Racial Equity Report on Housing and Opportunity

Project name: 217-14 24th Avenue Rezoning, Queens

Contact: Frank St. Jacques

Prepared by: Austin Coury, Urban Cartographics Date: June 24, 2025

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

PROJECT TYPE

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

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

☐ Historic district designation affecting 4 or more city blocks

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

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

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

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

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

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

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

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

1. EXECUTIVE SUMMARY

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

This report accompanies a land use application by BMBT LLC (the "Applicant") seeking: (1) a zoning map amendment, rezoning their development site from an R1-2 district to an R6A district and (2) a zoning text amendment to Appendix F to make the affected area part of a Mandatory Inclusionary Housing area.

The object of the application is to facilitate a new residential building (the "Proposed Development") on the Development Site, which is Queens Tax Block 6008, Lot 95. The Development Site sits at the northeastern terminus of 24th Avenue and the northern terminus of Little Neck Boulevard, just west of the Cross Island Parkway. It has about 172.5 feet of frontage along 24th Avenue (a narrow street, mapped at 60 feet wide), and about 182.5 feet of frontage along an unfinished portion of Little Neck Boulevard (a wide street, mapped at 80 feet wide). The Proposed Development is slated to rise eight stories and 85 feet and contain approximately 216,895 square feet of total floor area (3.9 FAR). This will include 56,498 square feet of community facility use on the first and second floors and 160,397 square feet of residential use on the third through eighth floors. It will contain 183 dwelling units, 55 of which will be permanently income-restricted in compliance with "Option 2" of the Mandatory Inclusionary Housing Program. The community facility portion of the Proposed Development will be an assisted living facility with 65 beds. 86 total parking spaces are proposed.

The Development Site, which is roughly coterminous with the Project Area, contains 55,614 square feet of lot area and is improved upon with the Bay Terrace Country Club, a private club that features a one-story, approximately 2,800 square foot club house (0.05 FAR) with concessions, an outdoor swimming pool, and playground.

The Project Area falls within PUMA 4103, which is generally coextensive with the boundaries of Queens Community District 7 and includes the neighborhoods of Flushing, College Point, Murray Hill, and Whitestone. Although it is within this PUMA, the Project Area is actually located within Queens Community District 11. As a result, the below data will be referred to using its PUMA designation as opposed to its community district designation. As of 2020, PUMA 4103's population was 270,930. Of this population, 57.4% identified as Asian non-Hispanic, 2.0% identified as Black non-Hispanic, 18.1% identified as Hispanic, and 20.6% identified as White non-Hispanic. The remaining 1.9% identified as non-Hispanic of some other race or combination of races. The Asian population makes up more than double the local share of the population than it does in all of Queens and more than triple the local share of the population than it does in all of New York City. The percentage of the local population that identifies as Hispanic is somewhat less than when compared to the borough and citywide levels, while the percentage that identifies as Black is lower by several orders of magnitude when compared to the same. The share of the White population in the area is about the same as when compared to Queens, but significantly less when compared to the City as a whole.

2017-2021 American Community Survey data shows the median household income in the area was $62,022, which is slightly lower than the Queens and New York City's medians. Asian households had a slightly lower median income ($52,938) than the area as a whole, while Hispanic households' median income ($63,863) was about the same as the

general area's. The White population had a significantly higher median household income ($81,615) when compared to the area, while the City's Equitable Development Data Explorer deems the data behind the Black median household income in the area as too limited to be statistically reliable. The area's median age was 45 years old. More than half of the population was foreign-born (56%), and almost half of the area's population indicated that they spoke English less than "very well" (46.3%).

PUMA 4103 saw a 9.1% increase in population between 2010 and 2020, which is a slightly higher growth rate than the rest of Queens and New York City, but only a 6.3% increase in housing production, which is less than when compared to the borough and city as a whole. Therefore, the area's housing production is not only significantly lagging behind its population growth, but it is also lagging behind the borough and City's housing production. The median gross rent in the area is $1,654/month, which is slightly above the Queens and New York City medians. According to ACS PUMA data between 2017 and 2021, 20.9% of the area's rental units were affordable to households in the extremely low- to very low-income bands (0-50% AMI), another 48.5% were affordable to households in the low-income band (51-80% AMI), and another 28.9% were affordable to those in the moderate-income band (81-120%). 18.5% of the population in this area has access to a subway or SBS station within ¼ of a mile, and only 2.4% has access to an ADA-accessible subway station within ¼ of a mile. This reflects that the area as a whole is slightly less transit-accessible for able-bodied people when compared to the rest of Queens and significantly less-so when compared to the rest of New York City, while it is significantly less transit-accessible for disabled people when compared to the same.

The proposed project would help New York City meet several of its goals to affirmatively further fair housing and promote equitable access to opportunity by creating 55 new units of income-restricted housing at an average of 80% AMI in an area with very limited income-restricted housing options, in a new building designed to be ADA-accessible, while setting aside a certain percentage of income-restricted units for existing community district residents and those with disabilities. It will also include an assisted living facility with 65 beds for those who may be in a state of disability.

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

Section 1: Executive Summary *(this section)*

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

Section 3: Community profile summary - Graphs and charts describing neighborhood demographics, socioeconomic and housing conditions, with accompanying narrative explanation.
Section 4: Narrative statement - A statement describing how the project components and neighborhood characteristics relate to the City's commitment to affirmatively furthering fair housing and promoting equitable access to opportunity.

Section 5: Community profile – The complete data of all indicators in the Equitable Development Data Explorer for the local, community, the borough, and the city (for refence purposes).

Appendix – Other documents or information referenced by this report that are not included elsewhere in the applicant's land use application (supporting data for market-rate rents).

2. PROJECT SPECIFIC INFORMATION

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

2.1. Description of residential space and affordability

2.1.1 Reporting residential floor area

Total residential zoning square feet: 160,397 sf

2.1.2 Profile of anticipated residential affordability

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

Income Restriction	**Unit Count**		**Anticipated Affordability*** **				
			AMI	Rent (2025)*		Eligible Income (2025)**	
	#	%		studio – 3-bedroom		1-person – 5-person	
Low Income	55	30%	80%	$2,270	$3,370	$90,700	$140,000
Not Income Restricted	128	70%	n/a	$1,780	$3,320	$71,000	$132,500
Total New Units	**183**	**100%**					

**Rents are based on unit size. Rents shown are illustrative (based on 2025 AMI), rounded to the nearest $10) and will change. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

***Qualifying incomes are based on household size. Incomes shown are illustrative (based on 2025 AMI, rounded to the nearest $100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.*

****Affordability numbers are preliminary*

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

The Proposed Development will contain a total of 183 residential units. Of these 183 units, 55 will be income-restricted pursuant to Option 2 of the Mandatory Inclusionary Housing Program ("MIH"), and 128 will be market-rate (not income-restricted).

Pursuant to MIH Option 2, the 55 income-restricted units comprise at least 30% of the Proposed Development's residential floor area at a weighted Area Median Income ("AMI") average of 80%; each unit will be offered at that AMI level. The table above provides example rents and eligible incomes for the units offered at 80% AMI as well as expected figures for the market-rate units, based off recent rental data for the area.

The Proposed Development would contain a total of 27 studio apartments (with nine being income-restricted), 92 one-bedroom apartments (with 27 being income-restricted), 55 two-bedroom apartments (with 16 being income-restricted), and nine three-bedroom apartments (with three being income-restricted). As described above, each of these income-restricted units will be offered at 80% AMI. Additionally, the 65 long-term care units in the assisted living portion of the Proposed Development will be split between 20 studios and 45 one-bedroom units.

The Proposed Development is not currently seeking any affordable housing financing programs, but the Applicant may in the future.

Based on current rental data, as applied to the unit types and unit sizes in the Proposed Development, the estimated monthly rents of the market-rate units are as follows:

	Third Quartile Area Market-Rate Rents	Associated Household Incomes (30% Rent Burden)
Studios	$1,780/month	$71,000/year
One-Bedroom Apartments	$2,300/month	$92,000/year
Two-Bedroom Apartments	$2,930/month	$117,200/year
Three-Bedroom Apartments	$3,320/month	$132,500/year

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

2.3 Estimating construction jobs

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

Development Site	Person-years	Average yearly workers
217-14 24th Avenue	191.7	99.8
Total	**191.7**	**99.8**

3. Community Profile Summary

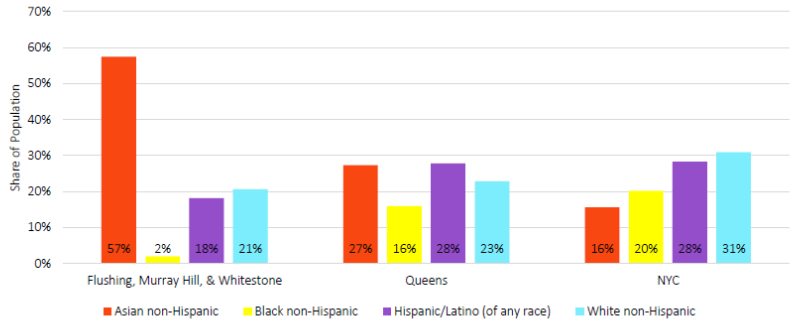
The community profile summary is intended to provide a user-friendly snapshot of household, housing, and neighborhood indicators in the project area. This summary includes graphs and charts of selected indicators found in the full community profile (Section 5). The summary is available for download through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

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

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

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

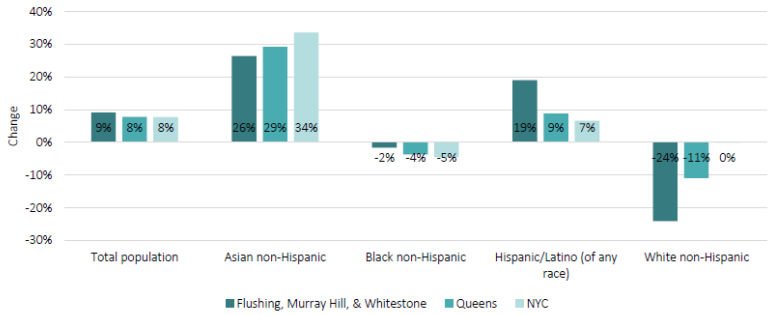


Source: Census 2020; Community Profile Table 1.01

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

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

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



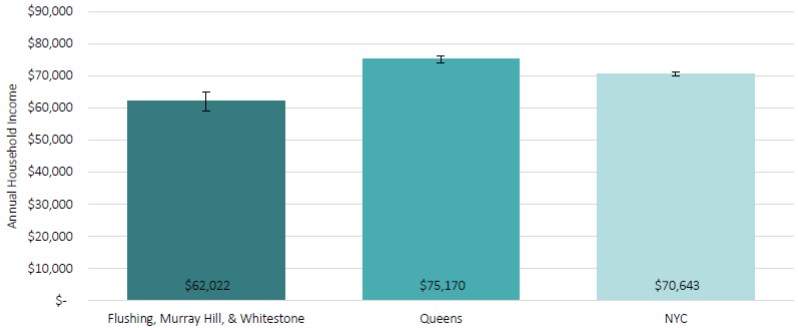
Source: Census 2010, 2020; Community Profile Table 1.01

Household Economic Security – Income

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

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

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

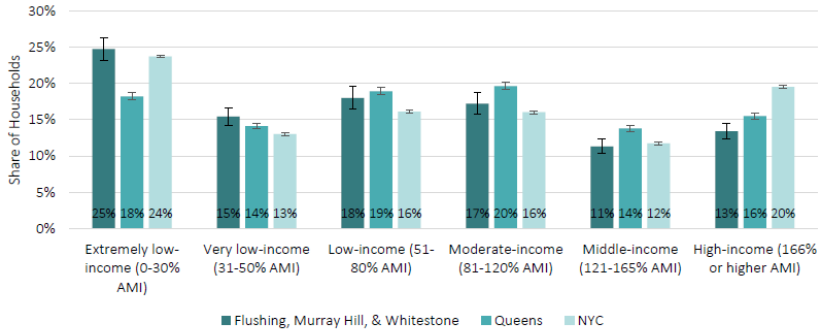


Source: American Community Survey 2017-2021; Community Profile Table 2.02

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

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

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

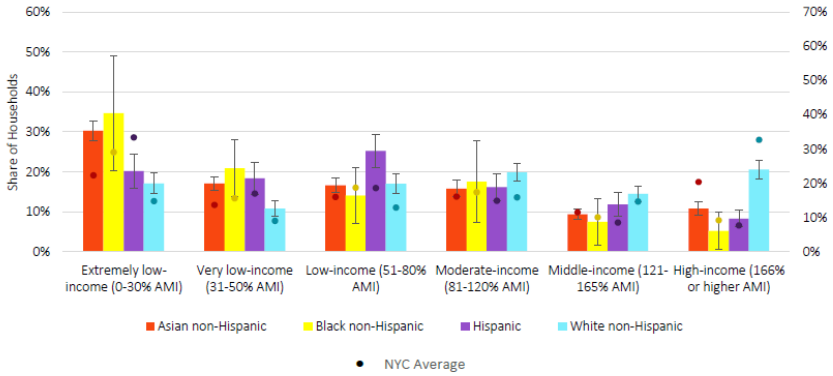


Source: American Community Survey 2017-2021; Community Profile Table 2.03

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

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

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



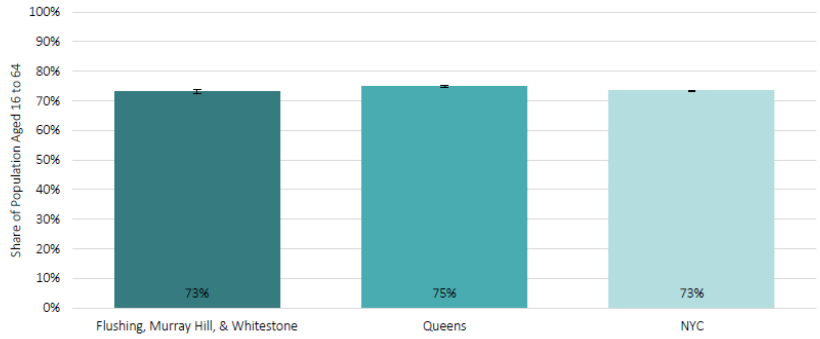
Source: American Community Survey 2017-2021; Community Profile Table 2.03

Household Economic Security – Jobs

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

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

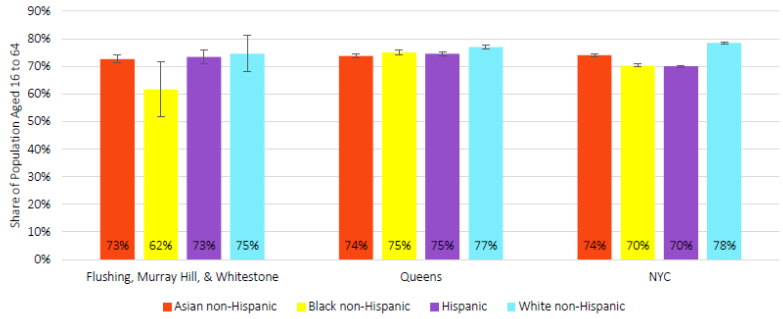
"In 2017-2021, an estimated [percent] in [area] were employed or seeking work."



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

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

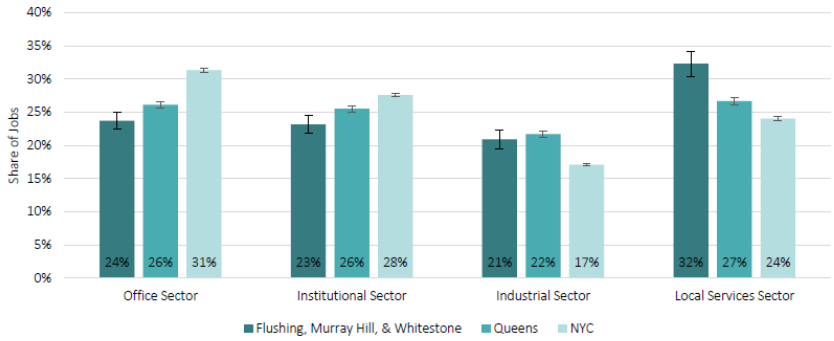
"In 2017-2021, an estimated [percent] of [race/ethnicity] group in [area] were employed or seeking work."



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

Figure 8: Share of Employed Residents by Business Sector[1], 2017-2021 (Five-Year Estimate)
Shows the share of workers who live in an area by the business sector in which they work. Compares the local area to the borough and city.

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



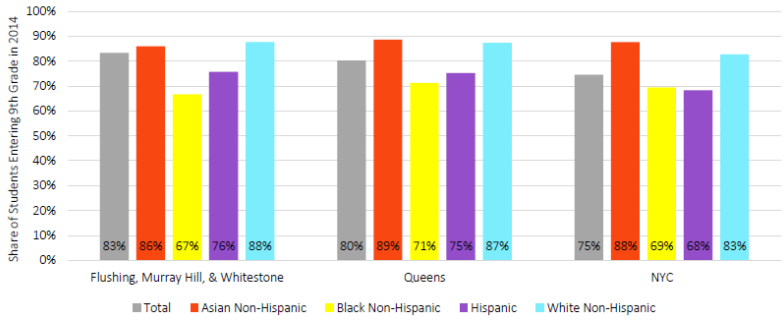
Source: American Community Survey 2017-2021; Community Profile Table 2.06

Education & Access to Transit

Figure 9: High School Graduation Rate, 2018

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

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

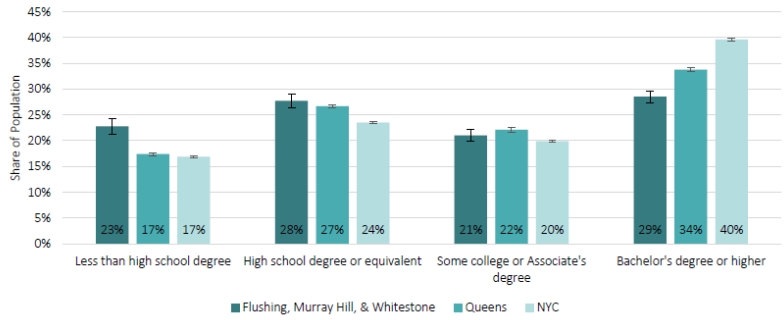


Source: NYC Department of Education 2018; Community Profile Table 5.13

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

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

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

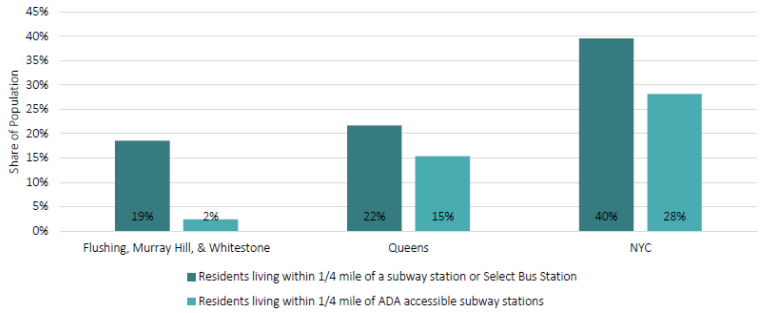


Source: American Community Survey 2017-2021; Community Profile Table 2.01

Figure 11: Access to Transit, 2021

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

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



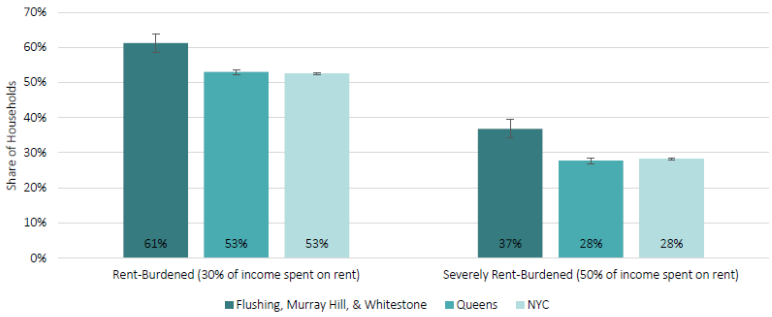
Source: Department of City Planning 2021; Community Profile Table 5.09

Housing Security, Affordability, and Quality

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

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

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

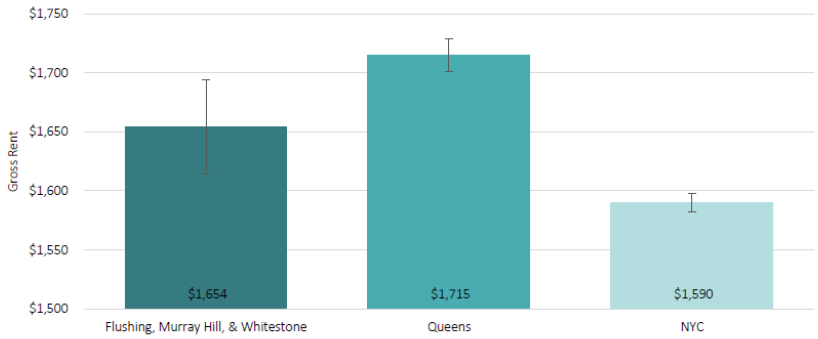


Source: American Community Survey 2017-2021; Community Profile Table 3.04

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

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

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



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

Housing Production

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

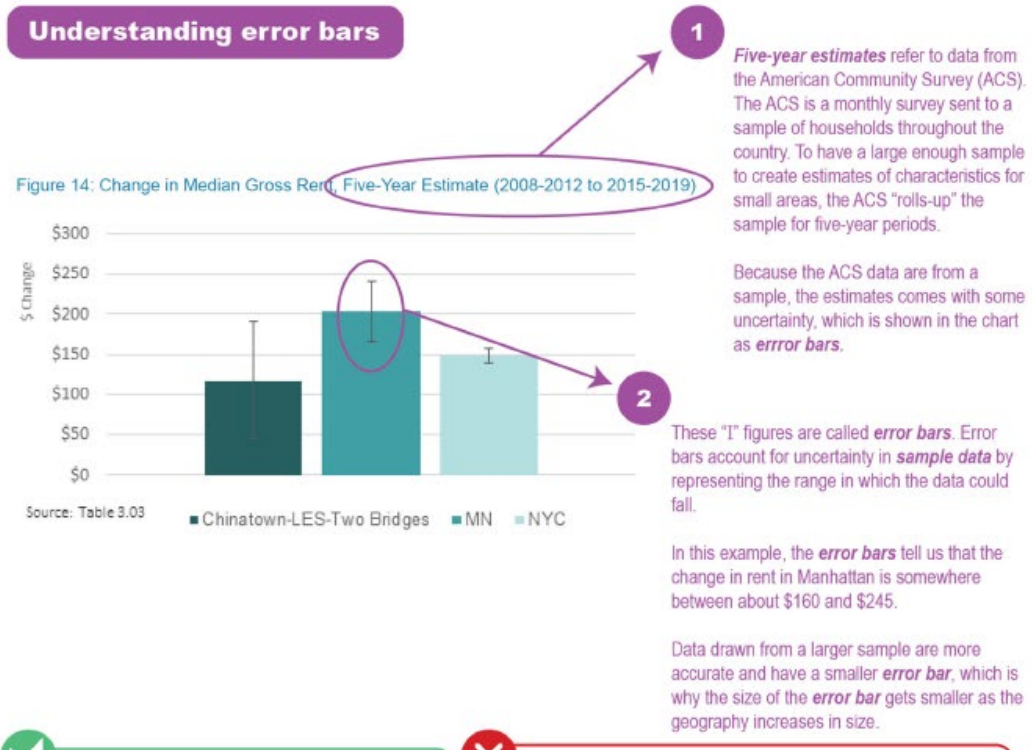
Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

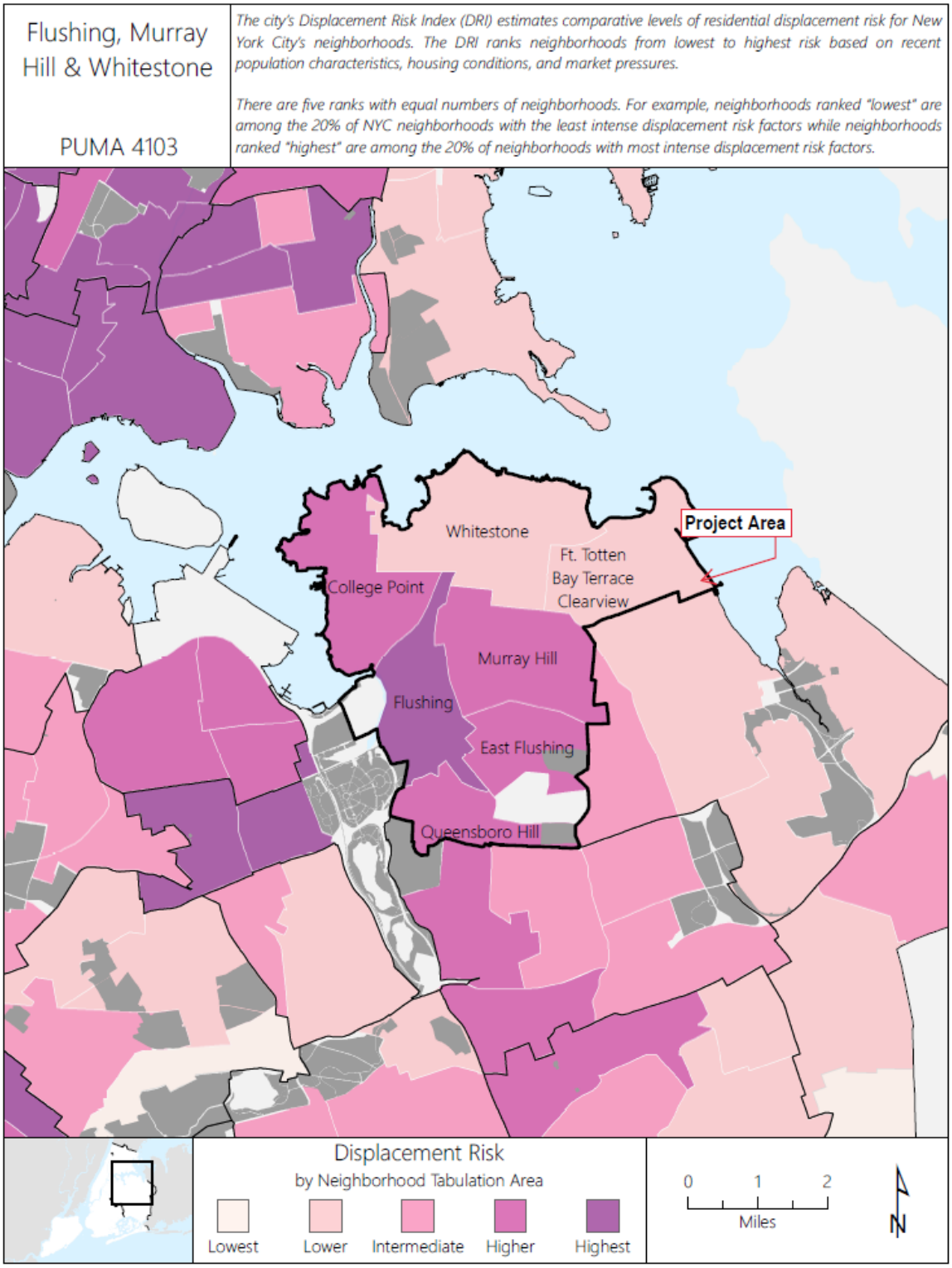
"From 2010 to 2023, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



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

Understanding error bars





Urban Cartographics

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

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

The proposed development furthers several of the fair housing and equitable access to opportunity goals outlined in the City's fair housing plan known as "Where We Live NYC" as follows:

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

The Proposed Development furthers this goal in several major ways: by providing new housing in a neighborhood that has experienced little housing production, by providing a substantial amount of new income-restricted housing units, and by providing new housing unit types that are not broadly available in the neighborhood.

Public Use Microdata Area (PUMA) 4103 saw a population growth of 9.1% between 2010-2020, but only a net 6.3% increase in housing units from 2010-2023. This conveys that even though the area's population grew at a roughly similar rate to that of Brooklyn and New York City as a whole, its housing production lagged behind, including when compared to the borough and citywide levels of housing production (which came in at 7.7% and 9.1% respectively). The proposed development's 183 new units of housing would therefore provide a significant boost to an area that has not experienced much housing production in recent years. Furthermore, only 211 units added in the neighborhood since 2014 were made income-restricted to households in the low-income band (51-80% AMI). The Proposed Development's 55 income-restricted units offered at 80% AMI would represent a 26% increase in the neighborhood for these types of new income-restricted units alone.

The Proposed Development would also bring 27 studio apartments to the neighborhood, a unit type that is not broadly available in the area. When reviewing market-rate apartments in Bayside over the last 365 days on Street Easy, only 26 studios were rented, as opposed to 97 one-bedrooms, 87 two-bedrooms, and 68 three-bedrooms.

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

At the outset, the Development Site does not currently contain any residential use. Therefore, none is threatened by the Proposed Development itself. That said, the Proposed Development affirmatively furthers the goal of creating affordable housing by producing 55 new permanently affordable (income-restricted) housing units. As discussed in the previous section, these will all be offered in the low-income bracket at 80% AMI, providing those households an opportunity to live in modern, accessible, and affordable units.

Moreover, the new permanently affordable units will be subject to HPD Marketing Guidelines, which provide a preference for applications from within the Community District. This serves to specifically prevent the displacement of existing residents. While the Neighborhood Tabulation Area in which the Development Site is located (NTA QN47 – Fort Totten-Bay Terrace-Clearview) is considered to be in the "lower" displacement risk category, it is just east of a neighborhood in the "higher" risk category (Murray Hill). Adding 183 total units and 55 income-restricted units in this

section of Queens could alleviate some of the pressure facing other nearby neighborhoods as well as the subject area itself. The population vulnerability and housing conditions subindices lists the area as “lower” risk, even though 100% of the housing in the area is not income-restricted – meaning the Proposed Development would provide the first income-restricted units in the entire area. The market pressure subindex lists the area as “lowest” risk, with an equivalent rent change to the city as a whole.

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

Because this is a new development, it must be built pursuant to ADA guidelines, and set aside a portion of the income-restricted units for people with disabilities. This not only means the building will be designed to be accessible (including ADA-compliant elevators and ramps), but it will provide new affordable housing opportunities for people with disabilities as well. The Proposed Development also plans to incorporate more than 56,000 square feet of assisted living space on the first and second floors and is slated to provide 65 beds, providing a significant amount of tailored units for those with existing and/or worsening disabilities.

5. Community Profile

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

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

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

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

Demographic Conditions
PUMA 4103

Table 1.01.T: Mutually Exclusive Race/Hispanic Origin

	Census SF1, 2000		Census SF1, 2010		Census PL 94-171, 2020		Change, 2010 to 2020		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Pctg. Pt.
Total population	243,691	100.0%	248,328	100.0%	270,930	100.0%	22,602	9.1%	
Asian non-Hispanic	87,945	36.1%	123,002	49.5%	155,516	57.4%	32,514	26.4%	7.9
Black non-Hispanic	6,873	2.8%	5,522	2.2%	5,431	2.0%	-91	-1.6%	-0.2
Hispanic/Latino (of any race)	41,036	16.8%	41,176	16.6%	48,989	18.1%	7,813	19.0%	1.5
White non-Hispanic	100,325	41.2%	73,619	29.6%	55,907	20.6%	-17,712	-24.1%	-9.0
Non-Hispanic of some other race or combination of races	7,512	3.1%	5,009	2.0%	5,087	1.9%	78	1.6%	-0.1

Table 1.02.T: Age - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	245,230	3,496	0.9	100.0%		249,036	2,937	0.7	100.0%		253,084	6,131	1.5	100.0%		4,048	6,798	1.6%	2.7%		
Under 16 years	41,854	1,737	2.5	17.1%	0.7%	39,054	1,485	2.3	15.7%	0.6%	40,731	2,102	3.1	16.1%	0.7%	1,677	2,574	4.3%	6.7%	0.4	0.9
16 to 64 years	163,947	2,173	0.8	66.9%	1.3%	169,283	2,443	0.9	68.0%	0.6%	158,903	4,456	1.7	62.8%	0.9%	-10,380	5,082	-6.1%	3.0%	-5.2	1.1
65 years and over	39,429	1,696	2.6	16.1%	0.7%	40,699	1,107	1.7	16.3%	0.4%	53,450	1,876	2.1	21.1%	0.5%	12,751	2,178	31.3%	5.8%	4.8	0.6
Median age (years)	39.0	0.5	0.8			41.6	0.5	0.8			45.0	0.6	0.8			3.0	1.0				

Table 1.02.A: Age - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	88,746	3,754	2.6	100.0%		121,660	3,048	1.5	100.0%		133,936	4,753	2.2	100.0%		12,276	5,646	10.1%	4.8%		
Under 16 years	15,656	1,128	4.4	17.6%	1.0%	17,710	979	3.4	14.6%	0.7%	21,182	1,399	4.0	15.8%	0.9%	3,472	1,708	19.6%	10.3%	1.2	1.1
16 to 64 years	65,852	2,046	1.9	74.2%	3.9%	89,594	2,492	1.7	73.6%	0.9%	89,603	3,395	2.3	66.9%	0.9%	9	4,211	0.0%	4.7%	-6.7	1.3
65 years and over	7,238	781	6.6	8.2%	0.8%	14,356	801	3.4	11.8%	0.6%	23,151	1,449	3.8	17.3%	0.9%	8,795	1,656	61.3%	13.5%	5.5	1.1
Median age (years)	36.0	0.8	1.4			40.1	0.7	1.0			43.5	0.8	1.1			3.0	1.0				

Table 1.02.B: Age - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	7,397	1,336	11.0	100.0%		4,544	792	10.6	100.0%		4,294	850	12.0	100.0%		-250	1,162	-5.5%	24.9%		
Under 16 years	1,338	340	15.4	18.1%	3.2%	665	305	27.9	14.6%	6.2%	518	264	31.0	12.1%	5.7%	-147	403	-22.1%	53.4%	-2.5	8.4
16 to 64 years	5,068	657	7.9	68.5%	15.2%	2,794	542	11.8	61.5%	5.2%	2,350	477	12.3	54.7%	2.4%	-444	722	-15.9%	23.6%	-6.8	5.7
65 years and over	991	293	18.0	13.4%	3.1%	1,085	232	13.0	23.9%	2.9%	1,426	372	15.8	33.2%	5.6%	341	438	31.4%	44.3%	9.3	6.3
Median age (years)	39.3	3.0	4.6			46.9	6.2	8.1			52.8	8.8	10.1			6.0	11.0				

Table 1.02.H: Age - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	40,480	2,900	4.4	100.0%		41,636	2,465	3.6	100.0%		45,201	3,448	4.6	100.0%		3,565	4,239	8.6%	10.5%		
Under 16 years	9,225	878	5.8	22.8%	1.4%	8,987	841	5.7	21.6%	1.6%	9,936	1,248	7.6	22.0%	2.2%	949	1,505	10.6%	17.3%	0.4	2.7
16 to 64 years	28,158	1,472	3.2	69.6%	6.2%	28,936	1,916	4.0	69.5%	2.1%	29,108	2,567	5.4	64.4%	2.9%	172	3,203	0.6%	11.1%	-5.1	3.6
65 years and over	3,097	515	10.1	7.7%	1.1%	3,713	435	7.1	8.9%	0.9%	6,157	777	7.7	13.6%	1.4%	2,444	890	65.8%	28.6%	4.7	1.7
Median age (years)	33.2	1.5	2.7			33.1	1.2	2.2			36.8	1.4	2.3			4.0	2.0				

Table 1.02.W: Age - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	100,637	3,843	2.3	100.0%		74,455	2,137	1.7	100.0%		63,997	2,937	2.8	100.0%		-10,458	3,632	-14.0%	4.7%		
Under 16 years	13,490	1,052	4.7	13.4%	0.9%	9,533	862	5.5	12.8%	1.1%	7,346	790	6.5	11.5%	1.1%	-2,187	1,169	-22.9%	10.8%	-1.3	1.6
16 to 64 years	59,698	1,981	2.0	59.3%	3.0%	43,738	1,584	2.2	58.7%	1.3%	34,680	2,194	3.8	54.2%	2.4%	-9,058	2,706	-20.7%	5.8%	-4.5	2.7
65 years and over	27,449	1,455	3.2	27.3%	1.0%	21,184	704	2.0	28.5%	0.5%	21,971	1,154	3.2	34.3%	0.9%	787	1,352	3.7%	6.4%	5.8	1.0
Median age (years)	46.4	1.1	1.4			50.5	0.9	1.1			54.6	1.0	1.1			4.0	1.0				

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	245,230	3,496	0.9	100.0%		249,036	2,937	0.7	100.0%		253,084	6,131	1.5	100.0%		4,048	6,798	1.6%	2.7%		
Foreign-born	125,142	2,663	1.3	51.0%	0.8%	137,066	3,097	1.4	55.0%	1.1%	141,681	4,375	1.9	56.0%	1.1%	4,615	5,360	3.4%	4.0%	1.0	1.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	88,746	3,754	2.6	100.0%		121,660	3,048	1.5	100.0%		133,936	4,753	2.2	100.0%		12,276	5,646	10.1%	4.8%		
Foreign-born	73,736	2,442	2.0	83.1%	4.5%	95,852	2,688	1.7	78.8%	1.0%	104,063	3,885	2.3	77.7%	0.9%	8,211	4,724	8.6%	5.1%	-1.1	1.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	7,397	1,336	11.0	100.0%		4,544	792	10.6	100.0%		4,294	850	12.0	100.0%		-250	1,162	-5.5%	24.9%		
Foreign-born	2,003	479	14.5	27.1%	4.3%	1,361	313	14.0	30.0%	4.5%	1,315	400	18.5	30.6%	7.1%	-46	508	-3.4%	36.8%	0.6	8.4

Table 1.03.H: Foreign-born Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	40,480	2,900	4.4	100.0%		41,636	2,465	3.6	100.0%		45,201	3,448	4.6	100.0%		3,565	4,239	8.6%	10.5%		
Foreign-born	23,279	1,561	4.1	57.5%	5.6%	21,865	1,773	4.9	52.5%	2.9%	21,099	2,225	6.4	46.7%	3.4%	-766	2,845	-3.5%	12.8%	-5.8	4.5

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	100,637	3,843	2.3	100.0%		74,455	2,137	1.7	100.0%		63,997	2,937	2.8	100.0%		-10,458	3,632	-14.0%	4.7%		
Foreign-born	21,408	1,503	4.3	21.3%	1.3%	15,906	1,313	5.0	21.4%	1.7%	13,242	1,170	5.4	20.7%	1.6%	-2,664	1,759	-16.7%	10.1%	-0.7	2.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 5 years and over	232,365	1,029	0.3	100.0%		235,978	2,749	0.7	100.0%		253,084	6,792	6.6	100.0%		17,106	7,327	7.2%	3.1%		
Speak English less than "very well"	86,055	2,711	1.9	37.0%	1.2%	100,377	2,888	1.7	42.5%	1.1%	117,223	4,301	2.2	46.3%	1.2%	16,846	5,181	16.8%	5.4%	3.8	1.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 5 years and over	83,896	2,190	1.6	100.0%		115,210	2,979	1.6	100.0%		125,987	4,357	2.1	100.0%		10,777	5,278	9.4%	4.7%		
Speak English less than "very well"	53,018	2,339	2.7	63.2%	2.2%	74,627	2,584	2.1	64.8%	1.5%	90,178	3,745	2.5	71.6%	1.6%	15,551	4,550	20.8%	6.5%	6.8	2.2

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 5 years and over	6,987	768	6.7	100.0%		4,327	728	10.2	100.0%		4,126	800	11.8	100.0%		-201	1,082	-4.6%	24.5%		
Speak English less than "very well"	317	204	39.1	4.5%	2.9%	209	130	37.8	4.8%	2.9%	287	271	57.3	7.0%	6.4%	78	301	37.3%	155.3%	2.2	7.0

Table 1.04.H: Limited English Speaking Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 5 years and over	37,689	1,665	2.7	100.0%		38,530	2,262	3.6	100.0%		41,751	3,294	4.8	100.0%		3,221	3,996	8.4%	10.7%		
Speak English less than "very well"	18,294	1,493	5.0	48.5%	3.3%	16,327	1,648	6.1	42.4%	3.5%	19,270	2,098	6.6	46.2%	3.5%	2,943	2,668	18.0%	17.5%	3.8	4.9

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 5 years and over	96,616	2,256	1.4	100.0%		71,738	2,003	1.7	100.0%		62,218	2,859	2.8	100.0%		-9,520	3,491	-13.3%	4.7%		
Speak English less than "very well"	11,581	1,205	6.3	12.0%	1.2%	8,383	919	6.7	11.7%	1.2%	6,762	1,187	10.7	10.9%	1.8%	-1,621	1,501	-19.3%	16.7%	-0.8	2.2

Household Economic Security
PUMA 4103

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 25 years and over	177,862	2,060	0.7	100.0%		183,396	2,112	0.7	100.0%		192,446	4,320	1.4	100.0%		9,050	4,809	4.9%	2.6%		
Less than high school degree	42,915	1,754	2.5	24.1%	0.9%	35,508	2,021	3.5	19.4%	1.1%	43,894	3,053	4.2	22.8%	1.5%	8,386	3,661	23.6%	11.1%	3.4	1.9
High school degree or equivalent	46,954	1,816	2.4	26.4%	1.0%	50,889	1,959	2.3	27.7%	1.0%	53,321	2,904	3.3	27.7%	1.4%	2,432	3,503	4.8%	7.0%	0.0	1.7
Some college or Associate's degree	38,846	1,685	2.6	21.8%	0.9%	38,580	1,641	2.6	21.0%	0.9%	40,356	2,253	3.4	21.0%	1.1%	1,776	2,787	4.6%	7.3%	0.0	1.4
Bachelor's degree or higher	49,147	1,848	2.3	27.6%	1.0%	58,419	2,715	2.8	31.9%	1.4%	54,875	2,481	2.7	28.5%	1.1%	-3,544	3,678	-6.1%	6.1%	-3.4	1.8

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 25 years and over	62,301	2,010	2.0	100.0%		90,220	2,194	1.5	100.0%		103,357	3,700	2.2	100.0%		13,137	4,302	14.6%	5.0%		
Less than high school degree	16,490	1,156	4.3	26.5%	1.6%	21,435	1,589	4.5	23.8%	1.7%	29,093	2,532	5.3	28.1%	2.2%	7,658	2,989	35.7%	15.5%	4.3	2.8
High school degree or equivalent	13,471	1,052	4.7	21.6%	1.5%	22,560	1,711	4.6	25.0%	1.8%	27,902	2,304	5.0	27.0%	2.0%	5,342	2,870	23.7%	13.9%	2.0	2.7
Some college or Associate's degree	10,804	947	5.3	17.3%	1.4%	14,378	1,246	5.3	15.9%	1.3%	19,112	1,420	4.5	18.5%	1.2%	4,734	1,889	32.9%	15.2%	2.6	1.8
Bachelor's degree or higher	21,536	1,306	3.7	34.6%	1.8%	31,847	2,164	4.1	35.3%	2.2%	27,250	1,860	4.1	26.4%	1.5%	-4,597	2,854	-14.4%	8.2%	-8.9	2.7

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 25 years and over	5,119	660	7.8	100.0%		3,560	563	9.6	100.0%		3,394	644	11.5	100.0%		-166	855	-4.7%	23.5%		
Less than high school degree	1,027	298	17.6	20.1%	5.2%	563	187	20.2	15.8%	4.6%	547	191	21.2	16.1%	4.7%	-16	267	-2.8%	46.8%	0.3	6.6
High school degree or equivalent	1,490	359	14.6	29.1%	5.9%	1,191	259	13.2	33.5%	5.0%	1,091	350	19.5	32.1%	8.3%	-100	435	-8.4%	35.5%	-1.4	9.7
Some college or Associate's degree	1,666	379	13.8	32.5%	6.1%	1,135	290	15.5	31.9%	6.4%	933	325	21.2	27.5%	8.0%	-202	436	-17.8%	35.5%	-4.4	10.2
Bachelor's degree or higher	936	285	18.5	18.3%	5.0%	671	229	20.7	18.8%	5.7%	823	270	19.9	24.2%	6.5%	152	354	22.7%	58.1%	5.4	8.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 25 years and over	25,803	1,416	3.3	100.0%		26,703	1,530	3.5	100.0%		30,583	2,330	4.6	100.0%		3,880	2,787	14.5%	10.9%		
Less than high school degree	8,585	848	6.0	33.3%	2.7%	6,079	804	8.0	22.8%	2.7%	8,485	1,101	7.9	27.7%	2.9%	2,406	1,363	39.6%	25.9%	4.9	4.0
High school degree or equivalent	6,730	754	6.8	26.1%	2.5%	8,174	975	7.3	30.6%	3.2%	8,814	1,187	8.2	28.8%	3.2%	640	1,536	7.8%	19.4%	-1.8	4.5
Some college or Associate's degree	6,671	751	6.8	25.9%	2.5%	7,533	842	6.8	28.2%	2.7%	7,666	1,134	9.0	25.1%	3.2%	133	1,412	1.8%	18.9%	-3.1	4.2
Bachelor's degree or higher	3,817	571	9.1	14.8%	2.1%	4,917	753	9.3	18.4%	2.6%	5,618	808	8.7	18.4%	2.2%	701	1,104	14.3%	24.0%	0.0	3.4

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 25 years and over	79,819	2,163	1.6	100.0%		59,169	1,446	1.5	100.0%		51,686	2,209	2.6	100.0%		-7,483	2,640	-12.6%	4.3%		
Less than high school degree	15,374	1,119	4.4	19.3%	1.3%	6,973	799	7.0	11.8%	1.3%	5,315	916	10.5	10.3%	1.7%	-1,658	1,216	-23.8%	15.8%	-1.5	2.1
High school degree or equivalent	24,442	1,383	3.4	30.6%	1.5%	17,863	1,194	4.1	30.2%	1.9%	14,274	1,248	5.3	27.6%	2.1%	-3,589	1,727	-20.1%	8.8%	-2.6	2.8

Some college or Associate's degree	18,709	1,225	4.0	23.4%	1.4%	14,449	882	3.7	24.4%	1.4%	11,986	1,099	5.6	23.2%	1.9%	-2,463	1,409	-17.0%	9.1%	-1.2	2.4
Bachelor's degree or higher	21,294	1,300	3.7	26.7%	1.5%	19,884	1,305	4.0	33.6%	2.0%	20,111	1,645	5.0	38.9%	2.7%	227	2,100	1.1%	10.6%	5.3	3.4

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households	88,320	789	0.5	90,522	1,881	1.3	2,202	2,040	2.5%	2.3%
Median household income (dollars)	$65,779	$2,709	2.5	$62,022	$3,071	3.0	-$3,757	$4,095	-5.7%	6.1%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with an Asian non-Hispanic householder	38,955	1,223	1.9	45,255	1,930	2.6	6,300	2,285	16.2%	6.2%
Median household income (dollars)	$56,932	$4,301	4.6	$52,938	$3,505	4.0	-$3,994	$5,548	-7.0%	9.3%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Black non-Hispanic householder	2,056	378	11.2	1,628	398	14.8	-428	549	-20.8%	24.2%
Median household income (dollars)	$47,173	$16,379	21.1	$34,423	$21,340	37.7	-$12,750	$26,901	-27.0%	51.8%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Hispanic householder	12,161	1,021	5.1	13,678	1,138	5.1	1,517	1,529	12.5%	13.3%
Median household income (dollars)	$73,077	$7,353	6.1	$63,863	$5,204	5.0	-$9,214	$9,008	-12.6%	11.3%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a White non-Hispanic householder	33,141	929	1.7	28,388	1,326	2.8	-4,753	1,619	-14.3%	4.7%
Median household income (dollars)	$78,624	$6,843	5.3	$81,615	$5,693	4.2	$2,991	$8,901	3.8%	11.6%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	90,522	1,881	1.3	100.0%	
Extremely low-income (0-30% AMI)	22,339	1,406	3.8	24.7%	1.5%
Very low-income (31-50% AMI)	13,983	1,121	4.9	15.4%	1.2%
Low-income (51-80% AMI)	16,304	1,506	5.6	18.0%	1.6%
Moderate-income (81-120% AMI)	15,563	1,353	5.3	17.2%	1.5%
Middle-income (121-165% AMI)	10,221	927	5.5	11.3%	1.0%
High-income (166% or higher AMI)	12,112	1,014	5.1	13.4%	1.1%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	45,255	1,930	2.6	100.0%	
Extremely low-income (0-30% AMI)	13,692	1,219	5.4	30.3%	2.4%
Very low-income (31-50% AMI)	7,726	787	6.2	17.1%	1.6%
Low-income (51-80% AMI)	7,533	893	7.2	16.6%	1.8%
Moderate-income (81-120% AMI)	7,149	999	8.5	15.8%	2.1%
Middle-income (121-165% AMI)	4,262	585	8.3	9.4%	1.2%
High-income (166% or higher AMI)	4,893	743	9.2	10.8%	1.6%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	1,628	398	14.8	100.0%	
Extremely low-income (0-30% AMI)	565	271	29.1	34.7%	14.3%
Very low-income (31-50% AMI)	341	142	25.3	20.9%	7.1%
Low-income (51-80% AMI)	230	125	33.0	14.1%	6.9%
Moderate-income (81-120% AMI)	285	180	38.5	17.5%	10.2%
Middle-income (121-165% AMI)	122	100	49.8	7.5%	5.9%
High-income (166% or higher AMI)	85	78	55.8	5.2%	4.6%

Table 2.03.H: Households by AMI Band - Hispanic

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

Total households with a Hispanic householder	13,678	1,138	5.1	100.0%	
Extremely low-income (0-30% AMI)	2,763	621	13.7	20.2%	4.2%
Very low-income (31-50% AMI)	2,518	592	14.3	18.4%	4.0%
Low-income (51-80% AMI)	3,446	630	11.1	25.2%	4.1%
Moderate-income (81-120% AMI)	2,212	486	13.4	16.2%	3.3%
Middle-income (121-165% AMI)	1,610	436	16.5	11.8%	3.0%
High-income (166% or higher AMI)	1,129	305	16.4	8.3%	2.1%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	28,388	1,326	2.8	100.0%	
Extremely low-income (0-30% AMI)	4,864	763	9.5	17.1%	2.6%
Very low-income (31-50% AMI)	3,079	573	11.3	10.8%	2.0%
Low-income (51-80% AMI)	4,816	734	9.3	17.0%	2.5%
Moderate-income (81-120% AMI)	5,655	690	7.4	19.9%	2.2%
Middle-income (121-165% AMI)	4,124	604	8.9	14.5%	2.0%
High-income (166% or higher AMI)	5,850	704	7.3	20.6%	2.3%

Table 2.04.T: Labor Force - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 16 to 64 years	169,283	2,443	0.9	100.0%		158,903	4,456	1.7	100.0%		-10,380	5,082	-6.1%	3.0%		
In labor force	124,141	2,200	1.1	73.3%	0.8%	116,079	3,494	1.8	73.1%	0.8%	-8,062	4,129	-6.5%	3.3%	-0.2	1.1

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 16 to 64 years	89,594	2,492	1.7	100.0%		89,603	3,395	2.3	100.0%		9	4,211	0.0%	4.7%		
In labor force	63,516	2,099	2.0	70.9%	1.3%	65,067	2,779	2.6	72.6%	1.4%	1,551	3,483	2.4%	5.5%	1.7	1.9

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 16 to 64 years	2,794	542	11.8	100.0%		2,350	477	12.3	100.0%		-444	722	-15.9%	23.6%		
In labor force	2,079	433	12.6	74.4%	5.6%	1,451	376	15.7	61.7%	9.9%	-628	573	-30.2%	23.2%	-12.7	11.4

Table 2.04.H: Labor Force - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 16 to 64 years	28,936	1,916	4.0	100.0%		29,108	2,567	5.4	100.0%		172	3,203	0.6%	11.1%		
In labor force	22,305	1,636	4.5	77.1%	2.4%	21,377	2,013	5.7	73.4%	2.4%	-928	2,594	-4.2%	11.4%	-3.7	3.4

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 16 to 64 years	43,738	1,584	2.2	100.0%		34,680	2,194	3.8	100.0%		-9,058	2,706	-20.7%	5.8%		
In labor force	33,100	1,373	2.5	75.7%	1.5%	25,865	1,543	3.6	74.6%	6.5%	-7,235	2,065	-21.9%	5.7%	-1.1	6.7

Table 2.05.T: Occupation - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	112,308	2,348	1.3	100.0%		109,171	3,322	1.8	100.0%		-3,137	4,068	-2.8%	3.6%		
Management, business, science, and arts	36,199	1,929	3.2	32.2%	1.6%	36,581	1,920	3.2	33.5%	1.4%	382	2,722	1.1%	7.6%	1.3	2.1
Service	25,524	1,490	3.5	22.7%	1.2%	28,750	2,143	4.5	26.3%	1.8%	3,226	2,610	12.6%	10.7%	3.6	2.2
Sales and office	30,221	1,672	3.4	26.9%	1.4%	23,461	1,496	3.9	21.5%	1.2%	-6,760	2,244	-22.4%	6.6%	-5.4	1.8
Natural resources, construction, and maintenance	8,435	879	6.3	7.5%	0.8%	8,558	1,122	8.0	7.8%	1.0%	123	1,425	1.5%	17.0%	0.3	1.3
Production, transportation, and material moving	11,929	1,168	6.0	10.6%	1.0%	11,821	1,418	7.3	10.8%	1.3%	-108	1,837	-0.9%	15.3%	0.2	1.6
Median Wages by Occupation																
Management, business, science, and arts	$67,250	$3,228	2.9			$68,105	$3,534	3.2			$855	$4,786	1.3%	7.2%		
Service	$23,181	$1,682	4.4			$24,094	$1,038	2.6			$913	$1,976	3.9%	8.8%		
Sales and office	$35,622	$2,486	4.2			$31,951	$3,208	6.1			-$3,671	$4,059	-10.3%	11.0%		
Natural resources, construction, and maintenance	$43,481	$6,398	8.9			$40,244	$4,898	7.4			-$3,237	$8,057	-7.4%	17.7%		
Production, transportation, and material moving	$28,295	$3,231	6.9			$24,251	$3,065	7.7			-$4,044	$4,454	-14.3%	14.6%		

Table 2.05.A: Occupation - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	57,708	2,000	2.1	100.0%		61,940	2,773	2.7	100.0%		4,232	3,419	7.3%	6.1%		
Management, business, science, and arts	17,784	1,522	5.2	30.8%	2.4%	18,922	1,673	5.4	30.5%	2.3%	1,138	2,262	6.4%	13.1%	-0.3	3.3
Service	15,551	1,335	5.2	26.9%	2.1%	18,120	1,786	6.0	29.3%	2.6%	2,569	2,230	16.5%	15.2%	2.4	3.3
Sales and office	14,236	1,262	5.4	24.7%	2.0%	13,426	1,099	5.0	21.7%	1.5%	-810	1,673	-5.7%	11.4%	-3.0	2.5
Natural resources, construction, and maintenance	3,110	498	9.7	5.4%	0.8%	3,540	635	10.9	5.7%	1.0%	430	807	13.8%	27.4%	0.3	1.3
Production, transportation, and material moving	7,027	880	7.6	12.2%	1.5%	7,932	1,069	8.2	12.8%	1.6%	905	1,385	12.9%	20.8%	0.6	2.2
Median Wages by Occupation																
Management, business, science, and arts	$64,772	$4,691	4.4			$66,215	$4,945	4.5			$1,443	$6,816	2.2%	10.6%		
Service	$20,469	$1,837	5.5			$23,437	$1,073	2.8			$2,968	$2,127	14.5%	11.5%		
Sales and office	$31,669	$2,742	5.3			$28,787	$1,850	3.9			-$2,882	$3,307	-9.1%	9.8%		
Natural resources, construction, and maintenance	$31,953	$5,857	11.1			$28,592	$7,301	15.5			-$3,361	$9,360	-10.5%	28.1%		
Production, transportation, and material moving	$25,009	$3,046	7.4			$21,080	$2,928	8.4			-$3,929	$4,225	-15.7%	15.6%		

Table 2.05.B: Occupation - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	1,891	401	12.9	100.0%		1,401	368	15.9	100.0%		-490	544	-25.9%	25.0%		
Management, business, science, and arts	509	179	21.4	26.9%	7.6%	532	210	24.0	38.0%	11.2%	23	276	4.5%	55.3%	11.1	13.5
Service	491	214	26.5	26.0%	9.9%	466	198	25.8	33.3%	11.1%	-25	292	-5.1%	57.8%	7.3	14.9
Sales and office	747	250	20.4	39.5%	10.2%	174	109	38.0	12.4%	7.0%	-573	273	-76.7%	16.5%	-27.1	12.4
Natural resources, construction, and maintenance	88	94	64.7	4.7%	4.9%	160	141	53.6	11.4%	9.6%	72	169	81.8%	251.8%	6.7	10.8
Production, transportation, and material moving	56	58	62.9	3.0%	3.0%	69	75	66.4	4.9%	5.2%	13	95	23.2%	185.0%	1.9	6.0
Median Wages by Occupation																
Management, business, science, and arts	$57,383	$15,497	16.4			$51,524	$26,284	31.0			-$5,859	$30,512	-10.2%	51.8%		
Service	$33,758	$17,275	31.1			$30,453	$6,432	12.8			-$3,305	$18,434	-9.8%	49.9%		
Sales and office	$46,879	$15,660	20.3			$26,817	$23,308	52.8			-$20,062	$28,080	-42.8%	53.3%		
Natural resources, construction, and maintenance	$47,044	$62,926	81.3			$62,233	$11,952	11.7			$15,189	$64,051	32.3%	178.8%		
Production, transportation, and material moving	$51,127	$86,162	102.4			$14,790	$57,264	235.4			-$36,337	$103,455	-71.1%	122.2%		

Table 2.05.H: Occupation - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	20,124	1,520	4.6	100.0%		19,151	1,758	5.6	100.0%		-973	2,324	-4.8%	11.3%		
Management, business, science, and arts	4,079	716	10.7	20.3%	3.2%	4,778	646	8.2	24.9%	2.5%	699	964	17.1%	26.0%	4.6	4.1
Service	5,469	720	8.0	27.2%	2.9%	6,170	948	9.3	32.2%	4.0%	701	1,190	12.8%	22.8%	5.0	4.9
Sales and office	5,259	747	8.6	26.1%	3.1%	3,867	759	11.9	20.2%	3.5%	-1,392	1,065	-26.5%	17.8%	-5.9	4.7
Natural resources, construction, and maintenance	2,542	536	12.8	12.6%	2.5%	2,371	704	18.0	12.4%	3.5%	-171	885	-6.7%	34.0%	-0.2	4.3
Production, transportation, and material moving	2,775	607	13.3	13.8%	2.8%	1,965	586	18.1	10.3%	2.9%	-810	844	-29.2%	26.2%	-3.5	4.0
Median Wages by Occupation																
Management, business, science, and arts	$57,108	$6,626	7.1			$46,646	$8,659	11.3			-$10,462	$10,903	-18.3%	17.9%		
Service	$25,178	$3,507	8.5			$25,439	$4,084	9.8			$261	$5,383	1.0%	21.5%		
Sales and office	$33,675	$4,828	8.7			$42,361	$7,327	10.5			$8,686	$8,775	25.8%	28.3%		
Natural resources, construction, and maintenance	$49,953	$8,516	10.4			$35,012	$5,571	9.7			-$14,941	$10,177	-29.9%	16.3%		
Production, transportation, and material moving	$29,548	$7,684	15.8			$35,046	$7,963	13.8			$5,498	$11,066	18.6%	41.0%		

Table 2.05.W: Occupation - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	29,730	1,395	2.9	100.0%		24,598	1,485	3.7	100.0%		-5,132	2,037	-17.3%	6.3%		
Management, business, science, and arts	12,912	1,108	5.2	43.4%	3.1%	11,589	1,133	5.9	47.1%	3.6%	-1,323	1,585	-10.2%	11.7%	3.7	4.8
Service	3,493	538	9.4	11.7%	1.7%	3,519	647	11.2	14.3%	2.5%	26	841	0.7%	24.2%	2.6	3.0
Sales and office	9,102	827	5.5	30.6%	2.4%	5,469	773	8.6	22.2%	2.8%	-3,633	1,132	-39.9%	10.1%	-8.4	3.7
Natural resources, construction, and maintenance	2,503	456	11.1	8.4%	1.5%	2,369	519	13.3	9.6%	2.0%	-134	691	-5.4%	27.0%	1.2	2.5
Production, transportation, and material moving	1,720	321	11.3	5.8%	1.0%	1,652	453	16.7	6.7%	1.8%	-68	555	-4.0%	31.9%	0.9	2.1
Median Wages by Occupation																
Management, business, science, and arts	$74,819	$5,431	4.4			$80,837	$7,019	5.3			$6,018	$8,875	8.0%	12.2%		
Service	$45,364	$9,450	12.7			$28,436	$7,580	16.2			-$16,928	$12,114	-37.3%	21.2%		
Sales and office	$47,457	$4,172	5.3			$42,560	$4,142	5.9			-$4,897	$5,879	-10.3%	11.8%		
Natural resources, construction, and maintenance	$65,915	$12,921	11.9			$53,220	$9,035	10.3			-$12,695	$15,766	-19.3%	20.9%		
Production, transportation, and material moving	$52,868	$13,104	15.1			$41,959	$11,803	17.1			-$10,909	$17,636	-20.6%	29.8%		

Table 2.06.T: Industry - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	112,308	2,348	1.3	100.0%		109,171	3,322	1.8	100.0%		-3,137	4,068	-2.8%	3.6%		
Agriculture, forestry, fishing and hunting, and mining	284	187	40.1	0.3%	0.2%	118	93	47.7	0.1%	0.1%	-166	209	-58.5%	42.7%	-0.2	0.2
Construction	6,891	857	7.6	6.1%	0.8%	7,998	1,168	8.9	7.3%	1.0%	1,107	1,449	16.1%	22.3%	1.2	1.3
Manufacturing	5,873	872	9.0	5.2%	0.8%	4,144	585	8.6	3.8%	0.5%	-1,729	1,050	-29.4%	14.5%	-1.4	0.9
Wholesale trade	4,657	657	8.6	4.1%	0.6%	3,151	571	11.0	2.9%	0.5%	-1,506	870	-32.3%	15.5%	-1.2	0.8
Retail trade	13,045	1,142	5.3	11.6%	1.0%	11,221	1,259	6.8	10.3%	1.1%	-1,824	1,700	-14.0%	12.2%	-1.3	1.5
Transportation and warehousing, and utilities	8,085	822	6.2	7.2%	0.7%	7,374	966	8.0	6.8%	0.9%	-711	1,268	-8.8%	15.1%	-0.4	1.1
Information	3,054	562	11.2	2.7%	0.5%	2,030	470	14.1	1.9%	0.4%	-1,024	733	-33.5%	19.7%	-0.8	0.6
Finance and insurance, and real estate and rental and leasing	10,068	981	5.9	9.0%	0.9%	9,268	969	6.4	8.5%	0.8%	-800	1,379	-7.9%	13.2%	-0.5	1.2
Professional, scientific, and management, and administrative and waste management services	9,649	955	6.0	8.6%	0.8%	11,214	1,095	5.9	10.3%	1.0%	1,565	1,453	16.2%	16.2%	1.7	1.3
Educational services, and health care and social assistance	20,899	1,364	4.0	18.6%	1.2%	25,264	1,618	3.9	23.1%	1.3%	4,365	2,116	20.9%	11.1%	4.5	1.8
Arts, entertainment, and recreation, and accommodation, and food services	14,817	1,201	4.9	13.2%	1.0%	13,170	1,497	6.9	12.1%	1.3%	-1,647	1,919	-11.1%	12.4%	-1.1	1.6
Other services, except public administration	11,280	1,056	5.7	10.0%	0.9%	10,852	1,211	6.8	9.9%	1.1%	-428	1,607	-3.8%	14.0%	-0.1	1.4
Public administration	3,706	599	9.8	3.3%	0.5%	3,367	461	8.3	3.1%	0.4%	-339	756	-9.1%	19.2%	-0.2	0.6
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$12,601	$8,881	42.8			$21,723	$13,947	39.0			$9,122	$16,534	72.4%	164.4%		
Construction	$37,814	$6,492	10.4			$40,183	$5,337	8.1			$2,369	$8,404	6.3%	23.1%		
Manufacturing	$38,194	$3,642	5.8			$39,558	$4,216	6.5			$1,364	$5,572	3.6%	14.8%		
Wholesale trade	$48,959	$4,945	6.1			$42,499	$12,874	18.4			-$6,460	$13,791	-13.2%	27.7%		
Retail trade	$28,822	$3,519	7.4			$27,129	$2,464	5.5			-$1,693	$4,296	-5.9%	14.3%		
Transportation and warehousing, and utilities	$50,095	$5,681	6.9			$40,411	$6,868	10.3			-$9,684	$8,913	-19.3%	16.5%		
Information	$63,035	$8,210	7.9			$63,474	$20,735	19.9			$439	$22,301	0.7%	35.4%		
Finance and insurance, and real estate and rental and leasing	$65,065	$6,745	6.3			$64,327	$5,188	4.9			-$738	$8,510	-1.1%	13.0%		
Professional, scientific, and management, and administrative and waste management services	$53,630	$6,669	7.6			$50,137	$5,234	6.3			-$3,493	$8,478	-6.5%	15.2%		
Educational services, and health care and social assistance	$47,989	$3,412	4.3			$40,068	$3,257	4.9			-$7,921	$4,717	-16.5%	9.0%		
Arts, entertainment, and recreation, and accommodation, and food services	$23,224	$2,040	5.3			$24,833	$1,924	4.7			$1,609	$2,804	6.9%	12.5%		
Other services, except public administration	$22,749	$2,806	7.5			$22,426	$1,634	4.4			-$323	$3,247	-1.4%	14.1%		
Public administration	$77,037	$8,032	6.3			$66,883	$9,611	8.7			-$10,154	$12,525	-13.2%	15.4%		

Table 2.06.A: Industry - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	57,708	2,000	2.1	100.0%		61,940	2,773	2.7	100.0%		4,232	3,419	7.3%	6.1%		
Agriculture, forestry, fishing and hunting, and mining	31	52	102.6	0.1%	0.1%	0					-31	52	-100.0%	0.0%	-0.1	0.1
Construction	2,632	466	10.8	4.6%	0.8%	3,495	769	13.4	5.6%	1.2%	863	899	32.8%	37.5%	1.0	1.4
Manufacturing	3,594	721	12.2	6.2%	1.2%	2,500	477	11.6	4.0%	0.7%	-1,094	865	-30.4%	19.3%	-2.2	1.4
Wholesale trade	2,518	492	11.9	4.4%	0.8%	2,008	419	12.7	3.2%	0.7%	-510	646	-20.3%	22.8%	-1.2	1.1
Retail trade	6,546	901	8.4	11.3%	1.5%	6,475	1,089	10.2	10.5%	1.7%	-71	1,413	-1.1%	21.5%	-0.8	2.3
Transportation and warehousing, and utilities	4,197	658	9.5	7.3%	1.1%	5,062	784	9.4	8.2%	1.2%	865	1,024	20.6%	26.6%	0.9	1.6
Information	1,280	310	14.7	2.2%	0.5%	976	390	24.3	1.6%	0.6%	-304	498	-23.8%	35.6%	-0.6	0.8
Finance and insurance, and real estate and rental and leasing	5,062	755	9.1	8.8%	1.3%	4,809	687	8.7	7.8%	1.1%	-253	1,021	-5.0%	19.6%	-1.0	1.7
Professional, scientific, and management, and administrative and waste management services	4,085	600	8.9	7.1%	1.0%	5,332	775	8.8	8.6%	1.2%	1,247	980	30.5%	27.0%	1.5	1.6
Educational services, and health care and social assistance	8,740	870	6.0	15.1%	1.4%	13,678	1,429	6.4	22.1%	2.1%	4,938	1,673	56.5%	22.6%	7.0	2.5
Arts, entertainment, and recreation, and accommodation, and food services	9,737	1,079	6.7	16.9%	1.8%	8,996	1,378	9.3	14.5%	2.1%	-741	1,750	-7.6%	17.5%	-2.4	2.8
Other services, except public administration	8,355	893	6.5	14.5%	1.5%	7,393	1,049	8.6	11.9%	1.6%	-962	1,378	-11.5%	15.7%	-2.6	2.2
Public administration	931	279	18.2	1.6%	0.5%	1,216	317	15.8	2.0%	0.5%	285	422	30.6%	51.9%	0.4	0.7
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$18,259										-$18,259		-100.0%	0.0%		
Construction	$28,226	$4,117	8.9			$29,798	$8,181	16.7			$1,572	$9,159	5.6%	32.8%		
Manufacturing	$34,434	$5,011	8.8			$35,115	$5,895	10.2			$681	$7,737	2.0%	22.7%		
Wholesale trade	$42,559	$8,416	12.0			$32,872	$21,271	39.3			-$9,687	$22,875	-22.8%	52.3%		
Retail trade	$27,800	$3,984	8.7			$26,648	$2,582	5.9			-$1,152	$4,747	-4.1%	16.6%		
Transportation and warehousing, and utilities	$39,087	$6,931	10.8			$31,323	$4,835	9.4			-$7,764	$8,451	-19.9%	18.8%		
Information	$58,388	$14,245	14.8			$54,350	$17,456	19.5			-$4,038	$22,531	-6.9%	37.5%		
Finance and insurance, and real estate and rental and leasing	$68,720	$9,550	8.4			$64,637	$7,045	6.6			-$4,083	$11,867	-5.9%	16.6%		
Professional, scientific, and management, and administrative and waste management services	$51,200	$8,104	9.6			$48,770	$4,505	5.6			-$2,430	$9,272	-4.7%	17.5%		
Educational services, and health care and social assistance	$43,087	$7,412	10.5			$31,425	$4,646	9.0			-$11,662	$8,748	-27.1%	16.5%		
Arts, entertainment, and recreation, and accommodation, and food services	$21,280	$1,957	5.6			$25,411	$1,825	4.4			$4,131	$2,676	19.4%	13.9%		
Other services, except public administration	$21,565	$3,557	10.0			$21,713	$1,772	5.0			$148	$3,974	0.7%	18.5%		
Public administration	$68,172	$13,153	11.7			$62,246	$15,355	15.0			-$5,926	$20,218	-8.7%	28.6%		

Table 2.06.B: Industry - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	1,891	401	12.9	100.0%		1,401	368	15.9	100.0%		-490	544	-25.9%	25.0%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	61	77	77.1	3.2%	4.0%	48	85	107.9	3.4%	6.0%	-13	115	-21.3%	171.1%	0.2	7.2
Manufacturing	19	36	114.6	1.0%	1.9%	0					-19	36	-100.0%	0.0%	-1.0	1.9
Wholesale trade	0					36	63	105.8	2.6%	4.4%	36		0.0%			
Retail trade	271	194	43.5	14.3%	9.8%	51	63	75.4	3.6%	4.4%	-220	204	-81.2%	26.9%	-10.7	10.7
Transportation and warehousing, and utilities	154	99	39.2	8.1%	5.0%	56	63	68.8	4.0%	4.4%	-98	117	-63.6%	47.1%	-4.1	6.7
Information	42	54	78.8	2.2%	2.8%	0					-42	54	-100.0%	0.0%	-2.2	2.8
Finance and insurance, and real estate and rental and leasing	130	91	42.4	6.9%	4.6%	101	72	43.2	7.2%	4.8%	-29	116	-22.3%	77.6%	0.3	6.6
Professional, scientific, and management, and administrative and waste management services	332	164	30.1	17.6%	7.9%	201	160	48.5	14.3%	10.8%	-131	229	-39.5%	56.7%	-3.3	13.4
Educational services, and health care and social assistance	568	225	24.1	30.0%	10.0%	514	196	23.2	36.7%	10.2%	-54	298	-9.5%	49.8%	6.7	14.3
Arts, entertainment, and recreation, and accommodation, and food services	148	139	57.1	7.8%	7.2%	163	96	35.9	11.6%	6.1%	15	169	10.1%	122.1%	3.8	9.4
Other services, except public administration	48	59	74.6	2.5%	3.1%	100	80	48.3	7.1%	5.4%	52	99	108.3%	305.5%	4.6	6.2
Public administration	118	94	48.2	6.2%	4.8%	131	101	46.8	9.4%	6.8%	13	138	11.0%	123.1%	3.2	8.3
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining																
Construction	$45,309	$41,109	55.2			$54,998	$48,887	54.0			$9,689	$63,874	21.4%	154.2%		
Manufacturing	$65,040										-$65,040		-100.0%	0.0%		
Wholesale trade						$12,499										
Retail trade	$45,866	$32,095	42.5			$17,498	$15,929	55.3			-$28,368	$35,830	-61.9%	43.8%		
Transportation and warehousing, and utilities	$51,475	$31,056	36.7			$68,570	$71,270	63.2			$17,095	$77,743	33.2%	160.1%		
Information	$12,000										-$12,000		-100.0%	0.0%		
Finance and insurance, and real estate and rental and leasing	$67,353	$26,137	23.6			$50,713	$94,608	113.4			-$16,640	$98,152	-24.7%	143.5%		
Professional, scientific, and management, and administrative and waste management services	$63,324	$9,385	9.0			$66,015	$32,675	30.1			$2,691	$33,996	4.2%	53.9%		
Educational services, and health care and social assistance	$41,759	$21,367	31.1			$32,363	$4,240	8.0			-$9,396	$21,784	-22.5%	40.9%		
Arts, entertainment, and recreation, and accommodation, and food services	$17,631	$16,124	55.6			$19,427	$20,066	62.8			$1,796	$25,742	10.2%	152.0%		
Other services, except public administration	$54,059	$47,460	53.4			$37,390	$41,857	68.1			-$16,669	$63,281	-30.8%	98.4%		
Public administration	$45,053	$25,145	33.9			$59,061	$74,967	77.2			$14,008	$79,072	31.1%	181.8%		

Table 2.06.H: Industry - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	20,124	1,520	4.6	100.0%		19,151	1,758	5.6	100.0%		-973	2,324	-4.8%	11.3%		
Agriculture, forestry, fishing and hunting, and mining	205	164	48.6	1.0%	0.8%	67	96	87.1	0.3%	0.5%	-138	190	-67.3%	53.6%	-0.7	0.9
Construction	1,813	481	16.1	9.0%	2.3%	2,086	620	18.1	10.9%	3.1%	273	785	15.1%	45.8%	1.9	3.9
Manufacturing	1,030	432	25.5	5.1%	2.1%	675	265	23.9	3.5%	1.3%	-355	507	-34.5%	37.6%	-1.6	2.5
Wholesale trade	767	278	22.0	3.8%	1.4%	640	334	31.7	3.3%	1.7%	-127	435	-16.6%	53.0%	-0.5	2.2
Retail trade	2,792	646	14.1	13.9%	3.0%	2,279	596	15.9	11.9%	2.9%	-513	879	-18.4%	28.5%	-2.0	4.2
Transportation and warehousing, and utilities	1,347	408	18.4	6.7%	2.0%	714	319	27.2	3.7%	1.6%	-633	518	-47.0%	28.6%	-3.0	2.6
Information	545	278	31.0	2.7%	1.4%	338	226	40.6	1.8%	1.2%	-207	358	-38.0%	52.2%	-0.9	1.8
Finance and insurance, and real estate and rental and leasing	1,448	402	16.9	7.2%	1.9%	1,690	509	18.3	8.8%	2.5%	242	649	16.7%	47.8%	1.6	3.1
Professional, scientific, and management, and administrative and waste management services	1,751	437	15.2	8.7%	2.1%	2,256	528	14.2	11.8%	2.5%	505	685	28.8%	44.1%	3.1	3.3
Educational services, and health care and social assistance	3,504	562	9.8	17.4%	2.5%	3,810	725	11.6	19.9%	3.3%	306	917	8.7%	27.1%	2.5	4.1
Arts, entertainment, and recreation, and accommodation, and food services	2,344	503	13.1	11.6%	2.3%	1,965	417	12.9	10.3%	2.0%	-379	653	-16.2%	25.3%	-1.3	3.0
Other services, except public administration	1,860	520	17.0	9.2%	2.5%	2,069	476	14.0	10.8%	2.3%	209	705	11.2%	40.3%	1.6	3.4
Public administration	718	284	24.1	3.6%	1.4%	562	243	26.3	2.9%	1.2%	-156	374	-21.7%	45.9%	-0.7	1.8
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$14,782	$13,031	53.6			$22,111	$13,924	38.3			$7,329	$19,070	49.6%	162.1%		
Construction	$46,054	$20,324	26.8			$37,014	$6,001	9.9			-$9,040	$21,192	-19.6%	37.8%		
Manufacturing	$37,365	$18,866	30.7			$41,123	$6,195	9.2			$3,758	$19,857	10.1%	58.0%		
Wholesale trade	$50,733	$20,265	24.3			$47,440	$12,593	16.1			-$3,293	$23,859	-6.5%	44.8%		
Retail trade	$32,441	$4,960	9.3			$31,737	$7,382	14.1			-$704	$8,893	-2.2%	27.2%		
Transportation and warehousing, and utilities	$49,765	$21,527	26.3			$48,109	$38,083	48.1			-$1,656	$43,746	-3.3%	87.2%		
Information	$41,321	$30,313	44.6			$43,082	$22,418	31.6			$1,761	$37,702	4.3%	93.8%		
Finance and insurance, and real estate and rental and leasing	$50,587	$6,321	7.6			$61,273	$8,658	8.6			$10,686	$10,720	21.1%	22.8%		
Professional, scientific, and management, and administrative and waste management services	$27,290	$18,291	40.7			$28,656	$7,388	15.7			$1,366	$19,727	5.0%	75.4%		
Educational services, and health care and social assistance	$42,843	$5,682	8.1			$39,361	$5,080	7.8			-$3,482	$7,622	-8.1%	17.0%		
Arts, entertainment, and recreation, and accommodation, and food services	$27,383	$3,459	7.7			$24,129	$5,252	13.2			-$3,254	$6,289	-11.9%	22.2%		
Other services, except public administration	$20,859	$5,552	16.2			$20,991	$6,664	19.3			$132	$8,674	0.6%	41.7%		
Public administration	$79,513	$14,863	11.4			$50,103	$15,817	19.2			-$29,410	$21,705	-37.0%	23.1%		

Table 2.06.W: Industry - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	29,730	1,395	2.9	100.0%		24,598	1,485	3.7	100.0%		-5,132	2,037	-17.3%	6.3%		
Agriculture, forestry, fishing and hunting, and mining	48	63	80.0	0.2%	0.2%	51	62	73.7	0.2%	0.3%	3	88	6.3%	190.1%	0.0	0.4
Construction	2,174	461	12.9	7.3%	1.5%	2,355	555	14.3	9.6%	2.2%	181	721	8.3%	34.3%	2.3	2.7
Manufacturing	1,041	310	18.1	3.5%	1.0%	796	282	21.5	3.2%	1.1%	-245	419	-23.5%	35.4%	-0.3	1.5
Wholesale trade	1,270	362	17.3	4.3%	1.2%	444	190	26.0	1.8%	0.8%	-826	409	-65.0%	18.0%	-2.5	1.4
Retail trade	2,977	441	9.0	10.0%	1.4%	1,915	471	15.0	7.8%	1.9%	-1,062	645	-35.7%	18.5%	-2.2	2.4
Transportation and warehousing, and utilities	2,290	393	10.4	7.7%	1.3%	1,412	371	16.0	5.7%	1.5%	-878	540	-38.3%	19.4%	-2.0	2.0
Information	1,094	266	14.8	3.7%	0.9%	709	267	22.9	2.9%	1.1%	-385	377	-35.2%	29.1%	-0.8	1.4
Finance and insurance, and real estate and rental and leasing	3,338	549	10.0	11.2%	1.8%	2,578	573	13.5	10.5%	2.2%	-760	794	-22.8%	21.4%	-0.7	2.8
Professional, scientific, and management, and administrative and waste management services	3,049	463	9.2	10.3%	1.5%	3,155	551	10.6	12.8%	2.1%	106	720	3.5%	23.9%	2.5	2.6
Educational services, and health care and social assistance	7,468	794	6.5	25.1%	2.4%	6,634	691	6.3	27.0%	2.3%	-834	1,053	-11.2%	13.2%	1.9	3.3
Arts, entertainment, and recreation, and accommodation, and food services	2,248	465	12.6	7.6%	1.5%	1,867	493	16.0	7.6%	1.9%	-381	678	-16.9%	27.9%	0.0	2.4
Other services, except public administration	873	233	16.2	2.9%	0.8%	1,224	472	23.4	5.0%	1.9%	351	526	40.2%	65.8%	2.1	2.1
Public administration	1,860	423	13.8	6.3%	1.4%	1,458	291	12.2	5.9%	1.1%	-402	513	-21.6%	23.7%	-0.4	1.8
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$12,000					$9,999					-$2,001		-16.7%			
Construction	$55,334	$14,236	15.6			$55,050	$9,275	10.2			-$284	$16,991	-0.5%	30.6%		
Manufacturing	$63,156	$18,088	17.4			$65,964	$18,205	16.8			$2,808	$25,663	4.4%	41.5%		
Wholesale trade	$66,502	$20,493	18.7			$54,618	$6,627	7.4			-$11,884	$21,537	-17.9%	27.2%		
Retail trade	$27,330	$11,758	26.2			$29,286	$13,724	28.5			$1,956	$18,072	7.2%	68.2%		
Transportation and warehousing, and utilities	$72,919	$12,396	10.3			$58,039	$8,933	9.4			-$14,880	$15,279	-20.4%	18.3%		
Information	$67,924	$10,196	9.1			$98,341	$28,902	17.9			$30,417	$30,648	44.8%	47.8%		
Finance and insurance, and real estate and rental and leasing	$68,404	$12,470	11.1			$69,168	$16,928	14.9			$764	$21,025	1.1%	30.9%		
Professional, scientific, and management, and administrative and waste management services	$63,503	$10,006	9.6			$80,484	$17,905	13.5			$16,981	$20,511	26.7%	34.6%		
Educational services, and health care and social assistance	$57,722	$7,541	7.9			$61,764	$7,885	7.8			$4,042	$10,911	7.0%	19.5%		
Arts, entertainment, and recreation, and accommodation, and food services	$36,426	$15,939	26.6			$18,347	$11,055	36.6			-$18,079	$19,397	-49.6%	37.5%		
Other services, except public administration	$48,986	$16,744	20.8			$35,477	$12,894	22.1			-$13,509	$21,133	-27.6%	36.1%		
Public administration	$83,343	$13,369	9.8			$81,006	$17,227	12.9			-$2,337	$21,806	-2.8%	25.9%		

Housing Affordability, Quality, and Security
PUMA 4103

Table 3.01.T: Housing Tenure - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	89,751	2,116	1.4	100.0%		88,320	789	0.5	100.0%		90,522	1,881	1.3	100.0%		2,202	2,040	2.5%	2.3%		
Owner-occupied	42,115	1,286	1.9	46.9%	0.9%	42,146	1,170	1.7	47.7%	1.3%	42,483	1,483	2.1	46.9%	1.3%	337	1,889	0.8%	4.5%	-0.8	1.8
Renter-occupied	47,636	1,286	1.6	53.1%	0.7%	46,174	1,188	1.6	52.3%	1.3%	48,039	1,723	2.2	53.1%	1.6%	1,865	2,093	4.0%	4.6%	0.8	2.1

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	27,427	1,187	2.6	100.0%		38,955	1,223	1.9	100.0%		45,255	1,930	2.6	100.0%		6,300	2,285	16.2%	6.2%		
Owner-occupied	10,200	818	4.9	37.2%	2.5%	16,016	1,062	4.0	41.1%	2.4%	18,804	1,104	3.6	41.6%	1.7%	2,788	1,532	17.4%	10.4%	0.5	2.9
Renter-occupied	17,227	1,015	3.6	62.8%	2.5%	22,939	1,188	3.1	58.9%	2.4%	26,451	1,897	4.4	58.4%	3.4%	3,512	2,238	15.3%	10.2%	-0.5	4.2

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	3,215	479	9.1	100.0%		2,056	378	11.2	100.0%		1,628	398	14.8	100.0%		-428	549	-20.8%	24.2%		
Owner-occupied	542	200	22.4	16.9%	5.7%	191	115	36.5	9.3%	5.3%	245	120	29.9	15.0%	6.4%	54	166	28.3%	99.6%	5.7	8.3
Renter-occupied	2,673	438	10.0	83.1%	5.7%	1,865	352	11.5	90.7%	4.0%	1,383	366	16.1	85.0%	8.6%	-482	508	-25.8%	24.1%	-5.7	9.5

Table 3.01.H: Housing Tenure - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	11,877	801	4.1	100.0%		12,161	1,021	5.1	100.0%		13,678	1,138	5.1	100.0%		1,517	1,529	12.5%	13.3%		
Owner-occupied	2,538	427	10.2	21.4%	3.3%	2,974	458	9.4	24.5%	3.2%	3,342	509	9.3	24.4%	3.1%	368	685	12.4%	24.3%	-0.1	4.5
Renter-occupied	9,339	787	5.1	78.6%	4.0%	9,187	788	5.2	75.5%	1.3%	10,336	1,038	6.1	75.6%	4.3%	1,149	1,303	12.5%	14.9%	0.1	4.5

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	44,416	1,289	1.8	100.0%		33,141	929	1.7	100.0%		28,388	1,326	2.8	100.0%		-4,753	1,619	-14.3%	4.7%		
Owner-occupied	28,116	1,196	2.6	63.3%	2.0%	21,922	807	2.2	66.1%	1.6%	19,479	1,050	3.3	68.6%	1.8%	-2,443	1,324	-11.1%	5.8%	2.5	2.4
Renter-occupied	16,300	994	3.7	36.7%	2.0%	11,219	935	5.1	33.9%	2.7%	8,909	1,081	7.4	31.4%	3.5%	-2,310	1,429	-20.6%	11.7%	-2.5	4.4

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units	42,146	1,170	1.7	42,483	1,483	2.1	337	1,889	0.8%	4.5%
Median value (2021 dollars)	$651,571	$19,309	1.8	$706,617	$29,910	2.6	$55,046	$35,601	8.4%	5.6%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with an Asian non-Hispanic householder	16,016	1,062	4.0	18,804	1,104	3.6	2,788	1,532	17.4%	10.4%
Median value (2021 dollars)	$634,370	$34,598	3.3	$673,565	$44,245	4.0	$39,195	$56,166	6.2%	9.1%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Black non-Hispanic householder	191	115	36.5	245	120	29.9	54	166	28.3%	99.6%
Median value (2021 dollars)	$314,773	$265,465	51.3	$583,881	$263,596	27.4	$269,108	$374,105	85.5%	177.4%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Hispanic householder	2,974	458	9.4	3,342	509	9.3	368	685	12.4%	24.3%
Median value (2021 dollars)	$679,428	$65,739	5.9	$759,390	$84,501	6.8	$79,962	$107,061	11.8%	16.5%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a White non-Hispanic householder	21,922	807	2.2	19,479	1,050	3.3	-2,443	1,324	-11.1%	5.8%
Median value (2021 dollars)	$664,202	$24,879	2.3	$737,774	$41,591	3.4	$73,572	$48,464	11.1%	7.5%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent	44,312	1,187	1.6	44,068	1,673	2.3	-244	2,051	-0.6%	4.6%
Median gross rent (2021 dollars)	$1,607	$36	1.4	$1,654	$40	1.5	$47	$54	3.0%	3.4%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder	22,185	1,156	3.2	23,738	1,753	4.5	1,553	2,100	7.0%	9.7%
Median gross rent (2021 dollars)	$1,641	$46	1.7	$1,674	$49	1.8	$33	$67	2.0%	4.1%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder	1,809	366	12.3	1,383	366	16.1	-426	518	-23.5%	25.5%
Median gross rent (2021 dollars)	$1,224	$179	8.9	$1,195	$206	10.5	-$29	$273	-2.4%	22.1%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder	8,956	787	5.3	10,008	1,026	6.2	1,052	1,293	11.7%	15.1%
Median gross rent (2021 dollars)	$1,665	$79	2.9	$1,686	$81	2.9	$21	$113	1.3%	6.9%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder	10,429	896	5.2	8,039	1,050	7.9	-2,390	1,380	-22.9%	12.1%
Median gross rent (2021 dollars)	$1,518	$99	3.9	$1,629	$119	4.4	$111	$155	7.3%	10.5%

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent (excluding units where GRAPI cannot be computed)	42,925	1,222	1.7	100.0%		42,467	1,638	2.3	100.0%		-458	2,044	-1.1%	4.7%		
30.0 percent or more (rent-burdened)	25,044	1,290	3.1	58.3%	2.5%	25,978	1,532	3.6	61.2%	2.7%	934	2,003	3.7%	8.1%	2.9	3.7
50.0 percent or more (extremely rent-burdened)	14,528	1,145	4.8	33.8%	2.5%	15,612	1,262	4.9	36.8%	2.6%	1,084	1,704	7.5%	12.1%	3.0	3.6

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder (excluding units where GRAPI cannot be computed)	21,026	1,128	3.3	100.0%		22,357	1,721	4.7	100.0%		1,331	2,058	6.3%	10.0%		
30.0 percent or more (rent-burdened)	13,956	978	4.3	66.4%	3.0%	15,104	1,489	6.0	67.6%	4.2%	1,148	1,781	8.2%	13.1%	1.2	5.2
50.0 percent or more (extremely rent-burdened)	8,533	911	6.5	40.6%	3.7%	9,461	953	6.1	42.3%	2.7%	928	1,318	10.9%	16.3%	1.7	4.6

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder (excluding units where GRAPI cannot be computed)	1,769	359	12.3	100.0%		1,383	366	16.1	100.0%		-386	513	-21.8%	26.1%		
30.0 percent or more (rent-burdened)	936	271	17.6	52.9%	10.9%	926	323	21.2	67.0%	15.3%	-10	422	-1.1%	44.8%	14.1	18.8
50.0 percent or more (extremely rent-burdened)	508	213	25.4	28.7%	10.5%	404	188	28.2	29.2%	11.1%	-104	284	-20.5%	49.8%	0.5	15.3

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder (excluding units where GRAPI cannot be computed)	8,931	790	5.4	100.0%		9,919	1,036	6.4	100.0%		988	1,303	11.1%	15.2%		
30.0 percent or more (rent-burdened)	4,667	664	8.7	52.3%	5.8%	5,835	927	9.7	58.8%	7.0%	1,168	1,140	25.0%	26.7%	6.5	9.1
50.0 percent or more (extremely rent-burdened)	2,644	561	12.9	29.6%	5.7%	3,419	675	12.0	34.5%	5.8%	775	878	29.3%	37.5%	4.9	8.1

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder (excluding units where GRAPI cannot be computed)	10,266	864	5.1	100.0%		7,908	1,047	8.0	100.0%		-2,358	1,357	-23.0%	12.1%		
30.0 percent or more (rent-burdened)	4,933	669	8.2	48.1%	5.1%	3,670	617	10.2	46.4%	4.8%	-1,263	910	-25.6%	16.1%	-1.7	7.0
50.0 percent or more (extremely rent-burdened)	2,519	463	11.2	24.5%	4.0%	2,024	505	15.2	25.6%	5.4%	-495	685	-19.7%	24.9%	1.1	6.7

Table 3.05.T: Rent Stabilized Housing

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

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

	2017-2021 ACS PUMS				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Occupied units paying rent	44,068	1,673	2.3	100.0%	
Extremely low-income (0-30% AMI)	3,315	666	12.2	7.5%	1.5%
Very low-income (31-50% AMI)	5,899	1,174	12.1	13.4%	2.6%
Low-income (51-80% AMI)	21,386	1,239	3.5	48.5%	2.1%
Moderate-income (81-120% AMI)	12,720	1,101	5.3	28.9%	2.2%
Middle-income (121-165% AMI)	729	241	20.1	1.7%	0.5%
High-income (166% or higher AMI)	19	30	96.1	0.0%	0.1%

Table 3.07.T: Housing maintenance deficiencies

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Units with 3 or more maintenance deficiencies	2,662	1,579	30.0	3.8%	2.2%

Table 3.08.T: Overcrowding - Total Population

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	88,320	789	0.5	100.0%		90,522	1,881	1.3	100.0%		2,202	2,040	2.5%	2.3%		
Overcrowded units (> 1 person per room)	7,892	669	5.2	8.9%	0.8%	8,163	985	7.3	9.0%	1.1%	271	1,191	3.4%	15.3%	0.1	1.4

Table 3.08.A: Overcrowding - Asian Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	38,955	1,223	1.9	100.0%		45,255	1,930	2.6	100.0%		6,300	2,285	16.2%	6.2%		
Overcrowded units (> 1 person per room)	5,479	541	6.0	14.1%	1.3%	5,433	698	7.8	12.0%	1.5%	-46	883	-0.8%	16.1%	-2.1	2.0

Table 3.08.B: Overcrowding - Black Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	2,056	378	11.2	100.0%		1,628	398	14.8	100.0%		-428	549	-20.8%	24.2%		
Overcrowded units (> 1 person per room)	110	98	54.1	5.4%	4.7%	112	93	50.5	6.9%	5.5%	2	135	1.8%	124.0%	1.5	7.2

Table 3.08.H: Overcrowding - Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	12,161	1,021	5.1	100.0%		13,678	1,138	5.1	100.0%		1,517	1,529	12.5%	13.3%		
Overcrowded units (> 1 person per room)	1,518	293	11.7	12.5%	2.2%	1,879	479	15.5	13.7%	3.3%	361	562	23.8%	39.6%	1.2	4.0

Table 3.08.W: Overcrowding - White Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	33,141	929	1.7	100.0%		28,388	1,326	2.8	100.0%		-4,753	1,619	-14.3%	4.7%		
Overcrowded units (> 1 person per room)	511	196	23.3	1.5%	0.6%	485	203	25.5	1.7%	0.7%	-26	282	-5.1%	53.9%	0.2	0.9

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2019-2024
	Number
Residential evictions executed by a city marshal	1,166

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

	NYC Department of Homeless Services, 2020	NYC Department of Homeless Services, 2022	Change, 2020 - 2022	
	Number	Number	Number	Percent
Total number of individuals in DHS shelter system whose last address was in this area	187	192	5	2.7%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2023; NYC Housing Preservation and Development, 2024
	Number
NYC Housing Authority units	919
Homes with new or extended affordability requirements	373

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

	NYC Housing Authority, 2023	
	Number	Percent
Total Population	270,930	100.0%
NYC Housing Authority tenants	1,629	0.6%

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

	NYC Housing Authority, 2023	
	Number	Percent
Asian non-Hispanic Population	155,516	100.0%
Asian non-Hispanic NYC Housing Authority tenants	319	0.2%

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

	NYC Housing Authority, 2023	
	Number	Percent
Black non-Hispanic Population	5,431	100.0%
Black non-Hispanic NYC Housing Authority tenants	594	10.9%

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

	NYC Housing Authority, 2023	
	Number	Percent
Hispanic Population	48,989	100.0%
Hispanic NYC Housing Authority tenants	606	1.2%

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

	NYC Housing Authority, 2023	
	Number	Percent
White non-Hispanic Population	55,907	100.0%
White non-Hispanic NYC Housing Authority tenants	82	0.2%

Table 3.13.T: Housing Lottery Applications - Total Population

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

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

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

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

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

Table 3.13.H: Housing Lottery Applications - Hispanic

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

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

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

Table 3.14.T: Housing Lottery Leases - Total Population

	NYC Housing	
	Number	Percent
Total signed leases	Data are not available by Community District	

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

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

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

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

Table 3.14.H: Housing Lottery Leases - Hispanic

	NYC Housing	
	Number	Percent
Total signed leases with a Hispanic householder	Data are not available by Community District	

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

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

Housing Production
PUMA 4103

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

	NYC Department of City Planning Housing Database, 2023 Q4	
	Number	Percent
Net change	6,038	6.3%
New building	6,059	6.3%
Alterations that increase units	1,081	1.1%
Alterations that decrease units	-53	-0.1%
Demolitions	-1,049	-1.1%

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

	NYC Housing Preservation and Development, 2014-2024	
	New Construction	Preservation
	Number	Number
Extremely low-income (0-30% AMI)	114	0
Very low-income (31-50% AMI)	126	0
Low-income (51-80% AMI)	209	2
Moderate-income (81-120% AMI)	315	51
Middle-income (121-165% AMI)	87	0
High-income (166% or higher AMI)	2	1

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	11.8	100.0%
Square miles of historic districts	0.2	1.2%

Quality of Life and Access to Opportunity
PUMA 4103

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

	NYC Community Health Survey, 2019-2020		
	Percent		
	Estimate	MOE (-)	MOE (+)
Good, Very Good, or Excellent health	73.8%	-7.9%	6.6%

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

	NYC Community Health Survey, 2019-2020		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	9.3%	-3.1%	4.5%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Deaths before 65 years	140.5	119.2	119.6	0.0	0.3%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 65 years	85.2	89.9	92.8	3.0	3.2%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 65 years	322.5	322.4	310.6	-12.0	-3.7%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic deaths before 65 years	123.2	93.7	119.9	26.0	28.0%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 65 years	187.7	171.9	161.2	-11.0	-6.2%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Deaths before 1 year	2.9	3.1	3.4	0.0	9.9%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 1 year	2.1	2.3	2.5	0.0	8.7%

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

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

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic deaths before 1 year	4.1	0.0	0.0	0.0	0.0%

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

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

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Drug-related overdose deaths	0.0	5.5	14.3	9.0	161.6%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic drug-related overdose deaths	0.0	0.0	4.2	4.0	0.0%

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

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

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic drug-related overdose deaths	0.0	0.0	17.7	18.0	0.0%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic drug-related overdose deaths	0.0	17.1	35.2	18.0	105.8%

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	603

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	430

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

	NYC Department of Health and Mental Hygiene, 2022
	Number
Black non-Hispanic COVID-19 deaths between 2020 and February 2022	1,657

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	474

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	987

Table 5.07.T: Health Outcomes - Heat Vulnerability Index

	NYC Department of Health and Mental Hygiene, 2021
	Score 1-5
Heat Vulnerability Index (1=Low)	2

Table 5.08.T: Access to Jobs

	NYC Department of City Planning, 2021
	Number
Total jobs within 30 minutes	61,365

Table 5.09.T: Access to Transit

	NYC Department of City Planning, 2021 Percent Estimate
Residents living within 1/4 mile of Select Bus Station or subway station	18.5%
Residents living within 1/4 mile of ADA accessible subway stations	2.4%

Table 5.10.T: Commute - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total workers 16 years and over	114,437	2,470	1.3	100.0%		110,704	3,161	1.7	100.0%		-3,733	4,012	-3.3%	3.5%		
Drove or carpooled to work	56,014	2,057	2.2	48.9%	1.5%	51,890	1,931	2.3	46.9%	1.1%	-4,124	2,821	-7.4%	4.8%	-2.0	1.9

Table 5.10.A: Commute - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic workers 16 years and over	58,051	2,012	2.1	100.0%		60,706	2,749	2.8	100.0%		2,655	3,407	4.6%	6.0%		
Drove or carpooled to work	24,846	1,513	3.7	42.8%	2.1%	24,886	1,606	3.9	41.0%	1.9%	40	2,206	0.2%	8.9%	-1.8	2.8

Table 5.10.B: Commute - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic workers 16 years and over	1,792	390	13.2	100.0%		1,522	414	16.5	100.0%		-270	569	-15.1%	29.6%		
Drove or carpooled to work	567	211	22.6	31.6%	9.5%	559	247	26.9	36.7%	12.8%	-8	325	-1.4%	57.0%	5.1	15.9

Table 5.10.H: Commute - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic workers 16 years and over	20,035	1,538	4.7	100.0%		19,552	1,774	5.5	100.0%		-483	2,348	-2.4%	11.6%		
Drove or carpooled to work	8,191	1,009	7.5	40.9%	3.9%	8,567	1,141	8.1	43.8%	4.3%	376	1,523	4.6%	19.0%	2.9	5.8

Table 5.10.W: Commute - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic workers 16 years and over	31,687	1,435	2.8	100.0%		26,926	1,595	3.6	100.0%		-4,761	2,146	-15.0%	6.3%		
Drove or carpooled to work	21,244	1,304	3.7	67.0%	2.8%	17,006	1,152	4.1	63.2%	2.1%	-4,238	1,740	-19.9%	7.3%	-3.8	3.5

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	90,522	1,881	1.3	100.0%	
With a computer	67,276	2,007	1.8	74.3%	1.6%
With a broadband internet subscription	57,252	1,819	1.9	63.2%	1.5%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	45,255	1,930	2.6	100.0%	
With a computer	33,313	1,817	3.3	73.6%	2.5%
With a broadband internet subscription	27,330	1,682	3.7	60.4%	2.7%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	1,628	398	14.8	100.0%	
With a computer	1,058	316	18.2	65.0%	11.2%
With a broadband internet subscription	901	256	17.3	55.3%	8.0%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	13,678	1,138	5.1	100.0%	
With a computer	10,453	1,065	6.2	76.4%	4.5%
With a broadband internet subscription	8,226	971	7.2	60.1%	5.0%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	28,388	1,326	2.8	100.0%	
With a computer	21,200	1,180	3.4	74.7%	2.3%
With a broadband internet subscription	19,646	1,162	3.6	69.2%	2.5%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	62.5%
Math proficient	67.1%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	68.6%
Math proficient	80.5%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	36.9%
Math proficient	26.0%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	47.7%
Math proficient	40.3%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	65.3%
Math proficient	61.1%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	83.3%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	86.0%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	66.7%

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

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

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	87.6%

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2021	
	Number Estimate	Percent Estimate
Total Population	270,930	100.0%
Residents within walking distance of a park	212,036	88.7%

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

	NYC Vision Zero View, 2010-2014		NYC Vision Zero View, 2016-2020		Change, 2010-2014 to 2016-2020		
	Number	Percent	Number	Percent	Number	Percent	Pctg. Pt.
Total injuries	333.0	100%	399.6	100%	67.0	20.0%	
Pedestrian injuries	103.8	31%	101.3	25%	-2.0	-2%	-5.8
Cyclist injuries	18.2	5%	26.5	7%	8.0	44%	1.2
Motorist injuries	211.0	63%	271.9	68%	61.0	29%	4.7

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

	NYC Vision Zero View, 2010-2014	NYC Vision Zero View, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Percent
Total fatalities	1.6	2.4	0.8	51.9%

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

	NYC Department of Heath and Mental Hygiene, 2019
	Number
Total pedestrian hospitalizations	21.8

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

	NYC Department of Heath and Mental Hygiene, 2019
	Number
Total non-fatal assault hospitalizations	15.4

Appendix

Studio Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
43-28 223rd Street	$1,600	#1	39	Broker/fee	ST	1
16-70 Bell Boulevard	$2,150	#710	0	Broker/fee	ST	1
2 Bay Club Drive	$2,200	#20H	21	Broker/fee	ST	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
16-66 Bell Boulevard	$1,593	#132	0	Broker/fee	ST	1
210-02 43rd Avenue	$1,600	#A3	2	Broker/fee	ST	1
42-10 212nd Street	$1,600	#1	2	Broker/fee	ST	1
229-03 Harding Expressway	$1,600	#1	9	Broker/fee	ST	1
210-04 43rd Avenue	$1,600	#ALINE	0	Broker/fee	ST	1
210-04 42nd Avenue	$1,650	#2	7	Broker/fee	ST	1
210-04 43rd Avenue	$1,650	#3	2	Broker/fee	ST	1
42-40 212nd Street	$1,650	#A	2	Broker/fee	ST	1
42-06 212nd Street	$1,650	#1	11	Broker/fee	ST	1
210-01 43rd Avenue	$1,650	#3A	3	Broker/fee	ST	1
42-34 212nd Street	$1,695	#3	9	Broker/fee	ST	1
210-05 43rd Avenue	$1,695	#3	15	Broker/fee	ST	1
210-04 43rd Avenue	$1,695	#AA	5	Broker/fee	ST	1
210-04 42nd Avenue	$1,695	#2	5	Broker/fee	ST	1
42-40 212nd Street	$1,695	#3	5	Broker/fee	ST	2

42-40 212nd Street	$1,695	#2	16	Broker/fee	ST	1
210-05 43rd Avenue	$1,700	#1A	8	Broker/fee	ST	1
213-03 41st Avenue	$1,700	#2D	3	Broker/fee	ST	1
43-10 210th Street	$1,700	#ALINE	4	Broker/fee	ST	1
23-50 Waters Edge Drive	$1,800	#4K	42	Broker/fee	ST	1
23-50 Waters Edge Drive	$1,825	#6K	37	Broker/fee	ST	1
23-50 Waters Edge Drive	$1,900	#4N	8	Broker/fee	ST	1
16-66 Bell Boulevard	$2,100	#632	13	Broker/fee	ST	1
16-66 Bell Boulevard	$2,100	#137	16	Broker/fee	ST	1
16-66 Bell Boulevard	$2,100	#431	3	Broker/fee	ST	1
42-10 212nd Street	$2,300	#2	4	Broker/fee	ST	1

One-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
210-05 43rd Avenue	$2,400	#3	33	Broker/fee	1	1
16-70 Bell Boulevard	$2,400	#525	1	Broker/fee	1	1
1 Bay Club Drive	$2,900	#21W	17	Broker/fee	1	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
214-16 42nd Avenue	$1,600	#1R	2	Broker/fee	1	1
213-03 41st Avenue	$1,700	#3C	2	Broker/fee	1	1
205-10 48th Avenue	$1,800	#2	4	Broker/fee	1	1
15-39 209th Street	$1,850	#1	26	Broker/fee	1	1
29-21 Bell Boulevard	$1,900	#1	8	Broker/fee	1	1
36-26 216th Street	$1,900	#1	4	Broker/fee	1	1
43-24 208th Street	$1,900	#5B	9	Broker/fee	1	1
15-39 209th Street	$1,950	#1	26	Broker/fee	1	1
36-23 213rd Street	$1,950	#AA	3	Broker/fee	1	1
15-39 209th Street	$1,950	#2	3	Broker/fee	1	1
36-23 213rd Street	$1,950	#23A	3	Broker/fee	1	1
212-76 16th Avenue	$2,000	#1	2	Broker/fee	1	1
39-07 210th Street	$2,000	#3	22	Broker/fee	1	1
57-50 228th Street	$2,000	#1	11	Broker/fee	1	1
216-10 27th Avenue	$2,000	#4K	2	Broker/fee	1	1

40-07 209th Street	$2,000	#2	5	Broker/fee	1	1
36-37 213rd Street	$2,000	#1	2	Broker/fee	1	1
36-10 213rd Street	$2,050	#2	2	Broker/fee	1	1
36-02 213rd Street	$2,050	#20R	0	Broker/fee	1	1
36-20 213rd Street	$2,050	#B9	4	Broker/fee	1	1
36-01 213rd Street	$2,075	#29A	1	Broker/fee	1	1
213-02 36th Avenue	$2,075	#39AA	1	Broker/fee	1	1
16-66 Bell Boulevard	$2,089	#641	1	Broker/fee	1	1
39-21 213rd Street	$2,100	#1F	4	Broker/fee	1	1
214-10 15th Avenue	$2,100	#2B	7	Broker/fee	1	1
36-23 213rd Street	$2,100	#23B	7	Broker/fee	1	1
211-01 42nd Avenue	$2,100	#ELINE	12	Broker/fee	1	1
42-22 Bell Boulevard	$2,100	#2R	18	Broker/fee	1	1
221-57 Horace Harding E	$2,100	#1A	7	Broker/fee	1	1
211-11 42nd Avenue	$2,100	#3	13	Broker/fee	1	1
211-11 42nd Avenue	$2,100	#DLINE	21	Broker/fee	1	1
42-10 212nd Street	$2,150	#1/D	5	Broker/fee	1	1
40-11 209th Street	$2,150	#3	9	Broker/fee	1	1
18-14 Bell Boulevard	$2,150	#1	15	Broker/fee	1	1
39-12 Corporal Stone Str	$2,150	#3D	15	Broker/fee	1	1
211-01 42nd Avenue	$2,150	#3	5	Broker/fee	1	1
42-10 212nd Street	$2,175	#3	10	Broker/fee	1	1

42-11 Corporal Kennedy	$2,190	#2	6	Broker/fee	1	1
43-06 210th Street	$2,195	#3	27	Broker/fee	1	1
43-10 210th Street	$2,195	#3	5	Broker/fee	1	1
42-41 Corporal Kennedy	$2,195	#2Z	3	Broker/fee	1	1
59-10 Cloverdale Boulev	$2,199	#2	73	Broker/fee	1	1
210-02 42nd Avenue	$2,200	#3	5	Broker/fee	1	1
16-55 Bell Boulevard	$2,200	#1	31	Broker/fee	1	1
210-03 43rd Avenue	$2,200	#3	12	Broker/fee	1	1
210-02 43rd Avenue	$2,200	#ELINE	13	Broker/fee	1	1
43-10 210th Street	$2,200	#3	12	Broker/fee	1	1
213-50 34 Road	$2,200	#4	17	Broker/fee	1	1
211-11 42nd Avenue	$2,200	#3	30	Broker/fee	1	1
42-21 Corporal Kennedy	$2,200	#ALINE	21	Broker/fee	1	1
213-50 34 Road	$2,200	#3	25	Broker/fee	1	1
42-06 212nd Street	$2,200	#3	39	Broker/fee	1	1
210-06 43rd Avenue	$2,200	#1E	5	Broker/fee	1	1
42-25 213rd Street	$2,200	#1L	24	Broker/fee	1	1
43-06 210th Street	$2,200	#2D	6	Broker/fee	1	1
43-06 210th Street	$2,200	#2	9	Broker/fee	1	1
39-12 Corporal Stone Str	$2,200	#1E	11	Broker/fee	1	1
210-04 42nd Avenue	$2,200	#1	16	Broker/fee	1	1
40-07 209th Street	$2,200	#1	13	Broker/fee	1	1

23-50 Waters Edge Drive	$2,202	#5G	1	Broker/fee	1	1
35-11 215th Street	$2,250	#1	18	Broker/fee	1	1
210-02 43rd Avenue	$2,250	#3	7	Broker/fee	1	1
210-03 43rd Avenue	$2,250	#3	11	Broker/fee	1	1
210-02 43rd Avenue	$2,250	#3	6	Broker/fee	1	1
211-01 42nd Avenue	$2,250	#3	23	Broker/fee	1	1
42-40 212nd Street	$2,275	#2	2	Broker/fee	1	1
210-02 42nd Avenue	$2,300	#3	6	Broker/fee	1	1
23-50 Waters Edge Drive	$2,300	#2U	1	Broker/fee	1	1
42-17 Corporal Kennedy	$2,300	#3	9	Broker/fee	1	1
39-06 Corporal Stone Str	$2,300	#3G	10	Broker/fee	1	1
23-50 Waters Edge Drive	$2,300	#5H	8	Broker/fee	1	1
23-50 Waters Edge Drive	$2,300	#3	10	Broker/fee	1	1
42-28 214 Place	$2,300	#1B	5	Broker/fee	1	1
23-50 Waters Edge Drive	$2,300	#5	43	Broker/fee	1	1
16-66 Bell Boulevard	$2,350	#533	10	Broker/fee	1	1
23-50 Waters Edge Drive	$2,350	#HLIN	7	Broker/fee	1	1
16-66 Bell Boulevard	$2,350	#339	12	Broker/fee	1	1
16-66 Bell Boulevard	$2,350	#227	17	Broker/fee	1	1
16-66 Bell Boulevard	$2,350	#4	16	Broker/fee	1	1
16-66 Bell Boulevard	$2,350	#327	10	Broker/fee	1	1
210-06 42nd Avenue	$2,395	#2	31	Broker/fee	1	1

16-66 Bell Boulevard	$2,400	#441	14	Broker/fee	1	1
16-70 Bell Boulevard	$2,400	#407	16	Broker/fee	1	1
18-05 215th Street	$2,400	#8C	26	Broker/fee	1	1
42-10 212nd Street	$2,400	#3J	6	Broker/fee	1	1
16-70 Bell Boulevard	$2,400	#711	6	Broker/fee	1	1
16-74 Bell Boulevard	$2,400	#5	0	Broker/fee	1	1
16-70 Bell Boulevard	$2,400	#5	13	Broker/fee	1	1
16-70 Bell Boulevard	$2,400	#522	2	Broker/fee	1	1
16-70 Bell Boulevard	$2,450	#522	3	Broker/fee	1	1
40-04 Bell Boulevard	$2,500	#1	18	Broker/fee	1	1
39-15 216th Street	$2,500	#1	16	Broker/fee	1	1
40-04 Bell Boulevard	$2,550	#2	14	Broker/fee	1	1
211-15 32nd Avenue	$2,680	#1	21	Broker/no-fee	1	1
42-08 208th Street	$2,700	#1A	50	Broker/fee	1	1
42-34 212nd Street	$2,995	#1DD	8	Broker/fee	1	1.5
42-40 212nd Street	$2,995	#1	18	Broker/fee	1	1.5

Two-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
39-21 213rd Street	$2,550	#2R	0	Broker/fee	2	1
211-01 42nd Avenue	$2,750	#2B	8	Broker/fee	2	1
2 Bay Club Drive	$3,500	#16Z	1	Broker/fee	2	1
2 Bay Club Drive	$3,900	#21P	10	Broker/fee	2	2

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
214-32 43rd Avenue	$1,900	#315	7	Broker/fee	2	1
42-18 214 Place	$1,900	#1	2	Broker/fee	2	1
42-12 218th Street	$2,100	#2	1	Broker/fee	2	1
40-11 209th Street	$2,150	#3	18	Broker/fee	2	1
36-21 213rd Street	$2,289	#A	2	Broker/fee	2	1
36-21 213rd Street	$2,300	#A	4	Broker/fee	2	1
221-04 58th Avenue	$2,399	#2	102	Broker/fee	2	1
41-30 Corporal Kennedy Street	$2,400	#2	19	Broker/fee	2	1
225-01 59th Avenue	$2,400	#1	7	Broker/fee	2	1
210-03 43rd Avenue	$2,400	#3/G	12	Broker/fee	2	1
210-02 42nd Avenue	$2,400	#1	32	Broker/fee	2	1
23-21 Corporal Kennedy Street	$2,400	#2B	0	Broker/fee	2	1
210-01 43rd Avenue	$2,400	#G	3	Broker/fee	2	1
42-41 Corporal Kennedy Street	$2,410	#2F	0	Broker/fee	2	1

210-02 42nd Avenue	$2,450	#3	9	Broker/fee	2	1
42-41 Corp Kennedy Street	$2,450	#2	5	Broker/fee	2	1
57-92 228th Street	$2,499	#1	26	Broker/fee	2	1
42-41 Corporal Kennedy Street	$2,499	#3	2	Broker/fee	2	1
42-19 215 Place	$2,500	#DPX	9	Broker/fee	2	1.5
211-23 46th Avenue	$2,500	#2	4	Broker/fee	2	1
36-29 213rd Street	$2,500	#29B	14	Broker/fee	2	1
211-23 46th Avenue	$2,500	#2B	2	Broker/fee	2	1
42-19 215 Place	$2,500	#2	13	Broker/fee	2	1.5
42-19 215 Place	$2,500	#TOP	7	Broker/fee	2	1.5
47-27 213rd Street	$2,500	#2	2	Broker/fee	2	1
212-15 43rd Avenue	$2,500	#2C	16	Broker/fee	2	1
211-23 46th Avenue	$2,500	#2A	2	Broker/fee	2	1
212-15 43rd Avenue	$2,500	#1C	13	Broker/fee	2	1
42-19 215 Place	$2,500	#3	9	Broker/fee	2	1.5
42-19 215 Place	$2,500	#2/3	12	Broker/fee	2	1.5
42-41 Corp Kennedy Street	$2,600	#2	16	Broker/fee	2	1
42-41 Corp Kennedy Street	$2,600	#11	4	Broker/fee	2	1
35-32 210th Street	$2,600	#2	2	Broker/fee	2	1
211-01 42nd Avenue	$2,600	#BLINE	1	Broker/fee	2	1
42-41 Corp Kennedy Street	$2,600	#1/C	8	Broker/fee	2	1
209-01 42nd Avenue	$2,600	#2	2	Broker/fee	2	1.5

42-41 Corporal Kennedy Street	$2,600	#3	19	Broker/fee	2	1
58-47 210th Street	$2,600	#1	1	Broker/fee	2	1
42-34 212nd Street	$2,600	#2	7	Broker/fee	2	1
42-40 212nd Street	$2,600	#GLINE	1	Broker/fee	2	1
212-76 16th Avenue	$2,600	#2	2	Broker/fee	2	1.5
42-41 Corporal Kennedy Street	$2,600	#3/B	9	Broker/fee	2	1
42-11 Corporal Kennedy Street	$2,600	#1	9	Broker/fee	2	1
42-41 Corporal Kennedy Street	$2,600	#3	8	Broker/fee	2	1
213-05 47th Avenue	$2,630		5	Broker/fee	2	1
42-03 212nd Street	$2,650	#2	14	Broker/fee	2	1
42-34 212nd Street	$2,695	#2	43	Broker/fee	2	1
16-66 Bell Boulevard	$2,700	#623	3	Broker/fee	2	1
43-20 215 Place	$2,700	#2	1	Broker/fee	2	2
207-15 47th Avenue	$2,700	#2	76	Broker/fee	2	1
39-11 210th Street	$2,700	#8	11	Broker/fee	2	1
35-34 Bell Boulevard	$2,750	#3	11	Broker/fee	2	1
39-12 Corporal Stone Street	$2,750	#2C	4	Broker/fee	2	1
35-34 Bell Boulevard	$2,750	#3F	1	Broker/fee	2	1
41-25 Corp Kennedy Street	$2,750	#2	38	Broker/fee	2	1
28-20 Bell Boulevard	$2,750	#3	5	Broker/fee	2	2
212-70 16th Avenue	$2,750	#2	40	Broker/no-fee	2	1.5
229-04 58th Avenue	$2,800	#2F	13	Broker/fee	2	2

47-38 213rd Street	$2,800	#1	13	Broker/fee	2	1
16-70 Bell Boulevard	$2,800	#616	1	Broker/fee	2	1
23-50 Waters Edge Drive	$2,800	#3P	5	Broker/fee	2	2
23-50 Waters Edge Drive	$2,800	#4/B	13	Broker/fee	2	2
58-29 207th Street	$2,850		5	Broker/fee	2	2
47-34 213rd Street	$2,900	#1	16	Broker/fee	2	1
23-50 Waters Edge Drive	$2,900	#M	17	Broker/fee	2	2
16-66 Bell Boulevard	$2,960	#535	14	Broker/fee	2	1.5
16-66 Bell Boulevard	$2,965	#213	4	Broker/fee	2	1.5
58-20 229th Street	$3,000	#1F	0	Broker/fee	2	2
215-05 15 Road	$3,000	#1	5	Broker/fee	2	1
16-70 Bell Boulevard	$3,000	#512	13	Broker/fee	2	1.5
23-50 Waters Edge Drive	$3,000	#E1	7	Broker/fee	2	2
16-70 Bell Boulevard	$3,000	#5	4	Broker/fee	2	1.5
15-80 209th Street	$3,000	#1	5	Broker/no-fee	2	2
210-17 41st Avenue	$3,000	#1	12	Broker/fee	2	1
16-70 Bell Boulevard	$3,000	#512	4	Broker/fee	2	1.5
38-39 213rd Street	$3,000	#1F	19	Broker/fee	2	2
16-70 Bell Boulevard	$3,050	#202	16	Broker/fee	2	1.5
2 Bay Club Drive	$3,050	#3	3	Broker/fee	2	1
16-66 Bell Boulevard	$3,100	#734	14	Broker/fee	2	1.5
16-70 Bell Boulevard	$3,100	#513	6	Broker/fee	2	1.5

16-57 Bell Boulevard	$3,100	#4	20	Broker/fee	2	1.5
16-70 Bell Boulevard	$3,100	#513	7	Broker/fee	2	1.5
18-62 Bay Lane	$3,200		2	Broker/fee	2	1
28-23 210 Place	$3,200	#1F	3	Broker/fee	2	2
214-15 15th Avenue	$3,350	#1	27	Broker/fee	2	2
28-23 210 Place	$3,400	#R	2	Broker/fee	2	2
42-23 212nd Street	$3,400	#3E	8	Broker/fee	2	2

Three-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
39-22 212nd Street	$2,850	#3	1	Broker/fee	3	2
15-35 209th Street	$3,000	#2	51	Broker/fee	3	1.5
216-18 39th Avenue	$3,500	#2	1	Broker/fee	3	2
58-16 229th Street	$3,500	#1	51	Broker/fee	3	2

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
38-12 Corporal Stone Street	$2,400	#2	20	Broker/fee	3	2
38-12 Corporal Stone Street	$2,400	#2	6	Broker/fee	3	2
207-20 47th Avenue	$2,500	#2	9	Broker/no-fee	3	2
214-04 42nd Avenue	$2,500	#3	10	Broker/fee	3	1
223-46 56th Avenue	$2,600	#2	5	Broker/fee	3	2
214-04 42nd Avenue	$2,600	#3	44	Broker/fee	3	1
45-14 215 Place	$2,650	#2	15	Broker/fee	3	2
224-09 Harding Expressway	$2,700	#2	4	Broker/fee	3	1
214-02 42nd Avenue	$2,700	#2	19	Broker/fee	3	1
221-53 Horace Harding Expre	$2,700	#2	18	Broker/fee	3	1
35-17 214 Place	$2,700	#2	2	Broker/fee	3	2
43-12 217th Street	$2,700	#3	13	Broker/fee	3	2
39-24 212nd Street	$2,750	#1	19	Broker/fee	3	2
35-11 214 Place	$2,750	#1	2	By owner/no-fee	3	2

42-33 209th Street	$2,799	#F	6	Broker/fee	3	2
43-15 212nd Street	$2,800	#2	59	Broker/fee	3	1
15-51 209th Street	$2,800	#2	30	Broker/fee	3	2
39-22 212nd Street	$2,800	#2	20	Broker/fee	3	2
40-17 215 Place	$2,800	#1	1	Broker/fee	3	2
211-16 41st Avenue	$2,800	#2	10	Broker/fee	3	2
225-04 59th Avenue	$2,800	#2	16	Broker/fee	3	1
214-17 16th Avenue	$2,800	#2	12	Broker/fee	3	2
214-04 23rd Avenue	$2,850	#2	18	Broker/fee	3	2
212-74 16th Avenue	$2,900	#2	11	Broker/fee	3	1.5
15-72 216th Street	$2,900	#2	7	Broker/fee	3	2
39-03 Corporal Kennedy Street	$2,900	#2	3	Broker/fee	3	2
49-18 Enfield Place	$2,900	#2	3	Broker/fee	3	2
16-53 Bell Boulevard	$2,900	#3	18	Broker/fee	3	2
13-56 Bell Boulevard	$2,900	#3	1	Broker/fee	3	2
35-34 Bell Boulevard	$2,949	#2	10	Broker/fee	3	1
35-34 Bell Boulevard	$2,950	#2A	2	Broker/fee	3	1
35-34 Bell Boulevard	$2,950	#2	5	Broker/fee	3	1
16-51 Bell Boulevard	$3,000	#3	63	Broker/fee	3	2
212-10 43rd Avenue	$3,000	#2	84	Broker/fee	3	1
221-59 59th Avenue	$3,000	#2	0	Broker/fee	3	2
211-14 41st Avenue	$3,000	#1	10	Broker/fee	3	2

35-09 Corporal Stone Street	$3,000	#1	4	Broker/fee	3	1
36-28 Corporal Stone Street	$3,000	#1	14	Broker/fee	3	2
214-60 35th Avenue	$3,100	#2	13	Broker/fee	3	2
213-50 34 Road	$3,100	#2	3	Broker/fee	3	2
221-60 59th Avenue	$3,100	#2	6	Broker/fee	3	2
57-39 223rd Street	$3,200	#2	0	Broker/fee	3	2
221-60 59th Avenue	$3,200	#2	5	Broker/fee	3	2
57-28 224th Street	$3,200	#2	26	Broker/fee	3	2
57-15 223rd Street	$3,200	#2	17	Broker/fee	3	2
57-28 224th Street	$3,200	#2	18	Broker/fee	3	2
38-39 213rd Street	$3,200	#3F	45	Broker/fee	3	2
221-60 59th Avenue	$3,200	#1	6	Broker/fee	3	2
47-18 212nd Street	$3,300	#2	24	Broker/no-fee	3	2
13-67 209th Street	$3,300	#2	8	Broker/fee	3	2
229-03 Horace Harding Boulevard	$3,300	#2	30	Broker/fee	3	2
57-54 Cloverdale Boulevard	$3,350	#2	27	Broker/fee	3	2
18-28 Bell Boulevard	$3,350	#2	53	Broker/fee	3	1.5
212-14 39th Avenue	$3,400	#2	10	Broker/fee	3	2
214-11 15th Avenue	$3,500	#2	12	Broker/fee	3	2
39-05 212nd Street	$3,500	#1	3	Broker/fee	3	1
208-04 35th Avenue	$3,595	#1	20	Broker/fee	3	2
39-16 213rd Street	$3,600	#2	2	Broker/fee	3	2

14-36 Waters Edge Drive	$3,600	#2	1	Broker/fee	3	2
219-11 46th Avenue	$3,700	#1	16	Broker/fee	3	1.5
42-25 213rd Street	$3,900	#3R	67	Broker/fee	3	3
38-12 213rd Street	$3,995	#2D	1	Broker/fee	3	2
215-05 15 Road	$4,000	#2	24	Broker/fee	3	2
208-27 15 Road	$4,000	#2	17	Broker/fee	3	2
209-29 34 Road	$4,000	#1	38	Broker/fee	3	2
42-25 213rd Street	$4,100	#3	31	Broker/fee	3	3
56-11 219th Street	$4,200		24	Broker/fee	3	2
216-10 15 Road	$4,300	#1	0	Broker/fee	3	2.5