Racial Equity Report on Housing and Opportunity

Project name: Whitestone Lanes Rezoning

Contact: Eric Palatnik, Eric Palatnik PC

Prepared by: Ian Rasmussen, Urban Cartographics Date: June 5, 2023

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

PROJECT TYPE

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

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

☐ Historic district designation affecting 4 or more city blocks

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

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

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

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

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

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

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

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

1. EXECUTIVE SUMMARY

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

This report accompanies a land use application by Mar Mar Realty, LLC (the "Applicant") seeking: (1) a zoning map amendment, rezoning their development site from an M1-1 district to an R7A district, and (2) a zoning text amendment to make the affected area part of a Mandatory Inclusionary Housing area.

The object of the application is to facilitate a new mixed-use development at 30-05 Farrington Street (Block 4370, Lots 1, 15, and 48; the "Development Site"), which is located along the Whitestone Expressway between Farrington Street and Linden Place in the Flushing neighborhood of Queens Community District #7. (A small leg of the property extends south along Farrington Street to 31st Road.) The proposed development would be entirely residential in use, and consist of a nine-story, 95-foot building containing a total of 377,871 square feet of zoning floor area and 415 dwelling units (i.e. apartments). 113 of these apartments would be made permanently affordable in compliance with "Option 1" of the Mandatory Inclusionary Housing Program, as detailed within. The remaining 302 apartments would be market-rate. Additionally, 200 accessory parking spaces would be provided in the cellar of the building. The proposed development would also include a park at the intersection of 31st Road stretching north along Farrington Street that would be open to the public.

It should be noted that the area to be rezoned (Project Area) is coterminous with the Development Site, and encompasses almost the entirety of the subject block. Only the property on the southeastern portion of the block is not included in the Project Area, and is improved upon with a six-story, approximately 86,000 square foot (1.89 FAR) office building owned by the New York City Department of Education.

The Project Area falls within PUMA 4103, which is roughly coextensive with the boundaries of Community District #7 and includes the neighborhoods of Flushing, Murray Hill, College Point, and Whitestone. As of 2020, this area's population was 270,930. Of this population, 57.4% identified as Asian non-Hispanic, 2.0% identified as Black non-Hispanic, 18.1% identified as Hispanic, and 20.6% identified as White non-Hispanic. The remaining 1.9% identified as non-Hispanic or some other race or combination of races. The percentage of people in this area that identify as Asian is more than double that of Queens and almost quadruple that of New York City, while the share of Black residents of the area is much less than when compared to the rest of the borough and city. The proportion of this area's population that identifies as Hispanic is also significantly lower than Queens and New York City, while the percentage of the population that is White is slightly lower than both. 2015-2019 American Community Survey data shows the median household income in the area was $55,257, significantly lower than Queens and slightly lower than New York City. The area's median age was 44.3 years old. More than half the population (56.7%) was foreign born, and 53.1% of the population indicated that they spoke English less than "very well."

Community District 7 only saw a 4.7% increase in housing units between 2010 and 2020 compared to a 9% increase in population, meaning housing production in the area severely lags behind population growth. This area saw relatively similar housing production than when compared to the rest of Queens and New York City, yet it increased in population

by a greater percentage than both. More than half of the households in the area were considered rent-burdened at 64.2%, with a total of 40.3% of households severely so. The median gross rent in the area is $1,566/month, which is roughly equivalent with Queens' median and about $100/month higher than New York City. According to ACS PUMA data between 2015 and 2019, 16.4% of rental units in the area were affordable to extremely low- and very low-income households, with 81.5% of rental units affordable to those in the low-income and moderate-income bracket (51-120% AMI). 19.1% of the population in this area has access to a subway or SBS station within ¼ of a mile, but only 2.8% has access to an ADA-accessible subway station within ¼ of a mile. This reflects that the area is significantly less transit-accessible on average than the whole of Queens and New York City for both able-bodied and disabled residents.

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 an incredible 113 new units of income-restricted housing at an average of 60% AMI (with no income-restricted units at more than 80% AMI), in a new building designed to be ADA-accessible, while setting aside a certain percentage of income-restricted units for existing community district residents and those with disabilities. The Project Area is also less than a mile away from the commercial and transportation hub of Downtown Flushing, ably connecting future residents to the city and region at large. The project would also provide much needed green space to this section of Flushing, as well as ample employment opportunities through the construction and maintenance of the Proposed 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. Description of residential space and affordability

2.1.1 Reporting residential floor area

Total residential zoning square feet: 377,871 sf

2.1.2 Profile of anticipated residential affordability

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

Income Restriction	**Unit Count**		**Anticipated Affordability*** **				
			AMI	Rent (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	38	9%	40%	$930	$1,390	$37,400	$57,600
Low Income	44	11%	60%	$1,400	$2,080	$56,000	$86,500
Low Income	31	7%	80%	$1,870	$2,780	$74,700	$115,300
Moderate Income	0	0%	n/a	n/a	n/a	n/a	n/a
Middle Income	0	0%	n/a	n/a	n/a	n/a	n/a
Not Income Restricted	302	73%	n/a	$1,720	$3,070	$68,500	$122,500
Total New Units	**415**	**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 place at time of project marketing.*

****Income-restricted numbers are preliminary*

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

The Proposed Development will contain a total of 415 residential units. Of these 415 units, 113 will be income-restricted pursuant to the Mandatory Inclusionary Housing Program ("MIH"), and 302 will be market-rate (not income-restricted).

Pursuant to MIH Option 1, the 113 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, 11% of the units will be available at 40% AMI, there are no more than three income bands, and there is no income band greater than 80% AMI. The table above provides example rents and eligible incomes, by AMI income band.

The Proposed Development would contain 45 studio apartments (17 of which would be income-restricted), 169 one-bedroom apartments (63 of which would be income-restricted), 76 two-bedroom apartments (29 of which would be income restricted), and 12 three-bedroom apartments (four of which would be income-restricted). Nine of the income-restricted studios will be offered at 40% AMI and the remaining eight will be offered at 60% AMI. 17 of the income-restricted one-bedrooms will be offered at 40% AMI, 35 will be offered at 60% AMI, and 10 will be offered at 80% AMI. 12 of the income-restricted two-bedrooms will be offered at 40% AMI and the remaining 17 will be offered at 80% AMI. Finally, all four of the income-restricted three-bedrooms will be offered at 80% 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	Associated Household Incomes (30% Rent Burden)
Studio Apartments	$1,720/month	$68,500year
One-Bedroom Apartments	$2,000/month	$79,900/year
Two-Bedroom Apartments	$2,600/month	$104,000/year
Three-Bedroom Apartments	$3,070/month	$122,500/year

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

2.3 Estimating construction jobs

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

Development Site	Person-years	Average yearly workers
30-05 Farrington Street	332.8	173.3
Total	**332.8**	**173.3**

3. Community Profile Summary

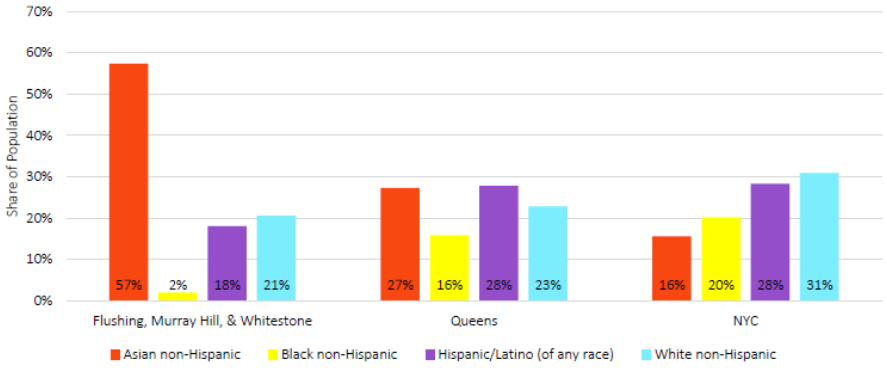
The community profile summary is intended to provide a user-friendly snapshot of household, housing, and neighborhood indicators in the project area. This summary includes graphs and charts of selected indicators found in the full community profile (Section 5). The summary is available for download through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

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

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

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

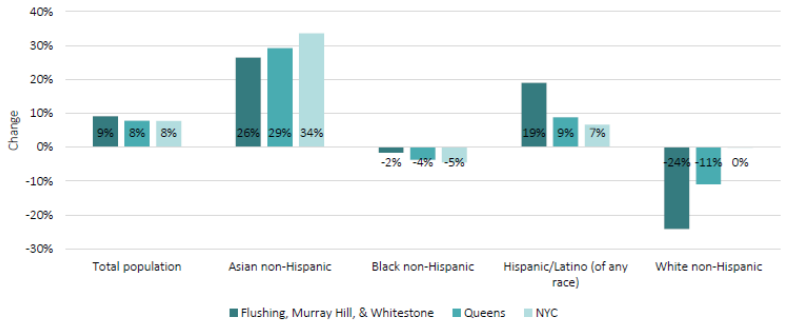


Source: Census 2020; Community Profile Table 1.01

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

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

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



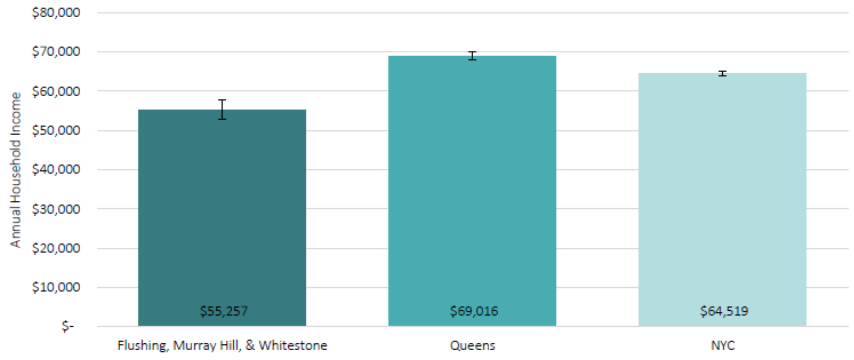
Source: Census 2010, 2020; Community Profile Table 1.01

Household Economic Security – Income

Figure 3: Median Household Income, 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 [$]."

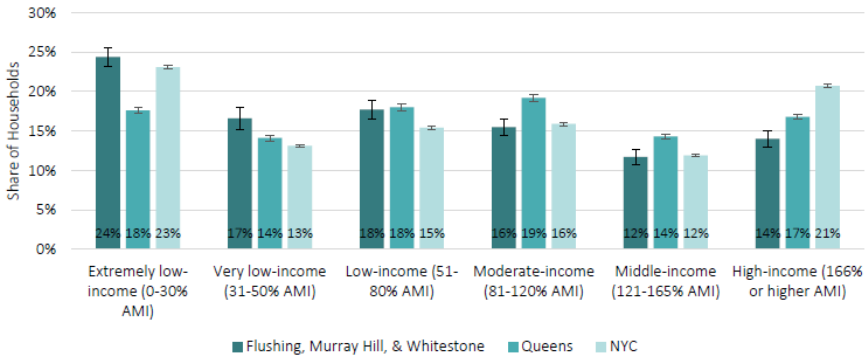


Source: American Community Survey 2015-2019; Community Profile Table 2.02

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]."

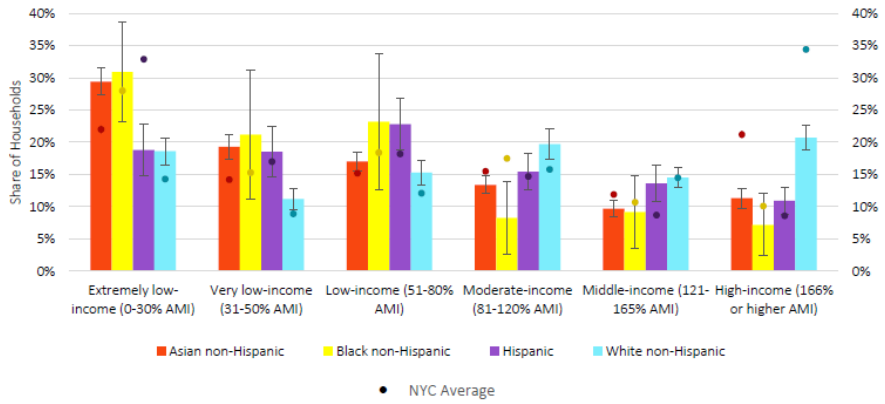


Source: American Community Survey 2015-2019; Community Profile Table 2.03

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."



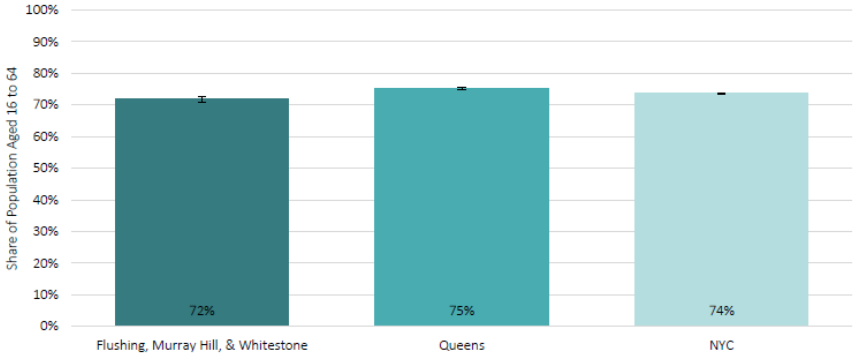
Source: American Community Survey 2015-2019; Community Profile Table 2.03

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."

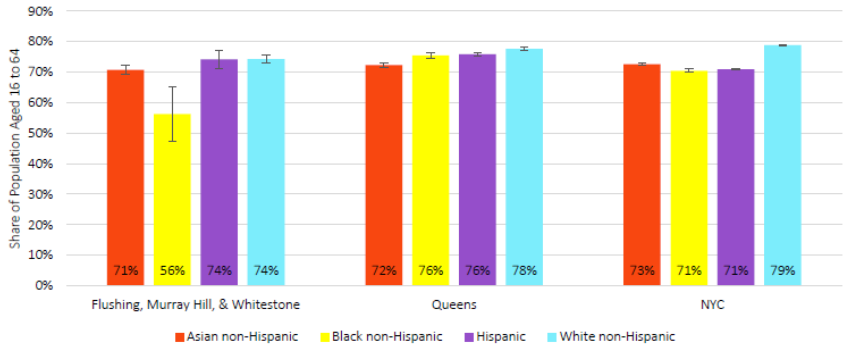


Source: American Community Survey 2015-2019; Community Profile Table 2.04

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

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]."



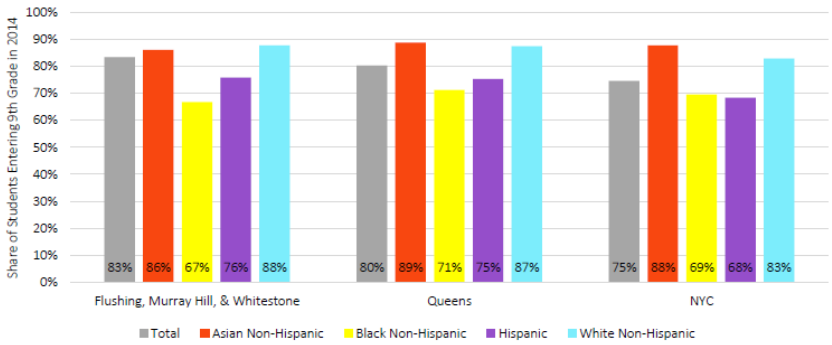
Source: American Community Survey 2015-2019; Community Profile Table 2.06

Education & Access to Transit

Figure 9: High School Graduation Rate, 2018

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

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

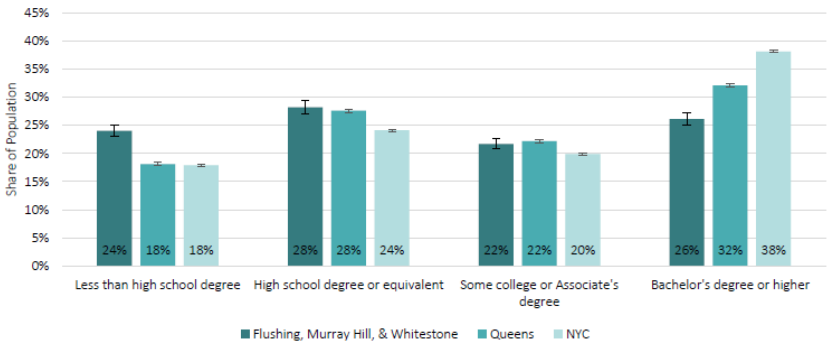


Source: NYC Department of Education 2018; Community Profile Table 5.13

Figure 10: Educational Attainment, 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]."

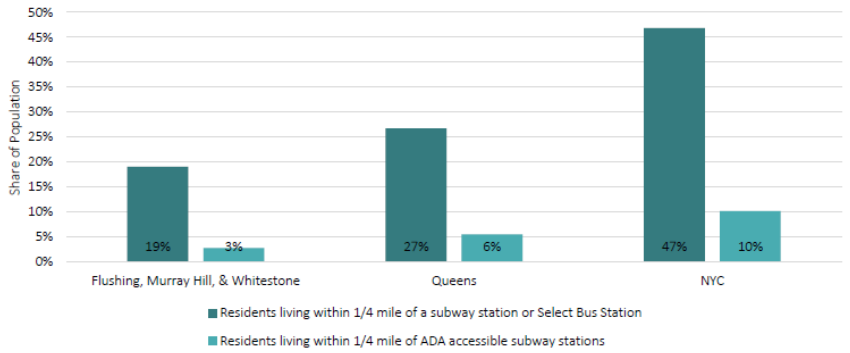


Source: American Community Survey 2015-2019; Community Profile Table 2.01

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."



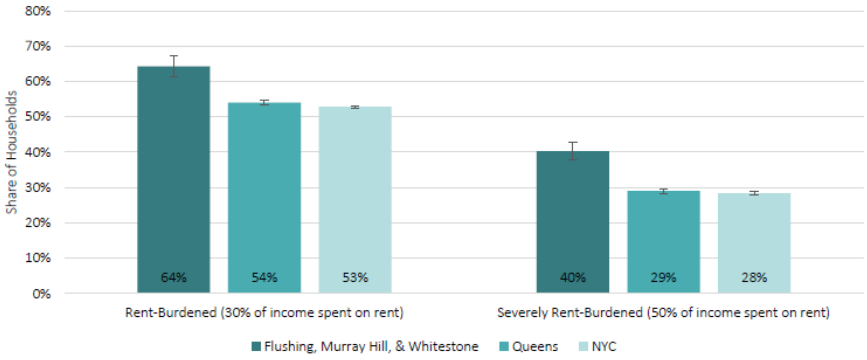
Source: Department of City Planning 2020; Community Profile Table 5.09

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."

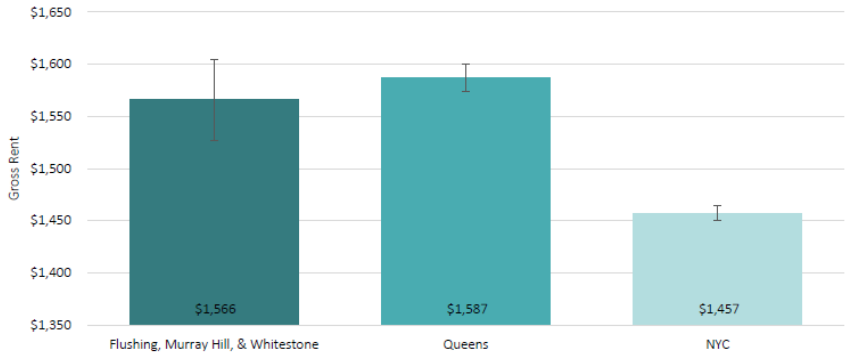


Source: American Community Survey 2015-2019; Community Profile Table 3.04

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

Housing Production

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

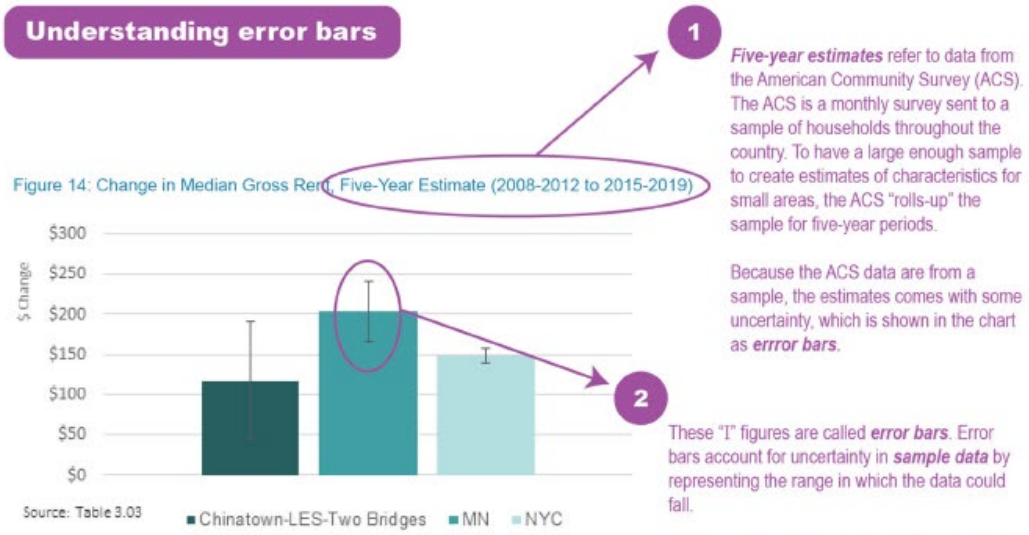
Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"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

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 in several critical ways. It would provide new housing units in a neighborhood whose population is growing significantly faster than its housing production, it would provide new income-restricted units, it would provide new affordable housing in a highly transit-accessible location near a major commercial hub (the Downtown Flushing Central Business District), and it would include a much-needed green space accessible to low-income populations.

Public Use Microdata Area (PUMA 4013), which roughly corresponds to Queens Community District 7, saw a population growth of 9% between 2010-2020, an even faster rate than both Queens and New York City between 2010-2020. However, the area saw an increase in housing production in the same time period of only 4.7% -- a considerable lag behind population growth. In addition, Queens CD7 only saw the addition of 171 income-restricted housing units in the very low and low-income bands (31-80% AMI). The Proposed Development's 415 units would not only be a significant addition to new housing in the area, but its 113 income-restricted units (all at 80% AMI or below) would represent more than half of the amount of very low and low-income units constructed in the neighborhood since 2014.

Although CD7 includes many areas of northeastern Queens that are more suburban and less dense in nature, the Proposed Development itself is just north of one of the largest commercial hubs in the outer boroughs, Downtown Flushing. Its proximity to this major mixed-use area would allow the hundreds of residents of the two buildings to access not only all of the jobs and services that Downtown Flushing has to offer, it would also connect them with the region at large, given the dozens of bus routes, two Long Island Railroad (LIRR) stations, and the terminus of the New York City Transit (NYCT) 7 train—all of which are less than a mile away from the Project Area. The Proposed Development will also provide a roughly 14,400 square foot public park along Farrington Street toward its intersection with 31st Road, giving visitors and future residents of the building, including its hundreds of low-income tenants, access to a landscaped green space.

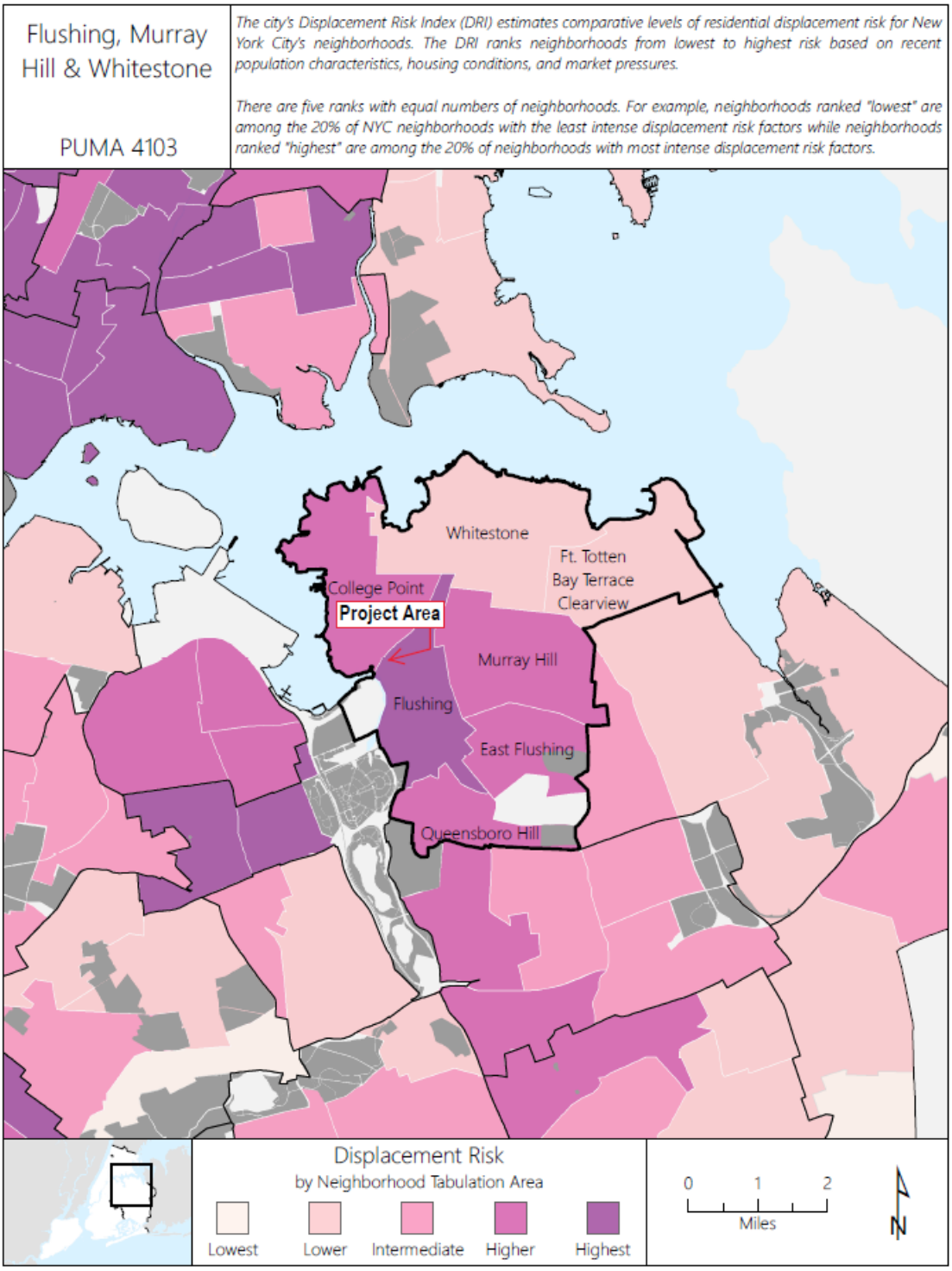
Goal #3: Preserve affordable housing and prevent displacement of long-standing residents

At the outset, the Development Site does not currently contain any residential use. Therefore, none is threatened by the Proposed Development itself. That said, the Proposed Development affirmatively furthers the goal of creating affordable housing by producing 113 new permanently affordable (income-restricted) housing units. As discussed in the previous section, these will all be offered at the very low (31-50% AMI) and low-income (51-80%) brackets, providing very low and low-income households an opportunity to live in modern, accessible, and affordable 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 aspect serves to specifically prevent the displacement of existing residents. This is a particular need in the surrounding area, as Flushing (the Neighborhood Tabulation Area in which the Project Area sits) is in the highest category for displacement risk. Considering a staggering 64.2% of CD7's residents are rent-burdened, 40.3% are severely-rent burdened, and 96.3% of housing in the Flushing NTA is not income-restricted, the Proposed Development's substantial provision of very low and low-income units is desperately needed. In particular, Flushing's population vulnerability subindex is considered as "highest" risk, as 94.2% of the population is non-white and 53.1% of the population earns below 200% of the federal poverty rate. The area's housing conditions risk subindex is considered "intermediate", while its market pressure risk is considered "lowest".

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

Because this is a new development, it must be built pursuant to ADA guidelines, and set aside a portion of the income-restricted units for people with disabilities. This not only means the building will be designed to be accessible (including ADA-compliant elevators and ramps), but it will provide new affordable housing opportunities for people with disabilities as well. The project's green space will also be designed to comply with ADA regulations. In addition, the Project Area is less than a mile from both the "Flushing-Main Street" stations for the NYCT 7 train and LIRR, both of which stations are accessible.



Urban Cartographics

5. Community Profile

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

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

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

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

Demographic Conditions

PUMA 4103

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	243,691	100.0%	248,328	100.0%	270,930	100.0%	22,602	9.1%	
Asian non-Hispanic	87,945	36.1%	123,002	49.5%	155,516	57.4%	32,514	26.4%	7.9
Black non-Hispanic	6,873	2.8%	5,522	2.2%	5,431	2.0%	-91	-1.6%	-0.2
Hispanic/Latino (of any race)	41,036	16.8%	41,176	16.6%	48,989	18.1%	7,813	19.0%	1.5
White non-Hispanic	100,325	41.2%	73,619	29.6%	55,907	20.6%	-17,712	-24.1%	-9.0
Non-Hispanic of some other race or combination of races	7,512	3.1%	5,009	2.0%	5,087	1.9%	78	1.6%	-0.1

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	245,230	3,496	0.9	100.0%		249,036	2,937	0.7	100.0%		242,652	3,434	0.9	100.0%		-6,384	4,519	-2.6%	1.8%		
Under 16 years	41,854	1,737	2.5	17.1%	0.7%	39,054	1,485	2.3	15.7%	0.6%	38,585	1,499	2.4	15.9%	0.6%	-469	2,110	-1.2%	5.4%	0.2	0.8
16 to 64 years	163,947	2,173	0.8	66.9%	1.3%	169,283	2,443	0.9	68.0%	0.6%	155,503	2,487	1.0	64.1%	0.5%	-13,780	3,486	-8.1%	2.0%	-3.9	0.8
65 years and over	39,429	1,696	2.6	16.1%	0.7%	40,699	1,107	1.7	16.3%	0.4%	48,564	1,256	1.6	20.0%	0.4%	7,865	1,674	19.3%	4.5%	3.7	0.6
Median age (years)	39.0	0.5	0.8			41.6	0.5	0.8			44.3	0.6	0.9			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	88,746	3,754	2.6	100.0%		121,660	3,048	1.5	100.0%		130,741	2,572	1.2	100.0%		9,081	3,988	7.5%	3.4%		
Under 16 years	15,656	1,128	4.4	17.6%	1.0%	17,710	979	3.4	14.6%	0.7%	19,713	1,084	3.3	15.1%	0.8%	2,003	1,461	11.3%	8.7%	0.5	1.1
16 to 64 years	65,852	2,046	1.9	74.2%	3.9%	89,594	2,492	1.7	73.6%	0.9%	89,806	1,970	1.3	68.7%	0.7%	212	3,177	0.2%	3.6%	-4.9	1.1
65 years and over	7,238	781	6.6	8.2%	0.8%	14,356	801	3.4	11.8%	0.6%	21,222	1,004	2.9	16.2%	0.7%	6,866	1,284	47.8%	10.8%	4.4	0.9
Median age (years)	36.0	0.8	1.4			40.1	0.7	1.0			42.9	0.8	1.1			2.8	1.0				

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	7,397	1,336	11.0	100.0%		4,544	792	10.6	100.0%		4,667	764	10.0	100.0%		123	1,100	2.7%	24.6%		
Under 16 years	1,338	340	15.4	18.1%	3.2%	665	305	27.9	14.6%	6.2%	624	283	27.6	13.4%	5.7%	-41	416	-6.2%	60.5%	-1.2	8.4
16 to 64 years	5,068	657	7.9	68.5%	15.2%	2,794	542	11.8	61.5%	5.2%	2,734	555	12.3	58.6%	7.0%	-60	776	-2.1%	27.5%	-2.9	8.7
65 years and over	991	293	18.0	13.4%	3.1%	1,085	232	13.0	23.9%	2.9%	1,309	274	12.7	28.0%	3.7%	224	359	20.6%	36.1%	4.1	4.7
Median age (years)	39.3	3.0	4.6			46.9	6.2	8.1			47.1	8.4	10.8			0.2	10.0				

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	40,480	2,900	4.4	100.0%		41,636	2,465	3.6	100.0%		43,162	2,464	3.5	100.0%		1,526	3,485	3.7%	8.5%		
Under 16 years	9,225	878	5.8	22.8%	1.4%	8,987	841	5.7	21.6%	1.6%	9,625	1,156	7.3	22.3%	2.4%	638	1,430	7.1%	16.3%	0.7	2.9
16 to 64 years	28,158	1,472	3.2	69.6%	6.2%	28,936	1,916	4.0	69.5%	2.1%	27,949	1,677	3.6	64.8%	1.2%	-987	2,546	-3.4%	8.6%	-4.7	2.4
65 years and over	3,097	515	10.1	7.7%	1.1%	3,713	435	7.1	8.9%	0.9%	5,588	544	5.9	12.9%	1.0%	1,875	697	50.5%	22.9%	4.0	1.3
Median age (years)	33.2	1.5	2.7			33.1	1.2	2.2			35.9	1.6	2.7			2.8	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	100,637	3,843	2.3	100.0%		74,455	2,137	1.7	100.0%		59,143	1,826	1.9	100.0%		-15,312	2,811	-20.6%	3.3%		
Under 16 years	13,490	1,052	4.7	13.4%	0.9%	9,533	862	5.5	12.8%	1.1%	6,929	688	6.0	11.7%	1.1%	-2,604	1,103	-27.3%	9.8%	-1.1	1.6
16 to 64 years	59,698	1,981	2.0	59.3%	3.0%	43,738	1,584	2.2	58.7%	1.3%	32,081	1,329	2.5	54.2%	1.5%	-11,657	2,068	-26.7%	4.0%	-4.5	2.0
65 years and over	27,449	1,455	3.2	27.3%	1.0%	21,184	704	2.0	28.5%	0.5%	20,133	817	2.5	34.0%	0.9%	-1,051	1,078	-5.0%	5.0%	5.5	1.0
Median age (years)	46.4	1.1	1.4			50.5	0.9	1.1			54.7	1.1	1.3			4.2	1.0				

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	245,230	3,496	0.9	100.0%		249,036	2,937	0.7	100.0%		242,652	3,434	0.9	100.0%		-6,384	4,519	-2.6%	1.8%		
Foreign-born	125,142	2,663	1.3	51.0%	0.8%	137,066	3,097	1.4	55.0%	1.1%	137,513	3,044	1.3	56.7%	1.0%	447	4,343	0.3%	3.2%	1.7	1.5

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	88,746	3,754	2.6	100.0%		121,660	3,048	1.5	100.0%		130,741	2,572	1.2	100.0%		9,081	3,988	7.5%	3.4%		
Foreign-born	73,736	2,442	2.0	83.1%	4.5%	95,852	2,688	1.7	78.8%	1.0%	101,464	2,240	1.3	77.6%	0.8%	5,612	3,499	5.9%	3.8%	-1.2	1.3

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	7,397	1,336	11.0	100.0%		4,544	792	10.6	100.0%		4,667	764	10.0	100.0%		123	1,100	2.7%	24.6%		
Foreign-born	2,003	479	14.5	27.1%	4.3%	1,361	313	14.0	30.0%	4.5%	1,017	295	17.6	21.8%	5.2%	-344	430	-25.3%	27.7%	-8.2	6.9

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	40,480	2,900	4.4	100.0%		41,636	2,465	3.6	100.0%		43,162	2,464	3.5	100.0%		1,526	3,485	3.7%	8.5%		
Foreign-born	23,279	1,561	4.1	57.5%	5.6%	21,865	1,773	4.9	52.5%	2.9%	20,409	1,510	4.5	47.3%	2.2%	-1,456	2,329	-6.7%	10.2%	-5.2	3.6

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	100,637	3,843	2.3	100.0%		74,455	2,137	1.7	100.0%		59,143	1,826	1.9	100.0%		-15,312	2,811	-20.6%	3.3%		
Foreign-born	21,408	1,503	4.3	21.3%	1.3%	15,906	1,313	5.0	21.4%	1.7%	13,026	969	4.5	22.0%	1.5%	-2,880	1,632	-18.1%	9.1%	0.6	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	232,365	1,029	0.3	100.0%		235,978	2,749	0.7	100.0%		228,480	3,249	0.9	100.0%		-7,498	4,256	-3.2%	1.8%		
Speak English less than "very well"	86,055	2,711	1.9	37.0%	1.2%	100,377	2,888	1.7	42.5%	1.1%	121,215	3,451	1.7	53.1%	1.3%	20,838	4,500	20.8%	4.9%	10.6	1.7

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	83,896	2,190	1.6	100.0%		115,210	2,979	1.6	100.0%		123,314	2,440	1.2	100.0%		8,104	3,851	7.0%	3.5%		
Speak English less than "very well"	53,018	2,339	2.7	63.2%	2.2%	74,627	2,584	2.1	64.8%	1.5%	92,301	2,547	1.7	74.9%	1.4%	17,674	3,628	23.7%	5.5%	10.1	2.1

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	6,987	768	6.7	100.0%		4,327	728	10.2	100.0%		4,414	747	10.3	100.0%		87	1,043	2.0%	24.3%		
Speak English less than "very well"	317	204	39.1	4.5%	2.9%	209	130	37.8	4.8%	2.9%	407	352	52.6	9.2%	7.8%	198	375	94.7%	207.5%	4.4	8.3

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	37,689	1,665	2.7	100.0%		38,530	2,262	3.6	100.0%		39,493	2,201	3.4	100.0%		963	3,156	2.5%	8.3%		
Speak English less than "very well"	18,294	1,493	5.0	48.5%	3.3%	16,327	1,648	6.1	42.4%	3.5%	20,808	1,741	5.1	52.7%	3.3%	4,481	2,397	27.4%	16.7%	10.3	4.8

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	96,616	2,256	1.4	100.0%		71,738	2,003	1.7	100.0%		56,946	1,753	1.9	100.0%		-14,792	2,662	-20.6%	3.3%		
Speak English less than "very well"	11,581	1,205	6.3	12.0%	1.2%	8,383	919	6.7	11.7%	1.2%	6,662	1,072	9.8	11.7%	1.8%	-1,721	1,412	-20.5%	15.5%	0.0	2.2

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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	177,862	2,060	0.7	100.0%		183,396	2,112	0.7	100.0%		184,031	2,535	0.8	100.0%		635	3,300	0.3%	1.8%		
Less than high school degree	42,915	1,754	2.5	24.1%	0.9%	35,508	2,021	3.5	19.4%	1.1%	44,081	1,871	2.6	24.0%	1.0%	8,573	2,754	24.1%	8.8%	4.6	1.5
High school degree or equivalent	46,954	1,816	2.4	26.4%	1.0%	50,889	1,959	2.3	27.7%	1.0%	51,985	2,259	2.6	28.2%	1.2%	1,096	2,990	2.2%	5.9%	0.5	1.6
Some college or Associate's degree	38,846	1,685	2.6	21.8%	0.9%	38,580	1,641	2.6	21.0%	0.9%	39,870	1,776	2.7	21.7%	0.9%	1,290	2,418	3.3%	6.4%	0.7	1.3
Bachelor's degree or higher	49,147	1,848	2.3	27.6%	1.0%	58,419	2,715	2.8	31.9%	1.4%	48,095	2,109	2.7	26.1%	1.1%	-10,324	3,438	-17.7%	5.3%	-5.8	1.8

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	62,301	2,010	2.0	100.0%		90,220	2,194	1.5	100.0%		101,048	1,990	1.2	100.0%		10,828	2,962	12.0%	3.5%		
Less than high school degree	16,490	1,156	4.3	26.5%	1.6%	21,435	1,589	4.5	23.8%	1.7%	28,995	1,516	3.2	28.7%	1.4%	7,560	2,196	35.3%	12.3%	4.9	2.2
High school degree or equivalent	13,471	1,052	4.7	21.6%	1.5%	22,560	1,711	4.6	25.0%	1.8%	27,540	1,841	4.1	27.3%	1.7%	4,980	2,513	22.1%	12.3%	2.3	2.5
Some college or Associate's degree	10,804	947	5.3	17.3%	1.4%	14,378	1,246	5.3	15.9%	1.3%	19,894	1,376	4.2	19.7%	1.3%	5,516	1,856	38.4%	15.3%	3.8	1.8
Bachelor's degree or higher	21,536	1,306	3.7	34.6%	1.8%	31,847	2,164	4.1	35.3%	2.2%	24,619	1,761	4.3	24.4%	1.7%	-7,228	2,790	-22.7%	7.6%	-10.9	2.8

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	5,119	660	7.8	100.0%		3,560	563	9.6	100.0%		3,497	533	9.3	100.0%		-63	775	-1.8%	21.6%		
Less than high school degree	1,027	298	17.6	20.1%	5.2%	563	187	20.2	15.8%	4.6%	586	226	23.4	16.8%	5.9%	23	293	4.1%	53.0%	1.0	7.5
High school degree or equivalent	1,490	359	14.6	29.1%	5.9%	1,191	259	13.2	33.5%	5.0%	1,246	270	13.2	35.6%	5.5%	55	374	4.6%	32.1%	2.1	7.4
Some college or Associate's degree	1,666	379	13.8	32.5%	6.1%	1,135	290	15.5	31.9%	6.4%	859	257	18.2	24.6%	6.3%	-276	387	-24.3%	29.8%	-7.3	9.0
Bachelor's degree or higher	936	285	18.5	18.3%	5.0%	671	229	20.7	18.8%	5.7%	806	252	19.0	23.0%	6.3%	135	341	20.1%	55.6%	4.2	8.5

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	25,803	1,416	3.3	100.0%		26,703	1,530	3.5	100.0%		28,767	1,533	3.2	100.0%		2,064	2,166	7.7%	8.4%		
Less than high school degree	8,585	848	6.0	33.3%	2.7%	6,079	804	8.0	22.8%	2.7%	8,386	931	6.7	29.2%	2.8%	2,307	1,230	38.0%	23.8%	6.4	3.9
High school degree or equivalent	6,730	754	6.8	26.1%	2.5%	8,174	975	7.3	30.6%	3.2%	9,316	1,032	6.7	32.4%	3.1%	1,142	1,420	14.0%	18.6%	1.8	4.5
Some college or Associate's degree	6,671	751	6.8	25.9%	2.5%	7,533	842	6.8	28.2%	2.7%	6,672	887	8.1	23.2%	2.8%	-861	1,223	-11.4%	15.4%	-5.0	3.9
Bachelor's degree or higher	3,817	571	9.1	14.8%	2.1%	4,917	753	9.3	18.4%	2.6%	4,393	806	11.2	15.3%	2.7%	-524	1,103	-10.7%	21.4%	-3.1	3.7

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	79,819	2,163	1.6	100.0%		59,169	1,446	1.5	100.0%		48,002	1,348	1.7	100.0%		-11,167	1,977	-18.9%	3.0%		
Less than high school degree	15,374	1,119	4.4	19.3%	1.3%	6,973	799	7.0	11.8%	1.3%	5,614	678	7.3	11.7%	1.4%	-1,359	1,048	-19.5%	13.4%	-0.1	1.9
High school degree or equivalent	24,442	1,383	3.4	30.6%	1.5%	17,863	1,194	4.1	30.2%	1.9%	13,040	904	4.2	27.2%	1.7%	-4,823	1,498	-27.0%	7.0%	-3.0	2.5
Some college or Associate's degree	18,709	1,225	4.0	23.4%	1.4%	14,449	882	3.7	24.4%	1.4%	11,749	861	4.5	24.5%	1.7%	-2,700	1,233	-18.7%	7.8%	0.1	2.2
Bachelor's degree or higher	21,294	1,300	3.7	26.7%	1.5%	19,884	1,305	4.0	33.6%	2.0%	17,599	1,032	3.6	36.7%	1.9%	-2,285	1,664	-11.5%	7.8%	3.1	2.8

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	88,320	789	0.5	86,782	858	0.6	-1,538	1,166	-1.7%	1.3%
Median household income (dollars)	$62,070	$2,556	2.5	$55,257	$2,521	2.8	-$6,813	$3,590	-11.0%	5.5%

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	38,955	1,223	1.9	43,983	1,135	1.6	5,028	1,669	12.9%	4.6%
Median household income (dollars)	$53,722	$4,058	4.6	$45,583	$3,507	4.7	-$8,139	$5,363	-15.2%	9.1%

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	2,056	378	11.2	1,643	297	11.0	-413	481	-20.1%	20.6%
Median household income (dollars)	$44,513	$15,455	21.1	$34,482	$13,270	23.4	-$10,031	$20,370	-22.5%	40.2%

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	12,161	1,021	5.1	12,790	1,012	4.8	629	1,438	5.2%	12.1%
Median household income (dollars)	$68,956	$6,938	6.1	$58,156	$5,550	5.8	-$10,800	$8,885	-15.7%	11.7%

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	33,141	929	1.7	26,860	990	2.2	-6,281	1,358	-19.0%	3.8%
Median household income (dollars)	$74,190	$6,457	5.3	$71,781	$5,649	4.8	-$2,409	$8,579	-3.2%	11.4%

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	86,782	858	0.6	100.0%	
Extremely low-income (0-30% AMI)	21,178	1,054	3.0	24.4%	1.2%
Very low-income (31-50% AMI)	14,393	1,194	5.0	16.6%	1.4%
Low-income (51-80% AMI)	15,368	1,089	4.3	17.7%	1.2%
Moderate-income (81-120% AMI)	13,486	918	4.1	15.5%	1.0%
Middle-income (121-165% AMI)	10,195	914	5.4	11.7%	1.0%
High-income (166% or higher AMI)	12,162	905	4.5	14.0%	1.0%

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	43,983	1,135	1.6	100.0%	
Extremely low-income (0-30% AMI)	12,935	970	4.6	29.4%	2.1%
Very low-income (31-50% AMI)	8,468	878	6.3	19.3%	1.9%
Low-income (51-80% AMI)	7,490	695	5.6	17.0%	1.5%
Moderate-income (81-120% AMI)	5,874	637	6.6	13.4%	1.4%
Middle-income (121-165% AMI)	4,255	571	8.2	9.7%	1.3%
High-income (166% or higher AMI)	4,961	687	8.4	11.3%	1.5%

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	1,643	297	11.0	100.0%	
Extremely low-income (0-30% AMI)	507	157	18.8	30.9%	7.7%
Very low-income (31-50% AMI)	348	176	30.8	21.2%	10.0%
Low-income (51-80% AMI)	381	185	29.5	23.2%	10.5%
Moderate-income (81-120% AMI)	137	97	43.2	8.3%	5.7%
Middle-income (121-165% AMI)	151	98	39.3	9.2%	5.7%
High-income (166% or higher AMI)	119	81	41.5	7.2%	4.8%

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	12,790	1,012	4.8	100.0%	
Extremely low-income (0-30% AMI)	2,408	546	13.8	18.8%	4.0%
Very low-income (31-50% AMI)	2,364	535	13.8	18.5%	3.9%
Low-income (51-80% AMI)	2,916	564	11.8	22.8%	4.0%
Moderate-income (81-120% AMI)	1,973	395	12.2	15.4%	2.8%
Middle-income (121-165% AMI)	1,739	385	13.4	13.6%	2.8%
High-income (166% or higher AMI)	1,390	286	12.5	10.9%	2.1%

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	26,860	990	2.2	100.0%	
Extremely low-income (0-30% AMI)	4,983	606	7.4	18.6%	2.1%
Very low-income (31-50% AMI)	2,998	459	9.3	11.2%	1.7%
Low-income (51-80% AMI)	4,122	538	7.9	15.3%	1.9%
Moderate-income (81-120% AMI)	5,285	662	7.6	19.7%	2.4%
Middle-income (121-165% AMI)	3,904	435	6.8	14.5%	1.5%
High-income (166% or higher AMI)	5,568	546	6.0	20.7%	1.9%

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	169,283	2,443	0.9	100.0%		155,503	2,487	1.0	100.0%		-13,780	3,486	-8.1%	2.0%		
In labor force	124,141	2,200	1.1	73.3%	0.8%	111,723	2,283	1.2	71.8%	0.9%	-12,418	3,171	-10.0%	2.4%	-1.5	1.2

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	89,594	2,492	1.7	100.0%		89,806	1,970	1.3	100.0%		212	3,177	0.2%	3.6%		
In labor force	63,516	2,099	2.0	70.9%	1.3%	63,503	1,889	1.8	70.7%	1.4%	-13	2,824	0.0%	4.4%	-0.2	1.9

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	2,794	542	11.8	100.0%		2,734	555	12.3	100.0%		-60	776	-2.1%	27.5%		
In labor force	2,079	433	12.6	74.4%	5.6%	1,538	394	15.6	56.3%	8.8%	-541	585	-26.0%	24.4%	-18.1	10.4

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	28,936	1,916	4.0	100.0%		27,949	1,677	3.6	100.0%		-987	2,546	-3.4%	8.6%		
In labor force	22,305	1,636	4.5	77.1%	2.4%	20,750	1,497	4.4	74.2%	3.0%	-1,555	2,218	-7.0%	9.6%	-2.9	3.8

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	43,738	1,584	2.2	100.0%		32,081	1,329	2.5	100.0%		-11,657	2,068	-26.7%	4.0%		
In labor force	33,100	1,373	2.5	75.7%	1.5%	23,834	1,080	2.8	74.3%	1.4%	-9,266	1,747	-28.0%	4.4%	-1.4	2.1

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	112,308	2,348	1.3	100.0%		107,154	2,212	1.3	100.0%		-5,154	3,226	-4.6%	2.8%		
Management, business, science, and arts	36,199	1,929	3.2	32.2%	1.6%	33,532	1,627	2.9	31.3%	1.4%	-2,667	2,524	-7.4%	6.7%	-0.9	2.1
Service	25,524	1,490	3.5	22.7%	1.2%	28,757	1,873	4.0	26.8%	1.7%	3,233	2,393	12.7%	9.9%	4.1	2.1
Sales and office	30,221	1,672	3.4	26.9%	1.4%	24,205	1,356	3.4	22.6%	1.2%	-6,016	2,153	-19.9%	6.3%	-4.3	1.8
Natural resources, construction, and maintenance	8,435	879	6.3	7.5%	0.8%	8,700	777	5.4	8.1%	0.7%	265	1,173	3.1%	14.2%	0.6	1.1
Production, transportation, and material moving	11,929	1,168	6.0	10.6%	1.0%	11,960	1,012	5.1	11.2%	0.9%	31	1,545	0.3%	13.0%	0.6	1.3
Median Wages by Occupation																
Management, business, science, and arts	$63,458	$3,046	2.9			$62,686	$4,134	4.0			-$772	$5,135	-1.2%	8.1%		
Service	$21,874	$1,587	4.4			$21,966	$1,329	3.7			$92	$2,070	0.4%	9.5%		
Sales and office	$33,613	$2,346	4.2			$31,313	$3,053	5.9			-$2,300	$3,850	-6.8%	11.2%		
Natural resources, construction, and maintenance	$41,029	$6,037	8.9			$34,535	$4,521	8.0			-$6,494	$7,542	-15.8%	16.6%		
Production, transportation, and material moving	$26,699	$3,049	6.9			$24,245	$2,589	6.5			-$2,454	$4,000	-9.2%	14.2%		

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	57,708	2,000	2.1	100.0%		61,508	1,899	1.9	100.0%		3,800	2,758	6.6%	4.9%		
Management, business, science, and arts	17,784	1,522	5.2	30.8%	2.4%	17,752	1,356	4.6	28.9%	2.0%	-32	2,038	-0.2%	11.5%	-1.9	3.1
Service	15,551	1,335	5.2	26.9%	2.1%	17,775	1,409	4.8	28.9%	2.1%	2,224	1,941	14.3%	13.4%	2.0	3.0
Sales and office	14,236	1,262	5.4	24.7%	2.0%	14,154	1,123	4.8	23.0%	1.7%	-82	1,689	-0.6%	11.8%	-1.7	2.6
Natural resources, construction, and maintenance	3,110	498	9.7	5.4%	0.8%	4,194	519	7.5	6.8%	0.8%	1,084	719	34.9%	27.3%	1.4	1.1
Production, transportation, and material moving	7,027	880	7.6	12.2%	1.5%	7,633	840	6.7	12.4%	1.3%	606	1,217	8.6%	18.1%	0.2	2.0
Median Wages by Occupation																
Management, business, science, and arts	$61,119	$4,426	4.4			$61,575	$5,103	5.0			$456	$6,755	0.7%	11.1%		
Service	$19,315	$1,733	5.5			$20,137	$1,287	3.9			$822	$2,159	4.3%	11.5%		
Sales and office	$29,883	$2,587	5.3			$26,641	$3,088	7.0			-$3,242	$4,028	-10.8%	12.9%		
Natural resources, construction, and maintenance	$30,151	$5,527	11.1			$26,488	$4,170	9.6			-$3,663	$6,924	-12.1%	21.2%		
Production, transportation, and material moving	$23,599	$2,874	7.4			$21,153	$2,684	7.7			-$2,446	$3,932	-10.4%	15.8%		

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	1,891	401	12.9	100.0%		1,431	385	16.4	100.0%		-460	556	-24.3%	25.9%		
Management, business, science, and arts	509	179	21.4	26.9%	7.6%	631	250	24.1	44.1%	12.8%	122	307	24.0%	65.7%	17.2	14.9
Service	491	214	26.5	26.0%	9.9%	373	147	23.9	26.1%	7.5%	-118	260	-24.0%	44.6%	0.1	12.4
Sales and office	747	250	20.4	39.5%	10.2%	233	136	35.4	16.3%	8.4%	-514	285	-68.8%	21.0%	-23.2	13.2
Natural resources, construction, and maintenance	88	94	64.7	4.7%	4.9%	111	95	52.0	7.8%	6.3%	23	134	26.1%	172.7%	3.1	8.0
Production, transportation, and material moving	56	58	62.9	3.0%	3.0%	83	76	55.5	5.8%	5.1%	27	96	48.2%	204.9%	2.8	5.9
Median Wages by Occupation																
Management, business, science, and arts	$54,147	$14,623	16.4			$39,603	$16,961	26.0			-$14,544	$22,394	-26.9%	37.0%		
Service	$31,854	$16,301	31.1			$26,749	$13,709	31.2			-$5,105	$21,299	-16.0%	60.8%		
Sales and office	$44,235	$14,777	20.3			$26,585	$22,004	50.3			-$17,650	$26,505	-39.9%	53.6%		
Natural resources, construction, and maintenance	$44,391	$59,378	81.3			$64,249	$26,262	24.8			$19,858	$64,926	44.7%	202.4%		
Production, transportation, and material moving	$48,244	$81,303	102.4			$12,053	$44,340	223.6			-$36,191	$92,608	-75.0%	101.1%		

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	20,124	1,520	4.6	100.0%		19,591	1,340	4.2	100.0%		-533	2,026	-2.6%	9.9%		
Management, business, science, and arts	4,079	716	10.7	20.3%	3.2%	4,076	631	9.4	20.8%	2.9%	-3	954	-0.1%	23.4%	0.5	4.3
Service	5,469	720	8.0	27.2%	2.9%	7,158	895	7.6	36.5%	3.8%	1,689	1,149	30.9%	23.8%	9.3	4.8
Sales and office	5,259	747	8.6	26.1%	3.1%	4,111	670	9.9	21.0%	3.1%	-1,148	1,003	-21.8%	16.9%	-5.1	4.4
Natural resources, construction, and maintenance	2,542	536	12.8	12.6%	2.5%	2,172	538	15.1	11.1%	2.6%	-370	759	-14.6%	27.8%	-1.5	3.6
Production, transportation, and material moving	2,775	607	13.3	13.8%	2.8%	2,074	452	13.3	10.6%	2.2%	-701	757	-25.3%	23.1%	-3.2	3.6
Median Wages by Occupation																
Management, business, science, and arts	$53,888	$6,252	7.1			$47,654	$6,601	8.4			-$6,234	$9,092	-11.6%	16.0%		
Service	$23,758	$3,309	8.5			$25,330	$3,252	7.8			$1,572	$4,640	6.6%	20.2%		
Sales and office	$31,776	$4,556	8.7			$38,060	$5,273	8.4			$6,284	$6,969	19.8%	23.9%		
Natural resources, construction, and maintenance	$47,136	$8,036	10.4			$34,302	$5,885	10.4			-$12,834	$9,960	-27.2%	17.6%		
Production, transportation, and material moving	$27,882	$7,251	15.8			$25,249	$8,820	21.2			-$2,633	$11,418	-9.4%	39.4%		

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	29,730	1,395	2.9	100.0%		22,683	1,047	2.8	100.0%		-7,047	1,744	-23.7%	5.0%		
Management, business, science, and arts	12,912	1,108	5.2	43.4%	3.1%	10,452	828	4.8	46.1%	3.0%	-2,460	1,383	-19.1%	9.5%	2.7	4.3
Service	3,493	538	9.4	11.7%	1.7%	2,813	482	10.4	12.4%	2.0%	-680	722	-19.5%	18.6%	0.7	2.6
Sales and office	9,102	827	5.5	30.6%	2.4%	5,383	575	6.5	23.7%	2.3%	-3,719	1,007	-40.9%	8.3%	-6.9	3.3
Natural resources, construction, and maintenance	2,503	456	11.1	8.4%	1.5%	2,146	417	11.8	9.5%	1.8%	-357	618	-14.3%	22.8%	1.1	2.3
Production, transportation, and material moving	1,720	321	11.3	5.8%	1.0%	1,889	390	12.6	8.3%	1.7%	169	505	9.8%	30.6%	2.5	2.0
Median Wages by Occupation																
Management, business, science, and arts	$70,600	$5,125	4.4			$75,972	$7,199	5.8			$5,372	$8,837	7.6%	12.8%		
Service	$42,806	$8,917	12.7			$28,790	$6,030	12.7			-$14,016	$10,764	-32.7%	19.9%		
Sales and office	$44,781	$3,937	5.3			$42,532	$6,921	9.9			-$2,249	$7,962	-5.0%	17.6%		
Natural resources, construction, and maintenance	$62,198	$12,192	11.9			$66,198	$8,876	8.2			$4,000	$15,081	6.4%	25.3%		
Production, transportation, and material moving	$49,887	$12,365	15.1			$48,248	$8,999	11.3			-$1,639	$15,293	-3.3%	30.0%		

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	112,308	2,348	1.3	100.0%		107,154	2,212	1.3	100.0%		-5,154	3,226	-4.6%	2.8%		
Agriculture, forestry, fishing and hunting, and mining	284	187	40.1	0.3%	0.2%	267	189	43.0	0.2%	0.2%	-17	266	-6.0%	90.9%	-0.1	0.3
Construction	6,891	857	7.6	6.1%	0.8%	8,067	941	7.1	7.5%	0.9%	1,176	1,273	17.1%	20.0%	1.4	1.2
Manufacturing	5,873	872	9.0	5.2%	0.8%	4,435	642	8.8	4.1%	0.6%	-1,438	1,083	-24.5%	15.7%	-1.1	1.0
Wholesale trade	4,657	657	8.6	4.1%	0.6%	3,451	546	9.6	3.2%	0.5%	-1,206	854	-25.9%	15.7%	-0.9	0.8
Retail trade	13,045	1,142	5.3	11.6%	1.0%	10,778	916	5.2	10.1%	0.8%	-2,267	1,464	-17.4%	10.1%	-1.5	1.3
Transportation and warehousing, and utilities	8,085	822	6.2	7.2%	0.7%	7,586	833	6.7	7.1%	0.8%	-499	1,170	-6.2%	14.0%	-0.1	1.1
Information	3,054	562	11.2	2.7%	0.5%	2,475	556	13.7	2.3%	0.5%	-579	791	-19.0%	23.5%	-0.4	0.7
Finance and insurance, and real estate and rental and leasing	10,068	981	5.9	9.0%	0.9%	9,062	898	6.0	8.5%	0.8%	-1,006	1,330	-10.0%	12.5%	-0.5	1.2
Professional, scientific, and management, and administrative and waste management services	9,649	955	6.0	8.6%	0.8%	10,626	843	4.8	9.9%	0.8%	977	1,274	10.1%	14.0%	1.3	1.1
Educational services, and health care and social assistance	20,899	1,364	4.0	18.6%	1.2%	22,080	1,306	3.6	20.6%	1.1%	1,181	1,888	5.7%	9.3%	2.0	1.6
Arts, entertainment, and recreation, and accommodation, and food services	14,817	1,201	4.9	13.2%	1.0%	14,646	1,294	5.4	13.7%	1.2%	-171	1,765	-1.2%	11.9%	0.5	1.6
Other services, except public administration	11,280	1,056	5.7	10.0%	0.9%	10,551	1,146	6.6	9.8%	1.0%	-729	1,558	-6.5%	13.4%	-0.2	1.3
Public administration	3,706	599	9.8	3.3%	0.5%	3,130	503	9.8	2.9%	0.5%	-576	782	-15.5%	19.2%	-0.4	0.7
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$11,890	$8,380	42.8			$25,193	$3,758	9.1			$13,303	$9,184	111.9%	152.6%		
Construction	$35,682	$6,126	10.4			$37,438	$4,858	7.9			$1,756	$7,818	4.9%	22.6%		
Manufacturing	$36,040	$3,437	5.8			$35,826	$4,650	7.9			-$214	$5,782	-0.6%	16.0%		
Wholesale trade	$46,198	$4,666	6.1			$44,981	$8,332	11.3			-$1,217	$9,550	-2.6%	20.5%		
Retail trade	$27,197	$3,321	7.4			$24,314	$2,375	5.9			-$2,883	$4,083	-10.6%	14.0%		
Transportation and warehousing, and utilities	$47,270	$5,361	6.9			$40,195	$8,400	12.7			-$7,075	$9,965	-15.0%	20.2%		
Information	$59,480	$7,747	7.9			$52,859	$12,924	14.9			-$6,621	$15,068	-11.1%	24.6%		
Finance and insurance, and real estate and rental and leasing	$61,396	$6,365	6.3			$57,237	$4,992	5.3			-$4,159	$8,089	-6.8%	12.6%		
Professional, scientific, and management, and administrative and waste management services	$50,606	$6,293	7.6			$47,279	$6,436	8.3			-$3,327	$9,001	-6.6%	17.2%		
Educational services, and health care and social assistance	$45,283	$3,220	4.3			$36,003	$3,217	5.4			-$9,280	$4,552	-20.5%	9.1%		
Arts, entertainment, and recreation, and accommodation, and food services	$21,914	$1,925	5.3			$23,029	$1,882	5.0			$1,115	$2,692	5.1%	12.6%		
Other services, except public administration	$21,466	$2,648	7.5			$20,872	$1,839	5.4			-$594	$3,224	-2.8%	14.7%		
Public administration	$72,693	$7,579	6.3			$62,101	$11,427	11.2			-$10,592	$13,712	-14.6%	18.1%		

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	57,708	2,000	2.1	100.0%		61,508	1,899	1.9	100.0%		3,800	2,758	6.6%	4.9%		
Agriculture, forestry, fishing and hunting, and mining	31	52	102.6	0.1%	0.1%	179	162	55.1	0.3%	0.3%	148	170	477.4%	1100.6%	0.2	0.3
Construction	2,632	466	10.8	4.6%	0.8%	3,476	515	9.0	5.7%	0.8%	844	695	32.1%	30.5%	1.1	1.1
Manufacturing	3,594	721	12.2	6.2%	1.2%	2,436	497	12.4	4.0%	0.8%	-1,158	876	-32.2%	19.4%	-2.2	1.4
Wholesale trade	2,518	492	11.9	4.4%	0.8%	2,233	426	11.6	3.6%	0.7%	-285	651	-11.3%	24.2%	-0.8	1.1
Retail trade	6,546	901	8.4	11.3%	1.5%	6,110	857	8.5	9.9%	1.4%	-436	1,243	-6.7%	18.3%	-1.4	2.1
Transportation and warehousing, and utilities	4,197	658	9.5	7.3%	1.1%	4,731	678	8.7	7.7%	1.1%	534	945	12.7%	23.9%	0.4	1.6
Information	1,280	310	14.7	2.2%	0.5%	1,309	531	24.7	2.1%	0.9%	29	615	2.3%	48.3%	-0.1	1.0
Finance and insurance, and real estate and rental and leasing	5,062	755	9.1	8.8%	1.3%	5,066	690	8.3	8.2%	1.1%	4	1,023	0.1%	20.2%	-0.6	1.7
Professional, scientific, and management, and administrative and waste management services	4,085	600	8.9	7.1%	1.0%	5,419	627	7.0	8.8%	1.0%	1,334	868	32.7%	24.8%	1.7	1.4
Educational services, and health care and social assistance	8,740	870	6.0	15.1%	1.4%	11,581	966	5.1	18.8%	1.5%	2,841	1,300	32.5%	17.2%	3.7	2.1
Arts, entertainment, and recreation, and accommodation, and food services	9,737	1,079	6.7	16.9%	1.8%	10,169	1,160	6.9	16.5%	1.8%	432	1,584	4.4%	16.6%	-0.4	2.5
Other services, except public administration	8,355	893	6.5	14.5%	1.5%	7,526	1,002	8.1	12.2%	1.6%	-829	1,342	-9.9%	15.4%	-2.3	2.2
Public administration	931	279	18.2	1.6%	0.5%	1,273	309	14.7	2.1%	0.5%	342	416	36.7%	52.7%	0.5	0.7

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	$17,229					$26,141	$17,078	39.7			$8,912	$17,078	51.7%	99.1%		
Construction	$26,634	$3,885	8.9			$26,964	$6,317	14.2			$330	$7,416	1.2%	27.9%		
Manufacturing	$32,492	$4,728	8.8			$24,535	$7,701	19.1			-$7,957	$9,037	-24.5%	26.1%		
Wholesale trade	$40,159	$7,941	12.0			$40,620	$12,469	18.7			$461	$14,783	1.1%	36.9%		
Retail trade	$26,232	$3,759	8.7			$22,340	$2,780	7.6			-$3,892	$4,675	-14.8%	16.2%		
Transportation and warehousing, and utilities	$36,883	$6,540	10.8			$32,053	$2,894	5.5			-$4,830	$7,152	-13.1%	17.3%		
Information	$55,095	$13,442	14.8			$53,094	$14,246	16.3			-$2,001	$19,587	-3.6%	34.9%		
Finance and insurance, and real estate and rental and leasing	$64,845	$9,011	8.4			$57,969	$7,719	8.1			-$6,876	$11,865	-10.6%	17.2%		
Professional, scientific, and management, and administrative and waste management services	$48,313	$7,647	9.6			$48,657	$8,016	10.0			$344	$11,078	0.7%	23.0%		
Educational services, and health care and social assistance	$40,657	$6,994	10.5			$29,575	$3,502	7.2			-$11,082	$7,822	-27.3%	15.2%		
Arts, entertainment, and recreation, and accommodation, and food services	$20,080	$1,847	5.6			$22,371	$2,091	5.7			$2,291	$2,790	11.4%	14.6%		
Other services, except public administration	$20,349	$3,356	10.0			$19,511	$1,631	5.1			-$838	$3,731	-4.1%	17.7%		
Public administration	$64,328	$12,411	11.7			$60,910	$23,787	23.7			-$3,418	$26,830	-5.3%	41.2%		

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	1,891	401	12.9	100.0%		1,431	385	16.4	100.0%		-460	556	-24.3%	25.9%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	61	77	77.1	3.2%	4.0%	35	59	101.9	2.4%	4.0%	-26	97	-42.6%	120.8%	-0.8	5.7
Manufacturing	19	36	114.6	1.0%	1.9%	17	28	100.1	1.2%	1.9%	-2	46	-10.5%	224.6%	0.2	2.7
Wholesale trade	0					28	50	107.8	2.0%	3.4%	28	50	0.0%		2.0	3.4
Retail trade	271	194	43.5	14.3%	9.8%	55	55	60.8	3.8%	3.7%	-216	202	-79.7%	25.0%	-10.5	10.5
Transportation and warehousing, and utilities	154	99	39.2	8.1%	5.0%	135	101	45.3	9.4%	6.6%	-19	141	-12.3%	86.5%	1.3	8.3
Information	42	54	78.8	2.2%	2.8%	0					-42	54	-100.0%	0.0%	-2.2	2.8
Finance and insurance, and real estate and rental and leasing	130	91	42.4	6.9%	4.6%	115	89	46.9	8.0%	5.8%	-15	127	-11.5%	92.3%	1.1	7.4
Professional, scientific, and management, and administrative and waste management services	332	164	30.1	17.6%	7.9%	142	110	47.2	9.9%	7.2%	-190	197	-57.2%	39.3%	-7.7	10.7
Educational services, and health care and social assistance	568	225	24.1	30.0%	10.0%	570	211	22.5	39.8%	10.2%	2	308	0.4%	54.4%	9.8	14.3
Arts, entertainment, and recreation, and accommodation, and food services	148	139	57.1	7.8%	7.2%	101	71	43.0	7.1%	4.6%	-47	156	-31.8%	80.1%	-0.7	8.5
Other services, except public administration	48	59	74.6	2.5%	3.1%	107	98	56.0	7.5%	6.6%	59	114	122.9%	341.7%	5.0	7.3
Public administration	118	94	48.2	6.2%	4.8%	126	116	55.8	8.8%	7.7%	8	149	6.8%	130.0%	2.6	9.1

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining											$0	$0	0.0%			
Construction	$42,754	$38,791	55.2			$54,998					$12,244	$38,791	28.6%			
Manufacturing	$61,372					$54,998					-$6,374	$0	-10.4%			
Wholesale trade						$12,499					$12,499	$0	0.0%			
Retail trade	$43,280	$30,285	42.5			$21,633	$26,040	73.2			-$21,647	$39,941	-50.0%	69.6%		
Transportation and warehousing, and utilities	$48,572	$29,305	36.7			$67,748	$62,707	56.3			$19,176	$69,217	39.5%	154.1%		
Information	$11,000															
Finance and insurance, and real estate and rental and leasing	$63,555	$24,663	23.6			$50,805	$56,188	67.2			-$12,750	$61,362	-20.1%	93.7%		
Professional, scientific, and management, and administrative and waste management services	$59,753	$8,856	9.0			$64,017	$37,378	35.5			$4,264	$38,413	7.1%	64.5%		
Educational services, and health care and social assistance	$39,404	$20,162	31.1			$31,507	$5,932	11.4			-$7,897	$21,017	-20.0%	43.6%		
Arts, entertainment, and recreation, and accommodation, and food services	$16,637	$15,215	55.6			$25,749	$10,907	25.8			$9,112	$18,721	54.8%	156.0%		
Other services, except public administration	$51,011	$44,784	53.4			$9,999										
Public administration	$42,512	$23,727	33.9			$32,726	$61,461	114.2			-$9,786	$65,882	-23.0%	150.8%		

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	20,124	1,520	4.6	100.0%		19,591	1,340	4.2	100.0%		-533	2,026	-2.6%	9.9%		
Agriculture, forestry, fishing and hunting, and mining	205	164	48.6	1.0%	0.8%	66	94	86.6	0.3%	0.5%	-139	189	-67.8%	52.6%	-0.7	0.9
Construction	1,813	481	16.1	9.0%	2.3%	1,909	473	15.0	9.7%	2.3%	96	675	5.3%	38.2%	0.7	3.3
Manufacturing	1,030	432	25.5	5.1%	2.1%	874	285	19.8	4.5%	1.4%	-156	518	-15.1%	45.1%	-0.6	2.5
Wholesale trade	767	278	22.0	3.8%	1.4%	696	302	26.4	3.6%	1.5%	-71	410	-9.3%	51.3%	-0.2	2.1
Retail trade	2,792	646	14.1	13.9%	3.0%	2,372	471	12.1	12.1%	2.3%	-420	799	-15.0%	25.9%	-1.8	3.8
Transportation and warehousing, and utilities	1,347	408	18.4	6.7%	2.0%	937	302	19.6	4.8%	1.5%	-410	508	-30.4%	30.8%	-1.9	2.5
Information	545	278	31.0	2.7%	1.4%	384	247	39.1	2.0%	1.3%	-161	372	-29.5%	57.8%	-0.7	1.9
Finance and insurance, and real estate and rental and leasing	1,448	402	16.9	7.2%	1.9%	1,554	408	15.9	7.9%	2.0%	106	573	7.3%	41.0%	0.7	2.8
Professional, scientific, and management, and administrative and waste management services	1,751	437	15.2	8.7%	2.1%	2,199	512	14.2	11.2%	2.5%	448	673	25.6%	42.9%	2.5	3.3
Educational services, and health care and social assistance	3,504	562	9.8	17.4%	2.5%	3,561	665	11.4	18.2%	3.2%	57	871	1.6%	25.0%	0.8	4.1
Arts, entertainment, and recreation, and accommodation, and food services	2,344	503	13.1	11.6%	2.3%	2,489	527	12.9	12.7%	2.5%	145	729	6.2%	32.0%	1.1	3.4
Other services, except public administration	1,860	520	17.0	9.2%	2.5%	2,005	457	13.9	10.2%	2.2%	145	692	7.8%	38.9%	1.0	3.3
Public administration	718	284	24.1	3.6%	1.4%	545	220	24.5	2.8%	1.1%	-173	359	-24.1%	42.9%	-0.8	1.8
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$13,948	$12,296	53.6			$21,999	$15,265	42.2			$8,051	$19,601	57.7%	176.9%		
Construction	$43,457	$19,178	26.8			$34,091	$6,415	11.4			-$9,366	$20,222	-21.6%	37.6%		
Manufacturing	$35,258	$17,802	30.7			$36,249	$13,668	22.9			$991	$22,444	2.8%	64.8%		
Wholesale trade	$47,872	$19,122	24.3			$47,998	$18,788	23.8			$126	$26,807	0.3%	56.1%		
Retail trade	$30,612	$4,680	9.3			$25,974	$6,634	15.5			-$4,638	$8,119	-15.2%	25.3%		
Transportation and warehousing, and utilities	$46,959	$20,313	26.3			$54,674	$16,503	18.3			$7,715	$26,172	16.4%	61.4%		
Information	$38,991	$28,604	44.6			$42,449	$2,608	3.7			$3,458	$28,723	8.9%	80.1%		
Finance and insurance, and real estate and rental and leasing	$47,734	$5,965	7.6			$49,516	$6,464	7.9			$1,782	$8,796	3.7%	18.7%		
Professional, scientific, and management, and administrative and waste management services	$25,751	$17,260	40.7			$30,219	$9,939	20.0			$4,468	$19,917	17.4%	87.6%		
Educational services, and health care and social assistance	$40,427	$5,362	8.1			$38,525	$6,137	9.7			-$1,902	$8,149	-4.7%	19.8%		
Arts, entertainment, and recreation, and accommodation, and food services	$25,839	$3,264	7.7			$24,021	$3,909	9.9			-$1,818	$5,093	-7.0%	19.2%		
Other services, except public administration	$19,683	$5,239	16.2			$23,834	$3,969	10.1			$4,151	$6,573	21.1%	38.0%		
Public administration	$75,029	$14,025	11.4			$51,754	$10,443	12.3			-$23,275	$17,486	-31.0%	19.0%		

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	29,730	1,395	2.9	100.0%		22,683	1,047	2.8	100.0%		-7,047	1,744	-23.7%	5.0%		
Agriculture, forestry, fishing and hunting, and mining	48	63	80.0	0.2%	0.2%	22	36	98.9	0.1%	0.2%	-26	73	-54.2%	96.1%	-0.1	0.3
Construction	2,174	461	12.9	7.3%	1.5%	2,633	474	11.0	11.6%	2.0%	459	661	21.1%	33.7%	4.3	2.5
Manufacturing	1,041	310	18.1	3.5%	1.0%	1,025	223	13.2	4.5%	1.0%	-16	382	-1.5%	36.3%	1.0	1.4
Wholesale trade	1,270	362	17.3	4.3%	1.2%	442	156	21.4	1.9%	0.7%	-828	394	-65.2%	15.8%	-2.4	1.4
Retail trade	2,977	441	9.0	10.0%	1.4%	1,964	416	12.9	8.7%	1.8%	-1,013	606	-34.0%	17.1%	-1.3	2.3
Transportation and warehousing, and utilities	2,290	393	10.4	7.7%	1.3%	1,617	361	13.6	7.1%	1.6%	-673	534	-29.4%	19.9%	-0.6	2.1
Information	1,094	266	14.8	3.7%	0.9%	764	230	18.3	3.4%	1.0%	-330	352	-30.2%	27.0%	-0.3	1.3
Finance and insurance, and real estate and rental and leasing	3,338	549	10.0	11.2%	1.8%	2,292	429	11.4	10.1%	1.8%	-1,046	697	-31.3%	17.1%	-1.1	2.5
Professional, scientific, and management, and administrative and waste management services	3,049	463	9.2	10.3%	1.5%	2,560	449	10.7	11.3%	1.9%	-489	645	-16.0%	19.5%	1.0	2.4
Educational services, and health care and social assistance	7,468	794	6.5	25.1%	2.4%	5,685	601	6.4	25.1%	2.4%	-1,783	996	-23.9%	11.4%	0.0	3.4
Arts, entertainment, and recreation, and accommodation, and food services	2,248	465	12.6	7.6%	1.5%	1,729	360	12.7	7.6%	1.5%	-519	588	-23.1%	22.6%	0.0	2.1
Other services, except public administration	873	233	16.2	2.9%	0.8%	794	256	19.6	3.5%	1.1%	-79	346	-9.0%	38.1%	0.6	1.4
Public administration	1,860	423	13.8	6.3%	1.4%	1,156	255	13.4	5.1%	1.1%	-704	494	-37.8%	19.7%	-1.2	1.8

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	$11,000					$54,998										
Construction	$52,214	$13,433	15.6			$68,964	$16,229	14.3			$16,750	$21,067	32.1%	46.1%		
Manufacturing	$59,595	$17,068	17.4			$51,982	$23,083	27.0			-$7,613	$28,708	-12.8%	46.1%		
Wholesale trade	$62,752	$19,337	18.7			$56,610	$10,153	10.9			-$6,142	$21,840	-9.8%	32.2%		
Retail trade	$25,789	$11,095	26.2			$34,559	$11,230	19.8			$8,770	$15,786	34.0%	72.2%		
Transportation and warehousing, and utilities	$68,807	$11,697	10.3			$62,125	$9,543	9.3			-$6,682	$15,096	-9.7%	20.7%		
Information	$64,094	$9,621	9.1			$72,690	$31,005	25.9			$8,596	$32,463	13.4%	51.3%		
Finance and insurance, and real estate and rental and leasing	$64,547	$11,767	11.1			$67,642	$15,865	14.3			$3,095	$19,752	4.8%	31.1%		
Professional, scientific, and management, and administrative and waste management services	$59,922	$9,442	9.6			$68,811	$12,885	11.4			$8,889	$15,974	14.8%	28.1%		
Educational services, and health care and social assistance	$54,467	$7,116	7.9			$54,092	$6,921	7.8			-$375	$9,927	-0.7%	18.2%		
Arts, entertainment, and recreation, and accommodation, and food services	$34,372	$15,040	26.6			$29,851	$8,592	17.5			-$4,521	$17,321	-13.2%	45.5%		
Other services, except public administration	$46,224	$15,800	20.8			$24,998	$17,460	42.5			-$21,226	$23,548	-45.9%	42.1%		
Public administration	$78,643	$12,615	9.8			$72,103	$16,880	14.2			-$6,540	$21,073	-8.3%	26.0%		

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	89,751	2,116	1.4	100.0%		88,320	789	0.5	100.0%		86,782	858	0.6	100.0%		-1,538	1,166	-1.7%	1.3%		
Owner-occupied	42,115	1,286	1.9	46.9%	0.9%	42,146	1,170	1.7	47.7%	1.3%	39,889	1,107	1.7	46.0%	1.2%	-2,257	1,611	-5.4%	3.7%	-1.7	1.8
Renter-occupied	47,636	1,286	1.6	53.1%	0.7%	46,174	1,188	1.6	52.3%	1.3%	46,893	1,121	1.5	54.0%	1.2%	719	1,633	1.6%	3.6%	1.7	1.8

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	27,427	1,187	2.6	100.0%		38,955	1,223	1.9	100.0%		43,983	1,135	1.6	100.0%		5,028	1,669	12.9%	4.6%		
Owner-occupied	10,200	818	4.9	37.2%	2.5%	16,016	1,062	4.0	41.1%	2.4%	17,069	863	3.1	38.8%	1.7%	1,053	1,368	6.6%	8.9%	-2.3	2.9
Renter-occupied	17,227	1,015	3.6	62.8%	2.5%	22,939	1,188	3.1	58.9%	2.4%	26,914	1,038	2.3	61.2%	1.8%	3,975	1,578	17.3%	7.6%	2.3	3.0

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	3,215	479	9.1	100.0%		2,056	378	11.2	100.0%		1,643	297	11.0	100.0%		-413	481	-20.1%	20.6%		
Owner-occupied	542	200	22.4	16.9%	5.7%	191	115	36.5	9.3%	5.3%	299	148	30.1	18.2%	8.4%	108	187	56.5%	122.0%	8.9	9.9
Renter-occupied	2,673	438	10.0	83.1%	5.7%	1,865	352	11.5	90.7%	4.0%	1,344	247	11.2	81.8%	2.8%	-521	430	-27.9%	19.0%	-8.9	4.9

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	11,877	801	4.1	100.0%		12,161	1,021	5.1	100.0%		12,790	1,012	4.8	100.0%		629	1,438	5.2%	12.1%		
Owner-occupied	2,538	427	10.2	21.4%	3.3%	2,974	458	9.4	24.5%	3.2%	3,447	525	9.3	27.0%	3.5%	473	697	15.9%	25.1%	2.5	4.7
Renter-occupied	9,339	787	5.1	78.6%	4.0%	9,187	788	5.2	75.5%	1.3%	9,343	839	5.5	73.0%	3.1%	156	1,151	1.7%	12.6%	-2.5	3.4

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	44,416	1,289	1.8	100.0%		33,141	929	1.7	100.0%		26,860	990	2.2	100.0%		-6,281	1,358	-19.0%	3.8%		
Owner-occupied	28,116	1,196	2.6	63.3%	2.0%	21,922	807	2.2	66.1%	1.6%	18,451	831	2.7	68.7%	1.8%	-3,471	1,158	-15.8%	4.9%	2.6	2.4
Renter-occupied	16,300	994	3.7	36.7%	2.0%	11,219	935	5.1	33.9%	2.7%	8,409	819	5.9	31.3%	2.8%	-2,810	1,243	-25.0%	9.6%	-2.6	3.9

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	42,146	1,170	1.7	39,889	1,107	1.7	-2,257	1,611	-5.4%	3.7%
Median value (2019 dollars)	$614,828	$18,220	1.8	$640,029	$24,599	2.3	$25,201	$30,612	4.1%	5.1%

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	16,016	1,062	4.0	17,069	863	3.1	1,053	1,368	6.6%	8.9%
Median value (2019 dollars)	$598,597	$32,647	3.3	$628,483	$39,733	3.8	$29,886	$51,425	5.0%	8.8%

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	191	115	36.5	299	148	30.1	108	187	56.5%	122.0%
Median value (2019 dollars)	$297,023	$250,495	51.3	$379,884	$261,593	41.9	$82,861	$362,186	27.9%	139.3%

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	2,974	458	9.4	3,447	525	9.3	473	697	15.9%	25.1%
Median value (2019 dollars)	$641,114	$62,032	5.9	$652,815	$67,465	6.3	$11,701	$91,649	1.8%	14.4%

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	21,922	807	2.2	18,451	831	2.7	-3,471	1,158	-15.8%	4.9%
Median value (2019 dollars)	$626,747	$23,476	2.3	$654,925	$35,392	3.3	$28,178	$42,470	4.5%	6.9%

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	44,312	1,187	1.6	42,448	1,240	1.8	-1,864	1,717	-4.2%	3.8%
Median gross rent (2019 dollars)	$1,516	$34	1.4	$1,566	$39	1.5	$50	$52	3.3%	3.5%

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	22,185	1,156	3.2	23,736	1,103	2.8	1,551	1,598	7.0%	7.5%
Median gross rent (2019 dollars)	$1,548	$43	1.7	$1,586	$46	1.8	$38	$63	2.5%	4.1%

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	1,809	366	12.3	1,344	247	11.2	-465	442	-25.7%	20.3%
Median gross rent (2019 dollars)	$1,155	$169	8.9	$1,140	$129	6.9	-$15	$213	-1.3%	18.3%

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	8,956	787	5.3	9,028	850	5.7	72	1,158	0.8%	13.0%
Median gross rent (2019 dollars)	$1,571	$75	2.9	$1,632	$83	3.1	$61	$112	3.9%	7.2%

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	10,429	896	5.2	7,509	791	6.4	-2,920	1,195	-28.0%	9.8%
Median gross rent (2019 dollars)	$1,432	$93	3.9	$1,538	$123	4.9	$106	$154	7.4%	11.1%

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)	42,925	1,222	1.7	100.0%		41,129	1,347	2.0	100.0%		-1,796	1,819	-4.2%	4.2%		
30.0 percent or more (rent-burdened)	25,044	1,290	3.1	58.3%	2.5%	26,422	1,471	3.4	64.2%	2.9%	1,378	1,957	5.5%	8.0%	5.9	3.8
50.0 percent or more (extremely rent-burdened)	14,528	1,145	4.8	33.8%	2.5%	16,580	1,197	4.4	40.3%	2.6%	2,052	1,656	14.1%	12.2%	6.5	3.6

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)	21,026	1,128	3.3	100.0%		22,646	1,129	3.0	100.0%		1,620	1,596	7.7%	7.9%		
30.0 percent or more (rent-burdened)	13,956	978	4.3	66.4%	3.0%	15,636	1,097	4.3	69.0%	3.4%	1,680	1,470	12.0%	11.1%	2.6	4.5
50.0 percent or more (extremely rent-burdened)	8,533	911	6.5	40.6%	3.7%	10,552	830	4.8	46.6%	2.8%	2,019	1,232	23.7%	16.4%	6.0	4.6

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)	1,769	359	12.3	100.0%		1,344	247	11.2	100.0%		-425	436	-24.0%	20.8%		
30.0 percent or more (rent-burdened)	936	271	17.6	52.9%	10.9%	849	236	16.9	63.2%	13.2%	-87	359	-9.3%	36.4%	10.3	17.1
50.0 percent or more (extremely rent-burdened)	508	213	25.4	28.7%	10.5%	428	174	24.6	31.8%	11.5%	-80	275	-15.7%	49.2%	3.1	15.6

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)	8,931	790	5.4	100.0%		8,988	846	5.7	100.0%		57	1,158	0.6%	13.0%		
30.0 percent or more (rent-burdened)	4,667	664	8.7	52.3%	5.8%	5,556	751	8.2	61.8%	6.0%	889	1,002	19.0%	23.4%	9.5	8.3
50.0 percent or more (extremely rent-burdened)	2,644	561	12.9	29.6%	5.7%	2,992	563	11.4	33.3%	5.4%	348	795	13.2%	32.1%	3.7	7.9

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)	10,266	864	5.1	100.0%		7,320	780	6.5	100.0%		-2,946	1,164	-28.7%	9.7%		
30.0 percent or more (rent-burdened)	4,933	669	8.2	48.1%	5.1%	3,946	563	8.7	53.9%	5.1%	-987	874	-20.0%	15.7%	5.8	7.2
50.0 percent or more (extremely rent-burdened)	2,519	463	11.2	24.5%	4.0%	2,361	404	10.4	32.3%	4.3%	-158	614	-6.3%	23.5%	7.8	5.9

Table 3.05.T: Rent Stabilized Housing

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Rent stabilized units	19,581	5,246	13.0	22.8%	5.6%

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	42,448	1,240	1.8	100.0%	
Extremely low-income (0-30% AMI)	2,596	577	13.5	6.1%	1.3%
Very low-income (31-50% AMI)	4,378	510	7.1	10.3%	1.2%
Low-income (51-80% AMI)	18,629	1,047	3.4	43.9%	2.1%
Moderate-income (81-120% AMI)	15,978	1,044	4.0	37.6%	2.2%
Middle-income (121-165% AMI)	801	232	17.6	1.9%	0.5%
High-income (166% or higher AMI)	66	71	65.6	0.2%	0.2%

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	2,662	1,579	30.0	3.8%	2.2%

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	88,320	789	0.5	100.0%		86,782	858	0.6	100.0%		-1,538	1,166	-1.7%	1.3%		
Overcrowded units (> 1 person per room)	7,892	669	5.2	8.9%	0.8%	8,060	834	6.3	9.3%	1.0%	168	1,069	2.1%	13.7%	0.4	1.3

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	38,955	1,223	1.9	100.0%		43,983	1,135	1.6	100.0%		5,028	1,669	12.9%	4.6%		
Overcrowded units (> 1 person per room)	5,479	541	6.0	14.1%	1.3%	5,659	580	6.2	12.9%	1.3%	180	793	3.3%	14.7%	-1.2	1.8

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	2,056	378	11.2	100.0%		1,643	297	11.0	100.0%		-413	481	-20.1%	20.6%		
Overcrowded units (> 1 person per room)	110	98	54.1	5.4%	4.7%	138	107	47.1	8.4%	6.3%	28	145	25.5%	148.2%	3.0	7.9

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	12,161	1,021	5.1	100.0%		12,790	1,012	4.8	100.0%		629	1,438	5.2%	12.1%		
Overcrowded units (> 1 person per room)	1,518	293	11.7	12.5%	2.2%	1,489	432	17.6	11.6%	3.2%	-29	522	-1.9%	34.2%	-0.9	3.9

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	33,141	929	1.7	100.0%		26,860	990	2.2	100.0%		-6,281	1,358	-19.0%	3.8%		
Overcrowded units (> 1 person per room)	511	196	23.3	1.5%	0.6%	559	209	22.8	2.1%	0.8%	48	287	9.4%	58.6%	0.6	1.0

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2017-2019
	Number
Residential evictions executed by a city marshal	803

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	172	201	29	16.9%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2022; NYC Housing Preservation and Development, 2022
	Number
NYC Housing Authority units	919
Units with regulatory agreements since 2014	326

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

	NYC Housing Authority, 2022	
	Number	Percent
Total Population	270,930	100.0%
NYC Housing Authority tenants	1,704	0.6%

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

	NYC Housing Authority, 2022	
	Number	Percent
Asian non-Hispanic Population	155,516	100.0%
Asian non-Hispanic NYC Housing Authority tenants	318	0.2%

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

	NYC Housing Authority, 2022	
	Number	Percent
Black non-Hispanic Population	5,431	100.0%
Black non-Hispanic NYC Housing Authority tenants	599	11.0%

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

	NYC Housing Authority, 2022	
	Number	Percent
Hispanic Population	48,989	100.0%
Hispanic NYC Housing Authority tenants	657	1.3%

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

	NYC Housing Authority, 2022	
	Number	Percent
White non-Hispanic Population	55,907	100.0%
White non-Hispanic NYC Housing Authority tenants	102	0.2%

Housing Production

PUMA 4103

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

	NYC Department of City Planning Housing Database, 2020 Q4	
	Number	Percent
Net change	4,501	4.7%
New building	4,753	5.0%
Alterations that increase units	638	0.7%
Alterations that decrease units	-47	-0.1%
Demolitions	-843	-0.9%

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)	0	0
Very low-income (31-50% AMI)	66	0
Low-income (51-80% AMI)	105	2
Moderate-income (81-120% AMI)	60	51
Middle-income (121-165% AMI)	40	0
High-income (166% or higher AMI)	1	1

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	11.8	1.0%
Square miles of historic districts	0.2	1.2%

Quality of Life and Access to Opportunity

PUMA 4103

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	71.1%	-5.5%	5.0%

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

	NYC Community Health Survey, 2015-16		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	8.0%	-2.7%	4.0%

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	158.5	152.1	144.1	-8.0	-5.3%

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	90.8	113.4	114.8	1.0	1.2%

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	378.5	451.1	331.1	-120.0	-26.6%

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	117.2	102.0	115.6	14.0	13.3%

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	245.5	246.4	219.2	-27.0	-11.0%

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	2.9	3.1	3.2	0.0	3.2%

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	2.1	2.3	2.3	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				0.0	0.0%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Hispanic deaths before 1 year	4.1			0.0	0.0%

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				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		5.3	11.5	6.0	117.0%

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		3.8	4.0	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	0.0			0.0	0.0%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Hispanic drug-related overdose deaths	0.0		15.6	16.0	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		13.8	23.9	10.0	73.2%

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	505

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	360

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

	NYC Department of Health and Mental Hygiene, 2022
	Number
Black non-Hispanic COVID-19 deaths between 2020 and February 2022	1,436

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	427

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	785

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	67,517

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	19.1%
Residents living within 1/4 mile of ADA accessible subway stations	2.8%

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	114,437	2,470	1.3	100.0%		110,154	2,264	1.2	100.0%		-4,283	3,351	-3.7%	2.9%		
Drove or carpooled to work	56,014	2,057	2.2	48.9%	1.5%	52,794	1,928	2.2	47.9%	1.4%	-3,220	2,819	-5.7%	4.9%	-1.0	2.1

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	58,051	2,012	2.1	100.0%		61,897	1,986	2.0	100.0%		3,846	2,827	6.6%	5.0%		
Drove or carpooled to work	24,846	1,513	3.7	42.8%	2.1%	26,397	1,615	3.7	42.6%	2.2%	1,551	2,213	6.2%	9.2%	-0.2	3.0

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	1,792	390	13.2	100.0%		1,561	391	15.2	100.0%		-231	552	-12.9%	28.9%		
Drove or carpooled to work	567	211	22.6	31.6%	9.5%	518	235	27.6	33.2%	12.6%	-49	316	-8.6%	53.6%	1.6	15.8

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	20,035	1,538	4.7	100.0%		19,793	1,352	4.2	100.0%		-242	2,048	-1.2%	10.2%		
Drove or carpooled to work	8,191	1,009	7.5	40.9%	3.9%	8,589	1,012	7.2	43.4%	4.2%	398	1,429	4.9%	17.9%	2.5	5.7

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	31,687	1,435	2.8	100.0%		24,968	1,127	2.7	100.0%		-6,719	1,825	-21.2%	5.0%		
Drove or carpooled to work	21,244	1,304	3.7	67.0%	2.8%	16,413	990	3.7	65.7%	2.6%	-4,831	1,637	-22.7%	6.6%	-1.3	3.8

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	86,782	858	0.6	100.0%	
With a computer	61,239	1,477	1.5	70.6%	1.6%
With a broadband internet subscription	51,669	1,287	1.5	59.5%	1.4%

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	43,983	1,135	1.6	100.0%	
With a computer	30,516	1,340	2.7	69.4%	2.5%
With a broadband internet subscription	24,172	1,219	3.1	55.0%	2.4%

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	1,643	297	11.0	100.0%	
With a computer	987	240	14.8	60.1%	9.8%
With a broadband internet subscription	919	241	15.9	55.9%	10.6%

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	12,790	1,012	4.8	100.0%	
With a computer	9,017	967	6.5	70.5%	5.1%
With a broadband internet subscription	7,329	820	6.8	57.3%	4.5%

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	26,860	990	2.2	100.0%	
With a computer	19,512	869	2.7	72.6%	1.8%
With a broadband internet subscription	18,126	834	2.8	67.5%	1.9%

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	62.5%
Math proficient	67.1%

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	68.6%
Math proficient	80.5%

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	36.9%
Math proficient	26.0%

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	47.7%
Math proficient	40.3%

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	65.3%
Math proficient	61.1%

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)	83.3%

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)	86.0%

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)	66.7%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	75.7%

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)	87.6%

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2019	
	Number Estimate	Percent Estimate
Total Population	270,930	100.0%
Residents within walking distance of a park	212,036	78.3%

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	333.0	1.0%	399.6	1.0%	67.0	0.0%	
Pedestrian injuries	103.8	0.3%	101.3	0.3%	-2.0	0.0%	-0.1
Cyclist injuries	18.2	0.1%	26.5	0.1%	8.0	0.4%	0.0
Motorist injuries	211.0	0.6%	271.9	0.7%	61.0	0.3%	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	1.6	2.4	51.9	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	21.8

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	15.4

Appendix

Studio Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
144-90 41s	$1,550	#304	25	Broker/fee	ST	1
146-26 35t	$1,595	#3	12	Broker/fee	ST	1
139-12 34 I	$1,650	#E6	3	Broker/no-	ST	1
140-58 34t	$1,695	#2D	3	Broker/fee	ST	1
143-45 San	$1,700	#506	3	Broker/no-	ST	1
132-25 Ma	$1,800	#6	15	Broker/no-	ST	1
131-03 40 I	$2,350	#10B	22	Broker/fee	ST	1

Past Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
42-43 147t	$1,152	#4D	1	Broker/fee	ST	1
34-01 Pars	$1,350	#1F	3	Broker/fee	ST	1
34-01 Pars	$1,400	#A1	8	Broker/fee	ST	1
144-90 41s	$1,500	#307	6	Broker/fee	ST	1
140-70 Ash	$1,500	#306	17	Broker/fee	ST	1
42-52 Unio	$1,530	#104	3	Broker/fee	ST	1
42-52 Unio	$1,535	#10LL	3	Broker/fee	ST	1
143-51 Roc	$1,550	#12G	0	Broker/fee	ST	1
143-16 Bar	$1,550	#6K	7	Broker/fee	ST	1
144-77 41s	$1,550	#132	20	Broker/fee	ST	1
142-39 38t	$1,550	#4	37	Broker/fee	ST	1
143-16 Bar	$1,550	#6C	9	Broker/fee	ST	1
143-51 Roc	$1,550	#9F	28	Broker/no-	ST	1

143-51 Roc	$1,550	#9	2	Broker/no-	ST	1
189-14 Cro	$1,550	#201	1	Broker/fee	ST	1
41-52 Unio	$1,600	#10	1	Broker/fee	ST	1
189-14 Cro	$1,600	#605	18	Broker/fee	ST	1
144-45 35t	$1,625	#5M	17	Broker/fee	ST	1
41-12 Pars	$1,625	#204	9	Broker/fee	ST	1
41-12 Pars	$1,625	#205	10	Broker/fee	ST	1
143-09 Bar	$1,625	#4G	9	Broker/fee	ST	1
41-22 Pars	$1,625	#301	6	Broker/fee	ST	1
143-06 Bar	$1,650	#3	7	Broker/fee	ST	1
142-10 Roc	$1,665	#511	16	Broker/fee	ST	1
139-06 34 I	$1,675	#C4	12	Broker/no-	ST	1
41-07 Bowı	$1,675	#4J	3	Broker/fee	ST	1
144-25 Roc	$1,675	#621	4	Broker/fee	ST	1
36-19 167t	$1,695	#E2	12	Broker/fee	ST	1
36-19 167t	$1,700	#2E	13	Broker/fee	ST	1
148-35 Hor	$1,700	#1F	20	Broker/fee	ST	1
36-19 167t	$1,700	#B22	14	Broker/fee	ST	1
36-19 167t	$1,700	#2E	8	Broker/fee	ST	1
36-19 167t	$1,700	#APT22	3	Broker/fee	ST	1
143-45 San	$1,750	#306	45	Broker/no-	ST	1
142-27 Bar	$1,795	#402	4	Broker/no-	ST	1
142-27 Bar	$1,795	#102	2	Broker/no-	ST	1

137-20 45t	$1,835	#1M	7	Broker/no-	ST 1
44-35 Cold	$1,895	#6H	3	Broker/no-	ST 1
44-35 Cold	$1,895	#4H	1	Broker/no-	ST 1
144-32 35t	$1,901	#C4	89	Broker/fee	ST 1
137-20 45t	$2,050	#7A	0	Broker/no-	ST 1
144-74 Nor	$2,300	#7G	16	Broker/no-	ST 1
131-05 40t	$2,300	#18T	45	Broker/fee	ST 1
133-27 39t	$2,400	#12D	1	Broker/fee	ST 1

One-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths	
57-12 160t	$1,600	#1	1	Broker/fee	1	1	
164-18 43r	$1,625	#D4	18	Broker/fee	1	1	
151-09 34t	$1,625	#3E	0	Broker/fee	1	1	
144-45 41s	$1,690	#5JJ	2	Broker/fee	1	1	
190-14 37t	$1,699	#1	14	Broker/fee	1	1	
160-16 Boc	$1,700	#1C	0	Broker/fee	1	1	
160-09 San	$1,750	#FOUR	4	Broker/fee	1	1	
165-12 San	$1,750	#C3	2	Broker/fee	1	1	
144-25 33r	$1,800	#4M	2	Broker/fee	1	1	
34-01 Pars	$1,800	#D	6	Broker/fee	1	1	
151-10 35t	$1,800	#0K	12	Broker/no-	1	1	
56-64 136t	$1,800	#2B	5	Broker/fee	1	1	
147-11 34t	$1,818	#6J	4	Broker/fee	1	1	
37-33 Colle	$1,850	#A1D	28	Broker/no-	1	1	
132-70 San	$1,850	#6G	28	Broker/no-	1	1	
147-05 35t	$1,850	#1A	25	Broker/fee	1	1	
140-58 34t	$1,900	#1E	3	Broker/fee	1	1	
193-08 Sta	$1,950	#1F	11	Broker/fee	1	1	
137-75 Ger	$1,995	#F	8	Broker/fee	1	1	
140-21 32r	$2,000	#1BN	4	Broker/fee	1	1	
40-35 190t	$2,100	#2D	1	Broker/fee	1	1	
35-06 169t	$2,100	#3B	3	Broker/fee	1	1	

72-30 Kisse	$2,100	#3F	73	Broker/no-	1	1
41-12 Pars	$2,200	#612	1	Broker/no-	1	1
163-02 Cro	$2,250	#2A	2	Broker/fee	1	1
144-27 San	$2,500	#7Q	6	Broker/fee	1	1
138-35 39t	$3,000	#7A	6	Broker/fee	1	1
138-35 39t	$3,100	#12A	9	Broker/fee	1	1
133-36 37t	$3,600	#11G	22	Broker/fee	1	1

Past Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
143-04 Che	$1,500	#3A	1	Broker/fee	1	1
144-60 25 I	$1,500	#1	1	Broker/fee	1	1
151-19 34t	$1,500	#1H	1	Broker/fee	1	1
143-04 Che	$1,500	#3B	7	Broker/fee	1	1
42-43 147t	$1,548	#4B	2	Broker/fee	1	1
42-40 164t	$1,550	#1	5	Broker/fee	1	1
160-16 Boc	$1,600	#1	9	Broker/fee	1	1
160-16 Boc	$1,600	#1	1	Broker/fee	1	1
151-09 34t	$1,600	#3H	3	Broker/fee	1	1
151-09 34t	$1,600	#3C	2	Broker/fee	1	1
151-09 34t	$1,615	#4A	1	Broker/fee	1	1
151-19 34t	$1,615	#4C	2	Broker/fee	1	1
38-15 Bowı	$1,644	#3C	5	Broker/fee	1	1
151-09 34t	$1,650	#4E	7	Broker/fee	1	1

151-19 34t	$1,650	#2D	4	Broker/fee	1	1
42-66 Phlo	$1,650	#B1	2	Broker/fee	1	1
151-09 34t	$1,650	#2B	3	Broker/fee	1	1
42-66 Phlo	$1,675	#C10	3	Broker/fee	1	1
42-66 Phlo	$1,675	#C2	3	Broker/fee	1	1
42-66 Phlo	$1,675	#C1	6	Broker/fee	1	1
151-09 34t	$1,675	#2G	2	Broker/fee	1	1
144-45 41s	$1,690	#5J	16	Broker/fee	1	1
147-03 Nor	$1,700	#9C	0	Broker/fee	1	1
35-33 147t	$1,700	#9C	8	Broker/fee	1	1
42-52 Unio	$1,700	#LL10	11	Broker/fee	1	1
160-16 Boc	$1,700	#1B	3	Broker/fee	1	1
140-37 Ash	$1,730	#103	7	Broker/fee	1	1
140-37 Ash	$1,730	#104	11	Broker/fee	1	1
160-18 Boc	$1,750	#1F	3	Broker/fee	1	1
160-16 Boc	$1,750	#1A	6	Broker/fee	1	1
160-16 Boc	$1,750	#1F	2	Broker/fee	1	1
160-09 San	$1,750	#4	0	Broker/fee	1	1
159-10 San	$1,750	#4	6	Broker/fee	1	1
143-54 Roc	$1,750	#4D	40	Broker/fee	1	1
165-20 San	$1,750	#3	12	Broker/fee	1	1
160-09 San	$1,750	#D4	2	Broker/fee	1	1
37-07 147t	$1,775	#3B	16	Broker/fee	1	1
36-35 167t	$1,799	#55	9	Broker/fee	1	1

35-30 153r	$1,800	#5D	2	Broker/fee	1	1
144-25 33r	$1,800	#4E	17	Broker/fee	1	1
132-09 Ma	$1,800	#21A	21	Broker/no-	1	1
33-26 Unio	$1,800	#2C	7	Broker/fee	1	1
141-05 Che	$1,800	#7	3	Broker/fee	1	1
151-10 35t	$1,800	#2J	31	Broker/no-	1	1
40-04 194t	$1,800	#1	1	Broker/fee	1	1
143-51 Roc	$1,800	#2	8	Broker/fee	1	1
35-05 Pars	$1,810	#6DD	5	Broker/fee	1	1
142-27 Bar	$1,825	#307	1	Broker/fee	1	1
142-27 Bar	$1,825	#TBD	22	Broker/fee	1	1
165-18 Nor	$1,850	#5	1	Broker/fee	1	1
144-24 37t	$1,850	#3K	0	Broker/fee	1	1
139-09 34 I	$1,850	#A8	11	Broker/no-	1	1
139-09 34 I	$1,850	#B4	3	Broker/no-	1	1
140-59 Ash	$1,850	#633	1	Broker/fee	1	1
165-18 Nor	$1,850	#3	15	Broker/fee	1	1
35-28 153r	$1,850	#6	25	Broker/fee	1	1
132-09 Ma	$1,850	#30C	1	Broker/no-	1	1
144-77 41s	$1,850	#404	14	Broker/fee	1	1
143-06 Bar	$1,875	#4H	4	Broker/fee	1	1
144-25 Roc	$1,875	#710	4	Broker/fee	1	1
189-15 37t	$1,880	#15N	0	Broker/fee	1	1

36-19 167t	$1,895	#123	7	Broker/fee	1	1
36-19 167t	$1,895	#L4	15	Broker/fee	1	1
36-19 167t	$1,895	#3DD	14	Broker/fee	1	1
25-07 166t	$1,900	#1	14	Broker/fee	1	1
36-19 167t	$1,900	#4L	15	Broker/fee	1	1
144-16 35t	$1,900	#4	3	Broker/fee	1	1
140-80 34t	$1,950	#1E	2	Broker/fee	1	1
193-08 Sta	$1,950	#2	9	Broker/fee	1	1
144-47 37t	$1,995	#1K	10	Broker/fee	1	1
45-15 Cold	$1,995	#2E	1	Broker/no-	1	1
44-35 Cold	$2,077	#2L	1	Broker/no-	1	1
41-22 Pars	$2,100	#601	6	Broker/fee	1	1
140-24 Che	$2,150	#3	3	Broker/fee	1	1
144-20 38t	$2,150	#5E	3	Broker/fee	1	1
41-12 Pars	$2,195	#310	6	Broker/no-	1	1
45-15 Cold	$2,195	#5Z	2	Broker/no-	1	1
40-46 193r	$2,200	#1	16	Broker/no-	1	1
41-12 Pars	$2,245	#611	7	Broker/no-	1	1
41-12 Pars	$2,245	#315	20	Broker/no-	1	1
163-01 Cro	$2,250	#2A	2	Broker/fee	1	1
144-45 37t	$2,300	#3K	8	Broker/no-	1	1
41-12 Pars	$2,345	#205	9	Broker/no-	1	1
170-20 Lith	$2,350	#1M	2	Broker/fee	1	1
132-45 Ma	$2,350	#514M	3	Broker/no-	1	1

132-25 Ma	$2,350	#214	13	Broker/no-	1	1
190-17 Cro	$2,400	#L	3	Broker/fee	1	0
41-10 Bow	$2,499	#4L	7	Broker/fee	1	1
131-01 40	$2,950	PENTHOUS	12	Broker/fee	1	1
131-05 40t	$2,950	#PH3C	0	Broker/fee	1	1
144-74 Nor	$2,975	#6W	40	Broker/no-	1	1

Two-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
141-43 25 I	$2,100	#LVL1	4	Broker/fee	2	1
35-07 147t	$2,120	#B10	4	Broker/fee	2	1
144-45 41s	$2,195	#3NN	2	Broker/fee	2	1
133-38 Ave	$2,200	#2FB	34	Broker/fee	2	2
35-05 Pars	$2,200	#5B	3	Broker/fee	2	1
41-24 161s	$2,200	#3A3	6	Broker/fee	2	1.5
139-35 35t	$2,300	#4E	3	Broker/fee	2	2
36-20 Bow	$2,390	#5D	29	Broker/fee	2	1
33-38 Pars	$2,395	#4G	107	Broker/fee	2	1
143-10 38t	$2,399	#4F	4	Broker/fee	2	1
35-05 Pars	$2,400	#4AA	9	Broker/fee	2	1
33-38 Pars	$2,595	#5B	71	Broker/fee	2	1
56-75 136t	$2,625	#2A	58	By owner/r	2	2
34-15 Pars	$2,650	#7PP	15	Broker/no-	2	1.5
144-27 San	$3,100	#7G	2	Broker/fee	2	1
144-74 Nor	$3,800	#PHM	8	Broker/no-	2	1
138-35 39t	$3,950	#5L	11	Broker/fee	2	2
131-01 40t	$3,980	#20V	106	Broker/fee	2	2
39-16 Princ	$4,100	#9F	44	Broker/fee	2	2
133-27 39t	$4,100	#3C	12	Broker/fee	2	2
131-01 40 I	$4,200	#PH1G	10	Broker/fee	2	2
133-27 39t	$4,800	#9B	1	Broker/fee	2	2.5

33-66 Farri	$5,800	#15A	32	Broker/fee	2	2

Past Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
140-09 34t	$1,550	#3	1	Broker/fee	2	1
132-09 Ma	$1,850	#31B	17	Broker/no-	2	1
132-09 Ma	$1,900	#21C	6	Broker/no-	2	1
30-11 Pars	$1,900	#7J	3	Broker/fee	2	1
144-77 41s	$1,950	#510	9	Broker/fee	2	1
171-65 46t	$2,000	#2	1	Broker/fee	2	1
141-41 25 I	$2,000	#1J	4	Broker/fee	2	1
142-41 41s	$2,000	#20-6	3	Broker/fee	2	1
141-41 25 I	$2,100	#1E	9	Broker/fee	2	1
141-43 25 I	$2,100	#1	6	Broker/fee	2	1
143-09 Bar	$2,100	#6	4	Broker/fee	2	1
141-43 25 I	$2,100	FRSTFLR	8	Broker/fee	2	1
35-30 153r	$2,100	#1B	5	Broker/fee	2	1
141-43 25 I	$2,100	#1RR	6	Broker/fee	2	1
143-06 Bar	$2,100	#C	3	Broker/fee	2	1
144-77 41s	$2,150	#333	9	Broker/fee	2	1
36-14 194t	$2,150	#2	29	Broker/fee	2	1
144-45 41s	$2,190	#2W	4	Broker/fee	2	1
144-45 41s	$2,195	#3N	13	Broker/fee	2	1
36-19 167t	$2,200	#A1	9	Broker/fee	2	1

36-19 167t	$2,200	#C44	20	Broker/fee	2	1
36-19 167t	$2,200	#A22	8	Broker/fee	2	1
144-47 37t	$2,200	#3K	4	Broker/fee	2	1
36-19 167t	$2,200	#1J	11	Broker/fee	2	1
42-30 Unio	$2,235	#3	11	Broker/fee	2	1
42-37 Unio	$2,240	#36C	15	Broker/fee	2	1
140-21 33r	$2,250	#A	5	Broker/fee	2	1
54-22 153r	$2,250	#2	26	Broker/fee	2	1
132-29 Blo	$2,250	#1	2	Broker/fee	2	2
142-27 Bar	$2,299	#101	15	Broker/no-	2	1
143-36 Oak	$2,300	#2	3	Broker/fee	2	1
191-13 42r	$2,300	#2A	0	Broker/fee	2	1
170-20 Lith	$2,300	#1L	4	Broker/fee	2	1
191-13 42r	$2,300	#2F	2	Broker/fee	2	1
134-14 Eld	$2,300	#1	2	Broker/fee	2	2
33-17 164t	$2,300	#3	28	Broker/fee	2	1
164-07 Cro	$2,300	#2	6	Broker/fee	2	1
42-11 Pars	$2,300	#4C	8	Broker/fee	2	2
144-42 35t	$2,300	#2P	7	Broker/fee	2	1
170-20 Lith	$2,350	#1	12	Broker/fee	2	1
43-40 192r	$2,350	#1	8	Broker/fee	2	1
170-20 Lith	$2,350	#1K	3	Broker/fee	2	1
35-05 Pars	$2,395	#3N	21	Broker/no-	2	1
142-27 Bar	$2,395	#10	8	Broker/fee	2	1

144-20 38t	$2,400	#4H	3	Broker/fee	2	1
142-27 Bar	$2,400	#101	15	Broker/fee	2	1
149-43 35t	$2,400	#4B	3	Broker/fee	2	2
142-27 Bar	$2,400	#1	1	Broker/fee	2	1
33-48 164t	$2,400	#2	6	Broker/fee	2	1
143-06 38t	$2,430	#4L	7	Broker/fee	2	1
35-26 150 I	$2,450	#4F	70	Broker/fee	2	2
143-15 38t	$2,475	#4G	6	Broker/fee	2	1
143-11 Bar	$2,495	#6F	2	Broker/fee	2	1
143-09 Bar	$2,495	#6G	6	Broker/fee	2	1
41-10 Bow	$2,500	#4	6	Broker/fee	2	1
143-09 Bar	$2,500	#6C	3	Broker/fee	2	1
151-45 29t	$2,500	#2	24	Broker/fee	2	1
150-41 Roc	$2,500	#1	15	By owner/r	2	1
42-11 Pars	$2,500	#201	23	Broker/fee	2	2
132-45 41 I	$2,500	#8E	7	Broker/fee	2	2
40-12 149t	$2,500	#3	24	Broker/fee	2	1
143-12 38t	$2,500	#D3	6	Broker/fee	2	1
138-40 Eld	$2,550	#1	12	Broker/no-	2	1
144-45 35t	$2,550	#2P	5	Broker/fee	2	1
132-45 41 I	$2,575	#8C	3	Broker/fee	2	2
132-45 41 I	$2,595	#8D	6	Broker/fee	2	2
45-15 Cold	$2,595	#5L	8	Broker/no-	2	1.5

137-20 45t	$2,595	#7K	22	Broker/no-	2	1
43-20 Unio	$2,600	#5D	45	Broker/fee	2	2
144-50 35t	$2,600	#P	11	Broker/fee	2	1
144-47 37t	$2,600	#2P	10	Broker/fee	2	1
137-35 Eld	$2,600	#302	17	Broker/fee	2	2
147-20 35t	$2,600	#8	7	Broker/fee	2	2
36-20 168t	$2,600	#6I	5	Broker/fee	2	2
34-15 Pars	$2,600	#7P	28	Broker/no-	2	1.5
36-20 168t	$2,600	#APT66	3	Broker/fee	2	2
144-63 35t	$2,600	#1G	6	Broker/fee	2	1
132-45 41 I	$2,650	#5D	8	Broker/fee	2	2
132-45 41 I	$2,650	#5C	11	Broker/fee	2	2
137-35 Eld	$2,650	#503	7	Broker/fee	2	2
45-15 Cold	$2,750	#5X	17	Broker/no-	2	1
41-62 Bow	$2,800	#10A	13	Broker/fee	2	1
36-20 168t	$2,800	#3H	3	Broker/fee	2	2
141-26 Nor	$2,800	#6A	14	Broker/fee	2	1
41-62 Bow	$2,800	#UNIT5	9	Broker/fee	2	2
139-55 35t	$2,800	#2F	16	Broker/no-	2	2
41-25 Kisse	$2,850	#4R	15	By owner/r	2	1
41-25 Kisse	$2,850	#4R	15	By owner/r	2	1
144-25 San	$3,000	#8L	17	Broker/fee	2	2
144-27 San	$3,000	#5L	3	Broker/fee	2	2
40-28 Colle	$3,500	#1	15	Broker/fee	2	2

33-66 Farri	$3,950	#12B	33	Broker/fee	2	2
131-03 40 I	$4,000	#17Q	7	Broker/fee	2	2
131-01 40 I	$4,100	#PH2W	38	Broker/fee	2	2

Three-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
139-17 Fra	$2,300	#2	51	Broker/fee	3	1
35-05 Pars	$2,400	#7P	24	Broker/fee	3	1.5
157-16 45t	$2,500	#2	2	Broker/fee	3	2
140-33 58	$2,650	#2	1	Broker/fee	3	2
35-05 Pars	$2,995	#6LL	50	Broker/no-	3	1
166-15 27t	$3,950		9	Broker/fee	3	2.5
138-35 39t	$4,900	#13G	192	Broker/fee	3	2

Past Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
42-15 Colle	$2,200	#4A	15	Broker/no-	3	1
132-09 Ma	$2,200	#405A	15	Broker/no-	3	1
132-09 Ma	$2,200	#45A	4	Broker/no-	3	1
163-15 Dep	$2,300	#2	5	Broker/fee	3	2
132-09 Ma	$2,300	#45B	13	Broker/no-	3	1
132-09 Ma	$2,400	#4	98	Broker/fee	3	1
40-36 162r	$2,450	#2	22	Broker/fee	3	1
147-35 Bar	$2,500	#2	47	Broker/fee	3	1.5
42-73 149t	$2,500	#1	6	Broker/fee	3	2
139-17 Fra	$2,500	#3	6	Broker/fee	3	1
144-68 Roc	$2,500	#3	10	Broker/no-	3	1.5
146-41 26t	$2,600	#1	28	Broker/fee	3	1
146-30 60t	$2,600	#2	10	Broker/fee	3	2

42-11 156t	$2,600	#1	3	Broker/fee	3	2
42-20 192r	$2,650	#2	75	Broker/fee	3	1
140-33 58	$2,650		25	Broker/fee	3	2
55-34 137t	$2,700	#2	5	Broker/fee	3	1
46-17 161s	$2,700	#2	12	Broker/fee	3	3
42-32 191s	$2,700	#2	6	Broker/fee	3	2
45-15 Cold	$2,732	#7F	2	Broker/no-	3	1.5
36-20 168t	$2,800	#2H	3	Broker/fee	3	2
137-20 45t	$2,992	#5R	2	Broker/no-	3	2
57-05 141s	$3,000		13	Broker/fee	3	2
149-03 Bee	$3,050	#2	11	Broker/fee	3	2
44-15 Cold	$3,095	#2R	60	Broker/no-	3	1.5
142-10 Roc	$3,150	#309	6	Broker/fee	3	2
43-07 Cron	$3,200	#2	3	Broker/fee	3	1.5
43-41 157t	$3,200	#2	2	Broker/fee	3	2
142-17 38t	$3,300	#3	4	Broker/fee	3	1.5
34-15 Pars	$3,400	#6LL	88	Broker/no-	3	1
131-11 Fov	$4,300	#7E	20	Broker/fee	3	2
138-35 39t	$4,600	#7G	7	Broker/fee	3	2