Racial Equity Report on Housing and Opportunity

Project name: 541-545 Bay Street

Contact: Eric Palatnik, Eric Palatnik, PC.

Prepared by: Ian Rasmussen, Urban Cartographics Date: July 8, 2022

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

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

☐ 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

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 Epsilon Enterprises Realty, LLC (the "Applicant") seeking: (1) a zoning map amendment, rezoning their development site and surrounding properties from C4-2 to R6/C2-3; (2) a zoning text amendment to make the affected area part of the Special Bay Street Corridor; (3) a zoning text amendment to make the affected area part of a Mandatory Inclusionary Housing area; and (4) amendments to bulk provisions of the Special Bay Street Corridor affecting primary street frontage and height regulations for this particular block.

The object of the application is to facilitate a new mixed-use development at 541-545 Bay Street (Block 490, Lot 1; the "Development Site"), which is located along the east side of Bay Street between Sands and Prospect Streets in the Stapleton neighborhood of Staten Island Community District #1. The proposed development would include 98,484 square feet of zoning floor area (88,484 residential, 10,000 commercial [exempt from FAR calculations]), would stand at 81 feet in height (eight stories), and would contain 81 residential apartments (in addition to ground floor retail use). 24 of these apartments would be made permanently affordable in compliance with "Option 1" of the Mandatory Inclusionary Housing Program, as detailed within. The remaining 57 apartments would be market-rate. Additionally, 42 accessory parking spaces would be provided as attended parking on an adjacent surface lot.

It should be noted the area to be rezoned includes the Development Site and the adjacent parcels on the subject block (Lots 1, 4, 19, 22 & 47) to the extent of the Staten Island Rapid Transit elevated right-of-way, directly to the east, to create a comprehensive zoning proposal (collectively, the "Project Area").

As of 2020, Staten Island Community District 1's (PUMA 3903) population was 189,663. Of this, 10.9% identified as Asian non-Hispanic, 21.1% identified as Black non-Hispanic, 31.1% identified as Hispanic, and 33% identified as White non-Hispanic. The remaining 3.9% identified as non-Hispanic of some other race or combination of races. The area's Asian population is slightly lower percentage-wise than when compared to Staten Island and New York City, but is slightly higher for the Black and Hispanic populations. The share of White residents in the area is significantly lower than when compared to the rest of the borough, but roughly the same when compared to the city as a whole. The area's median age was 37.4 years old. 25.8% of the population was foreign born, and 12.8% of the population indicated that they spoke English less than "very well". The 2015-2019 ACS data shows that the median household income of the area was $69,408, with the largest disparity amongst racial groups being between the Asian population ($99,240) and the Black population ($51,421).

The area saw a 3.3% increase in housing units between 2010 and 2020 compared to a 7.9% population increase, indicating that housing production is lagging behind demand. In particular, the area's housing production was less than half of New York City's across the same period. More than half of the households were considered rent-burdened at 56.2%, with a total of 29.6% of households severely so. These percentages are highest among the area's Hispanic households. The median gross rent in the area is $1,282/month. According to ACS PUMS data between 2015 and 2019, 82.2% of the rental units in the community district were affordable to people in the low- to extremely low-income

brackets (80% or less AMI), with an additional 17.1% of rental units affordable to those in the moderate-income bracket (81-120% AMI). Only 5% of the population in this area has access to a subway or SBS station within ¼ of a mile, compared to 14% for Staten Island and 47% for New York City.

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 24 new units of income-restricted housing at an average of 60% AMI (with no income-restricted units at more than 90% AMI), in a new building designed to be ADA-accessible and setting aside a certain percentage of income-restricted units for those with disabilities, necessarily increasing transit accessibility (and reducing automobile dependency) given its location just steps from the Stapleton station of the Staten Island Railway and Bay Street (which provides access to the S51, S74, S76, S81, S84, and S86 buses), and by providing employment opportunities for building and retail workers upon the construction and completion of development.

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. Residential affordability

Section not required for historic district designations

2.1.1 Proposed residential floor area:

88,484 Total residential zoning square feet

98,660 Gross residential square feet

2.1.2 Estimated new housing units

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 (2022)**		Eligible Income (2022)**	
	#	%		Studio – 3-bedroom		1-person – 5-person	
Extremely Low Income	0	0%	n/a	n/a	n/a	n/a	n/a
Very Low Income	8	10%	40%	$930	$1,390	$37,400	$57,600
Low Income	11	14%	60%	$1,400	$2,080	$56,000	$86,500
Moderate Income	5	6%	90%	$2,100	$3,100	$84,100	$129,700
Middle Income	0	0%	n/a	n/a	n/a	n/a	n/a
Not Income Restricted	57	74%	n/a	$1,800	$2,800	$72,000	$112,000
Total New Units	**81**	**100%**					

**Rents are based on unit size. Rents shown are illustrative (based on 2022 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 2022 AMI, rounded to the nearest $100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in pace at time of project marketing.*

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 81 residential units of which 24 will be income-restricted pursuant to the Mandatory Inclusionary Housing Program ("MIH"), and 57 will be market-rate (not income-restricted).

Pursuant to MIH Option 1, the 24 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%. Additionally, at least 10% of the residential floor area is available at 40% AMI, there are no more than three income bands, and there is no income band greater than 90% AMI. The table above provides example rents and eligible incomes, by AMI income band.

The Proposed Development will contain six studio apartments (four income-restricted and two market-rate), 58 one-bedroom apartments (16 income-restricted and 42 market-rate), 16 two-bedroom apartments (four income-restricted and 12 market-rate), and one market-rate three-bedroom apartment. Three of the income-restricted studio apartments will be offered at a 40% AMI and one will be offered at 90% AMI. Five of the income-restricted one-bedroom apartments will be offered at 40% AMI, eight will be offered at 60% AMI, and three will be offered at 90% AMI. Three of the income-restricted two-bedroom apartments will be offered at 60% AMI and one will be offered at 90% AMI.

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 (Adjusted)	Associated Household Incomes (30% Rent Burden)
Studio Apartments	$1,800/month	$72,000/year
One-Bedroom Apartments	$2,000/month	$80,000/year
Two-Bedroom Apartments	$2,400/month	$96,000/year
Three-Bedroom Apartments	$2,800month	$112,000/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). Given the shortage of available data for comparable units in this area, adjustments were made as follows. Studio rents were adjusted downward by 10% because most data were for a nearby full-amenity waterfront development. One-, Two-, and Three- Bedroom rents were adjusted upwards by approximately 20% as almost all comparable data were for existing buildings that were generally older and offered few amenities.

2.3 Anticipated construction jobs

All projects must report anticipated construction jobs in both person-years and average yearly workers for each development site.

Development Site	Person-years	Average yearly workers
541-545 Bay Street	210.0	140.0
Total	**210.0**	**140.0**

Additional comments if needed:

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.

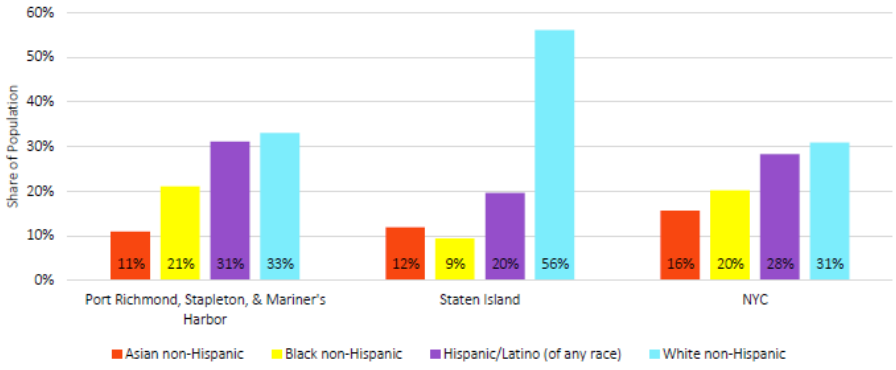
If helpful to understand the proposed project or the Narrative in section 4, provide a brief written description of key neighborhood, demographic and socioeconomic conditions and trends using the data that is shown in the Community Profile Summary.

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]."



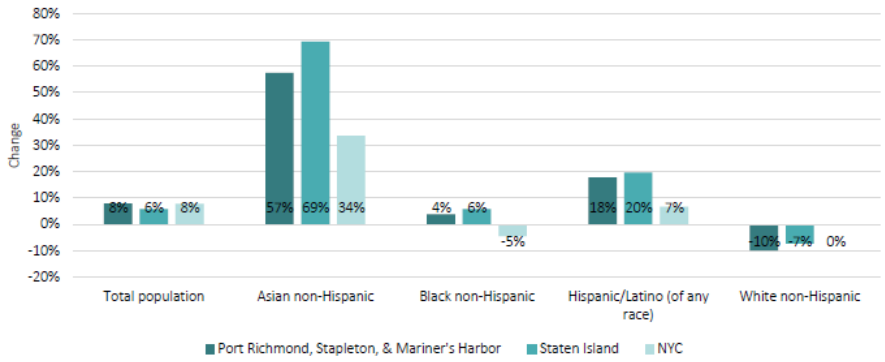
Source: Census 2020; Community Profile Table 1.01

According to 2020 Census data, the Port Richmond, Stapleton & Mariner's Harbor area has a racial & ethnic composition that is similar to that of the City on the whole; with White non-Hispanic residents making up 33%, Hispanic/Latino residents making up 31%, Black non-Hispanic Residents making up 21%, and Asian non-Hispanic residents making up 11%; compared to the City's proportions of 31%, 28%, 20%, and 16%, respectively.

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

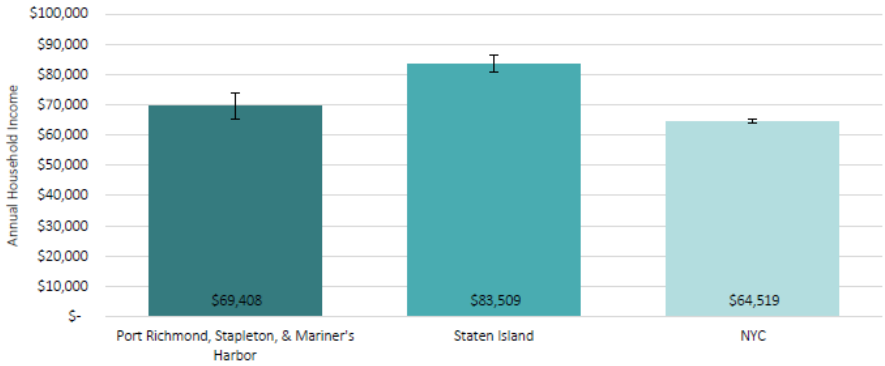
Census data shows that the Port Richmond, Stapleton & Mariner's Harbor area saw a modest 8% population growth during the decade from 2010 to 2020, the same rate as the City's overall population increases. The area's Asian population far outpaced any other racial or ethnic group, increasing by 57% (compared to a 69% increase in Staten Island, and a 34% increase in the entire City). Black non-Hispanic and Hispanic/Latino populations increases at lower rates of 4% and 18%, respectively. Such changes are roughly in line with changes in Staten Island overall, but outpace those for the City. Finally, the White-non-Hispanic population in the area fell by 10%, where is fell by 7% in Staten Island, and was unchanged in the City overall.

Household Economic Security – Income

Figure 3: Median Household Income, 2015-2019 (Five-Year Estimate)

Shows the estimated median household income (in 2019 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 2015-2019, the estimated median household income in [area] was [$]."



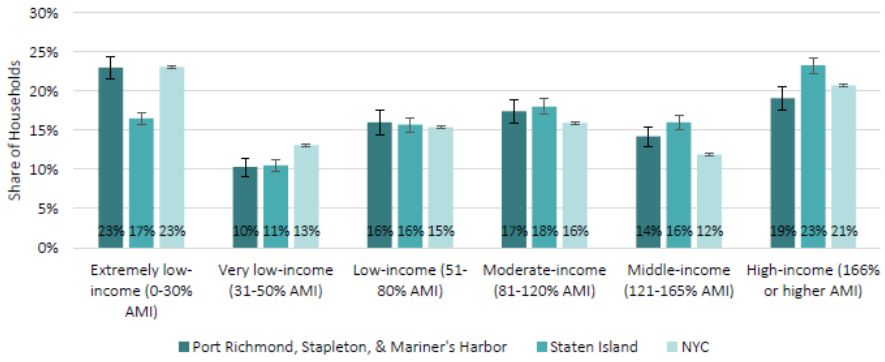
Source: American Community Survey 2015-2019; Community Profile Table 2.02

Census data from 2015-2019 shows that the Port Richmond, Stapleton, and Mariner's Harbor area has a median household income of $69,408, which is slightly higher but roughly in line with New York City overall ($64,519). However, this is significantly lower than the median household income of Staten Island, which sites at $83,509.

Figure 4: Share of Households in Each HUD AMI Band, 2015-2019 (Five-Year Estimate)

Shows the share of households within each 2017 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 2015-2019, an estimated [percent] of households in [area] were in [HUD AMI band]."



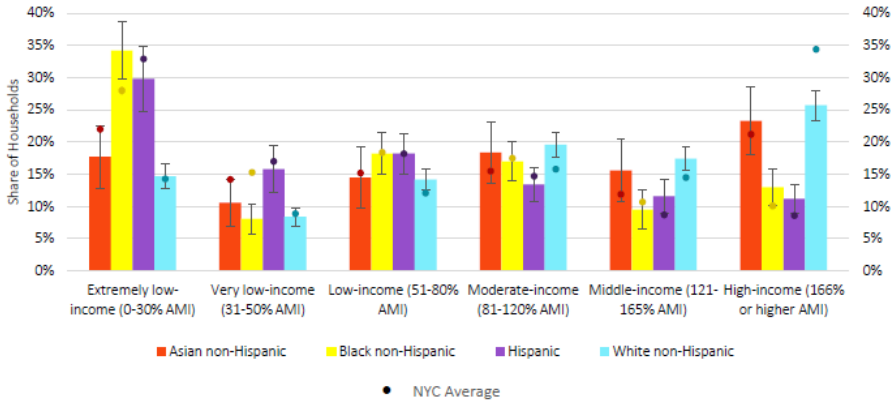
Source: American Community Survey 2015-2019; Community Profile Table 2.03

According to Census data from 2015-2019, 23% of the households in the Port Richmond, Stapleton, and Mariner's Harbor area qualify as extremely low income (0-30% AMI), 10% qualify as very low-income (31-50% AMI), 16% qualify as low-income (51-80% AMI), 17% qualify as moderate-income (81-120% AMI), 14% qualify as middle-income (121-165% AMI), and 19% qualify as high-income (166% or higher AMI). The percentage of extremely low-income households is the same as New York City, but 6% higher than Staten Island as a whole. A slightly lower percentage of households in this area are considered very low-income when compared to 13% of all New Yorkers. Even so, the median household data income is similar for this area, Staten Island, and New York City for each of the income brackets ranging from very low-income to middle-income. The area slightly lags behind the percentage of boroughwide and New York City-wide households in the high-income bracket, which figures are at 23% and 21% respectively.

Figure 5: Share of Households in Each HUD AMI Band by Race & Ethnicity, 2015-2019 (Five-Year Estimate)

Shows the share of PUMA households within each 2017 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 2015-2019."



Source: American Community Survey 2015-2019; Community Profile Table 2.03

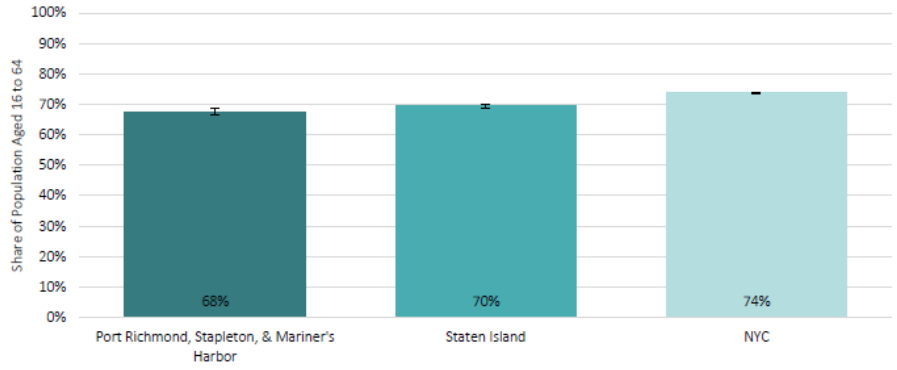
Based on census data from 2015-2019, the percentage of Asian households in the Port Richmond, Stapleton, and Mariner's Harbor area in the low- to extremely low-income brackets is lower than the Asian Citywide average and is higher than the Asian Citywide average in the moderate- to high-income brackets. The share of Black households in the extremely low-income bracket (34%) is significantly higher than the Black Citywide average of around 28%, but is significantly lower in the very low-income bracket (8%) when compared to the Black Citywide average at around 15%. The percentage of Black household incomes in the low to middle-income brackets in this area is roughly the same as Black households across the City, but is slightly higher in the high-income bracket than the City (roughly 13% to 10%). The percentage of Hispanic households in the area in the extremely low, very-low, and moderate-income brackets is lower than the Hispanic Citywide average, roughly the same in the low-income bracket, and higher than the Citywide average in the middle- and high-income brackets. The percentage of White households in the area that are in the extremely low and low-income brackets is about the same as the White Citywide average, and slightly higher than the average in the low- to middle-income brackets, but is almost 10% lower than the Citywide average in the high-income bracket.

Household Economic Security – Jobs

Figure 6: Labor Force Participation, 2015-2019 (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 2015-2019, an estimated [percent] in [area] were employed or seeking work."



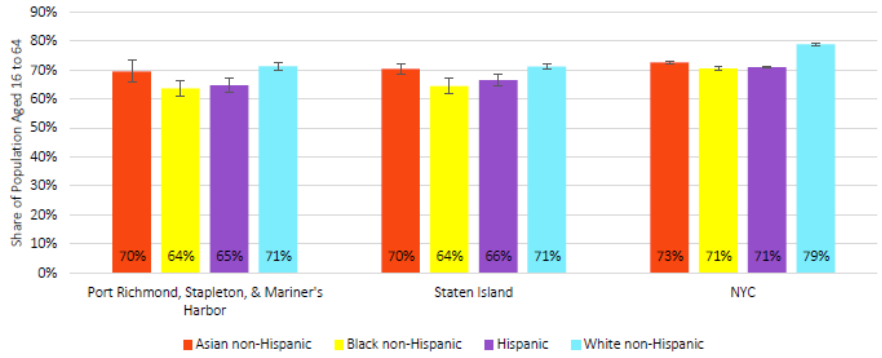
Source: American Community Survey 2015-2019; Community Profile Table 2.04

Census data between 2015-2019 shows that the percentage of the population in Port Richmond, Stapleton, and Mariner's Harbor aged 16-64 who are employed or seeking work, at 68%, is slightly below the Staten Island and New York City averages of 70% and 74%, indicating joblessness may be a significant issue in this area.

Figure 7: Labor Force Participation by Race & Ethnicity, 2015-2019 (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 2015-2019, an estimated [percent] of [race/ethnicity] group in [area] were employed or seeking work."

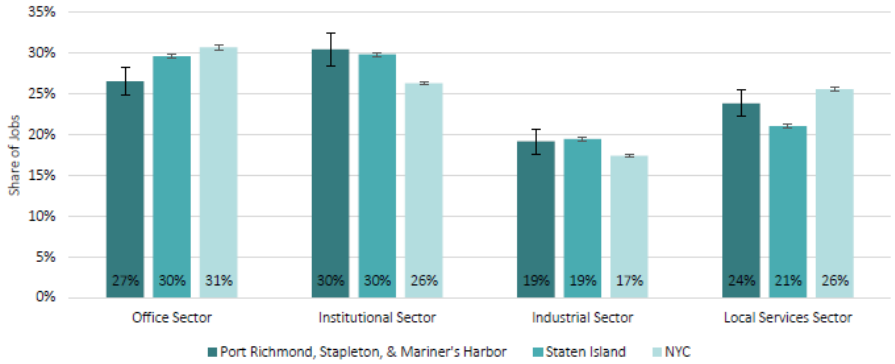


Source: American Community Survey 2015-2019; Community Profile Table 2.04

According to census data from 2015-2019 in the Port Richmond, Stapleton, and Mariner's Harbor area, 70% of Asian people aged 16-64 were either employed or looking for work, compared to 64% of the Black population, 65% of the Hispanic population, and 71% of the White population. The share of population either employed or looking for work is identical to the share at the boroughwide level, except for a 1% difference in the Hispanic population. However, each racial group's labor force participation in this area is lower than their Citywide averages. The biggest differences are in the White and Black populations, with an 8% and 7% lower labor force participation, respectively.

Figure 8: Share of Employed Residents by Business Sector[1], 2015-2019 (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 2015-2019, an estimated [percent] of employed people in [area] worked in [business sector]."



Source: American Community Survey 2015-2019; Community Profile Table 2.06

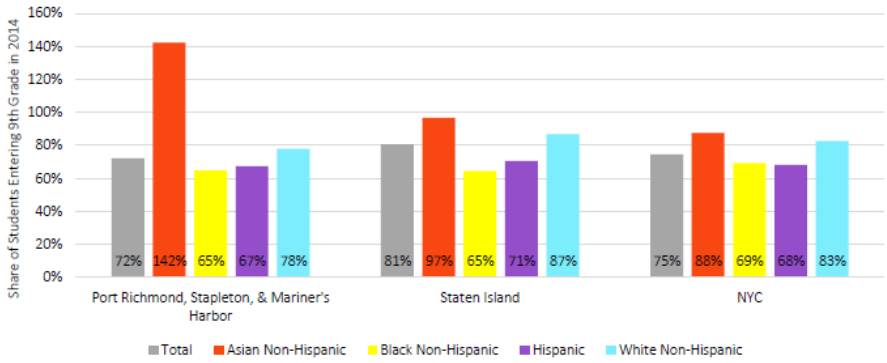
Census data from 2015-2019 shows that the Port Richmond, Stapleton, and Mariner's Harbor area had less employment in the office (27%) and local services sector (24%) than NYC, but more employment in the institutional (30%) and industrial (19%) sectors. This area's office employment sector also lags behind Staten Island's, which is at 30%, but is equal to the Borough's in the institutional and industrial sectors. The area has 3% more employment in the local services sector than Staten Island as a whole.

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]."



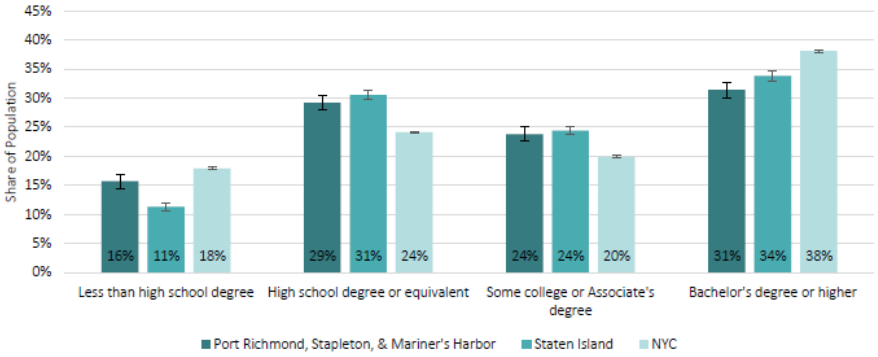
Source: NYC Department of Education 2018; Community Profile Table 5.13

According to census data from 2018, the high school graduation rate in the Port Richmond, Stapleton, and Mariner's Harbor is 72%, which is lower than both Staten Island (81%) and New York City (75%). This is true for the White and Hispanic (only slightly) populations of this area as well. The Black graduation rate in this area, at 65%, is equal to that of the borough, and slightly lower than the NYC Black average of 69%. However, the Asian population's graduation rate in this area (142%) is astronomically higher than the Staten Island and New York City averages. This likely demonstrates significant Asian immigration to the area in the mid-2010s, which seemingly included a sizeable amount of high school-aged children.

Figure 10: Educational Attainment, 2015-2019 (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 2015-2019, an estimated [percent] of the population 25 years and over in [area] had [educational attainment]."



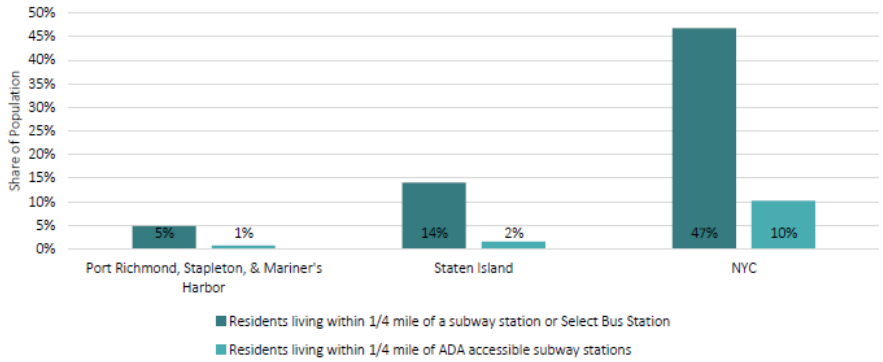
Source: American Community Survey 2015-2019; Community Profile Table 2.01

Census data from 2015-2019 illustrates that less people in the Port Richmond, Stapleton, and Mariner's Harbor area had less than a high school degree (16%) or a bachelor's degree or higher (31%) when compared to New York City (18% and 38%, respectively) on the whole. However, the area's percentage of people with a high school degree or equivalent (29%) and some college or Associate's degree (24%) is higher than NYC's average (24% and 20%, respectively). This area has a greater percentage of people with less than a high school degree when compared to Staten Island (11%), roughly the same percentage with a high school degree or equivalent and some college or an Associate's degree, and a lesser percentage of people with a bachelor's degree than the borough as a whole (34%).

Figure 11: Access to Transit, 2020

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 2020, about [percent] of residents in [area] lived near an ADA accessible subway station."



Source: Department of City Planning 2020; Community Profile Table 5.09

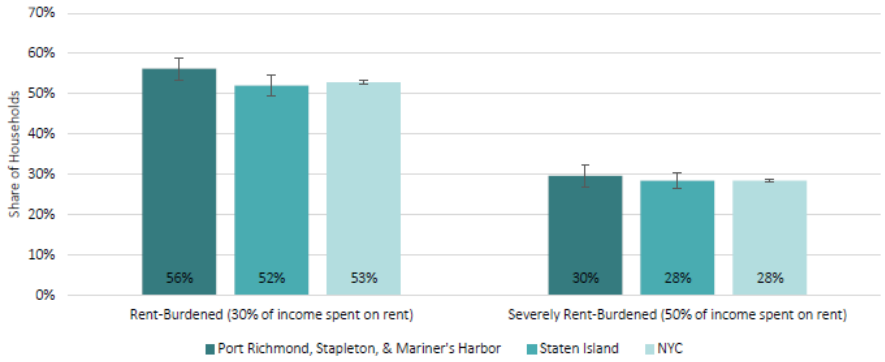
The census data from 2020 highlights the lack of transit access for people in the Port Richmond, Stapleton, and Mariner's Harbor area. Only 5% of residents in this area live within ¼ of a mile of a subway station or Select Bus (SBS) Station, and only 1% live within ¼ of a mile of an ADA accessible subway station (St. George is the only accessible transit station in this area). The percentage of Staten Islanders living within ¼ of a mile of a subway or SBS station is almost triple that of the area, at 14%, although only 2% of the borough's population lives within ¼ of a mile of an ADA accessible station. These numbers pale in comparison to NYC as a whole, in which 47% of people live within ¼ of a mile of a subway or SBS station, and 10% live within ¼ of a mile of an ADA accessible station (explained by the high population density of Manhattan, and the inner neighborhoods of the outer boroughs, which are well-served by transit.)

Housing Security, Affordability, and Quality

Figure 12: Rent-Burdened & Severely Rent-Burdened Households, 2015-2019 (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 2015-2019, an estimated [percent] of households in [area] were severely rent-burdened."



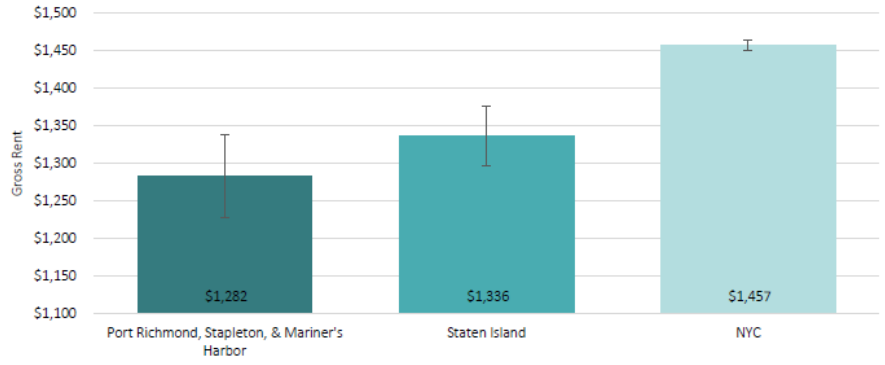
Source: American Community Survey 2015-2019; Community Profile Table 3.04

According to census data from 2015-2019, the percentages of rent-burdened (spending 30% or more of income on rent) and severely rent-burdened (spending 50% or more of income on rent) households in the Port Richmond, Stapleton, and Mariner's Harbor area were both slightly higher than Staten Island and New York City as a whole. While 56% of the households in this area are rent-burdened and 30% are severely rent-burdened, Staten Island sits at 52% and 28% respectively, and New York City sits at 53% and 28%.

Figure 13: Median Gross Rent, 2015-2019 (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 2015-2019, the estimated median price of rental units in [area] was [$]."



Source: American Community Survey 2015-2019; Community Profile Table 3.03

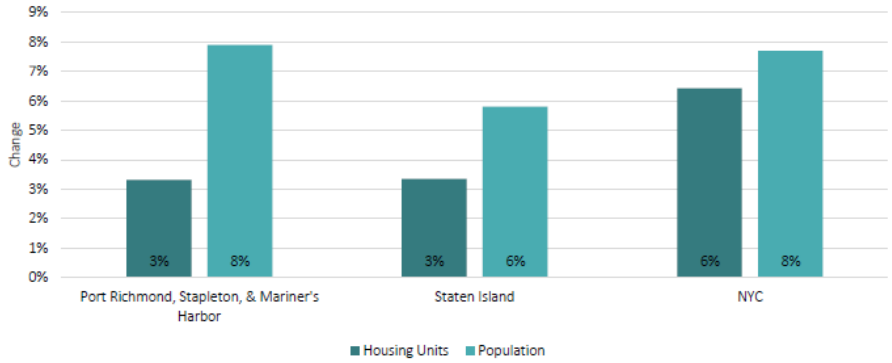
The census data from 2015-2019 shows that the median gross rent in the Port Richmond, Stapleton, and Mariner's Harbor area is slightly lower than Staten Island's, and significantly lower than New York City's. This figure sits at $1,282/month for this area, compared to $1,336 for the borough and $1,457 for the entire city.

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2020

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

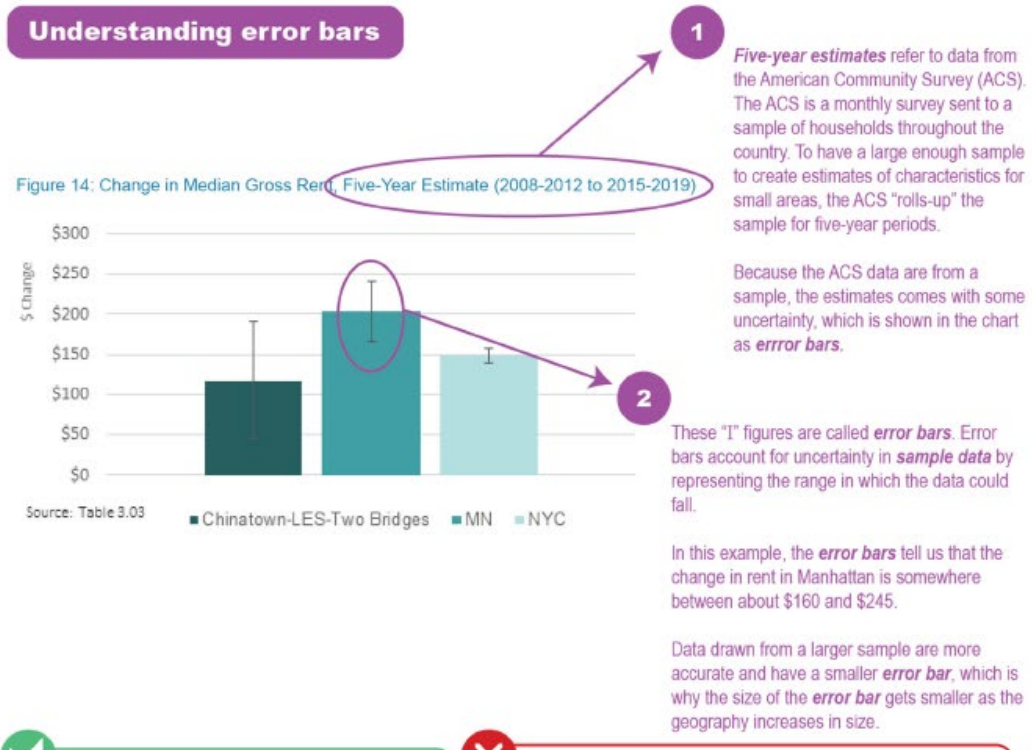
"From 2010 to 2020, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



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

Census data from 2010 to 2020 illustrates that the population growth of the Port Richmond, Stapleton, and Mariner's Harbor significantly outpaced housing unit creation. In fact, while population in this area increased by 8% between 2010 and 2020, there was only a 3% increase in housing units. This is a larger discrepancy than when compared with both Staten Island and New York City. The borough's population grew by 6% compared to a similarly low 3% increase in housing units, and New York City's population grew by 8% compared to a 6% increase in units.

Understanding error bars



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 for several reasons, including: Creating new housing in a neighborhood that has experienced little housing production in recent years; establishing new, permanently affordable (income-restricted) housing units; providing new housing unit types that are not broadly available in the neighborhood, and constructing new market-rate and affordable housing in a location that is walkable and transit-accessible.

Between 2010 and 2020, the Staten Island Community District #1 ("CD1") saw just a 3.3% percent increase in housing units, compared to a 7.9% increase in total population. This population increase can be attributed to the Asian population more than doubling (from 5.2% of community residents to 10.9%), along with a large increase in the Hispanic population (from 19.8% to 31%). The proposed development would create an additional 81 housing units, which by itself would account for 3.7% of the net change in housing units created between 2010 and 2020 (2,173 units).

The 81 new units in the proposed development would include 24 permanently affordable (income-restricted) units, providing a significant increase in such housing to a Community District in which only 442 new rent-regulated units (with regulatory agreements with HPD) have been created since 2014. Although the Neighborhood Tabulation Area (NTA) in which the project area sits is considered at a "Lower" risk of displacement, the provision of income-restricted housing is crucial for the neighborhood – almost half of CD1 households (49.3%) make 80% or less of the Area Median Income ("AMI"), and more generally because 52.2% of CD1 residents are Black or Hispanic; two racial groups with the lowest median household incomes.

Furthermore, the new 81 units that will be created by the proposed development offer a different type of housing experience (apartment-style living) than the one- and two-family homes that are much more prevalent in both CD1 and across Staten Island. This development would also serve as an excellent model for a transit-oriented development, as it is adjacent to the Stapleton stop of the Staten Island Railroad, which is only two stops south of St. George Terminal, a major transit hub that provides free 24-hour ferry service to Lower Manhattan. Additionally, Bay Street also serves as a vital mixed-use/retail corridor for northeastern Staten Island. In sum, that means that car-free or car-lite living is a viable option at this location, substantially reducing the cost of living at this location, and further tending towards the development of equitable housing.

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

At the outset, the development site does not currently contain any residential use. Therefore, none is threatened by the proposed development. That said, the proposed development affirmatively furthers the goal of creating affordable housing by producing 24 new permanently affordable (income-restricted) housing units. 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.

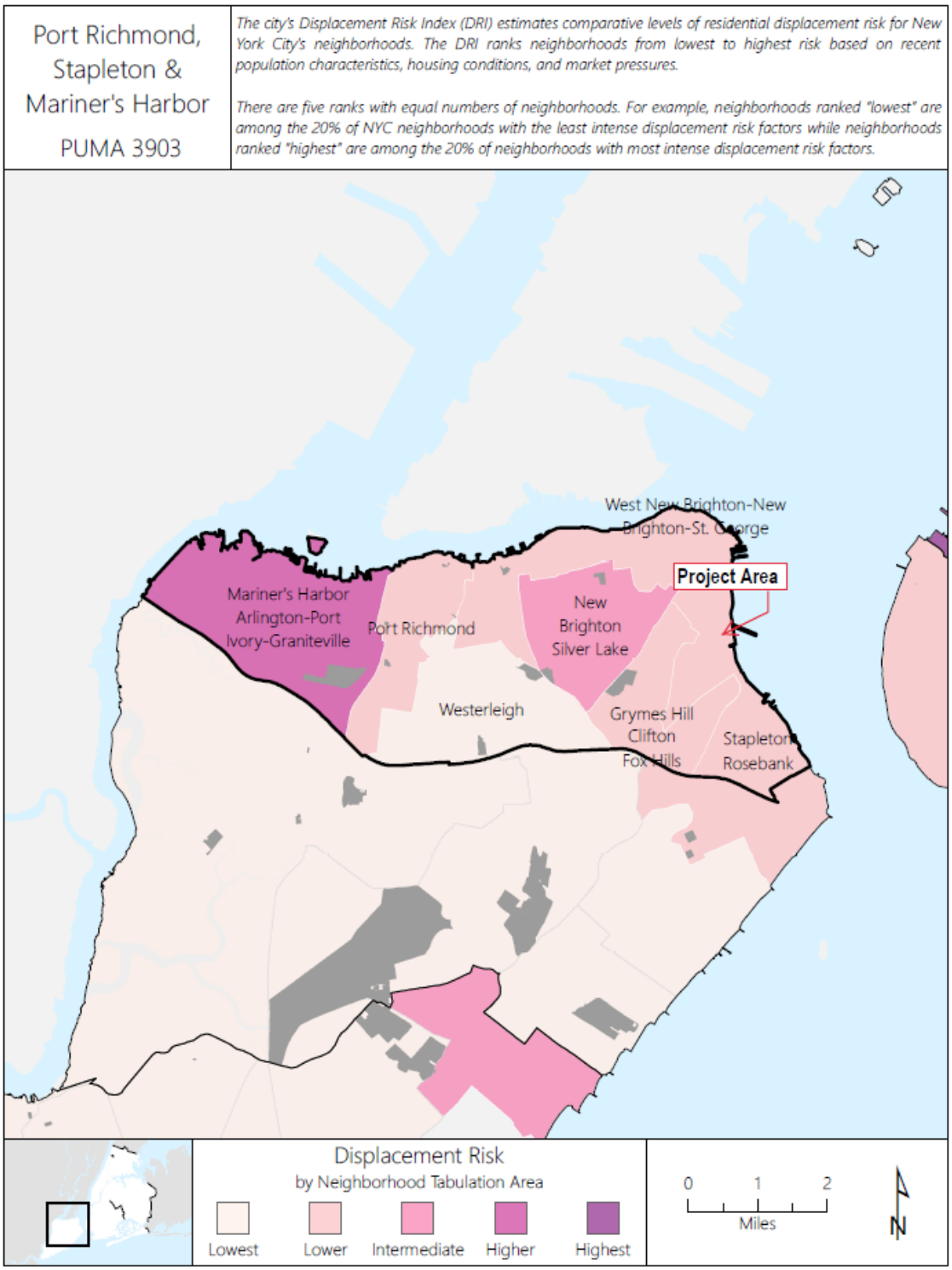
Goal #5: Create more independent and integrated living options for people with disabilities

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 designed to be accessible (including ADA-compliant elevators and ramps), but it will provide new affordable housing opportunities for people with disabilities as well. Contrast that with the overwhelming majority of the community's building stock, which predates the ADA requirements, and is not accessible. The project area's proximity to the Staten Island Railroad as well as several bus lines also allows for more independence from automobiles and integration with the surrounding community and St. George, which provides direct access to Lower Manhattan.

Goal #6: Make equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty

The proposed development is located on the eastern end of Staten Island Community District 1, in the Neighborhood Tabulation Area (NTA) of Stapleton-Rosebank, just to the east of Grymes Hill-Clifton-Fox Hills. While both of these neighborhoods are considered to be at "Lower" risk of displacement according to the Displacement Risk Map, more than 70% of their populations are non-White. In addition, each of these neighborhoods are at or above 90% of housing that is not income-restricted, and each has fewer households in rent-stabilized units than the City overall. In the Stapleton-Rosebank NTA, 36% of the population has an income below 200% of the federal poverty rate, compared to 34% for Grymes Hill-Clifton-Fox Hills. These demographics suggest that if this area were to see an increase in market pressure, there could be concerns about displacement.

The proposed development and its 24 income-restricted units helps counteract that, providing a substantial amount of affordable housing units available to those with low-incomes. The development will also provide 10,000 square feet of commercial space at the ground floor that will serve neighborhood needs, as well as provide the residents of the 91 proposed housing units with much improved transit access.



Urban Cartographics

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

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 3903

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	162,609	100.0%	175,756	100.0%	189,663	100.0%	13,907	7.9%	
Asian non-Hispanic	8,496	5.2%	13,111	7.5%	20,632	10.9%	7,521	57.4%	3.4
Black non-Hispanic	35,189	21.6%	38,620	22.0%	40,093	21.1%	1,473	3.8%	-0.9
Hispanic/Latino (of any race)	32,192	19.8%	50,055	28.5%	58,955	31.1%	8,900	17.8%	2.6
White non-Hispanic	81,264	50.0%	69,525	39.6%	62,560	33.0%	-6,965	-10.0%	-6.6
Non-Hispanic of some other race or combination of races	5,468	3.4%	4,445	2.5%	7,423	3.9%	2,978	67.0%	1.4

Table 1.02.T: Age - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	162,319	2,859	1.1	100.0%		171,905	2,623	0.9	100.0%		171,841	2,834	1.0	100.0%		-64	3,862	0.0%	2.2%		
Under 16 years	39,455	1,611	2.5	24.3%	0.9%	38,083	1,059	1.7	22.2%	0.5%	34,306	1,172	2.1	20.0%	0.6%	-3,777	1,580	-9.9%	4.0%	-2.2	0.8
16 to 64 years	104,198	1,801	1.1	64.2%	1.6%	115,357	2,129	1.1	67.1%	0.7%	114,194	2,255	1.2	66.5%	0.7%	-1,163	3,101	-1.0%	2.7%	-0.6	1.0
65 years and over	18,666	1,198	3.9	11.5%	0.7%	18,465	731	2.4	10.7%	0.4%	23,341	677	1.8	13.6%	0.3%	4,876	996	26.4%	6.2%	2.9	0.5
Median age (years)	34.2	0.7	1.2			34.7	0.7	1.2			37.4	0.7	1.2			2.7	1.0				

Table 1.02.A: Age - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	8,393	1,407	10.2	100.0%		13,253	967	4.4	100.0%		15,499	1,026	4.0	100.0%		2,246	1,410	16.9%	11.5%		
Under 16 years	1,796	393	13.3	21.4%	3.0%	2,522	361	8.7	19.0%	2.3%	2,409	365	9.2	15.5%	2.1%	-113	513	-4.5%	19.9%	-3.5	3.1
16 to 64 years	5,615	686	7.4	66.9%	13.9%	9,510	697	4.5	71.8%	0.6%	10,949	734	4.1	70.6%	0.7%	1,439	1,012	15.1%	11.4%	-1.2	0.9
65 years and over	982	291	18.0	11.7%	2.9%	1,221	233	11.6	9.2%	1.6%	2,141	311	8.8	13.8%	1.8%	920	389	75.3%	42.1%	4.6	2.4
Median age (years)	35.1	3.2	5.5			36.2	2.3	3.9			40.0	2.5	3.8			3.8	3.0				

Table 1.02.B: Age - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	36,027	2,641	4.5	100.0%		38,141	1,243	2.0	100.0%		37,816	1,455	2.3	100.0%		-325	1,914	-0.9%	5.0%		
Under 16 years	11,946	981	5.0	33.2%	1.2%	10,015	608	3.7	26.3%	1.3%	8,550	731	5.2	22.6%	1.7%	-1,465	951	-14.6%	9.0%	-3.7	2.1
16 to 64 years	22,252	1,292	3.5	61.8%	5.8%	25,658	880	2.1	67.3%	0.7%	25,400	878	2.1	67.2%	3.5%	-258	1,243	-1.0%	4.8%	-0.1	3.6
65 years and over	1,829	396	13.2	5.1%	1.0%	2,468	266	6.5	6.5%	0.7%	3,866	197	3.1	10.2%	0.3%	1,398	331	56.6%	18.7%	3.7	0.8
Median age (years)	28.0	2.0	4.3			30.3	1.5	3.0			33.6	1.6	2.8			3.3	2.0				

Table 1.02.H: Age - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	29,438	2,449	5.1	100.0%		47,870	2,053	2.6	100.0%		50,071	1,881	2.3	100.0%		2,201	2,784	4.6%	6.0%		
Under 16 years	10,059	905	5.5	34.2%	1.2%	14,063	798	3.4	29.4%	1.1%	13,454	812	3.7	26.9%	1.3%	-609	1,138	-4.3%	7.9%	-2.5	1.7
16 to 64 years	18,389	1,190	3.9	62.5%	6.6%	31,555	1,430	2.8	65.9%	1.0%	33,293	1,408	2.6	66.5%	1.3%	1,738	2,007	5.5%	6.5%	0.6	1.6
65 years and over	990	292	18.0	3.4%	1.0%	2,252	252	6.8	4.7%	0.5%	3,324	334	6.1	6.6%	0.6%	1,072	418	47.6%	22.2%	1.9	0.8
Median age (years)	25.9	1.4	3.3			27.6	1.0	2.3			30.1	1.2	2.4			2.5	2.0				

Table 1.02.W: Age - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	82,356	3,177	2.3	100.0%		68,811	2,063	1.8	100.0%		64,478	1,922	1.8	100.0%		-4,333	2,820	-6.3%	4.0%		
Under 16 years	14,096	1,058	4.6	17.1%	1.1%	10,403	726	4.2	15.1%	1.0%	8,653	700	4.9	13.4%	1.0%	-1,750	1,009	-16.8%	8.9%	-1.7	1.4
16 to 64 years	53,655	1,767	2.0	65.2%	3.3%	46,188	1,614	2.1	67.1%	1.2%	42,095	1,517	2.2	65.3%	1.3%	-4,093	2,215	-8.9%	4.6%	-1.8	1.8
65 years and over	14,605	1,075	4.5	17.7%	1.1%	12,220	643	3.2	17.8%	0.8%	13,730	600	2.7	21.3%	0.7%	1,510	879	12.4%	7.7%	3.5	1.1
Median age (years)	40.7	1.0	1.5			43.8	1.2	1.6			46.9	1.1	1.5			3.1	2.0				

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	162,319	2,859	1.1	100.0%		171,905	2,623	0.9	100.0%		171,841	2,834	1.0	100.0%		-64	3,862	0.0%	2.2%		
Foreign-born	32,810	1,740	3.2	20.2%	1.0%	41,320	2,528	3.7	24.0%	1.4%	44,364	2,140	2.9	25.8%	1.2%	3,044	3,312	7.4%	8.4%	1.8	1.8

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	8,393	1,407	10.2	100.0%		13,253	967	4.4	100.0%		15,499	1,026	4.0	100.0%		2,246	1,410	16.9%	11.5%		
Foreign-born	6,303	837	8.1	75.1%	16.1%	9,274	805	5.3	70.0%	3.3%	11,438	854	4.5	73.8%	2.5%	2,164	1,174	23.3%	14.1%	3.8	4.1

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	36,027	2,641	4.5	100.0%		38,141	1,243	2.0	100.0%		37,816	1,455	2.3	100.0%		-325	1,914	-0.9%	5.0%		
Foreign-born	8,884	986	6.7	24.7%	2.1%	9,335	1,195	7.8	24.5%	3.0%	9,498	1,320	8.4	25.1%	3.4%	163	1,781	1.7%	19.2%	0.6	4.5

Table 1.03.H: Foreign-born Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	29,438	2,449	5.1	100.0%		47,870	2,053	2.6	100.0%		50,071	1,881	2.3	100.0%		2,201	2,784	4.6%	6.0%		
Foreign-born	7,803	927	7.2	26.5%	2.2%	13,179	1,478	6.8	27.5%	2.9%	13,175	1,355	6.3	26.3%	2.5%	-4	2,005	0.0%	15.2%	-1.2	3.8

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	82,356	3,177	2.3	100.0%		68,811	2,063	1.8	100.0%		64,478	1,922	1.8	100.0%		-4,333	2,820	-6.3%	4.0%		
Foreign-born	7,624	917	7.3	9.3%	1.1%	8,569	1,049	7.4	12.5%	1.5%	9,676	1,219	7.7	15.0%	1.8%	1,107	1,608	12.9%	19.8%	2.5	2.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	150,918	960	0.4	100.0%		159,531	2,499	1.0	100.0%		161,494	2,648	1.0	100.0%		1,963	3,641	1.2%	2.3%		
Speak English less than "very well"	17,611	1,438	5.0	11.7%	0.9%	20,507	1,735	5.1	12.9%	1.1%	20,669	1,411	4.1	12.8%	0.8%	162	2,236	0.8%	11.0%	-0.1	1.4

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	7,976	812	6.2	100.0%		12,440	940	4.6	100.0%		14,757	946	3.9	100.0%		2,317	1,334	18.6%	11.8%		
Speak English less than "very well"	3,484	670	11.7	43.7%	7.1%	4,320	742	10.4	34.7%	5.4%	6,443	814	7.7	43.7%	4.7%	2,123	1,101	49.1%	31.8%	9.0	7.2

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	32,783	1,508	2.8	100.0%		35,218	1,170	2.0	100.0%		35,383	1,328	2.3	100.0%		165	1,770	0.5%	5.0%		
Speak English less than "very well"	1,273	408	19.5	3.9%	1.2%	844	331	23.8	2.4%	0.9%	585	202	21.0	1.7%	0.6%	-259	388	-30.7%	36.2%	-0.7	1.1

Table 1.04.H: Limited English Speaking Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	26,301	1,384	3.2	100.0%		43,019	1,865	2.6	100.0%		45,730	1,776	2.4	100.0%		2,711	2,575	6.3%	6.2%		
Speak English less than "very well"	8,067	1,004	7.6	30.7%	3.5%	11,467	1,289	6.8	26.7%	2.8%	9,793	996	6.2	21.4%	2.0%	-1,674	1,629	-14.6%	12.9%	-5.3	3.4

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	78,236	1,877	1.5	100.0%		65,371	1,936	1.8	100.0%		62,151	1,811	1.8	100.0%		-3,220	2,651	-4.9%	4.0%		
Speak English less than "very well"	3,764	696	11.2	4.8%	0.9%	3,662	685	11.4	5.6%	1.0%	3,680	639	10.6	5.9%	1.0%	18	937	0.5%	25.6%	0.3	1.4

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	103,557	1,805	1.1	100.0%		109,585	1,675	0.9	100.0%		116,058	1,732	0.9	100.0%		6,473	2,409	5.9%	2.3%		
Less than high school degree	21,724	1,279	3.6	21.0%	1.2%	17,903	1,241	4.2	16.3%	1.1%	18,195	1,380	4.6	15.7%	1.2%	292	1,856	1.6%	10.4%	-0.6	1.6
High school degree or equivalent	31,245	1,481	2.9	30.2%	1.3%	35,108	1,679	2.9	32.0%	1.5%	33,855	1,488	2.7	29.2%	1.2%	-1,253	2,243	-3.6%	6.3%	-2.8	1.9
Some college or Associate's degree	26,039	1,378	3.2	25.1%	1.3%	27,660	1,576	3.5	25.2%	1.4%	27,621	1,473	3.2	23.8%	1.2%	-39	2,157	-0.1%	7.8%	-1.4	1.8
Bachelor's degree or higher	24,549	1,346	3.3	23.7%	1.2%	28,914	1,313	2.8	26.4%	1.1%	36,387	1,650	2.8	31.4%	1.3%	7,473	2,109	25.8%	8.1%	5.0	1.7

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	5,697	691	7.4	100.0%		8,793	609	4.2	100.0%		11,542	728	3.8	100.0%		2,749	949	31.3%	12.3%		
Less than high school degree	1,223	325	16.1	21.5%	5.1%	2,105	426	12.3	23.9%	4.5%	2,645	523	12.0	22.9%	4.3%	540	675	25.7%	35.6%	-1.0	6.2
High school degree or equivalent	1,002	294	17.8	17.6%	4.7%	2,397	389	9.9	27.3%	4.0%	2,107	446	12.9	18.3%	3.7%	-290	592	-12.1%	23.4%	-9.0	5.4
Some college or Associate's degree	767	258	20.4	13.5%	4.2%	1,602	395	15.0	18.2%	4.3%	1,956	334	10.4	16.9%	2.7%	354	517	22.1%	36.6%	-1.3	5.1
Bachelor's degree or higher	2,705	481	10.8	47.5%	6.2%	2,689	471	10.6	30.6%	4.9%	4,834	655	8.2	41.9%	5.0%	2,145	807	79.8%	39.8%	11.3	7.0

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	19,371	1,217	3.8	100.0%		21,831	683	1.9	100.0%		23,867	720	1.8	100.0%		2,036	992	9.3%	4.8%		
Less than high school degree	4,196	596	8.6	21.7%	2.8%	3,730	615	10.0	17.1%	2.8%	3,442	519	9.2	14.4%	2.1%	-288	805	-7.7%	20.6%	-2.7	3.5
High school degree or equivalent	5,043	652	7.9	26.0%	2.9%	6,559	698	6.5	30.0%	3.1%	7,098	680	5.8	29.7%	2.7%	539	974	8.2%	15.5%	-0.3	4.1
Some college or Associate's degree	6,041	711	7.2	31.2%	3.1%	6,875	743	6.6	31.5%	3.3%	6,871	716	6.3	28.8%	2.9%	-4	1,032	-0.1%	15.0%	-2.7	4.4
Bachelor's degree or higher	4,091	589	8.7	21.1%	2.7%	4,667	593	7.7	21.4%	2.6%	6,456	668	6.3	27.0%	2.7%	1,789	893	38.3%	22.7%	5.6	3.7

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	15,255	1,096	4.4	100.0%		26,130	1,143	2.7	100.0%		28,998	1,166	2.4	100.0%		2,868	1,633	11.0%	6.6%		
Less than high school degree	5,368	672	7.6	35.2%	3.6%	6,670	732	6.7	25.5%	2.6%	8,088	1,099	8.3	27.9%	3.6%	1,418	1,320	21.3%	21.2%	2.4	4.4
High school degree or equivalent	4,260	600	8.6	27.9%	3.4%	9,027	842	5.7	34.5%	2.8%	9,572	1,104	7.0	33.0%	3.6%	545	1,388	6.0%	15.7%	-1.5	4.6
Some college or Associate's degree	3,929	577	8.9	25.8%	3.3%	6,452	828	7.8	24.7%	3.0%	6,777	930	8.3	23.4%	3.1%	325	1,245	5.0%	19.7%	-1.3	4.3
Bachelor's degree or higher	1,698	382	13.7	11.1%	2.4%	3,981	630	9.6	15.2%	2.3%	4,561	561	7.5	15.7%	1.8%	580	844	14.6%	23.0%	0.5	2.9

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	59,880	1,812	1.8	100.0%		50,688	1,406	1.7	100.0%		49,558	1,280	1.6	100.0%		-1,130	1,901	-2.2%	3.7%		
Less than high school degree	10,226	912	5.4	17.1%	1.4%	5,088	619	7.4	10.0%	1.2%	3,960	713	10.9	8.0%	1.4%	-1,128	944	-22.2%	16.9%	-2.0	1.8
High school degree or equivalent	20,095	1,237	3.7	33.6%	1.8%	16,630	1,123	4.1	32.8%	2.0%	14,432	1,187	5.0	29.1%	2.3%	-2,198	1,634	-13.2%	9.2%	-3.7	3.0
Some college or Associate's degree	14,345	1,066	4.5	24.0%	1.6%	11,962	934	4.7	23.6%	1.7%	11,437	946	5.0	23.1%	1.8%	-525	1,329	-4.4%	10.9%	-0.5	2.5
Bachelor's degree or higher	15,214	1,095	4.4	25.4%	1.7%	17,008	1,169	4.2	33.6%	2.1%	19,729	1,133	3.5	39.8%	2.0%	2,721	1,628	16.0%	10.4%	6.2	2.9

Table 2.02.T: Median Household Income (2019 Dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households	60,505	717	0.7	60,694	861	0.9	189	1,120	0.3%	1.9%
Median household income (dollars)	$64,542	$3,335	3.1	$69,408	$4,277	3.7	$4,866	$5,424	7.5%	8.6%

Table 2.02.A: Median Household Income (2019 Dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with an Asian non-Hispanic householder	3,961	401	6.1	4,616	459	6.0	655	609	16.5%	16.5%
Median household income (dollars)	$54,130	$13,517	15.2	$99,240	$21,404	13.1	$45,110	$25,315	83.3%	60.5%

Table 2.02.B: Median Household Income (2019 Dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Black non-Hispanic householder	13,253	625	2.9	13,112	667	3.1	-141	914	-1.1%	6.9%
Median household income (dollars)	$49,657	$7,936	9.7	$51,421	$5,869	6.9	$1,764	$9,870	3.6%	20.3%

Table 2.02.H: Median Household Income (2019 Dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Hispanic householder	14,219	830	3.5	14,681	821	3.4	462	1,167	3.2%	8.3%
Median household income (dollars)	$49,241	$4,859	6.0	$52,311	$4,517	5.2	$3,070	$6,634	6.2%	13.9%

Table 2.02.W: Median Household Income (2019 Dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a White non-Hispanic householder	27,804	875	1.9	27,272	801	1.8	-532	1,186	-1.9%	4.2%
Median household income (dollars)	$83,342	$6,190	4.5	$87,715	$6,216	4.3	$4,373	$8,772	5.2%	10.8%

Table 2.03.T: Households by Area Median Income (AMI) Band - Total Population

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	60,694	861	0.9	100.0%	
Extremely low-income (0-30% AMI)	13,975	875	3.8	23.0%	1.4%
Very low-income (31-50% AMI)	6,262	755	7.3	10.3%	1.2%
Low-income (51-80% AMI)	9,718	956	6.0	16.0%	1.6%
Moderate-income (81-120% AMI)	10,544	932	5.4	17.4%	1.5%
Middle-income (121-165% AMI)	8,608	724	5.1	14.2%	1.2%
High-income (166% or higher AMI)	11,587	937	4.9	19.1%	1.5%

Table 2.03.A: Households by Area Median Income (AMI) Band - Asian Non-Hispanic

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	4,616	459	6.0	100.0%	
Extremely low-income (0-30% AMI)	815	236	17.6	17.7%	4.8%
Very low-income (31-50% AMI)	487	173	21.5	10.6%	3.6%
Low-income (51-80% AMI)	668	226	20.5	14.5%	4.7%
Moderate-income (81-120% AMI)	849	239	17.1	18.4%	4.8%
Middle-income (121-165% AMI)	721	235	19.8	15.6%	4.8%
High-income (166% or higher AMI)	1,076	263	14.8	23.3%	5.2%

Table 2.03.B: Households by Area Median Income (AMI) Band - Black Non-Hispanic

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	13,112	667	3.1	100.0%	
Extremely low-income (0-30% AMI)	4,478	629	8.5	34.2%	4.5%
Very low-income (31-50% AMI)	1,061	313	17.9	8.1%	2.3%
Low-income (51-80% AMI)	2,390	438	11.1	18.2%	3.2%
Moderate-income (81-120% AMI)	2,230	413	11.3	17.0%	3.0%
Middle-income (121-165% AMI)	1,247	402	19.6	9.5%	3.0%
High-income (166% or higher AMI)	1,706	379	13.5	13.0%	2.8%

Table 2.03.H: Households by Area Median Income (AMI) Band - Hispanic

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	14,681	821	3.4	100.0%	
Extremely low-income (0-30% AMI)	4,378	767	10.7	29.8%	5.0%
Very low-income (31-50% AMI)	2,313	552	14.5	15.8%	3.7%
Low-income (51-80% AMI)	2,677	481	10.9	18.2%	3.1%
Moderate-income (81-120% AMI)	1,968	396	12.2	13.4%	2.6%
Middle-income (121-165% AMI)	1,703	395	14.1	11.6%	2.6%
High-income (166% or higher AMI)	1,642	332	12.3	11.2%	2.2%

Table 2.03.W: Households by Area Median Income (AMI) Band - White Non-Hispanic

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	27,272	801	1.8	100.0%	
Extremely low-income (0-30% AMI)	4,014	545	8.3	14.7%	2.0%
Very low-income (31-50% AMI)	2,281	398	10.6	8.4%	1.4%
Low-income (51-80% AMI)	3,884	479	7.5	14.2%	1.7%
Moderate-income (81-120% AMI)	5,337	552	6.3	19.6%	1.9%
Middle-income (121-165% AMI)	4,750	523	6.7	17.4%	1.8%
High-income (166% or higher AMI)	7,006	649	5.6	25.7%	2.3%

Table 2.04.T: Labor Force - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	115,357	2,129	1.1	100.0%		114,194	2,255	1.2	100.0%		-1,163	3,101	-1.0%	2.7%		
In labor force	77,481	1,879	1.5	67.2%	1.1%	77,111	1,965	1.5	67.5%	1.1%	-370	2,719	-0.5%	3.5%	0.3	1.6

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	9,510	697	4.5	100.0%		10,949	734	4.1	100.0%		1,439	1,012	15.1%	11.4%		
In labor force	6,006	563	5.7	63.2%	3.7%	7,611	659	5.3	69.5%	3.8%	1,605	867	26.7%	16.2%	6.3	5.3

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	25,658	880	2.1	100.0%		25,400	878	2.1	100.0%		-258	1,243	-1.0%	4.8%		
In labor force	17,520	887	3.1	68.3%	2.5%	16,177	885	3.3	63.7%	2.7%	-1,343	1,253	-7.7%	6.9%	-4.6	3.7

Table 2.04.H: Labor Force - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	31,555	1,430	2.8	100.0%		33,293	1,408	2.6	100.0%		1,738	2,007	5.5%	6.5%		
In labor force	20,458	1,270	3.8	64.8%	2.8%	21,502	1,201	3.4	64.6%	2.4%	1,044	1,748	5.1%	8.8%	-0.2	3.7

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	46,188	1,614	2.1	100.0%		42,095	1,517	2.2	100.0%		-4,093	2,215	-8.9%	4.6%		
In labor force	31,773	1,370	2.6	68.8%	1.7%	29,982	1,255	2.5	71.2%	1.5%	-1,791	1,858	-5.6%	5.7%	2.4	2.3

Table 2.05.T: Occupation - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	71,317	1,831	1.6	100.0%		73,311	2,007	1.7	100.0%		1,994	2,717	2.8%	3.9%		
Management, business, science, and arts	23,843	1,300	3.3	33.4%	1.6%	26,383	1,468	3.4	36.0%	1.7%	2,540	1,961	10.7%	8.6%	2.6	2.3
Service	17,861	1,380	4.7	25.0%	1.8%	18,116	1,232	4.1	24.7%	1.5%	255	1,850	1.4%	10.4%	-0.3	2.3
Sales and office	17,367	1,013	3.5	24.4%	1.3%	15,697	1,063	4.1	21.4%	1.3%	-1,670	1,468	-9.6%	8.1%	-3.0	1.8
Natural resources, construction, and maintenance	5,822	636	6.6	8.2%	0.9%	6,867	873	7.7	9.4%	1.2%	1,045	1,080	17.9%	19.8%	1.2	1.5
Production, transportation, and material moving	6,424	626	5.9	9.0%	0.8%	6,248	650	6.3	8.5%	0.9%	-176	902	-2.7%	13.9%	-0.5	1.2
Median Wages by Occupation																
Management, business, science, and arts	$63,818	$3,741	3.6			$64,451	$3,173	3.0			$633	$4,905	1.0%	7.7%		
Service	$34,547	$2,839	5.0			$27,553	$2,529	5.6			-$6,994	$3,802	-20.2%	9.8%		
Sales and office	$35,997	$3,752	6.3			$34,618	$3,327	5.8			-$1,379	$5,015	-3.8%	13.6%		
Natural resources, construction, and maintenance	$44,742	$7,177	9.8			$49,134	$5,623	7.0			$4,392	$9,117	9.8%	21.6%		
Production, transportation, and material moving	$40,008	$7,774	11.8			$32,768	$4,783	8.9			-$7,240	$9,128	-18.1%	19.9%		

Table 2.05.A: Occupation - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	5,540	516	5.7	100.0%		7,402	670	5.5	100.0%		1,862	846	33.6%	17.4%		
Management, business, science, and arts	2,066	434	12.8	37.3%	7.0%	2,913	444	9.3	39.4%	4.8%	847	621	41.0%	36.6%	2.1	8.5
Service	1,303	364	17.0	23.5%	6.2%	1,706	318	11.3	23.0%	3.8%	403	483	30.9%	44.0%	-0.5	7.3
Sales and office	1,346	313	14.1	24.3%	5.2%	1,444	335	14.1	19.5%	4.2%	98	458	7.3%	35.2%	-4.8	6.7
Natural resources, construction, and maintenance	319	193	36.8	5.8%	3.4%	404	158	23.8	5.5%	2.1%	85	249	26.6%	91.2%	-0.3	4.0
Production, transportation, and material moving	506	198	23.8	9.1%	3.5%	935	272	17.7	12.6%	3.5%	429	336	84.8%	90.1%	3.5	4.9
Median Wages by Occupation																
Management, business, science, and arts	$61,239	$11,062	11.0			$65,969	$9,444	8.7			$4,730	$14,545	7.7%	24.8%		
Service	$21,751	$12,654	35.4			$24,571	$4,772	11.8			$2,820	$13,524	13.0%	69.3%		
Sales and office	$31,419	$9,261	17.9			$30,943	$8,905	17.5			-$476	$12,848	-1.5%	40.6%		
Natural resources, construction, and maintenance	$43,625	$36,832	51.3			$34,406	$17,431	30.8			-$9,219	$40,748	-21.1%	77.7%		
Production, transportation, and material moving	$18,231	$16,823	56.1			$17,874	$2,469	8.4			-$357	$17,003	-2.0%	91.5%		

Table 2.05.B: Occupation - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	15,675	827	3.2	100.0%		15,071	889	3.6	100.0%		-604	1,214	-3.9%	7.6%		
Management, business, science, and arts	4,684	616	8.0	29.9%	3.6%	5,598	712	7.7	37.1%	4.2%	914	941	19.5%	21.9%	7.2	5.5
Service	5,727	653	6.9	36.5%	3.7%	4,179	616	9.0	27.7%	3.7%	-1,548	898	-27.0%	13.6%	-8.8	5.2
Sales and office	3,165	482	9.3	20.2%	2.9%	2,742	471	10.5	18.2%	2.9%	-423	674	-13.4%	19.9%	-2.0	4.1
Natural resources, construction, and maintenance	777	230	18.0	5.0%	1.4%	1,178	372	19.2	7.8%	2.4%	401	437	51.6%	65.6%	2.8	2.8
Production, transportation, and material moving	1,322	358	16.4	8.4%	2.2%	1,374	338	15.0	9.1%	2.2%	52	492	3.9%	38.0%	0.7	3.1
Median Wages by Occupation																
Management, business, science, and arts	$59,061	$7,559	7.8			$55,629	$4,267	4.7			-$3,432	$8,680	-5.8%	14.1%		
Service	$31,192	$3,816	7.4			$29,370	$4,298	8.9			-$1,822	$5,748	-5.8%	18.0%		
Sales and office	$29,994	$8,050	16.3			$32,556	$7,109	13.3			$2,562	$10,740	8.5%	37.6%		
Natural resources, construction, and maintenance	$59,234	$21,851	22.4			$53,073	$6,858	7.9			-$6,161	$22,902	-10.4%	35.0%		
Production, transportation, and material moving	$41,310	$12,352	18.2			$37,726	$11,663	18.8			-$3,584	$16,988	-8.7%	39.3%		

Table 2.05.H: Occupation - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	18,820	1,258	4.1	100.0%		20,199	1,193	3.6	100.0%		1,379	1,734	7.3%	9.6%		
Management, business, science, and arts	4,325	664	9.3	23.0%	3.2%	4,993	601	7.3	24.7%	2.6%	668	896	15.4%	22.5%	1.7	4.1
Service	5,604	847	9.2	29.8%	4.0%	6,449	901	8.5	31.9%	4.0%	845	1,237	15.1%	23.7%	2.1	5.7
Sales and office	4,126	691	10.2	21.9%	3.4%	4,394	558	7.7	21.8%	2.4%	268	888	6.5%	22.4%	-0.1	4.2
Natural resources, construction, and maintenance	2,283	403	10.7	12.1%	2.0%	2,429	534	13.4	12.0%	2.5%	146	669	6.4%	30.0%	-0.1	3.2
Production, transportation, and material moving	2,482	565	13.8	13.2%	2.9%	1,934	426	13.4	9.6%	2.0%	-548	708	-22.1%	24.7%	-3.6	3.5
Median Wages by Occupation																
Management, business, science, and arts	$51,575	$7,162	8.4			$60,126	$6,328	6.4			$8,551	$9,557	16.6%	20.3%		
Service	$31,131	$7,257	14.2			$22,987	$4,362	11.5			-$8,144	$8,467	-26.2%	22.2%		
Sales and office	$36,109	$6,198	10.4			$28,381	$7,106	15.2			-$7,728	$9,429	-21.4%	23.9%		
Natural resources, construction, and maintenance	$29,344	$5,354	11.1			$34,899	$10,887	19.0			$5,555	$12,132	18.9%	43.0%		
Production, transportation, and material moving	$34,307	$8,268	14.7			$27,278	$6,122	13.6			-$7,029	$10,288	-20.5%	26.2%		

Table 2.05.W: Occupation - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	29,703	1,333	2.7	100.0%		28,958	1,252	2.6	100.0%		-745	1,829	-2.5%	6.1%		
Management, business, science, and arts	12,211	910	4.5	41.1%	2.4%	12,351	1,015	5.0	42.7%	3.0%	140	1,363	1.1%	11.2%	1.6	3.8
Service	4,786	670	8.5	16.1%	2.1%	5,263	754	8.7	18.2%	2.5%	477	1,009	10.0%	22.0%	2.1	3.3
Sales and office	8,298	747	5.5	27.9%	2.2%	6,631	766	7.0	22.9%	2.5%	-1,667	1,070	-20.1%	11.7%	-5.0	3.3
Natural resources, construction, and maintenance	2,395	342	8.7	8.1%	1.1%	2,777	491	10.7	9.6%	1.6%	382	598	15.9%	26.4%	1.5	1.9
Production, transportation, and material moving	2,013	316	9.5	6.8%	1.0%	1,936	353	11.1	6.7%	1.2%	-77	474	-3.8%	23.1%	-0.1	1.6
Median Wages by Occupation																
Management, business, science, and arts	$70,530	$5,167	4.5			$71,698	$4,817	4.1			$1,168	$7,064	1.7%	10.1%		
Service	$47,222	$5,600	7.2			$34,915	$10,967	19.1			-$12,307	$12,314	-26.1%	24.8%		
Sales and office	$40,106	$4,557	6.9			$45,750	$7,213	9.6			$5,644	$8,532	14.1%	22.2%		
Natural resources, construction, and maintenance	$63,294	$9,918	9.5			$63,514	$10,301	9.9			$220	$14,300	0.3%	22.6%		
Production, transportation, and material moving	$63,459	$16,433	15.7			$53,871	$12,334	13.9			-$9,588	$20,547	-15.1%	29.3%		

Table 2.06.T: Industry - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	71,317	1,831	1.6	100.0%		73,311	2,007	1.7	100.0%		1,994	2,717	2.8%	3.9%		
Agriculture, forestry, fishing and hunting, and mining	32	49	93.4	0.0%	0.1%	166	133	48.7	0.2%	0.2%	134	142	418.8%	896.5%	0.2	0.2
Construction	4,705	625	8.1	6.6%	0.9%	5,691	839	9.0	7.8%	1.1%	986	1,046	21.0%	24.0%	1.2	1.4
Manufacturing	2,373	528	13.5	3.3%	0.7%	1,759	365	12.6	2.4%	0.5%	-614	642	-25.9%	22.6%	-0.9	0.9
Wholesale trade	1,203	315	15.9	1.7%	0.4%	1,233	304	15.0	1.7%	0.4%	30	438	2.5%	36.9%	0.0	0.6
Retail trade	6,338	831	8.0	8.9%	1.1%	7,565	719	5.8	10.3%	0.9%	1,227	1,099	19.4%	19.3%	1.4	1.4
Transportation and warehousing, and utilities	4,160	615	9.0	5.8%	0.8%	5,196	687	8.0	7.1%	0.9%	1,036	922	24.9%	24.8%	1.3	1.2
Information	1,574	374	14.4	2.2%	0.5%	1,539	356	14.1	2.1%	0.5%	-35	516	-2.2%	32.4%	-0.1	0.7
Finance and insurance, and real estate and rental and leasing	6,312	710	6.8	8.9%	1.0%	5,969	638	6.5	8.1%	0.8%	-343	955	-5.4%	14.7%	-0.8	1.3
Professional, scientific, and management, and administrative and waste management services	7,736	805	6.3	10.8%	1.1%	7,121	840	7.2	9.7%	1.1%	-615	1,163	-7.9%	14.5%	-1.1	1.6
Educational services, and health care and social assistance	21,033	1,064	3.1	29.5%	1.3%	22,324	1,555	4.2	30.5%	2.0%	1,291	1,884	6.1%	9.1%	1.0	2.4
Arts, entertainment, and recreation, and accommodation, and food services	6,182	758	7.5	8.7%	1.0%	6,406	854	8.1	8.7%	1.1%	224	1,142	3.6%	18.8%	0.0	1.5
Other services, except public administration	4,100	711	10.5	5.7%	1.0%	3,512	534	9.2	4.8%	0.7%	-588	889	-14.3%	19.8%	-0.9	1.2
Public administration	5,569	670	7.3	7.8%	0.9%	4,830	645	8.1	6.6%	0.9%	-739	930	-13.3%	15.6%	-1.2	1.3
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$53,003					$42,577	$24,506	35.0			-$10,426	$24,506	-19.7%	46.2%		
Construction	$40,740	$7,497	11.2			$45,408	$5,300	7.1			$4,668	$9,181	11.5%	24.3%		
Manufacturing	$44,812	$6,387	8.7			$50,511	$12,651	15.2			$5,699	$14,172	12.7%	32.5%		
Wholesale trade	$51,706	$19,740	23.2			$53,778	$11,158	12.6			$2,072	$22,675	4.0%	45.2%		
Retail trade	$18,429	$4,151	13.7			$20,349	$2,721	8.1			$1,920	$4,963	10.4%	28.9%		
Transportation and warehousing, and utilities	$62,803	$4,962	4.8			$45,866	$9,222	12.2			-$16,937	$10,472	-27.0%	15.8%		
Information	$66,364	$22,817	20.9			$60,350	$13,104	13.2			-$6,014	$26,312	-9.1%	37.0%		
Finance and insurance, and real estate and rental and leasing	$56,226	$6,485	7.0			$66,269	$8,310	7.6			$10,043	$10,541	17.9%	20.1%		
Professional, scientific, and management, and administrative and waste management services	$48,450	$5,804	7.3			$49,056	$4,206	5.2			$606	$7,168	1.3%	14.9%		
Educational services, and health care and social assistance	$43,117	$2,766	3.9			$48,081	$3,880	4.9			$4,964	$4,765	11.5%	11.5%		
Arts, entertainment, and recreation, and accommodation, and food services	$21,838	$3,981	11.1			$22,700	$2,590	6.9			$862	$4,749	3.9%	22.4%		
Other services, except public administration	$28,283	$5,141	11.0			$27,035	$6,678	15.0			-$1,248	$8,428	-4.4%	29.3%		
Public administration	$81,617	$7,168	5.3			$83,619	$8,684	6.3			$2,002	$11,260	2.5%	13.9%		

Table 2.06.A: Industry - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	5,540	516	5.7	100.0%		7,402	670	5.5	100.0%		1,862	846	33.6%	17.4%		
Agriculture, forestry, fishing and hunting, and mining	0					33	55	101.4	0.4%	0.7%	33	55	0.0%		0.4	0.7
Construction	159	124	47.6	2.9%	2.2%	294	152	31.3	4.0%	2.0%	135	196	84.9%	173.0%	1.1	3.0
Manufacturing	159	112	42.9	2.9%	2.0%	329	238	43.9	4.4%	3.2%	170	263	106.9%	208.9%	1.5	3.8
Wholesale trade	84	60	43.6	1.5%	1.1%	139	79	34.6	1.9%	1.1%	55	99	65.5%	151.0%	0.4	1.6
Retail trade	492	230	28.4	8.9%	4.1%	889	257	17.6	12.0%	3.3%	397	345	80.7%	99.3%	3.1	5.3
Transportation and warehousing, and utilities	457	216	28.8	8.2%	3.8%	580	207	21.7	7.8%	2.7%	123	299	26.9%	75.2%	-0.4	4.7
Information	32	42	79.4	0.6%	0.8%	161	96	36.1	2.2%	1.3%	129	105	403.1%	725.3%	1.6	1.5
Finance and insurance, and real estate and rental and leasing	632	214	20.6	11.4%	3.7%	559	219	23.8	7.6%	2.9%	-73	306	-11.6%	45.8%	-3.8	4.7
Professional, scientific, and management, and administrative and waste management services	759	249	20.0	13.7%	4.3%	695	186	16.3	9.4%	2.4%	-64	311	-8.4%	38.8%	-4.3	4.9
Educational services, and health care and social assistance	1,301	318	14.8	23.5%	5.3%	2,094	429	12.5	28.3%	5.2%	793	534	61.0%	51.3%	4.8	7.4
Arts, entertainment, and recreation, and accommodation, and food services	897	268	18.2	16.2%	4.6%	943	304	19.6	12.7%	3.9%	46	405	5.1%	46.2%	-3.5	6.0
Other services, except public administration	471	227	29.3	8.5%	4.0%	335	145	26.3	4.5%	1.9%	-136	269	-28.9%	46.1%	-4.0	4.4
Public administration	97	101	63.2	1.8%	1.8%	351	193	33.4	4.7%	2.6%	254	218	261.9%	426.1%	2.9	3.2

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining						$54,998					$54,998	$0	0.0%			
Construction	$41,488	$10,632	15.6			$44,998	$13,056	17.6			$3,510	$16,837	8.5%	42.0%		
Manufacturing	$34,073	$34,546	61.6			$18,441	$2,217	7.3			-$15,632	$34,617	-45.9%	55.3%		
Wholesale trade	$40,250	$28,489	43.0			$32,846	$17,853	33.0			-$7,404	$33,621	-18.4%	72.8%		
Retail trade	$11,000					$18,349	$6,228	20.6								
Transportation and warehousing, and utilities	$65,912	$13,588	12.5			$24,882	$19,343	47.3			-$41,030	$23,639	-62.2%	30.4%		
Information	$59,513					$60,624	$58,976	59.1			$1,111	$58,976	1.9%	99.1%		
Finance and insurance, and real estate and rental and leasing	$51,053	$10,973	13.1			$58,431	$40,884	42.5			$7,378	$42,331	14.5%	83.8%		
Professional, scientific, and management, and administrative and waste management services	$40,115	$15,184	23.0			$56,098	$6,111	6.6			$15,983	$16,368	39.8%	55.1%		
Educational services, and health care and social assistance	$56,052	$18,188	19.7			$57,157	$14,603	15.5			$1,105	$23,325	2.0%	42.1%		
Arts, entertainment, and recreation, and accommodation, and food services	$18,085	$16,866	56.7			$24,112	$4,904	12.4			$6,027	$17,564	33.3%	127.3%		
Other services, except public administration	$25,847	$6,078	14.3			$20,202	$11,752	35.4			-$5,645	$13,231	-21.8%	49.0%		
Public administration	$21,101	$56,551	162.9			$89,788	$19,706	13.3			$68,687	$59,886	325.5%	1144.2%		

Table 2.06.B: Industry - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	15,675	827	3.2	100.0%		15,071	889	3.6	100.0%		-604	1,214	-3.9%	7.6%		
Agriculture, forestry, fishing and hunting, and mining	0					92	98	64.8	0.6%	0.6%	92	98	0.0%		0.6	0.6
Construction	441	208	28.7	2.8%	1.3%	985	340	21.0	6.5%	2.2%	544	399	123.4%	130.5%	3.7	2.6
Manufacturing	701	248	21.5	4.5%	1.6%	173	115	40.4	1.1%	0.8%	-528	273	-75.3%	18.6%	-3.4	1.8
Wholesale trade	184	157	52.0	1.2%	1.0%	176	173	59.7	1.2%	1.1%	-8	234	-4.3%	124.5%	0.0	1.5
Retail trade	1,604	415	15.7	10.2%	2.6%	1,237	349	17.2	8.2%	2.3%	-367	542	-22.9%	29.5%	-2.0	3.5
Transportation and warehousing, and utilities	789	258	19.9	5.0%	1.6%	1,265	349	16.8	8.4%	2.3%	476	434	60.3%	68.6%	3.4	2.8
Information	483	212	26.6	3.1%	1.3%	275	203	44.9	1.8%	1.3%	-208	294	-43.1%	48.9%	-1.3	1.8
Finance and insurance, and real estate and rental and leasing	913	349	23.2	5.8%	2.2%	988	310	19.1	6.6%	2.0%	75	467	8.2%	53.5%	0.8	3.0
Professional, scientific, and management, and administrative and waste management services	1,502	376	15.2	9.6%	2.3%	1,249	441	21.4	8.3%	2.9%	-253	580	-16.8%	36.0%	-1.3	3.7
Educational services, and health care and social assistance	5,931	594	6.1	37.8%	3.2%	5,953	735	7.5	39.5%	4.3%	22	945	0.4%	16.0%	1.7	5.4
Arts, entertainment, and recreation, and accommodation, and food services	988	363	22.3	6.3%	2.3%	888	311	21.3	5.9%	2.0%	-100	478	-10.1%	45.6%	-0.4	3.0
Other services, except public administration	911	308	20.5	5.8%	1.9%	739	311	25.6	4.9%	2.0%	-172	438	-18.9%	43.8%	-0.9	2.8
Public administration	1,228	352	17.4	7.8%	2.2%	1,051	331	19.1	7.0%	2.2%	-177	483	-14.4%	36.4%	-0.8	3.1

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining						$42,186	$30,023	43.3			$42,186	$30,023	0.0%			
Construction	$42,977	$28,137	39.8			$53,139	$7,197	8.2			$10,162	$29,043	23.6%	82.7%		
Manufacturing	$38,432	$27,087	42.8			$42,880	$19,245	27.3			$4,448	$33,228	11.6%	93.2%		
Wholesale trade	$61,372	$84,743	83.9			$51,618	$11,854	14.0			-$9,754	$85,568	-15.9%	117.7%		
Retail trade	$15,008	$9,434	38.2			$19,801	$11,271	34.6			$4,793	$14,698	31.9%	111.9%		
Transportation and warehousing, and utilities	$56,152	$20,993	22.7			$37,733	$12,168	19.6			-$18,419	$24,265	-32.8%	33.2%		
Information	$43,784	$23,026	32.0			$58,485	$31,332	32.6			$14,701	$38,883	33.6%	100.3%		
Finance and insurance, and real estate and rental and leasing	$55,087	$11,859	13.1			$40,499	$24,481	36.7			-$14,588	$27,202	-26.5%	47.2%		
Professional, scientific, and management, and administrative and waste management services	$49,053	$10,972	13.6			$37,717	$12,706	20.5			-$11,336	$16,788	-23.1%	31.1%		
Educational services, and health care and social assistance	$37,526	$3,669	5.9			$44,911	$6,645	9.0			$7,385	$7,591	19.7%	21.2%		
Arts, entertainment, and recreation, and accommodation, and food services	$17,630	$12,751	44.0			$21,704	$7,956	22.3			$4,074	$15,030	23.1%	99.8%		
Other services, except public administration	$35,513	$12,549	21.5			$30,550	$11,766	23.4			-$4,963	$17,202	-14.0%	45.0%		
Public administration	$68,928	$15,483	13.7			$65,261	$17,376	16.2			-$3,667	$23,273	-5.3%	33.0%		

Table 2.06.H: Industry - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	18,820	1,258	4.1	100.0%		20,199	1,193	3.6	100.0%		1,379	1,734	7.3%	9.6%		
Agriculture, forestry, fishing and hunting, and mining	0					32	71	134.1	0.2%	0.3%	32	71	0.0%		0.2	0.3
Construction	2,095	466	13.5	11.1%	2.4%	2,112	518	14.9	10.5%	2.5%	17	697	0.8%	33.4%	-0.6	3.5
Manufacturing	832	286	20.9	4.4%	1.5%	470	171	22.1	2.3%	0.8%	-362	333	-43.5%	28.3%	-2.1	1.7
Wholesale trade	339	184	33.0	1.8%	1.0%	521	228	26.6	2.6%	1.1%	182	293	53.7%	107.2%	0.8	1.5
Retail trade	1,621	388	14.6	8.6%	2.0%	2,467	476	11.7	12.2%	2.2%	846	614	52.2%	46.8%	3.6	3.0
Transportation and warehousing, and utilities	1,098	298	16.5	5.8%	1.5%	1,339	378	17.2	6.6%	1.8%	241	481	21.9%	47.8%	0.8	2.3
Information	178	101	34.3	0.9%	0.5%	290	159	33.3	1.4%	0.8%	112	188	62.9%	128.5%	0.5	0.9
Finance and insurance, and real estate and rental and leasing	1,731	480	16.9	9.2%	2.5%	1,133	290	15.6	5.6%	1.4%	-598	561	-34.5%	24.7%	-3.6	2.9
Professional, scientific, and management, and administrative and waste management services	1,635	485	18.0	8.7%	2.5%	2,089	435	12.7	10.3%	2.1%	454	651	27.8%	46.3%	1.6	3.3
Educational services, and health care and social assistance	4,363	660	9.2	23.2%	3.1%	4,917	726	9.0	24.3%	3.3%	554	981	12.7%	23.8%	1.1	4.5
Arts, entertainment, and recreation, and accommodation, and food services	2,214	525	14.4	11.8%	2.7%	2,579	541	12.8	12.8%	2.6%	365	754	16.5%	36.9%	1.0	3.7
Other services, except public administration	1,432	473	20.1	7.6%	2.5%	1,245	353	17.2	6.2%	1.7%	-187	590	-13.1%	37.8%	-1.4	3.0
Public administration	1,282	386	18.3	6.8%	2.0%	1,005	295	17.8	5.0%	1.4%	-277	486	-21.6%	33.0%	-1.8	2.4
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining						$22,498					$22,498	$0	0.0%			
Construction	$28,779	$5,777	12.2			$31,266	$10,633	20.7			$2,487	$12,101	8.6%	42.9%		
Manufacturing	$40,600	$10,773	16.1			$33,822	$25,633	46.1			-$6,778	$27,805	-16.7%	66.9%		
Wholesale trade	$51,898	$23,214	27.2			$60,618	$14,296	14.3			$8,720	$27,263	16.8%	59.1%		
Retail trade	$19,144	$4,342	13.8			$18,714	$3,937	12.8			-$430	$5,861	-2.2%	30.2%		
Transportation and warehousing, and utilities	$56,093	$12,833	13.9			$38,347	$18,768	29.8			-$17,746	$22,736	-31.6%	36.9%		
Information	$20,183	$22,331	67.3			$30,832	$39,747	78.4			$10,649	$45,591	52.8%	259.5%		
Finance and insurance, and real estate and rental and leasing	$48,416	$4,016	5.0			$52,284	$12,913	15.0			$3,868	$13,523	8.0%	28.1%		
Professional, scientific, and management, and administrative and waste management services	$41,234	$11,971	17.6			$41,272	$12,153	17.9			$38	$17,059	0.1%	41.4%		
Educational services, and health care and social assistance	$40,306	$4,263	6.4			$39,399	$3,858	6.0			-$907	$5,750	-2.3%	14.1%		
Arts, entertainment, and recreation, and accommodation, and food services	$21,656	$5,229	14.7			$22,618	$5,024	13.5			$962	$7,251	4.4%	34.3%		
Other services, except public administration	$22,684	$4,726	12.7			$20,995	$6,759	19.6			-$1,689	$8,247	-7.4%	35.5%		
Public administration	$85,737	$13,882	9.8			$72,122	$11,858	10.0			-$13,615	$18,257	-15.9%	19.4%		

Table 2.06.W: Industry - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	29,703	1,333	2.7	100.0%		28,958	1,252	2.6	100.0%		-745	1,829	-2.5%	6.1%		
Agriculture, forestry, fishing and hunting, and mining	0					9	14	97.3	0.0%	0.0%	9	14	0.0%			
Construction	1,976	285	8.8	6.7%	0.9%	2,241	420	11.4	7.7%	1.4%	265	508	13.4%	26.8%	1.0	1.7
Manufacturing	638	214	20.4	2.1%	0.7%	712	255	21.8	2.5%	0.9%	74	333	11.6%	54.8%	0.4	1.1
Wholesale trade	559	209	22.8	1.9%	0.7%	397	164	25.1	1.4%	0.6%	-162	266	-29.0%	39.6%	-0.5	0.9
Retail trade	2,350	447	11.6	7.9%	1.5%	2,571	521	12.3	8.9%	1.8%	221	686	9.4%	30.4%	1.0	2.3
Transportation and warehousing, and utilities	1,768	389	13.4	6.0%	1.3%	1,969	398	12.3	6.8%	1.3%	201	557	11.4%	33.3%	0.8	1.8
Information	839	270	19.6	2.8%	0.9%	785	170	13.2	2.7%	0.6%	-54	319	-6.4%	36.3%	-0.1	1.1
Finance and insurance, and real estate and rental and leasing	3,009	470	9.5	10.1%	1.5%	3,189	474	9.0	11.0%	1.6%	180	668	6.0%	22.9%	0.9	2.2
Professional, scientific, and management, and administrative and waste management services	3,559	513	8.8	12.0%	1.6%	2,835	480	10.3	9.8%	1.6%	-724	703	-20.3%	17.7%	-2.2	2.3
Educational services, and health care and social assistance	8,926	701	4.8	30.1%	1.9%	9,011	869	5.9	31.1%	2.7%	85	1,116	1.0%	12.6%	1.0	3.3
Arts, entertainment, and recreation, and accommodation, and food services	1,975	417	12.8	6.6%	1.4%	1,724	341	12.0	6.0%	1.2%	-251	539	-12.7%	25.3%	-0.6	1.8
Other services, except public administration	1,246	298	14.5	4.2%	1.0%	1,171	269	13.9	4.0%	0.9%	-75	401	-6.0%	31.2%	-0.2	1.3
Public administration	2,858	409	8.7	9.6%	1.3%	2,344	398	10.3	8.1%	1.3%	-514	571	-18.0%	18.2%	-1.5	1.8

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining						$87,498					$87,498	$0	0.0%			
Construction	$59,710	$9,922	10.1			$57,506	$9,726	10.3			-$2,204	$13,894	-3.7%	22.8%		
Manufacturing	$54,995	$18,910	20.9			$66,045	$11,310	10.4			$11,050	$22,034	20.1%	46.1%		
Wholesale trade	$68,213	$24,486	21.8			$49,165	$44,962	55.6			-$19,048	$51,197	-27.9%	70.8%		
Retail trade	$21,595	$15,041	42.3			$27,645	$8,537	18.8			$6,050	$17,295	28.0%	97.5%		
Transportation and warehousing, and utilities	$71,120	$12,893	11.0			$58,385	$9,615	10.0			-$12,735	$16,083	-17.9%	20.1%		
Information	$83,540	$19,318	14.1			$68,108	$22,029	19.7			-$15,432	$29,300	-18.5%	32.4%		
Finance and insurance, and real estate and rental and leasing	$72,242	$14,428	12.1			$81,127	$15,106	11.3			$8,885	$20,889	12.3%	30.7%		
Professional, scientific, and management, and administrative and waste management services	$58,115	$13,313	13.9			$57,119	$8,497	9.0			-$996	$15,794	-1.7%	26.8%		
Educational services, and health care and social assistance	$49,727	$6,116	7.5			$57,200	$6,790	7.2			$7,473	$9,138	15.0%	19.7%		
Arts, entertainment, and recreation, and accommodation, and food services	$25,106	$12,899	31.2			$25,101	$11,678	28.3			-$5	$17,400	0.0%	69.3%		
Other services, except public administration	$36,247	$10,804	18.1			$42,641	$13,079	18.6			$6,394	$16,964	17.6%	50.3%		
Public administration	$88,183	$10,579	7.3			$96,048	$12,440	7.9			$7,865	$16,330	8.9%	19.2%		

Housing Affordability, Quality, and Security

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Table 3.01.T: Housing Tenure - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	57,236	1,699	1.8	100.0%		60,505	717	0.7	100.0%		60,694	861	0.9	100.0%		189	1,120	0.3%	1.9%		
Owner-occupied	29,764	1,028	2.1	52.0%	0.9%	33,442	1,099	2.0	55.3%	1.7%	33,259	1,244	2.3	54.8%	1.9%	-183	1,660	-0.5%	5.0%	-0.5	2.5
Renter-occupied	27,472	1,028	2.3	48.0%	1.1%	27,063	1,161	2.6	44.7%	1.8%	27,435	1,143	2.5	45.2%	1.8%	372	1,629	1.4%	6.1%	0.5	2.5

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	2,395	412	10.5	100.0%		3,961	401	6.1	100.0%		4,616	459	6.0	100.0%		655	609	16.5%	16.5%		
Owner-occupied	1,299	307	14.3	54.2%	8.8%	2,689	333	7.5	67.9%	4.8%	3,488	370	6.4	75.6%	2.8%	799	498	29.7%	21.2%	7.7	5.6
Renter-occupied	1,096	282	15.6	45.8%	8.8%	1,272	291	13.9	32.1%	6.6%	1,128	321	17.3	24.4%	6.5%	-144	433	-11.3%	32.4%	-7.7	9.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	11,706	830	4.3	100.0%		13,253	625	2.9	100.0%		13,112	667	3.1	100.0%		-141	914	-1.1%	6.9%		
Owner-occupied	3,710	507	8.3	31.7%	3.7%	4,929	501	6.2	37.2%	3.3%	4,824	549	6.9	36.8%	3.7%	-105	743	-2.1%	14.9%	-0.4	5.0
Renter-occupied	7,996	714	5.4	68.3%	3.7%	8,324	653	4.8	62.8%	3.9%	8,288	776	5.7	63.2%	5.0%	-36	1,014	-0.4%	12.2%	0.4	6.3

Table 3.01.H: Housing Tenure - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	7,905	651	5.0	100.0%		14,219	830	3.5	100.0%		14,681	821	3.4	100.0%		462	1,167	3.2%	8.3%		
Owner-occupied	2,746	440	9.7	34.7%	4.8%	5,540	696	7.6	39.0%	4.3%	5,535	566	6.2	37.7%	3.2%	-5	897	-0.1%	16.2%	-1.3	5.4
Renter-occupied	5,159	590	6.9	65.3%	5.2%	8,679	668	4.7	61.0%	3.1%	9,146	871	5.8	62.3%	4.8%	467	1,098	5.4%	12.9%	1.3	5.7

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	33,256	1,016	1.9	100.0%		27,804	875	1.9	100.0%		27,272	801	1.8	100.0%		-532	1,186	-1.9%	4.2%		
Owner-occupied	21,404	996	2.8	64.4%	2.3%	19,692	820	2.5	70.8%	1.9%	18,870	867	2.8	69.2%	2.4%	-822	1,193	-4.2%	5.9%	-1.6	3.1
Renter-occupied	11,852	834	4.3	35.6%	2.3%	8,112	689	5.2	29.2%	2.3%	8,402	752	5.4	30.8%	2.6%	290	1,020	3.6%	12.8%	1.6	3.5

Table 3.02.T: Median Home Value (2019 dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units	33,442	1,099	2.0	33,259	1,244	2.3	-183	1,660	-0.5%	5.0%
Median value (2019 dollars)	$437,304	$9,762	1.4	$441,814	$11,200	1.5	$4,510	$14,857	1.0%	3.4%

Table 3.02.A: Median Home Value (2019 dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with an Asian non-Hispanic householder	2,689	333	7.5	3,488	370	6.4	799	498	29.7%	21.2%
Median value (2019 dollars)	$447,958	$30,804	4.2	$453,058	$28,340	3.8	$5,100	$41,857	1.1%	9.4%

Table 3.02.B: Median Home Value (2019 dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Black non-Hispanic householder	4,929	501	6.2	4,824	549	6.9	-105	743	-2.1%	14.9%
Median value (2019 dollars)	$387,063	$19,107	3.0	$382,146	$22,148	3.5	-$4,917	$29,251	-1.3%	7.5%

Table 3.02.H: Median Home Value (2019 dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Hispanic householder	5,540	696	7.6	5,535	566	6.2	-5	897	-0.1%	16.2%
Median value (2019 dollars)	$391,330	$17,969	2.8	$395,308	$23,414	3.6	$3,978	$29,514	1.0%	7.6%

Table 3.02.W: Median Home Value (2019 dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a White non-Hispanic householder	19,692	820	2.5	18,870	867	2.8	-822	1,193	-4.2%	5.9%
Median value (2019 dollars)	$476,806	$13,523	1.7	$471,669	$15,154	2.0	-$5,137	$20,310	-1.1%	4.2%

Table 3.03.T: Median Gross Rent (2019 Dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent	26,104	1,163	2.7	26,258	1,122	2.6	154	1,616	0.6%	6.2%
Median gross rent (2019 dollars)	$1,254	$54	2.6	$1,282	$55	2.6	$28	$77	2.2%	6.2%

Table 3.03.A: Median Gross Rent (2019 Dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder	1,192	282	14.4	1,077	312	17.6	-115	421	-9.6%	33.8%
Median gross rent (2019 dollars)	$1,229	$274	13.5	$1,255	$236	11.4	$26	$362	2.1%	29.8%

Table 3.03.B: Median Gross Rent (2019 Dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder	8,150	654	4.9	7,963	806	6.2	-187	1,038	-2.3%	12.6%
Median gross rent (2019 dollars)	$985	$109	6.8	$1,105	$128	7.0	$120	$168	12.2%	18.0%

Table 3.03.H: Median Gross Rent (2019 Dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder	8,492	652	4.7	9,088	859	5.7	596	1,078	7.0%	13.0%
Median gross rent (2019 dollars)	$1,432	$75	3.2	$1,302	$101	4.7	-$130	$126	-9.1%	8.5%

Table 3.03.W: Median Gross Rent (2019 Dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder	7,644	672	5.3	7,682	697	5.5	38	968	0.5%	12.7%
Median gross rent (2019 dollars)	$1,290	$70	3.3	$1,369	$79	3.5	$79	$106	6.1%	8.4%

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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)	25,301	1,216	2.9	100.0%		24,425	1,187	3.0	100.0%		-876	1,699	-3.5%	6.6%		
30.0 percent or more (rent-burdened)	14,580	943	3.9	57.6%	2.5%	13,719	955	4.2	56.2%	2.8%	-861	1,342	-5.9%	8.9%	-1.4	3.8
50.0 percent or more (extremely rent-burdened)	9,182	892	5.9	36.3%	3.1%	7,227	736	6.2	29.6%	2.6%	-1,955	1,156	-21.3%	11.1%	-6.7	4.0

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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)	1,192	282	14.4	100.0%		1,060	306	17.6	100.0%		-132	416	-11.1%	33.2%		
30.0 percent or more (rent-burdened)	839	242	17.6	70.4%	11.7%	486	191	23.9	45.8%	12.3%	-353	308	-42.1%	28.2%	-24.6	17.0
50.0 percent or more (extremely rent-burdened)	559	210	22.9	46.9%	13.7%	332	158	28.9	31.3%	11.8%	-227	263	-40.6%	36.0%	-15.6	18.1

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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)	7,980	676	5.1	100.0%		7,266	703	5.9	100.0%		-714	975	-8.9%	11.7%		
30.0 percent or more (rent-burdened)	4,220	540	7.8	52.9%	5.1%	4,289	598	8.5	59.0%	5.9%	69	806	1.6%	19.2%	6.1	7.8
50.0 percent or more (extremely rent-burdened)	2,634	530	12.2	33.0%	6.0%	2,341	485	12.6	32.2%	5.9%	-293	718	-11.1%	25.7%	-0.8	8.4

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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)	7,977	665	5.1	100.0%		8,498	855	6.1	100.0%		521	1,083	6.5%	13.9%		
30.0 percent or more (rent-burdened)	5,201	569	6.7	65.2%	4.6%	5,147	746	8.8	60.6%	6.3%	-54	938	-1.0%	18.0%	-4.6	7.8
50.0 percent or more (extremely rent-burdened)	3,502	453	7.9	43.9%	4.4%	2,804	507	11.0	33.0%	5.0%	-698	680	-19.9%	17.8%	-10.9	6.7

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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)	7,526	682	5.5	100.0%		7,153	656	5.6	100.0%		-373	946	-5.0%	12.3%		
30.0 percent or more (rent-burdened)	3,982	511	7.8	52.9%	4.8%	3,435	517	9.2	48.0%	5.7%	-547	727	-13.7%	17.1%	-4.9	7.5
50.0 percent or more (extremely rent-burdened)	2,297	451	11.9	30.5%	5.3%	1,537	312	12.3	21.5%	3.9%	-760	548	-33.1%	18.9%	-9.0	6.6

Table 3.05.T: Rent Stabilized Housing

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Rent stabilized units	7,704	4,784	31.0	12.9%	7.4%

Table 3.06.T: Rental Units Affordable To Households By Area Median Income (AMI) Band

	2015-2019 ACS PUMS				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Occupied units paying rent	26,258	1,122	2.6	100.0%	
Extremely low-income (0-30% AMI)	5,541	722	7.9	21.1%	2.6%
Very low-income (31-50% AMI)	3,953	742	11.4	15.1%	2.8%
Low-income (51-80% AMI)	12,072	1,046	5.3	46.0%	3.5%
Moderate-income (81-120% AMI)	4,496	569	7.7	17.1%	2.0%
Middle-income (121-165% AMI)	180	97	32.8	0.7%	0.4%
High-income (166% or higher AMI)	16	17	63.7	0.1%	0.1%

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	4,039	2,272	28.0	7.2%	4.0%

Table 3.08.T: Overcrowding - Total Population

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	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	60,505	717	0.7	100.0%		60,694	861	0.9	100.0%		189	1,120	0.3%	1.9%		
Overcrowded units (> 1 person per room)	3,572	505	8.6	5.9%	0.8%	3,649	535	8.9	6.0%	0.9%	77	736	2.2%	20.8%	0.1	1.2

Table 3.08.A: Overcrowding - Asian Non-Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	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	3,961	401	6.1	100.0%		4,616	459	6.0	100.0%		655	609	16.5%	16.5%		
Overcrowded units (> 1 person per room)	557	193	21.1	14.1%	4.7%	628	211	20.5	13.6%	4.4%	71	286	12.7%	54.4%	-0.5	6.4

Table 3.08.B: Overcrowding - Black Non-Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	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	13,253	625	2.9	100.0%		13,112	667	3.1	100.0%		-141	914	-1.1%	6.9%		
Overcrowded units (> 1 person per room)	1,097	346	19.1	8.3%	2.6%	687	242	21.4	5.2%	1.8%	-410	422	-37.4%	29.6%	-3.1	3.2

Table 3.08.H: Overcrowding - Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	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	14,219	830	3.5	100.0%		14,681	821	3.4	100.0%		462	1,167	3.2%	8.3%		
Overcrowded units (> 1 person per room)	1,526	346	13.8	10.7%	2.3%	1,621	399	15.0	11.0%	2.6%	95	528	6.2%	35.5%	0.3	3.5

Table 3.08.W: Overcrowding - White Non-Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	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	27,804	875	1.9	100.0%		27,272	801	1.8	100.0%		-532	1,186	-1.9%	4.2%		
Overcrowded units (> 1 person per room)	321	152	28.8	1.2%	0.5%	655	235	21.8	2.4%	0.9%	334	280	104.0%	121.2%	1.2	1.0

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2017-2019
	Number
Residential evictions executed by a city marshal	1,148

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

	NYC Department of Homeless Services, 2018	NYC Department of Homeless Services, 2020	Change, 2018 - 2020	
	Number	Number	Number	Percent
Total number of individuals in DHS shelter system whose last address was in this area	909	923	14	1.5%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2022; NYC Housing Preservation and Development, 2022
	Number
NYC Housing Authority units	3,080
Units with regulatory agreements since 2014	2,582

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

	NYC Housing Authority, 2022	
	Number	Percent
Total Population	189,663	100.0%
NYC Housing Authority tenants	6,630	3.5%

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

	NYC Housing Authority, 2022	
	Number	Percent
Asian non-Hispanic Population	20,632	100.0%
Asian non-Hispanic NYC Housing Authority tenants	269	1.3%

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

	NYC Housing Authority, 2022	
	Number	Percent
Black non-Hispanic Population	40,093	100.0%
Black non-Hispanic NYC Housing Authority tenants	3,171	7.9%

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

	NYC Housing Authority, 2022	
	Number	Percent
Hispanic Population	58,955	100.0%
Hispanic NYC Housing Authority tenants	2,388	4.1%

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

	NYC Housing Authority, 2022	
	Number	Percent
White non-Hispanic Population	62,560	100.0%
White non-Hispanic NYC Housing Authority tenants	742	1.2%

Housing Production

PUMA 3903

Table 4.01.T: Change in Housing Units 2010 - 2020

	NYC Department of City Planning Housing Database, 2020 Q4	
	Number	Percent
Net change	2,168	3.3%
New building	2,748	4.2%
Alterations that increase units	88	0.1%
Alterations that decrease units	-30	-0.1%
Demolitions	-638	-1.0%

Table 4.02.T: Units With Regulatory Agreements Since 2014 By Area Median Income (AMI) Band

	NYC Housing Preservation and Development, 2021	
	New Construction	Preservation
	Number	Number
Extremely low-income (0-30% AMI)	31	762
Very low-income (31-50% AMI)	66	198
Low-income (51-80% AMI)	342	918
Moderate-income (81-120% AMI)	0	137
Middle-income (121-165% AMI)	3	1
High-income (166% or higher AMI)	2	5

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	13.5	1.0%
Square miles of historic districts	0.1	0.5%

Quality of Life and Access to Opportunity

PUMA 3903

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

	NYC Community Health Survey, 2015-2016		
	Percent		
	Estimate	MOE (-)	MOE (+)
Good, Very Good, or Excellent health	77.0%	-6.8%	5.7%

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

	NYC Community Health Survey, 2015-16		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	9.3%	-2.5%	3.3%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Deaths before 65 years	266.7	247.8	257.3	10.0	3.8%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 65 years	96.8	102.6	124.7	22.0	21.5%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 65 years	317.5	317.7	325.4	8.0	2.4%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Hispanic deaths before 65 years	127.7	147.2	143.0	-4.0	-2.9%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 65 years	331.5	328.9	335.0	6.0	1.9%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Deaths before 1 year	6.4	6.6	5.2	-1.0	-21.2%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 1 year				0.0	0.0%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 1 year	11.4	12.2	7.3	-5.0	-40.2%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Hispanic deaths before 1 year	5.8	5.7	5.1	-1.0	-10.5%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 1 year	4.3			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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Drug-related overdose deaths		15.8	26.9	11.0	70.3%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Asian non-Hispanic drug-related overdose deaths	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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Black non-Hispanic drug-related overdose deaths		10.7	22.4	12.0	109.3%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Hispanic drug-related overdose deaths	0.0		19.4	19.0	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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
White non-Hispanic drug-related overdose deaths		25.2	39.8	15.0	57.9%

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	419

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	228

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	417

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	283

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	595

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, 2019
	Number
Total jobs within 30 minutes	17,222

Table 5.09.T: Access to Transit

	NYC Department of City Planning, 2020 Percent Estimate
Residents living within 1/4 mile of Select Bus Station or subway station	4.9%
Residents living within 1/4 mile of ADA accessible subway stations	0.7%

Table 5.10.T: Commute - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	72,177	1,800	1.5	100.0%		75,909	2,070	1.7	100.0%		3,732	2,743	5.2%	3.9%		
Drove or carpooled to work	39,501	1,728	2.7	54.7%	2.0%	43,228	2,085	2.9	56.9%	2.3%	3,727	2,708	9.4%	7.1%	2.2	3.0

Table 5.10.A: Commute - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	5,657	523	5.6	100.0%		7,616	706	5.6	100.0%		1,959	879	34.6%	17.6%		
Drove or carpooled to work	2,959	417	8.6	52.3%	5.6%	4,718	571	7.4	61.9%	4.8%	1,759	707	59.4%	29.6%	9.6	7.4

Table 5.10.B: Commute - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	15,836	871	3.3	100.0%		15,215	928	3.7	100.0%		-621	1,273	-3.9%	7.9%		
Drove or carpooled to work	7,460	745	6.1	47.1%	3.9%	8,228	929	6.9	54.1%	5.1%	768	1,191	10.3%	16.6%	7.0	6.4

Table 5.10.H: Commute - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	18,640	1,309	4.3	100.0%		20,487	1,216	3.6	100.0%		1,847	1,787	9.9%	10.1%		
Drove or carpooled to work	9,181	997	6.6	49.3%	4.1%	10,022	1,121	6.8	48.9%	4.6%	841	1,500	9.2%	17.0%	-0.4	6.2

Table 5.10.W: Commute - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	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	30,457	1,305	2.6	100.0%		30,906	1,287	2.5	100.0%		449	1,833	1.5%	6.1%		
Drove or carpooled to work	19,300	1,080	3.4	63.4%	2.3%	19,208	956	3.0	62.1%	1.7%	-92	1,442	-0.5%	7.5%	-1.3	2.9

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	60,694	861	0.9	100.0%	
With a computer	43,839	1,305	1.8	72.2%	1.9%
With a broadband internet subscription	40,042	1,342	2.0	66.0%	2.0%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	4,616	459	6.0	100.0%	
With a computer	3,817	454	7.2	82.7%	5.4%
With a broadband internet subscription	3,494	371	6.4	75.7%	2.8%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	13,112	667	3.1	100.0%	
With a computer	8,122	647	4.8	61.9%	3.8%
With a broadband internet subscription	6,864	666	5.9	52.3%	4.3%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	14,681	821	3.4	100.0%	
With a computer	9,297	754	4.9	63.3%	3.7%
With a broadband internet subscription	8,504	706	5.0	57.9%	3.6%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	27,272	801	1.8	100.0%	
With a computer	21,715	882	2.5	79.6%	2.2%
With a broadband internet subscription	20,351	885	2.6	74.6%	2.4%

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	40.8%
Math proficient	33.6%

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	67.7%
Math proficient	69.0%

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	30.1%
Math proficient	21.3%

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	34.8%
Math proficient	27.1%

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	60.0%
Math proficient	49.8%

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)	72.0%

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)	142.3%

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)	64.8%

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)	67.5%

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)	77.8%

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2019	
	Number Estimate	Percent Estimate
Total Population	189,663	100.0%
Residents within walking distance of a park	121,349	64.0%

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	334.9	1.0%	312.2	1.0%	-23.0	0.0%	
Pedestrian injuries	65.4	0.2%	58.3	0.2%	-7.0	-0.1%	0.0
Cyclist injuries	11.4	0.0%	14.2	0.0%	3.0	0.3%	0.0
Motorist injuries	258.1	0.8%	239.7	0.8%	-18.0	-0.1%	0.0

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	2.0	1.0	-50.0	1.0%

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	30.2

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	72.3

Appendix

Studio Apartment Comparables

(source: StreetEasy)

Past Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
157 Daniel	$1,250	#1D	15	Broker/fee	ST	1
157 Daniel	$1,300	#1I	21	Broker/fee	ST	1
60 Hamilto	$1,450	#2B	4	Broker/fee	ST	1
30 Daniel L	$1,499	#22	4	Broker/no-	ST	1
30 Daniel L	$1,598	#18	8	Broker/no-	ST	1
7 Navy Pier	$1,705	#2064	8	Broker/no-	ST	1
7 Navy Pier	$1,795	#4044	10	Broker/no-	ST	1
7 Navy Pier	$1,849	#5018	16	Broker/no-	ST	1
7 Navy Pier	$1,895	#3062	81	Broker/no-	ST	1
7 Navy Pier	$1,925	#5045	11	Broker/no-	ST	1
10 Bay Stre	$2,000	#5L	5	Broker/fee	ST	1
7 Navy Pier	$2,049	#3052	42	Broker/no-	ST	1
7 Navy Pier	$2,075	#2087	10	Broker/no-	ST	1
7 Navy Pier	$2,101	#5060	28	Broker/no-	ST	1
7 Navy Pier	$2,150	#4068	20	Broker/no-	ST	1
7 Navy Pier	$2,245	#3087	7	Broker/no-	ST	1
8 Navy Pier	$2,300	#2028	50	Broker/no-	ST	1
7 Navy Pier	$2,481	#5085	51	Broker/no-	ST	1

One-Bedroom Apartment Comparables

(source: StreetEasy)

Past Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths	
166 Vanderbilt Avenue	$1,400	#1B	2	Broker/fee	1	1	
60 Hamilton Avenue	$1,450	#9D	4	Broker/fee	1	1	
53 Hamilton Avenue	$1,450	#9C	3	Broker/fee	1	1	
60 Hamilton Avenue	$1,450	#9C	3	Broker/fee	1	1	
53 Hamilton Avenue	$1,450	#9D	4	Broker/fee	1	1	
60 Hamilton Avenue	$1,450	#3M	9	Broker/fee	1	1	
53 Hamilton Avenue	$1,450	#9H	5	Broker/fee	1	1	
30 Daniel Low Terrace	$1,498	#105	10	Broker/no-fee	1	1	
53 Hamilton Avenue	$1,500	#7A	1	Broker/fee	1	1	
131 Silver Lake Road	$1,500	#302	2	Broker/fee	1	1	
131 Silver Lake Road	$1,500	#405	4	Broker/fee	1	1	
131 Silver Lake Road	$1,500	#401	28	Broker/fee	1	1	
30 Daniel Low Terrace	$1,500	#305	7	Broker/no-fee	1	1	
131 Silver Lake Road	$1,500	#301	11	Broker/fee	1	1	
36 Hamilton Avenue	$1,525	#3G	4	Broker/fee	1	1	
194 Tompkins Avenue	$1,525	#2B	13	Broker/fee	1	1	
36 Hamilton Avenue	$1,525	#4	4	Broker/fee	1	1	
36 Hamilton Avenue	$1,550	#8F	7	Broker/fee	1	1	
36 Hamilton Avenue	$1,550	#9B	5	Broker/fee	1	1	
30 Daniel Low Terrace	$1,595	#10	7	Broker/no-fee	1	1	
30 Daniel Low Terrace	$1,595	#24	7	Broker/no-fee	1	1	
30 Daniel Low Terrace	$1,598	#105	20	Broker/no-fee	1	1	
30 Daniel Low Terrace	$1,598	#23	14	Broker/no-fee	1	1	

30 Daniel Low Terrace	$1,598	#20	24	Broker/no-fee	1	1
36 Hamilton Avenue	$1,600	#9M	4	Broker/fee	1	1
36 Hamilton Avenue	$1,600	#9E	4	Broker/fee	1	1
36 Hamilton Avenue	$1,600	#8G	5	Broker/fee	1	1
36 Hamilton Avenue	$1,600	#1J	2	Broker/fee	1	1
36 Hamilton Avenue	$1,600	#3E	3	Broker/fee	1	1
36 Hamilton Avenue	$1,600	#6F	3	Broker/fee	1	1
36 Hamilton Avenue	$1,600	#1C	3	Broker/fee	1	1
36 Hamilton Avenue	$1,600	#1F	3	Broker/fee	1	1
131 Silver Lake Road	$1,600	#305	5	Broker/fee	1	1
36 Hamilton Avenue	$1,600	#2E	4	Broker/fee	1	1
36 Hamilton Avenue	$1,600	#9N	4	Broker/fee	1	1
36 Hamilton Avenue	$1,600	#1A	3	Broker/fee	1	1
30 Daniel Low Terrace	$1,650	#306	4	Broker/no-fee	1	1
30 Daniel Low Terrace	$1,695	#36	7	Broker/no-fee	1	1
7 Navy Pier Court	$2,137	#2097	61	Broker/no-fee	1	1
224 Richmond Terrace	$2,400	#10E	49	Broker/fee	1	1
10 Bay Street Landing	$2,600	#3C	7	Broker/fee	1	1
90 Bay Street Landing	$2,695	#2E	7	Broker/fee	1	1.5
90 Bay Street Landing	$3,500	#4J	21	Broker/fee	1	1.5

Two-Bedroom Apartment Comparables

(source: StreetEasy)

Past Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
10 Kimberly Lane	$1,450	#40B	14	Broker/no-fee	2	2
60 Hamilton Avenue	$1,675	#5B	4	Broker/fee	2	1
60 Hamilton Avenue	$1,675	#4F	3	Broker/fee	2	1
170 Vanderbilt Avenue	$1,675	#1H	1	Broker/fee	2	1
53 Hamilton Avenue	$1,675	#3D	4	Broker/fee	2	1
131 Silver Lake Road	$1,700	#33	27	Broker/fee	2	1
146 Daniel Low Terrace	$1,800	#1A	34	Broker/fee	2	1.5
40 Sherman Avenue	$1,895	#C2	1	Broker/fee	2	1
36 Hamilton Avenue	$1,900	#2G	4	Broker/fee	2	1.5
60 Hamilton Avenue	$1,900	#4A	3	Broker/fee	2	1.5
36 Hamilton Avenue	$1,925	#1E	4	Broker/fee	2	1
36 Hamilton Avenue	$1,950	#2B	4	Broker/fee	2	1
36 Hamilton Avenue	$1,950	#7N	5	Broker/fee	2	1.5
60 Hamilton Avenue	$1,950	#9B	4	Broker/fee	2	1.5
53 Hamilton Avenue	$1,950	#4J	5	Broker/fee	2	1.5
53 Hamilton Avenue	$1,950	#4K	4	Broker/fee	2	1.5
36 Hamilton Avenue	$1,950	#9A	6	Broker/fee	2	1.5
36 Hamilton Avenue	$1,950	#5J	4	Broker/fee	2	1.5
36 Hamilton Avenue	$1,950	#2I	7	Broker/fee	2	1
60 Hamilton Avenue	$1,950	#4B	4	Broker/fee	2	1
53 Hamilton Avenue	$1,950	#4I	2	Broker/fee	2	1.5
36 Hamilton Avenue	$1,950	#4D	5	Broker/fee	2	1.5
53 Hamilton Avenue	$1,950	#4F	4	Broker/fee	2	1.5

36 Hamilton Avenue	$1,950	#4J	4	Broker/fee	2	1.5
53 Hamilton Avenue	$1,950	#4H	3	Broker/fee	2	1.5
60 Hamilton Avenue	$1,950	#4D	9	Broker/fee	2	1
53 Hamilton Avenue	$1,950	#4G	6	Broker/fee	2	1.5
131 Silver Lake Road	$1,995	#106	9	Broker/fee	2	1
131 Silver Lake Road	$2,000	#104	21	Broker/fee	2	1
595 Bay Street	$2,000	#3	2	Broker/fee	2	1
36 Hamilton Avenue	$2,000	#4G	4	Broker/fee	2	1.5
595 Bay Street	$2,000	#2	36	Broker/fee	2	1
36 Hamilton Avenue	$2,000	#3J	3	Broker/fee	2	1.5
36 Hamilton Avenue	$2,000	#5C	3	Broker/fee	2	1.5
36 Hamilton Avenue	$2,000	#2J	3	Broker/fee	2	1.5
145 Hendricks Avenue	$2,000	#1	165	Broker/no-fee	2	1
36 Hamilton Avenue	$2,000	#2C	3	Broker/fee	2	1
36 Hamilton Avenue	$2,000	#1D	4	Broker/fee	2	1.5
131 Silver Lake Road	$2,000	#103	26	Broker/fee	2	1
36 Hamilton Avenue	$2,000	#4A	3	Broker/fee	2	1.5
36 Hamilton Avenue	$2,000	#4E	3	Broker/fee	2	1.5
61 William Street	$2,100	#2	16	Broker/fee	2	1
36 Hamilton Avenue	$2,150	#1B	3	Broker/fee	2	1
36 Hamilton Avenue	$2,200	#2R	9	Broker/fee	2	1
21 Susan Court	$2,200		12	Broker/fee	2	2.5
348 Castleton Avenue	$2,200	#1	11	Broker/fee	2	1

153 Bay Street	$2,425	#5K	71	Broker/fee	2	2
595 Bay Street	$2,500	#2	3	Broker/fee	2	1
55 Austin Place	$2,500	#7K	124	Broker/fee	2	1
153 Bay Street	$2,825	#6E	55	Broker/fee	2	2
7 Navy Pier Court	$3,350	#4082	94	Broker/no-fee	2	2
224 Richmond Terrace	$3,700	#11A	25	Broker/fee	2	2

Three-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
28 Kingsley Place	$2,650	#1A	17	Broker/fee	3	1

Past Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
64 Saint Paul's Avenue	$1,950	#2	10	Broker/no-fee	3	1
593 Bay Street	$2,000	#3F	2	Broker/fee	3	1
54 Taft Avenue	$2,000	#22	42	Broker/fee	3	1
28 Kingsley Place	$2,000	#1B	36	Broker/fee	3	1
660 Bay Street	$2,000	#3R	10	Broker/fee	3	1
21 Susan Court	$2,199	#1	3	Broker/fee	3	2
387 Van Duzer Street	$2,200	#3	52	Broker/fee	3	1
54 Taft Avenue	$2,400	#23	25	Broker/fee	3	2
54 Taft Avenue	$2,450	#1	37	Broker/fee	3	2
54 Taft Avenue	$2,450	#11	22	Broker/fee	3	2
18 Hudson Street	$2,500	#1	17	Broker/fee	3	2
18 Greenfield Court	$2,500		17	Broker/fee	3	1.5
33 Natalie Court	$2,650	#1	27	Broker/fee	3	2.5
26 Smith Terrace	$2,750	#2	14	Broker/fee	3	2
133 Winter Avenue	$2,800	#2	4	Broker/fee	3	1
80 Bay Street Landing	$4,000	#1J	11	Broker/fee	3	3