Racial equity report on housing and opportunity

Project name: Innovation QNS Rezoning and LSGD

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Prepared by: AKRF, Inc. Date 06/17/2022

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

PROJECT TYPE

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

- ☐ Text amendment to the zoning resolution affecting 5 or more community districts
- ☐ Historic district designation affecting 4 or more city blocks

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

- ☐ Acquisition or disposition of land to facilitate a non-residential project containing at least 50,000 square feet of floor area
- ☐ Acquisition or disposition of land to facilitate a residential project, other than a residential project consisting of a building to be preserved, provided that such equity report shall only be required related to a building in such project containing at least 50,000 square feet of floor area
- ☑ An increase in permitted residential floor area of at least 50,000 square feet
- ☑ An increase in permitted non-residential floor area of at least 200,000 square feet
- ☐ A decrease in permitted floor area or number of housing units on at least four contiguous city blocks
- ☑ Seeking a change to the use regulations or permitted floor area for any use in a manufacturing district where a building in the project contains at least 100,000 square feet of floor area

The Applicant is seeking a series of land use actions, including zoning map amendments, zoning text amendments, and special permits (the Proposed Actions), to facilitate the proposed development. The project area is in Astoria, Queens and includes 5 blocks (Blocks 641, 668, 669, 670, and 671) (43 lots) that would be rezoned.
The proposed development certified into ULURP on April 25, 2022. A Racial Equity Report is required for all projects that certify into ULURP on or after June 1, 2022. While the proposed development meets the eligibility criteria for a Racial Equity Report as listed above, as it was certified prior to June 1, 2022, a Racial Equity Report is not required. Given the scale of the project and a certification date close to June 1, the Applicant voluntarily opted to prepare this Racial Equity Report.

1. EXECUTIVE SUMMARY

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

The proposed development would be consistent with the City's strategies to affirmatively further fair housing and increase access to opportunities by creating affordable housing, jobs during construction and operation, new publicly accessible open space, and space and support for community-serving non-profits to expand their services for the Astoria neighborhood. Under Mandatory Inclusionary Housing (MIH) Option 1, 25 percent of the 2,843 new units (711 units) in the proposed development would be income-restricted to be affordable for households with average incomes at 60 percent Area Median Income (AMI). The proposed development would support approximately 1,700 jobs in the proposed office, retail, residential, and community facility spaces as well as over 3,700 construction jobs over a 10-year construction period. The proposed development would include a total of 2.17 acres of publicly accessible open space.

Based on the the Displacement Risk Index (DRI), Astoria is in the "intermediate" category for Displacement Risk and currently has "high" Market Pressure due to rising rents and home values (on a scale of lowest, lower, intermediate, high, and highest). The proposed development would add 2,843 units where few currently exist. Increasing housing availability in this manner is broadly beneficial for housing affordability. The proposed development would also facilitate the creation of 711 permanently affordable housing units through MIH. The Astoria neighborhood has "lower" Population Vulnerability due to factors such as a smaller population that is severely rent burdened when compared with the City as a whole, further reducing displacement risk.

Despite increasing household incomes and rents, the racial and ethnic demographics of Queens Community District 1 (CD 1) have remained constant between 2010 and 2020. A higher percentage of the population in CD 1 are White compared to Queens overall, and the share of the population that is Asian or Black is smaller than in Queens overall. Median household income in CD 1 has increased across all racial/ethnic groups since 2010. However, the largest gain in household income was experienced by the White non-Hispanic population and the smallest gain was experienced by the Hispanic/Latino population. Black and Hispanic households also have lower median household incomes than the total population in CD 1; therefore, the proposed affordable housing would increase housing options for these families.

The proposed development would further Goal #2 of "Where We Live NYC": "Facilitate equitable housing development in New York City and the region" and Goal #3: prevent displacement of longstanding residents. As the largest MIH project in Queens, development under the Proposed Actions would substantially increase the affordable housing available in the Astoria neighborhood, including to households that may be vulnerable to displacement. Since 2014, only 1,003 affordable units have been created or preserved in CD 1 (see Table 3.11.T of the Community Profile); the proposed development would increase this count by over 70 percent. The Applicant is actively working with the residents of the six residential units that are located on applicant-controlled sites to provide relocation assistance or support the residents' return to a unit in the proposed development, thereby supporting Goal #3.

The proposed development would also further Goal #6: of "Where We Live NYC": "Make equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty" through the creation of widely accessible public open spaces. The proposed development would provide 2.17 new acres of publicly accessible open space to an area that is currently zoned for manufacturing and, consequently, has few parks or other publicly accessible open space. CD 1 ranks 53 out of 59 districts in the City for percent of land that is open space. The proposed development would increase access to opportunity for New Yorkers with disabilities and New Yorkers of color by placing affordable and accessible housing and jobs near transit in an area that is currently in need of additional housing, especially permanently affordable housing.

2. PROJECT SPECIFIC INFORMATION

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

2.1. Residential affordability

Section not required for historic district designations

2.1.1 Proposed residential floor area:

2,258,362 Total residential zoning square feet

2,416,447 Gross residential square feet

2.1.2 Estimated new housing units

Report the number of anticipated housing units. If income-restricted, report unit count by U.S. Housing & Urban Development Area Median Income (AMI) tiers. If not, report as "not-income restricted." Describe the expected rents or prices for all proposed housing units. Report the household income needed to afford such units without spending more than 30% of household income on housing costs.

Income Restriction	Unit Count	Example Rents* Low - High	Example Eligible Incomes* Low - High
0-30% AMI			
31-50% AMI	284 (10%)	$715 -$1,225	$37,360 - $53,360 (40% AMI)
51-80% AMI	284 (10%)	$1,115 - $1,919	$56,040 - $80,040 (60% AMI)
81-120% AMI	143 (5%)	$1,916 - $3,306	$93,400 - $133,400 (100%AMI)
121-165% AMI			
Not Income Restricted	2,132	$2,430 - $5,190	$97,100 - $207,500
Total New Units	2,843		

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

Under MIH Option 1, 25 percent of the new units in the proposed development (711 units) would be income-restricted to be affordable for households with average incomes at 60 percent Area Median Income (AMI). Ten percent of residential floor area will be set as affordable to households at 40 percent AMI (very low-income), 10 percent at 60 percent AMI (low-income), and 5 percent at 100 percent AMI (moderate-income). Rents and incomes are based on 2022 HUD AMI. Rents assume tenant pays electric including stove, based on HPD utility allowances.

*For any income-restricted units, incomes and rents are shown using current year U.S. HUD Income Limits (HUDIL) and are for illustrative purposes only. Income-restricted rents will be set at time of project closing and eligible household incomes will be set at time of marketing.

As documented in Figure 4 of, "Community Profile Summary," approximately 46 percent of CD 1's households have incomes that would make them eligible for the MIH units, as they range from "very low-income" to "moderate-income," and 35 percent have incomes that exceed the MIH income restrictions (middle-income to high-income).

The market rate housing units in the proposed development would have rents that are similar to market rents in newly-built buildings in the surrounding area. Market rate rents are based on recent rentals in buildings built since 2010 within a 1/2-mile radius of the proposed development, as reported in the CEQR DEIS.

2.2 Profile of anticipated jobs

Section not required for historic district designations

2.2.1 Proposed specific non-residential floor area

Total non-residential zoning square feet

Gross non-residential square feet

2.2.2 Anticipated new jobs

If the application proposes specific non-residential uses[1], report the projected number of permanent jobs in each sector or occupation, as well as current information about each sector or occupation:

Sector	Job Count
Total new jobs	

Describe the educational attainment and racial/ethnic composition of the workforce and median wages for those job sectors for New York City.

The proposed development would create approximately 1,700 jobs in the proposed office, retail, residential, and community facility space. According to the Racial Equity Report Submission Guide, "Developments with undetermined future occupants need not report anticipated new jobs. Without a specific tenant/business, future industry sectors cannot be known and therefore all wage and workforce reporting would be speculative." There will be no change to cinema jobs from existing conditions as the Regal Cinemas would be relocated within the proposed development. Please see Section 4 for a description of the anticipated non-profit partners that would tenant the proposed community facility space.

[1] *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 entirely for their own use.*

2.3 Anticipated construction jobs

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

Development site	Person-years	Average yearly workers
Projected Development Sites	3,700	370
Total	3,700	370

Additional comments if needed:

Direct construction jobs are based on IMPLAN input-output modeling and construction cost estimates provided by the Applicant.

3. Community Profile Summary

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

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

In 2020, Queens Community District 1 (CD 1) had a higher percentage of White non- Hispanic residents (47 percent) than Queens (23 percent) and New York City (31 percent). CD 1 had a smaller share of the population that is Black non-Hispanic (7 percent) than Queens (16 percent) and New York City (20 percent). CD 1 had a similar share of Hispanic/Latino residents of any race (25 percent) as compared to Queens (28 percent) and New York City (28 percent). CD 1's share of the population that is Asian non-Hispanic (15 percent) was smaller than that of Queens (27 percent), but similar to that of New York City (16 percent).

The racial and ethnic demographics of CD 1 remained relatively constant between 2010 and 2020. The total population of CD 1 increased by 7 percent. The Asian non-Hispanic population in CD 1 increased by 10 percent, while the Asian population in Queens and New York City increased by 29 percent and 34 percent, respectively. The Black non-Hispanic population in CD 1 increased by 4 percent, while this population decreased by 4 percent in Queens and 5 percent in New York City. The Hispanic/Latino population did not grow between 2010 and 2020 in CD 1, while this population increased 9 percent in Queens and 7 percent in New York City. The White non-Hispanic population in CD 1 increased by 5 percent, while this population declined by 11 percent in Queens and saw no change in New York City.

The median household income in CD 1 was $69,675 for 2015-2019, which was similar to estimates for Queens ($69,016) and New York City ($64,519). An estimated 19 percent of households in the PUMA were extremely low-income; 13 percent of households were very low-income; 16 percent were low-income; 17 percent were moderate-income; 16 percent were middle-income, and 19 percent were high-income according to the HUD AMI bands in 2015-2019. CD 1 had a lower percentage of households in the extremely low-income AMI band than New York City (23 percent) but was similar to Queens, and had a higher percentage of households in the middle-income band than both Queens (14 percent) and New York City (12 percent). CD 1 had a slightly higher percentage of households in the high-income band (19 percent) than Queens (17 percent).

Median gross rent in CD 1 is greater than in Queens and New York City, but fewer households are rent burdened (more than 30 percent of income spent on rent). In 2015-2019, median gross rent was $1,686, as compared to $1,587 in Queens, and $1,457 in New York City. An estimated 46 percent of CD 1 residents were rent-burdened, lower than the rates of rent burden in Queens (54 percent) and New York City (53 percent). In 2015-2019, CD 1 also had a lower percentage (22 percent) of severely rent-burdened residents (more than 50 percent of income spent on rent), than that of Queens (29 percent) or New York City (28 percent).

CD 1 provides greater public transit accessibility compared to Queens as a whole. About 44 percent of CD 1 residents lived with ¼-mile of a Select Bus Station or subway station in 2020, as compared to 27 percent in Queens, and 47 percent in New York City. About 9 percent of CD 1 residents lived within ¼-mile of an ADA accessible subway station in 2020, as compared to 6 percent in Queens, and 10 percent in New York City.

Community Profile Summary

Astoria & Long Island City

(PUMA 4101, approximately Queens CD 1)

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

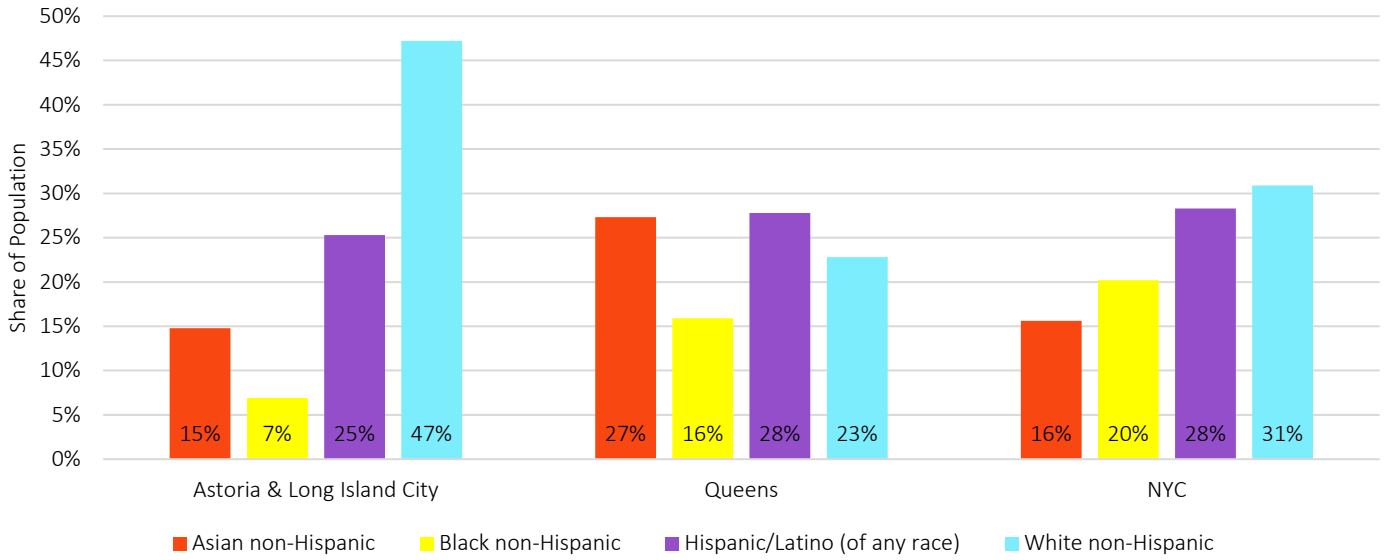
Understanding Error Bars page 10

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]."

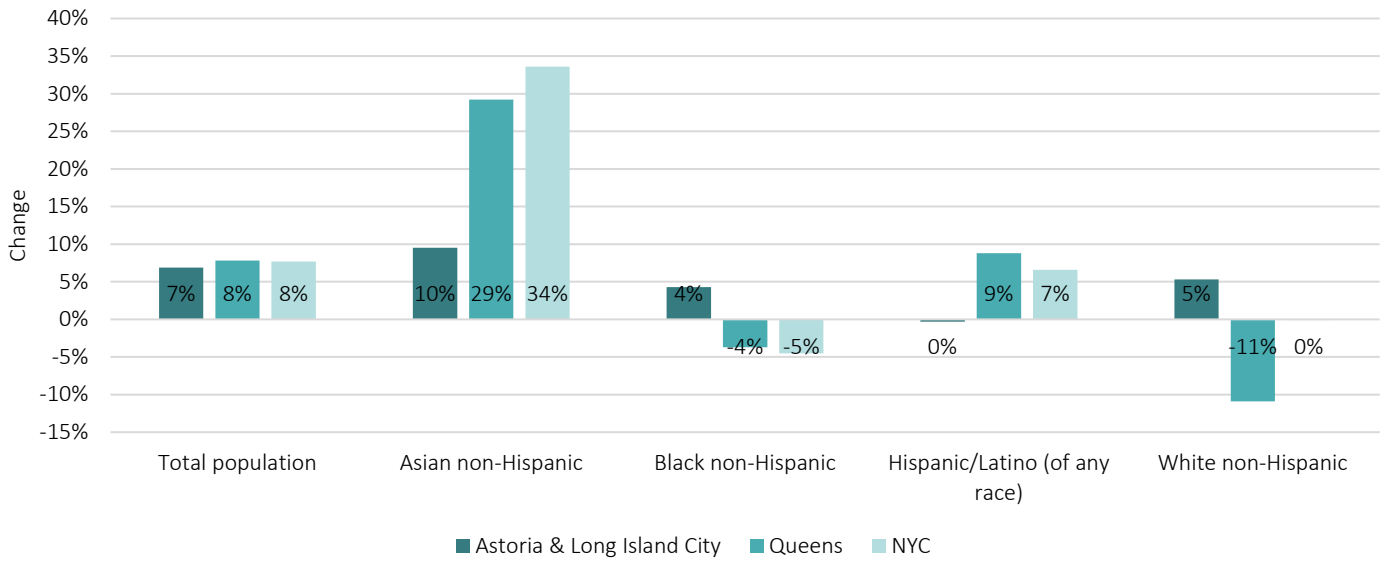


Source: Census 2020; Community Profile Table 1.01

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]."



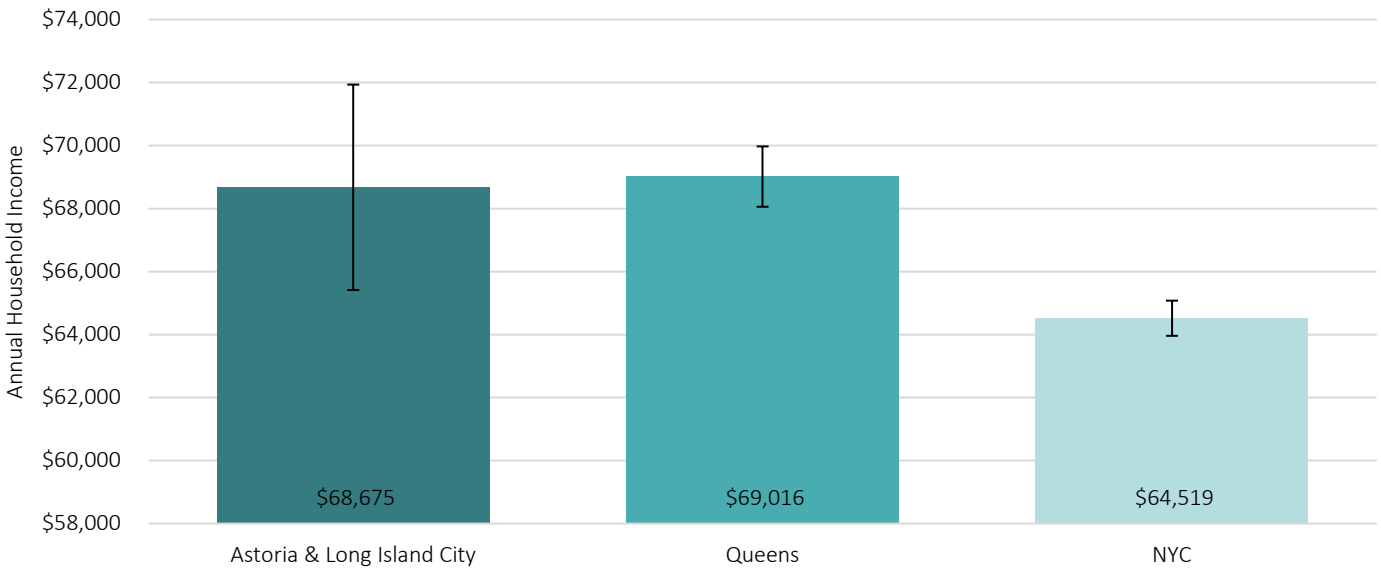
Source: Census 2010, 2020; Community Profile Table 1.01

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 [$]."

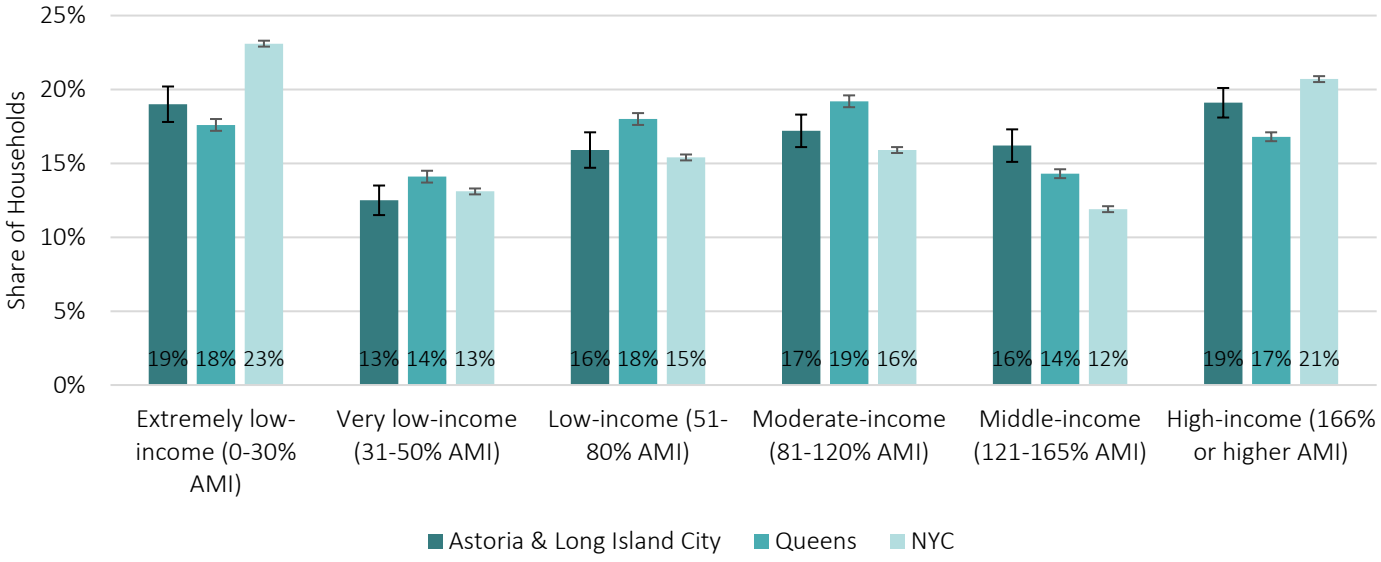


Source: American Community Survey 2015-2019; Community Profile Table 2.02

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]."

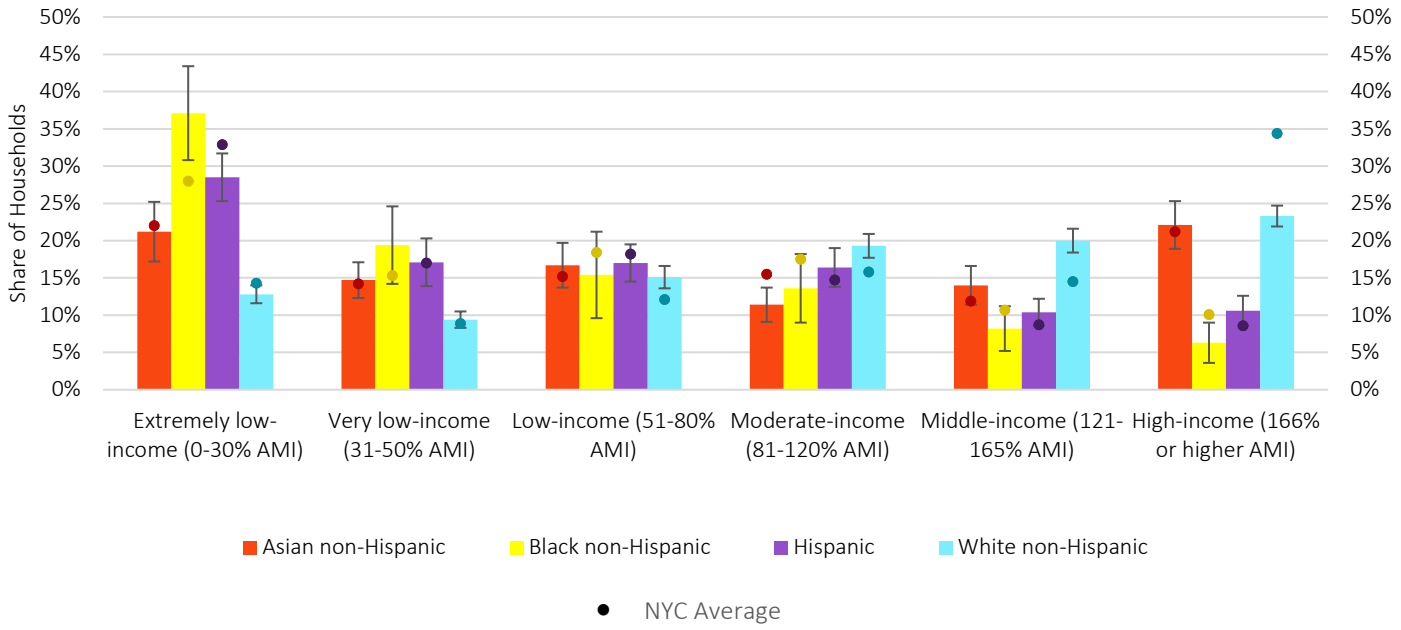


Source: American Community Survey 2015-2019; Community Profile Table 2.03

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."



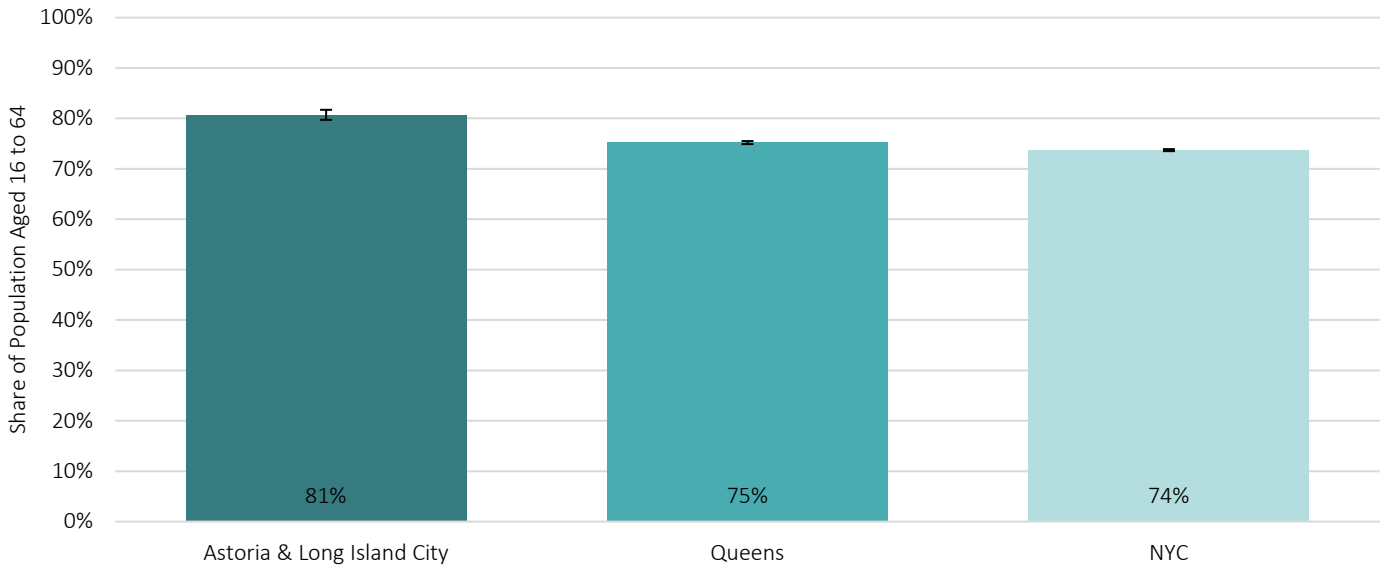
Source: American Community Survey 2015-2019; Community Profile Table 2.03

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."

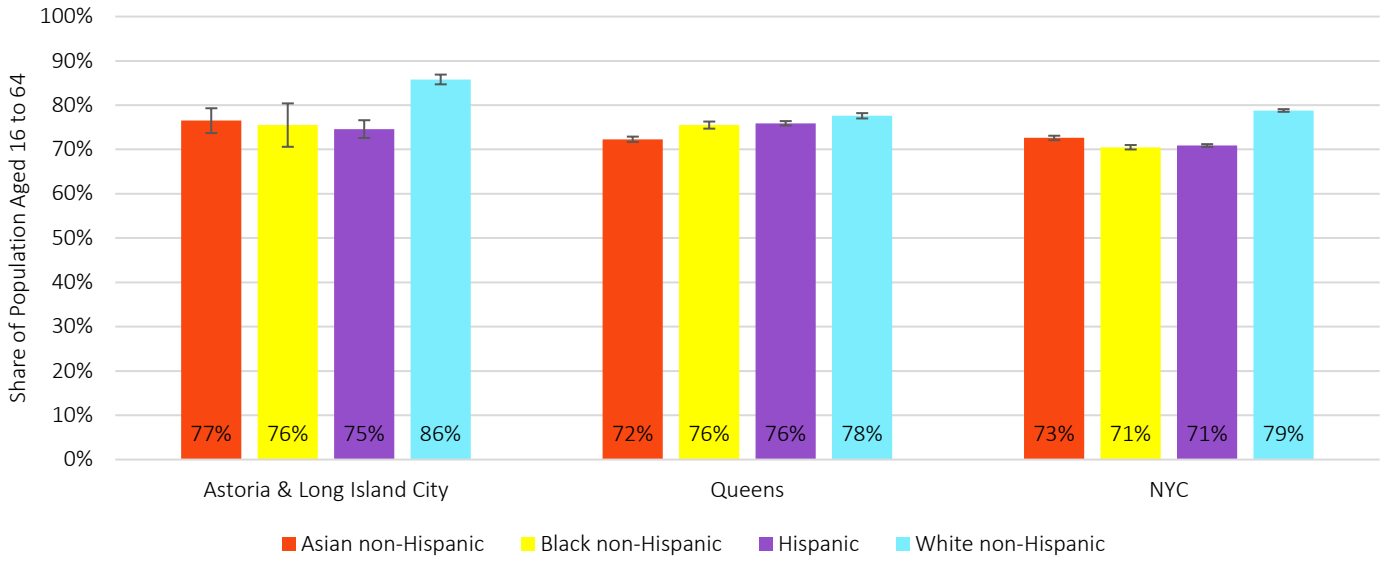


Source: American Community Survey 2015-2019; Community Profile Table 2.04

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."

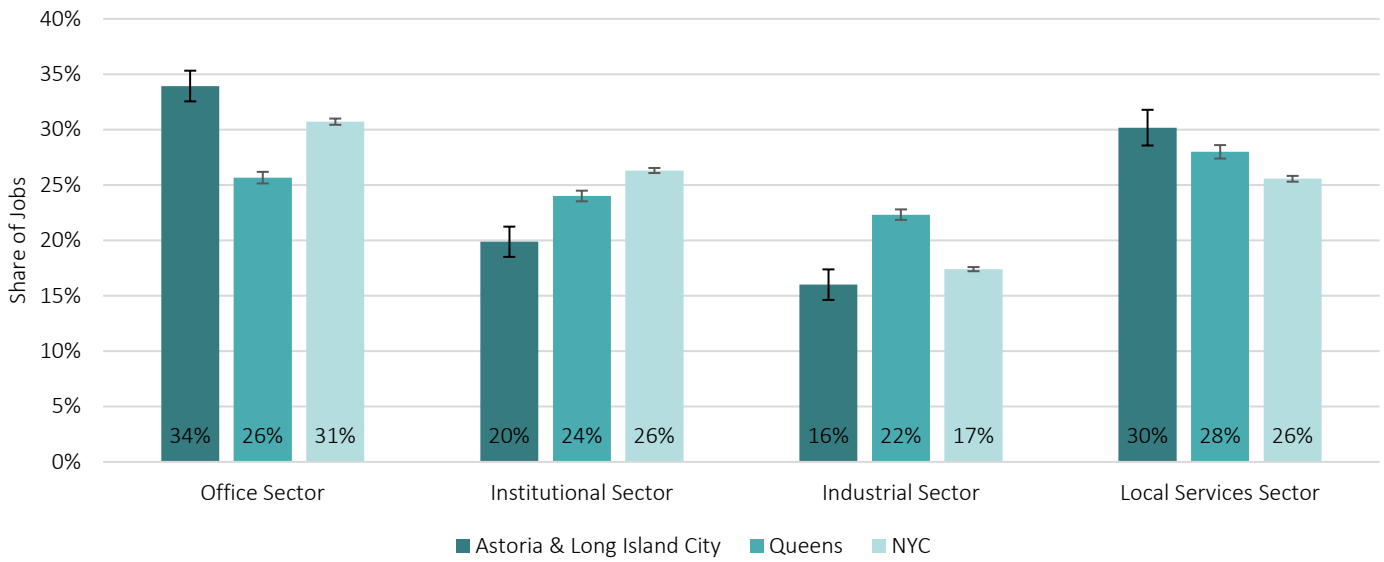


Source: American Community Survey 2015-2019; Community Profile Table 2.04

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

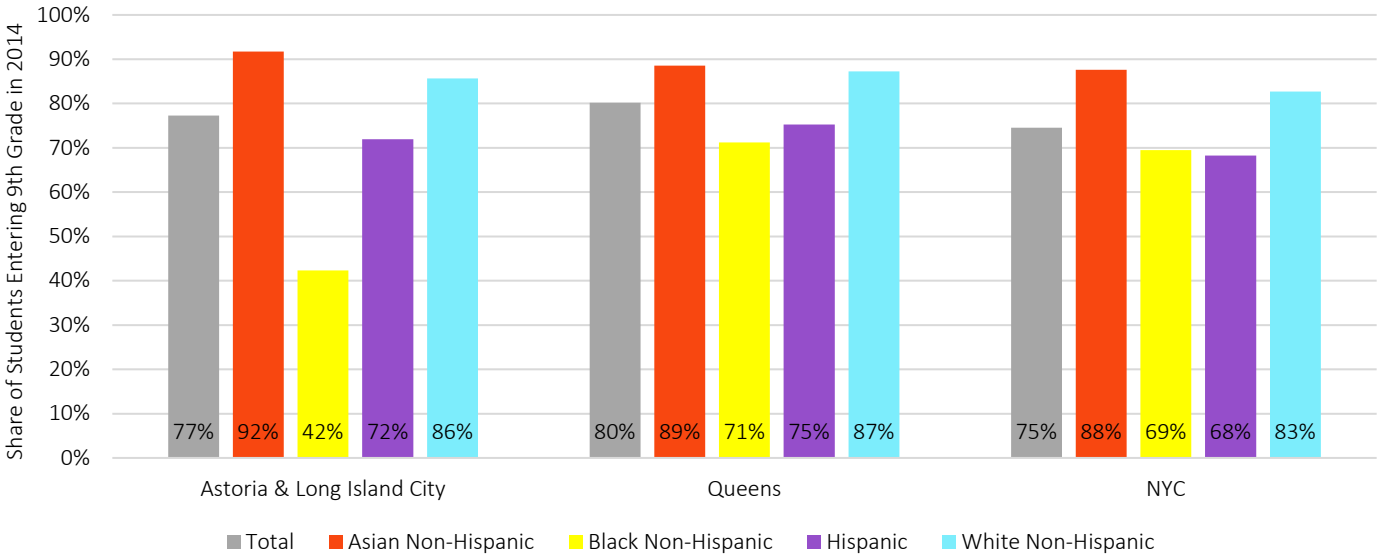
[1] Business sectors are shown as macro-sectors as defined by NYC Department of City Planning. Office sector includes professional, management, finance businesses, and others; institutional sector includes educational services and health care and social assistance; industrial sector includes construction, 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]."

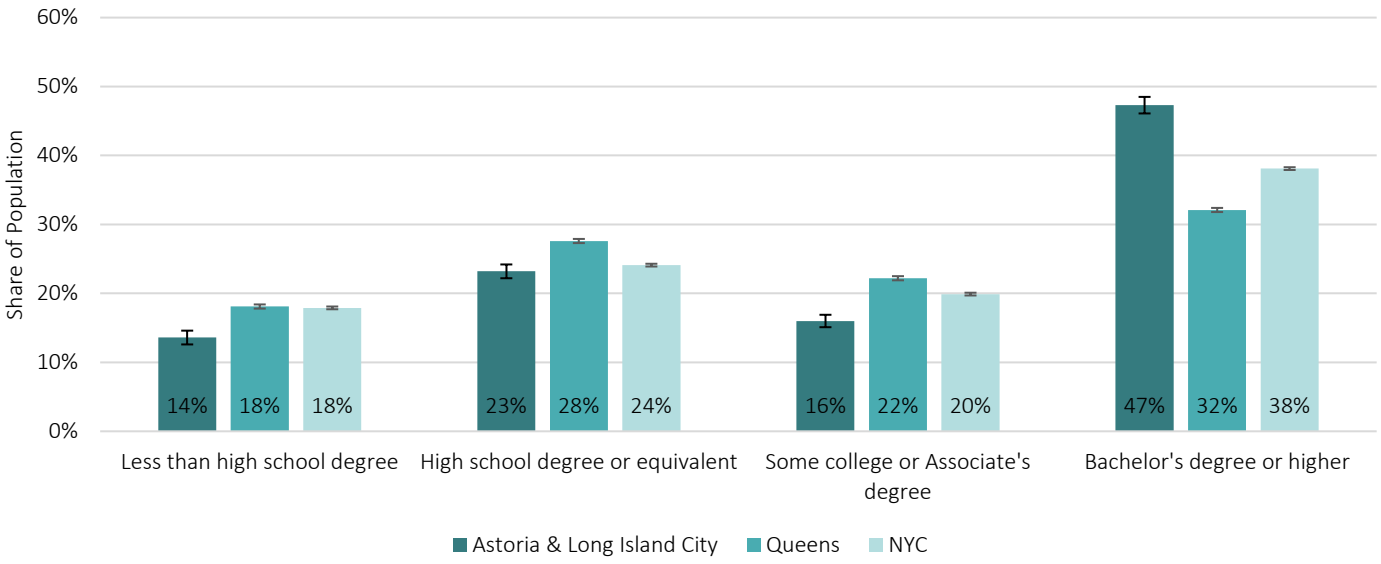


Source: NYC Department of Education 2018; Community Profile Table 5.13

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]."

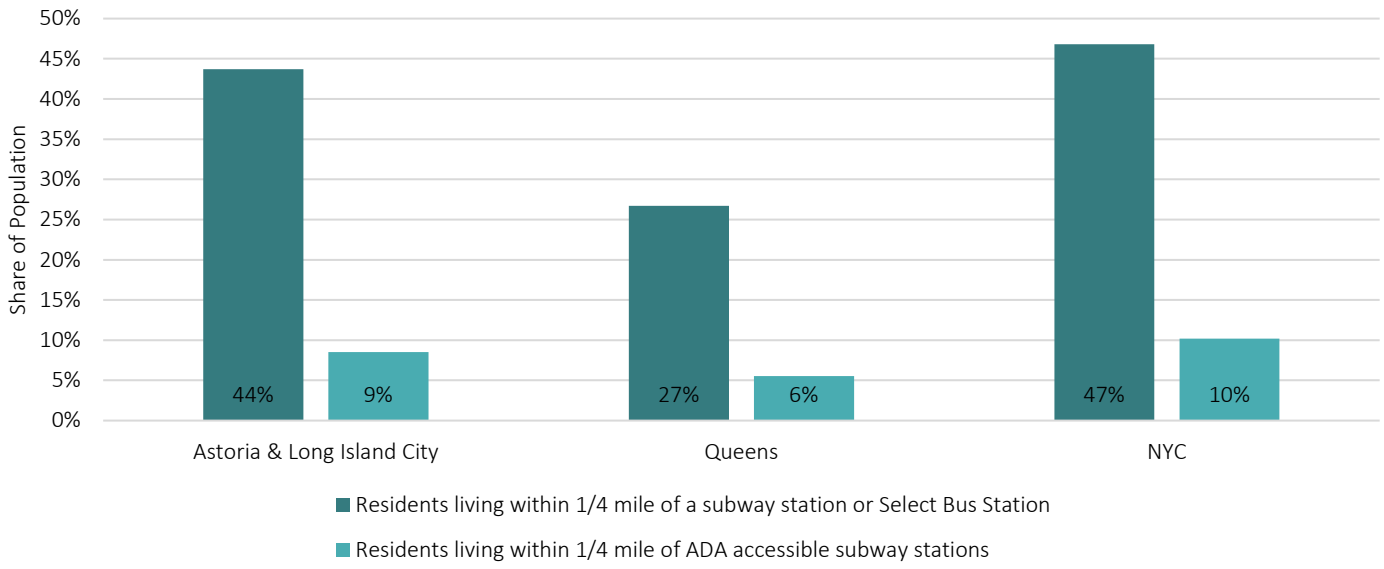


Source: American Community Survey 2015-2019; Community Profile Table 2.01

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."



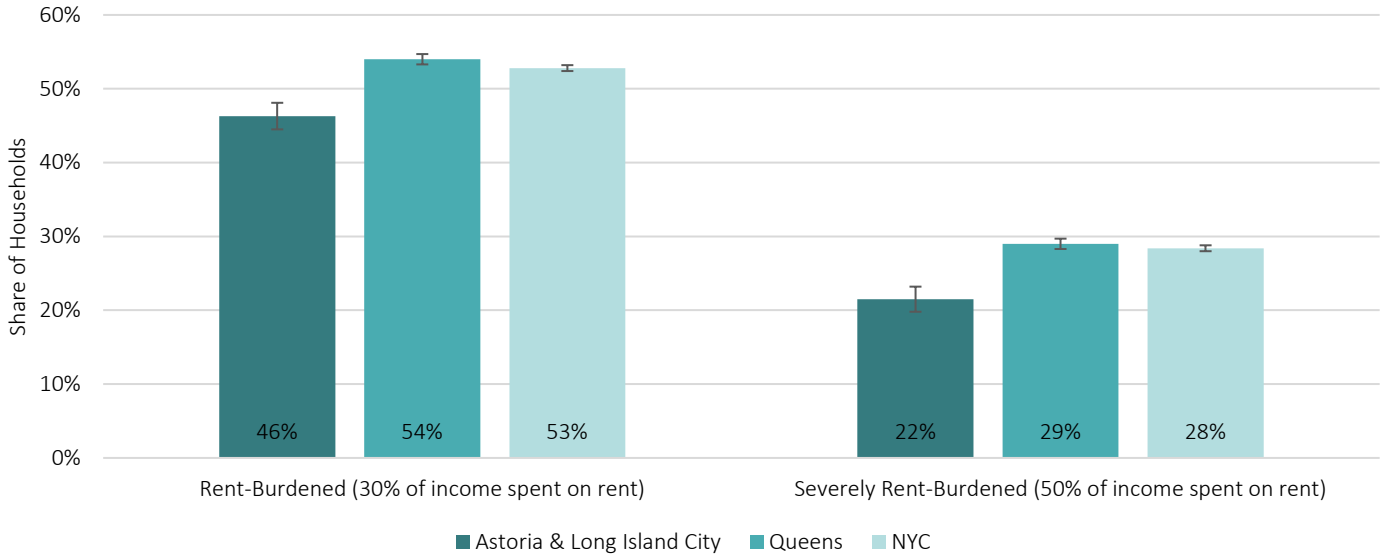
Source: Department of City Planning 2020; Community Profile Table 5.09

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."

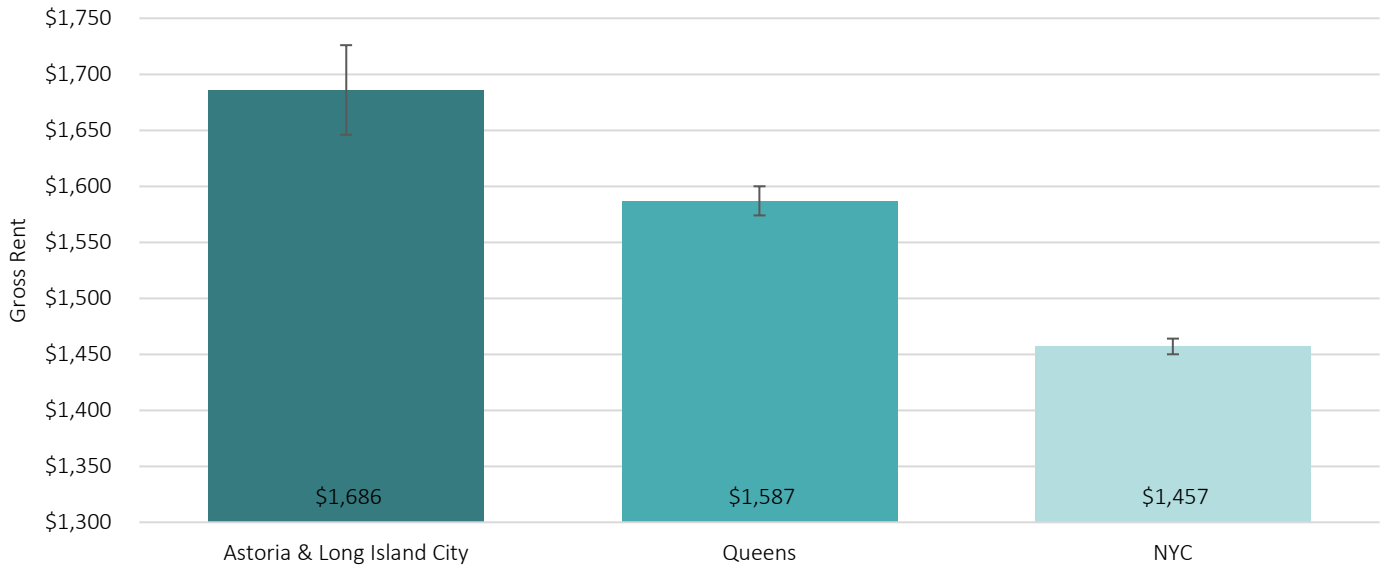


Source: American Community Survey 2015-2019; Community Profile Table 3.04

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 [$]."



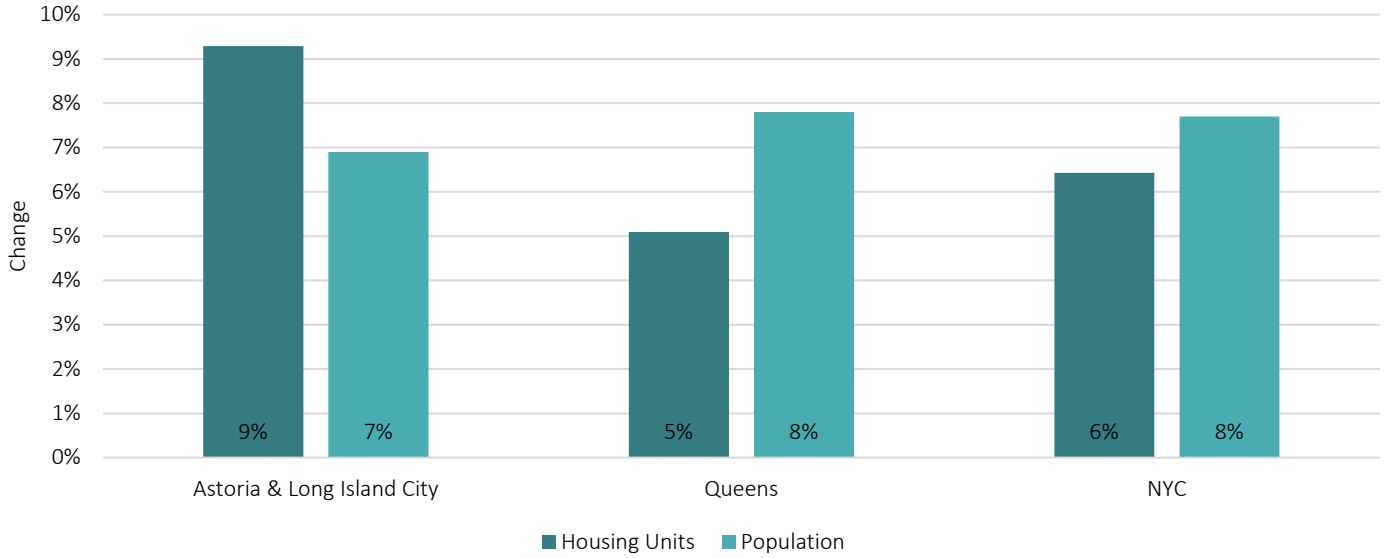
Source: American Community Survey 2015-2019; Community Profile Table 3.03

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

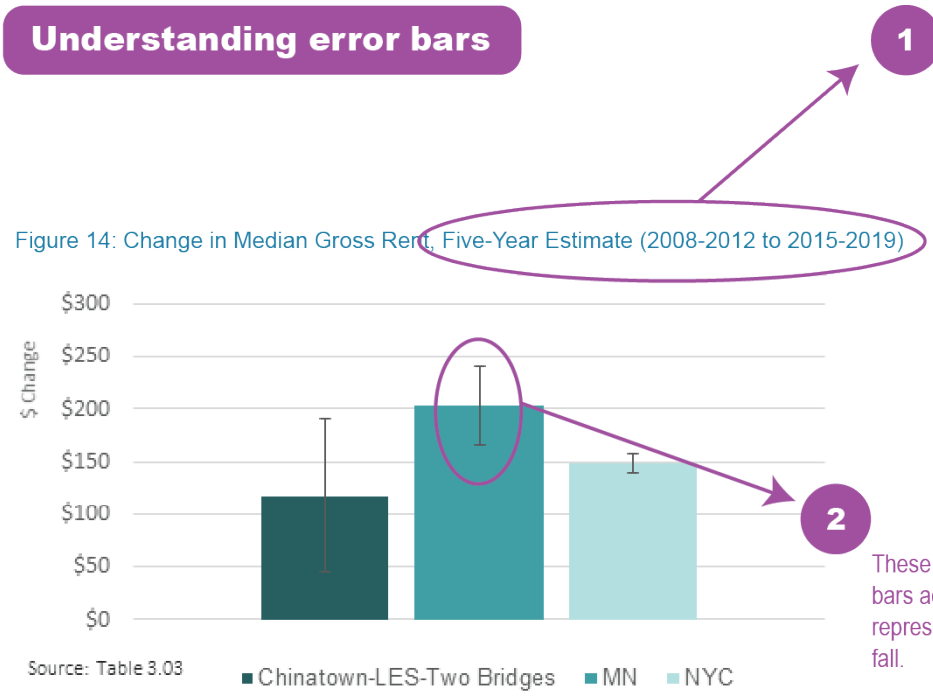


Figure 14: Change in Median Gross Rent, Five-Year Estimate (2008-2012 to 2015-2019)

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).

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

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

The proposed development furthers Goals 2,3, and 6 of "Where We Live NYC" and would be consistent with New York City's strategies to affirmatively further fair housing housing and promote equitable access to opportunity. The proposed development would create affordable housing, jobs during construction and operation, new publicly accessible open space, and space and support for community-serving non-profits to expand their services for the Astoria neighborhood. More housing and affordable housing is needed across New York City and the region, including more options to move into neighborhoods that currently have limited housing opportunities for low-income New Yorkers. Increasing housing opportunities in transit-rich neighborhoods, such as Astoria, is especially important and beneficial. Rents in Queens Community District 1 (Astoria/Long Island City) have risen 16 percent between 2012 and 2019 and rental vacancy rates are less than 3 percent, which is lower than in New York City overall (via NYC Housing Tracker for Council Districts 22 and 26), indicating a need for more housing, especially permanently affordable housing.

The proposed development would facilitate equitable housing development in New York City (Goal #2 of "Where We Live NYC") by providing 2,843 new housing units, of which 711 would be permanently affordable pursuant to MIH. As the largest MIH project in Queens, development under the Proposed Actions would substantially increase the affordable housing available in the Astoria neighborhood, including to households that may be vulnerable to displacement. Based on the Displacement Risk Index (DRI), Astoria is in the "intermediate" category for Displacement Risk and currently has "high" Market Pressure due to rising rents and home values. The proposed development would add 2,843 new housing units where few currently exist. Increasing housing availability in this manner is broadly beneficial for housing affordability. The project would also facilitate the creation of 711 permanently affordable housing units through MIH. The Astoria neighborhood also has "lower" Population Vulnerability due to factors such as a smaller population that is severely rent burdened when compared with the City as a whole. A majority of households in Astoria (83.8 percent) are renters. Approximately 54.6 percent of housing units in Astoria are rent stabilized (with a margin of error of 7.5 percent), and 7 percent are income-restricted. The proposed development would add to the current stock of income-restricted housing in Astoria.

The proposed development would rezone an area that is zoned for manufacturing and has few existing residential units, therefore minimizing direct displacement of residents. The Applicant is actively working with the residents of the six residential units that are located on applicant-controlled sites to provide relocation assistance or support the residents' return to a unit in the proposed development, thereby supporting Goal #3: of "Where We Live NYC" by preventing displacement of long-standing residents. In addition, the prevalence of rent protected housing in CD 1 serves to prevent displacement of long standing residents; at least 61 percent of CD 1's 57,620 renter-occupied units are rent protected, including 27,571 rent stabilized units and 7,774 New York City Housing Authority units.

The proposed development would also further Goal #6: "Make equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty" through the creation of widely accessible public open spaces. According to New Yorkers for Parks, only 3 percent of CD 1's land is parkland, which results in a ranking of 53 out of 59 neighborhoods for this metric Citywide. The proposed development would provide 2.17 new acres of publicly accessible open space in an area that is currently zoned for manufacturing and, consequently, has few parks or other publicly accessible open space. Playground Thirty Five, within the project area, would be preserved. A series of seven primarily passive publicly accessible open spaces, totaling 1.94 acres, have been designed and programmed pursuant to community input. An additional 10,000 sf of publicly accessible open space is planned for active use. The newly added public open space, which would be accessible to neighborhood residents, would enhance the pedestrian experience and would add seasonal programming such as art exhibits, holiday markets, performances, and farmer's markets.

(Continued)

“Where We Live NYC” recognizes where one lives impacts access to opportunity and that communities of color and people with disabilities often do not have equal access to opportunity due to current and historic injustices. The proposed development would increase access to opportunity for New Yorkers by placing affordable and accessible housing and jobs near transit, and would provide space and support to community-serving non-profits to expand their services and grow their missions. The project area is in close proximity to 5 subway lines, the E, M, R, N, and W, providing excellent transit access to job centers and other parts of the city. The Proposed Actions would rezone an area that has been a manufacturing district since 1961. In that time, manufacturing employment in NYC has declined by over half a million jobs while overall population has increased by over a million. The proposed commercial, residential, and community facility uses would create new jobs in the area and improve access to neighborhood services like grocery stores and healthcare. The office space in the proposed development would be targeted at tenants in the arts, culture, and media industries, building on the existing clusters of these industries in Astoria, with an emphasis on local hiring and job training. The proposed development would include approximately 100,000 gsf of community facility space, which would support an estimated 300 jobs. Some of the tenants of this community facility space would be Pioneer Works, the Museum of the Moving Image, Jacob A. Riis Neighborhood Settlement, Queens Public Library, Queens County Model Railroad Association, The Floating Hospital, and the LGBT Network. Moreover, the proposed development would support existing local businesses by creating a 24/7 community of residents and workers with a mix of incomes. The proposed development builds upon the neighborhood’s existing arts, culture, and media sectors by forming a creative hub with a mix of office, open space and cultural uses. This creative hub is intended to serve as an anchor for the synergistic expansion of the neighborhood's existing business and residential communities. With a goal of maximizing opportunities for area residents, workforce development, job training, and job placement initiatives would be integrated into the construction and operation of the proposed development through its non-profit partners.

5. Community profile

The community profile is a full report of all indicators in the Equitable Development Data Explorer for the local community, the borough and the city. The community profile report is available by download from the Equitable Development Data Explorer.

Demographic Conditions

PUMA 4101

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	192,689	100.0%	174,174	100.0%	186,153	100.0%	11,979	6.9%	
Asian non-Hispanic	25,726	13.4%	25,197	14.5%	27,594	14.8%	2,397	9.5%	0.3
Black non-Hispanic	13,649	7.1%	12,388	7.1%	12,923	6.9%	535	4.3%	-0.2
Hispanic/Latino (of any race)	52,997	27.5%	47,318	27.2%	47,189	25.3%	-129	-0.3%	-1.9
White non-Hispanic	85,098	44.2%	83,480	47.9%	87,922	47.2%	4,442	5.3%	-0.7
Non-Hispanic of some other race or combination of races	15,219	7.9%	5,791	3.3%	10,525	5.7%	4,734	81.7%	2.4

Table 1.02.T: Age - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	190,035	3,088	1.0	100.0%		169,153	2,678	1.0	100.0%		163,980	2,753	1.0	100.0%		-5,173	3,841	-3.1%	2.2%		
Under 16 years	33,541	1,549	2.8	17.6%	0.8%	23,452	1,373	3.6	13.9%	0.8%	22,249	1,178	3.2	13.6%	0.7%	-1,203	1,809	-5.1%	7.5%	-0.3	1.1
16 to 64 years	133,400	1,859	0.8	70.2%	1.5%	125,218	2,043	1.0	74.0%	0.3%	119,440	2,119	1.1	72.8%	0.4%	-5,778	2,943	-4.6%	2.3%	-1.2	0.5
65 years and over	23,094	1,328	3.5	12.2%	0.7%	20,483	927	2.8	12.1%	0.5%	22,291	939	2.6	13.6%	0.5%	1,808	1,319	8.8%	6.7%	1.5	0.7
Median age (years)	34.1	0.5	0.9			34.8	0.5	0.8			35.3	0.5	0.9			0.5	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	24,490	2,304	5.7	100.0%		21,072	1,453	4.2	100.0%		25,556	1,465	3.5	100.0%		4,484	2,063	21.3%	10.9%		
Under 16 years	4,706	631	8.2	19.2%	1.8%	2,669	475	10.8	12.7%	2.1%	3,303	422	7.8	12.9%	1.5%	634	635	23.8%	27.1%	0.2	2.6
16 to 64 years	18,499	1,205	4.0	75.5%	8.6%	16,675	1,186	4.3	79.1%	1.4%	19,385	1,215	3.8	75.9%	1.9%	2,710	1,698	16.3%	11.0%	-3.2	2.4
65 years and over	1,285	333	15.8	5.2%	1.3%	1,728	282	9.9	8.2%	1.2%	2,868	343	7.3	11.2%	1.2%	1,140	444	66.0%	33.6%	3.0	1.7
Median age (years)	31.6	1.3	2.5			33.5	1.0	1.8			34.8	1.0	1.8			1.3	1.0				

Table 1.02.B: Age - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	12,810	1,724	8.2	100.0%		10,954	1,067	5.9	100.0%		11,091	1,226	6.7	100.0%		137	1,625	1.3%	14.9%		
Under 16 years	3,850	572	9.0	30.1%	1.9%	2,232	439	12.0	20.4%	3.5%	2,438	655	16.3	22.0%	5.4%	206	789	9.2%	36.4%	1.6	6.4
16 to 64 years	7,762	804	6.3	60.6%	10.3%	7,386	757	6.2	67.4%	2.2%	7,461	749	6.1	67.3%	10.0%	75	1,065	1.0%	14.5%	-0.1	10.2
65 years and over	1,198	322	16.3	9.4%	2.2%	1,336	282	12.8	12.2%	2.3%	1,192	252	12.9	10.7%	1.9%	-144	378	-10.8%	26.7%	-1.5	3.0
Median age (years)	29.6	2.5	5.1			35.1	3.2	5.5			32.6	2.4	4.4			-2.5	4.0				

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	51,963	3,065	3.6	100.0%		48,733	2,046	2.6	100.0%		41,677	1,831	2.7	100.0%		-7,056	2,746	-14.5%	5.2%		
Under 16 years	12,642	1,013	4.9	24.3%	1.3%	9,630	879	5.5	19.8%	1.6%	6,806	729	6.5	16.3%	1.6%	-2,824	1,142	-29.3%	9.9%	-3.5	2.3
16 to 64 years	35,662	1,587	2.7	68.6%	5.1%	34,846	1,550	2.7	71.5%	1.1%	29,710	1,331	2.7	71.3%	0.6%	-5,136	2,043	-14.7%	5.4%	-0.2	1.3
65 years and over	3,659	558	9.3	7.0%	1.0%	4,257	433	6.2	8.7%	0.8%	5,161	461	5.4	12.4%	1.0%	904	632	21.2%	16.4%	3.7	1.3
Median age (years)	30.9	1.0	2.0			33.7	1.0	1.9			36.3	1.1	1.8			2.6	1.0				

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	85,769	3,422	2.4	100.0%		83,686	1,940	1.4	100.0%		81,079	1,906	1.4	100.0%		-2,607	2,720	-3.1%	3.2%		
Under 16 years	9,835	900	5.6	11.5%	0.9%	7,706	767	6.1	9.2%	0.9%	8,232	690	5.1	10.2%	0.8%	526	1,032	6.8%	13.9%	1.0	1.2
16 to 64 years	59,936	1,888	1.9	69.9%	3.6%	62,940	1,693	1.6	75.2%	1.0%	60,013	1,590	1.6	74.0%	0.9%	-2,927	2,323	-4.7%	3.6%	-1.2	1.3
65 years and over	15,998	1,128	4.3	18.7%	1.1%	13,040	738	3.4	15.6%	0.8%	12,834	702	3.3	15.8%	0.8%	-206	1,019	-1.6%	7.7%	0.2	1.1
Median age (years)	38.3	1.0	1.6			36.3	0.8	1.4			35.8	0.7	1.2			-0.5	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	190,035	3,088	1.0	100.0%		169,153	2,678	1.0	100.0%		163,980	2,753	1.0	100.0%		-5,173	3,841	-3.1%	2.2%		
Foreign-born	92,489	2,344	1.5	48.7%	0.9%	71,997	2,260	1.9	42.6%	1.2%	62,053	2,386	2.3	37.8%	1.3%	-9,944	3,286	-13.8%	4.3%	-4.8	1.8

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	24,490	2,304	5.7	100.0%		21,072	1,453	4.2	100.0%		25,556	1,465	3.5	100.0%		4,484	2,063	21.3%	10.9%		
Foreign-born	20,337	1,449	4.3	83.0%	9.8%	15,773	1,315	5.1	74.9%	3.5%	17,213	1,169	4.1	67.4%	2.4%	1,440	1,759	9.1%	11.7%	-7.5	4.2

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	12,810	1,724	8.2	100.0%		10,954	1,067	5.9	100.0%		11,091	1,226	6.7	100.0%		137	1,625	1.3%	14.9%		
Foreign-born	1,008	341	20.5	7.9%	2.4%	1,466	398	16.5	13.4%	3.4%	1,842	537	17.7	16.6%	4.5%	376	668	25.6%	50.1%	3.2	5.6

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	51,963	3,065	3.6	100.0%		48,733	2,046	2.6	100.0%		41,677	1,831	2.7	100.0%		-7,056	2,746	-14.5%	5.2%		
Foreign-born	29,859	1,706	3.5	57.5%	4.7%	25,247	1,655	4.0	51.8%	2.6%	18,809	1,231	4.0	45.1%	2.2%	-6,438	2,063	-25.5%	6.9%	-6.7	3.4

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	85,769	3,422	2.4	100.0%		83,686	1,940	1.4	100.0%		81,079	1,906	1.4	100.0%		-2,607	2,720	-3.1%	3.2%		
Foreign-born	31,600	1,746	3.4	36.8%	1.4%	27,639	1,231	2.7	33.0%	1.3%	22,941	1,350	3.6	28.3%	1.5%	-4,698	1,827	-17.0%	6.1%	-4.7	2.0

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	179,129	945	0.3	100.0%		161,350	2,593	1.0	100.0%		155,512	2,632	1.0	100.0%		-5,838	3,695	-3.6%	2.2%		
Speak English less than "very well"	60,592	2,331	2.3	33.8%	1.3%	43,508	1,891	2.6	27.0%	1.1%	34,740	1,655	2.9	22.3%	1.0%	-8,768	2,513	-20.2%	5.1%	-4.7	1.5

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	22,919	1,323	3.5	100.0%		20,358	1,392	4.2	100.0%		24,578	1,434	3.5	100.0%		4,220	1,999	20.7%	10.9%		
Speak English less than "very well"	11,840	1,209	6.2	51.7%	4.3%	8,448	1,009	7.3	41.5%	4.1%	9,004	884	6.0	36.6%	2.9%	556	1,341	6.6%	16.5%	-4.9	5.0

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	11,685	976	5.1	100.0%		10,182	999	6.0	100.0%		10,317	1,177	6.9	100.0%		135	1,544	1.3%	15.2%		
Speak English less than "very well"	313	203	39.4	2.7%	1.7%	350	175	30.3	3.4%	1.7%	317	131	25.2	3.1%	1.2%	-33	219	-9.4%	58.8%	-0.3	2.1

Table 1.04.H: Limited English Speaking Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 5 years and over	47,844	1,764	2.2	100.0%		45,967	1,966	2.6	100.0%		39,248	1,596	2.5	100.0%		-6,719	2,532	-14.6%	5.0%		
Speak English less than "very well"	25,723	1,711	4.0	53.8%	3.0%	20,359	1,543	4.6	44.3%	2.8%	14,991	1,171	4.8	38.2%	2.5%	-5,368	1,937	-26.4%	8.0%	-6.1	3.8

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 5 years and over	82,516	2,014	1.5	100.0%		80,711	1,865	1.4	100.0%		77,585	1,766	1.4	100.0%		-3,126	2,568	-3.9%	3.1%		
Speak English less than "very well"	17,877	1,460	5.0	21.7%	1.7%	13,596	917	4.1	16.8%	1.1%	9,927	869	5.3	12.8%	1.1%	-3,669	1,263	-27.0%	8.1%	-4.0	1.6

Household Economic Security

PUMA 4101

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	131,336	1,877	0.9	100.0%		125,003	1,891	0.9	100.0%		127,480	1,990	0.9	100.0%		2,477	2,745	2.0%	2.2%		
Less than high school degree	39,448	1,648	2.5	30.0%	1.2%	25,196	1,354	3.3	20.2%	1.0%	17,325	1,313	4.6	13.6%	1.0%	-7,871	1,886	-31.2%	6.4%	-6.6	1.4
High school degree or equivalent	34,446	1,565	2.8	26.2%	1.1%	27,995	1,239	2.7	22.4%	0.9%	29,518	1,379	2.8	23.2%	1.0%	1,523	1,854	5.4%	6.8%	0.8	1.3
Some college or Associate's degree	24,897	1,371	3.3	19.0%	1.0%	25,030	1,473	3.6	20.0%	1.1%	20,338	1,141	3.4	16.0%	0.9%	-4,692	1,863	-18.7%	6.6%	-4.0	1.4
Bachelor's degree or higher	32,545	1,531	2.9	24.8%	1.1%	46,782	1,561	2.0	37.4%	1.1%	60,299	1,752	1.8	47.3%	1.2%	13,517	2,347	28.9%	5.7%	9.9	1.6

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	16,156	1,133	4.3	100.0%		15,675	1,087	4.2	100.0%		19,790	1,120	3.4	100.0%		4,115	1,561	26.3%	11.3%		
Less than high school degree	4,892	644	8.0	30.3%	3.4%	2,521	436	10.5	16.1%	2.6%	3,345	638	11.6	16.9%	3.1%	824	773	32.7%	34.2%	0.8	4.0
High school degree or equivalent	2,925	500	10.4	18.1%	2.8%	2,755	550	12.1	17.6%	3.3%	3,744	573	9.3	18.9%	2.7%	989	794	35.9%	34.2%	1.3	4.3
Some college or Associate's degree	2,618	474	11.0	16.2%	2.7%	2,538	502	12.0	16.2%	3.0%	2,080	400	11.7	10.5%	1.9%	-458	642	-18.0%	22.6%	-5.7	3.6
Bachelor's degree or higher	5,721	694	7.4	35.4%	3.5%	7,861	851	6.6	50.1%	4.2%	10,621	813	4.7	53.7%	2.8%	2,760	1,177	35.1%	17.9%	3.6	5.0

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 25 years and over	7,293	781	6.5	100.0%		7,135	623	5.3	100.0%		7,439	696	5.7	100.0%		304	934	4.3%	13.3%		
Less than high school degree	2,462	460	11.3	33.8%	5.2%	1,579	354	13.6	22.1%	4.6%	929	289	18.9	12.5%	3.7%	-650	457	-41.2%	22.6%	-9.6	5.9
High school degree or equivalent	2,297	444	11.8	31.5%	5.1%	1,943	337	10.5	27.2%	4.1%	3,180	519	9.9	42.7%	5.7%	1,237	619	63.7%	39.0%	15.5	7.0
Some college or Associate's degree	1,738	387	13.5	23.8%	4.7%	2,214	439	12.1	31.0%	5.5%	1,237	309	15.2	16.6%	3.9%	-977	537	-44.1%	17.8%	-14.4	6.7
Bachelor's degree or higher	796	262	20.0	10.9%	3.4%	1,399	324	14.1	19.6%	4.2%	2,093	389	11.3	28.1%	4.5%	694	506	49.6%	44.4%	8.5	6.2

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	31,830	1,517	2.9	100.0%		32,367	1,398	2.6	100.0%		30,055	1,198	2.4	100.0%		-2,312	1,841	-7.1%	5.5%		
Less than high school degree	13,152	1,031	4.8	41.3%	2.6%	11,573	965	5.1	35.8%	2.5%	7,173	786	6.7	23.9%	2.4%	-4,400	1,245	-38.0%	8.5%	-11.9	3.5
High school degree or equivalent	8,446	837	6.0	26.5%	2.3%	7,990	760	5.8	24.7%	2.1%	8,729	782	5.4	29.0%	2.3%	739	1,090	9.2%	14.3%	4.3	3.1
Some college or Associate's degree	6,377	732	7.0	20.0%	2.1%	6,605	683	6.3	20.4%	1.9%	6,167	623	6.1	20.5%	1.9%	-438	924	-6.6%	13.5%	0.1	2.7
Bachelor's degree or higher	3,855	573	9.0	12.1%	1.7%	6,199	805	7.9	19.2%	2.3%	7,986	868	6.6	26.6%	2.7%	1,787	1,184	28.8%	21.8%	7.4	3.5

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	65,732	1,933	1.8	100.0%		67,353	1,541	1.4	100.0%		67,376	1,491	1.3	100.0%		23	2,144	0.0%	3.2%		
Less than high school degree	16,138	1,133	4.3	24.6%	1.6%	9,067	871	5.8	13.5%	1.3%	5,557	625	6.8	8.2%	0.9%	-3,510	1,072	-38.7%	9.1%	-5.3	1.6
High school degree or equivalent	17,656	1,180	4.1	26.9%	1.6%	14,996	1,032	4.2	22.3%	1.4%	13,261	1,063	4.9	19.7%	1.5%	-1,735	1,482	-11.6%	9.3%	-2.6	2.1
Some college or Associate's degree	11,910	985	5.0	18.1%	1.4%	13,229	1,038	4.8	19.6%	1.5%	10,310	855	5.0	15.3%	1.2%	-2,919	1,345	-22.1%	8.9%	-4.3	1.9
Bachelor's degree or higher	20,028	1,248	3.8	30.5%	1.7%	30,061	1,228	2.5	44.6%	1.5%	38,248	1,240	2.0	56.8%	1.3%	8,187	1,745	27.2%	6.6%	12.2	2.0

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	73,052	799	0.7	71,009	1,022	0.9	-2,043	1,297	-2.8%	1.8%
Median household income (dollars)	$55,735	$2,423	2.6	$68,675	$3,261	2.9	$12,940	$4,063	23.2%	7.9%

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	8,280	769	5.6	9,800	744	4.6	1,520	1,070	18.4%	14.2%
Median household income (dollars)	$57,331	$6,945	7.4	$65,344	$9,768	9.1	$8,013	$11,985	14.0%	21.9%

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	4,905	500	6.2	4,554	475	6.3	-351	690	-7.2%	13.5%
Median household income (dollars)	$32,360	$5,737	10.8	$35,948	$7,881	13.3	$3,588	$9,748	11.1%	31.3%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Hispanic householder	17,493	924	3.2	15,327	716	2.8	-2,166	1,169	-12.4%	6.2%
Median household income (dollars)	$45,847	$4,071	5.4	$49,515	$6,128	7.5	$3,668	$7,357	8.0%	16.5%

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	40,797	1,045	1.6	39,652	1,079	1.7	-1,145	1,502	-2.8%	3.6%
Median household income (dollars)	$63,498	$3,017	2.9	$82,589	$4,562	3.4	$19,091	$5,469	30.1%	9.5%

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	71,009	1,022	0.9	100.0%	
Extremely low-income (0-30% AMI)	13,514	845	3.8	19.0%	1.2%
Very low-income (31-50% AMI)	8,878	756	5.2	12.5%	1.0%
Low-income (51-80% AMI)	11,322	872	4.7	15.9%	1.2%
Moderate-income (81-120% AMI)	12,228	792	3.9	17.2%	1.1%
Middle-income (121-165% AMI)	11,481	799	4.2	16.2%	1.1%
High-income (166% or higher AMI)	13,586	711	3.2	19.1%	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	9,800	744	4.6	100.0%	
Extremely low-income (0-30% AMI)	2,075	424	12.4	21.2%	4.0%
Very low-income (31-50% AMI)	1,439	257	10.8	14.7%	2.4%
Low-income (51-80% AMI)	1,635	320	11.9	16.7%	3.0%
Moderate-income (81-120% AMI)	1,115	236	12.9	11.4%	2.3%
Middle-income (121-165% AMI)	1,370	271	12.0	14.0%	2.6%
High-income (166% or higher AMI)	2,166	354	9.9	22.1%	3.2%

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	4,554	475	6.3	100.0%	
Extremely low-income (0-30% AMI)	1,690	336	12.1	37.1%	6.3%
Very low-income (31-50% AMI)	885	253	17.4	19.4%	5.2%
Low-income (51-80% AMI)	701	276	23.9	15.4%	5.8%
Moderate-income (81-120% AMI)	619	219	21.5	13.6%	4.6%
Middle-income (121-165% AMI)	372	142	23.1	8.2%	3.0%
High-income (166% or higher AMI)	287	127	26.8	6.3%	2.7%

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	15,327	716	2.8	100.0%	
Extremely low-income (0-30% AMI)	4,372	534	7.4	28.5%	3.2%
Very low-income (31-50% AMI)	2,616	511	11.9	17.1%	3.2%
Low-income (51-80% AMI)	2,606	396	9.2	17.0%	2.5%
Moderate-income (81-120% AMI)	2,514	410	9.9	16.4%	2.6%
Middle-income (121-165% AMI)	1,599	293	11.1	10.4%	1.8%
High-income (166% or higher AMI)	1,620	314	11.8	10.6%	2.0%

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	39,652	1,079	1.7	100.0%	
Extremely low-income (0-30% AMI)	5,073	493	5.9	12.8%	1.2%
Very low-income (31-50% AMI)	3,720	465	7.6	9.4%	1.1%
Low-income (51-80% AMI)	6,006	633	6.4	15.1%	1.5%
Moderate-income (81-120% AMI)	7,662	668	5.3	19.3%	1.6%
Middle-income (121-165% AMI)	7,948	675	5.2	20.0%	1.6%
High-income (166% or higher AMI)	9,243	600	3.9	23.3%	1.4%

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	125,218	2,043	1.0	100.0%		119,440	2,119	1.1	100.0%		-5,778	2,943	-4.6%	2.3%		
In labor force	98,799	2,057	1.3	78.9%	1.0%	96,338	2,091	1.3	80.7%	1.0%	-2,461	2,933	-2.5%	2.9%	1.8	1.4

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	16,675	1,186	4.3	100.0%		19,385	1,215	3.8	100.0%		2,710	1,698	16.3%	11.0%		
In labor force	12,387	958	4.7	74.3%	2.3%	14,838	1,072	4.4	76.5%	2.8%	2,451	1,438	19.8%	12.7%	2.2	3.6

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	7,386	757	6.2	100.0%		7,461	749	6.1	100.0%		75	1,065	1.0%	14.5%		
In labor force	5,476	670	7.4	74.1%	5.0%	5,630	675	7.3	75.5%	4.9%	154	951	2.8%	17.6%	1.4	7.0

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	34,846	1,550	2.7	100.0%		29,710	1,331	2.7	100.0%		-5,136	2,043	-14.7%	5.4%		
In labor force	26,752	1,400	3.2	76.8%	2.1%	22,150	1,154	3.2	74.6%	2.0%	-4,602	1,814	-17.2%	6.1%	-2.2	2.9

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	62,940	1,693	1.6	100.0%		60,013	1,590	1.6	100.0%		-2,927	2,323	-4.7%	3.6%		
In labor force	51,847	1,524	1.8	82.4%	1.0%	51,477	1,503	1.8	85.8%	1.1%	-370	2,140	-0.7%	4.1%	3.4	1.5

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	88,698	2,014	1.4	100.0%		91,570	2,017	1.3	100.0%		2,872	2,850	3.2%	3.3%		
Management, business, science, and arts	34,289	1,614	2.9	38.7%	1.6%	45,277	1,494	2.0	49.4%	1.2%	10,988	2,199	32.0%	7.6%	10.7	2.0
Service	19,899	1,180	3.6	22.4%	1.2%	17,919	1,046	3.5	19.6%	1.1%	-1,980	1,577	-10.0%	7.5%	-2.8	1.6
Sales and office	20,613	1,419	4.2	23.2%	1.5%	16,946	1,265	4.5	18.5%	1.3%	-3,667	1,901	-17.8%	8.3%	-4.7	2.0
Natural resources, construction, and maintenance	6,489	687	6.4	7.3%	0.8%	4,646	617	8.1	5.1%	0.7%	-1,843	923	-28.4%	12.2%	-2.2	1.1
Production, transportation, and material moving	7,408	859	7.0	8.4%	0.9%	6,782	688	6.2	7.4%	0.7%	-626	1,101	-8.5%	14.1%	-1.0	1.1
Median Wages by Occupation																
Management, business, science, and arts	$59,749	$2,303	2.3			$66,184	$2,228	2.0			$6,435	$3,204	10.8%	5.7%		
Service	$26,829	$2,140	4.8			$26,340	$2,518	5.8			-$489	$3,305	-1.8%	12.2%		
Sales and office	$34,315	$2,803	5.0			$41,001	$3,299	4.9			$6,686	$4,329	19.5%	13.7%		
Natural resources, construction, and maintenance	$35,693	$3,513	6.0			$46,612	$6,981	9.1			$10,919	$7,815	30.6%	23.4%		
Production, transportation, and material moving	$27,636	$3,921	8.6			$25,829	$3,486	8.2			-$1,807	$5,247	-6.5%	18.3%		

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	11,274	909	4.9	100.0%		14,224	1,057	4.5	100.0%		2,950	1,394	26.2%	13.8%		
Management, business, science, and arts	4,534	635	8.5	40.2%	4.6%	7,248	651	5.5	51.0%	2.6%	2,714	909	59.9%	26.6%	10.8	5.3
Service	2,217	512	14.0	19.7%	4.3%	2,665	455	10.4	18.7%	2.9%	448	685	20.2%	34.5%	-1.0	5.2
Sales and office	2,830	507	10.9	25.1%	4.0%	2,505	498	12.1	17.6%	3.3%	-325	711	-11.5%	23.7%	-7.5	5.2
Natural resources, construction, and maintenance	571	200	21.3	5.1%	1.7%	259	124	29.2	1.8%	0.9%	-312	235	-54.6%	26.9%	-3.3	1.9
Production, transportation, and material moving	1,122	292	15.8	10.0%	2.5%	1,547	366	14.4	10.9%	2.4%	425	468	37.9%	48.5%	0.9	3.5
Median Wages by Occupation																
Management, business, science, and arts	$62,291	$6,723	6.6			$76,616	$7,070	5.6			$14,325	$9,756	23.0%	17.5%		
Service	$25,166	$12,369	29.9			$23,963	$5,979	15.2			-$1,203	$13,738	-4.8%	52.5%		
Sales and office	$28,260	$5,388	11.6			$25,817	$8,286	19.5			-$2,443	$9,884	-8.6%	34.1%		
Natural resources, construction, and maintenance	$30,120	$17,378	35.1			$37,811	$29,300	47.1			$7,691	$34,066	25.5%	121.3%		
Production, transportation, and material moving	$17,567	$6,196	21.4			$23,041	$5,773	15.2			$5,474	$8,469	31.2%	56.7%		

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	4,378	581	8.1	100.0%		4,977	675	8.2	100.0%		599	891	13.7%	21.6%		
Management, business, science, and arts	1,201	331	16.7	27.4%	6.6%	1,689	364	13.1	33.9%	5.7%	488	492	40.6%	49.2%	6.5	8.7
Service	1,429	355	15.1	32.6%	6.8%	1,517	326	13.1	30.5%	5.1%	88	482	6.2%	34.9%	-2.1	8.5
Sales and office	1,057	322	18.5	24.1%	6.6%	1,032	329	19.4	20.7%	6.0%	-25	460	-2.4%	43.1%	-3.4	8.9
Natural resources, construction, and maintenance	77	76	59.7	1.8%	1.7%	207	159	46.7	4.2%	3.1%	130	176	168.8%	336.2%	2.4	3.5
Production, transportation, and material moving	614	174	17.2	14.0%	3.5%	532	254	29.0	10.7%	4.9%	-82	308	-13.4%	48.1%	-3.3	6.0
Median Wages by Occupation																
Management, business, science, and arts	$58,936	$14,214	14.7			$55,883	$14,326	15.6			-$3,053	$20,181	-5.2%	33.4%		
Service	$35,740	$9,715	16.5			$22,457	$3,514	9.5			-$13,283	$10,331	-37.2%	19.7%		
Sales and office	$31,956	$8,589	16.3			$34,080	$9,238	16.5			$2,124	$12,614	6.6%	40.7%		
Natural resources, construction, and maintenance	$59,441	$30,102	30.8			$34,004	$19,462	34.8			-$25,437	$35,845	-42.8%	43.7%		
Production, transportation, and material moving	$34,029	$7,034	12.6			$21,051	$11,279	32.6			-$12,978	$13,293	-38.1%	35.5%		

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	23,571	1,311	3.4	100.0%		20,755	1,131	3.3	100.0%		-2,816	1,731	-11.9%	6.9%		
Management, business, science, and arts	5,083	776	9.3	21.6%	3.1%	6,398	678	6.4	30.8%	2.8%	1,315	1,030	25.9%	23.4%	9.2	4.2
Service	7,743	882	6.9	32.8%	3.3%	6,287	593	5.7	30.3%	2.3%	-1,456	1,063	-18.8%	12.0%	-2.5	4.0
Sales and office	5,067	634	7.6	21.5%	2.4%	4,078	653	9.7	19.6%	3.0%	-989	910	-19.5%	16.4%	-1.9	3.8
Natural resources, construction, and maintenance	2,592	471	11.1	11.0%	1.9%	1,726	468	16.5	8.3%	2.2%	-866	664	-33.4%	21.7%	-2.7	2.9
Production, transportation, and material moving	3,086	611	12.0	13.1%	2.5%	2,266	411	11.0	10.9%	1.9%	-820	736	-26.6%	19.7%	-2.2	3.1
Median Wages by Occupation																
Management, business, science, and arts	$59,033	$6,543	6.7			$57,863	$4,917	5.2			-$1,170	$8,185	-2.0%	13.7%		
Service	$23,457	$2,546	6.6			$22,794	$2,961	7.9			-$663	$3,905	-2.8%	16.4%		
Sales and office	$32,366	$5,244	9.8			$35,377	$5,311	9.1			$3,011	$7,464	9.3%	24.1%		
Natural resources, construction, and maintenance	$30,094	$6,220	12.6			$38,611	$9,419	14.8			$8,517	$11,287	28.3%	41.0%		
Production, transportation, and material moving	$26,892	$4,766	10.8			$26,656	$6,506	14.8			-$236	$8,065	-0.9%	29.9%		

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	47,423	1,492	1.9	100.0%		49,452	1,454	1.8	100.0%		2,029	2,083	4.3%	4.5%		
Management, business, science, and arts	22,645	1,300	3.5	47.8%	2.3%	28,855	1,185	2.5	58.3%	1.7%	6,210	1,759	27.4%	9.0%	10.5	2.9
Service	7,995	825	6.3	16.9%	1.7%	7,041	634	5.5	14.2%	1.2%	-954	1,040	-11.9%	12.1%	-2.7	2.1
Sales and office	11,280	946	5.1	23.8%	1.9%	8,981	757	5.1	18.2%	1.4%	-2,299	1,212	-20.4%	9.5%	-5.6	2.4
Natural resources, construction, and maintenance	3,196	606	11.5	6.7%	1.3%	2,344	436	11.3	4.7%	0.9%	-852	747	-26.7%	19.5%	-2.0	1.6
Production, transportation, and material moving	2,307	382	10.1	4.9%	0.8%	2,231	416	11.3	4.5%	0.8%	-76	565	-3.3%	24.1%	-0.4	1.1
Median Wages by Occupation																
Management, business, science, and arts	$59,422	$2,777	2.8			$66,829	$2,717	2.5			$7,407	$3,885	12.5%	7.0%		
Service	$30,572	$3,883	7.7			$34,014	$4,872	8.7			$3,442	$6,230	11.3%	21.3%		
Sales and office	$38,003	$4,739	7.6			$51,281	$4,813	5.7			$13,278	$6,754	34.9%	21.1%		
Natural resources, construction, and maintenance	$46,057	$12,699	16.8			$54,578	$6,445	7.2			$8,521	$14,241	18.5%	35.5%		
Production, transportation, and material moving	$38,926	$9,931	15.5			$32,380	$10,922	20.5			-$6,546	$14,762	-16.8%	35.2%		

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	88,698	2,014	1.4	100.0%		91,570	2,017	1.3	100.0%		2,872	2,850	3.2%	3.3%		
Agriculture, forestry, fishing and hunting, and mining	227	156	41.9	0.3%	0.2%	111	89	48.7	0.1%	0.1%	-116	180	-51.1%	51.6%	-0.2	0.2
Construction	5,661	708	7.6	6.4%	0.8%	5,002	676	8.2	5.5%	0.7%	-659	979	-11.6%	16.3%	-0.9	1.1
Manufacturing	3,526	584	10.1	4.0%	0.7%	2,996	490	9.9	3.3%	0.5%	-530	762	-15.0%	19.8%	-0.7	0.9
Wholesale trade	2,344	477	12.4	2.6%	0.5%	1,742	344	12.0	1.9%	0.4%	-602	588	-25.7%	21.1%	-0.7	0.6
Retail trade	8,531	1,087	7.7	9.6%	1.2%	8,615	704	5.0	9.4%	0.7%	84	1,295	1.0%	15.3%	-0.2	1.4
Transportation and warehousing, and utilities	4,757	639	8.2	5.4%	0.7%	4,804	551	7.0	5.2%	0.6%	47	844	1.0%	17.8%	-0.2	0.9
Information	5,070	569	6.8	5.7%	0.6%	4,903	594	7.4	5.4%	0.6%	-167	823	-3.3%	16.0%	-0.3	0.8
Finance and insurance, and real estate and rental and leasing	7,356	775	6.4	8.3%	0.9%	8,331	635	4.6	9.1%	0.7%	975	1,002	13.3%	14.7%	0.8	1.1
Professional, scientific, and management, and administrative and waste management services	11,330	868	4.7	12.8%	0.9%	15,576	842	3.3	17.0%	0.8%	4,246	1,209	37.5%	12.9%	4.2	1.2
Educational services, and health care and social assistance	17,318	1,058	3.7	19.5%	1.1%	18,201	1,091	3.6	19.9%	1.1%	883	1,520	5.1%	9.0%	0.4	1.6
Arts, entertainment, and recreation, and accommodation, and food services	14,215	1,183	5.1	16.0%	1.3%	14,194	1,035	4.4	15.5%	1.1%	-21	1,572	-0.1%	11.0%	-0.5	1.7
Other services, except public administration	5,511	756	8.3	6.2%	0.8%	4,827	545	6.9	5.3%	0.6%	-684	932	-12.4%	15.6%	-0.9	1.0
Public administration	2,852	516	11.0	3.2%	0.6%	2,268	434	11.6	2.5%	0.5%	-584	674	-20.5%	20.9%	-0.7	0.8
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$39,358	$9,897	15.3			$28,213	$119,889	258.3			-$11,145	$120,297	-28.3%	305.1%		
Construction	$34,888	$3,898	6.8			$51,292	$8,168	9.7			$16,404	$9,050	47.0%	28.6%		
Manufacturing	$41,672	$5,601	8.2			$48,844	$10,399	12.9			$7,172	$11,811	17.2%	29.5%		
Wholesale trade	$38,860	$6,661	10.4			$45,692	$7,683	10.2			$6,832	$10,168	17.6%	28.2%		
Retail trade	$29,430	$3,441	7.1			$35,994	$6,726	11.4			$6,564	$7,555	22.3%	27.0%		
Transportation and warehousing, and utilities	$32,982	$4,509	8.3			$31,155	$4,663	9.1			-$1,827	$6,486	-5.5%	19.1%		
Information	$55,006	$6,796	7.5			$70,881	$8,262	7.1			$15,875	$10,698	28.9%	21.9%		
Finance and insurance, and real estate and rental and leasing	$58,373	$6,612	6.9			$67,703	$6,700	6.0			$9,330	$9,413	16.0%	17.4%		
Professional, scientific, and management, and administrative and waste management services	$50,665	$4,761	5.7			$62,816	$4,377	4.2			$12,151	$6,467	24.0%	14.5%		
Educational services, and health care and social assistance	$43,633	$4,062	5.7			$49,622	$3,407	4.2			$5,989	$5,302	13.7%	13.2%		
Arts, entertainment, and recreation, and accommodation, and food services	$26,953	$2,161	4.9			$35,395	$3,391	5.8			$8,442	$4,021	31.3%	16.4%		
Other services, except public administration	$23,072	$6,311	16.6			$26,316	$7,387	17.1			$3,244	$9,716	14.1%	44.7%		
Public administration	$60,068	$6,296	6.4			$68,183	$7,970	7.1			$8,115	$10,157	13.5%	17.8%		

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	11,274	909	4.9	100.0%		14,224	1,057	4.5	100.0%		2,950	1,394	26.2%	13.8%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	493	193	23.8	4.4%	1.7%	343	141	25.0	2.4%	1.0%	-150	239	-30.4%	39.5%	-2.0	2.0
Manufacturing	487	221	27.6	4.3%	1.9%	774	252	19.8	5.4%	1.7%	287	335	58.9%	88.8%	1.1	2.5
Wholesale trade	392	189	29.3	3.5%	1.7%	225	98	26.6	1.6%	0.7%	-167	213	-42.6%	37.3%	-1.9	1.8
Retail trade	1,204	331	16.7	10.7%	2.8%	1,357	315	14.1	9.5%	2.1%	153	457	12.7%	40.6%	-1.2	3.5
Transportation and warehousing, and utilities	994	322	19.7	8.8%	2.8%	1,062	306	17.5	7.5%	2.1%	68	444	6.8%	46.3%	-1.3	3.5
Information	412	171	25.3	3.7%	1.5%	387	126	19.8	2.7%	0.9%	-25	212	-6.1%	49.6%	-1.0	1.7
Finance and insurance, and real estate and rental and leasing	953	257	16.4	8.5%	2.2%	1,015	237	14.2	7.1%	1.6%	62	350	6.5%	38.0%	-1.4	2.7
Professional, scientific, and management, and administrative and waste management services	1,555	400	15.6	13.8%	3.4%	2,773	395	8.7	19.5%	2.4%	1,218	562	78.3%	52.4%	5.7	4.2
Educational services, and health care and social assistance	2,462	455	11.2	21.8%	3.6%	3,016	419	8.4	21.2%	2.5%	554	619	22.5%	28.3%	-0.6	4.4
Arts, entertainment, and recreation, and accommodation, and food services	1,516	433	17.4	13.4%	3.7%	2,362	467	12.0	16.6%	3.0%	846	637	55.8%	54.1%	3.2	4.8
Other services, except public administration	507	203	24.4	4.5%	1.8%	648	228	21.4	4.6%	1.6%	141	305	27.8%	68.1%	0.1	2.4
Public administration	299	167	34.0	2.7%	1.5%	262	149	34.5	1.8%	1.0%	-37	224	-12.4%	69.8%	-0.9	1.8

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining											$0	$0	0.0%			
Construction	$28,544	$15,953	34.0			$39,529	$42,918	66.0			$10,985	$45,787	38.5%	169.1%		
Manufacturing	$43,332	$31,638	44.4			$70,539	$32,213	27.8			$27,207	$45,151	62.8%	140.2%		
Wholesale trade	$36,310	$17,508	29.3			$25,591	$22,803	54.2			-$10,719	$28,749	-29.5%	71.4%		
Retail trade	$29,062	$7,151	15.0			$32,471	$21,498	40.2			$3,409	$22,656	11.7%	78.9%		
Transportation and warehousing, and utilities	$16,797	$10,972	39.7			$23,104	$10,962	28.8			$6,307	$15,510	37.5%	111.0%		
Information	$47,772	$16,976	21.6			$77,916	$24,812	19.4			$30,144	$30,064	63.1%	77.8%		
Finance and insurance, and real estate and rental and leasing	$70,600	$23,372	20.1			$95,540	$26,236	16.7			$24,940	$35,137	35.3%	58.2%		
Professional, scientific, and management, and administrative and waste management services	$55,458	$10,398	11.4			$66,713	$12,612	11.5			$11,255	$16,346	20.3%	32.0%		
Educational services, and health care and social assistance	$44,323	$8,745	12.0			$51,585	$8,909	10.5			$7,262	$12,484	16.4%	30.5%		
Arts, entertainment, and recreation, and accommodation, and food services	$24,584	$6,535	16.2			$27,763	$6,280	13.7			$3,179	$9,063	12.9%	39.4%		
Other services, except public administration	$11,000					$28,081	$5,019	10.9								
Public administration	$69,958	$14,562	12.7			$71,937	$22,451	19.0			$1,979	$26,760	2.8%	38.6%		

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	4,378	581	8.1	100.0%		4,977	675	8.2	100.0%		599	891	13.7%	21.6%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	17	24	86.6	0.4%	0.6%	122	139	69.2	2.5%	2.8%	105	141	617.6%	1301.9%	2.1	2.9
Manufacturing	195	148	46.0	4.5%	3.3%	57	69	73.8	1.1%	1.4%	-138	163	-70.8%	41.8%	-3.4	3.6
Wholesale trade	54	82	92.3	1.2%	1.9%	52	57	66.2	1.0%	1.1%	-2	100	-3.7%	180.3%	-0.2	2.2
Retail trade	437	162	22.6	10.0%	3.5%	522	256	29.8	10.5%	4.9%	85	303	19.5%	73.4%	0.5	6.0
Transportation and warehousing, and utilities	572	205	21.8	13.1%	4.4%	496	218	26.7	10.0%	4.2%	-76	299	-13.3%	49.2%	-3.1	6.1
Information	205	169	50.1	4.7%	3.8%	196	144	44.8	3.9%	2.9%	-9	222	-4.4%	105.6%	-0.8	4.8
Finance and insurance, and real estate and rental and leasing	237	161	41.3	5.4%	3.6%	619	217	21.3	12.4%	4.0%	382	270	161.2%	199.7%	7.0	5.4
Professional, scientific, and management, and administrative and waste management services	298	153	31.2	6.8%	3.4%	674	228	20.6	13.5%	4.2%	376	275	126.2%	139.1%	6.7	5.4
Educational services, and health care and social assistance	1,362	380	17.0	31.1%	7.6%	1,172	294	15.2	23.5%	5.0%	-190	480	-14.0%	32.3%	-7.6	9.1
Arts, entertainment, and recreation, and accommodation, and food services	475	193	24.7	10.8%	4.2%	671	267	24.2	13.5%	5.0%	196	329	41.3%	80.3%	2.7	6.5
Other services, except public administration	187	147	47.9	4.3%	3.3%	221	142	38.9	4.4%	2.8%	34	204	18.2%	120.0%	0.1	4.3
Public administration	339	136	24.4	7.7%	2.9%	175	103	35.6	3.5%	2.0%	-164	171	-48.4%	36.8%	-4.2	3.5

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining											$0	$0	0.0%			
Construction	$11,000					$33,131	$25,989	47.7								
Manufacturing	$35,374	$7,505	12.9			$33,850	$58,483	105.0			-$1,524	$58,963	-4.3%	166.6%		
Wholesale trade	$47,424	$40,543	52.0			$38,682	$38,987	61.3			-$8,742	$56,247	-18.4%	107.8%		
Retail trade	$16,703	$19,425	70.7			$20,226	$9,078	27.3			$3,523	$21,442	21.1%	150.9%		
Transportation and warehousing, and utilities	$30,857	$9,001	17.7			$36,358	$7,569	12.7			$5,501	$11,760	17.8%	42.2%		
Information	$50,163	$37,648	45.6			$64,399	$48,688	46.0			$14,236	$61,546	28.4%	136.8%		
Finance and insurance, and real estate and rental and leasing	$60,514	$87,148	87.5			$51,221	$24,288	28.8			-$9,293	$90,469	-15.4%	128.3%		
Professional, scientific, and management, and administrative and waste management services	$39,799	$7,199	11.0			$35,554	$13,672	23.4			-$4,245	$15,452	-10.7%	38.0%		
Educational services, and health care and social assistance	$34,944	$9,109	15.8			$31,067	$13,032	25.5			-$3,877	$15,900	-11.1%	43.9%		
Arts, entertainment, and recreation, and accommodation, and food services	$24,916	$18,011	43.9			$22,757	$2,570	6.9			-$2,159	$18,193	-8.7%	66.8%		
Other services, except public administration	$60,520	$61,638	61.9			$16,161	$9,899	37.2			-$44,359	$62,428	-73.3%	31.7%		
Public administration	$54,788	$18,784	20.8			$66,784	$46,332	42.2			$11,996	$49,995	21.9%	94.3%		

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	23,571	1,311	3.4	100.0%		20,755	1,131	3.3	100.0%		-2,816	1,731	-11.9%	6.9%		
Agriculture, forestry, fishing and hunting, and mining	138	124	54.6	0.6%	0.5%	28	47	103.0	0.1%	0.2%	-110	133	-79.7%	38.6%	-0.5	0.5
Construction	2,034	412	12.3	8.6%	1.7%	1,696	473	16.9	8.2%	2.2%	-338	627	-16.6%	28.7%	-0.4	2.8
Manufacturing	1,352	349	15.7	5.7%	1.4%	874	279	19.4	4.2%	1.3%	-478	447	-35.4%	26.5%	-1.5	1.9
Wholesale trade	754	286	23.0	3.2%	1.2%	363	189	31.7	1.7%	0.9%	-391	343	-51.9%	31.0%	-1.5	1.5
Retail trade	2,460	557	13.8	10.4%	2.3%	2,177	391	10.9	10.5%	1.8%	-283	681	-11.5%	25.6%	0.1	2.9
Transportation and warehousing, and utilities	1,081	278	15.6	4.6%	1.2%	1,465	360	14.9	7.1%	1.7%	384	455	35.5%	48.2%	2.5	2.1
Information	749	275	22.4	3.2%	1.2%	594	188	19.2	2.9%	0.9%	-155	333	-20.7%	38.4%	-0.3	1.5
Finance and insurance, and real estate and rental and leasing	1,426	422	18.0	6.0%	1.8%	1,654	359	13.2	8.0%	1.7%	228	554	16.0%	42.6%	2.0	2.5
Professional, scientific, and management, and administrative and waste management services	2,820	492	10.6	12.0%	2.0%	3,011	435	8.8	14.5%	1.9%	191	657	6.8%	24.2%	2.5	2.8
Educational services, and health care and social assistance	3,851	565	8.9	16.3%	2.2%	4,165	653	9.5	20.1%	3.0%	314	864	8.2%	23.2%	3.8	3.7
Arts, entertainment, and recreation, and accommodation, and food services	4,243	712	10.2	18.0%	2.8%	2,890	438	9.2	13.9%	2.0%	-1,353	836	-31.9%	15.4%	-4.1	3.4
Other services, except public administration	2,202	577	15.9	9.3%	2.4%	1,404	350	15.2	6.8%	1.6%	-798	675	-36.2%	23.1%	-2.5	2.9
Public administration	461	193	25.5	2.0%	0.8%	434	199	27.9	2.1%	1.0%	-27	277	-5.9%	58.5%	0.1	1.3
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$44,867	$17,470	23.7			$27,498					-$17,369	$17,470	-38.7%			
Construction	$25,546	$5,193	12.4			$40,538	$8,246	12.4			$14,992	$9,745	58.7%	45.6%		
Manufacturing	$30,645	$3,940	7.8			$34,254	$5,657	10.0			$3,609	$6,894	11.8%	23.4%		
Wholesale trade	$29,925	$11,341	23.0			$20,220	$16,289	49.0			-$9,705	$19,848	-32.4%	60.2%		
Retail trade	$21,245	$4,462	12.8			$29,317	$8,119	16.8			$8,072	$9,264	38.0%	48.0%		
Transportation and warehousing, and utilities	$35,894	$5,346	9.1			$26,544	$5,713	13.1			-$9,350	$7,824	-26.0%	19.4%		
Information	$54,252	$10,592	11.9			$70,608	$19,551	16.8			$16,356	$22,236	30.1%	44.1%		
Finance and insurance, and real estate and rental and leasing	$39,796	$9,087	13.9			$44,876	$12,752	17.3			$5,080	$15,658	12.8%	41.1%		
Professional, scientific, and management, and administrative and waste management services	$39,728	$9,890	15.1			$48,482	$11,990	15.0			$8,754	$15,543	22.0%	42.8%		
Educational services, and health care and social assistance	$38,771	$6,816	10.7			$33,601	$7,956	14.4			-$5,170	$10,476	-13.3%	25.6%		
Arts, entertainment, and recreation, and accommodation, and food services	$26,979	$2,689	6.1			$24,076	$4,572	11.5			-$2,903	$5,304	-10.8%	19.1%		
Other services, except public administration	$15,796	$6,664	25.6			$14,951	$10,412	42.3			-$845	$12,362	-5.3%	77.1%		
Public administration	$53,973	$28,764	32.4			$79,970	$18,742	14.2			$25,997	$34,331	48.2%	86.3%		

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	47,423	1,492	1.9	100.0%		49,452	1,454	1.8	100.0%		2,029	2,083	4.3%	4.5%		
Agriculture, forestry, fishing and hunting, and mining	89	106	72.6	0.2%	0.2%	83	76	55.7	0.2%	0.2%	-6	130	-6.7%	140.1%	0.0	0.3
Construction	3,082	616	12.2	6.5%	1.3%	2,674	442	10.0	5.4%	0.9%	-408	758	-13.2%	22.5%	-1.1	1.6
Manufacturing	1,450	302	12.7	3.1%	0.6%	1,261	271	13.1	2.5%	0.5%	-189	406	-13.0%	26.0%	-0.6	0.8
Wholesale trade	1,131	302	16.2	2.4%	0.6%	1,054	269	15.5	2.1%	0.5%	-77	404	-6.8%	34.4%	-0.3	0.8
Retail trade	4,165	637	9.3	8.8%	1.3%	4,317	516	7.3	8.7%	1.0%	152	820	3.6%	20.1%	-0.1	1.6
Transportation and warehousing, and utilities	2,012	352	10.6	4.2%	0.7%	1,666	268	9.8	3.4%	0.5%	-346	442	-17.2%	19.7%	-0.8	0.9
Information	3,570	474	8.1	7.5%	1.0%	3,631	491	8.2	7.3%	1.0%	61	682	1.7%	19.3%	-0.2	1.4
Finance and insurance, and real estate and rental and leasing	4,580	635	8.4	9.7%	1.3%	4,889	467	5.8	9.9%	0.9%	309	788	6.7%	18.0%	0.2	1.6
Professional, scientific, and management, and administrative and waste management services	6,322	588	5.7	13.3%	1.2%	8,682	637	4.5	17.6%	1.2%	2,360	867	37.3%	16.3%	4.3	1.7
Educational services, and health care and social assistance	9,286	804	5.3	19.6%	1.6%	9,442	613	3.9	19.1%	1.1%	156	1,011	1.7%	11.0%	-0.5	1.9
Arts, entertainment, and recreation, and accommodation, and food services	7,596	843	6.7	16.0%	1.7%	8,054	700	5.3	16.3%	1.3%	458	1,096	6.0%	14.9%	0.3	2.1
Other services, except public administration	2,466	404	10.0	5.2%	0.8%	2,331	315	8.2	4.7%	0.6%	-135	512	-5.5%	20.1%	-0.5	1.0
Public administration	1,674	380	13.8	3.5%	0.8%	1,368	322	14.3	2.8%	0.6%	-306	498	-18.3%	26.7%	-0.7	1.0

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	$34,187	$27,596	49.1			$40,624	$139,678	209.0			$6,437	$142,378	18.8%	419.7%		
Construction	$45,772	$12,159	16.1			$59,280	$9,241	9.5			$13,508	$15,272	29.5%	39.9%		
Manufacturing	$54,346	$12,171	13.6			$60,930	$15,607	15.6			$6,584	$19,792	12.1%	38.1%		
Wholesale trade	$47,424	$14,016	18.0			$53,721	$11,700	13.2			$6,297	$18,258	13.3%	41.6%		
Retail trade	$36,072	$8,523	14.4			$43,743	$9,523	13.2			$7,671	$12,780	21.3%	39.0%		
Transportation and warehousing, and utilities	$37,308	$11,622	18.9			$52,012	$17,577	20.5			$14,704	$21,072	39.4%	64.1%		
Information	$53,788	$7,751	8.8			$69,419	$11,818	10.3			$15,631	$14,133	29.1%	28.8%		
Finance and insurance, and real estate and rental and leasing	$62,927	$7,405	7.2			$72,530	$9,669	8.1			$9,603	$12,179	15.3%	20.5%		
Professional, scientific, and management, and administrative and waste management services	$57,118	$6,192	6.6			$70,778	$5,746	4.9			$13,660	$8,447	23.9%	16.8%		
Educational services, and health care and social assistance	$50,412	$6,866	8.3			$55,314	$3,968	4.4			$4,902	$7,930	9.7%	16.9%		
Arts, entertainment, and recreation, and accommodation, and food services	$27,469	$4,680	10.4			$40,675	$3,574	5.3			$13,206	$5,889	48.1%	28.4%		
Other services, except public administration	$35,299	$10,986	18.9			$37,693	$13,411	21.6			$2,394	$17,336	6.8%	50.5%		
Public administration	$60,339	$7,570	7.6			$63,432	$11,063	10.6			$3,093	$13,405	5.1%	22.6%		

Housing Affordability, Quality, and Security

PUMA 4101

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	76,081	1,953	1.6	100.0%		73,052	799	0.7	100.0%		71,009	1,022	0.9	100.0%		-2,043	1,297	-2.8%	1.8%		
Owner-occupied	15,470	955	3.8	20.3%	1.1%	14,798	870	3.6	20.3%	1.2%	13,389	706	3.2	18.9%	1.0%	-1,409	1,120	-9.5%	7.1%	-1.4	1.6
Renter-occupied	60,611	955	1.0	79.7%	2.4%	58,254	877	0.9	79.7%	0.8%	57,620	1,276	1.3	81.1%	1.4%	-634	1,548	-1.1%	2.6%	1.4	1.6

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	8,234	737	5.4	100.0%		8,280	769	5.6	100.0%		9,800	744	4.6	100.0%		1,520	1,070	18.4%	14.2%		
Owner-occupied	1,115	285	15.5	13.5%	3.2%	1,659	303	11.1	20.0%	3.1%	1,926	269	8.5	19.7%	2.3%	267	405	16.1%	26.7%	-0.3	3.9
Renter-occupied	7,119	691	5.9	86.5%	3.2%	6,621	750	6.9	80.0%	5.2%	7,874	702	5.4	80.3%	3.7%	1,253	1,027	18.9%	17.1%	0.3	6.4

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	4,873	581	7.2	100.0%		4,905	500	6.2	100.0%		4,554	475	6.3	100.0%		-351	690	-7.2%	13.5%		
Owner-occupied	154	107	42.1	3.2%	2.2%	182	122	40.6	3.7%	2.4%	155	95	37.3	3.4%	2.1%	-27	155	-14.8%	77.4%	-0.3	3.2
Renter-occupied	4,719	572	7.4	96.8%	2.2%	4,723	498	6.4	96.3%	2.6%	4,399	468	6.5	96.6%	2.0%	-324	683	-6.9%	14.0%	0.3	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	16,447	896	3.3	100.0%		17,493	924	3.2	100.0%		15,327	716	2.8	100.0%		-2,166	1,169	-12.4%	6.2%		
Owner-occupied	1,684	349	12.6	10.2%	2.0%	1,847	394	13.0	10.6%	2.2%	1,851	349	11.5	12.1%	2.2%	4	526	0.2%	28.5%	1.5	3.1
Renter-occupied	14,763	939	3.9	89.8%	2.9%	15,646	833	3.2	89.4%	0.6%	13,476	705	3.2	87.9%	2.1%	-2,170	1,091	-13.9%	6.4%	-1.5	2.2

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	41,272	1,182	1.7	100.0%		40,797	1,045	1.6	100.0%		39,652	1,079	1.7	100.0%		-1,145	1,502	-2.8%	3.6%		
Owner-occupied	11,642	854	4.5	28.2%	1.9%	10,906	745	4.2	26.7%	1.7%	9,268	627	4.1	23.4%	1.4%	-1,638	974	-15.0%	8.2%	-3.3	2.2
Renter-occupied	29,630	1,157	2.4	71.8%	1.9%	29,891	975	2.0	73.3%	1.5%	30,384	1,162	2.3	76.6%	2.1%	493	1,517	1.6%	5.1%	3.3	2.6

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	14,798	870	3.6	13,389	706	3.2	-1,409	1,120	-9.5%	7.1%
Median value (2019 dollars)	$679,624	$29,424	2.6	$775,947	$35,754	2.8	$96,323	$46,305	14.2%	7.2%

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	1,659	303	11.1	1,926	269	8.5	267	405	16.1%	26.7%
Median value (2019 dollars)	$656,898	$92,586	8.6	$837,431	$75,231	5.5	$180,533	$119,297	27.5%	21.3%

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	182	122	40.6	155	95	37.3	-27	155	-14.8%	77.4%
Median value (2019 dollars)	$434,609	$485,398	67.9	$395,191	$295,211	45.4	-$39,418	$568,120	-9.1%	122.2%

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	1,847	394	13.0	1,851	349	11.5	4	526	0.2%	28.5%
Median value (2019 dollars)	$576,346	$123,348	13.0	$619,356	$121,865	12.0	$43,010	$173,395	7.5%	31.2%

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	10,906	745	4.2	9,268	627	4.1	-1,638	974	-15.0%	8.2%
Median value (2019 dollars)	$697,461	$31,935	2.8	$790,506	$43,113	3.3	$93,045	$53,652	13.3%	8.1%

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	56,772	910	1.0	56,210	1,276	1.4	-562	1,567	-1.0%	2.8%
Median gross rent (2019 dollars)	$1,449	$32	1.3	$1,686	$40	1.4	$237	$51	16.4%	3.8%

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	6,527	751	7.0	7,716	711	5.6	1,189	1,034	18.2%	17.4%
Median gross rent (2019 dollars)	$1,570	$62	2.4	$1,723	$91	3.2	$153	$110	9.7%	7.2%

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	4,723	498	6.4	4,386	464	6.4	-337	681	-7.1%	13.9%
Median gross rent (2019 dollars)	$682	$62	5.5	$724	$191	16.0	$42	$201	6.2%	29.6%

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	15,236	805	3.2	13,028	714	3.3	-2,208	1,076	-14.5%	6.5%
Median gross rent (2019 dollars)	$1,279	$79	3.8	$1,386	$108	4.7	$107	$134	8.4%	10.8%

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	28,926	991	2.1	29,663	1,134	2.3	737	1,506	2.5%	5.3%
Median gross rent (2019 dollars)	$1,552	$43	1.7	$1,843	$50	1.6	$291	$66	18.8%	4.6%

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)	55,428	1,010	1.1	100.0%		55,081	1,274	1.4	100.0%		-347	1,626	-0.6%	2.9%		
30.0 percent or more (rent-burdened)	27,636	1,092	2.4	49.9%	1.7%	25,486	1,139	2.7	46.3%	1.8%	-2,150	1,578	-7.8%	5.5%	-3.6	2.5
50.0 percent or more (extremely rent-burdened)	13,561	838	3.8	24.5%	1.4%	11,857	961	4.9	21.5%	1.7%	-1,704	1,275	-12.6%	8.9%	-3.0	2.2

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)	6,057	709	7.1	100.0%		7,445	675	5.5	100.0%		1,388	979	22.9%	18.2%		
30.0 percent or more (rent-burdened)	3,271	485	9.0	54.0%	4.9%	3,750	558	9.0	50.4%	5.9%	479	739	14.6%	24.1%	-3.6	7.7
50.0 percent or more (extremely rent-burdened)	1,576	369	14.2	26.0%	5.3%	2,065	372	10.9	27.7%	4.3%	489	524	31.0%	38.7%	1.7	6.8

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)	4,674	494	6.4	100.0%		4,256	463	6.6	100.0%		-418	677	-8.9%	13.8%		
30.0 percent or more (rent-burdened)	1,852	351	11.5	39.6%	6.2%	1,543	295	11.6	36.3%	5.7%	-309	459	-16.7%	22.4%	-3.3	8.4
50.0 percent or more (extremely rent-burdened)	983	286	17.7	21.0%	5.7%	563	191	20.6	13.2%	4.2%	-420	344	-42.7%	25.6%	-7.8	7.1

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)	14,864	803	3.3	100.0%		12,752	722	3.4	100.0%		-2,112	1,080	-14.2%	6.7%		
30.0 percent or more (rent-burdened)	7,992	738	5.6	53.8%	4.0%	6,898	600	5.3	54.1%	3.6%	-1,094	951	-13.7%	10.9%	0.3	5.4
50.0 percent or more (extremely rent-burdened)	3,880	515	8.1	26.1%	3.2%	3,212	502	9.5	25.2%	3.7%	-668	719	-17.2%	17.0%	-0.9	4.9

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder (excluding units where GRAPI cannot be computed)	28,508	989	2.1	100.0%		29,243	1,109	2.3	100.0%		735	1,486	2.6%	5.3%		
30.0 percent or more (rent-burdened)	13,850	921	4.0	48.6%	2.8%	12,535	856	4.2	42.9%	2.4%	-1,315	1,257	-9.5%	8.6%	-5.7	3.7
50.0 percent or more (extremely rent-burdened)	6,683	662	6.0	23.4%	2.2%	5,570	587	6.4	19.0%	1.9%	-1,113	885	-16.7%	12.1%	-4.4	2.9

Table 3.05.T: Rent Stabilized Housing

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Rent stabilized units	27,571	6,018	11.0	36.9%	7.1%

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	56,210	1,276	1.4	100.0%	
Extremely low-income (0-30% AMI)	6,502	688	6.4	11.6%	1.2%
Very low-income (31-50% AMI)	5,216	588	6.8	9.3%	1.0%
Low-income (51-80% AMI)	13,361	968	4.4	23.8%	1.6%
Moderate-income (81-120% AMI)	25,508	1,082	2.6	45.4%	1.6%
Middle-income (121-165% AMI)	4,914	556	6.9	8.7%	1.0%
High-income (166% or higher AMI)	709	201	17.3	1.3%	0.4%

Table 3.07.T: Housing maintenance deficiencies

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Units with 3 or more maintenance deficiencies	6,564	2,068	16.0	9.5%	2.9%

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	73,052	799	0.7	100.0%		71,009	1,022	0.9	100.0%		-2,043	1,297	-2.8%	1.8%		
Overcrowded units (> 1 person per room)	5,318	605	6.9	7.3%	0.8%	5,157	536	6.3	7.3%	0.7%	-161	808	-3.0%	14.9%	0.0	1.1

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	8,280	769	5.6	100.0%		9,800	744	4.6	100.0%		1,520	1,070	18.4%	14.2%		
Overcrowded units (> 1 person per room)	1,062	247	14.1	12.8%	2.7%	1,368	275	12.2	14.0%	2.6%	306	370	28.8%	39.6%	1.2	3.7

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	4,905	500	6.2	100.0%		4,554	475	6.3	100.0%		-351	690	-7.2%	13.5%		
Overcrowded units (> 1 person per room)	231	128	33.6	4.7%	2.6%	413	171	25.2	9.1%	3.6%	182	214	78.8%	123.7%	4.4	4.4

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	17,493	924	3.2	100.0%		15,327	716	2.8	100.0%		-2,166	1,169	-12.4%	6.2%		
Overcrowded units (> 1 person per room)	2,270	397	10.6	13.0%	2.2%	1,604	292	11.1	10.5%	1.8%	-666	493	-29.3%	17.8%	-2.5	2.8

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	40,797	1,045	1.6	100.0%		39,652	1,079	1.7	100.0%		-1,145	1,502	-2.8%	3.6%		
Overcrowded units (> 1 person per room)	1,535	333	13.2	3.8%	0.8%	1,675	341	12.4	4.2%	0.9%	140	477	9.1%	32.5%	0.4	1.2

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2017-2019
	Number
Residential evictions executed by a city marshal	657

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	655	750	95	14.5%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2022; NYC Housing Preservation and Development, 2022
	Number
NYC Housing Authority units	7,774
Units with regulatory agreements since 2014	1,003

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

	NYC Housing Authority, 2022	
	Number	Percent
Total Population	186,153	100.0%
NYC Housing Authority tenants	15,860	8.5%

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

	NYC Housing Authority, 2022	
	Number	Percent
Asian non-Hispanic Population	27,594	100.0%
Asian non-Hispanic NYC Housing Authority tenants	1,345	4.9%

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

	NYC Housing Authority, 2022	
	Number	Percent
Black non-Hispanic Population	12,923	100.0%
Black non-Hispanic NYC Housing Authority tenants	7,082	54.8%

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

	NYC Housing Authority, 2022	
	Number	Percent
Hispanic Population	47,189	100.0%
Hispanic NYC Housing Authority tenants	6,390	13.5%

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

	NYC Housing Authority, 2022	
	Number	Percent
White non-Hispanic Population	87,922	100.0%
White non-Hispanic NYC Housing Authority tenants	870	1.0%

Housing Production

PUMA 4101

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

	NYC Department of City Planning Housing Database, 2020 Q4	
	Number	Percent
Net change	7,486	9.3%
New building	7,306	9.1%
Alterations that increase units	821	1.0%
Alterations that decrease units	-48	-0.1%
Demolitions	-593	-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)	102	348
Very low-income (31-50% AMI)	0	58
Low-income (51-80% AMI)	145	49
Moderate-income (81-120% AMI)	9	72
Middle-income (121-165% AMI)	218	0
High-income (166% or higher AMI)	1	1

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	5.2	1.0%
Square miles of historic districts	0.0	0.0%

Quality of Life and Access to Opportunity

PUMA 4101

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	79.3%	-6.6%	5.4%

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

	NYC Community Health Survey, 2015-16		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	11.2%	-3.2%	4.2%

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	159.9	138.6	135.0	-4.0	-2.6%

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	65.4	97.1	83.0	-14.0	-14.5%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 65 years	272.0	236.7	220.1	-17.0	-7.0%

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	99.1	97.1	98.9	2.0	1.9%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 65 years	200.5	158.2	157.6	-1.0	-0.4%

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	5.3	4.0	5.6	2.0	40.0%

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

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

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 1 year	20.1			0.0	0.0%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Hispanic deaths before 1 year	3.7		7.3	7.0	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	3.9		4.3	4.0	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		6.9	11.6	5.0	68.1%

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

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

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Black non-Hispanic drug-related overdose deaths	0.0		17.8	18.0	0.0%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Hispanic drug-related overdose deaths	0.0		8.3	8.0	0.0%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
White non-Hispanic drug-related overdose deaths		8.1	15.5	7.0	91.4%

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	393

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	203

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	472

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	481

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	369

Table 5.07.T: Health Outcomes - Heat Vulnerability Index

	NYC Department of Health and Mental Hygiene, 2021
	Score 1-5
Heat Vulnerability Index (1=Low)	3

Table 5.08.T: Access to Jobs

	NYC Department of City Planning, 2019
	Number
Total jobs within 30 minutes	185,708

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	43.7%
Residents living within 1/4 mile of ADA accessible subway stations	8.5%

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	88,339	2,037	1.4	100.0%		89,575	2,110	1.4	100.0%		1,236	2,933	1.4%	3.3%		
Drove or carpooled to work	17,944	1,120	3.8	20.3%	1.2%	15,470	1,024	4.0	17.3%	1.1%	-2,474	1,518	-13.8%	7.8%	-3.0	1.6

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	11,127	918	5.0	100.0%		14,004	1,068	4.6	100.0%		2,877	1,408	25.9%	14.1%		
Drove or carpooled to work	1,779	390	13.3	16.0%	3.2%	2,147	411	11.6	15.3%	2.7%	368	567	20.7%	35.1%	-0.7	4.2

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	4,463	590	8.0	100.0%		4,438	710	9.7	100.0%		-25	923	-0.6%	20.6%		
Drove or carpooled to work	1,264	367	17.6	28.3%	7.3%	417	182	26.5	9.4%	3.8%	-847	410	-67.0%	17.3%	-18.9	8.2

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	22,915	1,267	3.4	100.0%		20,089	1,154	3.5	100.0%		-2,826	1,714	-12.3%	7.0%		
Drove or carpooled to work	4,107	501	7.4	17.9%	1.9%	3,354	561	10.2	16.7%	2.6%	-753	752	-18.3%	16.9%	-1.2	3.2

Table 5.10.W: Commute - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic workers 16 years and over	47,829	1,510	1.9	100.0%		48,898	1,466	1.8	100.0%		1,069	2,105	2.2%	4.5%		
Drove or carpooled to work	10,470	879	5.1	21.9%	1.7%	9,181	630	4.2	18.8%	1.2%	-1,289	1,081	-12.3%	9.5%	-3.1	2.1

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	71,009	1,022	0.9	100.0%	
With a computer	57,049	1,268	1.4	80.3%	1.4%
With a broadband internet subscription	54,781	1,177	1.3	77.1%	1.2%

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	9,800	744	4.6	100.0%	
With a computer	8,481	659	4.7	86.5%	1.4%
With a broadband internet subscription	8,089	657	4.9	82.5%	2.4%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	4,554	475	6.3	100.0%	
With a computer	2,885	379	8.0	63.4%	5.0%
With a broadband internet subscription	2,799	417	9.1	61.5%	6.5%

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	15,327	716	2.8	100.0%	
With a computer	10,916	723	4.0	71.2%	3.3%
With a broadband internet subscription	10,552	741	4.3	68.8%	3.6%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	39,652	1,079	1.7	100.0%	
With a computer	33,250	1,069	2.0	83.9%	1.4%
With a broadband internet subscription	31,896	1,011	1.9	80.4%	1.3%

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	52.4%
Math proficient	48.1%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	70.8%
Math proficient	71.0%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	26.9%
Math proficient	18.3%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	43.3%
Math proficient	37.1%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	66.8%
Math proficient	64.2%

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)	77.3%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	91.8%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	42.3%

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)	71.9%

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)	85.7%

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2019	
	Number Estimate	Percent Estimate
Total Population	186,153	100.0%
Residents within walking distance of a park	115,339	62.0%

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	684.1	1.0%	731.4	1.0%	47.0	0.0%	
Pedestrian injuries	187.8	0.3%	157.8	0.2%	-30.0	-0.2%	-0.1
Cyclist injuries	75.9	0.1%	96.1	0.1%	20.0	0.3%	0.0
Motorist injuries	420.3	0.6%	477.5	0.7%	57.0	0.1%	0.0

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

	NYC Vision Zero View, 2010-2014	NYC Vision Zero View, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Percent
Total fatalities	3.1	2.2	-29.8	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	12.0

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	65.4