, Lots 12, 13, 15, 16, 18, 19, 22, 23, 25 & 30) is an amalgamation of ten lots that contain various uses and combine for a total lot area of 28,217 square feet. Lots 25 and 30 contain small commercial buildings, while Lots 12 and 23 contain small mixed-use buildings with retail on the ground

floor. Lots 19 and 22 are improved upon with two-family homes, and Lots 13, 15, 16, and 18 are used for surface parking (Lot 18 also has a small garage). Development Site 2 (Block 1993, Lot 65) is a 15,000 square foot lot improved upon with a lumberyard and several one- and two-story buildings used for lumber storage and office space. These buildings combine for approximately 7,855 square feet of floor area (0.52 FAR). The remaining portion of Block 1994 included within the Project Area is mainly comprised of small lots with two- to four-story buildings predominantly put to residential use, with Lots 37, 40, and 41 fronting on Corona Avenue also containing some retail use.

The Project Area falls within PUMA 4107, which is roughly coextensive with the boundaries of Queens Community District 4 and is comprised of Elmhurst and Corona. As of 2020, this area's population was 153,099. Of this population, 34.8% identified as Asian non-Hispanic, 4.8% identified as Black non-Hispanic, 52.8% identified as Hispanic, and 5.3% identified as White non-Hispanic. The remaining 2.3% identified as non-Hispanic of some other race or combination of races. The percentage of the local population that identifies as Asian is slightly higher than when compared to the rest of Queens, and significantly higher when compared to the rest of New York City. The Black population comprises a significantly smaller share of the local population when compared to the rest of the borough and city. The share of the local population that identifies as Hispanic is almost double its share of the borough and citywide populations, while the percentage of the local population that is White is just a fraction when compared to the same.

2017-2021 American Community Survey data shows the median household income in the area was $59,376, which is significantly lower than both the Queens and New York City medians. Asian and White households had slightly lower median household incomes ($57,513 and $50,222, respectively) when compared to the areawide figure, while Black households had a significantly higher median income ($75,762) when compared to the same. The area's Hispanic households had a slightly higher median income ($61,490) when compared to the neighborhood as a whole. The area's median age was 36.7 years old. 62.4% of the population was foreign born, and 44.3% of the area's population indicated that they spoke English less than "very well."

Queens Community District 4 saw a 4.8% increase in population between 2010 and 2020 and a 4.9% increase in housing production, meaning housing production is about the same as local population growth but significantly behind the rate of housing production in the rest of Queens and New York City. The median gross rent in the area is $1,719/month, which is about the same as the Queens median and slightly higher than the New York City median. According to ACS PUMA data between 2017 and 2021, 17% of the area's rental units were affordable to households in the extremely low- and very low- income bands (0-50% AMI), 48.3% were affordable to households in the low-income band (51-80% AMI), and another 33.8% were affordable to households in the moderate-income band (81-120% AMI). 32.1% of the population in this area has access to a subway or SBS station within ¼ of a mile, and 27.1% has access to an ADA-accessible subway station within ¼ of a mile. This reflects that the area is significantly more transit-accessible for able-bodied and disabled people when compared to Queens as a whole, slightly less transit-accessible for able-bodied people when compared to New York City as a whole, and about as transit-accessible for disabled people as the rest of the city as a whole.

The Project Area is located within Neighborhood Tabulation Area QN25 (Corona), which is considered in the "Highest" category on the Displacement Risk Map. The population vulnerability subindex lists the area as "Highest" risk, the housing conditions subindex lists it as "Intermediate" risk and the market pressure subindex lists it as "Lowest" risk.

The proposed project would help New York City meet several of its goals to affirmatively further fair housing and promote equitable access to opportunity by creating 49 new units of income-restricted housing at an average of 60% AMI, in two new buildings designed to be ADA-accessible, while setting aside a certain percentage of income-restricted units for existing community district residents and those with disabilities.

The purpose of this report is to provide additional context not found in the land use application to facilitate public conversation about neighborhood change. To that end, it includes the following sections:

Section 1: Executive Summary *(this section)*

Section 2: Description of project components – Details of the proposed residential units in the proposed development: rent-regulated / market-rate, unit quantities, unit types, income restrictions, projected rents. And details of non-residential uses: proposed jobs and likely demographic characteristics of the prospective workforce.

Section 3: Community profile summary - Graphs and charts describing neighborhood demographics, socioeconomic and housing conditions, with accompanying narrative explanation.

Section 4: Narrative statement - A statement describing how the project components and neighborhood characteristics relate to the City's commitment to affirmatively furthering fair housing and promoting equitable access to opportunity.

Section 5: Community profile – The complete data of all indicators in the Equitable Development Data Explorer for the local, community, the borough, and the city (for refence purposes).

Appendix – Other documents or information referenced by this report that are not included elsewhere in the applicant's land use application (supporting data for market-rate rents).

2. PROJECT SPECIFIC INFORMATION

For guidance, please refer to the racial equity report submission guide.

2.1. Description of residential space and affordability

2.1.1 Reporting residential floor area

Total residential zoning square feet: 184,395 sf

2.1.2 Profile of anticipated residential affordability

Report the number of anticipated housing units. If income-restricted, report unit count by Area Media Income (AMI) tier. If not, report as "not income-restricted."

Income Restriction	**Unit Count**		**Anticipated Affordability*** **				
			AMI	Rent (2025)*		Eligible Income (2025)**	
	#	%		studio – 3-bedroom		1-person – 5-person	
Very Low Income	20	10%	40%	$1,130	$1,690	$45,400	$70,000
Low Income	9	10%	60%	$1,700	$2,530	$68,000	$105,000
Low Income	20	10%	80%	$2,270	$3,370	$90,700	$140,000
Not Income Restricted	147	25%	n/a	$1,970	$3,800	$78,500	$152,000
Total New Units	**196**	**100%**					

**Rents are based on unit size. Rents shown are illustrative (based on 2025 AMI), rounded to the nearest $10) and will change. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

***Qualifying incomes are based on household size. Incomes shown are illustrative (based on 2025 AMI, rounded to the nearest $100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.*

****Affordability numbers are preliminary*

Provide additional comments below, such as anticipated unit sizes. If applicable, report the proposed Mandatory Inclusionary Housing option. If applicable, describe any affordable housing financing programs.

The Proposed Development will contain a total of 196 residential units split between two buildings. Of these 196 units, 49 will be income-restricted pursuant to Option 1 of the Mandatory Inclusionary Housing Program ("MIH"), and 147 will be market-rate (not income-restricted).

Pursuant to MIH Option 1, the 49 income-restricted units comprise at least 25% of the Proposed Development's residential floor area at a weighted Area Median Income ("AMI") average of 60%. In addition, at least 10% of the Proposed Development's total units will be income-restricted at a 40% AMI, there will be no income-restricted band higher than a 80% AMI, and there will be no more than three total income-restricted bands. The table above provides example rents and eligible incomes, by AMI income band.

The Proposed Development would contain a total of 50 studio apartments (with 13 being income-restricted), 70 one-bedroom apartments (with 17 being income-restricted), 60 two-bedroom apartments (with 15 being income-restricted), and 16 three-bedroom apartments (with four being income-restricted). Five of the income-restricted studio apartments will each be offered at 40% and 80% AMI, with the other three income-restricted studio apartments offered at 60% AMI. Seven of the income-restricted one-bedroom apartments will each be offered at 40% and 80% AMI, with the other three offered at 60% AMI. Six of the income-restricted two-bedroom apartments will each be offered at 40% and 80% AMI, with the other three offered at 60% AMI. Finally, two of the three-bedroom apartments each will be offered at 40% and 80% AMI. These income-restricted units will be relatively proportionally split between the two buildings that make up the Proposed Development.

The Proposed Development will not be seeking any affordable housing financing programs.

Based on current rental data, as applied to the unit types and unit sizes in the Proposed Development, the estimated monthly rents of the market-rate units are as follows:

	Third Quartile Area Market-Rate Rents	Associated Household Incomes (30% Rent Burden)
Studios	$1,970/month	$78,500/year
One-Bedroom Apartments	$2,710/month	$108,300/year
Two-Bedroom Apartments	$3,240/month	$129,300/year
Three-Bedroom Apartments	$3,800/month	$152,000/year

To determine the basic third quartile area market-rate rents (monthly), data from the website StreetEasy for the surrounding area was reviewed (see Appendix).

2.3 Estimating construction jobs

Report anticipated construction jobs in both person-years and average yearly workers for each development site.

Development Site	Person-years	Average yearly workers
Site 1 (50-20 108th Street)	126.7	72.4
Site 2 (49-20 108th Street)	118.9	67.9
Total	**245.6**	**140.3**

3. Community Profile Summary

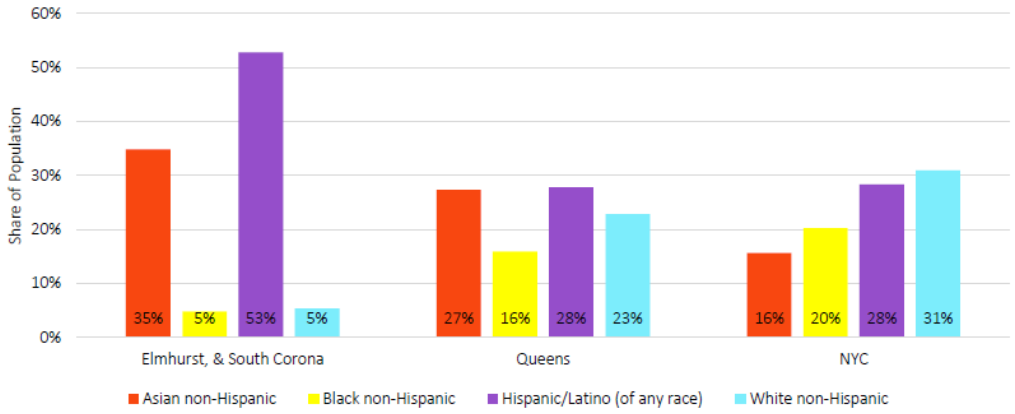
The community profile summary is intended to provide a user-friendly snapshot of household, housing, and neighborhood indicators in the project area. This summary includes graphs and charts of selected indicators found in the full community profile (Section 5). The summary is available for download through the Equitable Development Data Explorer.

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."

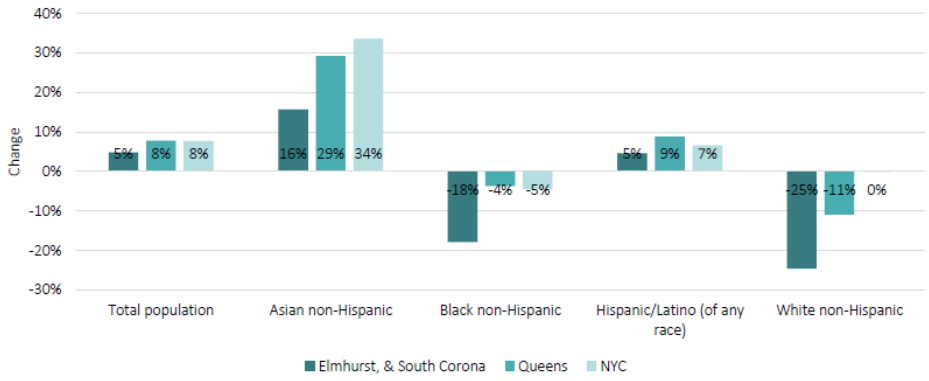


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



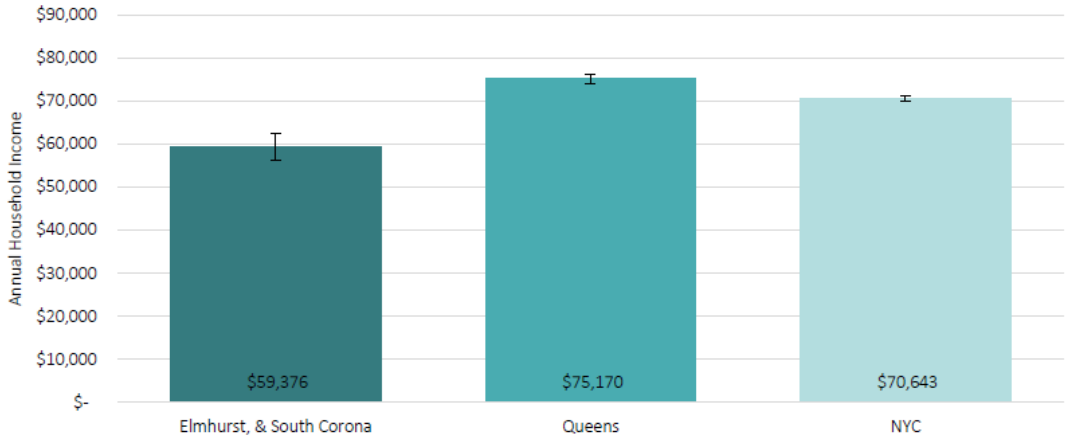
Source: Census 2010, 2020; Community Profile Table 1.01

Household Economic Security – Income

Figure 3: Median Household Income, 2017-2021 (Five-Year Estimate)

Shows the estimated median household income (in 2021 dollars) for the local area, borough, and city. Median means half of all households in the area make more than this amount and half make less. Compares the local area to the borough and city.

"For 2017-2021, the estimated median household income in [area] was [$]."

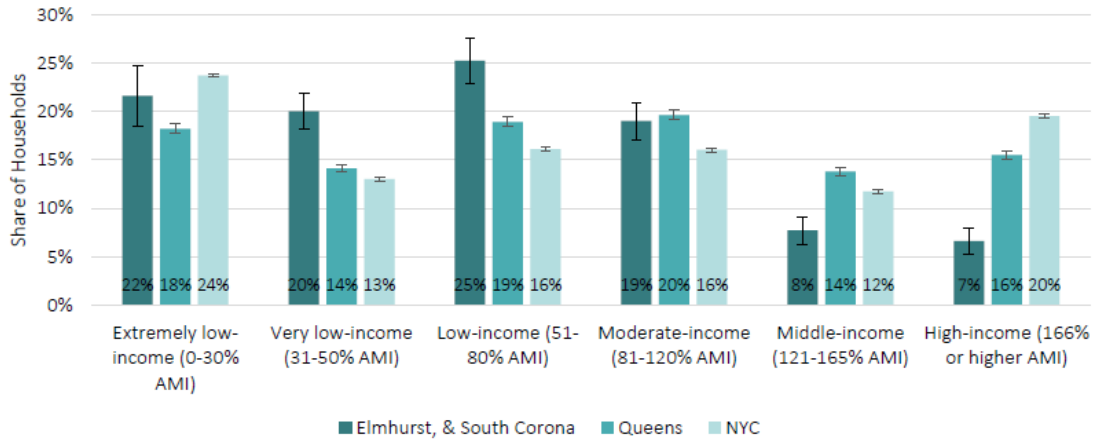


Source: American Community Survey 2017-2021; Community Profile Table 2.02

Figure 4: Share of Households in Each HUD AMI Band, 2017-2021 (Five-Year Estimate)

Shows the share of households within each 2019 U.S. Housing and Urban Development (HUD) Area Median Income (AMI) band. Compares the local area to the borough and city. U.S. Housing and Urban Development (HUD) Area Median Income (AMI) is based on rental prices.

"For 2017-2021, an estimated [percent] of households in [area] were in [HUD AMI band]."

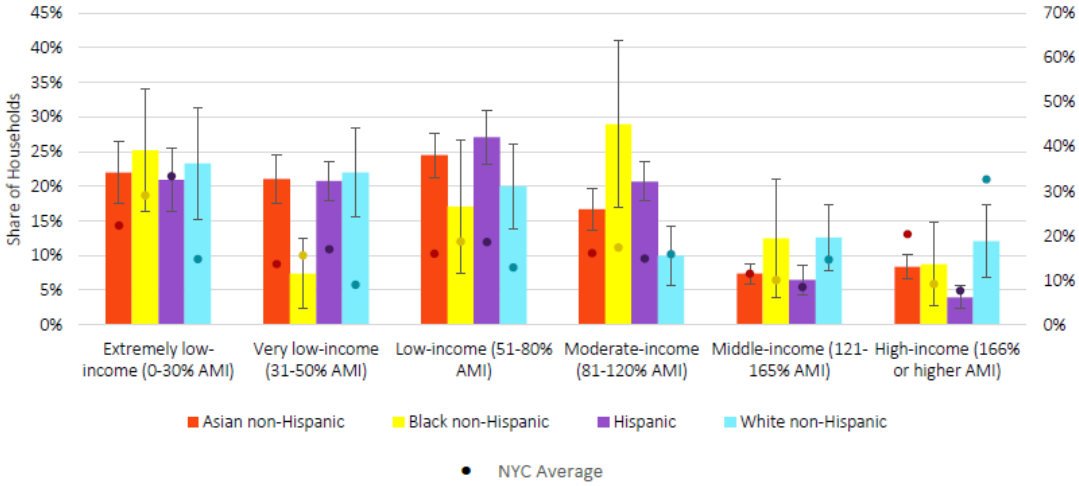


Source: American Community Survey 2017-2021; Community Profile Table 2.03

Figure 5: Share of Households in Each HUD AMI Band by Race & Ethnicity, 2017-2021 (Five-Year Estimate)

Shows the share of PUMA households within each 2019 U.S. Housing and Urban Development (HUD) Area Median Income (AMI) band, by mutually exclusive race & Hispanic ethnicity of householder. HUD AMI bands are used to determine eligibility for income-restricted housing.

"In the local area, an estimated [percent] of [race/ethnicity] households were in [HUD AMI band] in 2017-2021."



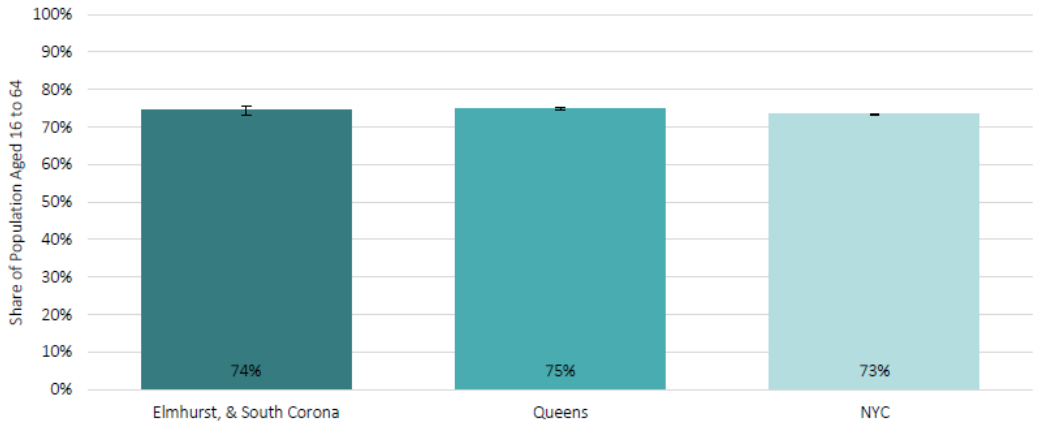
Source: American Community Survey 2017-2021; Community Profile Table 2.03

Household Economic Security – Jobs

Figure 6: Labor Force Participation, 2017-2021 (Five-Year Estimate)

Shows the share of the total population aged 16-64 who is employed or seeking work. Compares the local area to the borough and city.

"In 2017-2021, an estimated [percent] in [area] were employed or seeking work."

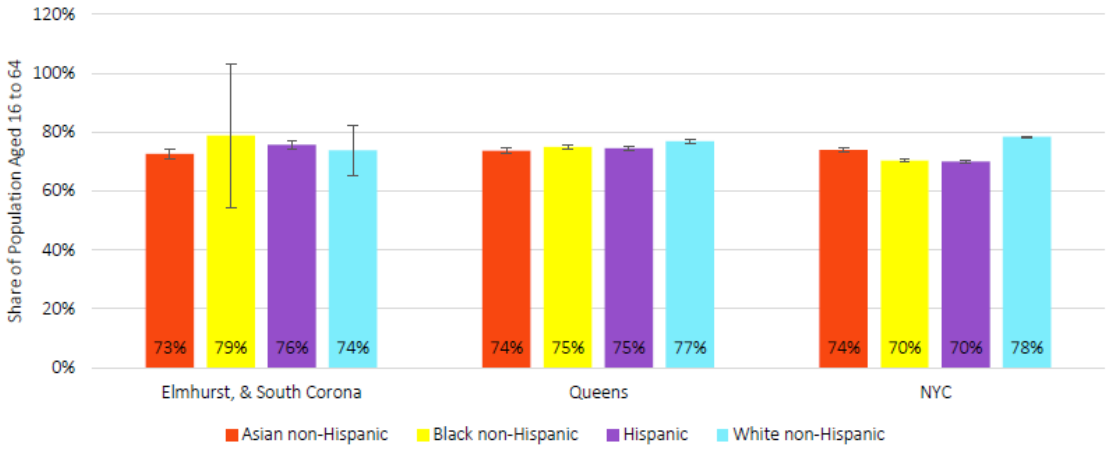


Source: American Community Survey 2017-2021; Community Profile Table 2.04

Figure 7: Labor Force Participation by Race & Ethnicity, 2017-2021 (Five-Year Estimate)

Shows the share of the total population aged 16-64 who is employed or seeking work, by mutually exclusive race & Hispanic ethnicity. Compares the local area to the borough and city.

"In 2017-2021, an estimated [percent] of [race/ethnicity] group in [area] were employed or seeking work."

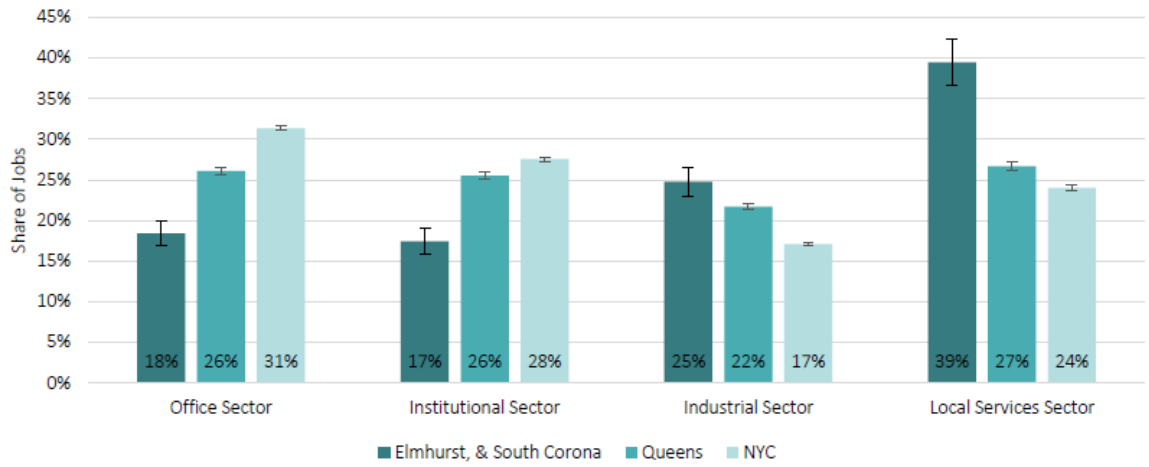


Source: American Community Survey 2017-2021; Community Profile Table 2.04

Figure 8: Share of Employed Residents by Business Sector[1], 2017-2021 (Five-Year Estimate)

Shows the share of workers who live in an area by the business sector in which they work. Compares the local area to the borough and city.

"In 2017-2021, an estimated [percent] of employed people in [area] worked in [business sector]."



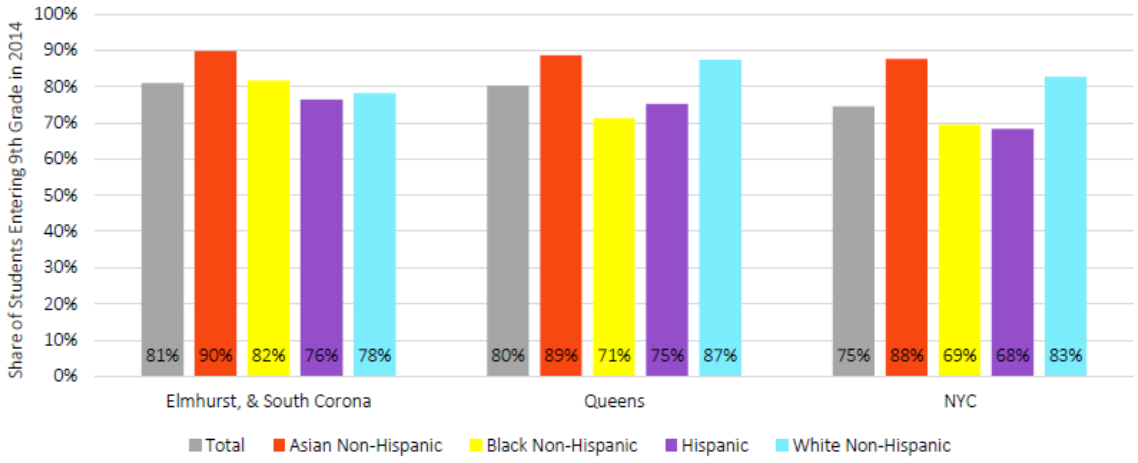
Source: American Community Survey 2017-2021; Community Profile Table 2.06

Education & Access to Transit

Figure 9: High School Graduation Rate, 2018

Shows the rate of students who entered 9th grade in 2014 and graduated by 2018. Shows the share of total students and share of students by mutually exclusive race and ethnicity groups. Compares the local area to the borough and city.

"The 2018 graduation rate for [race/ethnicity] group in [area] was [percent]."

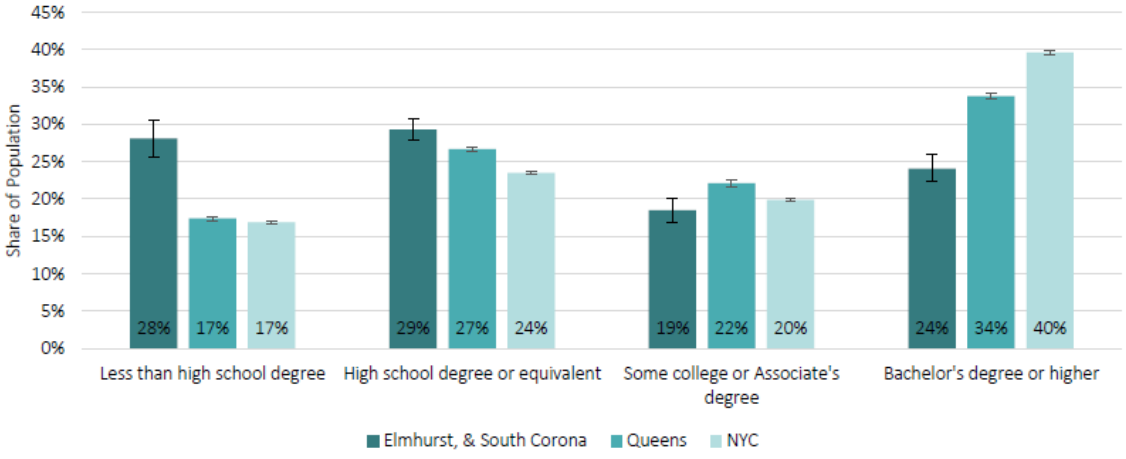


Source: NYC Department of Education 2018; Community Profile Table 5.13

Figure 10: Educational Attainment, 2017-2021 (Five-Year Estimate)

Shows the share of the population 25 years and over, by highest level of educational attainment. Compares the local area to the borough and city.

"In 2017-2021, an estimated [percent] of the population 25 years and over in [area] had [educational attainment]."

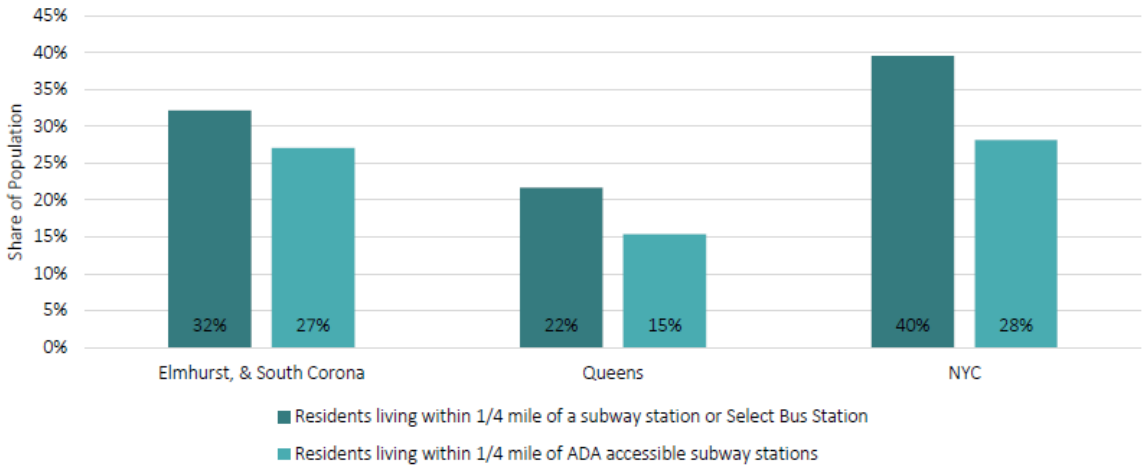


Source: American Community Survey 2017-2021; Community Profile Table 2.01

Figure 11: Access to Transit, 2021

Shows the share of population that lives within ¼ mile of a subway station or select bus service stop; and share of population that lives ¼ mile of an ADA accessible subway station. Compares the local area to the borough and city.

"In 2021, about [percent] of residents in [area] lived near an ADA accessible subway station."



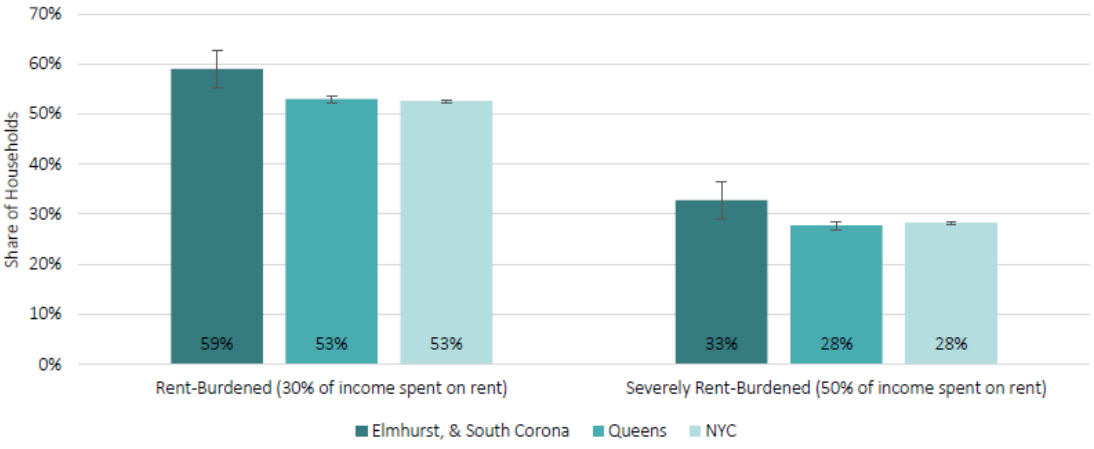
Source: Department of City Planning 2021; Community Profile Table 5.09

Housing Security, Affordability, and Quality

Figure 12: Rent-Burdened & Severely Rent-Burdened Households, 2017-2021 (Five-Year Estimate)

Shows the percent of households who spent 30% or more of their income on rent (rent-burdened) and the percent who spent 50% or more of their income on rent (severely rent-burdened). Compares the local area to the borough and city.

"In 2017-2021, an estimated [percent] of households in [area] were severely rent-burdened."

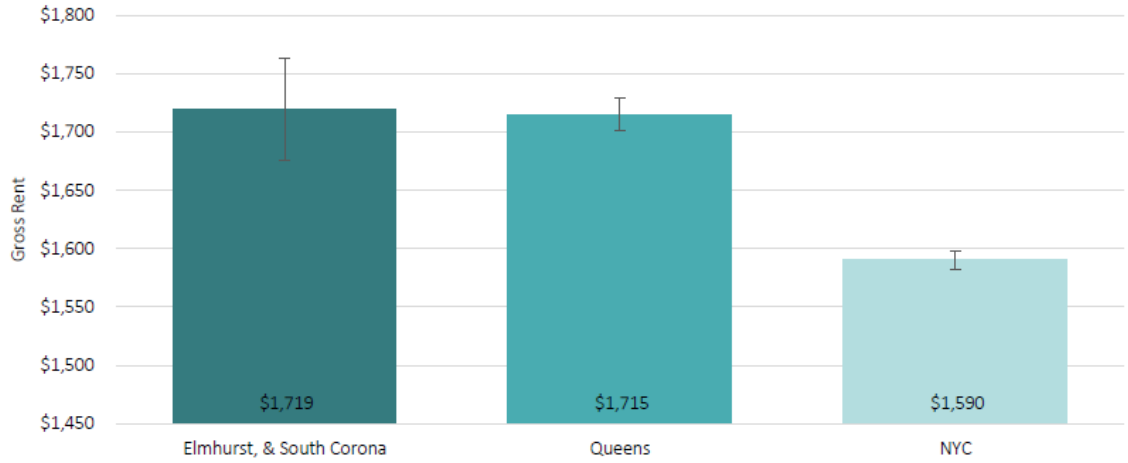


Source: American Community Survey 2017-2021; Community Profile Table 3.04

Figure 13: Median Gross Rent, 2017-2021 (Five-Year Estimate)

Shows the median rent for occupied units paying rent. Median means half of all units have rental costs higher than this amount and half have rents lower than this amount. Compares the local area to the borough and city.

"In 2017-2021, the estimated median price of rental units in [area] was [$]."



Source: American Community Survey 2017-2021; Community Profile Table 3.03

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2023

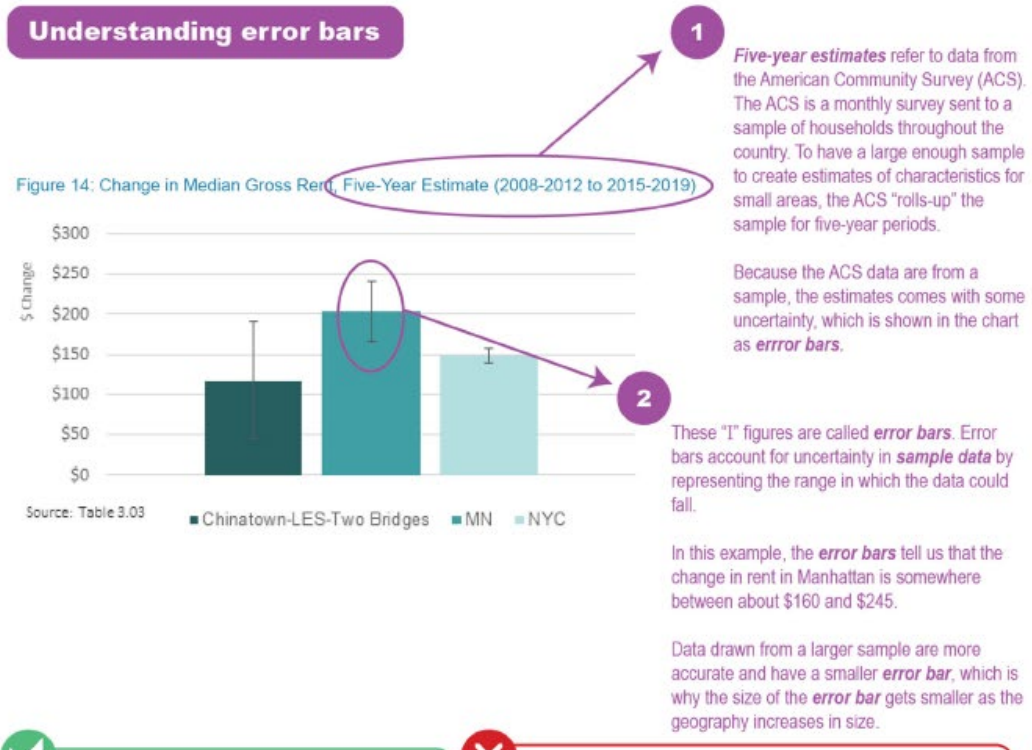
Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2023, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Understanding error bars

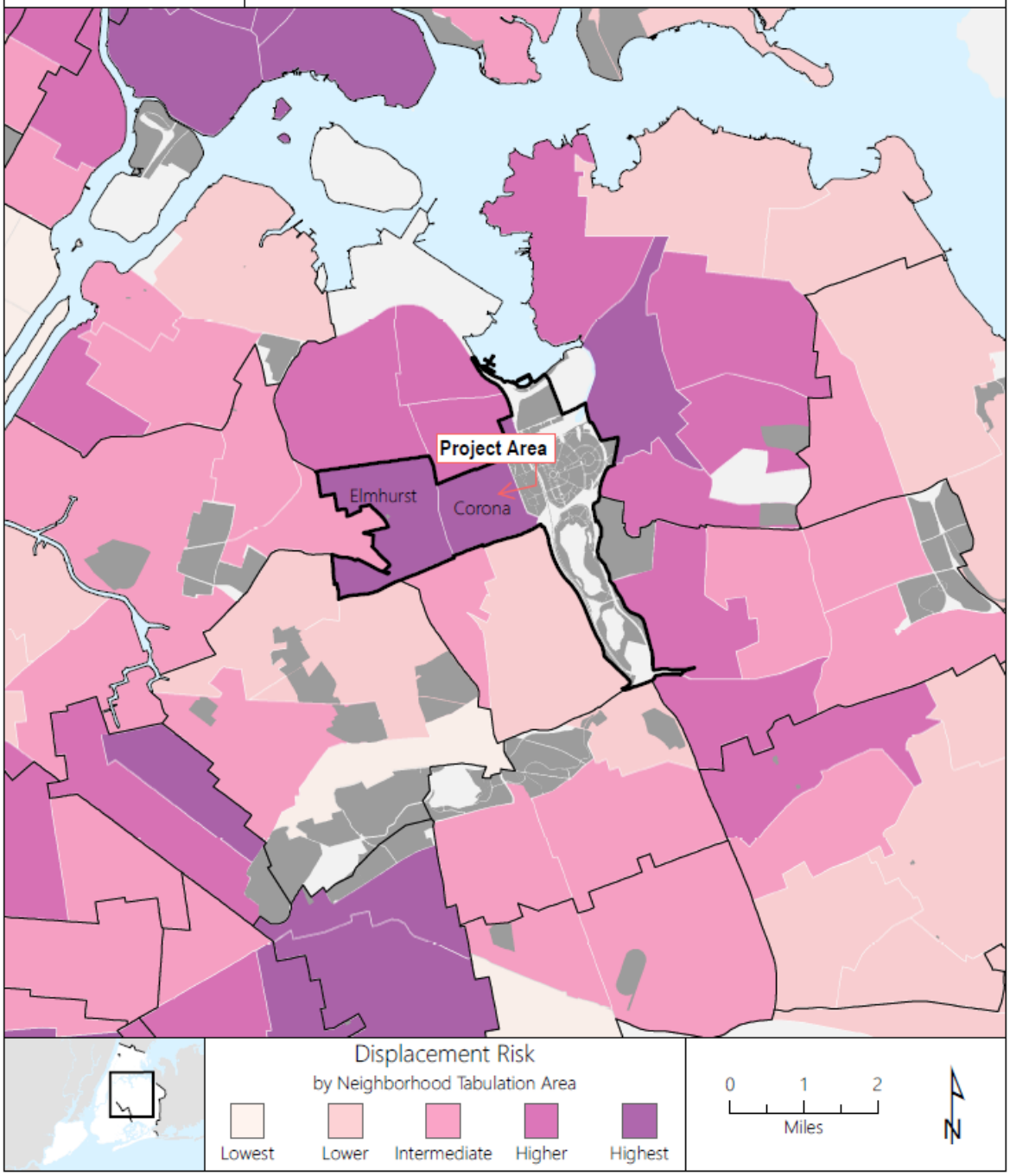


Elmhurst & South Corona

PUMA 4107

The city's Displacement Risk Index (DRI) estimates comparative levels of residential displacement risk for New York City's neighborhoods. The DRI ranks neighborhoods from lowest to highest risk based on recent population characteristics, housing conditions, and market pressures.

There are five ranks with equal numbers of neighborhoods. For example, neighborhoods ranked "lowest" are among the 20% of NYC neighborhoods with the least intense displacement risk factors while neighborhoods ranked "highest" are among the 20% of neighborhoods with most intense displacement risk factors.



Urban Cartographics

4. Affirmatively furthering fair housing and promoting equitable access to opportunity

Provide a narrative statement describing how the project relates to New York City's goals and strategies to affirmatively further fair housing and promote equitable access to opportunity. These goals and strategies are described in the city's fair housing plan, Where We Live NYC.

The proposed development furthers several of the fair housing and equitable access to opportunity goals outlined in the City's fair housing plan known as "Where We Live NYC" as follows:

Goal #2: Facilitate equitable housing development in New York City and the region

The Proposed Development furthers this goal in several major ways: by providing new housing units in a neighborhood that has experienced little housing production, by providing new income-restricted housing units, and by providing a new housing unit type that is not broadly available in the neighborhood.

Public Use Microdata Area (PUMA) 4107, which roughly corresponds to Queens Community District 4, saw a population growth of 4.8% between 2010-2020 and a 4.9% housing production rate between 2010-2023. While this suggests that the area's housing production has been just about keeping pace with its population growth, it also shows that housing production in the neighborhood significantly lags behind that of Queens and New York City as a whole. The Proposed Development's 196 units would represent a substantial infusion into the area's new housing stock. Furthermore, only 479 income-restricted units have been added to the neighborhood from 2014-2024 in the 31-80% AMI brackets. As a result, the Proposed Development's 49 new units of income-restricted housing would result in a 10% boost to the area's very low- and low-income housing stock. This would allow dozens more households in these income brackets to live in a modern apartment without worrying about being rent-burdened.

In addition, the Proposed Development would provide 50 studio apartments, a unit type that is extremely difficult to find in this neighborhood. When reviewing market-rate apartments in Corona on the real estate website StreetEasy over the past 365 days, only three studio apartments were rented compared to 51 one-bedroom apartments and 33 two-bedroom apartments. This suggests that the 50 studios offered by the Proposed Development would allow for many smaller households to find new housing in this neighborhood where previously it may not have been possible.

Goal #3: Preserve affordable housing and prevent displacement of long-standing residents

At the outset, the Development Site only contains 11 residential units. The Proposed Development's 196 units, including its 49 income-restricted units, represents a substantial increase in residential density and will provide the opportunity to almost 50 households to rent a modern, accessible apartment without having to worry about being rent-burdened. Therefore, this Proposed Development affirmatively furthers the goal of creating affordable housing. As discussed, these 49 new permanently income-restricted units will all be offered in the very low- and low-income brackets at 40%, 60%, and 80% AMIs.

Moreover, the new permanently affordable units will be subject to HPD Marketing Guidelines, which provide a preference for applications from within the Community District. This serves to specifically prevent the displacement of existing residents. This is particularly important, as the Neighborhood Tabulation Area in which the Project Area is located (NTA QN25 - Corona) is considered in the “Highest” category of displacement risk and borders the “Elmhurst” neighborhood which is also in the “Highest” displacement risk category. The population vulnerability subindex lists the area as “Highest” risk, with 50.3% of the population having an income below 200% of the federal poverty rate. The housing conditions subindex lists the area as “Intermediate” risk, with 98% of housing in the neighborhood not income-restricted and renters occupying 80.2% of the housing units. Lastly, the market pressure subindex lists the neighborhood as “Lowest” risk, with an equivalent rent change in the area than the city as a whole.

Goal #5: Create more independent and integrated living options for people with disabilities

Because this is a new development, it must be built pursuant to ADA guidelines, and set aside a portion of the income-restricted units for people with disabilities. This not only means the building will be designed to be accessible (including ADA-compliant elevators and ramps), but it will provide new affordable housing opportunities for people with disabilities as well.

5. Community Profile

The community profile provides data tables for all indicators from the Equitable Development Data Explorer (EDDE) for the relevant Community District2. Includes approximately 50 indicators across five categories:

- *demographic;*
- *household economic security;*
- *housing affordability, quality, and security;*
- *housing production; and*
- *quality of life and access to opportunity.*

Where possible, these indicators are broken down by mutually exclusive race/ethnicity and show change over time.

All community profiles can be downloaded from the Equitable Development Data Explorer.

Demographic Conditions
PUMA 4107

Table 1.01.T: Mutually Exclusive Race/Hispanic Origin

	Census SF1, 2000		Census SF1, 2010		Census PL 94-171, 2020		Change, 2010 to 2020		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Pctg. Pt.
Total population	141,652	100.0%	146,141	100.0%	153,099	100.0%	6,958	4.8%	
Asian non-Hispanic	40,067	28.3%	46,051	31.5%	53,298	34.8%	7,247	15.7%	3.3
Black non-Hispanic	11,555	8.2%	9,001	6.2%	7,387	4.8%	-1,614	-17.9%	-1.4
Hispanic/Latino (of any race)	69,663	49.2%	77,290	52.9%	80,816	52.8%	3,526	4.6%	-0.1
White non-Hispanic	15,735	11.1%	10,735	7.3%	8,098	5.3%	-2,637	-24.6%	-2.0
Non-Hispanic of some other race or combination of races	4,632	3.3%	3,064	2.1%	3,500	2.3%	436	14.2%	0.2

Table 1.02.T: Age - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	142,681	2,684	1.1	100.0%		138,756	3,372	1.5	100.0%		149,174	4,706	1.9	100.0%		10,418	5,789	7.5%	4.3%		
Under 16 years	29,960	1,434	2.9	21.0%	0.9%	26,379	1,538	3.5	19.0%	1.0%	30,174	1,993	4.0	20.2%	1.2%	3,795	2,517	14.4%	10.1%	1.2	1.6
16 to 64 years	99,957	1,613	1.0	70.1%	1.7%	98,130	2,667	1.7	70.7%	0.9%	100,125	3,473	2.1	67.1%	1.0%	1,995	4,379	2.0%	4.5%	-3.6	1.3
65 years and over	12,764	1,005	4.8	8.9%	0.7%	14,247	795	3.4	10.3%	0.5%	18,875	1,213	3.9	12.7%	0.7%	4,628	1,450	32.5%	11.3%	2.4	0.9
Median age (years)	33.2	0.7	1.3			34.7	0.6	1.0			36.7	0.6	1.0			2.0	1.0				

Table 1.02.A: Age - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	40,907	2,695	4.0	100.0%		45,937	2,092	2.8	100.0%		49,154	3,062	3.8	100.0%		3,217	3,708	7.0%	8.3%		
Under 16 years	7,558	789	6.3	18.5%	1.5%	7,680	646	5.1	16.7%	1.2%	8,290	976	7.2	16.9%	1.7%	610	1,170	7.9%	15.6%	0.2	2.1
16 to 64 years	30,177	1,438	2.9	73.8%	6.0%	33,124	1,687	3.1	72.1%	1.6%	33,561	2,262	4.1	68.3%	1.8%	437	2,822	1.3%	8.6%	-3.8	2.4
65 years and over	3,172	519	9.9	7.8%	1.2%	5,133	522	6.2	11.2%	1.0%	7,303	864	7.2	14.9%	1.5%	2,170	1,009	42.3%	22.2%	3.7	1.8
Median age (years)	35.2	1.1	1.9			37.6	1.1	1.7			39.7	1.2	1.8			2.0	2.0				

Table 1.02.B: Age - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	11,946	1,650	8.4	100.0%		9,122	896	6.0	100.0%		7,261	1,461	12.2	100.0%		-1,861	1,714	-20.4%	17.8%		
Under 16 years	2,709	481	10.8	22.7%	2.5%	2,097	517	15.0	23.0%	5.2%	1,131	557	29.9	15.6%	7.0%	-966	760	-46.1%	29.7%	-7.4	8.7
16 to 64 years	8,086	814	6.1	67.7%	11.6%	5,892	650	6.7	64.6%	3.2%	4,536	1,009	13.5	62.5%	5.9%	-1,356	1,200	-23.0%	19.1%	-2.1	6.7
65 years and over	1,151	315	16.6	9.6%	2.3%	1,133	265	14.2	12.4%	2.6%	1,594	317	12.1	22.0%	6.2%	461	413	40.7%	43.2%	9.6	6.7
Median age (years)	34.2	2.1	3.7			37.2	3.1	5.1			45.1	3.3	4.5			8.0	5.0				

Table 1.02.H: Age - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	70,029	2,979	2.6	100.0%		70,649	2,943	2.5	100.0%		80,534	4,454	3.4	100.0%		9,885	5,338	14.0%	7.9%		
Under 16 years	16,677	1,131	4.1	23.8%	1.3%	15,163	1,311	5.3	21.5%	1.6%	18,649	1,665	5.4	23.2%	1.6%	3,486	2,119	23.0%	15.3%	1.7	2.3
16 to 64 years	49,700	1,678	2.1	71.0%	3.9%	50,645	2,268	2.7	71.7%	1.2%	54,577	3,202	3.6	67.8%	1.3%	3,932	3,924	7.8%	8.0%	-3.9	1.8
65 years and over	3,652	556	9.3	5.2%	0.8%	4,841	531	6.7	6.9%	0.7%	7,308	747	6.2	9.1%	0.8%	2,467	916	51.0%	22.6%	2.2	1.1
Median age (years)	29.7	0.9	1.8			31.5	0.7	1.4			34.2	0.8	1.5			3.0	1.0				

Table 1.02.W: Age - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	15,151	1,836	7.4	100.0%		10,678	906	5.2	100.0%		9,157	1,320	8.8	100.0%		-1,521	1,601	-14.2%	14.3%		
Under 16 years	2,029	417	12.5	13.4%	2.2%	1,030	320	18.9	9.6%	2.9%	1,606	648	24.5	17.5%	6.6%	576	723	55.9%	79.4%	7.9	7.2
16 to 64 years	8,584	837	5.9	56.7%	8.8%	6,644	694	6.3	62.2%	3.8%	5,185	946	11.1	56.6%	6.3%	-1,459	1,173	-22.0%	16.4%	-5.6	7.4
65 years and over	4,538	618	8.3	30.0%	1.9%	3,004	477	9.7	28.1%	3.8%	2,366	413	10.6	25.8%	2.5%	-638	631	-21.2%	18.6%	-2.3	4.5
Median age (years)	45.6	2.9	3.9			50.2	2.8	3.4			42.8	4.3	6.1			-7.0	5.0				

Table 1.03.T: Foreign-born Population - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	142,681	2,684	1.1	100.0%		138,756	3,372	1.5	100.0%		149,174	4,706	1.9	100.0%		10,418	5,789	7.5%	4.3%		
Foreign-born	93,826	1,928	1.2	65.8%	0.5%	90,860	2,594	1.7	65.5%	1.0%	93,132	3,579	2.3	62.4%	1.4%	2,272	4,420	2.5%	4.9%	-3.1	1.7

Table 1.03.A: Foreign-born Population - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	40,907	2,695	4.0	100.0%		45,937	2,092	2.8	100.0%		49,154	3,062	3.8	100.0%		3,217	3,708	7.0%	8.3%		
Foreign-born	33,324	1,719	3.1	81.5%	6.8%	36,758	1,734	2.9	80.0%	1.0%	36,116	2,442	4.1	73.5%	1.9%	-642	2,995	-1.7%	8.1%	-6.5	2.1

Table 1.03.B: Foreign-born Population - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	11,946	1,650	8.4	100.0%		9,122	896	6.0	100.0%		7,261	1,461	12.2	100.0%		-1,861	1,714	-20.4%	17.8%		
Foreign-born	3,729	648	10.6	31.2%	3.3%	3,093	670	13.2	33.9%	6.5%	2,559	898	21.3	35.2%	10.1%	-534	1,120	-17.3%	34.1%	1.3	12.0

Table 1.03.H: Foreign-born Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	70,029	2,979	2.6	100.0%		70,649	2,943	2.5	100.0%		80,534	4,454	3.4	100.0%		9,885	5,338	14.0%	7.9%		
Foreign-born	48,362	1,923	2.4	69.1%	4.0%	45,360	2,254	3.0	64.2%	1.7%	49,883	2,817	3.4	61.9%	0.7%	4,523	3,608	10.0%	8.3%	-2.3	1.8

Table 1.03.W: Foreign-born Population - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	15,151	1,836	7.4	100.0%		10,678	906	5.2	100.0%		9,157	1,320	8.8	100.0%		-1,521	1,601	-14.2%	14.3%		
Foreign-born	5,453	779	8.7	36.0%	2.7%	4,597	687	9.1	43.1%	5.3%	3,229	675	12.7	35.3%	5.3%	-1,368	963	-29.8%	18.0%	-7.8	7.5

Table 1.04.T: Limited English Speaking Population - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 5 years and over	133,142	879	0.4	100.0%		129,581	3,036	1.4	100.0%		149,174	5,438	9.7	100.0%		19,593	6,228	15.1%	5.0%		
Speak English less than "very well"	66,483	2,162	2.0	49.9%	1.6%	69,306	2,393	2.1	53.5%	1.4%	66,135	2,874	2.6	44.3%	1.0%	-3,171	3,740	-4.6%	5.3%	-9.2	1.7

Table 1.04.A: Limited English Speaking Population - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 5 years and over	38,341	1,561	2.5	100.0%		43,431	1,976	2.8	100.0%		46,629	2,898	3.8	100.0%		3,198	3,508	7.4%	8.3%		
Speak English less than "very well"	22,247	1,572	4.3	58.0%	3.4%	26,873	1,667	3.8	61.9%	2.6%	22,118	2,060	5.7	47.4%	3.3%	-4,755	2,650	-17.7%	9.2%	-14.5	4.2

Table 1.04.B: Limited English Speaking Population - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 5 years and over	11,050	941	5.2	100.0%		8,501	809	5.8	100.0%		6,923	1,472	12.9	100.0%		-1,578	1,680	-18.6%	19.0%		
Speak English less than "very well"	1,082	376	21.1	9.8%	3.3%	357	200	34.0	4.2%	2.3%	613	383	37.9	8.9%	5.2%	256	432	71.7%	144.1%	4.7	5.7

Table 1.04.H: Limited English Speaking Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 5 years and over	64,736	1,753	1.6	100.0%		65,141	2,752	2.6	100.0%		75,697	4,021	3.2	100.0%		10,556	4,873	16.2%	7.9%		
Speak English less than "very well"	38,514	1,924	3.0	59.5%	2.5%	39,030	2,111	3.3	59.9%	2.0%	41,770	2,507	3.6	55.2%	1.5%	2,740	3,277	7.0%	8.6%	-4.7	2.5

Table 1.04.W: Limited English Speaking Population - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 5 years and over	14,626	1,068	4.4	100.0%		10,236	834	5.0	100.0%		8,348	1,160	8.4	100.0%		-1,888	1,429	-18.4%	13.1%		
Speak English less than "very well"	3,166	638	12.3	21.6%	4.1%	2,630	572	13.2	25.7%	5.2%	1,252	452	21.9	15.0%	5.0%	-1,378	729	-52.4%	20.1%	-10.7	7.2

Household Economic Security
PUMA 4107

Table 2.01.T: Educational Attainment (Highest Grade Completed) - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 25 years and over	92,801	1,679	1.1	100.0%		94,200	2,079	1.3	100.0%		103,224	2,880	1.7	100.0%		9,024	3,552	9.6%	3.9%		
Less than high school degree	31,108	1,454	2.8	33.5%	1.4%	29,852	1,660	3.4	31.7%	1.6%	28,968	2,583	5.4	28.1%	2.4%	-884	3,070	-3.0%	10.2%	-3.6	2.9
High school degree or equivalent	24,896	1,336	3.3	26.8%	1.4%	25,311	1,641	3.9	26.9%	1.6%	30,270	1,664	3.3	29.3%	1.4%	4,959	2,337	19.6%	10.2%	2.4	2.1
Some college or Associate's degree	18,921	1,194	3.8	20.4%	1.2%	19,663	1,819	5.6	20.9%	1.9%	19,077	1,716	5.5	18.5%	1.6%	-586	2,501	-3.0%	12.5%	-2.4	2.5
Bachelor's degree or higher	17,876	1,166	4.0	19.3%	1.2%	19,374	1,424	4.5	20.6%	1.4%	24,909	2,003	4.9	24.1%	1.8%	5,535	2,458	28.6%	14.0%	3.5	2.3

Table 2.01.A: Educational Attainment (Highest Grade Completed) - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 25 years and over	28,278	1,404	3.0	100.0%		33,374	1,467	2.7	100.0%		36,201	2,210	3.7	100.0%		2,827	2,653	8.5%	8.2%		
Less than high school degree	8,601	838	5.9	30.4%	2.6%	9,601	1,027	6.5	28.8%	2.8%	8,142	1,237	9.2	22.5%	3.1%	-1,459	1,608	-15.2%	15.8%	-6.3	4.2
High school degree or equivalent	6,147	715	7.1	21.7%	2.3%	7,097	783	6.7	21.3%	2.2%	8,569	1,094	7.8	23.7%	2.7%	1,472	1,345	20.7%	20.4%	2.4	3.5
Some college or Associate's degree	4,746	631	8.1	16.8%	2.1%	5,997	841	8.5	18.0%	2.4%	5,788	942	9.9	16.0%	2.4%	-209	1,263	-3.5%	20.7%	-2.0	3.4
Bachelor's degree or higher	8,784	846	5.9	31.1%	2.6%	10,679	1,019	5.8	32.0%	2.7%	13,702	1,280	5.7	37.8%	2.7%	3,023	1,636	28.3%	17.1%	5.8	3.8

Table 2.01.B: Educational Attainment (Highest Grade Completed) - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 25 years and over	7,886	805	6.2	100.0%		6,085	546	5.5	100.0%		5,576	821	9.0	100.0%		-509	986	-8.4%	15.8%		
Less than high school degree	1,313	336	15.6	16.6%	3.9%	757	290	23.3	12.4%	4.6%	572	237	25.2	10.3%	4.0%	-185	375	-24.4%	42.6%	-2.1	6.1
High school degree or equivalent	1,917	405	12.9	24.3%	4.5%	2,054	462	13.7	33.8%	7.0%	1,583	651	25.0	28.4%	10.9%	-471	798	-22.9%	36.1%	-5.4	13.0
Some college or Associate's degree	2,978	503	10.3	37.8%	5.1%	2,168	507	14.2	35.6%	7.7%	1,591	444	17.0	28.5%	6.8%	-577	674	-26.6%	26.7%	-7.1	10.3
Bachelor's degree or higher	1,678	380	13.8	21.3%	4.3%	1,106	383	21.0	18.2%	6.1%	1,830	480	16.0	32.8%	7.1%	724	614	65.5%	71.9%	14.6	9.4

Table 2.01.H: Educational Attainment (Highest Grade Completed) - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 25 years and over	41,913	1,604	2.3	100.0%		44,528	1,937	2.6	100.0%		52,476	2,747	3.2	100.0%		7,948	3,361	17.8%	8.0%		
Less than high school degree	18,055	1,171	3.9	43.1%	2.3%	17,625	1,414	4.9	39.6%	2.7%	19,170	2,347	7.4	36.5%	4.0%	1,545	2,740	8.8%	15.9%	-3.1	4.8
High school degree or equivalent	11,928	975	5.0	28.5%	2.1%	12,900	1,283	6.0	29.0%	2.6%	17,897	1,284	4.4	34.1%	1.7%	4,997	1,815	38.7%	17.0%	5.1	3.1
Some college or Associate's degree	7,875	804	6.2	18.8%	1.8%	9,413	1,151	7.4	21.1%	2.4%	9,489	1,218	7.8	18.1%	2.1%	76	1,676	0.8%	17.9%	-3.0	3.2
Bachelor's degree or higher	4,055	585	8.8	9.7%	1.3%	4,590	732	9.7	10.3%	1.6%	5,920	1,313	13.5	11.3%	2.4%	1,330	1,503	29.0%	35.2%	1.0	2.9

Table 2.01.W: Educational Attainment (Highest Grade Completed) - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 25 years and over	11,946	975	5.0	100.0%		8,639	697	4.9	100.0%		6,984	941	8.2	100.0%		-1,655	1,171	-19.2%	12.7%		
Less than high school degree	2,735	483	10.7	22.9%	3.6%	1,557	362	14.1	18.0%	3.9%	954	403	25.7	13.7%	5.5%	-603	542	-38.7%	29.5%	-4.3	6.7
High school degree or equivalent	4,168	593	8.6	34.9%	4.1%	2,891	505	10.6	33.5%	5.2%	1,744	450	15.7	25.0%	5.5%	-1,147	676	-39.7%	18.8%	-8.5	7.6

Some college or Associate's degree	2,450	457	11.3	20.5%	3.4%	1,846	430	14.2	21.4%	4.7%	1,536	436	17.3	22.0%	5.5%	-310	612	-16.8%	30.6%	0.6	7.2
Bachelor's degree or higher	2,593	470	11.0	21.7%	3.5%	2,345	490	12.7	27.1%	5.2%	2,750	594	13.1	39.4%	6.6%	405	770	17.3%	35.2%	12.3	8.4

Table 2.02.T: Median Household Income (2021 Dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households	43,741	562	0.8	43,989	1,294	1.8	248	1,411	0.6%	3.2%
Median household income (dollars)	$52,220	$3,335	3.9	$59,376	$3,037	3.1	$7,156	$4,511	13.7%	9.3%

Table 2.02.A: Median Household Income (2021 Dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with an Asian non-Hispanic householder	14,247	796	3.4	14,741	989	4.1	494	1,270	3.5%	9.0%
Median household income (dollars)	$51,998	$6,479	7.6	$57,513	$4,919	5.2	$5,515	$8,135	10.6%	16.7%

Table 2.02.B: Median Household Income (2021 Dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Black non-Hispanic householder	3,517	445	7.7	2,799	546	11.8	-718	704	-20.4%	18.5%
Median household income (dollars)	$55,540	$11,401	12.5	$75,762	$19,820	15.9	$20,222	$22,865	36.4%	45.4%

Table 2.02.H: Median Household Income (2021 Dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Hispanic householder	20,556	880	2.6	21,763	1,390	3.9	1,207	1,645	5.9%	8.1%
Median household income (dollars)	$51,442	$5,317	6.3	$61,490	$3,902	3.9	$10,048	$6,595	19.5%	14.5%

Table 2.02.W: Median Household Income (2021 Dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a White non-Hispanic householder	4,725	515	6.6	3,735	537	8.7	-990	744	-21.0%	14.3%
Median household income (dollars)	$51,895	$7,059	8.3	$50,222	$11,161	13.5	-$1,673	$13,206	-3.2%	25.2%

Table 2.03.T: Households by AMI Band - Total Population

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	43,989	1,294	1.8	100.0%	
Extremely low-income (0-30% AMI)	9,491	1,374	8.8	21.6%	3.1%
Very low-income (31-50% AMI)	8,780	856	5.9	20.0%	1.9%
Low-income (51-80% AMI)	11,067	1,082	5.9	25.2%	2.3%
Moderate-income (81-120% AMI)	8,347	880	6.4	19.0%	1.9%
Middle-income (121-165% AMI)	3,394	634	11.4	7.7%	1.4%
High-income (166% or higher AMI)	2,910	615	12.9	6.6%	1.4%

Table 2.03.A: Households by AMI Band - Asian Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	14,741	989	4.1	100.0%	
Extremely low-income (0-30% AMI)	3,241	690	12.9	22.0%	4.4%
Very low-income (31-50% AMI)	3,107	550	10.8	21.1%	3.5%
Low-income (51-80% AMI)	3,612	534	9.0	24.5%	3.2%
Moderate-income (81-120% AMI)	2,456	478	11.8	16.7%	3.0%
Middle-income (121-165% AMI)	1,090	229	12.8	7.4%	1.5%
High-income (166% or higher AMI)	1,235	277	13.6	8.4%	1.8%

Table 2.03.B: Households by AMI Band - Black Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	2,799	546	11.8	100.0%	
Extremely low-income (0-30% AMI)	705	281	24.2	25.2%	8.8%
Very low-income (31-50% AMI)	206	149	44.0	7.4%	5.1%
Low-income (51-80% AMI)	480	284	35.9	17.1%	9.6%
Moderate-income (81-120% AMI)	811	373	28.0	29.0%	12.1%
Middle-income (121-165% AMI)	350	247	42.9	12.5%	8.5%
High-income (166% or higher AMI)	247	177	43.5	8.8%	6.1%

Table 2.03.H: Households by AMI Band - Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE

Total households with a Hispanic householder	21,763	1,390	3.9	100.0%	
Extremely low-income (0-30% AMI)	4,544	1,033	13.8	20.9%	4.6%
Very low-income (31-50% AMI)	4,517	681	9.2	20.8%	2.8%
Low-income (51-80% AMI)	5,904	933	9.6	27.1%	3.9%
Moderate-income (81-120% AMI)	4,503	675	9.1	20.7%	2.8%
Middle-income (121-165% AMI)	1,421	477	20.4	6.5%	2.2%
High-income (166% or higher AMI)	874	355	24.7	4.0%	1.6%

Table 2.03.W: Households by AMI Band - White Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	3,735	537	8.7	100.0%	
Extremely low-income (0-30% AMI)	872	325	22.6	23.3%	8.0%
Very low-income (31-50% AMI)	821	268	19.8	22.0%	6.4%
Low-income (51-80% AMI)	746	252	20.5	20.0%	6.1%
Moderate-income (81-120% AMI)	374	169	27.5	10.0%	4.3%
Middle-income (121-165% AMI)	470	187	24.2	12.6%	4.7%
High-income (166% or higher AMI)	452	206	27.7	12.1%	5.2%

Table 2.04.T: Labor Force - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 16 to 64 years	98,130	2,667	1.7	100.0%		100,125	3,473	2.1	100.0%		1,995	4,379	2.0%	4.5%		
In labor force	69,957	2,360	2.1	71.3%	1.4%	74,500	2,836	2.3	74.4%	1.2%	4,543	3,690	6.5%	5.4%	3.1	1.8

Table 2.04.A: Labor Force - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 16 to 64 years	33,124	1,687	3.1	100.0%		33,561	2,262	4.1	100.0%		437	2,822	1.3%	8.6%		
In labor force	21,711	1,335	3.7	65.5%	2.3%	24,363	1,713	4.3	72.6%	1.5%	2,652	2,172	12.2%	10.5%	7.1	2.7

Table 2.04.B: Labor Force - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 16 to 64 years	5,892	650	6.7	100.0%		4,536	1,009	13.5	100.0%		-1,356	1,200	-23.0%	19.1%		
In labor force	4,681	525	6.8	79.4%	1.7%	3,573	768	13.1	78.8%	24.4%	-1,108	930	-23.7%	18.5%	-0.6	24.5

Table 2.04.H: Labor Force - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 16 to 64 years	50,645	2,268	2.7	100.0%		54,577	3,202	3.6	100.0%		3,932	3,924	7.8%	8.0%		
In labor force	37,316	2,007	3.3	73.7%	2.2%	41,293	2,537	3.7	75.7%	1.4%	3,977	3,235	10.7%	9.0%	2.0	2.6

Table 2.04.W: Labor Force - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 16 to 64 years	6,644	694	6.3	100.0%		5,185	946	11.1	100.0%		-1,459	1,173	-22.0%	16.4%		
In labor force	4,859	631	7.9	73.1%	5.6%	3,825	831	13.2	73.8%	8.7%	-1,034	1,043	-21.3%	19.9%	0.7	10.3

Table 2.05.T: Occupation - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	64,769	2,085	2.0	100.0%		69,992	2,757	2.4	100.0%		5,223	3,457	8.1%	5.5%		
Management, business, science, and arts	12,123	1,113	5.6	18.7%	1.6%	13,861	1,297	5.7	19.8%	1.7%	1,738	1,709	14.3%	15.0%	1.1	2.3
Service	21,416	1,754	5.0	33.1%	2.5%	24,717	2,165	5.3	35.3%	2.8%	3,301	2,786	15.4%	13.8%	2.2	3.8
Sales and office	13,871	1,148	5.0	21.4%	1.6%	12,629	1,166	5.6	18.0%	1.5%	-1,242	1,636	-9.0%	11.3%	-3.4	2.2
Natural resources, construction, and maintenance	7,460	846	6.9	11.5%	1.3%	8,691	1,084	7.6	12.4%	1.5%	1,231	1,375	16.5%	19.6%	0.9	2.0
Production, transportation, and material moving	9,899	1,146	7.0	15.3%	1.7%	10,094	1,246	7.5	14.4%	1.7%	195	1,693	2.0%	17.3%	-0.9	2.4
Median Wages by Occupation																
Management, business, science, and arts	$59,306	$6,547	6.7			$55,660	$3,199	3.5			-$3,646	$7,287	-6.1%	11.7%		
Service	$24,314	$1,458	3.6			$25,665	$1,139	2.7			$1,351	$1,850	5.6%	7.9%		
Sales and office	$29,115	$2,838	5.9			$26,114	$1,704	4.0			-$3,001	$3,310	-10.3%	10.5%		
Natural resources, construction, and maintenance	$32,640	$2,733	5.1			$32,257	$2,143	4.0			-$383	$3,473	-1.2%	10.6%		
Production, transportation, and material moving	$22,227	$1,667	4.6			$28,900	$2,739	5.8			$6,673	$3,206	30.0%	15.7%		

Table 2.05.A: Occupation - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	19,935	1,225	3.7	100.0%		22,886	1,559	4.1	100.0%		2,951	1,983	14.8%	10.5%		
Management, business, science, and arts	5,352	711	8.1	26.8%	3.2%	7,139	925	7.9	31.2%	3.4%	1,787	1,167	33.4%	24.8%	4.4	4.7
Service	5,691	721	7.7	28.5%	3.2%	6,842	969	8.6	29.9%	3.7%	1,151	1,208	20.2%	22.8%	1.4	4.9
Sales and office	5,107	623	7.4	25.6%	2.7%	5,025	671	8.1	22.0%	2.5%	-82	916	-1.6%	17.8%	-3.6	3.7
Natural resources, construction, and maintenance	851	273	19.5	4.3%	1.3%	616	266	26.2	2.7%	1.1%	-235	381	-27.6%	38.9%	-1.6	1.7
Production, transportation, and material moving	2,934	537	11.1	14.7%	2.5%	3,264	662	12.3	14.3%	2.7%	330	852	11.2%	30.4%	-0.4	3.7
Median Wages by Occupation																
Management, business, science, and arts	$68,694	$8,991	8.0			$57,018	$3,331	3.6			-$11,676	$9,588	-17.0%	11.9%		
Service	$22,560	$3,152	8.5			$25,853	$1,767	4.2			$3,293	$3,613	14.6%	17.8%		
Sales and office	$27,967	$4,349	9.5			$26,779	$3,604	8.2			-$1,188	$5,648	-4.2%	19.7%		
Natural resources, construction, and maintenance	$44,472	$19,552	26.7			$40,311	$15,917	24.0			-$4,161	$25,211	-9.4%	53.6%		
Production, transportation, and material moving	$20,126	$2,900	8.8			$20,959	$3,660	10.6			$833	$4,669	4.1%	23.6%		

Table 2.05.B: Occupation - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	4,164	506	7.4	100.0%		3,302	731	13.5	100.0%		-862	889	-20.7%	20.0%		
Management, business, science, and arts	836	316	23.0	20.1%	7.2%	830	360	26.4	25.1%	9.4%	-6	479	-0.7%	57.1%	5.0	11.8
Service	1,436	415	17.6	34.5%	9.0%	1,139	696	37.1	34.5%	19.6%	-297	810	-20.7%	53.6%	0.0	21.6
Sales and office	1,156	364	19.1	27.8%	8.1%	669	268	24.4	20.3%	6.8%	-487	452	-42.1%	29.5%	-7.5	10.6
Natural resources, construction, and maintenance	103	115	67.7	2.5%	2.7%	13	25	115.2	0.4%	0.7%	-90	118	-87.4%	28.1%	-2.1	2.8
Production, transportation, and material moving	633	305	29.3	15.2%	7.1%	651	470	43.9	19.7%	13.5%	18	560	2.8%	89.3%	4.5	15.3
Median Wages by Occupation																
Management, business, science, and arts	$57,082	$13,519	14.4			$75,736	$18,396	14.8			$18,654	$22,830	32.7%	45.0%		
Service	$29,439	$13,166	27.2			$55,527	$6,849	7.5			$26,088	$14,841	88.6%	87.5%		
Sales and office	$33,469	$15,846	28.8			$35,566	$14,463	24.7			$2,097	$21,454	6.3%	66.3%		
Natural resources, construction, and maintenance	$48,865	$33,587	41.8			$22,498					-$26,367	$33,587	-54.0%			
Production, transportation, and material moving	$34,648	$15,217	26.7			$56,646	$31,486	33.8			$21,998	$34,970	63.5%	115.8%		

Table 2.05.H: Occupation - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	34,874	1,830	3.2	100.0%		39,103	2,387	3.7	100.0%		4,229	3,008	12.1%	9.0%		
Management, business, science, and arts	3,814	699	11.1	10.9%	1.9%	4,141	761	11.2	10.6%	1.8%	327	1,033	8.6%	28.2%	-0.3	2.6
Service	13,024	1,265	5.9	37.3%	3.1%	15,781	1,820	7.0	40.4%	3.9%	2,757	2,216	21.2%	18.3%	3.1	5.0
Sales and office	6,201	796	7.8	17.8%	2.1%	5,629	901	9.7	14.4%	2.1%	-572	1,202	-9.2%	18.6%	-3.4	3.0
Natural resources, construction, and maintenance	5,883	798	8.2	16.9%	2.1%	7,792	1,056	8.2	19.9%	2.4%	1,909	1,324	32.4%	25.4%	3.0	3.2
Production, transportation, and material moving	5,952	898	9.2	17.1%	2.4%	5,760	888	9.4	14.7%	2.1%	-192	1,263	-3.2%	20.9%	-2.4	3.2
Median Wages by Occupation																
Management, business, science, and arts	$48,623	$6,645	8.3			$43,296	$4,810	6.8			-$5,327	$8,203	-11.0%	15.7%		
Service	$24,325	$1,512	3.8			$24,479	$1,561	3.9			$154	$2,173	0.6%	9.0%		
Sales and office	$28,251	$3,601	7.7			$25,525	$2,195	5.2			-$2,726	$4,217	-9.6%	13.9%		
Natural resources, construction, and maintenance	$30,645	$2,778	5.5			$31,620	$2,064	4.0			$975	$3,461	3.2%	11.5%		
Production, transportation, and material moving	$22,534	$2,342	6.3			$32,747	$2,477	4.6			$10,213	$3,409	45.3%	18.7%		

Table 2.05.W: Occupation - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	4,491	614	8.3	100.0%		3,322	711	13.0	100.0%		-1,169	939	-26.0%	18.8%		
Management, business, science, and arts	1,645	389	14.4	36.6%	7.1%	1,280	345	16.4	38.5%	6.3%	-365	520	-22.2%	27.9%	1.9	9.5
Service	1,017	314	18.7	22.6%	6.3%	558	248	27.0	16.8%	6.5%	-459	400	-45.1%	29.7%	-5.8	9.1
Sales and office	1,017	342	20.5	22.6%	7.0%	910	311	20.8	27.4%	7.3%	-107	462	-10.5%	42.9%	4.8	10.1
Natural resources, construction, and maintenance	448	227	30.8	10.0%	4.9%	220	144	39.8	6.6%	4.1%	-228	269	-50.9%	40.6%	-3.4	6.4
Production, transportation, and material moving	364	180	30.0	8.1%	3.8%	354	240	41.2	10.7%	6.9%	-10	300	-2.7%	81.6%	2.6	7.9
Median Wages by Occupation																
Management, business, science, and arts	$60,696	$17,939	18.0			$62,957	$20,823	20.1			$2,261	$27,484	3.7%	46.0%		
Service	$31,119	$4,836	9.4			$32,427	$25,864	48.5			$1,308	$26,312	4.2%	84.7%		
Sales and office	$50,258	$15,101	18.3			$29,123	$11,203	23.4			-$21,135	$18,802	-42.1%	28.3%		
Natural resources, construction, and maintenance	$53,105	$30,401	34.8			$69,790	$23,198	20.2			$16,685	$38,241	31.4%	87.0%		
Production, transportation, and material moving	$20,733	$4,044	11.9			$37,336	$26,529	43.2			$16,603	$26,835	80.1%	132.7%		

Table 2.06.T: Industry - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	64,769	2,085	2.0	100.0%		69,992	2,757	2.4	100.0%		5,223	3,457	8.1%	5.5%		
Agriculture, forestry, fishing and hunting, and mining	73	89	73.8	0.1%	0.1%	72	97	81.7	0.1%	0.1%	-1	132	-1.4%	179.2%	0.0	0.1
Construction	6,608	820	7.5	10.2%	1.2%	8,443	1,007	7.3	12.1%	1.4%	1,835	1,299	27.8%	22.0%	1.9	1.8
Manufacturing	4,078	729	10.9	6.3%	1.1%	2,170	512	14.3	3.1%	0.7%	-1,908	891	-46.8%	15.8%	-3.2	1.3
Wholesale trade	2,142	460	13.1	3.3%	0.7%	1,150	259	13.7	1.6%	0.4%	-992	528	-46.3%	16.7%	-1.7	0.8
Retail trade	7,984	1,124	8.6	12.3%	1.7%	7,613	890	7.1	10.9%	1.2%	-371	1,434	-4.6%	17.4%	-1.4	2.1
Transportation and warehousing, and utilities	4,793	778	9.9	7.4%	1.2%	5,466	834	9.3	7.8%	1.2%	673	1,141	14.0%	25.4%	0.4	1.7
Information	983	275	17.0	1.5%	0.4%	830	250	18.3	1.2%	0.4%	-153	372	-15.6%	34.7%	-0.3	0.6
Finance and insurance, and real estate and rental and leasing	3,453	487	8.6	5.3%	0.7%	3,696	601	9.9	5.3%	0.8%	243	774	7.0%	23.0%	0.0	1.1
Professional, scientific, and management, and administrative and waste management services	6,064	833	8.4	9.4%	1.3%	6,787	890	8.0	9.7%	1.2%	723	1,219	11.9%	21.3%	0.3	1.8
Educational services, and health care and social assistance	10,358	896	5.3	16.0%	1.3%	12,181	1,232	6.1	17.4%	1.6%	1,823	1,523	17.6%	15.7%	1.4	2.1
Arts, entertainment, and recreation, and accommodation, and food services	11,451	1,107	5.9	17.7%	1.6%	14,664	1,875	7.8	21.0%	2.5%	3,213	2,177	28.1%	20.5%	3.3	3.0
Other services, except public administration	5,208	794	9.3	8.0%	1.2%	5,350	871	9.9	7.6%	1.2%	142	1,179	2.7%	22.9%	-0.4	1.7
Public administration	1,574	403	15.6	2.4%	0.6%	1,570	474	18.3	2.2%	0.7%	-4	622	-0.3%	39.5%	-0.2	0.9
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$35,710	$30,566	52.0			$65,846	$54,734	50.5			$30,136	$62,690	84.4%	220.0%		
Construction	$30,503	$3,358	6.7			$32,821	$2,128	3.9			$2,318	$3,976	7.6%	13.7%		
Manufacturing	$27,427	$5,259	11.7			$30,284	$6,588	13.2			$2,857	$8,429	10.4%	32.0%		
Wholesale trade	$35,058	$7,778	13.5			$35,453	$8,096	13.9			$395	$11,227	1.1%	32.2%		
Retail trade	$23,918	$2,105	5.3			$25,543	$2,205	5.2			$1,625	$3,048	6.8%	13.2%		
Transportation and warehousing, and utilities	$27,355	$6,022	13.4			$26,982	$4,268	9.6			-$373	$7,381	-1.4%	26.7%		
Information	$61,427	$16,977	16.8			$57,406	$19,530	20.7			-$4,021	$25,878	-6.5%	41.0%		
Finance and insurance, and real estate and rental and leasing	$51,075	$6,438	7.7			$49,752	$5,964	7.3			-$1,323	$8,776	-2.6%	16.9%		
Professional, scientific, and management, and administrative and waste management services	$31,338	$6,405	12.4			$27,934	$3,160	6.9			-$3,404	$7,142	-10.9%	20.8%		
Educational services, and health care and social assistance	$33,997	$3,524	6.3			$34,126	$3,194	5.7			$129	$4,756	0.4%	14.0%		
Arts, entertainment, and recreation, and accommodation, and food services	$25,662	$1,685	4.0			$27,316	$1,218	2.7			$1,654	$2,079	6.4%	8.4%		
Other services, except public administration	$21,170	$2,848	8.2			$18,819	$3,450	11.1			-$2,351	$4,473	-11.1%	20.2%		
Public administration	$52,294	$9,614	11.2			$67,626	$10,835	9.7			$15,332	$14,485	29.3%	31.5%		

Table 2.06.A: Industry - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	19,935	1,225	3.7	100.0%		22,886	1,559	4.1	100.0%		2,951	1,983	14.8%	10.5%		
Agriculture, forestry, fishing and hunting, and mining	35	57	98.2	0.2%	0.3%	0					-35	57	-100.0%	0.0%	-0.2	0.3
Construction	660	237	21.8	3.3%	1.2%	908	420	28.1	4.0%	1.8%	248	482	37.6%	80.6%	0.7	2.2
Manufacturing	1,578	395	15.2	7.9%	1.9%	646	233	21.9	2.8%	1.0%	-932	459	-59.1%	18.0%	-5.1	2.1
Wholesale trade	818	269	20.0	4.1%	1.3%	504	196	23.6	2.2%	0.8%	-314	333	-38.4%	31.4%	-1.9	1.5
Retail trade	2,491	489	11.9	12.5%	2.3%	2,896	511	10.7	12.7%	2.1%	405	707	16.3%	30.7%	0.2	3.1
Transportation and warehousing, and utilities	1,567	362	14.1	7.9%	1.8%	2,154	509	14.4	9.4%	2.1%	587	625	37.5%	45.4%	1.5	2.8
Information	426	194	27.6	2.1%	1.0%	261	112	26.2	1.1%	0.5%	-165	224	-38.7%	38.3%	-1.0	1.1
Finance and insurance, and real estate and rental and leasing	1,167	317	16.5	5.9%	1.5%	1,304	335	15.6	5.7%	1.4%	137	461	11.7%	41.8%	-0.2	2.1
Professional, scientific, and management, and administrative and waste management services	1,671	436	15.9	8.4%	2.1%	2,022	399	12.0	8.8%	1.6%	351	591	21.0%	39.6%	0.4	2.6
Educational services, and health care and social assistance	3,666	572	9.5	18.4%	2.6%	5,079	734	8.8	22.2%	2.8%	1,413	931	38.5%	29.5%	3.8	3.8
Arts, entertainment, and recreation, and accommodation, and food services	3,882	587	9.2	19.5%	2.7%	5,253	921	10.7	23.0%	3.7%	1,371	1,092	35.3%	31.3%	3.5	4.6
Other services, except public administration	1,528	390	15.5	7.7%	1.9%	1,414	373	16.0	6.2%	1.6%	-114	540	-7.5%	34.0%	-1.5	2.5
Public administration	446	190	26.0	2.2%	0.9%	445	220	30.1	1.9%	1.0%	-1	291	-0.2%	65.1%	-0.3	1.3
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$32,519										-$32,519		-100.0%	0.0%		
Construction	$28,886	$22,185	46.7			$51,600	$10,032	11.8			$22,714	$24,348	78.6%	141.5%		
Manufacturing	$25,128	$10,508	25.4			$33,332	$15,757	28.7			$8,204	$18,939	32.6%	83.7%		
Wholesale trade	$35,149	$7,893	13.7			$31,325	$12,358	24.0			-$3,824	$14,664	-10.9%	40.5%		
Retail trade	$23,180	$3,747	9.8			$28,029	$4,059	8.8			$4,849	$5,524	20.9%	26.2%		
Transportation and warehousing, and utilities	$22,027	$11,733	32.4			$9,999					-$12,028	$11,733	-54.6%			
Information	$62,544	$15,129	14.7			$51,382	$37,077	43.9			-$11,162	$40,045	-17.8%	62.5%		
Finance and insurance, and real estate and rental and leasing	$46,141	$20,180	26.6			$52,343	$16,515	19.2			$6,202	$26,076	13.4%	61.2%		
Professional, scientific, and management, and administrative and waste management services	$41,509	$20,754	30.4			$45,339	$10,970	14.7			$3,830	$23,475	9.2%	60.7%		
Educational services, and health care and social assistance	$38,413	$10,583	16.7			$38,335	$6,802	10.8			-$78	$12,580	-0.2%	32.7%		
Arts, entertainment, and recreation, and accommodation, and food services	$23,731	$4,184	10.7			$26,720	$1,867	4.2			$2,989	$4,582	12.6%	21.4%		
Other services, except public administration	$23,524	$9,518	24.6			$17,793	$7,314	25.0			-$5,731	$12,003	-24.4%	43.6%		
Public administration	$51,858	$26,841	31.5			$68,006	$8,221	7.3			$16,148	$28,071	31.1%	69.7%		

Table 2.06.B: Industry - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	4,164	506	7.4	100.0%		3,302	731	13.5	100.0%		-862	889	-20.7%	20.0%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	13	23	109.1	0.3%	0.6%	170	194	69.5	5.1%	5.8%	157	195	1207.7%	2753.1%	4.8	5.8
Manufacturing	101	94	56.6	2.4%	2.2%	0					-101	94	-100.0%	0.0%	-2.4	2.2
Wholesale trade	95	101	64.6	2.3%	2.4%	11	18	102.0	0.3%	0.6%	-84	103	-88.4%	22.6%	-2.0	2.5
Retail trade	560	244	26.5	13.4%	5.6%	502	284	34.4	15.2%	7.9%	-58	374	-10.4%	64.0%	1.8	9.7
Transportation and warehousing, and utilities	649	288	27.0	15.6%	6.7%	249	166	40.5	7.5%	4.7%	-400	332	-61.6%	30.7%	-8.1	8.2
Information	89	93	63.7	2.1%	2.2%	34	43	77.5	1.0%	1.3%	-55	102	-61.8%	62.7%	-1.1	2.6
Finance and insurance, and real estate and rental and leasing	251	148	35.8	6.0%	3.5%	310	260	51.0	9.4%	7.6%	59	299	23.5%	126.6%	3.4	8.4
Professional, scientific, and management, and administrative and waste management services	230	192	50.8	5.5%	4.6%	398	214	32.7	12.1%	5.9%	168	288	73.0%	171.8%	6.6	7.5
Educational services, and health care and social assistance	1,509	454	18.3	36.2%	10.0%	668	335	30.5	20.2%	9.1%	-841	564	-55.7%	25.9%	-16.0	13.5
Arts, entertainment, and recreation, and accommodation, and food services	207	136	40.0	5.0%	3.2%	592	562	57.8	17.9%	16.6%	385	578	186.0%	330.2%	12.9	16.9
Other services, except public administration	297	157	32.0	7.1%	3.7%	61	97	96.8	1.8%	2.9%	-236	185	-79.5%	34.4%	-5.3	4.7
Public administration	163	113	42.0	3.9%	2.7%	307	214	42.5	9.3%	6.2%	144	242	88.3%	185.2%	5.4	6.8
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining																
Construction	$38,432					$86,464	$11,165	7.9			$48,032		125.0%			
Manufacturing	$79,822	$77,958	59.4								-$79,822	$77,958	-100.0%	0.0%		
Wholesale trade	$46,495	$58,779	76.9			$9,999					-$36,496	$58,779	-78.5%			
Retail trade	$12,000					$27,915	$51,240	111.6			$15,915		132.6%			
Transportation and warehousing, and utilities	$52,132	$7,862	9.2			$55,424	$48,079	52.7			$3,292	$48,718	6.3%	93.6%		
Information	$54,413	$71,534	79.9			$60,832					$6,419	$71,534	11.8%			
Finance and insurance, and real estate and rental and leasing	$39,054	$35,199	54.8			$58,263	$10,293	10.7			$19,209	$36,673	49.2%	137.0%		
Professional, scientific, and management, and administrative and waste management services	$14,530	$35,747	149.6			$23,495	$9,211	23.8			$8,965	$36,914	61.7%	402.8%		
Educational services, and health care and social assistance	$35,060	$8,195	14.2			$50,888	$26,604	31.8			$15,828	$27,838	45.1%	83.1%		
Arts, entertainment, and recreation, and accommodation, and food services	$38,368	$19,266	30.5			$57,866	$5,276	5.5			$19,498	$19,976	50.8%	77.0%		
Other services, except public administration	$12,000					$9,999					-$2,001		-16.7%			
Public administration	$54,502	$8,045	9.0			$97,081	$59,090	37.0			$42,579	$59,635	78.1%	111.6%		

Table 2.06.H: Industry - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	34,874	1,830	3.2	100.0%		39,103	2,387	3.7	100.0%		4,229	3,008	12.1%	9.0%		
Agriculture, forestry, fishing and hunting, and mining	38	67	106.8	0.1%	0.2%	72	97	81.7	0.2%	0.2%	34	118	89.5%	420.4%	0.1	0.3
Construction	5,442	811	9.1	15.6%	2.2%	7,208	917	7.7	18.4%	2.1%	1,766	1,224	32.5%	26.0%	2.8	3.0
Manufacturing	2,164	595	16.7	6.2%	1.7%	1,335	397	18.1	3.4%	1.0%	-829	715	-38.3%	25.0%	-2.8	2.0
Wholesale trade	960	346	21.9	2.8%	1.0%	610	232	23.2	1.6%	0.6%	-350	417	-36.5%	33.3%	-1.2	1.2
Retail trade	4,229	834	12.0	12.1%	2.3%	3,579	675	11.5	9.2%	1.6%	-650	1,073	-15.4%	23.1%	-2.9	2.8
Transportation and warehousing, and utilities	2,192	476	13.2	6.3%	1.3%	2,762	729	16.0	7.1%	1.8%	570	871	26.0%	43.1%	0.8	2.2
Information	243	120	30.0	0.7%	0.3%	250	144	35.1	0.6%	0.4%	7	187	2.9%	78.1%	-0.1	0.5
Finance and insurance, and real estate and rental and leasing	1,338	341	15.5	3.8%	1.0%	1,454	415	17.3	3.7%	1.0%	116	537	8.7%	41.6%	-0.1	1.4
Professional, scientific, and management, and administrative and waste management services	3,693	636	10.5	10.6%	1.7%	3,853	818	12.9	9.9%	2.0%	160	1,036	4.3%	28.5%	-0.7	2.6
Educational services, and health care and social assistance	3,943	644	9.9	11.3%	1.7%	5,425	928	10.4	13.9%	2.2%	1,482	1,130	37.6%	32.5%	2.6	2.8
Arts, entertainment, and recreation, and accommodation, and food services	6,822	950	8.5	19.6%	2.5%	8,475	1,335	9.6	21.7%	3.1%	1,653	1,639	24.2%	26.1%	2.1	4.0
Other services, except public administration	3,067	614	12.2	8.8%	1.7%	3,429	677	12.0	8.8%	1.6%	362	914	11.8%	31.4%	0.0	2.3
Public administration	743	309	25.3	2.1%	0.9%	651	310	28.9	1.7%	0.8%	-92	438	-12.4%	55.4%	-0.4	1.2
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$38,432					$65,846	$54,734	50.5			$27,414		71.3%			
Construction	$29,967	$3,316	6.7			$31,567	$2,001	3.9			$1,600	$3,873	5.3%	13.4%		
Manufacturing	$25,809	$5,055	11.9			$27,476	$4,765	10.5			$1,667	$6,947	6.5%	27.8%		
Wholesale trade	$24,408	$12,525	31.2			$41,017	$8,476	12.6			$16,609	$15,124	68.0%	93.0%		
Retail trade	$24,367	$2,382	5.9			$23,801	$3,620	9.2			-$566	$4,334	-2.3%	17.7%		
Transportation and warehousing, and utilities	$22,786	$6,372	17.0			$32,756	$5,780	10.7			$9,970	$8,603	43.8%	47.5%		
Information	$40,610	$44,415	66.5			$63,678	$24,692	23.6			$23,068	$50,817	56.8%	182.0%		
Finance and insurance, and real estate and rental and leasing	$48,369	$7,833	9.8			$45,076	$5,758	7.8			-$3,293	$9,721	-6.8%	19.2%		
Professional, scientific, and management, and administrative and waste management services	$25,938	$5,173	12.1			$18,986	$8,886	28.5			-$6,952	$10,282	-26.8%	37.2%		
Educational services, and health care and social assistance	$27,770	$4,050	8.9			$29,393	$3,152	6.5			$1,623	$5,132	5.8%	19.2%		
Arts, entertainment, and recreation, and accommodation, and food services	$26,235	$1,797	4.2			$26,906	$1,607	3.6			$671	$2,411	2.6%	9.3%		
Other services, except public administration	$19,269	$4,142	13.1			$18,860	$4,033	13.0			-$409	$5,781	-2.1%	29.7%		
Public administration	$46,069	$10,106	13.3			$66,320	$29,383	26.9			$20,251	$31,072	44.0%	71.2%		

Table 2.06.W: Industry - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	4,491	614	8.3	100.0%		3,322	711	13.0	100.0%		-1,169	939	-26.0%	18.8%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	468	222	28.8	10.4%	4.7%	157	125	48.4	4.7%	3.6%	-311	255	-66.5%	31.1%	-5.7	5.9
Manufacturing	178	153	52.4	4.0%	3.4%	132	150	69.1	4.0%	4.4%	-46	214	-25.8%	105.7%	0.0	5.6
Wholesale trade	142	100	42.6	3.2%	2.2%	11	20	109.2	0.3%	0.6%	-131	102	-92.3%	15.1%	-2.9	2.3
Retail trade	509	264	31.5	11.3%	5.7%	402	175	26.4	12.1%	4.6%	-107	317	-21.0%	53.5%	0.8	7.3
Transportation and warehousing, and utilities	234	131	34.0	5.2%	2.8%	270	189	42.4	8.1%	5.4%	36	230	15.4%	103.4%	2.9	6.1
Information	112	111	60.1	2.5%	2.4%	222	121	33.3	6.7%	3.4%	110	164	98.2%	224.2%	4.2	4.2
Finance and insurance, and real estate and rental and leasing	523	234	27.2	11.6%	5.0%	512	234	27.8	15.4%	6.2%	-11	331	-2.1%	62.6%	3.8	8.0
Professional, scientific, and management, and administrative and waste management services	305	150	29.9	6.8%	3.2%	412	181	26.7	12.4%	4.8%	107	235	35.1%	89.1%	5.6	5.8
Educational services, and health care and social assistance	1,071	303	17.2	23.8%	5.9%	679	262	23.5	20.4%	6.6%	-392	401	-36.6%	30.3%	-3.4	8.9
Arts, entertainment, and recreation, and accommodation, and food services	480	201	25.4	10.7%	4.2%	245	160	39.7	7.4%	4.6%	-235	257	-49.0%	39.6%	-3.3	6.2
Other services, except public administration	281	165	35.8	6.3%	3.6%	192	136	43.0	5.8%	3.9%	-89	214	-31.7%	62.9%	-0.5	5.3
Public administration	188	137	44.2	4.2%	3.0%	88	100	69.3	2.6%	3.0%	-100	170	-53.2%	63.2%	-1.6	4.2
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining																
Construction	$50,011	$38,151	46.4			$60,146	$51,255	51.8			$10,135	$63,895	20.3%	137.6%		
Manufacturing	$35,474	$14,047	24.1			$43,234	$47,698	67.1			$7,760	$49,723	21.9%	142.9%		
Wholesale trade	$68,265	$27,412	24.4			$67,498					-$767	$27,412	-1.1%			
Retail trade	$33,798	$17,287	31.1			$26,608	$8,486	19.4			-$7,190	$19,257	-21.3%	47.5%		
Transportation and warehousing, and utilities	$22,024	$41,812	115.4			$36,168	$26,904	45.2			$14,144	$49,720	64.2%	334.8%		
Information	$101,188	$17,346	10.4			$40,936	$104,354	155.0			-$60,252	$105,786	-59.5%	103.4%		
Finance and insurance, and real estate and rental and leasing	$76,254	$23,912	19.1			$103,845	$83,941	49.1			$27,591	$87,281	36.2%	118.1%		
Professional, scientific, and management, and administrative and waste management services	$49,613	$9,970	12.2			$44,443	$38,118	52.1			-$5,170	$39,400	-10.4%	78.9%		
Educational services, and health care and social assistance	$38,041	$14,924	23.8			$39,711	$10,167	15.6			$1,670	$18,058	4.4%	48.9%		
Arts, entertainment, and recreation, and accommodation, and food services	$22,552	$11,490	31.0			$28,451	$29,050	62.1			$5,899	$31,240	26.2%	144.0%		
Other services, except public administration	$25,349	$12,937	31.0			$50,749	$48,665	58.3			$25,400	$50,355	100.2%	217.5%		
Public administration	$74,350	$17,905	14.6			$77,550	$71,433	56.0			$3,200	$73,643	4.3%	99.3%		

Housing Affordability, Quality, and Security
PUMA 4107

Table 3.01.T: Housing Tenure - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	44,478	1,501	2.1	100.0%		43,741	562	0.8	100.0%		43,989	1,294	1.8	100.0%		248	1,411	0.6%	3.2%		
Owner-occupied	10,169	762	4.6	22.9%	1.5%	10,468	818	4.7	23.9%	1.8%	10,589	1,179	6.8	24.1%	2.6%	121	1,435	1.2%	13.8%	0.2	3.2
Renter-occupied	34,309	762	1.4	77.1%	3.1%	33,273	981	1.8	76.1%	2.0%	33,400	1,336	2.4	75.9%	2.1%	127	1,657	0.4%	5.0%	-0.2	2.9

Table 3.01.A: Housing Tenure - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	12,103	808	4.1	100.0%		14,247	796	3.4	100.0%		14,741	989	4.1	100.0%		494	1,270	3.5%	9.0%		
Owner-occupied	4,204	531	7.7	34.7%	3.7%	5,453	608	6.8	38.3%	3.7%	5,836	676	7.0	39.6%	3.7%	383	909	7.0%	17.2%	1.3	5.2
Renter-occupied	7,899	694	5.3	65.3%	3.7%	8,794	648	4.5	61.7%	3.0%	8,905	920	6.3	60.4%	4.7%	111	1,125	1.3%	12.9%	-1.3	5.6

Table 3.01.B: Housing Tenure - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	4,605	553	7.3	100.0%		3,517	445	7.7	100.0%		2,799	546	11.8	100.0%		-718	704	-20.4%	18.5%		
Owner-occupied	359	162	27.5	7.8%	3.4%	237	160	41.1	6.7%	4.5%	251	180	43.5	9.0%	6.2%	14	241	5.9%	104.3%	2.3	7.7
Renter-occupied	4,246	533	7.6	92.2%	3.4%	3,280	466	8.6	93.3%	6.0%	2,548	492	11.7	91.0%	25.0%	-732	678	-22.3%	18.6%	-2.3	25.7

Table 3.01.H: Housing Tenure - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	19,245	824	2.6	100.0%		20,556	880	2.6	100.0%		21,763	1,390	3.9	100.0%		1,207	1,645	5.9%	8.1%		
Owner-occupied	2,924	450	9.3	15.2%	2.2%	2,857	495	10.5	13.9%	2.3%	2,921	761	15.8	13.4%	3.4%	64	908	2.2%	32.0%	-0.5	4.1
Renter-occupied	16,321	875	3.3	84.8%	2.7%	17,699	926	3.2	86.1%	2.6%	18,842	1,347	4.3	86.6%	2.8%	1,143	1,635	6.5%	9.4%	0.5	3.8

Table 3.01.W: Housing Tenure - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	6,937	658	5.8	100.0%		4,725	515	6.6	100.0%		3,735	537	8.7	100.0%		-990	744	-21.0%	14.3%		
Owner-occupied	2,372	408	10.4	34.2%	4.9%	1,717	355	12.6	36.3%	6.4%	1,264	318	15.3	33.8%	7.0%	-453	477	-26.4%	24.0%	-2.5	9.5
Renter-occupied	4,565	551	7.3	65.8%	4.9%	3,008	457	9.2	63.7%	6.7%	2,471	509	12.5	66.2%	9.7%	-537	684	-17.9%	21.0%	2.5	11.8

Table 3.02.T: Median Home Value (2021 dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units	10,468	818	4.7	10,589	1,179	6.8	121	1,435	1.2%	13.8%
Median value (2021 dollars)	$582,848	$54,748	5.7	$634,386	$53,869	5.2	$51,538	$76,807	8.8%	13.8%

Table 3.02.A: Median Home Value (2021 dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with an Asian non-Hispanic householder	5,453	608	6.8	5,836	676	7.0	383	909	7.0%	17.2%
Median value (2021 dollars)	$551,714	$104,029	11.5	$612,467	$80,758	8.0	$60,753	$131,696	11.0%	25.5%

Table 3.02.B: Median Home Value (2021 dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Black non-Hispanic householder	237	160	41.1	251	180	43.5	14	241	5.9%	104.3%
Median value (2021 dollars)	$174,172	$118,234	41.3	$274,999	$438,360	96.9	$100,827	$454,025	57.9%	273.6%

Table 3.02.H: Median Home Value (2021 dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Hispanic householder	2,857	495	10.5	2,921	761	15.8	64	908	2.2%	32.0%
Median value (2021 dollars)	$626,544	$69,859	6.8	$709,186	$88,522	7.6	$82,642	$112,767	13.2%	18.9%

Table 3.02.W: Median Home Value (2021 dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a White non-Hispanic householder	1,717	355	12.6	1,264	318	15.3	-453	477	-26.4%	24.0%
Median value (2021 dollars)	$589,978	$109,693	11.3	$661,809	$136,847	12.6	$71,831	$175,384	12.2%	31.2%

Table 3.03.T: Median Gross Rent (2021 dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent	32,978	991	1.8	32,482	1,339	2.5	-496	1,666	-1.5%	5.0%
Median gross rent (2021 dollars)	$1,557	$36	1.4	$1,719	$44	1.6	$162	$57	10.4%	3.8%

Table 3.03.A: Median Gross Rent (2021 dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder	8,633	633	4.5	8,567	910	6.5	-66	1,109	-0.8%	12.8%
Median gross rent (2021 dollars)	$1,519	$69	2.8	$1,791	$71	2.4	$272	$99	17.9%	7.1%

Table 3.03.B: Median Gross Rent (2021 dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder	3,280	466	8.6	2,520	498	12.0	-760	682	-23.2%	18.7%
Median gross rent (2021 dollars)	$1,467	$100	4.1	$1,315	$208	9.6	-$152	$231	-10.3%	15.4%

Table 3.03.H: Median Gross Rent (2021 dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder	17,626	925	3.2	18,391	1,276	4.2	765	1,576	4.3%	9.1%
Median gross rent (2021 dollars)	$1,624	$50	1.9	$1,754	$58	2.0	$130	$76	8.0%	4.9%

Table 3.03.W: Median Gross Rent (2021 dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder	2,972	458	9.4	2,370	490	12.6	-602	671	-20.3%	20.6%
Median gross rent (2021 dollars)	$1,340	$221	10.0	$1,387	$168	7.4	$47	$278	3.5%	21.2%

Table 3.04.T: Gross Rent as a Percentage of Household Income (GRAPI) - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent (excluding units where GRAPI cannot be computed)	32,470	1,014	1.9	100.0%		32,128	1,355	2.6	100.0%		-342	1,692	-1.1%	5.2%		
30.0 percent or more (rent-burdened)	19,944	1,134	3.5	61.4%	2.9%	18,946	1,422	4.6	59.0%	3.7%	-998	1,819	-5.0%	8.9%	-2.4	4.7
50.0 percent or more (extremely rent-burdened)	11,627	924	4.8	35.8%	2.6%	10,554	1,268	7.3	32.8%	3.7%	-1,073	1,569	-9.2%	13.1%	-3.0	4.5

Table 3.04.A: Gross Rent as a Percentage of Household Income (GRAPI) - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder (excluding units where GRAPI cannot be computed)	8,431	653	4.7	100.0%		8,409	862	6.2	100.0%		-22	1,081	-0.3%	12.8%		
30.0 percent or more (rent-burdened)	5,087	608	7.3	60.3%	5.5%	5,566	762	8.3	66.2%	6.0%	479	975	9.4%	19.9%	5.9	8.1
50.0 percent or more (extremely rent-burdened)	3,048	482	9.6	36.2%	5.0%	3,366	683	12.3	40.0%	7.0%	318	836	10.4%	28.4%	3.8	8.6

Table 3.04.B: Gross Rent as a Percentage of Household Income (GRAPI) - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder (excluding units where GRAPI cannot be computed)	3,280	466	8.6	100.0%		2,453	501	12.4	100.0%		-827	684	-25.2%	18.6%		
30.0 percent or more (rent-burdened)	1,644	397	14.7	50.1%	9.8%	922	351	23.2	37.6%	12.1%	-722	530	-43.9%	25.3%	-12.5	15.6
50.0 percent or more (extremely rent-burdened)	963	296	18.7	29.4%	8.0%	528	268	30.8	21.5%	10.0%	-435	399	-45.2%	32.5%	-7.9	12.8

Table 3.04.H: Gross Rent as a Percentage of Household Income (GRAPI) - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder (excluding units where GRAPI cannot be computed)	17,369	930	3.3	100.0%		18,262	1,262	4.2	100.0%		893	1,568	5.1%	9.2%		
30.0 percent or more (rent-burdened)	11,273	950	5.1	64.9%	4.2%	10,794	1,124	6.3	59.1%	4.6%	-479	1,472	-4.2%	12.8%	-5.8	6.2
50.0 percent or more (extremely rent-burdened)	6,579	757	7.0	37.9%	3.9%	5,837	918	9.6	32.0%	4.5%	-742	1,190	-11.3%	17.3%	-5.9	6.0

Table 3.04.W: Gross Rent as a Percentage of Household Income (GRAPI) - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder (excluding units where GRAPI cannot be computed)	2,972	458	9.4	100.0%		2,370	490	12.6	100.0%		-602	671	-20.3%	20.6%		
30.0 percent or more (rent-burdened)	1,713	368	13.1	57.6%	8.6%	1,417	400	17.2	59.8%	11.5%	-296	544	-17.3%	29.3%	2.2	14.4
50.0 percent or more (extremely rent-burdened)	888	265	18.1	29.9%	7.6%	740	311	25.5	31.2%	11.4%	-148	409	-16.7%	43.0%	1.3	13.7

Table 3.05.T: Rent Stabilized Housing

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Rent stabilized units	20,209	5,715	14.0	40.0%	10.7%

Table 3.06.T: Rental Units Affordable to Households by AMI Band

	2017-2021 ACS PUMS				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Occupied units paying rent	32,482	1,339	2.5	100.0%	
Extremely low-income (0-30% AMI)	1,956	556	17.3	6.0%	1.7%
Very low-income (31-50% AMI)	3,589	613	10.4	11.0%	1.8%
Low-income (51-80% AMI)	15,691	1,071	4.1	48.3%	2.6%
Moderate-income (81-120% AMI)	10,978	990	5.5	33.8%	2.7%
Middle-income (121-165% AMI)	268	171	38.7	0.8%	0.5%
High-income (166% or higher AMI)	0				

Table 3.07.T: Housing maintenance deficiencies

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Units with 3 or more maintenance deficiencies	4,959	2,570	26.0	10.6%	5.3%

Table 3.08.T: Overcrowding - Total Population

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	43,741	562	0.8	100.0%		43,989	1,294	1.8	100.0%		248	1,411	0.6%	3.2%		
Overcrowded units (> 1 person per room)	8,428	909	6.6	19.3%	2.1%	10,284	1,115	6.6	23.4%	2.4%	1,856	1,439	22.0%	18.7%	4.1	3.2

Table 3.08.A: Overcrowding - Asian Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	14,247	796	3.4	100.0%		14,741	989	4.1	100.0%		494	1,270	3.5%	9.0%		
Overcrowded units (> 1 person per room)	2,789	439	9.6	19.6%	2.9%	2,981	591	12.1	20.2%	3.8%	192	736	6.9%	27.1%	0.6	4.8

Table 3.08.B: Overcrowding - Black Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	3,517	445	7.7	100.0%		2,799	546	11.8	100.0%		-718	704	-20.4%	18.5%		
Overcrowded units (> 1 person per room)	570	284	30.3	16.2%	7.8%	362	237	39.8	12.9%	8.1%	-208	370	-36.5%	52.3%	-3.3	11.2

Table 3.08.H: Overcrowding - Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	20,556	880	2.6	100.0%		21,763	1,390	3.9	100.0%		1,207	1,645	5.9%	8.1%		
Overcrowded units (> 1 person per room)	4,716	628	8.1	22.9%	2.9%	6,580	865	8.0	30.2%	3.5%	1,864	1,069	39.5%	26.1%	7.3	4.5

Table 3.08.W: Overcrowding - White Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	4,725	515	6.6	100.0%		3,735	537	8.7	100.0%		-990	744	-21.0%	14.3%		
Overcrowded units (> 1 person per room)	303	164	33.0	6.4%	3.4%	248	161	39.4	6.6%	4.2%	-55	230	-18.2%	69.2%	0.2	5.4

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2019-2024
	Number
Residential evictions executed by a city marshal	1,012

Table 3.10.T: Number of individuals in shelter system by last address

	NYC Department of Homeless Services, 2020	NYC Department of Homeless Services, 2022	Change, 2020 - 2022	
	Number	Number	Number	Percent
Total number of individuals in DHS shelter system whose last address was in this area	209	192	-17	-8.1%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2023; NYC Housing Preservation and Development, 2024
	Number
NYC Housing Authority units	0
Homes with new or extended affordability requirements	934

Table 3.12.T: Population In NYC Housing Authority Housing - Total Population

	NYC Housing Authority, 2023	
	Number	Percent
Total Population	153,099	100.0%
NYC Housing Authority tenants	0	0.0%

Table 3.12.A: Population In NYC Housing Authority Housing - Asian Non-Hispanic

	NYC Housing Authority, 2023	
	Number	Percent
Asian non-Hispanic Population	53,298	100.0%
Asian non-Hispanic NYC Housing Authority tenants	0	0.0%

Table 3.12.B: Population In NYC Housing Authority Housing - Black Non-Hispanic

	NYC Housing Authority, 2023	
	Number	Percent
Black non-Hispanic Population	7,387	100.0%
Black non-Hispanic NYC Housing Authority tenants	0	0.0%

Table 3.12.H: Population In NYC Housing Authority Housing - Hispanic

	NYC Housing Authority, 2023	
	Number	Percent
Hispanic Population	80,816	100.0%
Hispanic NYC Housing Authority tenants	0	0.0%

Table 3.12.W: Population In NYC Housing Authority Housing - White Non-Hispanic

	NYC Housing Authority, 2023	
	Number	Percent
White non-Hispanic Population	8,098	100.0%
White non-Hispanic NYC Housing Authority tenants	0	0.0%

Table 3.13.T: Housing Lottery Applications - Total Population

	NYC Housing	
	Number	Percent
Total housing lottery applications	Data are not available by Community District	

Table 3.13.A: Housing Lottery Applications - Asian Non-

	NYC Housing	
	Number	Percent
Total housing lottery applications with an Asian non-Hispanic householder	Data are not available by Community District	

Table 3.13.B: Housing Lottery Applications - Black Non-

	NYC Housing	
	Number	Percent
Total housing lottery applications with a Black non-Hispanic householder	Data are not available by Community District	

Table 3.13.H: Housing Lottery Applications - Hispanic

	NYC Housing	
	Number	Percent
Total housing lottery applications with a Hispanic householder	Data are not available by Community District	

Table 3.13.W: Housing Lottery Applications - White Non-

	NYC Housing	
	Number	Percent
Total housing lottery applications with a White non-Hispanic householder	Data are not available by Community District	

Table 3.14.T: Housing Lottery Leases - Total Population

	NYC Housing	
	Number	Percent
Total signed leases	Data are not available by Community District	

Table 3.14.A: Housing Lottery Leases - Asian Non-Hispanic

	NYC Housing	
	Number	Percent
Total signed leases with an Asian non-Hispanic householder	Data are not available by Community District	

Table 3.14.B: Housing Lottery Leases - Black Non-Hispanic

	NYC Housing	
	Number	Percent
Total signed leases with a Black non-Hispanic householder	Data are not available by Community District	

Table 3.14.H: Housing Lottery Leases - Hispanic

	NYC Housing	
	Number	Percent
Total signed leases with a Hispanic householder	Data are not available by Community District	

Table 3.14.W: Housing Lottery Leases - White Non-Hispanic

	NYC Housing	
	Number	Percent
Total signed leases with a White non-Hispanic householder	Data are not available by Community District	

Housing Production
PUMA 4107

Table 4.01.T: Change in Housing Units 2010 - 2023

	NYC Department of City Planning Housing Database, 2023 Q4	
	Number	Percent
Net change	2,297	4.9%
New building	2,219	4.8%
Alterations that increase units	440	0.9%
Alterations that decrease units	-72	-0.2%
Demolitions	-290	-0.6%

Table 4.02.T: Homes with New or Extended Affordability Requirements by AMI Band

	NYC Housing Preservation and Development, 2014-2024	
	New Construction	Preservation
	Number	Number
Extremely low-income (0-30% AMI)	67	209
Very low-income (31-50% AMI)	0	329
Low-income (51-80% AMI)	0	150
Moderate-income (81-120% AMI)	1	113
Middle-income (121-165% AMI)	62	0
High-income (166% or higher AMI)	1	2

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	3.9	100.0%
Square miles of historic districts	0.0	0.0%

Quality of Life and Access to Opportunity
PUMA 4107

Table 5.01.T: Health Outcomes - Self-reported Health Among Survey Respondents

	NYC Community Health Survey, 2019-2020		
	Percent		
	Estimate	MOE (-)	MOE (+)
Good, Very Good, or Excellent health	69.5%	-8.2%	7.1%

Table 5.02.T: Health Outcomes - Diabetes Prevalence Among Survey Respondents

	NYC Community Health Survey, 2019-2020		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	14.3%	-5.1%	7.3%

Table 5.03.T: Health Outcomes - Premature Mortality (Rate Per 100,000 Residents) - Total Population

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Deaths before 65 years	140.8	106.4	132.2	26.0	24.2%

Table 5.03.A: Health Outcomes - Premature Mortality (Rate Per 100,000 Residents) - Asian Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 65 years	102.2	84.9	100.0	15.0	17.8%

Table 5.03.B: Health Outcomes - Premature Mortality (Rate Per 100,000 Residents) - Black Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 65 years	277.5	193.3	168.8	-24.0	-12.7%

Table 5.03.H: Health Outcomes - Premature Mortality (Rate Per 100,000 Residents) - Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic deaths before 65 years	112.9	89.2	132.8	44.0	48.9%

Table 5.03.W: Health Outcomes - Premature Mortality (Rate Per 100,000 Residents) - White Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 65 years	254.0	232.0	239.4	7.0	3.2%

Table 5.04.T: Health Outcomes - Infant Mortality (Rate Per 1,000 Live Births) - Total Population

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Deaths before 1 year	5.1	4.4	3.3	-1.0	-25.5%

Table 5.04.A: Health Outcomes - Infant Mortality (Rate Per 1,000 Live Births) - Asian Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 1 year	5.3	3.6	0.0	-4.0	-100.0%

Table 5.04.B: Health Outcomes - Infant Mortality (Rate Per 1,000 Live Births) - Black Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 1 year	16.5	0.0	0.0	0.0	0.0%

Table 5.04.H: Health Outcomes - Infant Mortality (Rate Per 1,000 Live Births) - Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic deaths before 1 year	3.8	4.6	3.5	-1.0	-23.9%

Table 5.04.W: Health Outcomes - Infant Mortality (Rate Per 1,000 Live Births) - White Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 1 year	0.0	0.0	0.0	0.0	0.0%

Table 5.05.T: Health Outcomes - Overdose Deaths (Rate Per 100,000 Residents) - Total Population

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Drug-related overdose deaths	0.0	3.1	7.5	4.0	138.5%

Table 5.05.A: Health Outcomes - Overdose Deaths (Rate Per 100,000 Residents) - Asian Non-Hispanic

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic drug-related overdose deaths	0.0	0.0	0.0	0.0	0.0%

Table 5.05.B: Health Outcomes - Overdose Deaths (Rate Per 100,000 Residents) - Black Non-Hispanic

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Black non-Hispanic drug-related overdose deaths	0.0	0.0	0.0	0.0	0.0%

Table 5.05.H: Health Outcomes - Overdose Deaths (Rate Per 100,000 Residents) - Hispanic

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic drug-related overdose deaths	0.0	0.0	8.2	8.0	0.0%

Table 5.05.W: Health Outcomes - Overdose Deaths (Rate Per 100,000 Residents) - White Non-Hispanic

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic drug-related overdose deaths	0.0	0.0	38.3	38.0	0.0%

Table 5.06.T: Health Outcomes - COVID-19 Deaths - Total Population

	NYC Department of Health and Mental Hygiene, 2022
	Number
COVID-19 deaths between 2020 and February 2022	655

Table 5.06.A: Health Outcomes - COVID-19 Deaths - Asian Non-Hispanic

	NYC Department of Health and Mental Hygiene, 2022
	Number
Asian non-Hispanic COVID-19 deaths between 2020 and February 2022	415

Table 5.06.B: Health Outcomes - COVID-19 Deaths - Black Non-Hispanic

	NYC Department of Health and Mental Hygiene, 2022
	Number
Black non-Hispanic COVID-19 deaths between 2020 and February 2022	1,083

Table 5.06.H: Health Outcomes - COVID-19 Deaths - Hispanic

	NYC Department of Health and Mental Hygiene, 2022
	Number
Hispanic COVID-19 deaths between 2020 and February 2022	605

Table 5.06.W: Health Outcomes - COVID-19 Deaths - White Non-Hispanic

	NYC Department of Health and Mental Hygiene, 2022
	Number
White non-Hispanic COVID-19 deaths between 2020 and February 2022	1,544

Table 5.07.T: Health Outcomes - Heat Vulnerability Index

	NYC Department of Health and Mental Hygiene, 2021 Score 1-5
Heat Vulnerability Index (1=Low)	2

Table 5.08.T: Access to Jobs

	NYC Department of City Planning, 2021
	Number
Total jobs within 30 minutes	103,418

Table 5.09.T: Access to Transit

	NYC Department of City Planning, 2021 Percent Estimate
Residents living within 1/4 mile of Select Bus Station or subway station	32.1%
Residents living within 1/4 mile of ADA accessible subway stations	27.1%

Table 5.10.T: Commute - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total workers 16 years and over	65,226	2,106	2.0	100.0%		70,712	2,662	2.3	100.0%		5,486	3,394	8.4%	5.4%		
Drove or carpooled to work	14,209	1,329	5.7	21.8%	1.9%	14,897	1,505	6.1	21.1%	2.0%	688	2,008	4.8%	14.4%	-0.7	2.8

Table 5.10.A: Commute - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic workers 16 years and over	20,108	1,256	3.8	100.0%		22,623	1,455	3.9	100.0%		2,515	1,922	12.5%	10.1%		
Drove or carpooled to work	3,922	610	9.4	19.5%	2.8%	5,689	898	9.6	25.1%	3.6%	1,767	1,086	45.1%	32.1%	5.6	4.6

Table 5.10.B: Commute - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic workers 16 years and over	4,337	505	7.1	100.0%		3,421	749	13.3	100.0%		-916	903	-21.1%	19.6%		
Drove or carpooled to work	1,027	322	19.1	23.7%	6.9%	778	340	26.5	22.7%	8.6%	-249	468	-24.2%	40.7%	-1.0	11.0

Table 5.10.H: Commute - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic workers 16 years and over	34,763	1,860	3.3	100.0%		39,705	2,377	3.6	100.0%		4,942	3,018	14.2%	9.2%		
Drove or carpooled to work	7,506	1,101	8.9	21.6%	3.0%	7,384	1,115	9.2	18.6%	2.6%	-122	1,567	-1.6%	20.7%	-3.0	4.0

Table 5.10.W: Commute - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic workers 16 years and over	4,720	609	7.8	100.0%		3,456	727	12.8	100.0%		-1,264	948	-26.8%	18.1%		
Drove or carpooled to work	1,360	341	15.2	28.8%	6.2%	806	281	21.2	23.3%	6.5%	-554	442	-40.7%	25.5%	-5.5	9.0

Table 5.11.T: Education Access - Access To Broadband Internet At Home - Total Population

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	43,989	1,294	1.8	100.0%	
With a computer	31,758	1,306	2.5	72.2%	2.1%
With a broadband internet subscription	27,379	1,181	2.6	62.2%	2.0%

Table 5.11.A: Education Access - Access to Broadband Internet At Home - Asian Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	14,741	989	4.1	100.0%	
With a computer	12,142	1,006	5.0	82.4%	4.0%
With a broadband internet subscription	10,498	943	5.5	71.2%	4.3%

Table 5.11.B: Education Access - Access to Broadband Internet At Home - Black Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	2,799	546	11.8	100.0%	
With a computer	1,970	509	15.7	70.4%	11.9%
With a broadband internet subscription	1,387	443	19.4	49.6%	12.5%

Table 5.11.H: Education Access - Access to Broadband Internet At Home - Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	21,763	1,390	3.9	100.0%	
With a computer	14,211	1,140	4.9	65.3%	3.2%
With a broadband internet subscription	12,631	1,039	5.0	58.0%	3.0%

Table 5.11.W: Education Access - Access to Broadband Internet At Home - White Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	3,735	537	8.7	100.0%	
With a computer	2,574	486	11.5	68.9%	8.4%
With a broadband internet subscription	2,097	364	10.5	56.1%	5.4%

Table 5.12.T: Educational Outcomes - Subject Test Proficiency (Tested Student Population, 3rd-8th Grade) - Total Population

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	47.6%
Math proficient	45.0%

Table 5.12.A: Educational Outcomes - Subject Test Proficiency (Tested Student Population, 3rd-8th Grade) - Asian Non-Hispanic

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	70.4%
Math proficient	73.6%

Table 5.12.B: Educational Outcomes - Subject Test Proficiency (Tested Student Population, 3rd-8th Grade) - Black Non-Hispanic

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	46.6%
Math proficient	35.1%

Table 5.12.H: Educational Outcomes - Subject Test Proficiency (Tested Student Population, 3rd-8th Grade) - Hispanic

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	37.9%
Math proficient	34.0%

Table 5.12.W: Educational Outcomes - Subject Test Proficiency (Tested Student Population, 3rd-8th Grade) - White Non-Hispanic

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	55.1%
Math proficient	47.3%

Table 5.13.T: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2014) - Total Population

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	80.9%

Table 5.13.A: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2014) - Asian Non-Hispanic

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	89.8%

Table 5.13.B: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2014) - Black Non-Hispanic

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	81.7%

Table 5.13.H: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2014) - Hispanic

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	76.4%

Table 5.13.W: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2014) - White Non-Hispanic

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	78.2%

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2021	
	Number Estimate	Percent Estimate
Total Population	153,099	100.0%
Residents within walking distance of a park	112,793	78.0%

Table 5.15.T: Public Safety - Traffic Injuries (Rate Per 100 Street Miles)

	NYC Vision Zero View, 2010-2014		NYC Vision Zero View, 2016-2020		Change, 2010-2014 to 2016-2020		
	Number	Percent	Number	Percent	Number	Percent	Pctg. Pt.
Total injuries	657.3	100%	551.6	100%	-106.0	-16.1%	
Pedestrian injuries	182.1	28%	150.3	27%	-32.0	-18%	-0.5
Cyclist injuries	78.5	12%	82.3	15%	4.0	5%	3.0
Motorist injuries	396.7	60%	319.0	58%	-78.0	-20%	-2.5

Table 5.16.T: Public Safety - Traffic Fatalities (Rate Per 100 Street Miles)

	NYC Vision Zero View, 2010-2014	NYC Vision Zero View, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Percent
Total fatalities	3.5	3.1	-0.4	-11.9%

Table 5.17.T: Public Safety - Pedestrian Injury Hospitalization (Rate Per 100,000 Residents)

	NYC Department of Heath and Mental Hygiene, 2019
	Number
Total pedestrian hospitalizations	17.4

Table 5.18.T: Public Safety - Non Fatal Assault Hospitalizations (Rate Per 100,000 Residents)

	NYC Department of Heath and Mental Hygiene, 2019
	Number
Total non-fatal assault hospitalizations	31.3

Appendix

Studio Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
97-11 Alstyne Avenue	$1,500	#1	7	Broker/fee	ST	1
59-21 Calloway Street	$1,550	#22	2	Broker/fee	ST	1
98-38 57th Avenue	$2,375	#MEL3A	0	Broker/no-fee	ST	1

One-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
97-22 57th Avenue	$2,810	#MEX10B	0	Broker/no-fee	1	1
98-15 Horace Harding Expressway	$2,880	#KYO16B	0	Broker/no-fee	1	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
109-40 Corona Avenue	$1,700	#5	13	Broker/fee	1	1
109-40 Corona Avenue	$1,700	#3	4	Broker/fee	1	1
55-06 98th Street	$1,750	#2R	2	Broker/fee	1	1
56-15 Van Cleef Street	$1,776	#4A	5	Broker/no-fee	1	1
55-12 111st Street	$1,795	#2A	4	Broker/fee	1	1
48-08 108th Street	$1,800	#1D	2	Broker/fee	1	1
48-08 108th Street	$1,800	#4C	7	Broker/fee	1	1
56-10 Van Cleef Street	$1,972	#4R	5	Broker/fee	1	1
56-12 Van Cleef Street	$1,977	#4R	4	Broker/fee	1	1
102-43 Corona Avenue	$2,050	#R4A	87	Broker/no-fee	1	1
40-19 97th Street	$2,100	#2	15	Broker/fee	1	1
101-12 46th Avenue	$2,100	#2D	10	Broker/fee	1	1
56-15 Van Cleef Street	$2,150	#4B	25	Broker/fee	1	1
59-21 Calloway Street	$2,150	#6A	10	Broker/fee	1	1
57-53 Xenia Street	$2,200	#1	7	Broker/fee	1	1
111-29 43rd Avenue	$2,300	#2	4	Broker/fee	1	1
60-15 Calloway Street	$2,395	#3E	3	Broker/fee	1	1
53-10 102nd Street	$2,400	#4A	24	Broker/no-fee	1	1
57-14 Granger Street	$2,400	#3F	12	Broker/fee	1	1

102-23 Horace Harding Expressway	$2,500	#3E	11	Broker/no-fee	1	1
102-23 Horace Harding Expressway	$2,500	#3A	31	Broker/no-fee	1	1
102-23-102-25 Horace Harding Express	$2,500	#4E	18	Broker/fee	1	1
53-10 102nd Street	$2,500	#4A	1	By owner/no-fee	1	1
108-54 51st Avenue	$2,600	#3	25	Broker/fee	1	1
97-20 57th Avenue	$2,605	#CAN11G	3	Broker/no-fee	1	1
96-10 57th Avenue	$2,615	#ROM10O	1	Broker/no-fee	1	1
97-30 57th Avenue	$2,620	#UNI14G	5	Broker/no-fee	1	1
96-02 57th Avenue	$2,645	#LON5F	7	Broker/no-fee	1	1
98-15 Horace Harding Expressway	$2,650	#KYO16F	7	Broker/no-fee	1	1
98-17 Horace Harding Expressway	$2,650	#SIN3H	12	Broker/no-fee	1	1
96-08 57th Avenue	$2,657	#COP10G	8	Broker/no-fee	1	1
96-08 57th Avenue	$2,660	#COP18F	9	Broker/no-fee	1	1
97-30 57th Avenue	$2,660	#UNI18H	7	Broker/no-fee	1	1
97-11 Horace Harding Expressway	$2,663	#PER12J	0	Broker/no-fee	1	1
97-22 57th Avenue	$2,670	#MEX1G	2	Broker/no-fee	1	1
96-10 57th Avenue	$2,680	#ROM5F	7	Broker/no-fee	1	1
97-15 Horace Harding Expressway	$2,684	#COL3F	1	Broker/no-fee	1	1
96-02 57th Avenue	$2,685	#LON6J	2	Broker/no-fee	1	1
97-11 Horace Harding Expressway	$2,727	#PER11H	6	Broker/no-fee	1	1
98-30 57th Avenue	$2,789	#SYD3B	2	Broker/no-fee	1	1
96-10 57th Avenue	$2,810	#ROM14J	34	Broker/no-fee	1	1
96-10 57th Avenue	$2,860	#ROM6J	36	Broker/no-fee	1	1
96-08 57th Avenue	$2,875	#COP10E	51	Broker/no-fee	1	1

97-15 Horace Harding Expressway	$2,875	#COL11B	14	Broker/no-fee	1	1
98-15 Horace Harding Expressway	$2,880	#KYO7J	14	Broker/no-fee	1	1
98-38 57th Avenue	$2,890	#MEL17B	39	Broker/no-fee	1	1
96-08 57th Avenue	$2,895	#COP11B	35	Broker/no-fee	1	1
97-15 Horace Harding Expressway	$2,920	#COL9E	20	Broker/no-fee	1	1
96-02 57th Avenue	$2,927	#LON18E	11	Broker/no-fee	1	1
96-10 57th Avenue	$3,000	#ROM15B	50	Broker/no-fee	1	1
98-38 57th Avenue	$3,081	#MEL10E	33	Broker/no-fee	1	1

Two-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
59-21 Calloway Street	$2,300	#38	5	Broker/fee	2	1
97-11 Horace Harding Expressway	$3,140	#PER10L	4	Broker/no-fee	2	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
56-29 Waldron Street	$1,700	#1	4	Broker/fee	2	1
55-14 111st Street	$1,990	#1B	1	Broker/fee	2	1
50-33 101st Street	$2,100	#1	5	Broker/fee	2	1
57-24 Xenia Street	$2,250	#1	5	Broker/fee	2	1
59-21 Calloway Street	$2,350	#28	8	Broker/fee	2	1
55-30 99th Street	$2,500	#3F	2	Broker/no-fee	2	1
55-04 103rd Street	$2,750	#2	49	Broker/fee	2	1
102-14 Lewis Avenue	$2,800	#5C	17	Broker/no-fee	2	1
98-17 Horace Harding Expressway	$3,010	#SIN3M	8	Broker/no-fee	2	1
96-08 57th Avenue	$3,035	#COP4C	2	Broker/no-fee	2	1
98-23 Horace Harding Expressway	$3,145	#BAL2L	7	Broker/no-fee	2	1
98-38 57th Avenue	$3,155	#MEL6M	7	Broker/no-fee	2	1
98-30 57th Avenue	$3,160	#SYD12C	28	Broker/no-fee	2	1
98-17 Horace Harding Expressway	$3,161	#SIN11M	18	Broker/no-fee	2	1
97-30 57th Avenue	$3,175	#UNI18C	8	Broker/no-fee	2	1
97-22 57th Avenue	$3,200	#MEX3M	26	Broker/no-fee	2	1
97-30 57th Avenue	$3,200	#UNI8C	13	Broker/no-fee	2	1
98-25 Horace Harding Expressway	$3,204	#MAN10C	20	Broker/no-fee	2	1
98-15 Horace Harding Expressway	$3,210	#KYO17L	24	Broker/no-fee	2	1

98-17 Horace Harding Expressway	$3,215	#SIN4M	13	Broker/no-fee	2	1
96-08 57th Avenue	$3,218	#COP6M	27	Broker/no-fee	2	1
97-20 57th Avenue	$3,225	#CAN9M	23	Broker/no-fee	2	1
97-22 57th Avenue	$3,225	#MEX10C	6	Broker/no-fee	2	1
97-20 57th Avenue	$3,225	#CAN11C	29	Broker/no-fee	2	1
96-04 57th Avenue	$3,232	#PAR4M	58	Broker/no-fee	2	1
97-11 Horace Harding Expressway	$3,240	#PER9L	47	Broker/no-fee	2	1
97-20 57th Avenue	$3,275	#CAN8C	52	Broker/no-fee	2	1
98-25 Horace Harding Expressway	$3,280	#MAN11L	4	Broker/no-fee	2	1
96-10 57th Avenue	$3,300	#ROM14M	4	Broker/no-fee	2	1
96-10 57th Avenue	$3,318	#ROM16M	9	Broker/no-fee	2	1
96-10 57th Avenue	$3,364	#ROM8C	47	Broker/no-fee	2	1
98-15 Horace Harding Expressway	$3,365	#KYO14L	3	Broker/no-fee	2	1
97-22 57th Avenue	$3,375	#MEX15M	46	Broker/no-fee	2	1

Three-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
57-47 Granger Street	$3,200	#3	11	Broker/fee	3	2
108-37 50th Avenue	$3,500	#2	14	Broker/fee	3	2
108-37 50th Avenue	$3,500	#1	29	Broker/fee	3	1
111-47 44th Avenue	$3,550	#2	5	Broker/fee	3	2
97-20 57th Avenue	$3,730	#CAN16D	5	Broker/no-fee	3	2
98-15 Horace Harding Expressway	$3,754	#KYO15D	11	Broker/no-fee	3	2
96-04 57th Avenue	$3,775	#PAR5K	23	Broker/no-fee	3	2
98-15 Horace Harding Expressway	$3,779	#KYO12K	76	Broker/no-fee	3	2
97-05 Horace Harding Expressway	$3,795	#ARG7D	7	Broker/no-fee	3	2
96-04 57th Avenue	$3,799	#PAR4D	36	Broker/no-fee	3	2
96-04 57th Avenue	$3,800	#PAR15D	13	Broker/no-fee	3	2
98-15 Horace Harding Expressway	$3,829	#KYO8K	12	Broker/no-fee	3	2
98-30 57th Avenue	$3,870	#SYD7D	0	Broker/no-fee	3	2
98-17 Horace Harding Expressway	$3,980	#SIN6D	24	Broker/no-fee	3	2