

Racial Equity Report on Housing and Opportunity

Project name: 78-01 Queens Boulevard Rezoning

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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 7801 Queens Holding LLC (the “Applicant”) seeking: (1) a zoning map amendment, rezoning their development site from an M1-1 district to an R7X/C2-3 district, and (2) a zoning text amendment to Appendix F to make the affected area part of a Mandatory Inclusionary Housing area.

The object of the application is to facilitate a new mixed-use building with residential and commercial uses (the “Proposed Development”). The Development Site itself is comprised of Block 1537, Lots 4, 19 & 22, which encompass the vast majority of the southern portion of the subject block, save for a small parcel (Lot 1) sitting at the northwest corner of Queens Boulevard and Barnwell Avenue. In total, the Development Site has just over 600 feet of frontage along three streets. It has 200 feet of frontage along Queens Boulevard, which at a 200-foot width is one of the widest thoroughfares in New York City (and therefore, a wide street per zoning), as well as another approximately 367 feet of frontage along Albion Avenue (a narrow street per zoning), and another approximately 35 feet along Barnwell Avenue (a narrow street per zoning). The Proposed Development is slated to rise 13-stories and 145 feet, and contain approximately 263,334 square feet of floor area (6.0 FAR). 253,511 square feet will be put to residential use, with the remaining 9,823 square feet put to commercial use on the ground floor. It will contain 314 dwelling units, with approximately 79 income-restricted units pursuant to MIH Option 1. 143 accessory off-street parking spaces would be provided.

The area to be rezoned (the “Project Area”) includes the Development Site, the aforementioned Lot 1 on the subject block, as well as the southern blockfront of the block to its east (Block 1538, Lots 1, 4, 7, 10 & p/o 16) to create a comprehensive zoning proposal. The Development Site contains a combined 45,526 square feet of lot area and is improved upon with a one-story, 3,660 square foot commercial building currently occupied by a bank with a drive-thru. A large portion of the Development Site is also used as accessory surface parking (containing 42 spaces). Block 1537, Lot 1 (the only out-parcel on the subject block) is improved upon with a three-story commercial building containing retail and office uses. Block 1538, Lots 1, 4 & 7 each contain one-story commercial buildings, Lot 10 contains a two-story commercial building, and Lot 16 contains a one-story manufacturing building (only a small, unimproved sliver of this lot would be included in the rezoning).

The Project Area falls within PUMA 4109, which is roughly coextensive with the boundaries of Queens Community District 2 and includes the Hunters Point section of Long Island City, Sunnyside, Woodside, and portions of Maspeth and Elmhurst. Although it is within this PUMA, the Project Area is actually located within Queens Community District 4. As a result, the below data will be referred to using its PUMA designation as opposed to its community district designation. As of 2020, this area’s population was 162,153. Of this population, 38.9% identified as Asian non-Hispanic, 2.8% identified as Black non-Hispanic, 28.1% identified as Hispanic, and 26.4% identified as White non-Hispanic. The remaining 3.8% identified as non-Hispanic or some other race or combination of races. The Asian population makes up a significantly larger share of the local population than it does for the whole of Queens, and more than double its share of the citywide population. The Black population makes up a much smaller percentage of the areawide population

than compared to the rest of the borough and city, while the Hispanic and White populations make up a similar share of the local population as when compared to the rest of Queens and New York City.

2017-2021 American Community Survey data shows the median household income in the area was \$78,175, which is slightly higher than Queens as a whole and significantly higher than New York City as a whole. Asian and Hispanic households have slightly lower median incomes (\$70,902 and \$67,091, respectively) than the overall figure for the area, while White households have a significantly higher median income (\$93,041) when compared to the same. Black households also have a significantly higher median income (\$100,326) in relation to the area as a whole, but the City's Equitable Development Data Explorer deems this datum as statistically unreliable. The area's median age was 37.9 years old. More than half of the area's population was foreign-born (52.7%), and 31.6% of the area's population indicated that they spoke English less than "very well."

PUMA 4109 saw a 21.1% increase in population between 2010 and 2020, and a 37.9% increase in housing production. Therefore, the area's housing production is outpacing its population growth, as well as the overall rate of housing production in the rest of Queens and New York City. The median gross rent in the area is \$1,878/month, which is slightly higher than Queens's median and significantly higher than New York City's. According to ACS PUMA data between 2017 and 2021, only 13.1% of the area's rental units were affordable to households in the extremely low- to very low-income bands (0-50% AMI), another 37.6% were affordable to households in the low-income band (51-80% AMI), and another 32.6% were affordable to those in the moderate-income band (81-120%). An estimated 16.6% of the area's rental units were only affordable to those in the middle- and high-income brackets. 45.5% of the population in this area has access to a subway or SBS station within $\frac{1}{4}$ of a mile, and 41.3% has access to an ADA-accessible subway station within $\frac{1}{4}$ of a mile. This reflects that the area as a whole is significantly more transit-accessible for all residents than when compared to Queens as a whole, slightly more transit-accessible for able-bodied residents than when compared to New York City as a whole, and significantly more transit-accessible for disabled residents when compared to the same.

The Project Area is located within Neighborhood Tabulation Area QN50 (Elmhurst-Maspeth), which is considered in the "Intermediate" category on the Displacement Risk Map. The population vulnerability and housing conditions subindices list the area as "intermediate" risk, while the market pressure subindex lists it as "lowest" risk.

The proposed project would help New York City meet several of its goals to affirmatively further fair housing and promote equitable access to opportunity by creating 79 new units of income-restricted housing at an average of 60% AMI in a new building designed to be ADA-accessible, in a transit-accessible location, while setting aside a certain percentage of income-restricted units for existing community district residents and those with disabilities.

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

Section 1: Executive Summary (*this section*)

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

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

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

Section 5: Community profile – The complete data of all indicators in the Equitable Development Data Explorer for the local, community, the borough, and the city (for reference 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: 253,511 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 (2024)*		Eligible Income (2024)**	
	#	%		studio – 3-bedroom		1-person – 5-person	
Very Low Income	32	10%	40%	\$1,090	\$1,620	\$43,500	\$67,100
Low Income	15	5%	60%	\$1,630	\$2,420	\$65,200	\$100,600
Low Income	32	10%	80%	\$2,170	\$3,230	\$87,000	\$134,200
Not Income Restricted	235	75%	n/a	\$2,020	\$3,750	\$80,800	\$150,000
Total New Units	314	100%					

*Rents are based on unit size. Rents shown are illustrative (based on 2024 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 2024 AMI, rounded to the nearest \$100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.

***Affordability numbers are preliminary

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

The Proposed Development will contain a total of 314 residential units. Of these 314 units, 79 will be income-restricted pursuant to Mandatory Inclusionary Housing Program (“MIH”) Option 1, and 235 will be market-rate (not income-restricted).

Pursuant to MIH Option 1, the 79 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, 10% of the total 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 47 studio apartments (12 of which would be income-restricted), 157 one-bedroom apartments (40 of which would be income-restricted), 94 two-bedroom apartments (23 of which would be income-restricted), and 16 three-bedroom apartments (four of which would be income-restricted). Five of the income-restricted studios will be offered at 40% AMI, two will be offered at 60% AMI, and the remaining five will be offered at 80% AMI. 16 of the income-restricted one-bedrooms will be offered at 40% AMI, eight will be offered at 60% AMI, and the other 16 will be offered at 80% AMI. Nine of the income-restricted two-bedrooms will be offered at 40% AMI, another five will be offered at 60% AMI, and the remaining nine will be offered at 80% AMI. Finally, two each of the income-restricted three-bedrooms will be offered at 40% AMI and 80% AMI, respectively.

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	\$2,020/month	\$80,800/year
One-Bedroom Apartments	\$2,450/month	\$98,000/year
Two-Bedroom Apartments	\$3,000/month	\$120,000/year
Three-Bedroom Apartments	\$3,750/month	\$150,000/year

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

2.3 Estimating construction jobs

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

Development Site	Person-years	Average yearly workers
78-01 Queens Boulevard	252.9	131.7
Total	252.9	131.7

3. Community Profile Summary

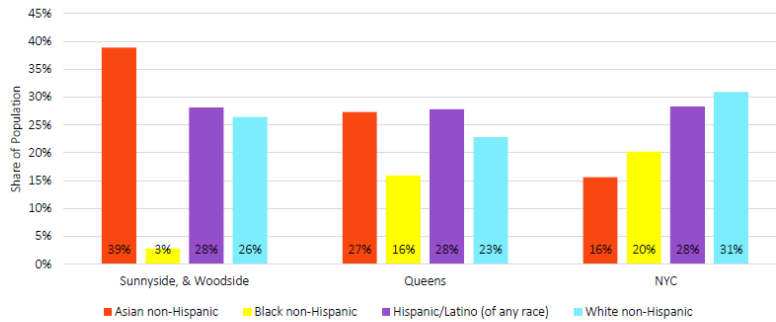
The community profile summary is intended to provide a user-friendly snapshot of household, housing, and neighborhood indicators in the project area. This summary includes graphs and charts of selected indicators found in the full community profile (Section 5). The summary is available for download through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

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

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

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

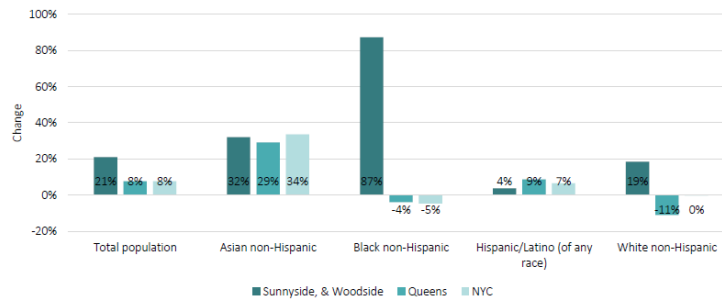


Source: Census 2020; Community Profile Table 1.01

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

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

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



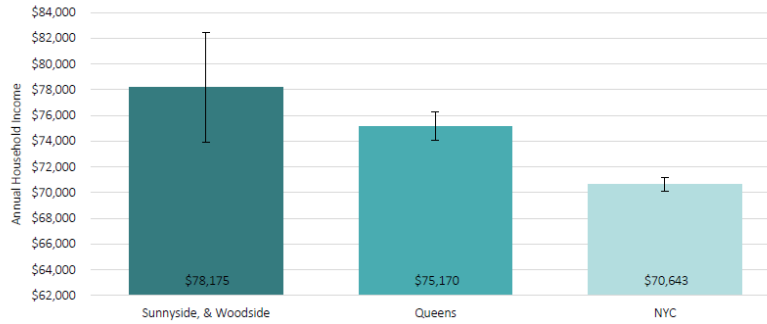
Source: Census 2010, 2020; Community Profile Table 1.01

Household Economic Security – Income

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

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

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

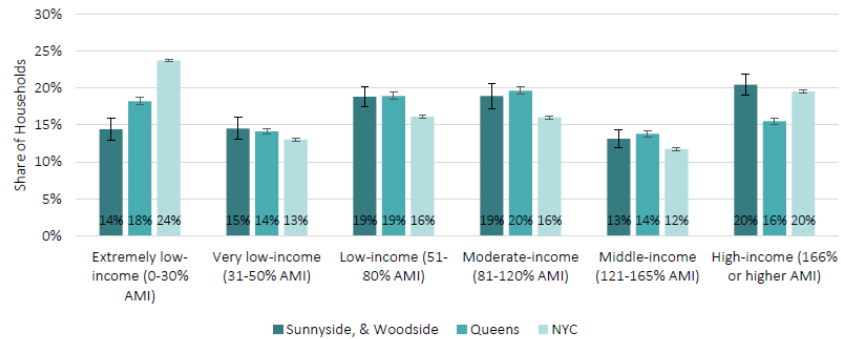


Source: American Community Survey 2017-2021; Community Profile Table 2.02

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

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

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

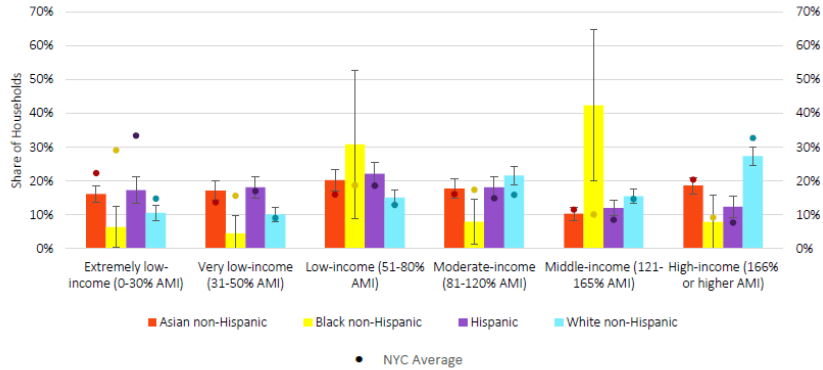


Source: American Community Survey 2017-2021; Community Profile Table 2.03

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

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

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



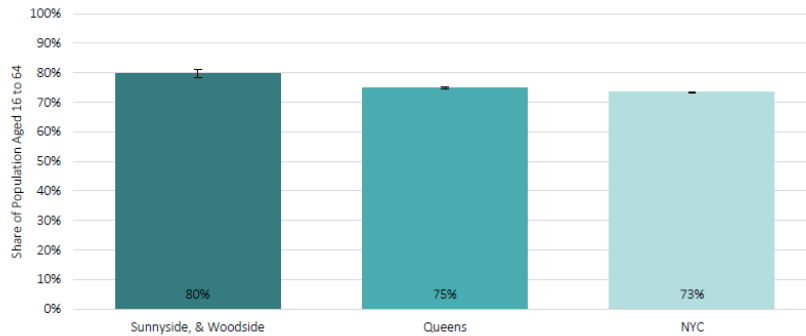
Source: American Community Survey 2017-2021; Community Profile Table 2.03

Household Economic Security – Jobs

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

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

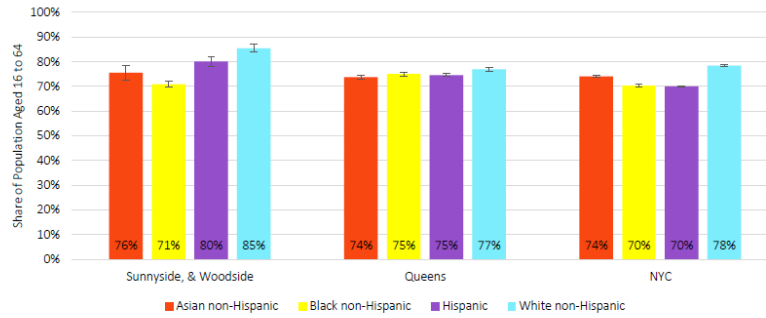
"In 2017-2021, an estimated [percent] in [area] were employed or seeking work."



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

Figure 7: Labor Force Participation by Race & Ethnicity, 2017-2021 (Five-Year Estimate)
Shows the share of the total population aged 16-64 who is employed or seeking work, by mutually exclusive race & Hispanic ethnicity. Compares the local area to the borough and city.

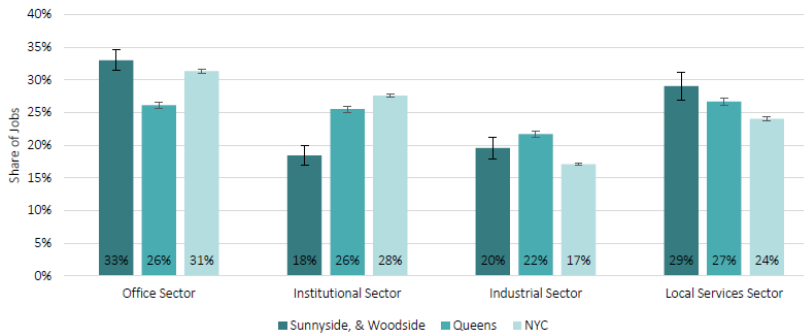
"In 2017-2021, an estimated [percent] of [race/ethnicity] group in [area] were employed or seeking work."



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

Figure 8: Share of Employed Residents by Business Sector¹, 2017-2021 (Five-Year Estimate)
Shows the share of workers who live in an area by the business sector in which they work. Compares the local area to the borough and city.

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



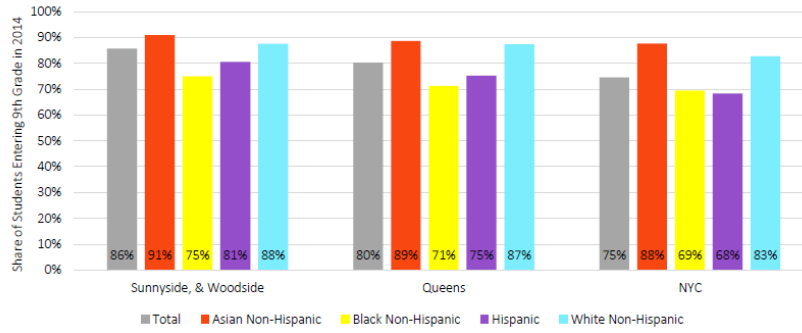
Source: American Community Survey 2017-2021; Community Profile Table 2.06

Education & Access to Transit

Figure 9: High School Graduation Rate, 2018

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

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

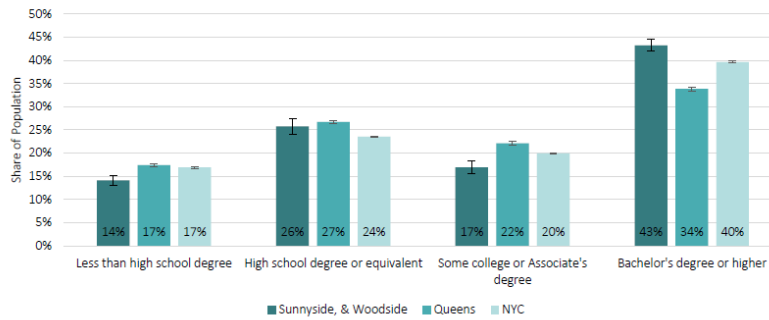


Source: NYC Department of Education 2018; Community Profile Table 5.13

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

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

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

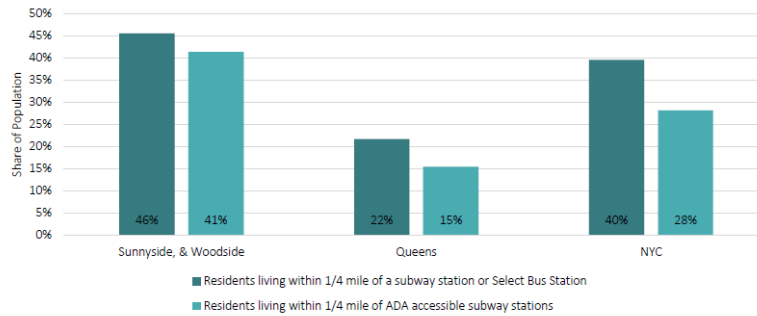


Source: American Community Survey 2017-2021; Community Profile Table 2.01

Figure 11: Access to Transit, 2021

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

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



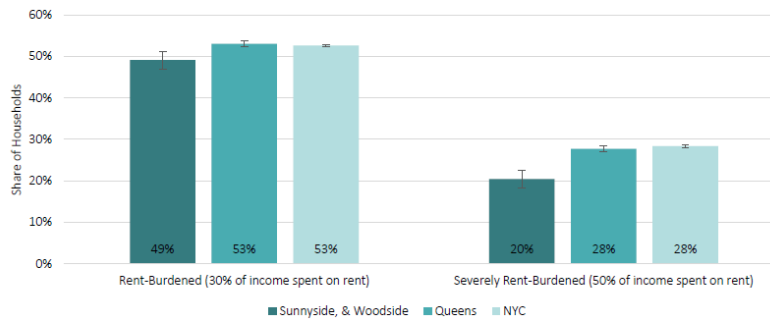
Source: Department of City Planning 2021; Community Profile Table 5.09

Housing Security, Affordability, and Quality

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

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

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

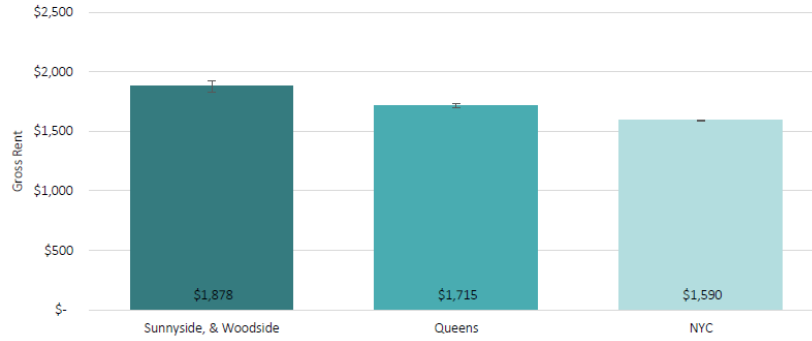


Source: American Community Survey 2017-2021; Community Profile Table 3.04

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

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

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



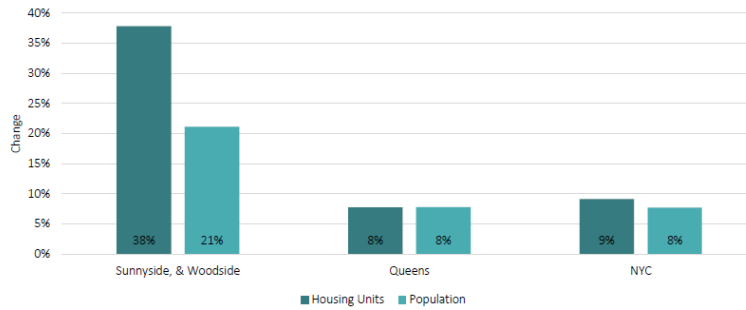
Source: American Community Survey 2017-2021; Community Profile Table 3.03

Housing Production

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

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

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

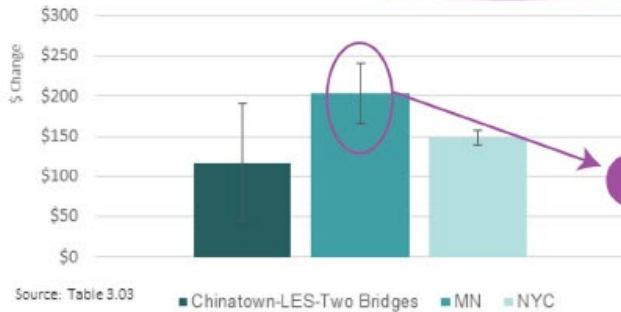


Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Understanding error bars

Understanding error bars

Figure 14: Change in Median Gross Rent, Five-Year Estimate (2008-2012 to 2015-2019)



Source: Table 3.03

■ Chinatown-LES-Two Bridges ■ MN ■ NYC

1

Five-year estimates refer to data from the American Community Survey (ACS). The ACS is a monthly survey sent to a sample of households throughout the country. To have a large enough sample to create estimates of characteristics for small areas, the ACS "rolls-up" the sample for five-year periods.

Because the ACS data are from a sample, the estimates comes with some uncertainty, which is shown in the chart as **error bars**.

2

These "I" figures are called **error bars**. Error bars account for uncertainty in **sample data** by representing the range in which the data could fall.

In this example, the **error bars** tell us that the change in rent in Manhattan is somewhere between about \$160 and \$245.

Data drawn from a larger sample are more accurate and have a smaller **error bar**, which is why the size of the **error bar** gets smaller as the geography increases in size.



Correct interpretation of this chart:

"Rents in Chinatown increased between about \$50 and \$190."

Based on the **error bar** for Chinatown, this is correct.



Incorrect interpretation of this chart:

"Changes in rents in Manhattan were larger than those in Chinatown."

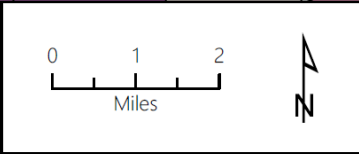
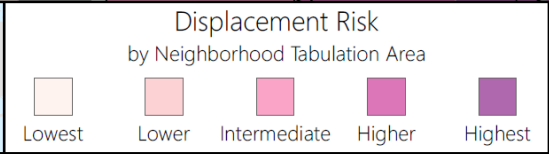
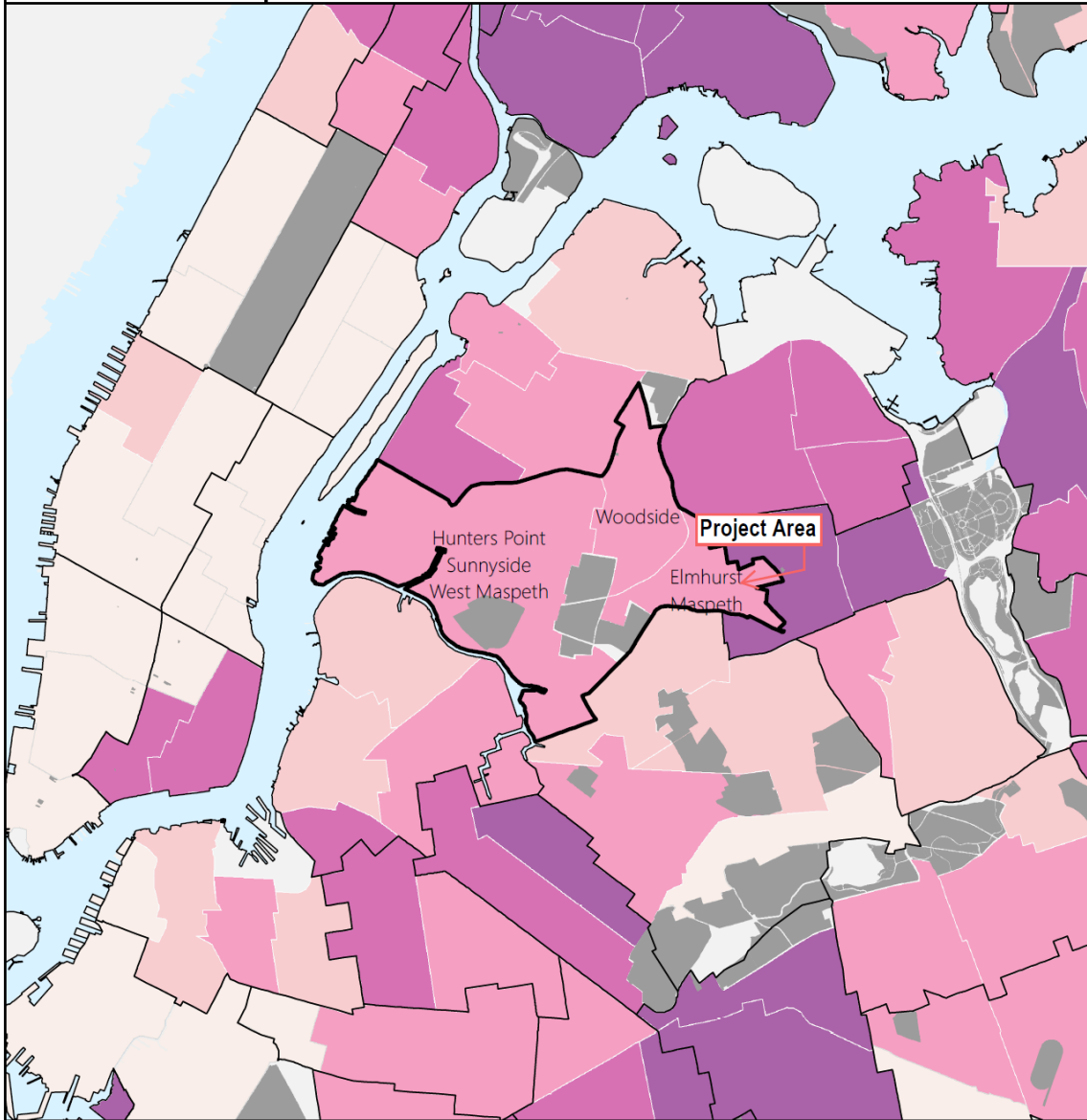
Because the **error bars** for Chinatown and Manhattan overlap, we cannot say for certain whether changes were higher or lower. In other words, the range of rent changes in Manhattan (\$160-\$245) overlap with the range in Chinatown (\$45-\$195).

Sunnyside & Woodside

PUMA 4109

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

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



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 two major ways: providing a significant amount of new income-restricted housing units, and by providing new income-restricted housing units in an area proximate to mass transit.

Public Use Microdata Area (PUMA) 4109, which roughly corresponds to Queens Community District 2, saw a population growth of 21.1% between 2010-2020, and a net 37.9% increase in housing units from 2010-2023. This means that the area was one of the few in New York City that produced more housing than experienced growth in population, and has a higher rate of housing production than New York City (and Queens) in general (which rates sit at 9% and 8%, respectively). As evidenced by the impressive population growth that has happened concurrently, the high rate of housing production in the area is essential. The Proposed Development's 314 new units of housing would still provide a significant amount of new units in this section of Elmhurst, as would its 79 new income-restricted units.

The Project Area also sits just about 1/3rd of a mile from two separate subway stops, the "Elmhurst Avenue" and "Grand Avenue-Newtown" stops of the New York City Transit M and R trains, increasing the area's amount of housing that is transit-accessible.

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 79 new permanently affordable (income-restricted) housing units. As discussed in the previous section, these will all be offered in the very low and low-income brackets at 40%, 60% and 80% AMIs, providing those 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 serves to specifically prevent the displacement of existing residents. This is critical, as the Neighborhood Tabulation Area in which the Development Site is located (NTA QN50 – Elmhurst-Maspeth) is considered to be in the "intermediate" displacement risk category and is just a couple blocks west of a neighborhood in the "highest" category (Elmhurst). Adding 314 total units and 79 income-restricted units in this section of Elmhurst would alleviate some of the pressure facing this area, as well as other neighborhoods in this part of Queens. The population vulnerability subindex lists the area as "intermediate" risk, and the housing

conditions subindex also lists it as “intermediate” risk even though a staggering 99.2% of housing in the area is not income-restricted. The market pressure subindex, however, only lists the area as “lowest” risk.

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

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

5. Community Profile

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

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

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

All community profiles can be downloaded from the [Equitable Development Data Explorer](#).

Demographic Conditions
PUMA 4109

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	130,166	100.0%	133,918	100.0%	162,153	100.0%	28,235	21.1%	
Asian non-Hispanic	38,933	29.9%	47,690	35.6%	62,997	38.9%	15,307	32.1%	3.3
Black non-Hispanic	2,481	1.9%	2,412	1.8%	4,515	2.8%	2,103	87.2%	1.0
Hispanic/Latino (of any race)	44,960	34.5%	43,906	32.8%	45,635	28.1%	1,729	3.9%	-4.7
White non-Hispanic	38,380	29.5%	36,150	27.0%	42,826	26.4%	6,676	18.5%	-0.6
Non-Hispanic of some other race or combination of races	5,412	4.2%	3,760	2.8%	6,180	3.8%	2,420	64.4%	1.0

Table 1.02.T: Age - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	135,259	2,615	1.2	100.0%		130,792	2,957	1.4	100.0%		144,120	3,935	1.7	100.0%		13,328	4,922	10.2%	3.9%		
Under 16 years	23,422	1,297	3.4	17.3%	0.9%	19,611	1,283	4.0	15.0%	0.9%	22,960	1,407	3.7	15.9%	0.9%	3,349	1,904	17.1%	10.5%	0.9	1.3
16 to 64 years	97,442	1,539	1.0	72.0%	1.8%	96,798	2,324	1.5	74.0%	0.6%	101,994	3,216	1.9	70.8%	1.1%	5,196	3,968	5.4%	4.2%	-3.2	1.3
65 years and over	14,395	1,057	4.5	10.6%	0.8%	14,383	659	2.8	11.0%	0.4%	19,166	1,176	3.7	13.3%	0.7%	4,783	1,348	33.3%	10.2%	2.3	0.8
Median age (years)	35.1	0.6	1.0			36.0	0.6	1.1			37.9	0.5	0.7			2.0	1.0				

Table 1.02.A: Age - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	40,985	2,666	4.0	100.0%		46,514	2,361	3.1	100.0%		54,213	2,927	3.3	100.0%		7,699	3,761	16.6%	8.6%		
Under 16 years	7,971	807	6.2	19.4%	1.5%	7,263	663	5.6	15.6%	1.2%	9,157	1,092	7.3	16.9%	1.8%	1,894	1,278	26.1%	18.9%	1.3	2.2
16 to 64 years	30,231	1,428	2.9	73.8%	5.9%	35,837	1,842	3.1	77.0%	0.6%	38,543	2,304	3.6	71.1%	1.8%	2,706	2,950	7.6%	8.5%	-5.9	1.9
65 years and over	2,783	487	10.6	6.8%	1.1%	3,414	412	7.3	7.3%	0.8%	6,513	765	7.1	12.0%	1.3%	3,099	869	90.8%	32.1%	4.7	1.5
Median age (years)	34.0	1.1	2.0			35.0	0.9	1.6			37.7	0.8	1.2			3.0	1.0				

Table 1.02.B: Age - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	3,051	861	17.2	100.0%		1,992	361	11.0	100.0%		2,385	573	14.6	100.0%		393	677	19.7%	36.0%		
Under 16 years	534	215	24.5	17.5%	5.0%	171	120	42.6	8.6%	5.8%	248	174	42.5	10.4%	6.8%	77	211	45.0%	143.9%	1.8	8.9
16 to 64 years	2,302	443	11.7	75.5%	25.8%	1,675	332	12.0	84.1%	6.7%	1,940	485	15.2	81.3%	5.6%	265	588	15.8%	37.0%	-2.8	8.7
65 years and over	215	137	38.6	7.0%	4.0%	146	99	41.3	7.3%	4.8%	197	101	31.3	8.3%	3.8%	51	141	34.9%	114.7%	1.0	6.1
Median age (years)	37.1	3.2	5.2			33.4	2.2	3.9			37.5	2.3	3.7			4.0	3.0				

Table 1.02.H: Age - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	46,045	2,749	3.6	100.0%		43,317	2,479	3.5	100.0%		43,335	2,813	3.9	100.0%		18	3,749	0.0%	8.7%		
Under 16 years	9,306	868	5.7	20.2%	1.4%	8,185	1,023	7.6	18.9%	2.1%	7,646	1,106	8.8	17.6%	2.3%	-539	1,507	-6.6%	17.9%	-1.3	3.1
16 to 64 years	34,128	1,489	2.7	74.1%	5.5%	31,224	1,824	3.6	72.1%	0.8%	30,098	2,088	4.2	69.5%	1.7%	-1,126	2,772	-3.6%	8.7%	-2.6	1.9
65 years and over	2,611	472	11.0	5.7%	1.0%	3,908	440	6.8	9.0%	0.9%	5,591	764	8.3	12.9%	1.6%	1,683	882	43.1%	25.3%	3.9	1.8
Median age (years)	31.8	1.0	1.9			34.5	0.8	1.5			37.6	0.9	1.5			3.0	1.0				

Table 1.02.W: Age - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	39,047	2,629	4.1	100.0%		36,602	1,368	2.3	100.0%		40,198	1,850	2.8	100.0%		3,596	2,301	9.8%	6.5%		
Under 16 years	4,322	603	8.5	11.1%	1.4%	3,080	541	10.7	8.4%	1.4%	4,600	732	9.7	11.4%	1.7%	1,520	910	49.4%	35.4%	3.0	2.2
16 to 64 years	26,178	1,354	3.1	67.0%	5.7%	26,797	1,121	2.5	73.2%	1.4%	28,984	1,329	2.8	72.1%	4.7%	2,187	1,739	8.2%	6.7%	-1.1	4.9
65 years and over	8,547	834	5.9	21.9%	1.5%	6,725	544	4.9	18.4%	1.3%	6,614	583	5.4	16.5%	1.2%	-111	797	-1.7%	11.8%	-1.9	1.8
Median age (years)	42.2	1.8	2.6			40.3	1.3	1.9			39.5	0.8	1.3			-1.0	2.0				

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	135,259	2,615	1.2	100.0%		130,792	2,957	1.4	100.0%		144,120	3,935	1.7	100.0%		13,328	4,922	10.2%	3.9%		
Foreign-born	82,295	1,931	1.4	60.8%	0.8%	74,878	2,703	2.2	57.2%	1.6%	75,998	3,133	2.5	52.7%	1.6%	1,120	4,138	1.5%	5.6%	-4.5	2.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	40,985	2,666	4.0	100.0%		46,514	2,361	3.1	100.0%		54,213	2,927	3.3	100.0%		7,699	3,761	16.6%	8.6%		
Foreign-born	33,780	1,712	3.1	82.4%	6.8%	36,605	2,096	3.5	78.7%	2.1%	38,878	2,210	3.5	71.7%	1.3%	2,273	3,046	6.2%	8.6%	-7.0	2.5

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	3,051	861	17.2	100.0%		1,992	361	11.0	100.0%		2,385	573	14.6	100.0%		393	677	19.7%	36.0%		
Foreign-born	783	300	23.3	25.7%	6.7%	805	265	20.0	40.4%	11.1%	572	255	27.1	24.0%	9.0%	-233	368	-28.9%	39.4%	-16.4	14.3

Table 1.03.H: Foreign-born Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	46,045	2,749	3.6	100.0%		43,317	2,479	3.5	100.0%		43,335	2,813	3.9	100.0%		18	3,749	0.0%	8.7%		
Foreign-born	31,371	1,670	3.2	68.1%	5.4%	24,987	1,699	4.1	57.7%	2.1%	25,065	2,205	5.3	57.8%	3.4%	78	2,784	0.3%	11.2%	0.1	4.0

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	39,047	2,629	4.1	100.0%		36,602	1,368	2.3	100.0%		40,198	1,850	2.8	100.0%		3,596	2,301	9.8%	6.5%		
Foreign-born	12,256	1,135	5.6	31.4%	2.0%	11,796	1,067	5.5	32.2%	2.7%	10,490	1,135	6.6	26.1%	2.6%	-1,306	1,558	-11.1%	12.5%	-6.1	3.7

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

	Census PUMS, 2000			ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021											
	Number		Percent	Number		Percent	Number		Percent	Number		Percent		Pctg. Pt.							
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE		
Population 5 years and over	127,462	799	0.4	100.0%		123,787	2,783	1.4	100.0%		144,120	4,667	8.6	100.0%		20,333	5,434	16.4%	4.6%		
Speak English less than "very well"	54,310	2,068	2.3	42.6%	1.6%	49,686	2,267	2.8	40.1%	1.6%	45,494	2,414	3.2	31.6%	1.3%	-4,192	3,312	-8.4%	6.4%	-8.5	2.1

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

	Census PUMS, 2000			ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021											
	Number		Percent	Number		Percent	Number		Percent	Number		Percent		Pctg. Pt.							
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 5 years and over	38,466	1,547	2.4	100.0%		44,379	2,249	3.1	100.0%		51,306	2,734	3.2	100.0%		6,927	3,540	15.6%	8.5%		
Speak English less than "very well"	22,033	1,558	4.3	57.3%	3.3%	23,924	1,710	4.3	53.9%	2.7%	22,908	1,578	4.2	44.6%	2.0%	-1,016	2,327	-4.2%	9.5%	-9.3	3.4

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

	Census PUMS, 2000			ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021											
	Number		Percent	Number		Percent	Number		Percent	Number		Percent		Pctg. Pt.							
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 5 years and over	2,945	500	10.3	100.0%		1,948	368	11.5	100.0%		2,260	547	14.7	100.0%		312	659	16.0%	35.6%		
Speak English less than "very well"	231	174	45.8	7.8%	5.8%	196	180	55.7	10.1%	9.0%	226	172	46.4	10.0%	7.2%	30	249	15.3%	137.5%	-0.1	11.5

Table 1.04.H: Limited English Speaking Population - Hispanic

	Census PUMS, 2000			ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021											
	Number		Percent	Number		Percent	Number		Percent	Number		Percent		Pctg. Pt.							
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 5 years and over	43,022	1,597	2.3	100.0%		40,676	2,315	3.5	100.0%		40,600	2,548	3.8	100.0%		-76	3,443	-0.2%	8.5%		
Speak English less than "very well"	24,578	1,627	4.0	57.1%	3.1%	20,417	1,491	4.4	50.2%	2.3%	18,730	1,941	6.3	46.1%	3.8%	-1,687	2,448	-8.3%	11.6%	-4.1	4.4

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

	Census PUMS, 2000			ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021											
	Number		Percent	Number		Percent	Number		Percent	Number		Percent		Pctg. Pt.							
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 5 years and over	37,584	1,536	2.5	100.0%		35,001	1,166	2.0	100.0%		38,100	1,716	2.7	100.0%		3,099	2,075	8.9%	6.1%		
Speak English less than "very well"	5,526	835	9.2	14.7%	2.1%	4,680	712	9.3	13.4%	2.0%	3,286	737	13.6	8.6%	1.9%	-1,394	1,025	-29.8%	19.0%	-4.8	2.8

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

	Census PUMS, 2000			ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021							
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 25 years and over	96,264	1,553	1.0	100.0%		97,579	1,990	1.2	100.0%		110,805	3,070	1.7	100.0%		13,226	3,659	13.6%	3.9%		
Less than high school degree	25,102	1,333	3.2	26.1%	1.3%	21,454	1,517	4.3	22.0%	1.5%	15,669	1,308	5.1	14.1%	1.1%	-5,785	2,003	-27.0%	8.0%	-7.9	1.9
High school degree or equivalent	26,498	1,361	3.1	27.5%	1.3%	22,826	1,354	3.6	23.4%	1.3%	28,500	1,917	4.1	25.7%	1.6%	5,674	2,347	24.9%	11.2%	2.3	2.1
Some college or Associate's degree	20,467	1,229	3.6	21.3%	1.2%	19,303	1,187	3.7	19.8%	1.1%	18,763	1,654	5.4	16.9%	1.4%	-540	2,036	-2.8%	10.4%	-2.9	1.8
Bachelor's degree or higher	24,197	1,314	3.3	25.1%	1.3%	33,996	1,755	3.1	34.8%	1.7%	47,873	1,987	2.5	43.2%	1.3%	13,877	2,651	40.8%	9.3%	8.4	2.1

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

	Census PUMS, 2000			ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021							
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 25 years and over	28,112	1,391	3.0	100.0%		33,951	1,732	3.1	100.0%		40,677	2,216	3.3	100.0%		6,726	2,813	19.8%	8.9%		
Less than high school degree	6,994	759	6.6	24.9%	2.4%	7,651	981	7.8	22.5%	2.6%	6,815	803	7.2	16.8%	1.8%	-836	1,268	-10.9%	15.5%	-5.7	3.2
High school degree or equivalent	6,299	722	7.0	22.4%	2.3%	6,470	891	8.4	19.1%	2.4%	8,762	1,212	8.4	21.5%	2.7%	2,292	1,504	35.4%	26.4%	2.4	3.6
Some college or Associate's degree	5,472	675	7.5	19.5%	2.2%	5,849	790	8.2	17.2%	2.2%	5,732	1,004	10.6	14.1%	2.3%	-117	1,278	-2.0%	21.7%	-3.1	3.2
Bachelor's degree or higher	9,347	870	5.7	33.2%	2.6%	13,981	1,235	5.4	41.2%	3.0%	19,368	1,524	4.8	47.6%	2.7%	5,387	1,962	38.5%	16.4%	6.4	4.0

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

	Census PUMS, 2000			ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021							
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 25 years and over	2,217	435	11.9	100.0%		1,540	291	11.5	100.0%		1,884	435	14.0	100.0%		344	523	22.3%	36.5%		
Less than high school degree	695	245	21.4	31.3%	9.2%	327	192	35.7	21.2%	11.8%	292	212	44.1	15.5%	10.7%	-35	286	-10.7%	83.4%	-5.7	15.9
High school degree or equivalent	436	194	27.1	19.7%	7.9%	353	149	25.6	22.9%	8.6%	333	194	35.3	17.7%	9.4%	-20	245	-5.7%	67.9%	-5.2	12.7
Some college or Associate's degree	615	231	22.8	27.7%	8.9%	452	180	24.1	29.4%	10.3%	480	218	27.6	25.5%	9.9%	28	283	6.2%	64.1%	-3.9	14.3
Bachelor's degree or higher	471	202	26.1	21.2%	8.1%	408	201	30.0	26.5%	12.1%	779	220	17.2	41.3%	6.7%	371	298	90.9%	108.4%	14.8	13.8

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

	Census PUMS, 2000			ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021							
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 25 years and over	30,136	1,427	2.9	100.0%		29,894	1,641	3.3	100.0%		31,853	2,011	3.8	100.0%		1,959	2,596	6.6%	8.9%		
Less than high school degree	10,875	932	5.2	36.1%	2.6%	9,922	1,206	7.4	33.2%	3.6%	6,250	969	9.4	19.6%	2.8%	-3,672	1,547	-37.0%	12.4%	-13.6	4.6
High school degree or equivalent	8,938	852	5.8	29.7%	2.5%	8,778	1,036	7.2	29.4%	3.1%	12,891	1,631	7.7	40.5%	4.4%	4,113	1,932	46.9%	25.4%	11.1	5.4
Some college or Associate's degree	6,358	726	6.9	21.1%	2.2%	6,792	805	7.2	22.7%	2.4%	6,414	851	8.1	20.1%	2.3%	-378	1,171	-5.6%	16.8%	-2.6	3.3
Bachelor's degree or higher	3,965	578	8.9	13.2%	1.8%	4,402	661	9.1	14.7%	2.1%	6,298	961	9.3	19.8%	2.7%	1,896	1,166	43.1%	30.6%	5.1	3.4

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

	Census PUMS, 2000			ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021							
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 25 years and over	31,663	1,452	2.8	100.0%		30,956	1,128	2.2	100.0%		33,970	1,427	2.6	100.0%		3,014	1,819	9.7%	6.1%		
Less than high school degree	5,903	700	7.2	18.6%	2.0%	3,272	564	10.5	10.6%	1.8%	2,034	477	14.3	6.0%	1.4%	-1,238	739	-37.8%	18.1%	-4.6	2.3
High school degree or equivalent	9,299	867	5.7	29.4%	2.4%	6,957	735	6.4	22.5%	2.2%	6,221	835	8.2	18.3%	2.3%	-736	1,112	-10.6%	15.3%	-4.2	3.2

Some college or Associate's degree	7,089	764	6.6	22.4%	2.2%	6,029	666	6.7	19.5%	2.0%	5,719	702	7.5	16.8%	1.9%	-310	968	-5.1%	15.7%	-2.7	2.8
Bachelor's degree or higher	9,372	871	5.6	29.6%	2.4%	14,698	969	4.0	47.5%	2.6%	19,996	1,362	4.1	58.9%	3.2%	5,298	1,672	36.0%	12.9%	11.4	4.1

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households	51,040	598	0.7	57,430	1,419	1.5	6,390	1,540	12.5%	3.1%
Median household income (dollars)	\$65,406	\$3,339	3.1	\$78,175	\$4,245	3.3	\$12,769	\$5,401	19.5%	8.9%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with an Asian non-Hispanic householder	15,586	950	3.7	18,860	1,322	4.3	3,274	1,628	21.0%	11.2%
Median household income (dollars)	\$59,980	\$6,135	6.2	\$70,902	\$4,542	3.9	\$10,922	\$7,633	18.2%	14.3%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Black non-Hispanic householder	955	211	13.4	672	255	23.1	-283	331	-29.6%	30.9%
Median household income (dollars)	\$73,278	\$18,958	15.7	\$100,326	\$34,701	21.0	\$27,048	\$39,542	36.9%	59.1%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Hispanic householder	14,700	825	3.4	16,024	1,123	4.3	1,324	1,393	9.0%	9.8%
Median household income (dollars)	\$56,467	\$5,058	5.4	\$67,091	\$5,902	5.3	\$10,624	\$7,773	18.8%	14.9%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a White non-Hispanic householder	19,118	876	2.8	20,466	1,022	3.0	1,348	1,346	7.1%	7.3%
Median household income (dollars)	\$77,678	\$6,685	5.2	\$93,041	\$6,202	4.1	\$15,363	\$9,119	19.8%	13.0%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	57,430	1,419	1.5	100.0%	
Extremely low-income (0-30% AMI)	8,243	913	6.7	14.4%	1.5%
Very low-income (31-50% AMI)	8,303	870	6.4	14.5%	1.5%
Low-income (51-80% AMI)	10,820	872	4.9	18.8%	1.4%
Moderate-income (81-120% AMI)	10,840	992	5.6	18.9%	1.7%
Middle-income (121-165% AMI)	7,533	737	5.9	13.1%	1.2%
High-income (166% or higher AMI)	11,691	875	4.5	20.4%	1.4%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	18,860	1,322	4.3	100.0%	
Extremely low-income (0-30% AMI)	3,058	500	9.9	16.2%	2.4%
Very low-income (31-50% AMI)	3,218	580	11.0	17.1%	2.8%
Low-income (51-80% AMI)	3,813	679	10.8	20.2%	3.3%
Moderate-income (81-120% AMI)	3,336	598	10.9	17.7%	2.9%
Middle-income (121-165% AMI)	1,934	380	11.9	10.3%	1.9%
High-income (166% or higher AMI)	3,501	536	9.3	18.6%	2.5%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	672	255	23.1	100.0%	
Extremely low-income (0-30% AMI)	43	43	61.3	6.4%	6.0%
Very low-income (31-50% AMI)	30	37	74.0	4.5%	5.2%
Low-income (51-80% AMI)	207	166	48.8	30.8%	21.8%
Moderate-income (81-120% AMI)	54	49	55.1	8.0%	6.6%
Middle-income (121-165% AMI)	285	186	39.6	42.4%	22.5%
High-income (166% or higher AMI)	53	57	65.0	7.9%	7.9%

Table 2.03.H: Households by AMI Band - Hispanic

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

Total households with a Hispanic householder	16,024	1,123	4.3	100.0%	
Extremely low-income (0-30% AMI)	2,766	652	14.3	17.3%	3.9%
Very low-income (31-50% AMI)	2,898	568	11.9	18.1%	3.3%
Low-income (51-80% AMI)	3,544	619	10.6	22.1%	3.5%
Moderate-income (81-120% AMI)	2,908	553	11.6	18.1%	3.2%
Middle-income (121-165% AMI)	1,919	393	12.4	12.0%	2.3%
High-income (166% or higher AMI)	1,989	539	16.5	12.4%	3.2%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	20,466	1,022	3.0	100.0%	
Extremely low-income (0-30% AMI)	2,164	468	13.1	10.6%	2.2%
Very low-income (31-50% AMI)	2,057	424	12.5	10.1%	2.0%
Low-income (51-80% AMI)	3,084	452	8.9	15.1%	2.1%
Moderate-income (81-120% AMI)	4,416	614	8.4	21.6%	2.8%
Middle-income (121-165% AMI)	3,164	466	9.0	15.5%	2.1%
High-income (166% or higher AMI)	5,581	627	6.8	27.3%	2.7%

Table 2.04.T: Labor Force - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 16 to 64 years	96,798	2,324	1.5	100.0%		101,994	3,216	1.9	100.0%		5,196	3,968	5.4%	4.2%		
In labor force	73,684	1,914	1.6	76.1%	0.8%	81,160	2,930	2.2	79.6%	1.4%	7,476	3,500	10.1%	4.9%	3.5	1.6

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 16 to 64 years	35,837	1,842	3.1	100.0%		38,543	2,304	3.6	100.0%		2,706	2,950	7.6%	8.5%		
In labor force	25,086	1,577	3.8	70.0%	2.5%	29,095	2,058	4.3	75.5%	2.9%	4,009	2,593	16.0%	11.0%	5.5	3.8

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 16 to 64 years	1,675	332	12.0	100.0%		1,940	485	15.2	100.0%		265	588	15.8%	37.0%		
In labor force	1,252	309	15.0	74.7%	11.0%	1,375	345	15.2	70.9%	1.3%	123	463	9.8%	38.7%	-3.8	11.1

Table 2.04.H: Labor Force - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 16 to 64 years	31,224	1,824	3.6	100.0%		30,098	2,088	4.2	100.0%		-1,126	2,772	-3.6%	8.7%		
In labor force	23,896	1,375	3.5	76.5%	6.3%	24,067	1,782	4.5	80.0%	2.1%	171	2,251	0.7%	9.4%	3.5	6.6

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 16 to 64 years	26,797	1,121	2.5	100.0%		28,984	1,329	2.8	100.0%		2,187	1,739	8.2%	6.7%		
In labor force	22,409	1,108	3.0	83.6%	2.2%	24,757	1,226	3.0	85.4%	1.6%	2,348	1,652	10.5%	7.7%	1.8	2.7

Table 2.05.T: Occupation - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	68,518	1,747	1.5	100.0%		76,463	2,720	2.2	100.0%		7,945	3,233	11.6%	4.9%		
Management, business, science, and arts	22,883	1,342	3.6	33.4%	1.8%	34,510	1,502	2.6	45.1%	1.1%	11,627	2,014	50.8%	11.0%	11.7	2.1
Service	15,869	1,458	5.6	23.2%	2.0%	15,550	1,533	6.0	20.3%	1.9%	-319	2,116	-2.0%	13.2%	-2.9	2.8
Sales and office	16,318	1,204	4.5	23.8%	1.6%	12,913	1,346	6.3	16.9%	1.7%	-3,405	1,806	-20.9%	10.1%	-6.9	2.3
Natural resources, construction, and maintenance	4,755	859	11.0	6.9%	1.2%	4,516	772	10.4	5.9%	1.0%	-239	1,155	-5.0%	23.6%	-1.0	1.6
Production, transportation, and material moving	8,693	982	6.9	12.7%	1.4%	8,974	993	6.7	11.7%	1.2%	281	1,397	3.2%	16.3%	-1.0	1.8

Median Wages by Occupation

Management, business, science, and arts	\$67,960	\$3,614	3.2			\$78,505	\$3,954	3.1			\$10,545	\$5,357	15.5%	8.5%		
Service	\$29,583	\$2,262	4.6			\$29,624	\$1,439	3.0			\$41	\$2,681	0.1%	9.1%		
Sales and office	\$36,182	\$3,416	5.7			\$41,389	\$2,998	4.4			\$5,207	\$4,545	14.4%	13.6%		
Natural resources, construction, and maintenance	\$34,719	\$4,769	8.4			\$43,812	\$6,009	8.3			\$9,093	\$7,671	26.2%	24.5%		
Production, transportation, and material moving	\$30,258	\$2,537	5.1			\$32,626	\$1,739	3.2			\$2,368	\$3,076	7.8%	10.7%		

Table 2.05.A: Occupation - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	23,477	1,474	3.8	100.0%		26,990	1,915	4.3	100.0%		3,513	2,417	15.0%	10.9%		
Management, business, science, and arts	7,402	935	7.7	31.5%	3.5%	11,757	1,133	5.9	43.6%	2.8%	4,355	1,469	58.8%	25.2%	12.1	4.5
Service	5,424	732	8.2	23.1%	2.8%	5,542	810	8.9	20.5%	2.6%	118	1,092	2.2%	20.3%	-2.6	3.8
Sales and office	6,029	910	9.2	25.7%	3.5%	4,923	792	9.8	18.2%	2.6%	-1,106	1,206	-18.3%	18.0%	-7.5	4.4
Natural resources, construction, and maintenance	977	310	19.3	4.2%	1.3%	592	208	21.4	2.2%	0.8%	-385	373	-39.4%	28.7%	-2.0	1.5
Production, transportation, and material moving	3,645	578	9.6	15.5%	2.3%	4,176	688	10.0	15.5%	2.3%	531	899	14.6%	26.2%	0.0	3.3

Median Wages by Occupation

Management, business, science, and arts	\$68,553	\$6,121	5.4			\$74,553	\$5,583	4.6			\$6,000	\$8,285	8.8%	12.7%		
Service	\$25,140	\$3,692	8.9			\$26,669	\$1,996	4.5			\$1,529	\$4,197	6.1%	17.5%		
Sales and office	\$28,105	\$4,386	9.5			\$31,400	\$3,705	7.2			\$3,295	\$5,742	11.7%	21.9%		
Natural resources, construction, and maintenance	\$30,750	\$8,560	16.9			\$39,603	\$10,190	15.6			\$8,853	\$13,308	28.8%	48.8%		
Production, transportation, and material moving	\$24,187	\$5,667	14.2			\$33,131	\$2,222	4.1			\$8,944	\$6,087	37.0%	33.4%		

Table 2.05.B: Occupation - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	1,119	307	16.7	100.0%		1,300	332	15.5	100.0%		181	452	16.2%	43.5%		
Management, business, science, and arts	554	243	26.7	49.5%	17.0%	628	246	23.8	48.3%	14.3%	74	346	13.4%	66.7%	-1.2	22.2
Service	286	169	36.0	25.6%	13.4%	177	132	45.3	13.6%	9.5%	-109	214	-38.1%	58.9%	-12.0	16.4
Sales and office	250	144	35.0	22.3%	11.3%	260	174	40.6	20.0%	12.4%	10	226	4.0%	91.8%	-2.3	16.8
Natural resources, construction, and maintenance	0					106	126	72.5	8.2%	9.5%	106		0.0%			
Production, transportation, and material moving	29	37	78.5	2.6%	3.3%	129	123	58.1	9.9%	9.1%	100	128	344.8%	708.5%	7.3	9.7

Median Wages by Occupation

Management, business, science, and arts	\$69,877	\$36,740	32.0			\$70,691	\$23,057	19.8			\$814	\$43,376	1.2%	62.6%		
Service	\$12,000					\$30,696	\$14,855	29.4			\$18,696		155.8%			
Sales and office	\$50,848	\$37,450	44.8			\$56,169	\$17,524	19.0			\$5,321	\$41,347	10.5%	88.4%		
Natural resources, construction, and maintenance						\$55,184	\$6,836	7.5								
Production, transportation, and material moving	\$49,132					\$18,675	\$19,428	63.2			-\$30,457		-62.0%			

Table 2.05.H: Occupation - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	22,118	1,247	3.4	100.0%		22,778	1,749	4.7	100.0%		660	2,148	3.0%	9.8%		
Management, business, science, and arts	4,195	524	7.6	19.0%	2.1%	5,981	871	8.9	26.3%	3.2%	1,786	1,016	42.6%	27.4%	7.3	3.8
Service	6,932	966	8.5	31.3%	4.0%	7,213	1,168	9.8	31.7%	4.5%	281	1,516	4.1%	22.2%	0.4	6.0
Sales and office	4,907	730	9.0	22.2%	3.1%	3,755	694	11.2	16.5%	2.8%	-1,152	1,007	-23.5%	18.2%	-5.7	4.2
Natural resources, construction, and maintenance	2,280	528	14.1	10.3%	2.3%	2,718	590	13.2	11.9%	2.4%	438	792	19.2%	37.8%	1.6	3.3
Production, transportation, and material moving	3,804	714	11.4	17.2%	3.1%	3,111	652	12.7	13.7%	2.7%	-693	967	-18.2%	23.0%	-3.5	4.1

Median Wages by Occupation

Management, business, science, and arts	\$51,175	\$5,874	7.0			\$63,158	\$7,311	7.0			\$11,983	\$9,379	23.4%	20.1%		
Service	\$30,387	\$3,203	6.4			\$30,601	\$1,524	3.0			\$214	\$3,547	0.7%	11.7%		
Sales and office	\$31,992	\$3,310	6.3			\$42,570	\$5,143	7.3			\$10,578	\$6,116	33.1%	21.2%		
Natural resources, construction, and maintenance	\$30,441	\$5,328	10.6			\$42,144	\$6,352	9.2			\$11,703	\$8,291	38.4%	32.0%		
Production, transportation, and material moving	\$30,911	\$2,622	5.2			\$31,072	\$3,719	7.3			\$161	\$4,550	0.5%	14.7%		

Table 2.05.W: Occupation - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	20,790	1,042	3.0	100.0%												
Management, business, science, and arts	10,236	787	4.7	49.2%	2.9%	15,225	1,050	4.2	64.5%	2.9%	4,989	1,312	48.7%	15.4%	15.3	4.1
Service	2,965	523	10.7	14.3%	2.4%	2,345	561	14.5	9.9%	2.3%	-620	767	-20.9%	23.5%	-4.4	3.3
Sales and office	4,925	738	9.1	23.7%	3.3%	3,713	686	11.2	15.7%	2.8%	-1,212	1,008	-24.6%	17.9%	-8.0	4.3
Natural resources, construction, and maintenance	1,487	435	17.8	7.2%	2.1%	1,049	328	19.0	4.4%	1.4%	-438	545	-29.5%	30.2%	-2.8	2.5
Production, transportation, and material moving	1,177	332	17.1	5.7%	1.6%	1,269	305	14.6	5.4%	1.3%	92	451	7.8%	40.0%	-0.3	2.1

Median Wages by Occupation

Management, business, science, and arts	\$75,720	\$5,789	4.6			\$86,531	\$5,559	3.9			\$10,811	\$8,026	14.3%	11.4%		
Service	\$37,658	\$5,751	9.3			\$36,458	\$7,150	11.9			-\$1,200	\$9,176	-3.2%	24.1%		
Sales and office	\$51,679	\$6,498	7.6			\$56,623	\$11,537	12.4			\$4,944	\$13,241	9.6%	26.2%		
Natural resources, construction, and maintenance	\$55,711	\$5,356	5.8			\$55,205	\$18,436	20.3			-\$506	\$19,198	-0.9%	34.4%		
Production, transportation, and material moving	\$48,732	\$13,997	17.5			\$33,552	\$7,902	14.3			-\$15,180	\$16,074	-31.2%	25.6%		

Table 2.06.T: Industry - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	68,518	1,747	1.5	100.0%		76,463	2,720	2.2	100.0%		7,945	3,233	11.6%	4.9%		
Agriculture, forestry, fishing and hunting, and mining	92	85	55.9	0.1%	0.1%	94	78	50.3	0.1%	0.1%	2	115	2.2%	126.9%	0.0	0.1
Construction	3,921	717	11.1	5.7%	1.0%	4,700	783	10.1	6.1%	1.0%	779	1,062	19.9%	29.7%	0.4	1.4
Manufacturing	3,483	638	11.1	5.1%	0.9%	2,294	460	12.2	3.0%	0.6%	-1,189	787	-34.1%	17.9%	-2.1	1.1
Wholesale trade	2,246	478	12.9	3.3%	0.7%	1,639	396	14.7	2.1%	0.5%	-607	621	-27.0%	23.5%	-1.2	0.9
Retail trade	8,618	905	6.4	12.6%	1.3%	7,749	1,379	10.8	10.1%	1.8%	-869	1,649	-10.1%	18.6%	-2.5	2.2
Transportation and warehousing, and utilities	4,158	657	9.6	6.1%	0.9%	6,221	914	8.9	8.1%	1.2%	2,063	1,126	49.6%	32.3%	2.0	1.5
Information	2,812	527	11.4	4.1%	0.8%	2,698	392	8.8	3.5%	0.5%	-114	657	-4.1%	22.8%	-0.6	0.9
Finance and insurance, and real estate and rental and leasing	5,426	734	8.2	7.9%	1.1%	6,893	883	7.8	9.0%	1.1%	1,467	1,148	27.0%	23.7%	1.1	1.6
Professional, scientific, and management, and administrative and waste management services	8,669	878	6.2	12.7%	1.2%	13,311	1,037	4.7	17.4%	1.2%	4,642	1,359	53.5%	19.6%	4.7	1.7
Educational services, and health care and social assistance	12,416	994	4.9	18.1%	1.4%	14,079	1,277	5.5	18.4%	1.5%	1,663	1,618	13.4%	13.7%	0.3	2.1
Arts, entertainment, and recreation, and accommodation, and food services	10,116	1,155	6.9	14.8%	1.6%	10,126	990	5.9	13.2%	1.2%	10	1,521	0.1%	15.0%	-1.6	2.0
Other services, except public administration	4,693	755	9.8	6.8%	1.1%	4,344	637	8.9	5.7%	0.8%	-349	988	-7.4%	20.1%	-1.1	1.4
Public administration	1,868	336	10.9	2.7%	0.5%	2,315	481	12.6	3.0%	0.6%	447	587	23.9%	34.1%	0.3	0.8

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	\$49,227	\$32,650	40.3			\$32,893	\$33,926	62.7			-\$16,334	\$47,085	-33.2%	81.9%		
Construction	\$32,289	\$4,183	7.9			\$51,241	\$6,162	7.3			\$18,952	\$7,448	58.7%	28.1%		
Manufacturing	\$36,825	\$4,534	7.5			\$43,887	\$14,551	20.2			\$7,062	\$15,241	19.2%	42.2%		
Wholesale trade	\$36,906	\$7,205	11.9			\$55,967	\$6,203	6.7			\$19,061	\$9,508	51.6%	34.0%		
Retail trade	\$27,183	\$2,850	6.4			\$31,662	\$2,858	5.5			\$4,479	\$4,036	16.5%	16.1%		
Transportation and warehousing, and utilities	\$34,160	\$4,863	8.7			\$37,404	\$2,421	3.9			\$3,244	\$5,433	9.5%	17.1%		
Information	\$63,711	\$8,335	8.0			\$77,740	\$14,308	11.2			\$14,029	\$16,559	22.0%	27.6%		
Finance and insurance, and real estate and rental and leasing	\$70,610	\$9,879	8.5			\$98,522	\$10,689	6.6			\$27,912	\$14,555	39.5%	24.7%		
Professional, scientific, and management, and administrative and waste management services	\$54,990	\$6,630	7.3			\$67,570	\$5,217	4.7			\$12,580	\$8,436	22.9%	17.6%		
Educational services, and health care and social assistance	\$47,123	\$5,011	6.5			\$58,596	\$5,534	5.7			\$11,473	\$7,465	24.3%	17.7%		
Arts, entertainment, and recreation, and accommodation, and food services	\$30,397	\$2,873	5.7			\$32,305	\$1,445	2.7			\$1,908	\$3,216	6.3%	11.1%		
Other services, except public administration	\$29,002	\$3,428	7.2			\$31,490	\$4,952	9.6			\$2,488	\$6,023	8.6%	21.4%		
Public administration	\$73,062	\$10,859	9.0			\$68,110	\$10,214	9.1			-\$4,952	\$14,908	-6.8%	19.7%		

Table 2.06.A: Industry - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	23,477	1,474	3.8	100.0%												
Agriculture, forestry, fishing and hunting, and mining	0					55	68	74.8	0.2%	0.3%	55		0.0%			
Construction	750	296	24.0	3.2%	1.2%	560	221	23.9	2.1%	0.8%	-190	369	-25.3%	41.7%	-1.1	1.4
Manufacturing	1,242	352	17.2	5.3%	1.5%	803	264	20.0	3.0%	1.0%	-439	440	-35.3%	28.1%	-2.3	1.8
Wholesale trade	935	311	20.2	4.0%	1.3%	551	200	22.1	2.0%	0.7%	-384	370	-41.1%	29.0%	-2.0	1.5
Retail trade	3,228	735	13.8	13.7%	3.0%	3,252	764	14.3	12.0%	2.7%	24	1,060	0.7%	33.0%	-1.7	4.0
Transportation and warehousing, and utilities	2,034	441	13.2	8.7%	1.8%	3,060	577	11.5	11.3%	2.0%	1,026	726	50.4%	43.2%	2.6	2.7
Information	610	221	22.0	2.6%	0.9%	573	189	20.1	2.1%	0.7%	-37	291	-6.1%	46.0%	-0.5	1.1
Finance and insurance, and real estate and rental and leasing	1,777	466	15.9	7.6%	1.9%	2,584	584	13.7	9.6%	2.1%	807	747	45.4%	50.3%	2.0	2.8
Professional, scientific, and management, and administrative and waste management services	2,616	518	12.0	11.1%	2.1%	3,914	644	10.0	14.5%	2.2%	1,298	826	49.6%	38.5%	3.4	3.0
Educational services, and health care and social assistance	4,277	598	8.5	18.2%	2.3%	5,856	749	7.8	21.7%	2.3%	1,579	958	36.9%	25.9%	3.5	3.3
Arts, entertainment, and recreation, and accommodation, and food services	3,599	639	10.8	15.3%	2.5%	3,582	675	11.4	13.3%	2.3%	-17	929	-0.5%	25.8%	-2.0	3.4
Other services, except public administration	1,911	483	15.4	8.1%	2.0%	1,493	406	16.5	5.5%	1.5%	-418	631	-21.9%	29.0%	-2.6	2.5
Public administration	498	209	25.5	2.1%	0.9%	707	229	19.7	2.6%	0.8%	209	310	42.0%	75.3%	0.5	1.2

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining						\$13,818	\$27,339	120.3								
Construction	\$27,108	\$15,990	35.9			\$39,544	\$26,649	41.0			\$12,436	\$31,078	45.9%	130.6%		
Manufacturing	\$24,804	\$11,664	28.6			\$46,165	\$16,488	21.7			\$21,361	\$20,196	86.1%	109.9%		
Wholesale trade	\$38,109	\$11,712	18.7			\$52,006	\$9,940	11.6			\$13,897	\$15,362	36.5%	49.4%		
Retail trade	\$24,156	\$4,358	11.0			\$28,210	\$4,894	10.5			\$4,054	\$6,553	16.8%	29.2%		
Transportation and warehousing, and utilities	\$25,424	\$11,974	28.6			\$35,431	\$2,925	5.0			\$10,007	\$12,326	39.4%	66.6%		
Information	\$59,695	\$14,004	14.3			\$72,090	\$25,461	21.5			\$12,395	\$29,058	20.8%	51.2%		
Finance and insurance, and real estate and rental and leasing	\$80,037	\$12,223	9.3			\$103,468	\$13,725	8.1			\$23,431	\$18,379	29.3%	26.2%		
Professional, scientific, and management, and administrative and waste management services	\$60,947	\$10,304	10.3			\$66,363	\$6,588	6.0			\$5,416	\$12,230	8.9%	21.3%		
Educational services, and health care and social assistance	\$45,733	\$9,033	12.0			\$55,612	\$6,161	6.7			\$9,879	\$10,934	21.6%	27.5%		
Arts, entertainment, and recreation, and accommodation, and food services	\$22,842	\$3,923	10.4			\$29,314	\$2,542	5.3			\$6,472	\$4,675	28.3%	24.7%		
Other services, except public administration	\$24,641	\$6,186	15.3			\$25,016	\$5,107	12.4			\$375	\$8,022	1.5%	32.9%		
Public administration	\$48,057	\$21,067	26.6			\$62,929	\$19,360	18.7			\$14,872	\$28,612	30.9%	70.1%		

Table 2.06.B: Industry - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021								
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.				
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE			
Civilian employed Black non-Hispanic population 16 to 64 years	1,119	307	16.7	100.0%				1,300	332	15.5	100.0%			181	452	16.2%	43.5%		
Agriculture, forestry, fishing and hunting, and mining	0							0						0		0.0%			
Construction	0							11	24	131.7	0.8%	1.8%		11		0.0%			
Manufacturing	66	69	63.8	5.9%	6.0%			0						-66	69	-100.0%	0.0%	-5.9	6.0
Wholesale trade	0							0						0		0.0%			
Retail trade	97	96	60.5	8.7%	8.3%			171	129	45.9	13.2%	9.3%		74	161	76.3%	219.4%	4.5	12.5
Transportation and warehousing, and utilities	23	35	92.4	2.1%	3.1%			207	146	42.9	15.9%	10.5%		184	150	800.0%	1509.5%	13.8	10.9
Information	122	129	64.5	10.9%	11.2%			0						-122	129	-100.0%	0.0%	-10.9	11.2
Finance and insurance, and real estate and rental and leasing	43	62	87.7	3.8%	5.4%			176	159	54.8	13.5%	11.7%		133	171	309.3%	696.4%	9.7	12.9
Professional, scientific, and management, and administrative and waste management services	188	146	47.2	16.8%	12.2%			206	140	41.4	15.8%	10.0%		18	202	9.6%	113.1%	-1.0	15.8
Educational services, and health care and social assistance	430	188	26.5	38.4%	13.0%			322	153	28.9	24.8%	9.9%		-108	242	-25.1%	48.4%	-13.6	16.3
Arts, entertainment, and recreation, and accommodation, and food services	52	90	105.0	4.6%	7.9%			98	75	46.5	7.5%	5.4%		46	117	88.5%	356.6%	2.9	9.6
Other services, except public administration	15	24	98.2	1.3%	2.1%			54	60	67.8	4.2%	4.5%		39	65	260.0%	701.3%	2.9	5.0
Public administration	83	111	80.9	7.4%	9.7%			55	75	82.6	4.2%	5.6%		-28	134	-33.7%	126.6%	-3.2	11.2

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining																			
Construction								\$9,999											
Manufacturing	\$50,680	\$87,758	105.3											-\$50,680	\$87,758	-100.0%	0.0%		
Wholesale trade																			
Retail trade	\$14,387	\$38,013	160.6					\$49,623	\$35,128	43.0				\$35,236	\$51,758	244.9%	943.4%		
Transportation and warehousing, and utilities	\$26,606							\$53,866	\$6,045	6.8				\$27,260		102.5%			
Information	\$195,527	\$125,825	39.1											-\$195,527	\$125,825	-100.0%	0.0%		
Finance and insurance, and real estate and rental and leasing	\$51,538	\$48,590	57.3					\$118,615	\$55,726	28.6				\$67,077	\$73,935	130.1%	242.4%		
Professional, scientific, and management, and administrative and waste management services	\$29,359	\$52,000	107.7					\$30,226	\$26,377	53.0				\$867	\$58,308	3.0%	203.3%		
Educational services, and health care and social assistance	\$29,408	\$16,817	34.8					\$62,999	\$24,538	23.7				\$33,591	\$29,748	114.2%	148.2%		
Arts, entertainment, and recreation, and accommodation, and food services	\$12,000							\$18,398	\$31,652	104.6				\$6,398		53.3%			
Other services, except public administration	\$14,782							\$59,998	\$71,822	72.8				\$45,216		305.9%			
Public administration	\$81,321	\$71,920	53.8					\$47,498	\$40,395	51.7				-\$33,823	\$82,487	-41.6%	71.7%		

Table 2.06.H: Industry - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	22,118	1,247	3.4	100.0%		22,778	1,749	4.7	100.0%		660	2,148	3.0%	9.8%		
Agriculture, forestry, fishing and hunting, and mining	2	4	132.3	0.0%	0.0%	22	35	97.3	0.1%	0.2%	20	35	1000.0%	2811.1%	0.1	0.2
Construction	2,255	550	14.8	10.2%	2.4%	2,509	643	15.6	11.0%	2.7%	254	846	11.3%	39.4%	0.8	3.6
Manufacturing	1,522	417	16.6	6.9%	1.8%	730	274	22.9	3.2%	1.2%	-792	499	-52.0%	22.3%	-3.7	2.2
Wholesale trade	818	306	22.7	3.7%	1.4%	484	240	30.1	2.1%	1.0%	-334	389	-40.8%	36.8%	-1.6	1.7
Retail trade	3,372	608	11.0	15.2%	2.6%	2,844	770	16.5	12.5%	3.2%	-528	981	-15.7%	27.4%	-2.7	4.1
Transportation and warehousing, and utilities	1,129	354	19.1	5.1%	1.6%	1,905	558	17.8	8.4%	2.4%	776	661	68.7%	72.4%	3.3	2.9
Information	675	223	20.1	3.1%	1.0%	334	177	32.2	1.5%	0.8%	-341	285	-50.5%	30.9%	-1.6	1.3
Finance and insurance, and real estate and rental and leasing	1,568	420	16.3	7.1%	1.9%	1,749	425	14.8	7.7%	1.8%	181	598	11.5%	40.3%	0.6	2.6
Professional, scientific, and management, and administrative and waste management services	1,689	390	14.0	7.6%	1.7%	3,634	695	11.6	16.0%	2.8%	1,945	797	115.2%	64.5%	8.4	3.3
Educational services, and health care and social assistance	3,389	593	10.6	15.3%	2.5%	3,179	709	13.6	14.0%	2.9%	-210	924	-6.2%	26.6%	-1.3	3.8
Arts, entertainment, and recreation, and accommodation, and food services	3,748	637	10.3	16.9%	2.7%	3,730	764	12.5	16.4%	3.1%	-18	995	-0.5%	26.5%	-0.5	4.1
Other services, except public administration	1,780	444	15.1	8.0%	2.0%	1,194	379	19.3	5.2%	1.6%	-586	584	-32.9%	27.1%	-2.8	2.6
Public administration	171	125	44.3	0.8%	0.6%	464	236	30.9	2.0%	1.0%	293	267	171.3%	241.6%	1.2	1.2

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	\$14,782					\$37,498					\$22,716		153.7%			
Construction	\$30,153	\$5,430	10.9			\$48,026	\$7,561	9.6			\$17,873	\$9,309	59.3%	38.1%		
Manufacturing	\$35,348	\$5,020	8.6			\$32,703	\$5,308	9.9			-\$2,645	\$7,306	-7.5%	20.0%		
Wholesale trade	\$32,870	\$4,396	8.1			\$47,461	\$10,891	13.9			\$14,591	\$11,745	44.4%	38.4%		
Retail trade	\$26,796	\$3,497	7.9			\$29,323	\$3,753	7.8			\$2,527	\$5,130	9.4%	20.0%		
Transportation and warehousing, and utilities	\$33,991	\$8,054	14.4			\$41,104	\$4,279	6.3			\$7,113	\$9,120	20.9%	31.3%		
Information	\$40,608	\$18,089	27.1			\$62,441	\$21,236	20.7			\$21,833	\$27,896	53.8%	86.2%		
Finance and insurance, and real estate and rental and leasing	\$46,100	\$7,842	10.3			\$67,270	\$11,397	10.3			\$21,170	\$13,834	45.9%	35.0%		
Professional, scientific, and management, and administrative and waste management services	\$37,490	\$14,288	23.2			\$46,432	\$9,306	12.2			\$8,942	\$17,051	23.9%	53.3%		
Educational services, and health care and social assistance	\$35,200	\$7,647	13.2			\$40,848	\$5,157	7.7			\$5,648	\$9,224	16.0%	29.2%		
Arts, entertainment, and recreation, and accommodation, and food services	\$33,141	\$3,625	6.6			\$31,735	\$1,367	2.6			-\$1,406	\$3,875	-4.2%	11.3%		
Other services, except public administration	\$28,058	\$4,812	10.4			\$27,315	\$5,907	13.1			-\$743	\$7,619	-2.6%	26.9%		
Public administration	\$75,388	\$34,651	27.9			\$38,353	\$18,391	29.2			-\$37,035	\$39,229	-49.1%	33.8%		

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Table 3.01.T: Housing Tenure - Total Population

	Census PUMS, 2000			ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021										
	Number		Percent	Number		Percent	Number		Percent	Number		Percent		Pctg. Pt.						
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	
Occupied housing units	49,281	1,579	1.9	100.0%	51,040	598	0.7	100.0%	57,430	1,419	1.5	100.0%	6,390	1,540	12.5%	3.1%				
Owner-occupied	12,899	840	4.0	26.2%	13,451	808	3.7	26.4%	16,199	968	3.6	28.2%	2,748	1,261	20.4%	10.2%	1.8	2.2		
Renter-occupied	36,382	840	1.4	73.8%	37,589	944	1.5	73.6%	41,231	1,344	2.0	71.8%	3,642	1,642	9.7%	4.5%	-1.8	2.2		

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

	Census PUMS, 2000			ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021										
	Number		Percent	Number		Percent	Number		Percent	Number		Percent		Pctg. Pt.						
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	
Occupied housing units with an Asian non-Hispanic householder	12,357	828	4.1	100.0%	15,586	950	3.7	100.0%	18,860	1,322	4.3	100.0%	3,274	1,628	21.0%	11.2%				
Owner-occupied	3,730	505	8.2	30.2%	4,732	528	6.8	30.4%	6,702	840	7.6	35.5%	1,970	992	41.6%	23.8%	5.1	4.6		
Renter-occupied	8,627	726	5.1	69.8%	10,854	889	5.0	69.6%	12,158	1,022	5.1	64.5%	1,304	1,355	12.0%	13.1%	-5.1	4.8		

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

	Census PUMS, 2000			ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021										
	Number		Percent	Number		Percent	Number		Percent	Number		Percent		Pctg. Pt.						
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	
Occupied housing units with a Black non-Hispanic householder	892	255	17.4	100.0%	955	211	13.4	100.0%	672	255	23.1	100.0%	-283	331	-29.6%	30.9%				
Owner-occupied	139	101	44.3	15.6%	260	145	33.8	27.2%	131	155	72.2	19.5%	-129	212	-49.6%	65.9%	-7.7	25.9		
Renter-occupied	753	234	18.9	84.4%	695	217	19.0	72.8%	541	218	24.5	80.5%	-154	308	-22.2%	39.7%	7.7	19.4		

Table 3.01.H: Housing Tenure - Hispanic

	Census PUMS, 2000			ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021										
	Number		Percent	Number		Percent	Number		Percent	Number		Percent		Pctg. Pt.						
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	
Occupied housing units with a Hispanic householder	14,070	791	3.4	100.0%	14,700	825	3.4	100.0%	16,024	1,123	4.3	100.0%	1,324	1,393	9.0%	9.8%				
Owner-occupied	1,834	362	12.0	13.0%	2,360	403	10.4	16.1%	2,802	540	11.7	17.5%	442	674	18.7%	30.6%	1.4	4.0		
Renter-occupied	12,236	825	4.1	87.0%	12,340	797	3.9	83.9%	13,222	991	4.6	82.5%	882	1,272	7.1%	10.6%	-1.4	3.5		

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

	Census PUMS, 2000			ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021										
	Number		Percent	Number		Percent	Number		Percent	Number		Percent		Pctg. Pt.						
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	
Occupied housing units with a White non-Hispanic householder	19,755	936	2.9	100.0%	19,118	876	2.8	100.0%	20,466	1,022	3.0	100.0%	1,348	1,346	7.1%	7.3%				
Owner-occupied	6,714	655	5.9	34.0%	5,876	537	5.6	30.7%	6,208	590	5.8	30.3%	332	798	5.7%	13.9%	-0.4	3.5		
Renter-occupied	13,041	843	3.9	66.0%	13,242	816	3.7	69.3%	14,258	852	3.6	69.7%	1,016	1,180	7.7%	9.2%	0.4	3.7		

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units	13,451	808	3.7	16,199	968	3.6	2,748	1,261	20.4%	10.2%
Median value (2021 dollars)	\$578,065	\$43,155	4.5	\$604,618	\$53,360	5.4	\$26,553	\$68,627	4.6%	12.1%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with an Asian non-Hispanic householder	4,732	528	6.8	6,702	840	7.6	1,970	992	41.6%	23.8%
Median value (2021 dollars)	\$643,050	\$49,100	4.6	\$722,683	\$74,893	6.3	\$79,633	\$89,553	12.4%	14.5%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Black non-Hispanic householder	260	145	33.8	131	155	72.2	-129	212	-49.6%	65.9%
Median value (2021 dollars)	\$295,643	\$390,732	80.3	\$611,558	\$154,431	15.4	\$315,915	\$420,143	106.9%	278.3%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Hispanic householder	2,360	403	10.4	2,802	540	11.7	442	674	18.7%	30.6%
Median value (2021 dollars)	\$609,412	\$79,414	7.9	\$492,418	\$105,514	13.0	-\$116,994	\$132,060	-19.2%	20.3%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a White non-Hispanic householder	5,876	537	5.6	6,208	590	5.8	332	798	5.7%	13.9%
Median value (2021 dollars)	\$508,727	\$71,321	8.5	\$545,545	\$92,253	10.3	\$36,818	\$116,607	7.2%	23.6%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent	36,929	933	1.5	39,981	1,308	2.0	3,052	1,607	8.3%	4.5%
Median gross rent (2021 dollars)	\$1,582	\$36	1.4	\$1,878	\$49	1.6	\$296	\$61	18.7%	4.1%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder	10,579	867	5.0	11,923	1,022	5.2	1,344	1,340	12.7%	13.4%
Median gross rent (2021 dollars)	\$1,624	\$51	1.9	\$1,882	\$78	2.5	\$258	\$93	15.9%	6.0%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder	695	217	19.0	541	218	24.5	-154	308	-22.2%	39.7%
Median gross rent (2021 dollars)	\$1,518	\$555	22.2	\$2,152	\$544	15.4	\$634	\$777	41.8%	63.1%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder	12,267	787	3.9	12,897	955	4.5	630	1,237	5.1%	10.3%
Median gross rent (2021 dollars)	\$1,500	\$69	2.8	\$1,660	\$81	3.0	\$160	\$106	10.7%	7.4%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder	12,930	785	3.7	13,618	851	3.8	688	1,158	5.3%	9.2%
Median gross rent (2021 dollars)	\$1,610	\$70	2.7	\$2,087	\$116	3.4	\$477	\$135	29.6%	9.1%

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent (excluding units where GRAPI cannot be computed)	36,045	928	1.6	100.0%		39,523	1,363	2.1	100.0%		3,478	1,649	9.6%	4.7%		
30.0 percent or more (rent-burdened)	18,199	1,057	3.5	50.5%	2.6%	19,401	1,069	3.3	49.1%	2.1%	1,202	1,503	6.6%	8.5%	-1.4	3.3
50.0 percent or more (extremely rent-burdened)	9,355	794	5.2	26.0%	2.1%	8,061	927	7.0	20.4%	2.2%	-1,294	1,221	-13.8%	12.3%	-5.6	3.0

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder (excluding units where GRAPI cannot be computed)	9,958	802	4.9	100.0%		11,694	1,004	5.2	100.0%		1,736	1,285	17.4%	13.8%		
30.0 percent or more (rent-burdened)	5,515	701	7.7	55.4%	5.4%	6,098	730	7.3	52.1%	4.4%	583	1,012	10.6%	19.3%	-3.3	7.0
50.0 percent or more (extremely rent-burdened)	3,044	510	10.2	30.6%	4.5%	2,723	529	11.8	23.3%	4.1%	-321	735	-10.5%	22.9%	-7.3	6.1

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder (excluding units where GRAPI cannot be computed)	665	220	20.2	100.0%		541	218	24.5	100.0%		-124	310	-18.6%	42.4%		
30.0 percent or more (rent-burdened)	307	147	29.1	46.2%	15.9%	272	165	36.9	50.3%	22.8%	-35	221	-11.4%	68.5%	4.1	27.8
50.0 percent or more (extremely rent-burdened)	86	102	72.3	12.9%	14.8%	53	54	62.1	9.8%	9.2%	-33	115	-38.4%	96.4%	-3.1	17.4

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder (excluding units where GRAPI cannot be computed)	12,177	802	4.0	100.0%		12,784	964	4.6	100.0%		607	1,254	5.0%	10.5%		
30.0 percent or more (rent-burdened)	6,416	762	7.2	52.7%	5.2%	6,969	737	6.4	54.5%	4.0%	553	1,060	8.6%	17.3%	1.8	6.6
50.0 percent or more (extremely rent-burdened)	3,093	554	10.9	25.4%	4.2%	2,874	588	12.4	22.5%	4.3%	-219	808	-7.1%	25.3%	-2.9	6.0

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder (excluding units where GRAPI cannot be computed)	12,787	796	3.8	100.0%		13,502	835	3.8	100.0%		715	1,154	5.6%	9.3%		
30.0 percent or more (rent-burdened)	5,648	692	7.5	44.2%	4.7%	5,792	693	7.3	42.9%	4.4%	144	979	2.5%	17.6%	-1.3	6.4
50.0 percent or more (extremely rent-burdened)	2,980	504	10.3	23.3%	3.7%	2,254	440	11.9	16.7%	3.1%	-726	669	-24.4%	19.5%	-6.6	4.8

Table 3.05.T: Rent Stabilized Housing

NYC Housing and Vacancy Survey, 2017				
Number			Percent	
Estimate	MOE	CV	Estimate	MOE
18,649	4,210	11.0	36.7%	7.6%

Rent stabilized units

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

	2017-2021 ACS PUMS				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Occupied units paying rent	39,981	1,308	2.0	100.0%	
Extremely low-income (0-30% AMI)	978	414	25.7	2.4%	1.0%
Very low-income (31-50% AMI)	4,281	609	8.7	10.7%	1.5%
Low-income (51-80% AMI)	15,033	1,162	4.7	37.6%	2.6%
Moderate-income (81-120% AMI)	13,042	1,079	5.0	32.6%	2.5%
Middle-income (121-165% AMI)	4,012	575	8.7	10.0%	1.4%
High-income (166% or higher AMI)	2,635	555	12.8	6.6%	1.4%

Table 3.07.T: Housing maintenance deficiencies

NYC Housing and Vacancy Survey, 2017					
Number			Percent		
Estimate	MOE	CV	Estimate	MOE	
Units with 3 or more maintenance deficiencies	4,245	2,128	25.0	8.9%	4.5%

Table 3.08.T: Overcrowding - Total Population

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	51,040	598	0.7	100.0%		57,430	1,419	1.5	100.0%		6,390	1,540	12.5%	3.1%		
Overcrowded units (> 1 person per room)	6,256	781	7.6	12.3%	1.5%	6,602	750	6.9	11.5%	1.3%	346	1,083	5.5%	17.8%	-0.8	2.0

Table 3.08.A: Overcrowding - Asian Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	15,586	950	3.7	100.0%		18,860	1,322	4.3	100.0%		3,274	1,628	21.0%	11.2%		
Overcrowded units (> 1 person per room)	2,774	462	10.1	17.8%	2.8%	3,525	578	10.0	18.7%	2.8%	751	740	27.1%	29.7%	0.9	4.0

Table 3.08.B: Overcrowding - Black Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	955	211	13.4	100.0%		672	255	23.1	100.0%		-283	331	-29.6%	30.9%		
Overcrowded units (> 1 person per room)	106	94	53.9	11.1%	9.5%	17	31	111.9	2.5%	4.6%	-89	99	-84.0%	32.5%	-8.6	10.6

Table 3.08.H: Overcrowding - Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	14,700	825	3.4	100.0%		16,024	1,123	4.3	100.0%		1,324	1,393	9.0%	9.8%		
Overcrowded units (> 1 person per room)	2,556	472	11.2	17.4%	3.1%	2,316	481	12.6	14.5%	2.8%	-240	674	-9.4%	25.2%	-2.9	4.2

Table 3.08.W: Overcrowding - White Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	19,118	876	2.8	100.0%		20,466	1,022	3.0	100.0%		1,348	1,346	7.1%	7.3%		
Overcrowded units (> 1 person per room)	797	286	21.8	4.2%	1.5%	653	219	20.4	3.2%	1.1%	-144	360	-18.1%	40.2%	-1.0	1.9

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2019-2024
	Number
Residential evictions executed by a city marshal	746

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

	NYC Department of Homeless Services, 2020	NYC Department of Homeless Services, 2022	Change, 2020 - 2022	
	Number	Number	Number	Percent
Total number of individuals in DHS shelter system whose last address was in this area	361	211	-150	-41.6%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2023; NYC Housing Preservation and Development, 2024
	Number
NYC Housing Authority units	0
Homes with new or extended affordability requirements	3,418

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

	NYC Housing Authority, 2023	
	Number	Percent
Total Population	162,153	100.0%
NYC Housing Authority tenants	0	0.0%

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

	NYC Housing Authority, 2023	
	Number	Percent
Asian non-Hispanic Population	62,997	100.0%
Asian non-Hispanic NYC Housing Authority tenants	0	0.0%

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

	NYC Housing Authority, 2023	
	Number	Percent
Black non-Hispanic Population	4,515	100.0%
Black non-Hispanic NYC Housing Authority tenants	0	0.0%

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

	NYC Housing Authority, 2023	
	Number	Percent
Hispanic Population	45,635	100.0%
Hispanic NYC Housing Authority tenants	0	0.0%

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

	NYC Housing Authority, 2023	
	Number	Percent
White non-Hispanic Population	42,826	100.0%
White non-Hispanic NYC Housing Authority tenants	0	0.0%

Table 3.13.T: Housing Lottery Applications - Total Population

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

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

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

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

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

Table 3.13.H: Housing Lottery Applications - Hispanic

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

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

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

Table 3.14.T: Housing Lottery Leases - Total Population

NYC Housing	
Number	Percent

Total signed leases
Data are not available by Community District

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

NYC Housing	
Number	Percent

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

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

NYC Housing	
Number	Percent

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

Table 3.14.H: Housing Lottery Leases - Hispanic

NYC Housing	
Number	Percent

Total signed leases with a Hispanic householder
Data are not available by Community District

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

NYC Housing	
Number	Percent

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

Housing Production
PUMA 4109

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

	NYC Department of City Planning Housing Database, 2023 Q4	
	Number	Percent
Net change	20,883	37.9%
New building	20,626	37.4%
Alterations that increase units	693	1.3%
Alterations that decrease units	-46	-0.1%
Demolitions	-390	-0.7%

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

	NYC Housing Preservation and Development, 2014-2024	
	New Construction	Preservation
	Number	Number
Extremely low-income (0-30% AMI)	66	0
Very low-income (31-50% AMI)	302	413
Low-income (51-80% AMI)	575	585
Moderate-income (81-120% AMI)	300	0
Middle-income (121-165% AMI)	1,141	0
High-income (166% or higher AMI)	3	0

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	6.0	100.0%
Square miles of historic districts	0.1	1.5%

Quality of Life and Access to Opportunity
PUMA 4109

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

NYC Community Health Survey, 2019-2020			
Percent			
	Estimate	MOE (-)	MOE (+)
Good, Very Good, or Excellent health	81.7%	-9.4%	6.7%

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

	NYC Community Health Survey, 2019-2020		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	10.5%	-4.4%	7.0%

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, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Deaths before 65 years	153.1	93.7	91.9	-2.0	-1.9%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 65 years	87.2	65.3	70.3	5.0	7.7%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 65 years	237.1	138.6	188.5	50.0	36.0%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic deaths before 65 years	125.3	70.5	80.4	10.0	14.0%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 65 years	237.3	149.1	129.2	-20.0	-13.3%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Deaths before 1 year	2.4	3.5	2.8	-1.0	-20.8%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 1 year	0.0	4.8	0.0	-5.0	-100.0%

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

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

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic deaths before 1 year	3.4	0.0	0.0	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, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 1 year	0.0	0.0	0.0	0.0	0.0%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Drug-related overdose deaths	0.0	4.1	6.7	3.0	63.1%

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

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

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

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

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

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

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic drug-related overdose deaths	0.0	9.2	17.8	9.0	93.5%

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	313

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	178

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	244

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	306

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)	3

Table 5.08.T: Access to Jobs

NYC Department of City Planning, 2021	
Number	
Total jobs within 30 minutes	261,411

Table 5.09.T: Access to Transit

	NYC Department of City Planning, 2021 Percent Estimate
Residents living within 1/4 mile of Select Bus Station or subway station	45.5%
Residents living within 1/4 mile of ADA accessible subway stations	41.3%

Table 5.10.T: Commute - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total workers 16 years and over	69,273	1,947	1.7	100.0%		77,163	2,793	2.2	100.0%		7,890	3,405	11.4%	5.1%		
Drove or carpooled to work	13,715	1,258	5.6	19.8%	1.7%	16,071	1,558	5.9	20.8%	1.9%	2,356	2,002	17.2%	15.6%	1.0	2.5

Table 5.10.A: Commute - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic workers 16 years and over	23,442	1,533	4.0	100.0%		26,774	1,916	4.3	100.0%		3,332	2,454	14.2%	11.1%		
Drove or carpooled to work	4,559	653	8.7	19.4%	2.5%	6,212	966	9.5	23.2%	3.2%	1,653	1,166	36.3%	28.8%	3.8	4.1

Table 5.10.B: Commute - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic workers 16 years and over	1,070	295	16.8	100.0%		1,304	336	15.7	100.0%		234	447	21.9%	46.0%		
Drove or carpooled to work	118	86	44.1	11.0%	7.4%	329	207	38.3	25.2%	14.5%	211	224	178.8%	268.4%	14.2	16.3

Table 5.10.H: Commute - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic workers 16 years and over	22,416	1,285	3.5	100.0%		23,298	1,898	5.0	100.0%		882	2,292	3.9%	10.4%		
Drove or carpooled to work	3,968	642	9.8	17.7%	2.7%	5,160	930	11.0	22.1%	3.6%	1,192	1,130	30.0%	31.5%	4.4	4.5

Table 5.10.W: Commute - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic workers 16 years and over	21,397	1,072	3.0	100.0%		24,061	1,213	3.1	100.0%		2,664	1,619	12.5%	8.0%		
Drove or carpooled to work	4,823	611	7.7	22.5%	2.6%	3,907	612	9.5	16.2%	2.4%	-916	865	-19.0%	16.3%	-6.3	3.5

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	57,430	1,419	1.5	100.0%	
With a computer	40,014	1,361	2.1	69.7%	1.6%
With a broadband internet subscription	45,015	1,439	1.9	78.4%	1.6%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	18,860	1,322	4.3	100.0%	
With a computer	13,711	1,093	4.8	72.7%	2.8%
With a broadband internet subscription	14,356	1,149	4.9	76.1%	2.9%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	672	255	23.1	100.0%	
With a computer	649	252	23.6	96.6%	7.7%
With a broadband internet subscription	549	217	24.0	81.7%	9.2%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	16,024	1,123	4.3	100.0%	
With a computer	8,561	882	6.3	53.4%	4.0%
With a broadband internet subscription	12,018	1,016	5.1	75.0%	3.5%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	20,466	1,022	3.0	100.0%	
With a computer	15,847	909	3.5	77.4%	2.2%
With a broadband internet subscription	16,846	1,041	3.8	82.3%	3.0%

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	60.1%
Math proficient	58.2%

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	72.9%
Math proficient	75.0%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	37.2%
Math proficient	31.1%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	45.8%
Math proficient	41.2%

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	71.9%
Math proficient	69.0%

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

NYC Department of Education, 2018
Percent
85.7%

Students graduating high school by 2018 (local or Regents diploma)

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
90.9%

Students graduating high school by 2018 (local or Regents diploma)

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
75.0%

Students graduating high school by 2018 (local or Regents diploma)

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

NYC Department of Education, 2018
Percent
80.6%

Students graduating high school by 2018 (local or Regents diploma)

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
87.5%

Students graduating high school by 2018 (local or Regents diploma)

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2021	
	Number	Percent
	Estimate	Estimate
Total Population	162,153	100.0%
Residents within walking distance of a park	127,666	88.6%

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	660.3	100%	656.3	100%	-4.0	-0.6%	
Pedestrian injuries	133.7	20%	108.9	17%	-25.0	-19%	-3.7
Cyclist injuries	71.6	11%	76.3	12%	5.0	7%	0.8
Motorist injuries	454.9	69%	471.1	72%	16.0	4%	2.9

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	4.1	3.3	-0.8	-19.3%

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

	NYC Department of Health and Mental Hygiene, 2019
	Number
Total pedestrian hospitalizations	20.3

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

	NYC Department of Health and Mental Hygiene, 2019
	Number
Total non-fatal assault hospitalizations	14.1

Appendix

Studio Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
73-01 41st Avenue	\$1,775	#3E		2 By owner/no-fee	ST	1
75-12 Woodside Avenue	\$1,825	#3M		1 Broker/fee	ST	1
41-06 Case Street	\$1,850	#1A		2 Broker/fee	ST	1
42-22 Ketcham Street	\$2,075	#F21		3 Broker/fee	ST	1
42-54 Judge Street	\$2,095	#3F		9 Broker/fee	ST	1
80-20 Broadway	\$2,145	#1H		1 Broker/fee	ST	1
90-02 Queens Boulevard	\$2,250	#402	29	Broker/no-fee	ST	1
40-40 79th Street	\$2,395	#A108		1 Broker/no-fee	ST	1
94-25 57th Avenue	\$2,624	#4X	161	Broker/no-fee	ST	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
40-51 Denman Street	\$1,460	#2C	0	Broker/fee	ST	1
40-51 Denman Street	\$1,460	#2	1	Broker/fee	ST	1
40-50 Denman Street	\$1,460	#2B	1	Broker/fee	ST	1
57-25 Van Horn Street	\$1,525	#4D	3	Broker/fee	ST	1
57-25 Van Horn Street	\$1,525	#2A	7	Broker/fee	ST	1
57-25 Van Horn Street	\$1,575	#6C	4	Broker/fee	ST	1
81-14 Baxter Avenue	\$1,580	#1D	1	Broker/fee	ST	1
41-98 Forley Street	\$1,600	#7K	1	Broker/fee	ST	1
40-40 79th Street	\$1,658	#C208	2	Broker/no-fee	ST	1

40-66 Ithaca Street	\$1,795 #6E	9 Broker/fee	ST	1
87-40 Elmhurst Avenue	\$1,795 #406	5 Broker/fee	ST	1
40-66 Ithaca Street	\$1,795 #6E	5 Broker/fee	ST	1
41-32 76th Street	\$1,800 #4	35 Broker/fee	ST	1
51-33 Goldsmith Street	\$1,800 #7E	5 Broker/fee	ST	1
40-43 75th Street	\$1,800 #2A	5 Broker/fee	ST	1
87-01 Elmhurst Avenue	\$1,850 #FOUR	5 Broker/fee	ST	1
41-06 Case Street	\$1,850 #1E	7 Broker/fee	ST	1
86-18 Elmhurst Avenue	\$1,850 #6D	5 Broker/fee	ST	21
75-12 Woodside Avenue	\$1,850 #4M	5 Broker/fee	ST	1
86-18 Elmhurst Avenue	\$1,850 #6C	7 Broker/fee	ST	1
76-19 47th Avenue	\$1,899 #2	1 Broker/fee	ST	1
83-40 Britton Avenue	\$1,900 #7B	14 Broker/no-fee	ST	1
73-01 41st Avenue	\$1,900 #4B	4 By owner/no-fee	ST	1
41-32 76th Street	\$1,900 #1	4 Broker/fee	ST	1
84-25 Elmhurst Avenue	\$1,900 #2W	5 Broker/fee	ST	1
81-31 Baxter Avenue	\$1,995 #2A	6 Broker/fee	ST	1
40-05 Ithaca Street	\$1,995 #4D	43 By owner/no-fee	ST	1
40-18 Hampton Street	\$2,000 #1	6 Broker/fee	ST	1
40-15 Hampton Street	\$2,000 #1C	11 Broker/fee	ST	1
40-25 Hampton Street	\$2,000 #1A	8 Broker/fee	ST	1
42-22 Ketcham Street	\$2,075 #F17	13 Broker/fee	ST	1

42-54 Judge Street	\$2,095 #4C	127 Broker/fee	ST	1
56-10 94th Street	\$2,100 #4F	6 Broker/fee	ST	1
42-22 Ketcham Street	\$2,190 #F25	17 Broker/fee	ST	1
40-40 79th Street	\$2,295 #A208	112 Broker/no-fee	ST	1
42-42 80th Street	\$2,295 #4Y	0 Broker/no-fee	ST	1
90-02 Queens Boulevard	\$2,300 #603	1 Broker/no-fee	ST	1
90-02 Queens Boulevard	\$2,300 #302	11 Broker/no-fee	ST	1
90-02 Queens Boulevard	\$2,300 #503	25 Broker/no-fee	ST	1
40-77 Denman Street	\$3,000 #1	2 Broker/fee	ST	1.5

One-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
40-40 79th Street	\$2,050	#A103	1	Broker/no-fee	1	1
45-11 82nd Street	\$2,375	#UNIT6	0	Broker/fee	1	1
51-25 Van Kleeck Street	\$2,450	#7M	28	Broker/fee	1	1
80-20 Broadway	\$2,500	#5B	30	Broker/fee	1	1
58-15 Seabury Street	\$2,575	#2	7	Broker/fee	1	1
40-40 79th Street	\$2,595	#B309	111	Broker/no-fee	1	1
56-11 94th Street	\$3,095	#4D	22	Broker/no-fee	1	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
41-57 75th Street	\$1,600	#3C	7	Broker/fee	1	1
85-03A 57th Avenue	\$1,650	#3L	1	Broker/fee	1	1
85-03A 57th Avenue	\$1,650	#3R	0	Broker/fee	1	1
41-55 Case Street	\$1,700	#3C	0	Broker/fee	1	1
42-25 80th Street	\$1,750	#4V	3	Broker/fee	1	1
42-25 80th Street	\$1,750	#4V	0	Broker/fee	1	1
52-16 94th Street	\$1,800	#3F	4	Broker/fee	1	1
84-28 56th Avenue	\$1,850	#A	3	Broker/fee	1	1
43-23 Ithaca Street	\$1,895	#2D	6	Broker/fee	1	1
41-57 75th Street	\$1,895	#1C	12	Broker/fee	1	1
42-02 Layton Street	\$1,950	#307	2	Broker/fee	1	1

86-22 Dongan Avenue	\$1,984 #3C	3 Broker/fee	1	1
72-15 41st Avenue	\$1,990 #B40	7 Broker/fee	1	1
42-54 Judge Street	\$1,995 #1W	85 Broker/fee	1	1
42-30 81st Street	\$2,000 #2	2 Broker/fee	1	1
44-05 Macnish Street	\$2,000 #6	7 Broker/fee	1	1
76-19 47th Avenue	\$2,000 #1	4 Broker/fee	1	1
40-66 Ithaca Street	\$2,000 #1A	6 Broker/fee	1	1
40-22 72nd Street	\$2,100 #1G	3 Broker/fee	1	1
87-11 51st Avenue	\$2,100 #3R	2 Broker/fee	1	1
40-18 Hampton Street	\$2,100 #4D	6 Broker/fee	1	1
86-18 Elmhurst Avenue	\$2,145 #6B	3 Broker/fee	1	1
40-15 79th Street	\$2,175 #4D	43 Broker/no-fee	1	1
92-16 Whitney Avenue	\$2,175 #607	11 Broker/fee	1	1
86-15 Elmhurst Avenue	\$2,214 #4J	1 Broker/fee	1	1
92-16 Whitney Avenue	\$2,235 #607	6 Broker/fee	1	1
80-20 Broadway	\$2,248 #5J	3 Broker/fee	1	1
90-32 53rd Avenue	\$2,250 #2C	21 Broker/fee	1	1
90-32 52nd Avenue	\$2,250 #2C	7 Broker/fee	1	1
83-30 Vietor Avenue	\$2,250 #327	2 Broker/fee	1	1
80-20 Broadway	\$2,275 #4K	26 Broker/fee	1	1
41-23 76th Street	\$2,300 #2R	8 Broker/fee	1	1
45-11 82nd Street	\$2,400 #6	12 Broker/fee	1	1

45-11 82nd Street	\$2,400 #2	7 Broker/fee	1	1
42-18 74th Street	\$2,400 #2	23 Broker/fee	1	1
86-22 Dongan Avenue	\$2,403 #4M	28 Broker/fee	1	1
45-11 82nd Street	\$2,425 #4	18 Broker/fee	1	1
40-36 73rd Street	\$2,450 #4	6 Broker/fee	1	1
40-36 73rd Street	\$2,450 #B2	5 Broker/fee	1	1
42-42 Judge Street	\$2,450 #2G	10 Broker/no-fee	1	1
94-25 57th Avenue	\$2,499 #3Q	71 Broker/no-fee	1	1
58-15 Seabury Street	\$2,575 #2F	6 Broker/fee	1	1
58-15 Seabury Street	\$2,575 #2	1 Broker/fee	1	1
58-15 Seabury Street	\$2,575 #2	2 Broker/fee	1	1
90-02 Queens Boulevarc	\$2,600 #630	7 Broker/no-fee	1	1
90-02 Queens Boulevarc	\$2,600 #633	4 Broker/no-fee	1	1
40-40 75th Street	\$2,650 #7A	21 Broker/fee	1	1
88-08 Justice Avenue	\$2,700 #7N	4 Broker/fee	1	1
90-02 Queens Boulevarc	\$2,800 #310	5 Broker/no-fee	1	1
90-02 Queens Boulevarc	\$2,800 #325	34 Broker/no-fee	1	1
90-02 Queens Boulevarc	\$2,900 #619	11 Broker/no-fee	1	1
90-02 Queens Boulevarc	\$3,000 #629	32 Broker/no-fee	1	1

Two-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
52-55 84th Street	\$2,400	#2	9	Broker/fee	2	1
40-36 73rd Street	\$2,450	#A	12	Broker/fee	2	1
90-01 43rd Avenue	\$2,650	#2A	2	Broker/fee	2	1
94-25 57th Avenue	\$2,749	#5P	72	Broker/no-fee	2	1
94-25 57th Avenue	\$2,800	#4H	7	Broker/no-fee	2	1
54-40 80th Street	\$2,800	#2	53	Broker/no-fee	2	2
51-25 Van Kleeck Street	\$2,900	#7J	28	Broker/fee	2	1
94-25 57th Avenue	\$2,950	#3M	99	Broker/no-fee	2	1
56-11 94th Street	\$2,973	#1L	3	Broker/no-fee	2	2
56-11 94th Street	\$3,350	#6B	94	Broker/no-fee	2	2
90-02 Queens Boulevard	\$3,450	#621	5	Broker/no-fee	2	1
88-08 Justice Avenue	\$3,500	#16L	18	Broker/fee	2	2

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
53-17 92nd Street	\$2,299	#1	14	Broker/fee	2	1
54-44 83rd Street	\$2,300	#2F	7	Broker/fee	2	1
79-42 Calamus Avenue	\$2,300	#1	18	Broker/fee	2	1
79-29 Elks Road	\$2,300	#2	4	Broker/fee	2	1
92-29 Lamont Avenue	\$2,400	#6L	3	Broker/fee	2	1
42-42 Ithaca Street	\$2,400	#6	1	Broker/fee	2	1

84-25 Elmhurst Avenue	\$2,495	#2D	1 Broker/fee	2	2
94-31 59th Avenue	\$2,500	#4F	24 Broker/fee	2	1
75-17 41st Avenue	\$2,500	#C1	0 Broker/fee	2	1
92-16 Whitney Avenue	\$2,600	#203	20 Broker/fee	2	1
74-03 46th Avenue	\$2,600	#2	16 Broker/fee	2	1
83-40 Britton Avenue	\$2,650	#3D	14 Broker/no-fee	2	1
92-16 Whitney Avenue	\$2,650	#203	1 Broker/fee	2	1
94-10 60th Avenue	\$2,650	#3A	7 Broker/fee	2	1
40-18 Hampton Street	\$2,700	#1L	1 Broker/fee	2	1
92-16 Whitney Avenue	\$2,700	#103	6 Broker/fee	2	1
40-18 Hampton Street	\$2,700	#11G	7 Broker/fee	2	1
83-02 Saint James Avenue	\$2,750	#2	3 Broker/fee	2	1
74-02 43rd Avenue	\$2,800	#5F	4 Broker/fee	2	1
54-40 80th Street	\$2,800	#1	22 Broker/no-fee	2	2
45-11 82nd Street	\$2,850	#5	3 Broker/fee	2	2
45-11 82nd Street	\$2,850	#UNIT.	5 Broker/fee	2	2
45-16 83rd Street	\$2,850	#4G	17 Broker/fee	2	2
90-02 Queens Boulevard	\$2,900	#604	5 Broker/no-fee	2	1
82-20 Britton Avenue	\$2,900	#4A	5 Broker/fee	2	1
82-20 Britton Avenue	\$2,900	#3B	15 Broker/fee	2	1
45-16 83rd Street	\$2,900	#3	22 Broker/fee	2	2
82-20 Britton Avenue	\$2,950	#4B	5 Broker/fee	2	2

82-18 Britton Avenue	\$2,990 #5F	19 Broker/fee	2	2
40-36 74th Street	\$2,995 #4	3 Broker/fee	2	1
82-20 Britton Avenue	\$2,999 #5	3 Broker/fee	2	2
82-20 Britton Avenue	\$3,000 #5A	16 Broker/fee	2	2
90-02 Queens Boulevard	\$3,200 #321	1 Broker/no-fee	2	1
87-10 51st Avenue	\$3,500 #5K	15 By owner/no-fe	2	2
88-08 Justice Avenue	\$3,500 #10	19 Broker/fee	2	2
88-08 Justice Avenue	\$3,550 #15G	4 Broker/no-fee	2	2
88-08 Justice Avenue	\$3,600 #11	3 Broker/fee	2	2
88-08 Justice Avenue	\$3,600 #18G	14 Broker/fee	2	2
88-08 Justice Avenue	\$3,600 #13D	35 Broker/fee	2	2
46-07 88th Street	\$3,640 #2R	9 Broker/fee	2	1
88-08 Justice Avenue	\$4,200 #18	6 Broker/fee	2	2

Three-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
80-20 Broadway	\$3,000	#6F	16	Broker/fee	3	1
55-28 84th Street	\$3,000	#2	3	Broker/fee	3	2
85-33 54th Avenue	\$3,100	#2	13	Broker/fee	3	1
80-32 47th Avenue	\$3,200	#2	48	Broker/no-fee	3	2
74-33 44th Avenue	\$3,300	#3	3	Broker/fee	3	2
40-66 Ithaca Street	\$3,500	#1K	16	Broker/fee	3	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
52-70 79th Street	\$2,400	#1	0	Broker/fee	3	1
84-29 55 Road	\$2,700	#3	31	Broker/fee	3	1
83-06 Vietor Avenue	\$3,200	#2F	9	Broker/fee	3	1
88-13 Corona Avenue	\$3,200	#2	8	Broker/fee	3	1
94-10 59th Avenue	\$3,200	#5C	43	Broker/fee	3	2
94-58 45th Avenue	\$3,300	#3	8	By owner/no-fee	3	1.5
84-25 Elmhurst Avenue	\$3,300	#2	1	Broker/fee	3	2
41-21 Denman Street	\$3,349	#1	28	Broker/no-fee	3	1
81-03 57th Avenue	\$3,400	#4	5	Broker/fee	3	2
92-29 55th Avenue	\$3,500	#3	17	Broker/fee	3	2
81-03 57th Avenue	\$3,595	#2	9	Broker/fee	3	2
81-03 57th Avenue	\$3,600	#3	0	Broker/fee	3	2

90-02 Queens Boulevard	\$3,600 #601	16 Broker/no-fee	3	1
88-19 53rd Avenue	\$3,700 #2	16 Broker/fee	3	2
55-05 Vanhorn Street	\$3,700 #2	12 Broker/fee	3	1.5
90-02 Queens Boulevard	\$3,900 #632	33 Broker/no-fee	3	2
46-07 88th Street	\$3,900 #1R	19 Broker/fee	3	1
46-07 88th Street	\$3,900 #1D	7 Broker/fee	3	1
42-16 74th Street	\$4,000 #2A	15 Broker/fee	3	2
88-08 Justice Avenue	\$6,300 #PHB	15 Broker/fee	3	3