Racial equity report on housing and opportunity

Project name: 448 Park Ave Rezoning

Contact: Maxim Gladkiy, maxim.galdkiy@equityenvironmental.com;

Kevin Williams, AICP, PP; kevin.williams@equityenvironmental.com

Prepared by: Equity Environmental Engineering LLC Date: 7/05/2022

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

APPLICATION TYPE

Applications that meet one or more of the following criteria are subject to the racial equity report requirement. Please select all relevant criteria:

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

☐ Historic district designation affecting 4 or more city blocks

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

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

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

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

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

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

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

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

Section 1: Executive summary

Provide a short, plain-language summary of the subsequent sections of the racial equity report, including major project elements and key neighborhood and demographic conditions.

The proposed Development is a 6-story residential building with a total of 11 dwelling units including 8 market-rate units and 3 permanently affordable units under MIH Option 1 or MIH Option 2. MIH Option 1 would set aside 25% of Residential Floor Area at an average household income of 60% AMI and at least 10% of Residential Floor Area at 40% AMI. Under MIH Option 1, the Applicant would provide 1 DU at 40% AMI (Very Low Income), 1 DU at 60% AMI (Low Income), and 1 DU at 80% AMI (Low Income). MIH Option 2 would set aside 30% of Residential Floor Area at an average household income of 80% AMI. Under MIH Option 2, the Applicant would provide 1 DU at 60% AMI (Low Income), 1 DU at 80% AMI (Low Income), and 1 DU at 100% AMI (Moderate Income). The proposed development includes units ranging from 1-bedroom to 3-bedroom units, as such eligible households include 2- to 4-person households. The anticipated eligible incomes and rents for both Options 1 and 2 are indicated in the report.

As of 2020, the total population of the Brooklyn Community District 3 (PUMA 4003) was 153,236 people, of which 4% of population were Asian, 40% identified as Black, 19% were Hispanic, 31% were White, and 6% identified as other race or combination of races. The median age of Bedford-Stuyvesant residents was 31.4 years. The 2015-2019 ACS data indicates that median household income has increased by 31.9% percent since 2012, reaching $53,646 in 2019. However, the distribution of median income among racial groups was uneven with the highest median income among White population ($90,875) and the lowest median income among Hispanics ($38,217).

Between 2010 and 2020, the Community District featured a 10.7% increase in housing units, whereas the overall population in the neighborhood grew by 14.2%, which indicates that the recent housing production was below the growing demand. The median gross rent in the neighborhood increased by 22.8% between 2012 and 2019. White population tends to afford the highest median gross rent at $2,156 per month while Hispanic population has the lowest median monthly gross rent at $995. In terms of Gross Rent as a Percentage of Household Income (GRAPI), Asian households tend to be the most rent-burdened (63.9% of the households) or extremely rent-burdened (34.1% of the households) compared to other racial groups. According to 2015-2019 ACS data, White and Asian population have the highest rates of overcrowding. 12.4% of the total housing units occupied by White people and 11.2% of the Asian occupied housing units are considered overcrowded. As per 2015-2019 ACS PUMS data, 26,203 units (64.1%) of the total rental units in the community district are set aside affordable to households with less than 80% of the Area Median Income (AMI), which are considered extremely low-income, very low-income, and low-income households. Approximately 25.5% of the total rental units have a monthly rent that is affordable to moderate-income households with a household income of 81% to 120% AMI. Only around 10% of total rental units are targeted for middle- to high-income households with household income more than 120% AMI.

(Section 1 continued)

The Proposed Development meets several goals of the City's plan to affirmatively further fair housing and promote equitable access to opportunity. The Project would facilitate equitable housing development in New York City and the region, help preserve affordable housing and prevent displacement of long-standing residents, create more independent and integrated living options for people with disabilities, and make equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty.

Section 2: Project specific information

Before completing Section 2, please review the racial equity report submission guide.

2.1 Residential affordability

2.1.1 Proposed residential floor area

Total residential zoning square feet: 11,373 ZSF;

Gross residential square feet: 12,283 GSF.

2.1.2 Estimated new housing units

Report the number of anticipated housing units. Describe the expected rents or prices for all proposed housing units.

MIH Option 1

Income restriction	Units		Anticipated affordability				
			AMI	Rent (2022)*		Eligible income (2022)**	
	#	%		1-bedroom	3-bedroom	2-person	4-person household
Market Rate	8	73		$3,300	$4,900	$132,000	$196,000
VLI	1	9	40%	$940	$1,390	$42,800	$53,400
LI	1	9	60%	$1,410	$2,090	$64,100	$80,100
LI	1	9	80%	$1,870	$2,780	$85,500	$106,800
Total	**11**	**100%**					

MIH Option 2

Income restriction	Units		Anticipated affordability				
			AMI	Rent (2022)*		Eligible income (2022)**	
	#	%		1-bedroom	3-bedroom	2-person	4-person household
Market Rate	8	73		$3,300	$4,900	$132,000	$196,000
LI	1	9	60%	$1,410	$2,090	$64,100	$80,100
LI	1	9	80%	$1,870	$2,780	$85,500	$106,800
MI	1	9	100%	$2,510	$3,470	$106,800	$133,400
Total	**11**	**100%**					

*Rents are based on unit size. Rents shown are illustrative (based on 2022 HUD Income Limits, 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 YEAR HUD Income Limits, 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.

Provide additional details below as needed. If applicable, report the proposed Mandatory Inclusionary Housing option. If applicable, describe any affordable housing financing programs.

(Section 2 continued)

The proposed Development is a 6-story residential building with a total of 11 dwelling units including 8 market-rate units and 3 permanently affordable units under MIH Option 1 or MIH Option 2. MIH Option 1 would set aside 25% of Residential Floor Area at an average household income of 60% AMI and at least 10% of Residential Floor Area at 40% AMI. Under MIH Option 1, the Applicant would provide 1 DU at 40% AMI (Very Low Income), 1 DU at 60% AMI (Low Income), and 1 DU at 80% AMI (Low Income). MIH Option 2 would set aside 30% of Residential Floor Area at an average household income of 80% AMI. Under MIH Option 2, the Applicant would provide 1 DU at 60% AMI (Low Income), 1 DU at 80% AMI (Low Income), and 1 DU at 100% AMI (Moderate Income).

The proposed development includes units ranging from 1-bedroom to 3-bedroom units, as such eligible households include 2- to 4-person households. For each income level, the expected rents/prices as well as the household income needed are described in the Tables above. For units not subject to income restrictions, estimated rental prices are based on current area market rents (third quartile).

2.2 Profile of specific anticipated jobs

Report building area and job sector details for specific non-residential uses. Specific non-residential uses are those where a space is being built for the use of a specific tenant or business. This might be an anchor tenant that is only occupying a portion of the proposed space, or it might be that the applicant is seeking the proposed action to build for their own use.

If the proposal includes non-residential space but no specific tenants or businesses, do not complete this section. General non-residential space can be discussed in Section 4.

2.2.1 Proposed specific non-residential floor area

Total specific non-residential zoning square feet:

Gross specific non-residential square feet:

2.2.2 Specific anticipated new jobs

If the application proposes specific non-residential uses, report the projected number of permanent jobs in each sector.

Sector (name and NAICS code)	Job count
Total	

For each sector, use most recent available data to describe the educational attainment and racial/ethnic composition of the workforce and median wages for those sectors in New York City.

2.3 Anticipated 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
Projected Development Site 1	23	23
Totals		

Section 3: Community Profile Summary

The community profile summary provides a graphic snapshot of household, housing, and neighborhood indicators from the Equitable Development Data Explorer for the relevant Community District[1]. Data tables and sources can be found in the full community profile (Section 5 of this report.

Using the graphs below, provide a brief written description of demographic, socioeconomic and housing conditions and trends relevant to the proposed project.

The proposed Project is located in the Bedford Stuyvesant neighborhood of Brooklyn Community District 3. The Demographic, Socioeconomic, and Housing Conditions of the Community District are as follows.

Demographic Conditions

According to Decennial Census P.L. 94-17, 2020, the total population of Bedford-Stuyvesant neighborhood (PUMA 4003) was 153,236 people, of which 4% of population identified as Asian, 40% identified as Black, 19% identified as Hispanic, 31% identified as White non-Hispanic, and 6% identified as other race or combination of races (Fig.1). In 2020. Black population was still the biggest racial group in the CD. However, since 2010, the group indicated a decrease of 23.7%, whereas all other racial groups indicated increase in their population. From 2010 to 2020, Asian population grew by 146.9%, White population grew by 130.2%, Hispanic/Latino population grew by 5.7%, and population identifying as other race grew by 224.4%. The overall population in the neighborhood indicated an increase of 14.2%.

Fig.1. Mutually Exclusive Race/Hispanic Origin, Census, 2020

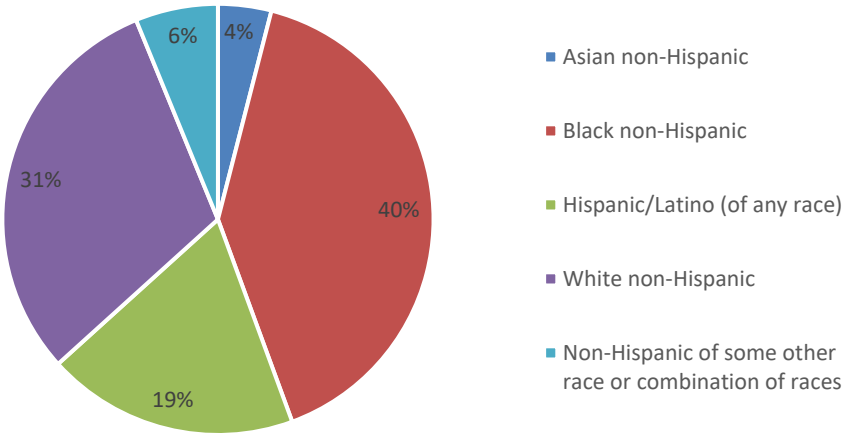
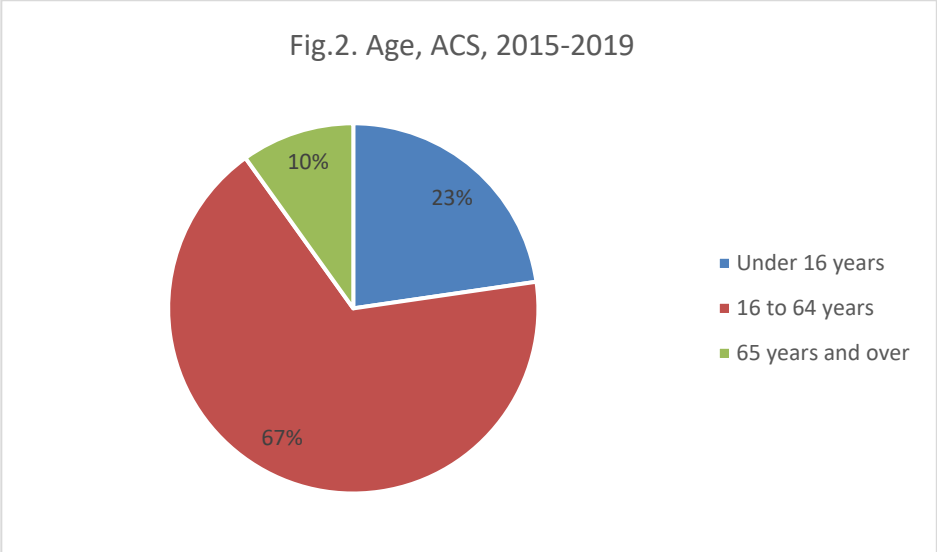


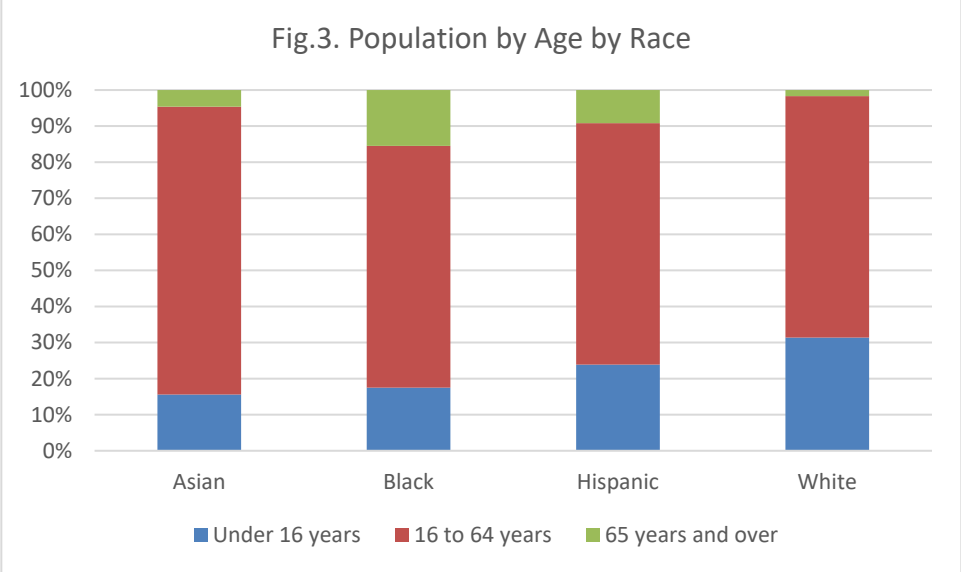
Figure 2 shows the Brooklyn, CD 3 (PUMA 4003) age distribution of population according to ACS

[1] The EDDE reports data by Public Use Microdata Areas (PUMA), statistical areas defined by the U.S. Census. PUMAs in New York City generally approximate Community Districts. Displaying the data at the PUMA scale enables data reporting broken down by race and ethnicity.

PUMS, 2015-2019. The median age of Bedford-Stuyvesant residents was 31.4 years, compared to the citywide average of 37 years. The number of residents 65 years and over (14,734) grew by 23% from 2012 to 2019, two times faster than the rest of the population.



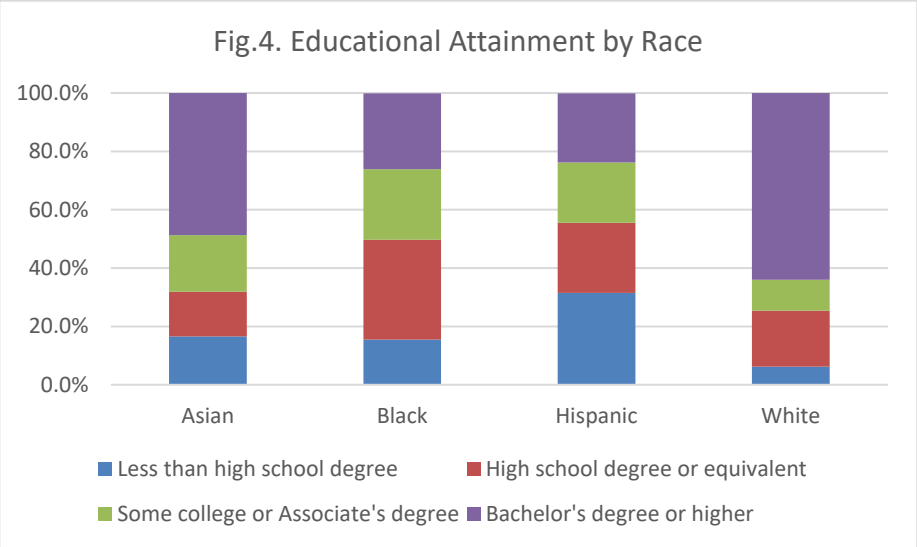
Among different racial groups, residents under 16 years old account for the largest portion (31.4%) among White population and the smallest portion (15.6%) among Asian population. Individuals who are 65 years and over account for the largest portion (15.5%) among Black population and the smallest portion (1.7%) among White population (Fig.3).



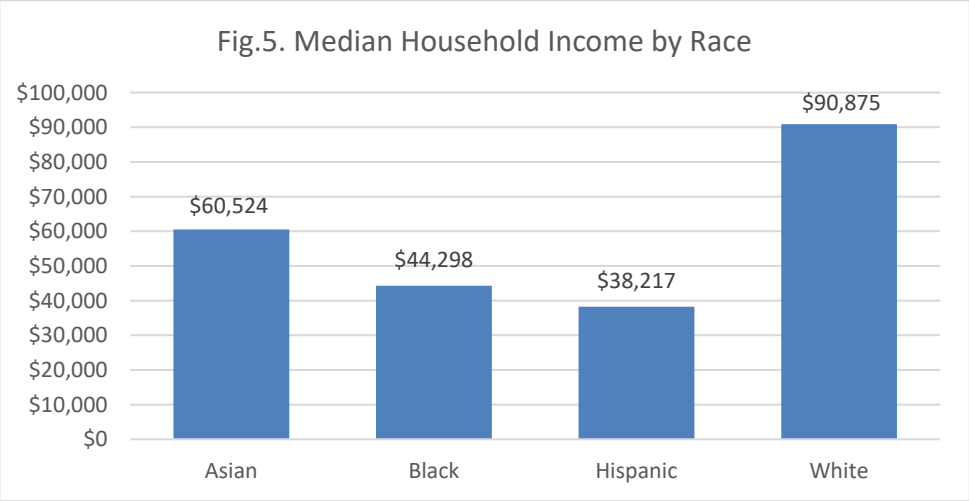
Foreign-born Population accounted for 18.5% of the total population in 2019 compared to 19.8% in 2012. Asian residents had the largest foreign-born population share among other racial groups with 56.8% of all individuals born abroad. Among other races, 17.2% of Black population, 29.7% of Hispanic population, and 9.5% of White population were foreign-born.

Socioeconomic Conditions

Overall, according to ACS PUMS, 2015-2019 more than one-third (36.4 percent) of the population had at least a bachelor's degree, which presented a 13.4 percentage point increase compared to the year of 2012 when only 23.0% of the total population had at least a bachelor's degree. The highest rate of educational attainment with at least a bachelor's degree was among White (64%) and Asian (48.7%) population (Fig.4). Black and Hispanic population had the lowest rate of educational attainment with at least a bachelor's degree among other racial groups (26% and 23.7% respectively). One-third of all Hispanic population (31.5%) had less than high school diploma, the highest rate of the lowest educational attainment level among all racial groups.



Median household income has increased by 31.9% percent since 2012, reaching $53,646 in 2019. The 2019 Median household income (Fig.5) had an uneven distribution among racial groups with the highest median income among White population ($90,875) and the lowest median income among Hispanic population ($38,217). In 2019, almost one-third of all households (28.9%) were considered extremely low-income (0-30% AMI) with the highest percentage of extremely low-income households among Hispanics (38.5%) and the lowest rate of extremely low-income households among White population (17.3%).

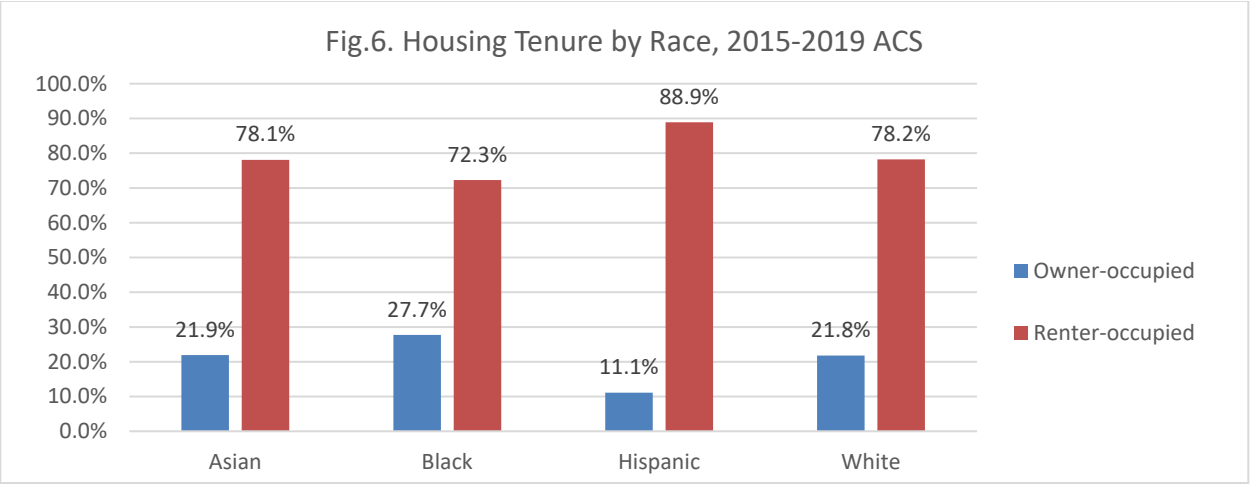


The 2019 labor force of the Community District included 73,374 (73.0% of the total population between 16 and 64 years old) which presented an increase of 23.7% compared to the year of 2012. Occupations in management, business, science, and arts accounted for 44.6% of the total labor force. 22.1% of civilian employed population had an occupation in Service, 20.9% in Sales and office, 8.4% in production, transportation, and material moving, 4.0% in natural resources, construction, and maintenance. The largest employers in 2019 were educational services and health care and social assistance (26.3%), professional, scientific, and management, and administrative and waste management services (14.6%), Arts, entertainment, and recreation, and accommodation, and food services (11.9%), and Retail trade (11.0%).

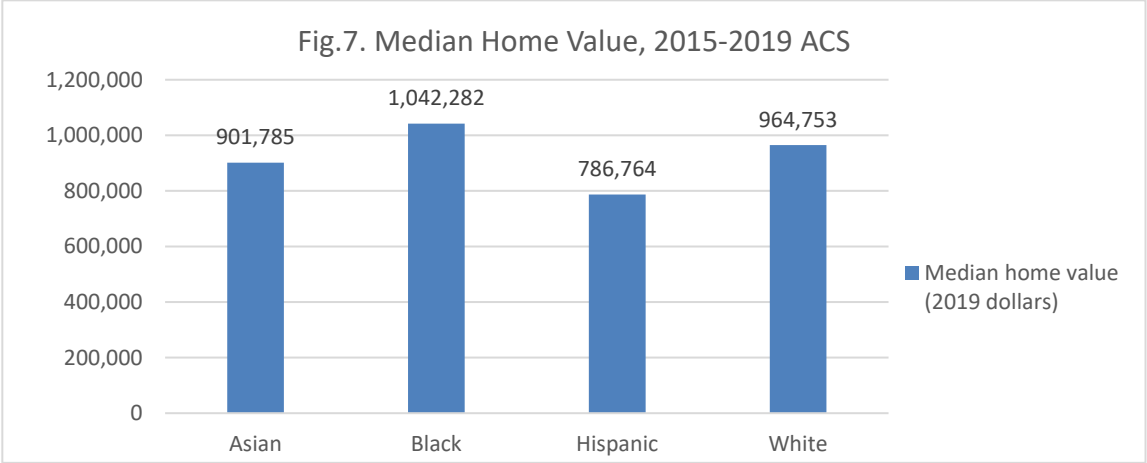
Housing Conditions

Housing tenure is an important indicator for socioeconomic conditions in Brooklyn Community District 3. As shown in **Figure 6**, which is derived from 2015-2019 ACS PUMS data, Black people have the highest rate (27.7%) of owner-occupied housing in the community district, followed by Asians (21.9%) and White people (21.8%). It should be noted that Hispanic people have the lowest rate of owner-occupied housing, which is only 11.1%, way less than the other three racial groups.

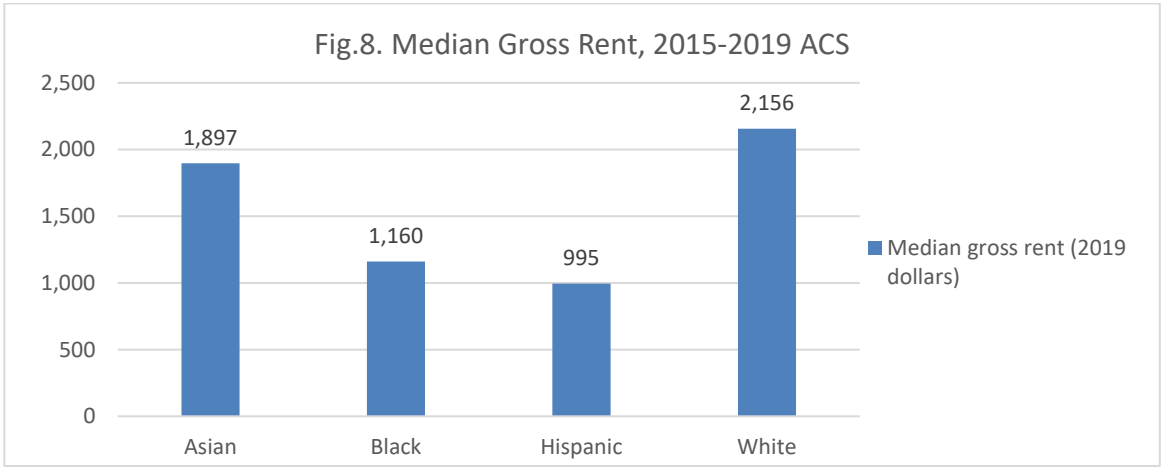
Also shown in **Figure 6**, Hispanic people have the highest rate (88.9%) of renter-occupied housing in the community district while Asians, White people, and Black people have 78.1%, 78.2%, and 72.3% of the total housing units occupied by renters respectively.



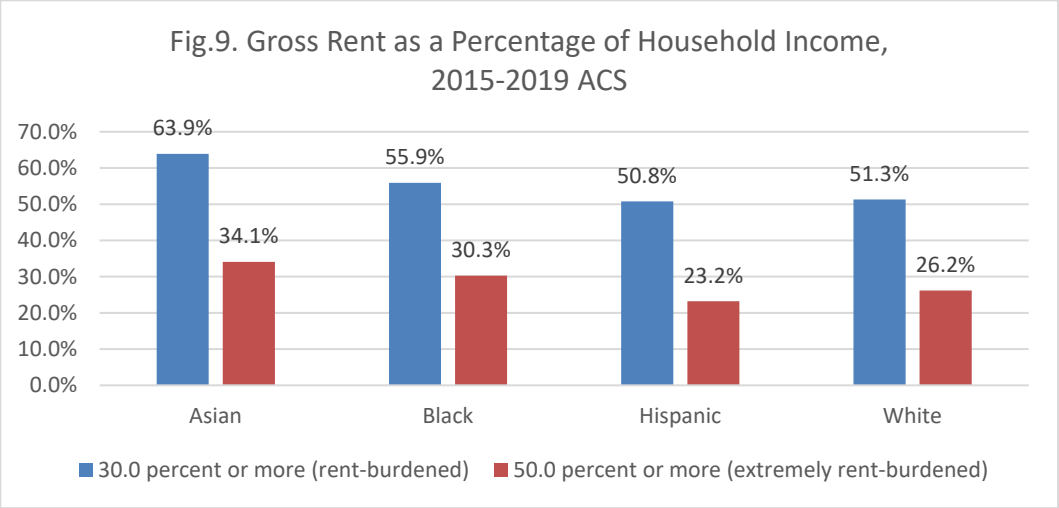
As shown in **Figure 7**, of the housing units that are occupied by owners, the housing that are owned by the Black people have the highest median home value of $1,042,282, which exceeds 1 million dollars. The median home value of White people owners and Asian owners rank the second and the third at $964,753 and $901,785 respectively. Hispanic people have the least percentage of people who own a house in the community district and also the cheapest median home value at $786,764.



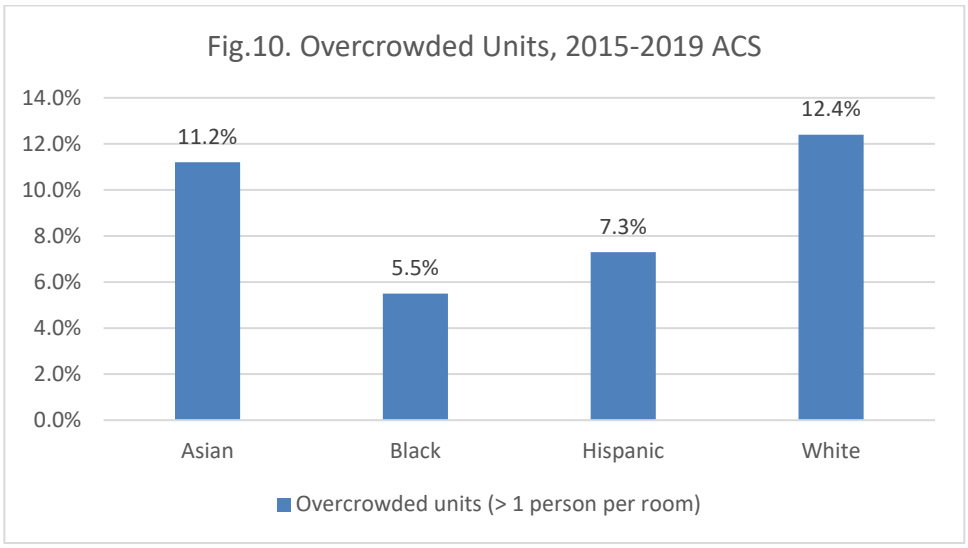
As shown in **Figure 8**, of the housing units that are occupied by renters, the White people tend to afford the highest median gross rent at $2,156 per month while the median monthly gross rents for Asians and Black people are $1,897 and $1,160 respectively. Hispanic people have the lowest monthly gross rent at $995, which is the only racial group with a monthly median gross rent less than $1,000.



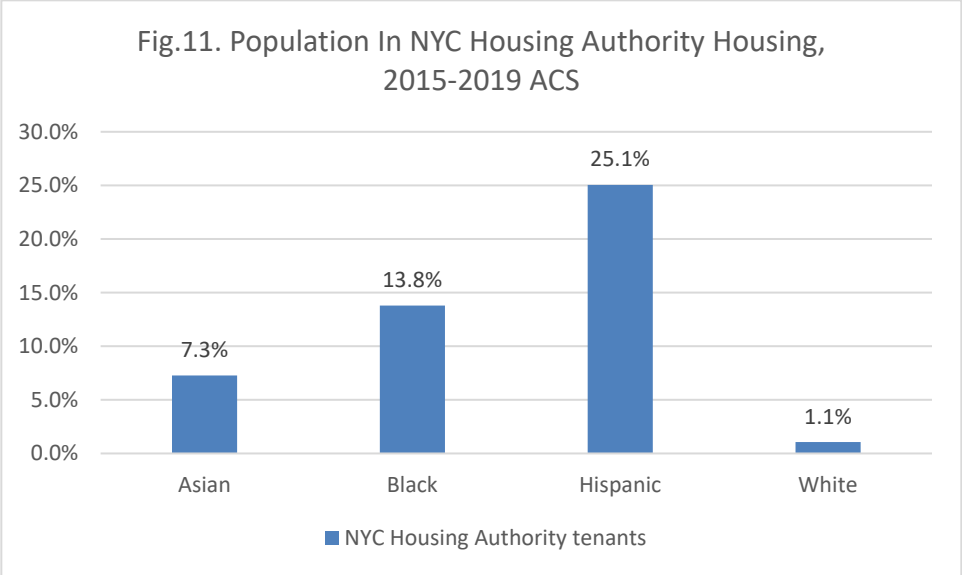
To get a more comprehensive understanding of the renters in the area, Gross Rent as a Percentage of Household Income (GRAPI) should be taken into account. Households with 30% or more household income paid for gross rent are considered rent-burdened while households with 50% or more household income paid for gross rent are considered extremely rent-burdened. According to the 2015-2019 ACS (**Figure 9**), the percentages of Asian households that are rent-burdened or extremely rent-burdened are at the top of the four racial groups, which are 63.9% and 34.1% respectively. Compared to the Asians, 55.9% of the Black households are considered rent-burdened and 30.3% are considered extremely rent-burdened, which ranks the second highest among the four racial groups. Hispanic and White people have similar percentages of rent-burdened households, which are 50.8% and 51.3% respectively, as well as percentages of extremely rent-burdened households, which are 23.2% and 26.2% respectively.



A unit is considered overcrowded if more than one person resides in one room. According to 2015-2019 ACS data (**Figure 10**), the White people have the highest percentage of overcrowded units, which accounts for 12.4% of the total housing units occupied by White people. Asians are at the second highest place with 11.2% of the Asian occupied housing units being considered overcrowded. Black people and Hispanic people are at a better position regarding overcrowded units, which are at 5.5% and 7.3% respectively.



NYC Housing Authority (NYCHA) provides housing at an affordable rate for moderate- to low-income families. As shown in **Figure 11**, Hispanic people have the highest percentage (25.1%) of households living in NYCHA housing units, which is way higher than White people with the lowest percentage (1.1%) of households living in NYCHA housing units. Black people have a percentage of households living in NYCHA housing units (13.8%) that is approximately half of the Hispanic percentage while Asians have a percentage of households living in NYCHA housing units (7.3%) that is approximately half of the Black percentage.



To better satisfy the housing needs of the households with a wide range of income levels within the community district, rental units are set at different monthly rates that are affordable to households with various income levels. As per 2015-2019 ACS PUMS data (**Figure 12**), 26,203 units (64.1%) of the total rental units in the community district are set aside affordable to households with less than 80% of the Area Median Income (AMI), which are considered extremely low-income, very low-income, and low-income households. Approximately 25.5% of the total rental units have a monthly rent that is affordable to moderate-income households with a household income of 81% to 120% AMI. Only around 10% of total rental units are targeted for middle- to high-income households with household income more than 120% AMI.

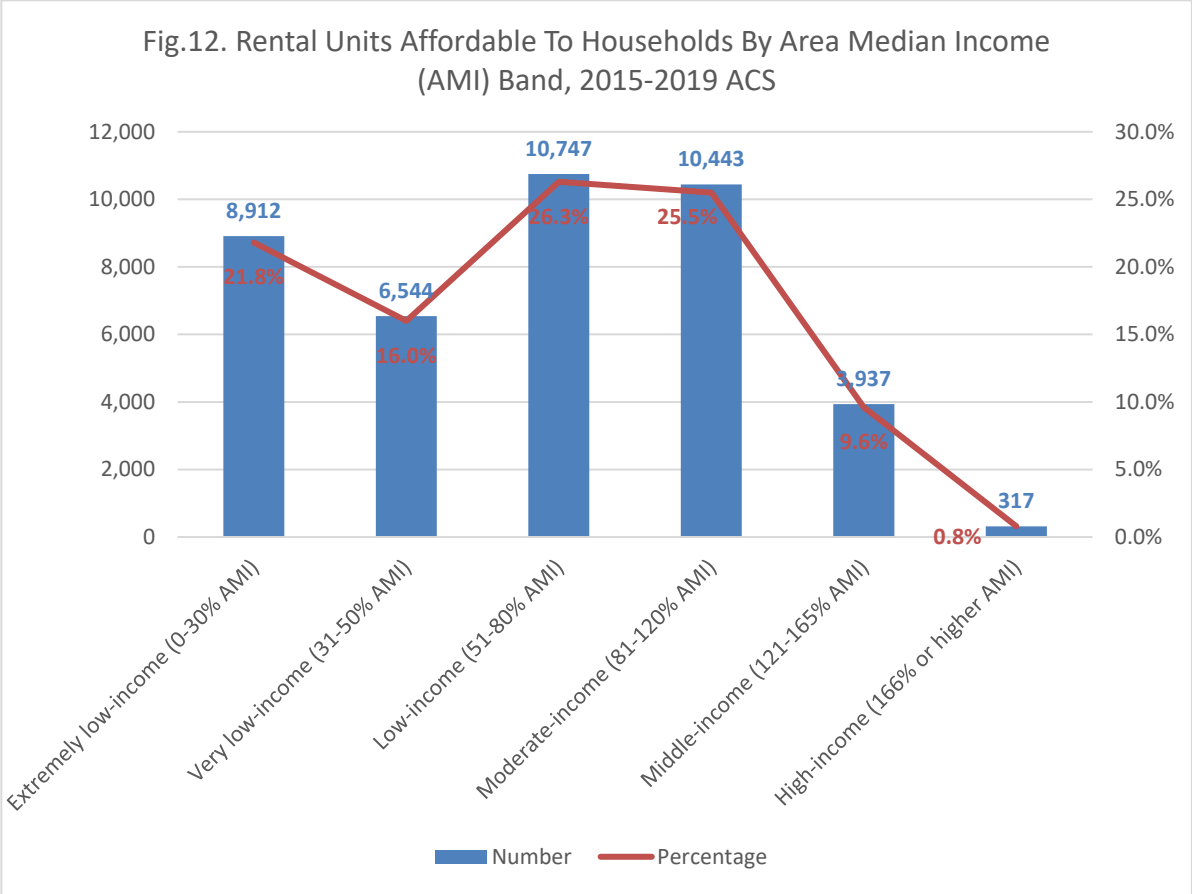


Fig.12. Rental Units Affordable To Households By Area Median Income (AMI) Band, 2015-2019 ACS
12,000
10,000
8,000
6,000
4,000
2,000
0
30.0%
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
8,912
6,544
10,747
10,443
3,937
317
21.8%
16.0%
26.3%
25.5%
9.6%
0.8%
Extremely low-income (0-30% AMI)
Very low-income (31-50% AMI)
Low-income (51-80% AMI)
Moderate-income (81-120% AMI)
Middle-income (121-165% AMI)
High-income (166% or higher AMI)
Number
Percentage

Section 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.

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

Between 2010 and 2020, the Community District featured a 10.7% increase in housing units, whereas the overall population in the neighborhood grew by 14.2%, which indicates that the recent housing production was below the growing demand. The median gross rent in the neighborhood increased by 22.8% between 2012 and 2019. The demographic composition of the neighborhood includes 40% of Black population and 19% of Hispanic population, the two racial groups with the lowest median household incomes among all racial groups. The 2015-2019 ACS data also indicates high level of overcrowding among Asian and White population.

The proposed project facilitates the New York City's equitable housing development goal by providing 11 dwelling units which include 3 permanently affordable units under MIH Option 1 (25% of Residential Floor Area at an average household income of 60% AMI and at least 10% of Residential Floor Area at 40% AMI) or MIH Option 2 (30% of Residential Floor Area at an average household income of 80% AMI). Under MIH Option 1, the Applicant would provide 1 DU at 40% AMI (Very Low Income), 1 DU at 60% AMI (Low Income), and 1 DU at 80% AMI (Low Income). Under MIH Option 2, the Applicant would provide 1 DU at 60% AMI (Low Income), 1 DU at 80% AMI (Low Income), and 1 DU at 100% AMI (Moderate Income).

The project is also located within a Transit Zone where households are highly accessible to jobs, amenities, and services.

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

The Project would be developed on a vacant and underutilized site, which would provide income-restricted units subject to HPD Marketing Guidelines, including a preference for applicants from the local Community District. As such, the Project would promote the goal of preserving affordable housing and preventing the displacement of long-standing residents.

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

The Project would incorporate ADA compliant designs such as elevators with enough space for wheelchairs and ramps at the entryway of the building. As a result, the Project would promote the goal of creating more independent and integrated living options for people with disabilities.

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

The Project is located in Brooklyn Community District 3, which consists of two Neighborhood Tabulation Areas (NTA) of Bedford on the west and Stuyvesant Heights on the east. According to the Displacement Risk Index from the Equitable Development Data Explorer [1], Bedford has a higher overall displacement risk level while Stuyvesant Heights has an intermediate overall displacement risk level as a combined result of the three major categories of data points that are population vulnerability, housing conditions, and market pressure.

(Section 4 continued)

Bedford has an intermediate displacement risk level of population vulnerability given that of the total population, it has approximately 59.3% non-white population, 50.4% with an income below 200% of the federal poverty rate, and 12% with limited English-speaking skills. In addition, Bedford has a higher displacement risk level regarding housing conditions as there are more occupied housing units where residents reported 3 or more maintenance deficiencies to the NYC Housing Vacancy Survey compared to the City. Meanwhile, approximately 80% of the housing units in Bedford are occupied by renters, but approximately 81.1% of the housing units are not income-restricted. Last but not least, the displacement risk level of market pressure in Bedford is highest as the neighborhood has witnessed a larger increase in rent and highly educated population with a bachelor's degree or higher compared to the City, which was accompanied by a residential property price appreciation of 4.6 from 2000 to 2020.

Compared to Bedford, Stuyvesant Heights has a lower displacement risk level of population vulnerability since 82.2% of the total population are non-white, 40.4% of the total population have an income below 200% of the federal poverty rate, and 7% of the total population are equipped with limited English-speaking skills. The displacement risk level derived from housing conditions in Stuyvesant Heights is similar to Bedford, which is also considered higher with more units with 3 or more maintenance deficiencies compared to the City. Approximately 74.8% of the housing units in Stuyvesant Heights are occupied by renters, but approximately 85.5% of the housing units are not income-restricted. The displacement risk level of market pressure in Stuyvesant Heights is considered lower than Bedford, given that the rent increase is equivalent to the City and the residential property price appreciation is the same as that in Bedford. However, it is still at a higher level as Stuyvesant Heights has experienced a larger increase in highly educated population with a bachelor's degree or higher compared to the City and is located adjacent to Bedford, which has higher market pressure scores.

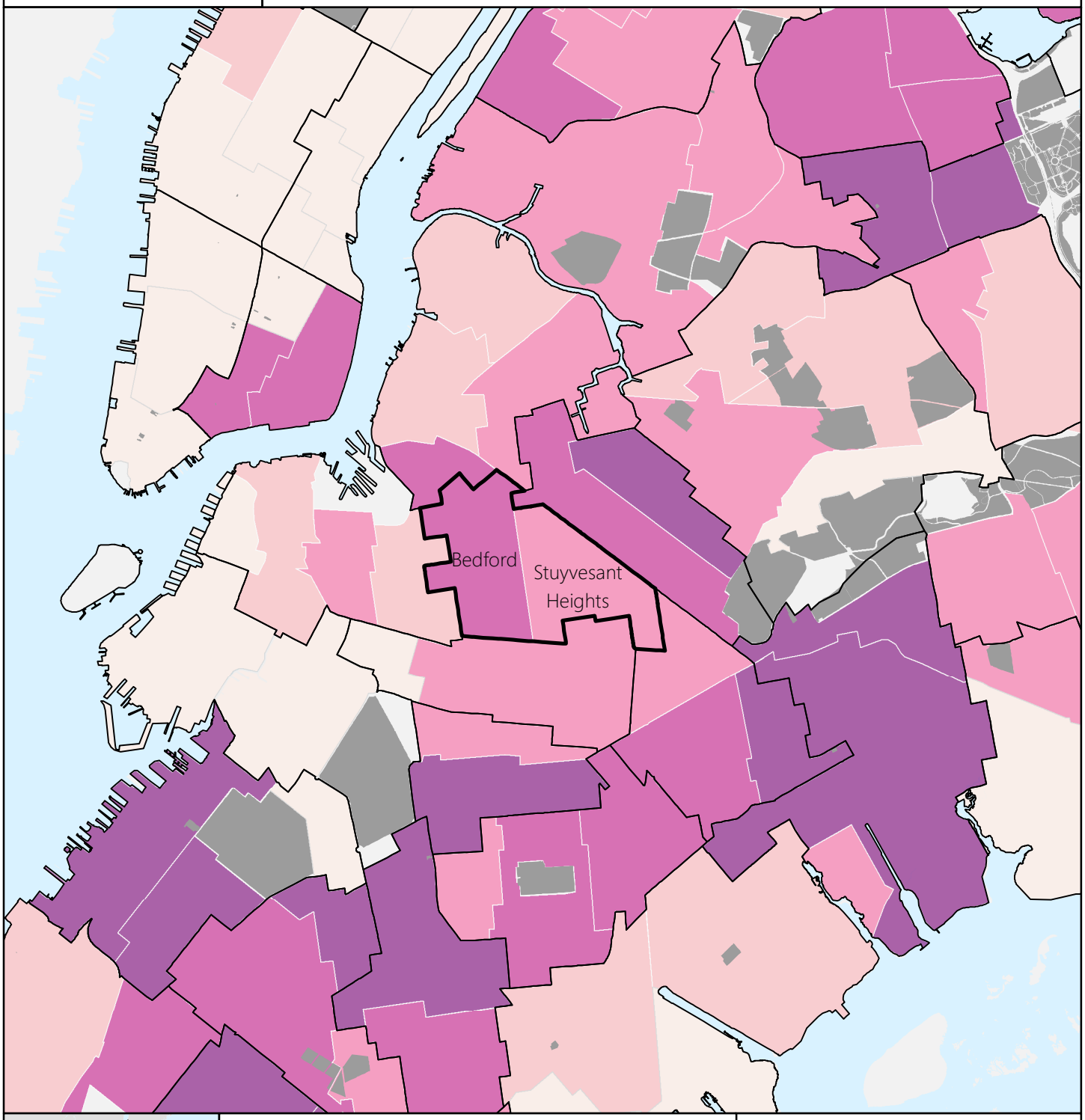
Based on the displacement risk levels of the two NTAs in Brooklyn Community District 3, the neighborhoods surrounding the Project Site have shown signs of concentrated poverty and are under a higher level of market pressure from increasing rents. The Project proposed by the Applicant would provide 3 permanently affordable units under MIH Option 1 (25% of Residential Floor Area at an average household income of 60% AMI and at least 10% of Residential Floor Area at 40% AMI) or MIH Option 2 (30% of Residential Floor Area at an average household income of 80% AMI). Under MIH Option 1, the Applicant would provide 1 DU at 40% AMI (Very Low Income), 1 DU at 60% AMI (Low Income), and 1 DU at 80% AMI (Low Income). Under MIH Option 2, the Applicant would provide 1 DU at 60% AMI (Low Income), 1 DU at 80% AMI (Low Income), and 1 DU at 100% AMI (Moderate Income). The Project would align with the community-led neighborhood plan to advance equity and make new residential amenities accessible to low-income populations. Therefore, the Proposed Project would promote the goal of making equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty.

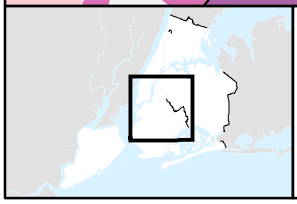
Bedford-Stuyvesant

PUMA 4003

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.





Displacement Risk

by Neighborhood Tabulation Area

Lowest | Lower | Intermediate | Higher | Highest

0 1 2

Miles

N

Section 5: Community profile

The community profile provides data tables for all indicators from the Equitable Development Data Explorer (EDDE) for the relevant Community District[2]. 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.

[2] The EDDE reports data by Public Use Microdata Areas (PUMA), statistical areas defined by the U.S. Census. PUMAs in New York City generally approximate Community Districts. Displaying the data at the PUMA scale enables data reporting broken down by race and ethnicity.

NYC PLANNING

Community Profile Summary

Bedford-Stuyvesant

(PUMA 4003, approximately Brooklyn CD 3)

Each figure includes a description and a sample interpretive sentence. Data is sourced from the U.S. Census, the American Community Survey, and the NYC Housing and Vacancy Survey. For more detailed data sourcing, see the associated source table in the Equitable Development Data Explorer, available here.

Contents

Demographic Conditions

Race and ethnicity page 1

Economic Security

Household income page 2

Jobs page 4

Education & Access to Transit

High school graduation & Educational attainment page 6

Access to Transit page 7

Housing Security, Affordability, and Quality

Rental prices & rent burden page 8

Housing Production

Housing and population change page 9

Notes

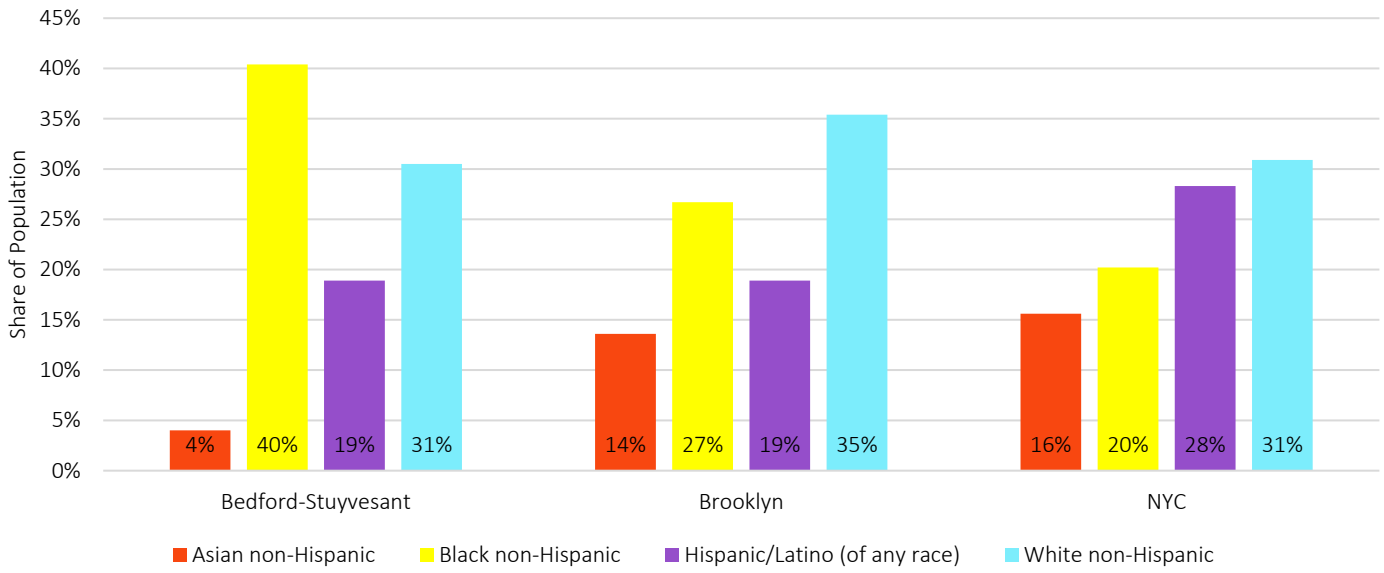
Understanding Error Bars page 10

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

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

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

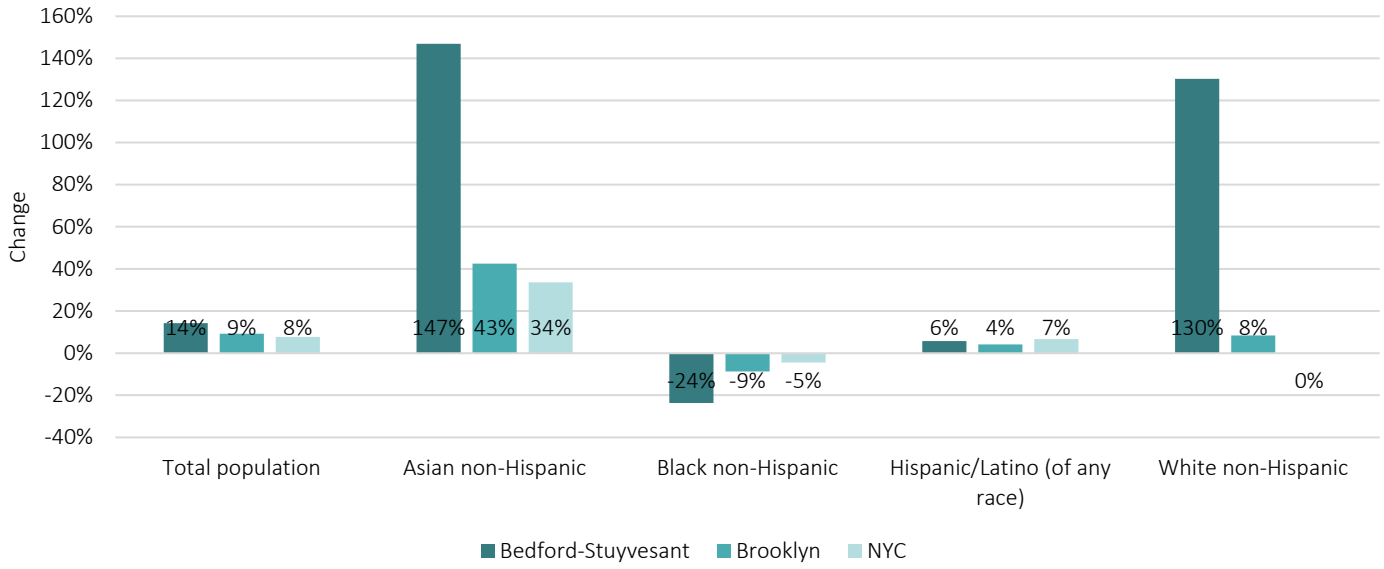


Source: Census 2020; Community Profile Table 1.01

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

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

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



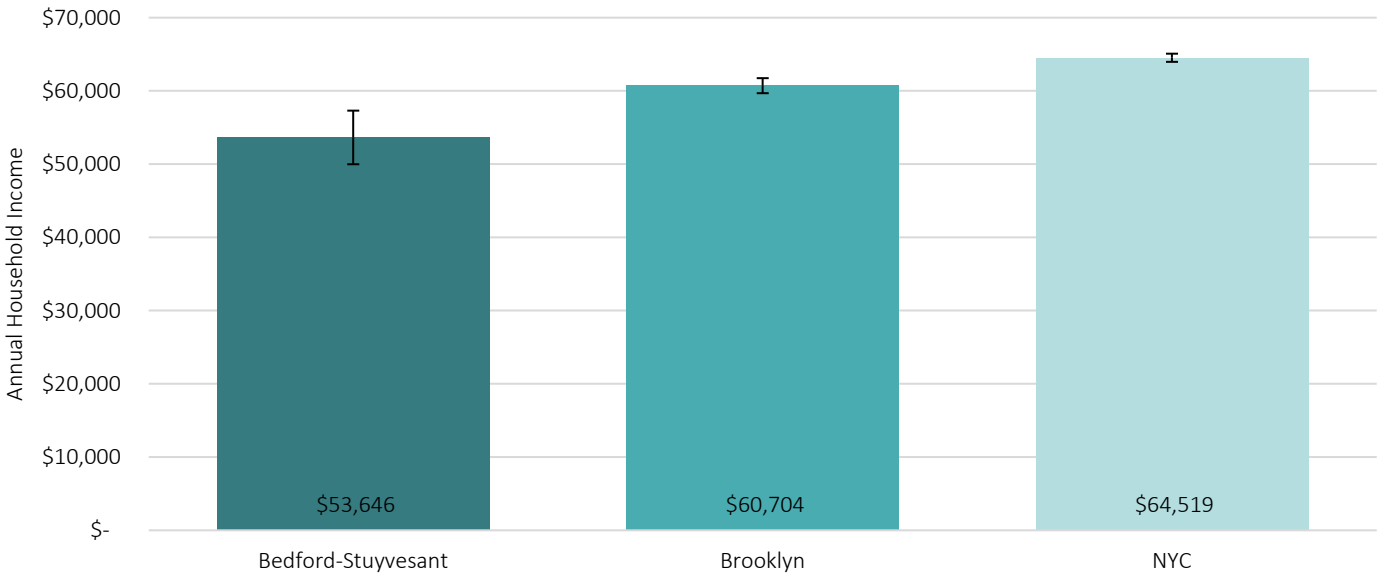
Source: Census 2010, 2020; Community Profile Table 1.01

Household Economic Security – Income

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

Shows the estimated median household income (in 2019 dollars) for the local area, borough, and city. Median means half of all households in the area make more than this amount and half make less. Compares the local area to the borough and city.

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

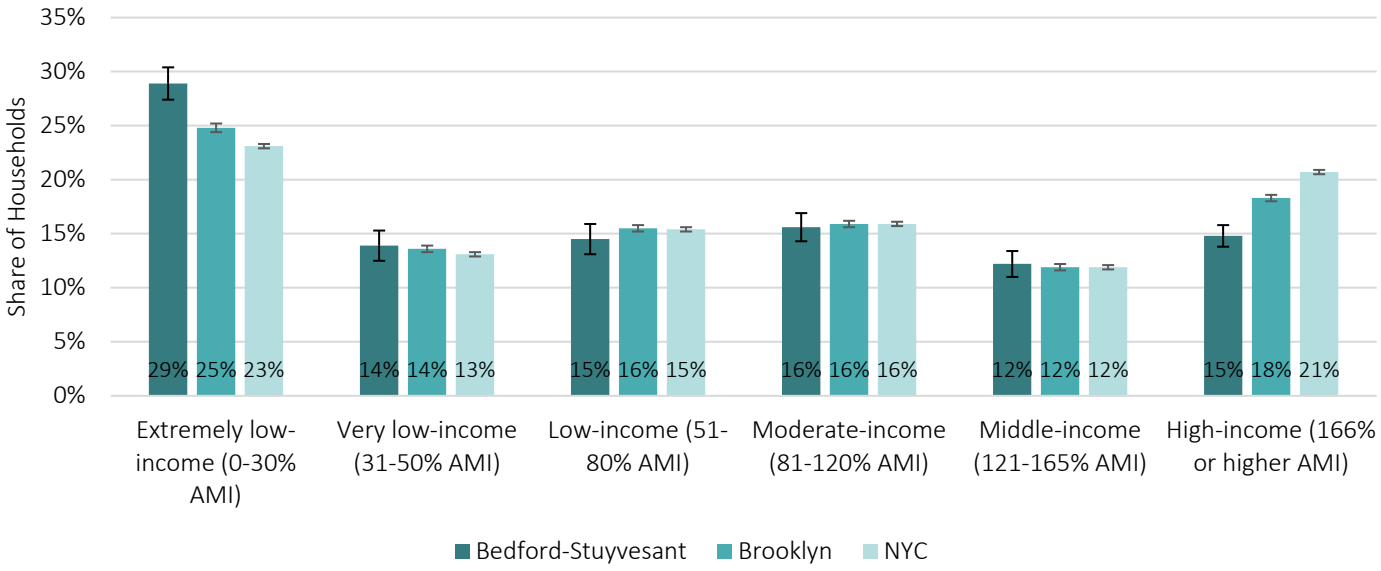


Source: American Community Survey 2015-2019; Community Profile Table 2.02

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

Shows the share of households within each 2017 U.S. Housing and Urban Development (HUD) Area Median Income (AMI) band. Compares the local area to the borough and city. U.S. Housing and Urban Development (HUD) Area Median Income (AMI) is based on rental prices.

"For 2015-2019, an estimated [percent] of households in [area] were in [HUD AMI band]."

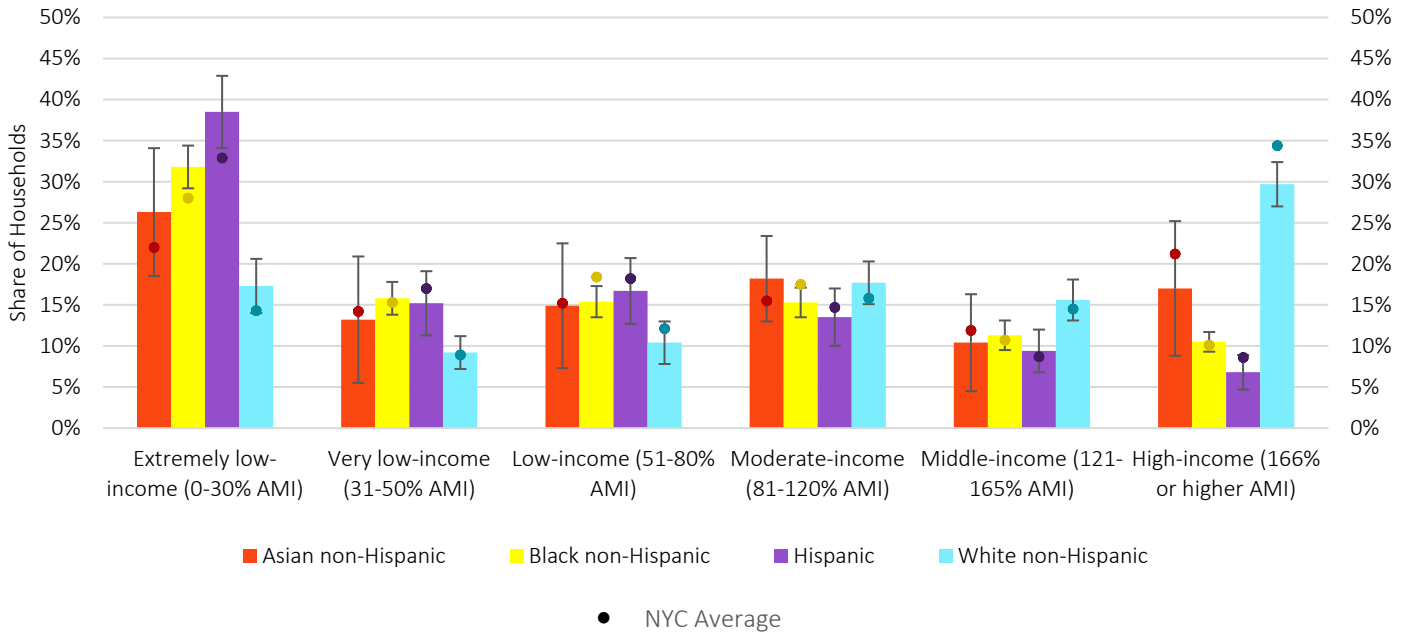


Source: American Community Survey 2015-2019; Community Profile Table 2.03

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

Shows the share of PUMA households within each 2017 U.S. Housing and Urban Development (HUD) Area Median Income (AMI) band, by mutually exclusive race & Hispanic ethnicity of householder. HUD AMI bands are used to determine eligibility for income-restricted housing.

"In the local area, an estimated [percent] of [race/ethnicity] households were in [HUD AMI band] in 2015-2019."



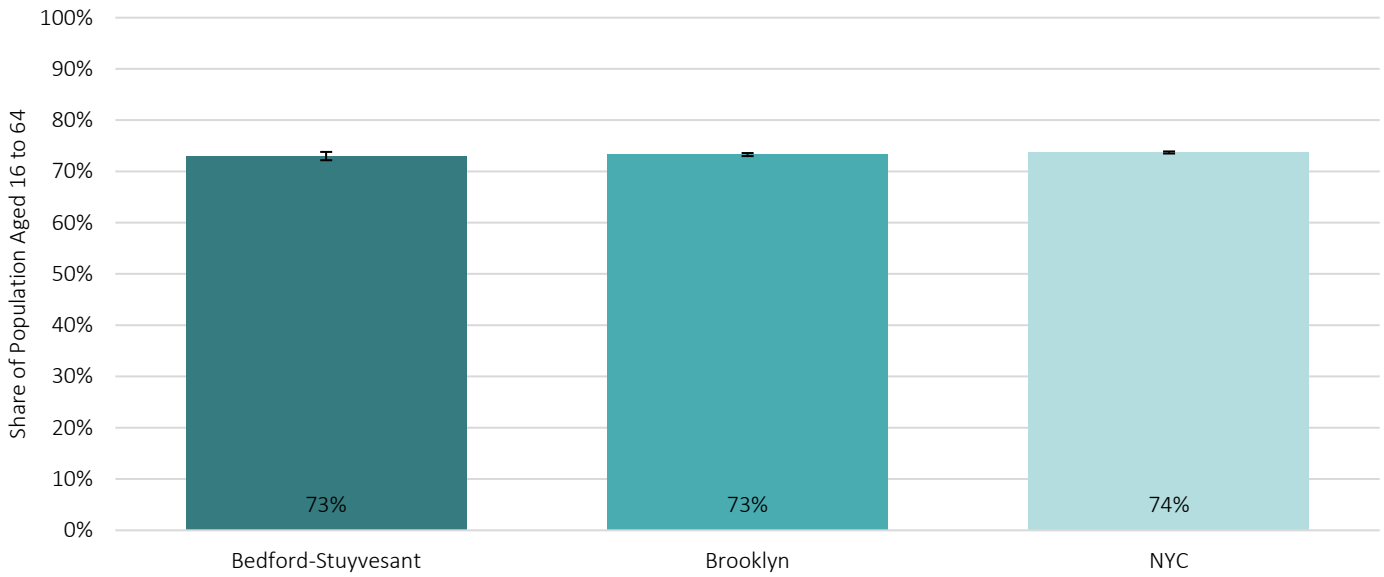
Source: American Community Survey 2015-2019; Community Profile Table 2.03

Household Economic Security – Jobs

Figure 6: Labor Force Participation, 2015-2019 (Five-Year Estimate)

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

"In 2015-2019, an estimated [percent] in [area] were employed or seeking work."

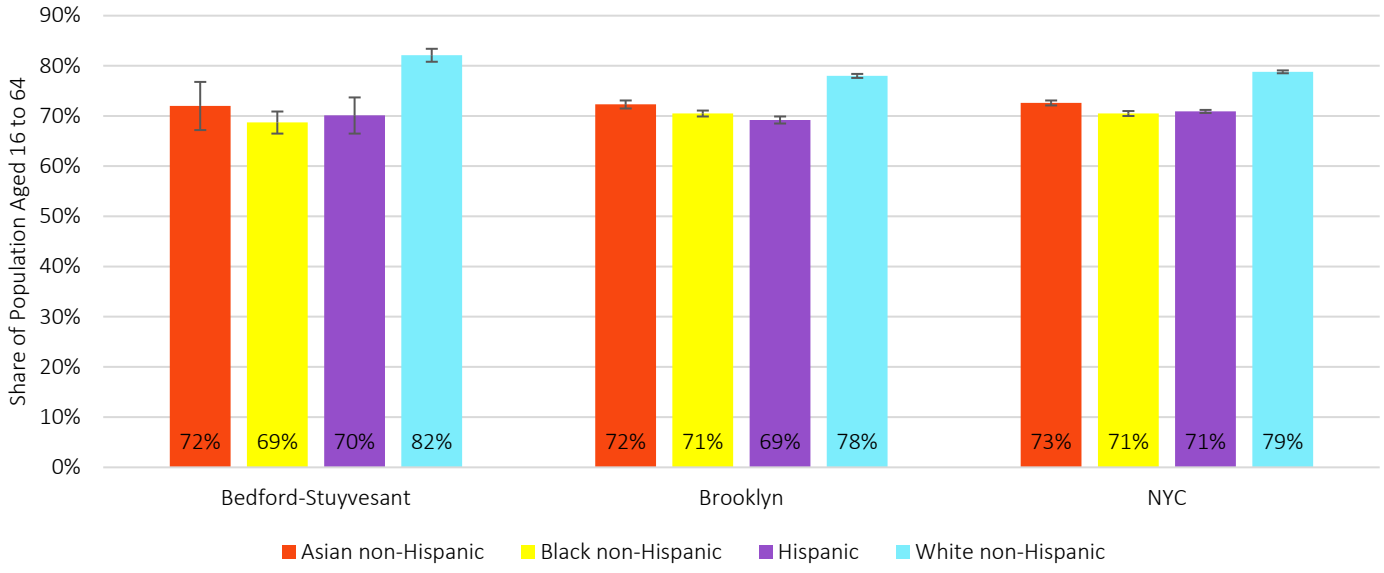


Source: American Community Survey 2015-2019; Community Profile Table 2.04

Figure 7: Labor Force Participation by Race & Ethnicity, 2015-2019 (Five-Year Estimate)

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

"In 2015-2019, an estimated [percent] of [race/ethnicity] group in [area] were employed or seeking work."

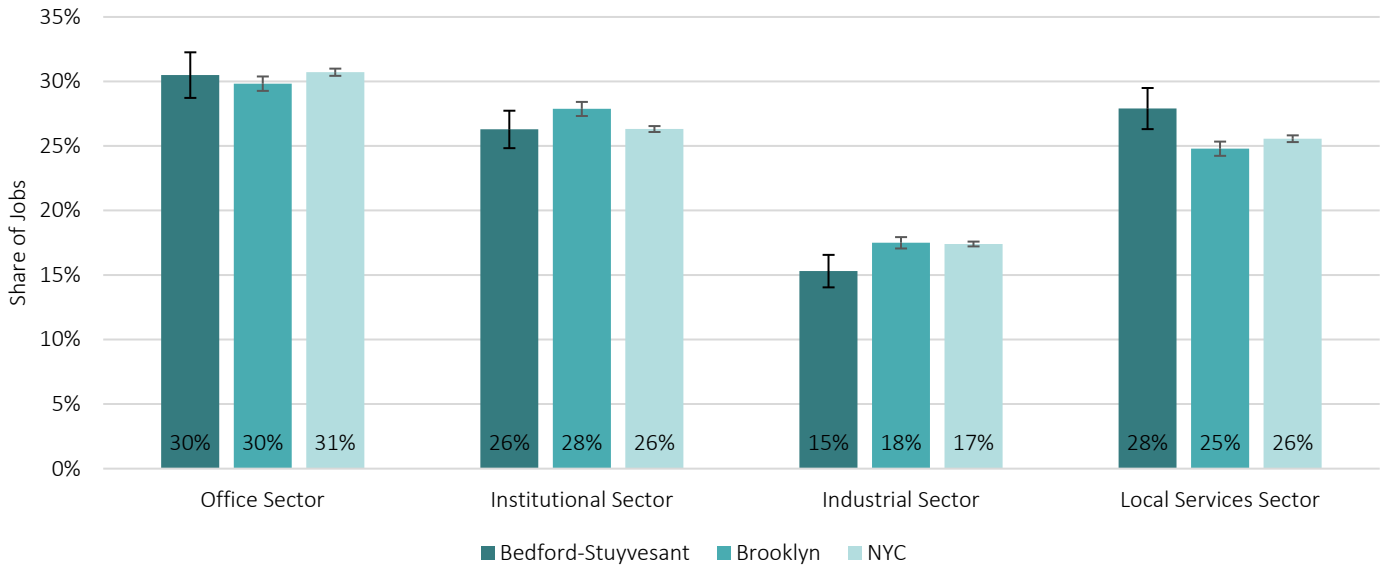


Source: American Community Survey 2015-2019; Community Profile Table 2.04

Figure 8: Share of Employed Residents by Business Sector[1], 2015-2019 (Five-Year Estimate)

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

"In 2015-2019, an estimated [percent] of employed people in [area] worked in [business sector]."



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

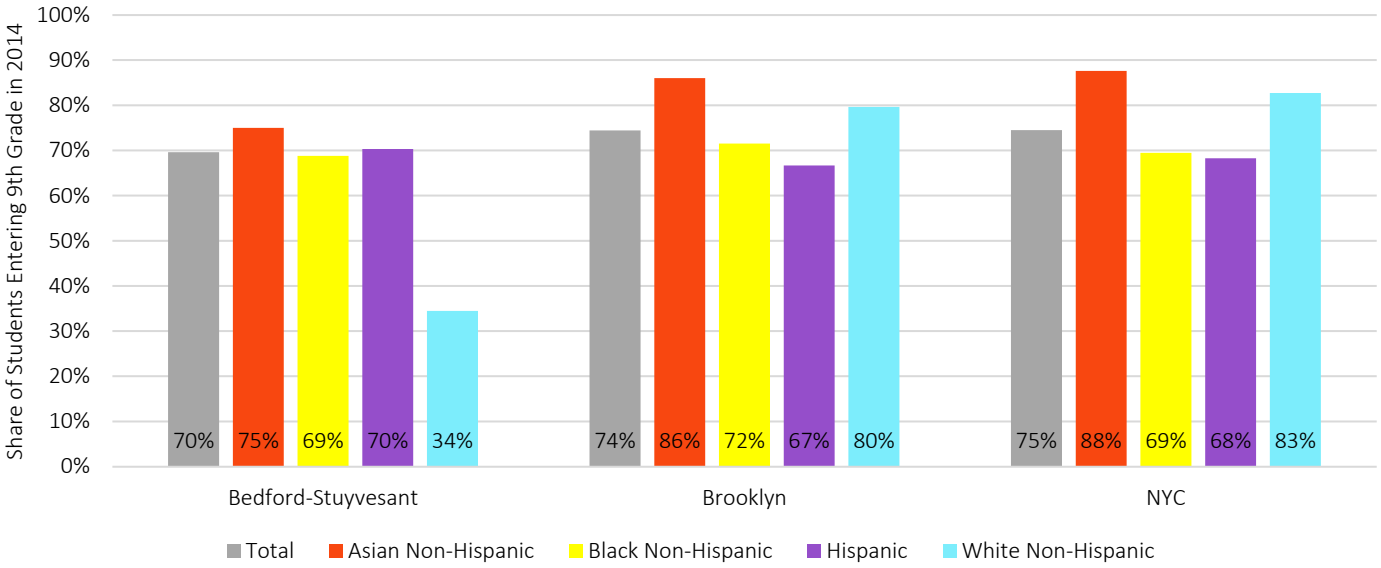
[1] Business sectors are shown as macro-sectors as defined by NYC Department of City Planning. Office sector includes professional, management, finance businesses, and others; institutional sector includes educational services and health care and social assistance; industrial sector includes construction, manufacturing, warehousing businesses, and others; local services sector includes retail, arts and entertainment, food service businesses, among others.

Education & Access to Transit

Figure 9: High School Graduation Rate, 2018

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

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

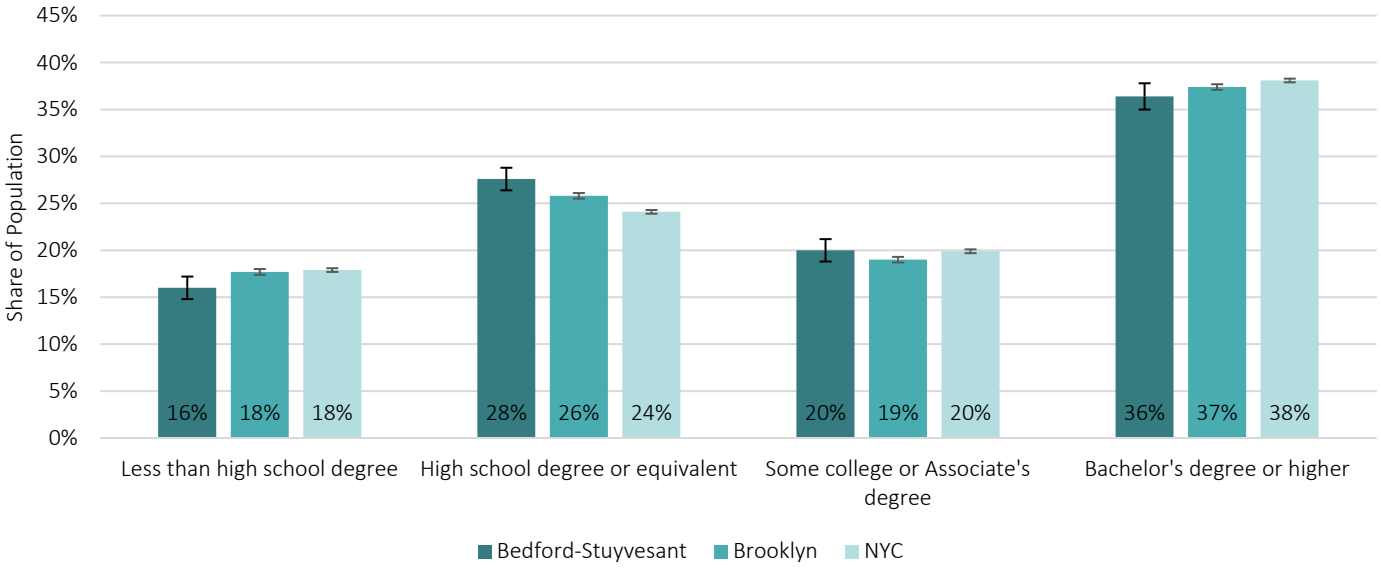


Source: NYC Department of Education 2018; Community Profile Table 5.13

Figure 10: Educational Attainment, 2015-2019 (Five-Year Estimate)

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

"In 2015-2019, an estimated [percent] of the population 25 years and over in [area] had [educational attainment]."

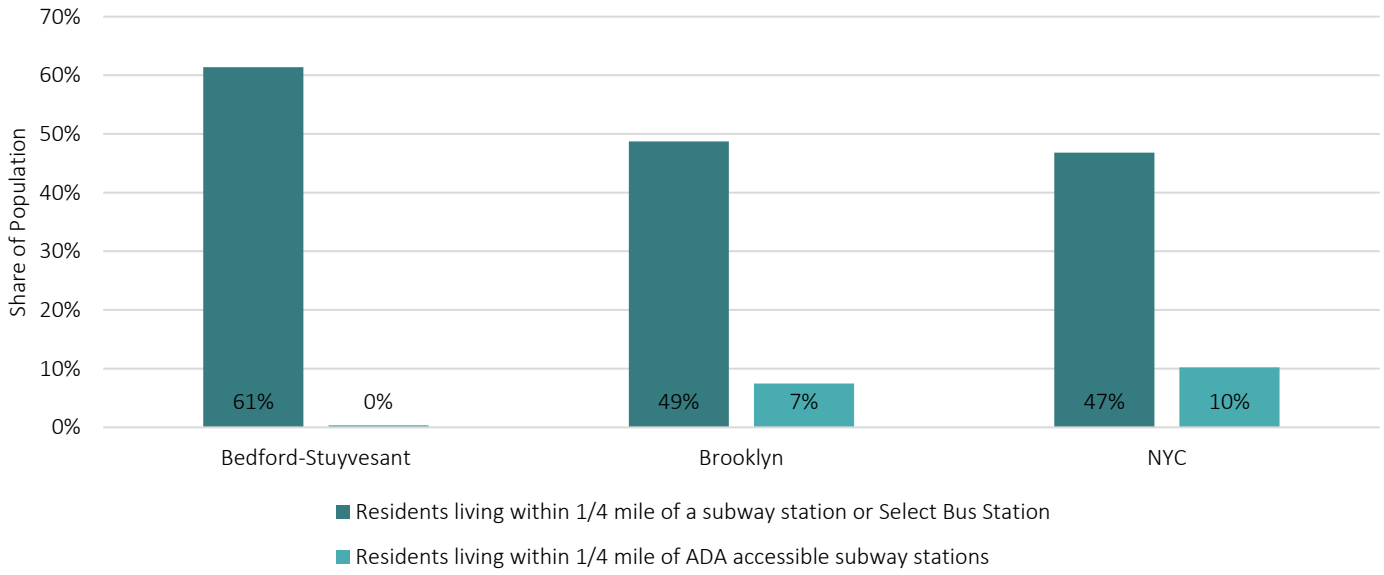


Source: American Community Survey 2015-2019; Community Profile Table 2.01

Figure 11: Access to Transit, 2020

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

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



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

Housing Security, Affordability, and Quality

Figure 12: Rent-Burdened & Severely Rent-Burdened Households, 2015-2019 (Five-Year Estimate)

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

"In 2015-2019, an estimated [percent] of households in [area] were severely rent-burdened."

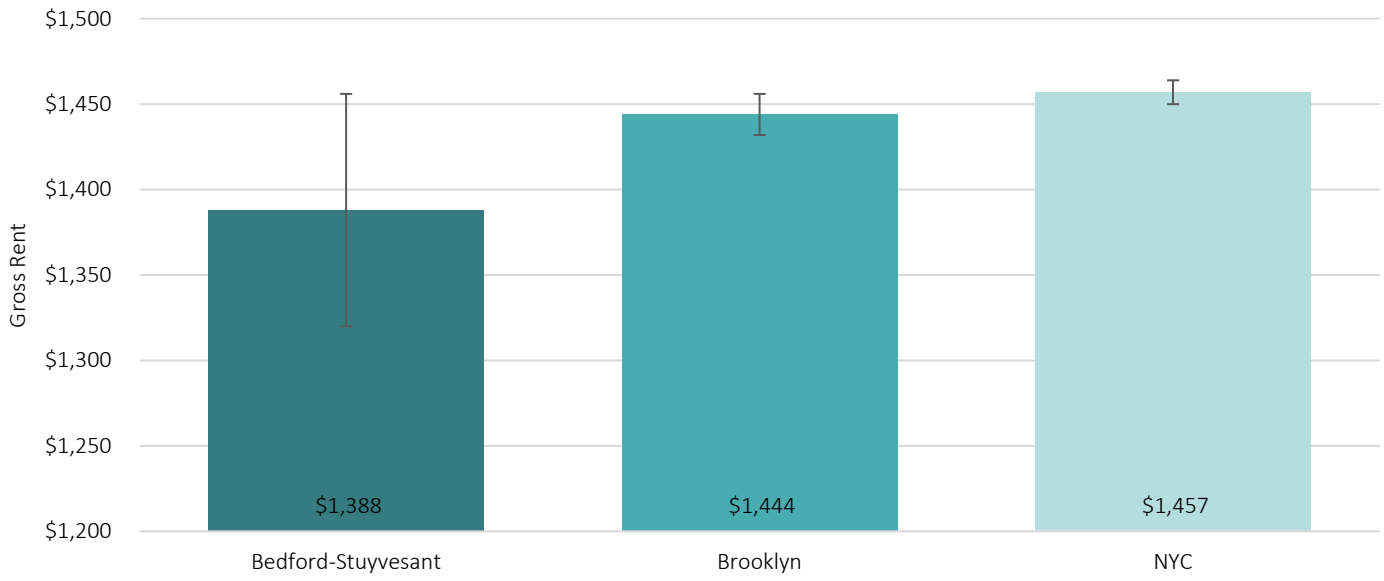


Source: American Community Survey 2015-2019; Community Profile Table 3.04

Figure 13: Median Gross Rent, 2015-2019 (Five-Year Estimate)

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

"In 2015-2019, the estimated median price of rental units in [area] was [$]."



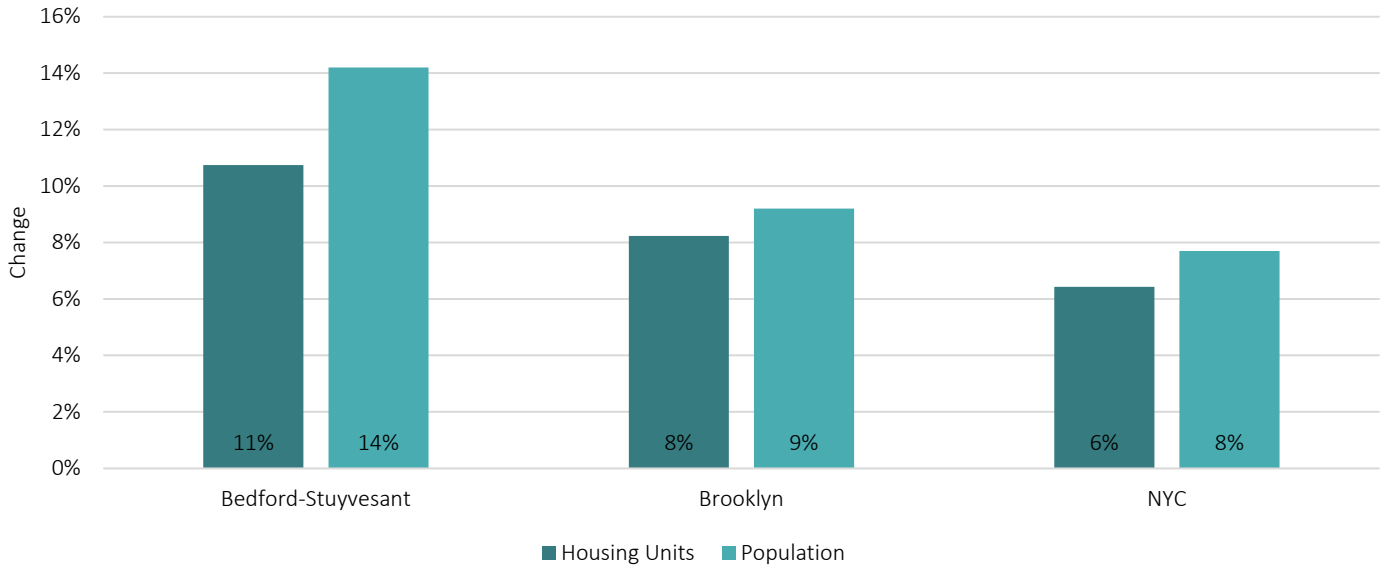
Source: American Community Survey 2015-2019; Community Profile Table 3.03

Housing Production

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

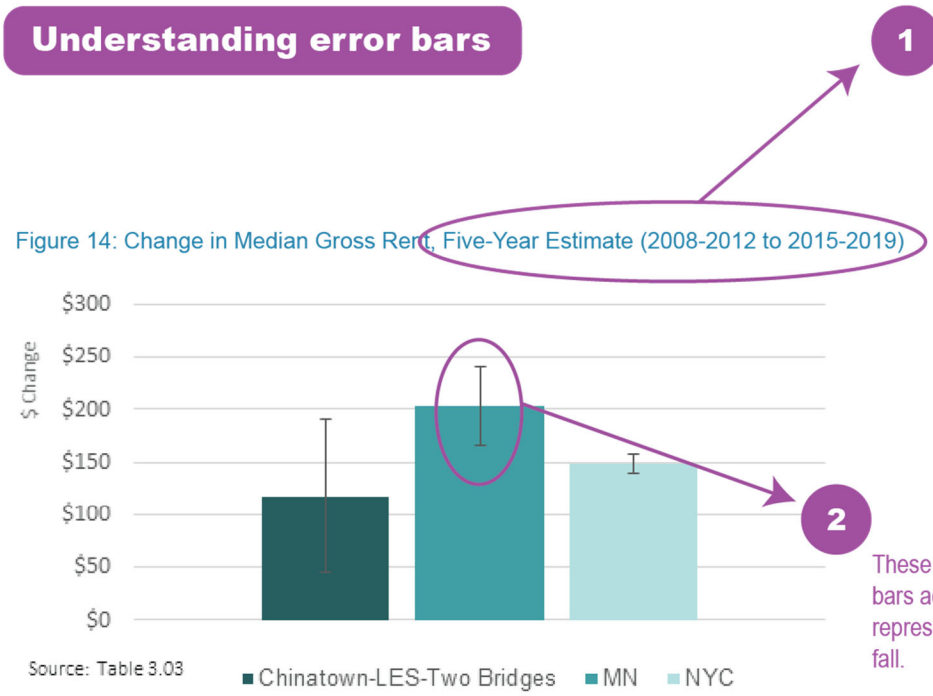
Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

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



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

Understanding error bars



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 ***errror bars.***

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 intrepretation of this chart:

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

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

Incorrect intrepretation 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).

Demographic Conditions
PUMA 4003

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	121,054	100.0%	134,217	100.0%	153,236	100.0%	19,019	14.2%	
Asian non-Hispanic	1,016	0.8%	2,494	1.9%	6,157	4.0%	3,663	146.9%	2.1
Black non-Hispanic	90,679	74.9%	81,035	60.4%	61,841	40.4%	-19,194	-23.7%	-20.0
Hispanic/Latino (of any race)	22,948	19.0%	27,478	20.5%	29,038	18.9%	1,560	5.7%	-1.6
White non-Hispanic	2,959	2.4%	20,273	15.1%	46,671	30.5%	26,398	130.2%	15.4
Non-Hispanic of some other race or combination of races	3,452	2.9%	2,937	2.2%	9,529	6.2%	6,592	224.4%	4.0

Table 1.02.T: Age - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	121,057	2,476	1.2	100.0%		134,859	3,086	1.4	100.0%		149,130	3,208	1.3	100.0%		14,271	4,451	10.6%	3.5%		
Under 16 years	34,738	1,467	2.6	28.7%	1.1%	33,716	1,663	3.0	25.0%	1.1%	33,855	1,613	2.9	22.7%	1.0%	139	2,317	0.4%	6.9%	-2.3	1.5
16 to 64 years	75,992	1,568	1.3	62.8%	0.2%	89,167	2,005	1.4	66.1%	2.1%	100,541	2,154	1.3	67.4%	2.0%	11,374	2,943	12.8%	3.5%	1.3	2.9
65 years and over	10,327	906	5.3	8.5%	0.7%	11,976	1,038	5.3	8.9%	0.7%	14,734	600	2.5	9.9%	0.3%	2,758	1,199	23.0%	11.8%	1.0	0.8
Median age (years)	29.9	1.0	2.0			31.0	0.7	1.3			31.4	0.5	1.0			0.4	1.0				

Table 1.02.A: Age - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	562	373	40.4	100.0%		3,743	702	11.4	100.0%		5,021	706	8.6	100.0%		1,278	996	34.1%	31.4%		
Under 16 years	102	94	56.1	18.1%	11.6%	657	224	20.7	17.6%	5.0%	783	312	24.3	15.6%	5.8%	126	384	19.2%	62.5%	-2.0	7.7
16 to 64 years	445	196	26.8	79.2%	63.1%	2,919	539	11.2	78.0%	20.5%	4,007	552	8.4	79.8%	15.7%	1,088	772	37.3%	31.6%	1.8	25.8
65 years and over	15	36	146.3	2.7%	6.2%	167	114	41.4	4.5%	2.9%	231	122	32.2	4.6%	2.3%	64	167	38.3%	119.4%	0.1	3.7
Median age (years)	32.8	11.4	21.1			30.2	2.9	5.9			29.9	1.7	3.4			-0.3	3.0				

Table 1.02.B: Age - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	90,732	2,378	1.6	100.0%		80,852	2,527	1.9	100.0%		72,107	2,246	1.9	100.0%		-8,745	3,381	-10.8%	3.9%		
Under 16 years	25,651	1,325	3.1	28.3%	1.3%	16,535	1,175	4.3	20.5%	1.3%	12,597	1,157	5.6	17.5%	1.5%	-3,938	1,649	-23.8%	8.8%	-3.0	2.0
16 to 64 years	56,395	1,618	1.7	62.2%	0.7%	55,215	1,639	1.8	68.3%	2.9%	48,340	1,626	2.0	67.0%	0.9%	-6,875	2,309	-12.5%	3.9%	-1.3	3.0
65 years and over	8,686	837	5.9	9.6%	0.9%	9,102	853	5.7	11.3%	1.0%	11,170	549	3.0	15.5%	0.6%	2,068	1,014	22.7%	13.0%	4.2	1.2
Median age (years)	31.5	1.2	2.3			35.2	1.0	1.6			38.2	1.1	1.7			3.0	1.0				

Table 1.02.H: Age - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	23,457	2,169	5.6	100.0%		26,799	1,705	3.9	100.0%		27,215	1,651	3.7	100.0%		416	2,373	1.6%	8.9%		
Under 16 years	7,061	760	6.5	30.1%	1.7%	6,844	751	6.7	25.5%	2.3%	6,496	699	6.5	23.9%	2.1%	-348	1,026	-5.1%	14.6%	-1.6	3.1
16 to 64 years	15,182	1,074	4.3	64.7%	7.5%	17,756	1,240	4.2	66.3%	1.9%	18,212	1,175	3.9	66.9%	1.5%	456	1,708	2.6%	9.8%	0.6	2.4
65 years and over	1,214	323	16.2	5.2%	1.3%	2,199	409	11.3	8.2%	1.4%	2,507	322	7.8	9.2%	1.0%	308	521	14.0%	25.8%	1.0	1.7
Median age (years)	25.5	2.0	4.8			30.1	1.7	3.4			31.2	1.5	2.9			1.1	2.0				

Table 1.02.W: Age - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	3,087	865	17.0	100.0%		21,277	1,314	3.8	100.0%		41,026	1,789	2.7	100.0%		19,749	2,220	92.8%	14.6%		
Under 16 years	1,214	323	16.2	39.3%	15.2%	8,994	737	5.0	42.3%	2.3%	12,884	981	4.6	31.4%	2.0%	3,890	1,227	43.3%	16.0%	-10.9	3.0
16 to 64 years	1,751	387	13.4	56.7%	20.3%	11,978	853	4.3	56.3%	2.0%	27,461	1,198	2.7	66.9%	0.1%	15,483	1,471	129.3%	19.1%	10.6	2.0
65 years and over	122	103	51.3	4.0%	3.1%	305	147	29.3	1.4%	0.7%	681	173	15.4	1.7%	0.4%	376	227	123.3%	121.6%	0.3	0.8
Median age (years)	21.4	2.8	8.0			22.6	1.0	2.7			27.1	0.6	1.3			4.5	1.0				

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	121,057	2,476	1.2	100.0%		134,859	3,086	1.4	100.0%		149,130	3,208	1.3	100.0%		14,271	4,451	10.6%	3.5%		
Foreign-born	21,821	1,439	4.0	18.0%	1.1%	26,735	2,088	4.7	19.8%	1.5%	27,576	1,664	3.7	18.5%	1.0%	841	2,670	3.1%	10.2%	-1.3	1.8

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	562	373	40.4	100.0%		3,743	702	11.4	100.0%		5,021	706	8.6	100.0%		1,278	996	34.1%	31.4%		
Foreign-born	463	231	30.3	82.4%	68.4%	2,425	553	13.9	64.8%	8.4%	2,850	469	10.0	56.8%	4.9%	425	725	17.5%	33.1%	-8.0	9.7

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	90,732	2,378	1.6	100.0%		80,852	2,527	1.9	100.0%		72,107	2,246	1.9	100.0%		-8,745	3,381	-10.8%	3.9%		
Foreign-born	12,666	1,145	5.5	14.0%	1.2%	13,441	1,388	6.3	16.6%	1.6%	12,379	1,160	5.7	17.2%	1.5%	-1,062	1,809	-7.9%	12.8%	0.6	2.2

Table 1.03.H: Foreign-born Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	23,457	2,169	5.6	100.0%		26,799	1,705	3.9	100.0%		27,215	1,651	3.7	100.0%		416	2,373	1.6%	8.9%		
Foreign-born	6,642	852	7.8	28.3%	2.5%	8,306	1,015	7.4	31.0%	3.2%	8,076	973	7.3	29.7%	3.1%	-230	1,406	-2.8%	16.7%	-1.3	4.5

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	3,087	865	17.0	100.0%		21,277	1,314	3.8	100.0%		41,026	1,789	2.7	100.0%		19,749	2,220	92.8%	14.6%		
Foreign-born	537	249	28.2	17.4%	6.4%	1,920	483	15.3	9.0%	2.2%	3,915	579	9.0	9.5%	1.3%	1,995	754	103.9%	59.5%	0.5	2.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 5 years and over	110,920	898	0.5	100.0%		122,705	2,821	1.4	100.0%		136,643	3,018	1.3	100.0%		13,938	4,131	11.4%	3.6%		
Speak English less than "very well"	12,938	1,233	5.8	11.7%	1.1%	15,176	1,269	5.1	12.4%	1.0%	14,840	1,795	7.4	10.9%	1.3%	-336	2,198	-2.2%	14.4%	-1.5	1.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 5 years and over	506	209	25.1	100.0%		3,479	673	11.8	100.0%		4,638	607	8.0	100.0%		1,159	906	33.3%	31.1%		
Speak English less than "very well"	269	188	42.5	53.2%	29.9%	1,437	455	19.2	41.3%	10.4%	1,463	379	15.7	31.5%	7.0%	26	592	1.8%	41.7%	-9.8	12.5

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 5 years and over	83,286	1,503	1.1	100.0%		75,576	2,310	1.9	100.0%		68,187	2,110	1.9	100.0%		-7,389	3,129	-9.8%	3.9%		
Speak English less than "very well"	2,126	524	15.0	2.6%	0.6%	1,423	430	18.4	1.9%	0.6%	1,705	625	22.3	2.5%	0.9%	282	759	19.8%	56.9%	0.6	1.1

Table 1.04.H: Limited English Speaking Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 5 years and	21,487	1,239	3.5	100.0%		24,366	1,531	3.8	100.0%		25,003	1,536	3.7	100.0%		637	2,169	2.6%	9.0%		
Speak English less than "very well"	9,567	1,077	6.8	44.5%	4.3%	9,139	1,048	7.0	37.5%	3.6%	6,439	933	8.8	25.8%	3.4%	-2,700	1,403	-29.5%	13.0%	-11.7	5.0

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 5 years and over	2,571	468	11.1	100.0%		17,460	1,130	3.9	100.0%		35,713	1,644	2.8	100.0%		18,253	1,995	104.5%	16.2%		
Speak English less than "very well"	567	273	29.2	22.1%	9.8%	3,051	600	12.0	17.5%	3.2%	5,233	1,164	13.5	14.7%	3.2%	2,182	1,310	71.5%	50.9%	-2.8	4.5

Household Economic Security

PUMA 4003

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 25 years and over	68,870	1,606	1.4	100.0%		81,580	1,725	1.3	100.0%		97,356	1,837	1.1	100.0%		15,776	2,520	19.3%	3.4%		
Less than high school degree	26,241	1,336	3.1	38.1%	1.7%	19,656	1,244	3.8	24.1%	1.4%	15,532	1,184	4.6	16.0%	1.2%	-4,124	1,717	-21.0%	7.8%	-8.1	1.8
High school degree or equivalent	20,725	1,222	3.6	30.1%	1.6%	23,257	1,394	3.6	28.5%	1.6%	26,901	1,235	2.8	27.6%	1.2%	3,644	1,862	15.7%	8.7%	-0.9	2.0
Some college or Associate's degree	14,819	1,063	4.4	21.5%	1.5%	19,868	1,164	3.6	24.4%	1.3%	19,492	1,190	3.7	20.0%	1.2%	-376	1,665	-1.9%	8.3%	-4.4	1.8
Bachelor's degree or higher	7,085	761	6.5	10.3%	1.1%	18,799	1,370	4.4	23.0%	1.6%	35,431	1,516	2.6	36.4%	1.4%	16,632	2,043	88.5%	15.9%	13.4	2.1

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 25 years and over	439	195	27.0	100.0%		2,447	484	12.0	100.0%		3,660	527	8.8	100.0%		1,213	716	49.6%	36.6%		
Less than high school degree	121	102	51.5	27.6%	19.9%	414	174	25.5	16.9%	6.3%	608	204	20.4	16.6%	5.0%	194	268	46.9%	79.0%	-0.3	8.0
High school degree or equivalent	145	112	47.0	33.0%	20.9%	597	276	28.1	24.4%	10.2%	559	213	23.2	15.3%	5.4%	-38	349	-6.4%	56.1%	-9.1	11.5
Some college or Associate's degree	158	117	45.1	36.0%	21.4%	422	245	35.3	17.2%	9.4%	710	260	22.3	19.4%	6.5%	288	357	68.2%	115.5%	2.2	11.4
Bachelor's degree or higher	15	36	146.3	3.4%	8.1%	1,014	317	19.0	41.4%	10.0%	1,783	399	13.6	48.7%	8.4%	769	510	75.8%	67.6%	7.3	13.1

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 25 years and over	53,454	1,611	1.8	100.0%		52,861	1,472	1.7	100.0%		51,107	1,484	1.8	100.0%		-1,754	2,090	-3.3%	3.9%		
Less than high school degree	18,257	1,161	3.9	34.2%	1.9%	11,198	1,049	5.7	21.2%	1.9%	7,938	831	6.4	15.5%	1.6%	-3,260	1,338	-29.1%	10.0%	-5.7	2.5
High school degree or equivalent	16,892	1,124	4.0	31.6%	1.9%	16,591	1,150	4.2	31.4%	2.0%	17,484	1,136	3.9	34.2%	2.0%	893	1,616	5.4%	10.0%	2.8	2.8
Some college or Associate's degree	12,276	979	4.8	23.0%	1.7%	14,016	949	4.1	26.5%	1.6%	12,381	968	4.8	24.2%	1.8%	-1,635	1,356	-11.7%	9.1%	-2.3	2.4
Bachelor's degree or higher	6,029	706	7.1	11.3%	1.3%	11,056	938	5.2	20.9%	1.7%	13,304	1,098	5.0	26.0%	2.0%	2,248	1,444	20.3%	14.2%	5.1	2.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 25 years and over	11,890	965	4.9	100.0%		15,602	1,088	4.2	100.0%		16,959	1,092	3.9	100.0%		1,357	1,541	8.7%	10.3%		
Less than high school degree	6,979	756	6.6	58.7%	4.2%	6,689	790	7.2	42.9%	4.1%	5,344	687	7.8	31.5%	3.5%	-1,345	1,047	-20.1%	13.9%	-11.4	5.4
High school degree or equivalent	2,701	479	10.8	22.7%	3.6%	3,725	508	8.3	23.9%	2.8%	4,078	658	9.8	24.0%	3.6%	353	831	9.5%	23.1%	0.1	4.6
Some college or Associate's degree	1,697	381	13.7	14.3%	3.0%	3,194	561	10.7	20.5%	3.3%	3,512	536	9.3	20.7%	2.9%	318	776	10.0%	25.6%	0.2	4.4
Bachelor's degree or higher	513	211	25.0	4.3%	1.7%	1,994	505	15.4	12.8%	3.1%	4,025	550	8.3	23.7%	2.9%	2,031	747	101.9%	58.1%	10.9	4.2

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 25 years and over	1,252	328	15.9	100.0%		9,267	704	4.6	100.0%		23,460	1,033	2.7	100.0%		14,193	1,250	153.2%	22.2%		
Less than high school degree	412	189	27.9	32.9%	12.4%	1,051	261	15.1	11.3%	2.7%	1,451	391	16.4	6.2%	1.6%	400	470	38.1%	50.6%	-5.1	3.1
High school degree or equivalent	308	163	32.2	24.6%	11.3%	2,245	404	10.9	24.2%	4.0%	4,505	672	9.1	19.2%	2.7%	2,260	784	100.7%	46.9%	-5.0	4.8
Some college or Associate's degree	271	153	34.4	21.6%	10.8%	1,809	445	14.9	19.5%	4.6%	2,498	414	10.1	10.6%	1.7%	689	608	38.1%	41.0%	-8.9	4.9
Bachelor's degree or higher	261	150	35.0	20.8%	10.7%	4,162	472	6.9	44.9%	3.8%	15,006	863	3.5	64.0%	2.4%	10,844	984	260.5%	45.8%	19.1	4.5

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households	48,585	614	0.8	54,493	694	0.8	5,908	927	12.2%	2.0%
Median household income (dollars)	$40,679	$2,626	3.9	$53,646	$3,667	4.2	$12,967	$4,510	31.9%	12.4%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with an Asian non-Hispanic householder	1,239	257	12.6	1,610	335	12.6	371	422	29.9%	38.2%
Median household income (dollars)	$59,298	$36,118	37.0	$60,524	$21,196	21.3	$1,226	$41,878	2.1%	71.7%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Black non-Hispanic householder	31,473	816	1.6	28,285	952	2.0	-3,188	1,254	-10.1%	3.8%
Median household income (dollars)	$42,076	$3,539	5.1	$44,298	$4,122	5.7	$2,222	$5,433	5.3%	13.2%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Hispanic householder	9,209	673	4.4	9,717	756	4.7	508	1,012	5.5%	11.3%
Median household income (dollars)	$28,803	$4,465	9.4	$38,217	$4,744	7.5	$9,414	$6,515	32.7%	26.4%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a White non-Hispanic householder	5,834	467	4.9	13,339	694	3.2	7,505	836	128.6%	21.8%
Median household income (dollars)	$54,476	$10,064	11.2	$90,875	$7,898	5.3	$36,399	$12,793	66.8%	34.1%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	54,493	694	0.8	100.0%	
Extremely low-income (0-30% AMI)	15,773	829	3.2	28.9%	1.5%
Very low-income (31-50% AMI)	7,560	745	6.0	13.9%	1.4%
Low-income (51-80% AMI)	7,928	776	6.0	14.5%	1.4%
Moderate-income (81-120% AMI)	8,527	741	5.3	15.6%	1.3%
Middle-income (121-165% AMI)	6,663	654	6.0	12.2%	1.2%
High-income (166% or higher AMI)	8,042	573	4.3	14.8%	1.0%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	1,610	335	12.6	100.0%	
Extremely low-income (0-30% AMI)	424	153	21.9	26.3%	7.8%
Very low-income (31-50% AMI)	212	132	37.9	13.2%	7.7%
Low-income (51-80% AMI)	240	132	33.3	14.9%	7.6%
Moderate-income (81-120% AMI)	293	104	21.6	18.2%	5.2%
Middle-income (121-165% AMI)	168	101	36.4	10.4%	5.9%
High-income (166% or higher AMI)	273	144	32.1	17.0%	8.2%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	28,285	952	2.0	100.0%	
Extremely low-income (0-30% AMI)	9,006	803	5.4	31.8%	2.6%
Very low-income (31-50% AMI)	4,455	572	7.8	15.8%	2.0%
Low-income (51-80% AMI)	4,344	560	7.8	15.4%	1.9%
Moderate-income (81-120% AMI)	4,324	518	7.3	15.3%	1.8%
Middle-income (121-165% AMI)	3,193	522	9.9	11.3%	1.8%
High-income (166% or higher AMI)	2,963	356	7.3	10.5%	1.2%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	9,717	756	4.7	100.0%	
Extremely low-income (0-30% AMI)	3,742	521	8.5	38.5%	4.4%
Very low-income (31-50% AMI)	1,476	395	16.3	15.2%	3.9%
Low-income (51-80% AMI)	1,619	407	15.3	16.7%	4.0%
Moderate-income (81-120% AMI)	1,307	353	16.4	13.5%	3.5%
Middle-income (121-165% AMI)	909	265	17.7	9.4%	2.6%
High-income (166% or higher AMI)	664	206	18.9	6.8%	2.1%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	13,339	694	3.2	100.0%	
Extremely low-income (0-30% AMI)	2,311	450	11.8	17.3%	3.3%
Very low-income (31-50% AMI)	1,228	272	13.5	9.2%	2.0%
Low-income (51-80% AMI)	1,388	359	15.7	10.4%	2.6%
Moderate-income (81-120% AMI)	2,365	368	9.5	17.7%	2.6%
Middle-income (121-165% AMI)	2,085	351	10.2	15.6%	2.5%
High-income (166% or higher AMI)	3,962	418	6.4	29.7%	2.7%

Table 2.04.T: Labor Force - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 16 to 64 years	89,167	2,005	1.4	100.0%		100,541	2,154	1.3	100.0%		11,374	2,943	12.8%	3.5%		
In labor force	59,296	1,789	1.8	66.5%	1.3%	73,374	1,753	1.5	73.0%	0.8%	14,078	2,505	23.7%	4.8%	6.5	1.5

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 16 to 64 years	2,919	539	11.2	100.0%		4,007	552	8.4	100.0%		1,088	772	37.3%	31.6%		
In labor force	2,058	396	11.7	70.5%	3.8%	2,886	442	9.3	72.0%	4.8%	828	593	40.2%	34.5%	1.5	6.1

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 16 to 64 years	55,215	1,639	1.8	100.0%		48,340	1,626	2.0	100.0%		-6,875	2,309	-12.5%	3.9%		
In labor force	36,402	1,519	2.5	65.9%	1.9%	33,229	1,528	2.8	68.7%	2.2%	-3,173	2,155	-8.7%	5.7%	2.8	2.9

Table 2.04.H: Labor Force - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 16 to 64 years	17,756	1,240	4.2	100.0%		18,212	1,175	3.9	100.0%		456	1,708	2.6%	9.8%		
In labor force	11,235	1,187	6.4	63.3%	5.0%	12,772	1,049	5.0	70.1%	3.6%	1,537	1,584	13.7%	15.2%	6.8	6.2

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 16 to 64 years	11,978	853	4.3	100.0%		27,461	1,198	2.7	100.0%		15,483	1,471	129.3%	19.1%		
In labor force	8,604	786	5.6	71.8%	4.1%	22,537	1,050	2.8	82.1%	1.3%	13,933	1,312	161.9%	26.9%	10.3	4.3

Table 2.05.T: Occupation - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	51,141	1,790	2.1	100.0%		67,751	1,664	1.5	100.0%		16,610	2,444	32.5%	5.7%		
Management, business, science, and arts	16,667	1,176	4.3	32.6%	2.0%	30,209	1,428	2.9	44.6%	1.8%	13,542	1,850	81.3%	15.4%	12.0	2.7
Service	13,316	1,136	5.2	26.0%	2.0%	14,962	1,051	4.3	22.1%	1.5%	1,646	1,548	12.4%	12.4%	-3.9	2.5
Sales and office	13,404	1,041	4.7	26.2%	1.8%	14,170	1,110	4.8	20.9%	1.6%	766	1,522	5.7%	11.7%	-5.3	2.4
Natural resources, construction, and maintenance	3,220	634	12.0	6.3%	1.2%	2,740	591	13.1	4.0%	0.9%	-480	867	-14.9%	24.9%	-2.3	1.5
Production, transportation, and material moving	4,534	582	7.8	8.9%	1.1%	5,670	707	7.6	8.4%	1.0%	1,136	916	25.1%	22.4%	-0.5	1.5
Median Wages by Occupation																
Management, business, science, and arts	$52,250	$4,429	5.2			$56,817	$3,128	3.3			$4,567	$5,422	8.7%	11.0%		
Service	$26,712	$2,143	4.9			$26,484	$2,413	5.5			-$228	$3,227	-0.9%	12.0%		
Sales and office	$35,204	$2,759	4.8			$31,092	$3,027	5.9			-$4,112	$4,096	-11.7%	11.0%		
Natural resources, construction, and maintenance	$43,032	$5,077	7.2			$38,322	$7,774	12.3			-$4,710	$9,285	-10.9%	20.9%		
Production, transportation, and material moving	$29,240	$3,479	7.2			$25,669	$3,303	7.8			-$3,571	$4,797	-12.2%	15.4%		

Table 2.05.A: Occupation - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	1,769	359	12.3	100.0%		2,760	417	9.2	100.0%		991	550	56.0%	39.5%		
Management, business, science, and arts	781	230	17.9	44.1%	9.4%	1,504	334	13.5	54.5%	8.9%	723	406	92.6%	71.0%	10.4	12.9
Service	288	147	31.1	16.3%	7.6%	348	157	27.4	12.6%	5.3%	60	215	20.8%	82.3%	-3.7	9.3
Sales and office	438	148	20.6	24.8%	6.7%	432	155	21.8	15.7%	5.1%	-6	214	-1.4%	48.6%	-9.1	8.4
Natural resources, construction, and maintenance	116	119	62.5	6.6%	6.6%	105	112	65.1	3.8%	4.0%	-11	163	-9.5%	134.0%	-2.8	7.7
Production, transportation, and material moving	146	94	39.2	8.3%	5.1%	371	164	26.9	13.4%	5.6%	225	189	154.1%	198.5%	5.1	7.6
Median Wages by Occupation																
Management, business, science, and arts	$62,728	$17,061	16.5			$61,964	$25,470	25.0			-$764	$30,656	-1.2%	48.7%		
Service	$20,440	$10,171	30.3			$14,245	$11,817	50.4			-$6,195	$15,591	-30.3%	67.4%		
Sales and office	$35,955	$25,233	42.7			$33,234	$19,338	35.4			-$2,721	$31,791	-7.6%	84.3%		
Natural resources, construction, and maintenance	$32,917	$40,277	74.4			$19,771	$16,158	49.7			-$13,146	$43,397	-39.9%	88.4%		
Production, transportation, and material moving	$14,744	$17,552	72.4			$22,252	$11,203	30.6			$7,508	$20,823	50.9%	195.1%		

Table 2.05.B: Occupation - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	31,026	1,530	3.0	100.0%		29,855	1,535	3.1	100.0%		-1,171	2,167	-3.8%	6.9%		
Management, business, science, and arts	9,537	898	5.7	30.7%	2.5%	9,908	869	5.3	33.2%	2.4%	371	1,250	3.9%	13.4%	2.5	3.5
Service	8,819	854	5.9	28.4%	2.4%	8,204	893	6.6	27.5%	2.6%	-615	1,236	-7.0%	13.6%	-0.9	3.5
Sales and office	8,104	896	6.7	26.1%	2.6%	6,924	879	7.7	23.2%	2.7%	-1,180	1,255	-14.6%	14.4%	-2.9	3.7
Natural resources, construction, and maintenance	2,025	437	13.1	6.5%	1.4%	1,398	428	18.6	4.7%	1.4%	-627	612	-31.0%	25.9%	-1.8	2.0
Production, transportation, and material moving	2,541	442	10.6	8.2%	1.4%	3,421	577	10.2	11.5%	1.8%	880	727	34.6%	32.6%	3.3	2.3
Median Wages by Occupation																
Management, business, science, and arts	$56,259	$5,441	5.9			$56,169	$5,074	5.5			-$90	$7,440	-0.2%	13.2%		
Service	$28,604	$3,016	6.4			$29,363	$2,856	5.9			$759	$4,154	2.7%	14.7%		
Sales and office	$39,748	$3,130	4.8			$33,246	$3,415	6.2			-$6,502	$4,632	-16.4%	10.8%		
Natural resources, construction, and maintenance	$45,818	$5,673	7.5			$46,070	$13,755	18.2			$252	$14,879	0.6%	32.5%		
Production, transportation, and material moving	$39,481	$9,629	14.8			$26,567	$4,642	10.6			-$12,914	$10,690	-32.7%	20.2%		

Table 2.05.H: Occupation - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	9,360	1,045	6.8	100.0%		11,488	878	4.6	100.0%		2,128	1,365	22.7%	16.6%		
Management, business, science, and arts	1,931	476	15.0	20.6%	4.5%	3,813	553	8.8	33.2%	4.1%	1,882	730	97.5%	56.5%	12.6	6.1
Service	2,899	502	10.5	31.0%	4.1%	3,625	486	8.1	31.6%	3.5%	726	699	25.0%	27.4%	0.6	5.4
Sales and office	2,357	552	14.2	25.2%	5.2%	2,450	504	12.5	21.3%	4.1%	93	747	3.9%	32.4%	-3.9	6.6
Natural resources, construction, and maintenance	737	431	35.6	7.9%	4.5%	598	257	26.2	5.2%	2.2%	-139	502	-18.9%	58.9%	-2.7	5.0
Production, transportation, and material moving	1,436	352	14.9	15.3%	3.3%	1,002	318	19.3	8.7%	2.7%	-434	474	-30.2%	28.0%	-6.6	4.3
Median Wages by Occupation																
Management, business, science, and arts	$57,151	$7,792	8.3			$55,224	$7,870	8.7			-$1,927	$11,075	-3.4%	19.1%		
Service	$22,896	$4,531	12.0			$20,881	$3,242	9.4			-$2,015	$5,571	-8.8%	22.9%		
Sales and office	$23,467	$5,024	13.0			$24,793	$4,944	12.1			$1,326	$7,049	5.7%	30.9%		
Natural resources, construction, and maintenance	$21,386	$16,190	46.0			$29,726	$7,602	15.5			$8,340	$17,886	39.0%	111.1%		
Production, transportation, and material moving	$24,119	$3,705	9.3			$26,810	$7,219	16.4			$2,691	$8,114	11.2%	34.5%		

Table 2.05.W: Occupation - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	8,161	772	5.7	100.0%		21,816	1,013	2.8	100.0%		13,655	1,274	167.3%	28.2%		
Management, business, science, and arts	4,069	603	9.0	49.9%	5.7%	13,750	802	3.5	63.0%	2.2%	9,681	1,003	237.9%	53.8%	13.1	6.1
Service	1,105	304	16.7	13.5%	3.5%	2,625	396	9.2	12.0%	1.7%	1,520	499	137.6%	74.5%	-1.5	3.9
Sales and office	2,308	381	10.0	28.3%	3.8%	4,074	478	7.1	18.7%	2.0%	1,766	611	76.5%	35.7%	-9.6	4.3
Natural resources, construction, and maintenance	295	143	29.4	3.6%	1.7%	551	184	20.3	2.5%	0.8%	256	233	86.8%	109.9%	-1.1	1.9
Production, transportation, and material moving	384	183	29.0	4.7%	2.2%	816	202	15.0	3.7%	0.9%	432	273	112.5%	114.1%	-1.0	2.4
Median Wages by Occupation																
Management, business, science, and arts	$34,495	$10,303	18.2			$58,326	$5,174	5.4			$23,831	$11,529	69.1%	52.7%		
Service	$27,921	$8,138	17.7			$27,448	$6,107	13.5			-$473	$10,175	-1.7%	36.0%		
Sales and office	$25,186	$8,779	21.2			$32,287	$10,978	20.7			$7,101	$14,057	28.2%	62.4%		
Natural resources, construction, and maintenance	$43,064	$15,571	22.0			$44,912	$10,915	14.8			$1,848	$19,016	4.3%	45.4%		
Production, transportation, and material moving	$35,567	$10,537	18.0			$24,303	$7,561	18.9			-$11,264	$12,969	-31.7%	29.4%		

Table 2.06.T: Industry - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	51,141	1,790	2.1	100.0%		67,751	1,664	1.5	100.0%		16,610	2,444	32.5%	5.7%		
Agriculture, forestry, fishing and hunting, and mining	26	43	100.6	0.1%	0.1%	47	46	60.0	0.1%	0.1%	21	63	80.8%	347.4%	0.0	0.1
Construction	2,676	605	13.7	5.2%	1.2%	2,359	468	12.1	3.5%	0.7%	-317	765	-11.8%	26.5%	-1.7	1.4
Manufacturing	1,541	334	13.2	3.0%	0.6%	2,043	420	12.5	3.0%	0.6%	502	537	32.6%	39.6%	0.0	0.8
Wholesale trade	1,141	374	19.9	2.2%	0.7%	1,442	327	13.8	2.1%	0.5%	301	497	26.4%	50.4%	-0.1	0.9
Retail trade	5,483	686	7.6	10.7%	1.3%	7,475	844	6.9	11.0%	1.2%	1,992	1,088	36.3%	23.0%	0.3	1.8
Transportation and warehousing, and utilities	3,540	525	9.0	6.9%	1.0%	4,483	621	8.4	6.6%	0.9%	943	813	26.6%	25.7%	-0.3	1.3
Information	1,751	388	13.5	3.4%	0.7%	3,909	622	9.7	5.8%	0.9%	2,158	733	123.2%	60.9%	2.4	1.1
Finance and insurance, and real estate and rental and leasing	3,510	549	9.5	6.9%	1.0%	3,816	549	8.7	5.6%	0.8%	306	776	8.7%	23.1%	-1.3	1.3
Professional, scientific, and management, and administrative and waste management services	5,709	712	7.6	11.2%	1.3%	9,858	1,002	6.2	14.6%	1.4%	4,149	1,229	72.7%	27.8%	3.4	1.9
Educational services, and health care and social assistance	15,717	980	3.8	30.7%	1.6%	17,809	1,144	3.9	26.3%	1.6%	2,092	1,506	13.3%	10.1%	-4.4	2.3
Arts, entertainment, and recreation, and accommodation, and food services	4,493	575	7.8	8.8%	1.1%	8,082	764	5.7	11.9%	1.1%	3,589	956	79.9%	28.6%	3.1	1.6
Other services, except public administration	2,085	450	13.1	4.1%	0.9%	3,349	503	9.1	4.9%	0.7%	1,264	675	60.6%	42.2%	0.8	1.1
Public administration	3,469	579	10.1	6.8%	1.1%	3,079	451	8.9	4.5%	0.7%	-390	734	-11.2%	19.7%	-2.3	1.3
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$11,000					$17,342	$32,043	112.3								
Construction	$40,782	$11,384	17.0			$38,850	$7,824	12.2			-$1,932	$13,813	-4.7%	32.8%		
Manufacturing	$35,245	$9,685	16.7			$36,060	$12,583	21.2			$815	$15,879	2.3%	45.4%		
Wholesale trade	$22,431	$6,068	16.4			$39,998	$9,169	13.9			$17,567	$10,995	78.3%	63.2%		
Retail trade	$24,040	$4,136	10.5			$26,978	$4,716	10.6			$2,938	$6,273	12.2%	27.5%		
Transportation and warehousing, and utilities	$39,594	$6,065	9.3			$33,719	$7,890	14.2			-$5,875	$9,952	-14.8%	23.8%		
Information	$47,918	$12,053	15.3			$55,589	$10,204	11.2			$7,671	$15,792	16.0%	36.1%		
Finance and insurance, and real estate and rental and leasing	$49,172	$4,434	5.5			$55,367	$11,198	12.3			$6,195	$12,044	12.6%	24.9%		
Professional, scientific, and management, and administrative and waste management services	$38,662	$7,883	12.4			$57,545	$6,840	7.2			$18,883	$10,437	48.8%	35.1%		
Educational services, and health care and social assistance	$36,927	$2,296	3.8			$35,564	$2,820	4.8			-$1,363	$3,636	-3.7%	9.7%		
Arts, entertainment, and recreation, and accommodation, and food services	$26,107	$3,691	8.6			$26,724	$3,733	8.5			$617	$5,250	2.4%	20.3%		
Other services, except public administration	$21,764	$10,748	30.0			$29,314	$6,537	13.6			$7,550	$12,580	34.7%	73.0%		
Public administration	$50,098	$6,843	8.3			$63,703	$12,817	12.2			$13,605	$14,529	27.2%	30.9%		

Table 2.06.A: Industry - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	1,769	359	12.3	100.0%		2,760	417	9.2	100.0%		991	550	56.0%	39.5%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	196	123	38.1	11.1%	6.6%	147	124	51.3	5.3%	4.4%	-49	175	-25.0%	78.9%	-5.8	7.9
Manufacturing	37	50	82.7	2.1%	2.8%	158	95	36.6	5.7%	3.3%	121	107	327.0%	631.6%	3.6	4.3
Wholesale trade	99	106	65.0	5.6%	5.9%	69	69	60.6	2.5%	2.5%	-30	126	-30.3%	102.1%	-3.1	6.4
Retail trade	230	113	29.8	13.0%	5.8%	261	132	30.7	9.5%	4.6%	31	174	13.5%	80.0%	-3.5	7.4
Transportation and warehousing, and utilities	99	79	48.3	5.6%	4.3%	161	112	42.3	5.8%	4.0%	62	137	62.6%	172.2%	0.2	5.9
Information	28	35	76.2	1.6%	2.0%	227	136	36.3	8.2%	4.8%	199	140	710.7%	1123.8%	6.6	5.2
Finance and insurance, and real estate and rental and leasing	128	98	46.4	7.2%	5.3%	244	134	33.5	8.8%	4.7%	116	166	90.6%	179.6%	1.6	7.1
Professional, scientific, and management, and administrative and waste management services	251	139	33.8	14.2%	7.3%	493	194	23.9	17.9%	6.5%	242	239	96.4%	133.4%	3.7	9.8
Educational services, and health care and social assistance	315	137	26.4	17.8%	6.8%	522	202	23.5	18.9%	6.7%	207	244	65.7%	96.5%	1.1	9.5
Arts, entertainment, and recreation, and accommodation, and food services	299	134	27.2	16.9%	6.7%	316	147	28.4	11.4%	5.1%	17	199	5.7%	68.3%	-5.5	8.4
Other services, except public administration	50	57	68.8	2.8%	3.1%	112	94	50.9	4.1%	3.3%	62	110	124.0%	317.1%	1.3	4.5
Public administration	37	52	86.2	2.1%	2.9%	50	46	56.4	1.8%	1.7%	13	69	35.1%	227.0%	-0.3	3.4

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining											$0	$0	0.0%			
Construction	$30,127	$32,391	65.4			$21,849	$60,607	168.6			-$8,278	$68,720	-27.5%	215.8%		
Manufacturing	$11,000					$70,998	$48,161	41.2								
Wholesale trade	$48,408	$59,427	74.6			$9,999										
Retail trade	$29,937	$14,689	29.8			$30,670	$35,525	70.4			$733	$38,442	2.4%	128.9%		
Transportation and warehousing, and utilities	$28,454	$49,864	106.5			$31,844	$24,709	47.2			$3,390	$55,650	11.9%	214.5%		
Information	$11,000					$32,320	$28,502	53.6								
Finance and insurance, and real estate and rental and leasing	$65,995	$140,032	129.0			$56,955	$43,498	46.4			-$9,040	$146,632	-13.7%	194.6%		
Professional, scientific, and management, and administrative and waste management services	$55,032	$12,682	14.0			$78,764	$29,792	23.0			$23,732	$32,379	43.1%	63.4%		
Educational services, and health care and social assistance	$52,631	$41,153	47.5			$35,971	$20,998	35.5			-$16,660	$46,200	-31.7%	66.7%		
Arts, entertainment, and recreation, and accommodation, and food services	$36,157	$28,954	48.7			$19,485	$30,207	94.2			-$16,672	$41,843	-46.1%	94.0%		
Other services, except public administration	$13,948	$13,249	57.7			$28,998	$57,457	120.4			$15,050	$58,965	107.9%	456.8%		
Public administration	$37,776					$76,851	$80,142	63.4			$39,075	$80,142	103.4%	212.2%		

Table 2.06.B: Industry - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	31,026	1,530	3.0	100.0%		29,855	1,535	3.1	100.0%		-1,171	2,167	-3.8%	6.9%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	1,528	367	14.6	4.9%	1.2%	998	290	17.7	3.3%	1.0%	-530	468	-34.7%	24.6%	-1.6	1.6
Manufacturing	655	239	22.2	2.1%	0.8%	709	288	24.7	2.4%	1.0%	54	374	8.2%	59.1%	0.3	1.3
Wholesale trade	241	146	36.9	0.8%	0.5%	380	180	28.8	1.3%	0.6%	139	232	57.7%	121.3%	0.5	0.8
Retail trade	2,733	580	12.9	8.8%	1.8%	3,074	569	11.2	10.3%	1.8%	341	813	12.5%	31.7%	1.5	2.5
Transportation and warehousing, and utilities	2,598	454	10.6	8.4%	1.4%	2,976	522	10.7	10.0%	1.7%	378	692	14.5%	28.4%	1.6	2.2
Information	1,024	293	17.4	3.3%	0.9%	1,211	278	14.0	4.1%	0.9%	187	404	18.3%	43.4%	0.8	1.3
Finance and insurance, and real estate and rental and leasing	2,465	508	12.5	7.9%	1.6%	1,603	409	15.5	5.4%	1.3%	-862	652	-35.0%	21.3%	-2.5	2.1
Professional, scientific, and management, and administrative and waste management services	3,080	444	8.8	9.9%	1.3%	3,248	436	8.2	10.9%	1.3%	168	622	5.5%	20.8%	1.0	1.8
Educational services, and health care and social assistance	10,724	985	5.6	34.6%	2.7%	9,186	820	5.4	30.8%	2.2%	-1,538	1,282	-14.3%	11.0%	-3.8	3.5
Arts, entertainment, and recreation, and accommodation, and food services	1,902	373	11.9	6.1%	1.2%	2,512	487	11.8	8.4%	1.6%	610	613	32.1%	36.4%	2.3	2.0
Other services, except public administration	1,141	358	19.1	3.7%	1.1%	1,625	355	13.3	5.4%	1.2%	484	504	42.4%	54.4%	1.7	1.6
Public administration	2,935	531	11.0	9.5%	1.6%	2,333	403	10.5	7.8%	1.3%	-602	667	-20.5%	19.9%	-1.7	2.1

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining											$0	$0	0.0%			
Construction	$46,228	$5,615	7.4			$42,101	$13,065	18.9			-$4,127	$14,220	-8.9%	30.3%		
Manufacturing	$44,272	$7,521	10.3			$34,681	$10,961	19.2			-$9,591	$13,293	-21.7%	28.1%		
Wholesale trade	$25,890	$21,249	49.9			$75,290	$43,343	35.0			$49,400	$48,271	190.8%	291.5%		
Retail trade	$23,438	$5,704	14.8			$25,929	$5,008	11.7			$2,491	$7,590	10.6%	34.4%		
Transportation and warehousing, and utilities	$42,340	$7,647	11.0			$32,900	$9,190	17.0			-$9,440	$11,955	-22.3%	25.8%		
Information	$53,038	$12,074	13.8			$58,891	$13,779	14.2			$5,853	$18,321	11.0%	36.2%		
Finance and insurance, and real estate and rental and leasing	$48,113	$3,409	4.3			$60,151	$14,008	14.2			$12,038	$14,417	25.0%	30.4%		
Professional, scientific, and management, and administrative and waste management services	$36,352	$8,466	14.2			$42,626	$9,350	13.3			$6,274	$12,613	17.3%	37.5%		
Educational services, and health care and social assistance	$39,985	$2,908	4.4			$37,815	$2,552	4.1			-$2,170	$3,869	-5.4%	9.4%		
Arts, entertainment, and recreation, and accommodation, and food services	$26,748	$5,784	13.1			$22,776	$5,374	14.3			-$3,972	$7,895	-14.8%	27.3%		
Other services, except public administration	$30,540	$13,646	27.2			$26,973	$10,385	23.4			-$3,567	$17,148	-11.7%	52.1%		
Public administration	$50,991	$6,917	8.2			$55,908	$10,365	11.3			$4,917	$12,461	9.6%	25.2%		

Table 2.06.H: Industry - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	9,360	1,045	6.8	100.0%		11,488	878	4.6	100.0%		2,128	1,365	22.7%	16.6%		
Agriculture, forestry, fishing and hunting, and mining	0					15	26	107.1	0.1%	0.2%	15	26	0.0%		0.1	0.2
Construction	674	430	38.8	7.2%	4.5%	428	179	25.4	3.7%	1.5%	-246	466	-36.5%	48.4%	-3.5	4.7
Manufacturing	519	196	22.9	5.5%	2.0%	265	130	29.9	2.3%	1.1%	-254	235	-48.9%	31.6%	-3.2	2.3
Wholesale trade	303	186	37.3	3.2%	2.0%	284	172	36.8	2.5%	1.5%	-19	253	-6.3%	80.8%	-0.7	2.5
Retail trade	1,335	443	20.2	14.3%	4.5%	1,456	385	16.1	12.7%	3.2%	121	587	9.1%	46.3%	-1.6	5.5
Transportation and warehousing, and utilities	583	228	23.8	6.2%	2.3%	794	273	20.9	6.9%	2.3%	211	356	36.2%	70.9%	0.7	3.3
Information	203	116	34.8	2.2%	1.2%	456	203	27.0	4.0%	1.7%	253	234	124.6%	162.7%	1.8	2.1
Finance and insurance, and real estate and rental and leasing	517	240	28.2	5.5%	2.5%	525	179	20.7	4.6%	1.5%	8	299	1.5%	58.5%	-0.9	2.9
Professional, scientific, and management, and administrative and waste management services	877	295	20.5	9.4%	3.0%	1,316	395	18.2	11.5%	3.3%	439	493	50.1%	67.6%	2.1	4.5
Educational services, and health care and social assistance	2,447	471	11.7	26.1%	4.1%	3,589	609	10.3	31.2%	4.7%	1,142	770	46.7%	37.6%	5.1	6.2
Arts, entertainment, and recreation, and accommodation, and food services	928	312	20.4	9.9%	3.1%	1,498	400	16.2	13.0%	3.3%	570	507	61.4%	69.3%	3.1	4.5
Other services, except public administration	720	241	20.3	7.7%	2.4%	605	250	25.1	5.3%	2.1%	-115	347	-16.0%	44.7%	-2.4	3.2
Public administration	254	137	32.8	2.7%	1.4%	257	140	33.1	2.2%	1.2%	3	196	1.2%	77.6%	-0.5	1.8
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining						$37,498					$37,498	$0	0.0%			
Construction	$20,915	$10,567	30.7			$20,999	$21,224	61.4			$84	$23,709	0.4%	113.4%		
Manufacturing	$27,427	$4,598	10.2			$40,191	$46,882	70.9			$12,764	$47,107	46.5%	172.7%		
Wholesale trade	$18,671	$5,735	18.7			$29,434	$10,298	21.3			$10,763	$11,787	57.6%	73.4%		
Retail trade	$18,386	$5,380	17.8			$19,855	$6,810	20.8			$1,469	$8,679	8.0%	48.7%		
Transportation and warehousing, and utilities	$38,261	$6,507	10.3			$29,185	$16,281	33.9			-$9,076	$17,533	-23.7%	44.5%		
Information	$37,573	$27,670	44.8			$56,887	$33,126	35.4			$19,314	$43,162	51.4%	142.1%		
Finance and insurance, and real estate and rental and leasing	$46,471	$23,597	30.9			$35,832	$26,038	44.2			-$10,639	$35,140	-22.9%	68.4%		
Professional, scientific, and management, and administrative and waste management services	$48,343	$22,414	28.2			$62,117	$12,797	12.5			$13,774	$25,810	28.5%	65.2%		
Educational services, and health care and social assistance	$29,349	$7,165	14.8			$24,233	$7,404	18.6			-$5,116	$10,303	-17.4%	32.3%		
Arts, entertainment, and recreation, and accommodation, and food services	$19,359	$4,943	15.5			$23,742	$8,084	20.7			$4,383	$9,475	22.6%	52.2%		
Other services, except public administration	$13,556	$11,608	52.1			$17,656	$11,026	38.0			$4,100	$16,010	30.2%	138.0%		
Public administration	$37,062	$17,548	28.8			$73,705	$41,800	34.5			$36,643	$45,334	98.9%	146.9%		

Table 2.06.W: Industry - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	8,161	772	5.7	100.0%		21,816	1,013	2.8	100.0%		13,655	1,274	167.3%	28.2%		
Agriculture, forestry, fishing and hunting, and mining	26	43	100.6	0.3%	0.5%	32	38	71.9	0.1%	0.2%	6	57	23.1%	250.6%	-0.2	0.5
Construction	257	130	30.7	3.1%	1.6%	700	242	21.0	3.2%	1.1%	443	275	172.4%	166.9%	0.1	1.9
Manufacturing	313	142	27.5	3.8%	1.7%	828	260	19.1	3.8%	1.2%	515	296	164.5%	146.0%	0.0	2.1
Wholesale trade	498	229	27.9	6.1%	2.7%	709	219	18.8	3.2%	1.0%	211	317	42.4%	78.9%	-2.9	2.9
Retail trade	1,063	333	19.1	13.0%	3.9%	2,506	444	10.8	11.5%	2.0%	1,443	555	135.7%	84.8%	-1.5	4.4
Transportation and warehousing, and utilities	230	163	43.1	2.8%	2.0%	535	157	17.9	2.5%	0.7%	305	226	132.6%	178.4%	-0.3	2.1
Information	473	182	23.4	5.8%	2.2%	1,832	375	12.4	8.4%	1.7%	1,359	417	287.3%	168.8%	2.6	2.8
Finance and insurance, and real estate and rental and leasing	376	134	21.7	4.6%	1.6%	1,317	299	13.8	6.0%	1.3%	941	328	250.3%	148.0%	1.4	2.1
Professional, scientific, and management, and administrative and waste management services	1,357	358	16.0	16.6%	4.1%	4,289	586	8.3	19.7%	2.5%	2,932	687	216.1%	93.9%	3.1	4.8
Educational services, and health care and social assistance	2,048	305	9.1	25.1%	2.9%	4,262	416	5.9	19.5%	1.7%	2,214	516	108.1%	37.1%	-5.6	3.4
Arts, entertainment, and recreation, and accommodation, and food services	1,157	301	15.8	14.2%	3.4%	3,453	449	7.9	15.8%	1.9%	2,296	541	198.4%	86.8%	1.6	3.9
Other services, except public administration	174	103	35.9	2.1%	1.2%	966	221	13.9	4.4%	1.0%	792	244	455.2%	352.3%	2.3	1.6
Public administration	189	113	36.5	2.3%	1.4%	387	170	26.8	1.8%	0.8%	198	204	104.8%	151.9%	-0.5	1.6

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	$11,000					$9,999										
Construction	$32,807	$25,903	48.0			$45,315	$16,171	21.7			$12,508	$30,536	38.1%	119.7%		
Manufacturing	$39,752	$18,727	28.6			$34,998	$26,873	46.7			-$4,754	$32,755	-12.0%	79.3%		
Wholesale trade	$23,887	$10,586	26.9			$50,973	$18,451	22.0			$27,086	$21,272	113.4%	122.1%		
Retail trade	$33,346	$22,587	41.2			$40,653	$9,148	13.7			$7,307	$24,369	21.9%	87.0%		
Transportation and warehousing, and utilities	$21,495	$23,341	66.0			$45,728	$23,534	31.3			$24,233	$33,146	112.7%	255.6%		
Information	$43,764	$15,467	21.5			$60,358	$16,356	16.5			$16,594	$22,511	37.9%	61.4%		
Finance and insurance, and real estate and rental and leasing	$59,317	$30,694	31.5			$58,709	$28,774	29.8			-$608	$42,072	-1.0%	70.5%		
Professional, scientific, and management, and administrative and waste management services	$37,185	$11,801	19.3			$71,406	$11,121	9.5			$34,221	$16,215	92.0%	67.9%		
Educational services, and health care and social assistance	$19,558	$6,916	21.5			$33,445	$10,554	19.2			$13,887	$12,618	71.0%	81.0%		
Arts, entertainment, and recreation, and accommodation, and food services	$33,126	$9,186	16.9			$32,834	$6,835	12.7			-$292	$11,450	-0.9%	34.4%		
Other services, except public administration	$22,824	$23,024	61.3			$47,057	$9,773	12.6			$24,233	$25,012	106.2%	212.3%		
Public administration	$65,430	$32,394	30.1			$94,316	$22,811	14.7			$28,886	$39,620	44.1%	79.4%		

Housing Affordability, Quality, and Security
PUMA 4003

Table 3.01.T: Housing Tenure - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	42,855	1,474	2.1	100.0%		48,585	614	0.8	100.0%		54,493	694	0.8	100.0%		5,908	927	12.2%	2.0%		
Owner-occupied	8,431	708	5.1	19.7%	1.5%	10,474	683	4.0	21.6%	1.4%	12,416	836	4.1	22.8%	1.5%	1,942	1,080	18.5%	11.1%	1.2	2.1
Renter-occupied	34,424	708	1.3	80.3%	3.2%	38,111	843	1.3	78.4%	1.4%	42,077	1,045	1.5	77.2%	1.6%	3,966	1,343	10.4%	3.7%	-1.2	2.1

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	274	142	31.5	100.0%		1,239	257	12.6	100.0%		1,610	335	12.6	100.0%		371	422	29.9%	38.2%		
Owner-occupied	71	72	62.0	25.9%	22.8%	344	155	27.3	27.8%	11.1%	352	162	28.0	21.9%	9.0%	8	224	2.3%	65.9%	-5.9	14.3
Renter-occupied	203	122	36.6	74.1%	22.8%	895	224	15.2	72.2%	10.1%	1,258	305	14.7	78.1%	9.7%	363	378	40.6%	49.0%	5.9	14.0

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	33,601	733	1.3	100.0%		31,473	816	1.6	100.0%		28,285	952	2.0	100.0%		-3,188	1,254	-10.1%	3.8%		
Owner-occupied	7,642	682	5.4	22.7%	2.0%	7,816	581	4.5	24.8%	1.7%	7,843	619	4.8	27.7%	2.0%	27	849	0.3%	10.9%	2.9	2.6
Renter-occupied	25,959	870	2.0	77.3%	2.0%	23,657	898	2.3	75.2%	2.1%	20,442	980	2.9	72.3%	2.5%	-3,215	1,329	-13.6%	5.3%	-2.9	3.3

Table 3.01.H: Housing Tenure - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	7,055	606	5.2	100.0%		9,209	673	4.4	100.0%		9,717	756	4.7	100.0%		508	1,012	5.5%	11.3%		
Owner-occupied	459	183	24.3	6.5%	2.5%	1,095	286	15.9	11.9%	3.0%	1,081	226	12.7	11.1%	2.2%	-14	365	-1.3%	33.0%	-0.8	3.7
Renter-occupied	6,596	643	5.9	93.5%	4.3%	8,114	634	4.7	88.1%	2.4%	8,636	806	5.7	88.9%	4.6%	522	1,025	6.4%	13.0%	0.8	5.2

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	854	249	17.7	100.0%		5,834	467	4.9	100.0%		13,339	694	3.2	100.0%		7,505	836	128.6%	21.8%		
Owner-occupied	89	81	55.4	10.4%	9.0%	1,055	210	12.1	18.1%	3.3%	2,912	364	7.6	21.8%	2.5%	1,857	420	176.0%	64.9%	3.7	4.1
Renter-occupied	765	236	18.7	89.6%	9.0%	4,779	455	5.8	81.9%	4.2%	10,427	707	4.1	78.2%	3.4%	5,648	841	118.2%	25.5%	-3.7	5.4

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units	10,474	683	4.0	12,416	836	4.1	1,942	1,080	18.5%	11.1%
Median value (2019 dollars)	$673,965	$26,289	2.4	$994,210	$73,076	4.5	$320,245	$77,661	47.5%	12.3%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with an Asian non-Hispanic householder	344	155	27.3	352	162	28.0	8	224	2.3%	65.9%
Median value (2019 dollars)	$519,181	$139,628	16.3	$901,785	$426,870	28.8	$382,604	$449,126	73.7%	94.6%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Black non-Hispanic householder	7,816	581	4.5	7,843	619	4.8	27	849	0.3%	10.9%
Median value (2019 dollars)	$676,063	$29,446	2.6	#######	$103,507	6.0	$366,219	$107,614	54.2%	16.7%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Hispanic householder	1,095	286	15.9	1,081	226	12.7	-14	365	-1.3%	33.0%
Median value (2019 dollars)	$696,270	$96,331	8.4	$786,764	$166,889	12.9	$90,494	$192,696	13.0%	28.6%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a White non-Hispanic householder	1,055	210	12.1	2,912	364	7.6	1,857	420	176.0%	64.9%
Median value (2019 dollars)	$685,767	$77,612	6.9	$964,753	$138,583	8.7	$278,986	$158,836	40.7%	25.7%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent	37,092	891	1.5	40,900	1,089	1.6	3,808	1,407	10.3%	4.0%
Median gross rent (2019 dollars)	$1,130	$47	2.5	$1,388	$68	3.0	$258	$83	22.8%	7.9%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder	895	224	15.2	1,212	294	14.8	317	370	35.4%	47.2%
Median gross rent (2019 dollars)	$1,496	$291	11.8	$1,897	$462	14.8	$401	$546	26.8%	39.5%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder	23,071	938	2.5	19,733	987	3.0	-3,338	1,362	-14.5%	5.5%
Median gross rent (2019 dollars)	$1,082	$57	3.2	$1,160	$61	3.2	$78	$83	7.2%	8.0%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder	7,910	609	4.7	8,472	810	5.8	562	1,013	7.1%	13.1%
Median gross rent (2019 dollars)	$935	$121	7.8	$995	$163	10.0	$60	$203	6.4%	22.2%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder	4,587	456	6.0	10,240	681	4.0	5,653	820	123.2%	26.7%
Median gross rent (2019 dollars)	$1,677	$138	5.0	$2,156	$99	2.8	$479	$170	28.6%	12.1%

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent (excluding units where GRAPI cannot be computed)	35,891	924	1.6	100.0%		39,731	1,106	1.7	100.0%		3,840	1,441	10.7%	4.2%		
30.0 percent or more (rent-burdened)	20,518	932	2.8	57.2%	2.1%	21,348	1,221	3.5	53.7%	2.7%	830	1,536	4.0%	7.6%	-3.5	3.4
50.0 percent or more (extremely rent-burdened)	11,930	914	4.7	33.2%	2.4%	10,908	900	5.0	27.5%	2.1%	-1,022	1,283	-8.6%	10.3%	-5.7	3.2

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder (excluding units where GRAPI cannot be computed)	895	224	15.2	100.0%		1,145	287	15.2	100.0%		250	364	27.9%	45.3%		
30.0 percent or more (rent-burdened)	529	184	21.2	59.1%	14.3%	732	237	19.7	63.9%	13.1%	203	300	38.4%	65.8%	4.8	19.4
50.0 percent or more (extremely rent-burdened)	367	157	26.1	41.0%	14.3%	390	187	29.2	34.1%	13.9%	23	244	6.3%	68.3%	-6.9	19.9

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder (excluding units where GRAPI cannot be computed)	22,173	913	2.5	100.0%		19,009	962	3.1	100.0%		-3,164	1,326	-14.3%	5.6%		
30.0 percent or more (rent-burdened)	12,647	837	4.0	57.0%	3.0%	10,624	945	5.4	55.9%	4.1%	-2,023	1,262	-16.0%	9.3%	-1.1	5.1
50.0 percent or more (extremely rent-burdened)	6,954	726	6.3	31.4%	3.0%	5,766	744	7.8	30.3%	3.6%	-1,188	1,040	-17.1%	13.8%	-1.1	4.7

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder (excluding units where GRAPI cannot be computed)	7,712	588	4.6	100.0%		8,322	804	5.9	100.0%		610	996	7.9%	13.3%		
30.0 percent or more (rent-burdened)	4,289	511	7.2	55.6%	5.1%	4,230	547	7.9	50.8%	4.4%	-59	749	-1.4%	17.3%	-4.8	6.7
50.0 percent or more (extremely rent-burdened)	2,679	436	9.9	34.7%	5.0%	1,928	389	12.3	23.2%	4.1%	-751	584	-28.0%	18.7%	-11.5	6.5

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder (excluding units where GRAPI cannot be computed)	4,482	456	6.2	100.0%		10,012	693	4.2	100.0%		5,530	830	123.4%	27.5%		
30.0 percent or more (rent-burdened)	2,765	368	8.1	61.7%	5.3%	5,134	624	7.4	51.3%	5.1%	2,369	724	85.7%	33.5%	-10.4	7.4
50.0 percent or more (extremely rent-burdened)	1,810	359	12.1	40.4%	6.9%	2,624	413	9.6	26.2%	3.7%	814	547	45.0%	36.7%	-14.2	7.8

Table 3.05.T: Rent Stabilized Housing

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Rent stabilized units	15,536	5,030	16.0	30.4%	9.9%

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

	2015-2019 ACS PUMS				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Occupied units paying rent	40,900	1,089	1.6	100.0%	
Extremely low-income (0-30% AMI)	8,912	809	5.5	21.8%	1.9%
Very low-income (31-50% AMI)	6,544	741	6.9	16.0%	1.8%
Low-income (51-80% AMI)	10,747	889	5.0	26.3%	2.1%
Moderate-income (81-120% AMI)	10,443	802	4.7	25.5%	1.8%
Middle-income (121-165% AMI)	3,937	587	9.1	9.6%	1.4%
High-income (166% or higher AMI)	317	155	29.6	0.8%	0.4%

Table 3.08.T: Overcrowding - Total Population

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	48,585	614	0.8	100.0%		54,493	694	0.8	100.0%		5,908	927	12.2%	2.0%		
Overcrowded units (> 1 person per room)	5,018	638	7.7	10.3%	1.3%	4,124	603	8.9	7.6%	1.1%	-894	878	-17.8%	15.9%	-2.7	1.7

Table 3.08.A: Overcrowding - Asian Non-Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	1,239	257	12.6	100.0%		1,610	335	12.6	100.0%		371	422	29.9%	38.2%		
Overcrowded units (> 1 person per room)	226	107	28.7	18.2%	7.7%	180	89	30.0	11.2%	5.0%	-46	139	-20.4%	54.5%	-7.0	9.2

Table 3.08.B: Overcrowding - Black Non-Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	31,473	816	1.6	100.0%		28,285	952	2.0	100.0%		-3,188	1,254	-10.1%	3.8%		
Overcrowded units (> 1 person per room)	2,195	363	10.1	7.0%	1.1%	1,546	417	16.4	5.5%	1.5%	-649	553	-29.6%	22.3%	-1.5	1.9

Table 3.08.H: Overcrowding - Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	9,209	673	4.4	100.0%		9,717	756	4.7	100.0%		508	1,012	5.5%	11.3%		
Overcrowded units (> 1 person per room)	1,087	300	16.8	11.8%	3.1%	707	260	22.4	7.3%	2.6%	-380	397	-35.0%	29.9%	-4.5	4.0

Table 3.08.W: Overcrowding - White Non-Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	5,834	467	4.9	100.0%		13,339	694	3.2	100.0%		7,505	836	128.6%	21.8%		
Overcrowded units (> 1 person per room)	1,403	302	13.1	24.0%	4.8%	1,658	326	12.0	12.4%	2.4%	255	444	18.2%	34.5%	-11.6	5.4

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2017-2019
	Number
Residential evictions executed by a city marshal	1,099

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

	NYC Department of Homeless Services, 2018	NYC Department of Homeless Services, 2020	Change, 2018 - 2020	
	Number	Number	Number	Percent
Total number of individuals in DHS shelter system whose last address was in this area	2,000	1,662	-338	-16.9%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2022; NYC Housing Preservation and Development, 2022
	Number
NYC Housing Authority units	7,346
Units with regulatory agreements since 2014	2,924

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

	NYC Housing Authority, 2022	
	Number	Percent
Total Population	153,236	100.0%
NYC Housing Authority tenants	16,991	11.1%

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

	NYC Housing Authority, 2022	
	Number	Percent
Asian non-Hispanic Population	6,157	100.0%
Asian non-Hispanic NYC Housing Authority tenants	448	7.3%

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

	NYC Housing Authority, 2022	
	Number	Percent
Black non-Hispanic Population	61,841	100.0%
Black non-Hispanic NYC Housing Authority tenants	8,536	13.8%

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

	NYC Housing Authority, 2022	
	Number	Percent
Hispanic Population	29,038	100.0%
Hispanic NYC Housing Authority tenants	7,273	25.1%

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

	NYC Housing Authority, 2022	
	Number	Percent
White non-Hispanic Population	46,671	100.0%
White non-Hispanic NYC Housing Authority tenants	501	1.1%

Housing Production
PUMA 4003

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

	NYC Department of City Planning Housing Database, 2020 Q4	
	Number	Percent
Net change	5,969	10.7%
New building	5,343	9.6%
Alterations that increase units	1,139	2.1%
Alterations that decrease units	-152	-0.3%
Demolitions	-361	-0.7%

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

	NYC Housing Preservation and Development, 2021	
	New Construction	Preservation
	Number	Number
Extremely low-income (0-30% AMI)	111	198
Very low-income (31-50% AMI)	58	490
Low-income (51-80% AMI)	297	1,066
Moderate-income (81-120% AMI)	80	39
Middle-income (121-165% AMI)	331	32
High-income (166% or higher AMI)	2	21

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	2.3	1.0%
Square miles of historic districts	0.2	7.9%

Quality of Life and Access to Opportunity

PUMA 4003

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

	NYC Community Health Survey, 2015-2016		
	Percent		
	Estimate	MOE (-)	MOE (+)
Good, Very Good, or Excellent health	76.0%	-5.4%	4.6%

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

	NYC Community Health Survey, 2015-16		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	13.2%	-3.5%	4.6%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Deaths before 65 years	399.0	290.7	257.6	-33.0	-11.4%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 65 years	141.2	101.8	73.4	-28.0	-27.9%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 65 years	442.1	363.1	301.5	-62.0	-17.0%

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, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Hispanic deaths before 65 years	263.2	182.0	229.9	48.0	26.3%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 65 years	265.9	137.4	134.4	-3.0	-2.2%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Deaths before 1 year	9.9	5.6	4.6	-1.0	-17.9%

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

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

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 1 year	11.1	8.6	6.9	-2.0	-19.8%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Hispanic deaths before 1 year	6.8			0.0	0.0%

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

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

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Drug-related overdose deaths		13.8	20.4	7.0	47.8%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Asian non-Hispanic drug-related overdose deaths	0.0	0.0		0.0	0.0%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Black non-Hispanic drug-related overdose deaths		10.4	15.9	6.0	52.9%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Hispanic drug-related overdose deaths	0.0		35.6	36.0	0.0%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
White non-Hispanic drug-related overdose deaths	0.0	30.2	23.4	-7.0	-22.5%

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	416

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	211

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	715

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	444

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	43

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)	5

Table 5.08.T: Access to Jobs

	NYC Department of City Planning, 2019
	Number
Total jobs within 30 minutes	137,290

Table 5.09.T: Access to Transit

	NYC Department of City Planning, 2020 Percent Estimate
Residents living within 1/4 mile of Select Bus Station or subway station	61.4%
Residents living within 1/4 mile of ADA accessible subway stations	0.3%

Table 5.10.T: Commute - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total workers 16 years and over	51,309	1,782	2.1	100.0%		68,694	1,788	1.6	100.0%		17,385	2,524	33.9%	5.8%		
Drove or carpooled to work	9,588	1,032	6.5	18.7%	1.9%	11,053	892	4.9	16.1%	1.2%	1,465	1,364	15.3%	15.5%	-2.6	2.2

Table 5.10.A: Commute - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic workers 16 years and over	1,680	350	12.7	100.0%		2,806	421	9.1	100.0%		1,126	547	67.0%	42.9%		
Drove or carpooled to work	342	158	28.1	20.4%	8.4%	256	108	25.5	9.1%	3.6%	-86	191	-25.1%	46.8%	-11.3	9.1

Table 5.10.B: Commute - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic workers 16 years and over	31,203	1,546	3.0	100.0%		30,653	1,612	3.2	100.0%		-550	2,234	-1.8%	7.1%		
Drove or carpooled to work	6,322	796	7.7	20.3%	2.3%	5,966	708	7.2	19.5%	2.1%	-356	1,065	-5.6%	16.3%	-0.8	3.1

Table 5.10.H: Commute - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic workers 16 years and over	9,488	989	6.3	100.0%		11,601	894	4.7	100.0%		2,113	1,333	22.3%	15.8%		
Drove or carpooled to work	1,820	479	16.0	19.2%	4.6%	2,023	428	12.8	17.4%	3.4%	203	642	11.2%	37.5%	-1.8	5.7

Table 5.10.W: Commute - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic workers 16 years and over	8,100	780	5.9	100.0%		21,788	1,026	2.9	100.0%		13,688	1,289	169.0%	28.8%		
Drove or carpooled to work	943	210	13.6	11.6%	2.3%	2,653	413	9.5	12.2%	1.8%	1,710	463	181.3%	76.4%	0.6	2.9

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	54,493	694	0.8	100.0%	
With a computer	39,762	1,152	1.8	73.0%	1.9%
With a broadband internet subscription	34,414	1,271	2.2	63.2%	2.2%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	1,610	335	12.6	100.0%	
With a computer	1,441	331	14.0	89.5%	8.7%
With a broadband internet subscription	1,337	310	14.1	83.0%	8.5%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	28,285	952	2.0	100.0%	
With a computer	19,954	1,047	3.2	70.5%	2.8%
With a broadband internet subscription	16,505	1,046	3.9	58.4%	3.1%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	9,717	756	4.7	100.0%	
With a computer	6,166	549	5.4	63.5%	2.7%
With a broadband internet subscription	5,604	547	5.9	57.7%	3.4%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	13,339	694	3.2	100.0%	
With a computer	10,885	658	3.7	81.6%	2.5%
With a broadband internet subscription	9,901	681	4.2	74.2%	3.3%

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	42.1%
Math proficient	36.7%

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	51.0%
Math proficient	55.5%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	42.3%
Math proficient	36.9%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	37.6%
Math proficient	31.2%

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	63.6%
Math proficient	54.1%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	69.6%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	75.0%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	68.8%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	70.3%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	34.5%

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2019	
	Number Estimate	Percent Estimate
Total Population	153,236	100.0%
Residents within walking distance of a park	144,025	94.0%

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

	NYC Vision Zero View, 2010-2014		NYC Vision Zero View, 2016-2020		Change, 2010-2014 to 2016-2020		
	Number	Percent	Number	Percent	Number	Percent	Pctg. Pt.
Total injuries	1,279.7	1.0%	1,321.7	1.0%	42.0	0.0%	
Pedestrian injuries	310.5	0.2%	270.9	0.2%	-40.0	-0.1%	0.0
Cyclist injuries	169.2	0.1%	212.5	0.2%	43.0	0.3%	0.0
Motorist injuries	800.0	0.6%	838.3	0.6%	38.0	0.0%	0.0

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

	NYC Vision Zero View, 2010-2014	NYC Vision Zero View, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Percent
Total fatalities	2.0	2.7	33.5	1.0%

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

	NYC Department of Heath and Mental Hygiene, 2019
	Number
Total pedestrian hospitalizations	8.5

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

	NYC Department of Heath and Mental Hygiene, 2019
	Number
Total non-fatal assault hospitalizations	67.3