NYC PLANNING
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Land Use Application

Project ID number
2020K0143

Package Submission Date
4/4/2024

Section 1. Project Summary

Project Name:	2390 McDonald Avenue Rezoning

Contact Person for this Application:		
Name	Phone	Email
Justin Jarboe	**2124254343**	**justin@ericpalatnikpc.com**

Applicant(s)		
Organization	First Name	Last Name
MTL Realty, LLC	**Michael**	**Marino**

Site Data	
Street Address: **2390 McDonald Avenue**	City Council District(s): **44**
Community District(s): **15**	Zoning Sectional Map Number(s): **28c**
Existing Zoning District(s): **C8-1**	Special District(s):

LIST ALL ACTIONS BY THEIR ACTION CODE

For applications seeking more than one type of action, each action must be listed separately.

Action code*	If Follow-up action, indicate previous approval Action code	Is applicant solely a public agency?	Application number	Data to differentiate multiple actions of same type
ZM		**No**	**210340ZMK**	
ZR		**No**	**210341ZRK**	**ZR: MIH only**

**See instructions for list of all action types and their appropriate codes.*

Does this project require a legal instrument to be recorded against the subject property? **No**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE: THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Certain projects are subject to requirements to submit a Racial Equity Report on Housing and Opportunity under Local Law 78 of 2021. Does this apply to this project? **Yes**

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Section 2. Applicants

APPLICANTS						
Organization	**First Name**	**Last Name**	**Address**	**City**	**State**	**Zip Code**
MTL Realty, LLC	Michael	Marino	P.O. Box 370	Morganville	NJ	07751

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Eric	Palatnik	Eric Palatnik, P.C.	32 Broadway, Suite 114	New York	NY	10004

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Section 3. Environmental Review

Discuss with CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) lead agency before completing.

1. Who is the LEAD AGENCY *(responsible for the CEQR)*? **DCP**
2. CEQR NUMBER **21DCP090K**
3. Indicate CEQR Process type: **Type I**

Type II Category: _____ Date of Determination: _____

Section 4. Project Area and Development Site Data & Geography

PROPOSED PROJECT AREA

*The **proposed Project Area** is the entirety of all land parcels that are affected by all actions being sought.*

Do **ALL** actions being sought apply to:

the whole City?	**No**
the entirety of one or more Borough(s)?	**No**
Borough(s):	
the entirety of one or more Community District(s)?	**No**
Community District(s)	
Land or land underwater that is not associated with a tax block or lot?	**No**

Description of the geographic boundaries (especially for non-tax lots or irregular sites) by cross streets, bounding streets, dimensions, etc.

The Proposed Project Area consists of the Development Site (Block 7146, Lot 50), which is under the Applicant's control, as well as portions of adjacent Lot 49.

Section 4. (continued)

Existing zoning districts/special district: **C8-1**

Select all that apply to any portion of the **proposed Project Area:**

Located within the State Designated Coastal Zone Management (CZM) Area **No**

Located within a Historic District **No**

Historic District Name:

DEVELOPMENT SITE

*The **Development Site** is the specific parcel(s) that the applicant is seeking to develop. The Project Area and Development Site can be the same parcels of land or different, depending on the actions being sought. For instance, a special district may be mapped over a portion of a neighborhood (project area), but only certain parcels within it may be proposed for immediate development by the applicant (development site).*

Does the application result in the development of 500,000+ zoning square feet of floor area? **No**

If yes, development size:

Is the **Development Site** a *(New York City or Other)* Landmark or within a Historic District? **No**

Indicate Landmark or Historic District Name:

Section 4. (continued)

Fill in the table below for all tax lots that are within the **proposed Project Area.**

User Input Borough	User Input Tax Block	User Input Tax Lot	Development Site?	Partial Lot?	Validated Borough	Validated Block	Validated Lot	BBL Validated	BBL Validated Date
Brooklyn	**7146**	**49**	**No**	**Yes**	**Brooklyn**	**07146**	**0049**	**Yes**	**8/8/2019**
Brooklyn	**07146**	**0050**	**Yes**	**No**	**Brooklyn**	**07146**	**0050**	**Yes**	**11/12/2020**

** Leave column blank if all actions apply to all sites. See Instructions for list of action codes.*

Section 4. (continued)

The below addresses are associated with tax lots on previous table.

Address Number	Street or Place Name	Concatenated Address (Validated)	Validated Community District	Validated City Council District	Validated Zoning Map Number	Address Validated	Validated Date
2376	**MCDONALD AVENUE**	**2376 MCDONALD AVENUE**	**K15**	**47**	**28C**	**Yes**	**8/8/2019**
2374	**MCDONALD AVENUE**	**2374 MCDONALD AVENUE**	**K15**	**47**	**28C**	**Yes**	**8/8/2019**
2372	**MCDONALD AVENUE**	**2372 MCDONALD AVENUE**	**K15**	**47**	**28C**	**Yes**	**8/8/2019**
2380 GARAGE	**MCDONALD AVENUE**	**2380 GARAGE MCDONALD AVENUE**	**K15**	**47**	**28C**	**Yes**	**11/12/2020**

Section 5. Related Actions

1. List all **prior** site-specific actions by the **City, State or Federal Government** within the project area and describe in more detail in the attached Project Description.

Reference/ Application Number*	Description	Disposition or Status**	Calendar Number*	Date*

**If applicable*

2. List all **future** site-specific actions by the City, State, or Federal Government within the project area, and describe in more detail in the attached Project Description:

Reference/ Application Number*	Description	Status	Calendar Number*	Date*

**If applicable*

Section 6. HOUSING PLANS; URBAN RENEWAL AREAS; URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP)

APPLIES TO: HA; HC; HD; HG; HN; HO; HP; HU

1. Select all that apply:
DESIGNATION: **No** PROJECT: **No** DISPOSITION: **No** *If disposition is sought, fill in Section 7.*

2. Fill in the table below for all the subject sites

Borough	Block	Lot	UR Site Number	Owner	Existing Number of Buildings	Existing Stories in each Building	Existing Uses	Existing Zoning	Community/Institutional facilities			Dwelling units	
									Number Occupied	Number Vacant	Number of Workers	Number Occupied	Number Vacant

3. Fill in the table below for all the subject sites (proposed conditions)

Borough	Block	Lot	UR Site Number	Address	Owner	PROPOSED	
						Uses	Is site to be disposed? (yes/no)

Section 7. DISPOSITION RELATED TO URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP) OR URBAN RENEWAL

APPLIES TO: HA, HD

1. Type of disposition:

HA (Urban Development Action Area – UDAAP)

HD (Disposition of Urban Renewal Site)

2. Manner of disposition:

If Direct Disposition, indicate:

From: *(Indicate city agency)*

To:

Indicate Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation)

If recipient has not been selected or disposition is not limited to a particular recipient, indicate "To be determined by agency"

3. Restrictions and conditions:

Section 8.
OFFICE SPACE LEASE, PUBLIC FACILITY SITE SELECTION OR ACQUISITION
APPLIES TO: PC, PQ, PS, PX

1. Action(s) requested:

   OFFICE SPACE LEASE _____

   ACQUISITION _____

   SITE SELECTION _____

2. Type of facility: _____

3. The Proposed facility is a(n):

   EXISTING FACILITY PROPOSED TO REMAIN _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY TO REMAIN AND EXPAND/ENLARGE _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY REPLACEMENT IN NEW LOCATION _____

   Where is the current facility located? _____

   NEW FACILITY _____

4. Is project listed in Citywide Statement of Needs? _____

   Indicate Fiscal Year(s) _____

   Indicate Page Number(s) _____

5. Did the Borough President propose an alternate site pursuant to charter section 204(f) or (g)? _____

   Identify Alternate Site _____

6. Capital budget line: _____

   For Fiscal Years: _____

Section 8. (continued)

Fill in the table below to describe proposed site(s).

PROPOSED SITE CHARACTERISTICS AND CONDITIONS

Borough	Block	Lot	Ownership	Uses on Site	Is the site Improved, Unimproved or Partly Improved?	Number of Dwelling Units*	Community Facility, Commercial or Industrial Uses		Describe any displacement or relocation*	If vacant for less than two years, describe previous uses*	Building(s) or site total square footage	Square footage to be acquired*	Number of floors in building*	Location on site/ in building
							Number of firms*	Number of employees*						

**If applicable*

Section 9. DISPOSITION

Applies to: PP

1. Type of disposition: _____

   From which City Agency? _____

   To Whom? _____

   Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation.

   If recipient has not been selected or disposition is not limited to a particular recipient, indicate: "To be determined by agency"

2. Restrictions and conditions:

Section 10. CHANGE IN CITY MAP

Applies to: MM, MY, ME

1. *Please select all requested map changes that apply:*

Establish/Delineate New:		Eliminate/Remove Existing:		Change Existing:	
STREET		STREET		STREET (Width)	
PARK		PARK		STREET (Alignment)	
PUBLIC PLACE		PUBLIC PLACE		STREET (Grade)	
GRADE		GRADE		EASEMENT	
EASEMENT		EASEMENT			

2. Is there a related Acquisition of Property?

3. Is there a related Disposition of Property? **No**

4. Is the only proposed City Map Change the elimination of a mapped but unimproved street?

If yes, is the mapped but unimproved street being eliminated from the property of an owner-occupied, one- or two- family residence? **No**

Section 11.
ZONING SPECIAL PERMITS, AUTHORIZATIONS AND CERTIFICATIONS

Applies to: ZS, ZA, ZC, CM, LD, RS, RA, RC

Use the following action codes to indicate action types in this section:

ZS new or modified zoning special permit

ZA new or modified zoning authorization

ZC new or modified zoning certification

CM renewal of a zoning special permit or authorization

LD Action pursuant to or modification of a legal document

South Richmond District

RS new or modified zoning special permit

RA new or modified zoning authorization

RC new or modified zoning certification

.

1. Is the Applicant *(Select all that apply)*

Owner of subject property	**No**
Lessee of subject property	**No**
Other (explain in attached project description)	**No**
In a contract to lease or buy the subject property	**No**

2. Are there other owners or long-term lessees of the subject property? **No**

Section 11. (continued)

5. In the table below, list all Special Permit, Authorization or Certification actions being sought *(including renewals, modifications, or legal document actions listed above)* and applicable information for each. Be sure to indicate previously approved application number for any follow-up actions. Leave blank if not applicable.

ALL ZONING CERTIFICATIONS, AUTHORIZATIONS, SPECIAL PERMITS AND RENEWALS BEING SOUGHT

Action Code	Previously Approved Application Number(s)*	Zoning Resolution Section Action Is Pursuant To	Name of Zoning Resolution Section	Zoning Sections To Be Modified*	Number of Zoning Lots Affected**	Square Footage of Zoning Lot(s) Affected	Square Footage of the Proposed Development	Square Footage Associated with Transfer of Development Rights or Floor Area Bonus*	Proposed Number of Dwelling Units	Is the action to authorize or permit an open use?	Is the action to authorize commercial or community facility use?

* *If applicable*

***For subdivision-related actions, please indicate the resulting number of lots **after** subdivision*

6. In the chart below, list all follow-up actions (**Modification/Renewal/Legal Document actions**) being sought and applicable information for each. Be sure to indicate previously approved application number to be renewed in chart below. Leave blank if not applicable.

FOLLOW-UP ACTIONS

Action Code	Previously Approved Application Number(s)	Date of Previous Approval	Lapse Date of Previous Approval*	Is this a modification subject to Section 197-c of the City Charter? (y/n)	Is action a modification to or an action pursuant to a legal instrument*	Type of legal Instrument*	CRFN number*	Recordation Date*

**If applicable*

Section 12. Applies to: ZR

ZONING TEXT AMENDMENT

Indicate below the affected Zoning Resolution Sections by title and number:

Zoning Section Name	Zoning Section Number
Mandatory Inclusionary Housing Areas	**Appendix F**

Section 13. Applies to: ZM

ZONING MAP AMENDMENT

1. What is the total area of all zoning lots in the area to the be rezoned? **20,000 to 39,999 square feet**

2. Please indicate all existing and proposed zoning districts in the table below:

Zoning Section Map(s) to be modified	EXISTING Zoning Districts	PROPOSED Zoning Districts
28c	**C8-1**	**C4-4L**

-END OF FORM-

2390 McDonald Avenue

April 2024

1. Introduction

MTL Realty LLC (the "Applicant") seeks a zoning map amendment and zoning text amendment (the "Proposed Actions") that would affect two properties (Block 7146, Lots 50, and portions of Lot 49; the "Project Area") in the Gravesend area of Brooklyn Community District #15. The proposed zoning map amendment would amend the Project Area from C8-1 to C4-4L. In addition, a zoning text amendment would be required to amend *Appendix F* (Inclusionary Housing Designated Areas) of the Zoning Resolution of the City of New York ("ZR") to establish the Project Area as a Mandatory Inclusionary Housing Area ("MIH") under Option 1 and Option 2.

The Proposed Actions would facilitate the development of a 91,531 square foot (4.6 FAR), 8-story and cellar mixed use building ("the Proposed Development") on Block 7146, Lot 50 (the "Development Site"). The total building would consist of 73,948 square feet of residential floor area, 17,582 square feet of commercial floor area. This would include 80 dwelling units, approximately 24 of which would comply under Option 1 of MIH (25 percent of residential floor area). The ground floor would contain neighborhood commercial retail space in 17,582 square feet. 120 accessory off-street parking spaces would be provided.

2. Background

The area to the north of the Project Area was rezoned in 2005 as part of the Bensonhurst Rezoning (C 050296 ZMK), which aimed to encourage higher density residential development along certain arterial thoroughfares, such as Avenue P, Quentin Road and Kings Highway where R7A districts were mapped. Between these corridors, mid-density contextual zoning districts were created from previous R6 districts, such as R4-1, R4A and R5B districts. Arterial and commercial thoroughfares were rezoned to R6B, R6A and R7A districts with commercial overlays such as C2-2 and C2-3 districts, reflecting proximity to transit.

Most recently, adjacent to the Bensonhurst Rezoning and north of the Project area is the 273 Avenue U Rezoning (C 180164 ZMK), which was recently adopted in September of 2019. This rezoning amended an R5B/C2-3 zoning district to facilitate a mixed-use development of nine dwelling units with ground floor commercial floor area.

In February 2009, the Board of Standards and Appeals ("BSA") extended the term/waiver of a previously granted variance (1228-79-BZ) for the operation of a Use Group 6 retail use at 2436 McDonald Avenue (Block 7149, Lot 21), located a block to the south, contrary to the underlying R5 use regulations.

Subsequently in October 2014, the BSA granted a special permit (202-14-BZ) two blocks to the east, to permit an enlargement and conversion of an existing two-family home to a single family home at 2268 West 1st Street (Block 7151, Lot 13), contrary to the bulk regulations of the underlying R4 district.

Most recently in January of 2019, the BSA also granted a variance (2018-7-BZ) to permit the enlargement of an existing single-family home at 291 Avenue W. The permit granted permission of the residence, contrary to the floor area, open space, lot coverage, side yards and rear yard regulations of the underlying R4 zoning district.

There are no other relevant approved land use actions in the last ten years within 1,000 feet of the proposed Project Area.

3. Description of the Surrounding Area

McDonald Avenue is a mixed-use arterial for the surrounding area, which is otherwise predominantly residential to the east and west. The surrounding area contains a range of uses and mix of building types. McDonald Avenue is a mixed-use north-south arterial thoroughfare that includes commercial, residential, automotive and light manufacturing/industrial uses within 600 feet of the Development Site. The interior blocks moving east and west from McDonald Avenue are predominantly residential with one and two-family houses, along with some multi-family residential buildings. These side streets are typically mapped between 50 and 60 feet in width ('narrow' in the ZR), while arterial avenues (Avenue U and W) are mapped at 80 feet in width ('wide' in the ZR).

In addition to residential uses along side streets, several community facility uses are also present. Notable community facility uses in the area include the Pyeong Ahn Presbyterian Church (Block 1750 Lot 75) which is located south east of the Development Site on McDonald Avenue between Village Road South and Avenue W. In addition, to the northwest is the First Korean Church of Brooklyn (14 Gravesend Neck Road), as well as a P.S. 95 (345 Van Sicklen Street).

To the west of the Development Site fronting on Village Road South is Gravesend Cemetery, a designated landmark (Block 7146 Lot 1) by the Landmarks Preservation Commission (LPC). Directly to the north of the cemetery, is the Lady Moody House (27 Gravesend Neck Road), also designated by LPC as a landmark. In terms of open spaces, a baseball field (Our Lady of Grace) is located two blocks to the east at Gravesend Neck Road and Village Road East.

As noted above, McDonald Avenue (100 feet wide) is a mixed-use arterial and the roadway is traversed by an elevated train line, the New York City Transit (NYCT) "F Train" which runs north to south along the roadway.

The area to the northeast, above Gravesend Neck Road, is in the Special Ocean Parkway District Subdistrict ("SOPD Subdistrict") This subdistrict was intended to facilitate the enlargement of detached and semi-detached one and two-family homes with an overall maximum FAR of 1.5. The subdistrict affected areas zoned R3-1, R4 and R5 for the area generally bounded by the Long Island Railroad tracks to the north, McDonald Avenue to the west, Coney Island Avenue to the east and Avenue V and Gravesend Neck Road to the south. The area is characterized by detached and semi-detached houses with one and two units. The SOPD Subdistrict permits the enlargement of detached and semi-detached housing and prohibits attached housing in R4 and R5 zones. As noted above, the maximum FAR in the subdistrict limited developments to 1.5 FAR. Less restrictive regulations in the Subdistrict permit the expansion and/or development of larger one and two-family detached and semi-detached homes. The regulations in the subdistrict also include elements of existing lower density contextual zones.

The Development Site is currently in a small C8-1 zone that extends along McDonald Avenue between Gravesend Neck Road and Avenue W. Immediately to the north and south of this district along McDonald Avenue are small M1-1 districts. To the west beyond McDonald Avenue is a large R5 district and to the east is a large R4 district.

The C8-1 is a general commercial district that permits a wide range of commercial uses not generally suitable within residential districts (Use Groups 4-14 & 16). The C8-1 district permits a commercial FAR of 1.0. Parking requirements vary by use, but automotive service facilities require one space per 600 square feet.

The M1-1 district, which is located to the north and south along McDonald Avenue, typically include light industrial uses and permit offices, hotels and most retail uses at a maximum FAR of 1.0. No front yards and side yards are required unless the side yard is along a district boundary. Rear yards of 20 feet are usually required, except within 100 feet of a corner. Parking is required based on the use and size of the establishment. Loading berths could be required as well depending on size and type of use.

The R5 zoning district, which is located to the west of McDonald Avenue, are residential districts that allow a variety of housing that typically consist of three- and four-story attached houses and small apartment houses. The R5 zoning district allow a maximum FAR of 1.25 with maximum street wall height of a new building is 30 feet and the maximum building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building; in addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear or side yard line. Detached houses must have two side yards that total at least 13 feet, each with a minimum width of five feet. Semi-detached houses need one eight-foot-wide side yard. Apartment houses need two side yards, each at least eight feet wide. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to prevent cars parked on-site from protruding onto the sidewalk. Off-street parking is required for 85 percent of the dwelling units in the building and income-restricted dwelling units are waived within the Transit Zone.

The R4 district, which is located to the east of McDonald Avenue, allow all residential developments at a maximum FAR of 0.75. This FAR plus an attic allowance of up to 20 percent for inclusion of space under a pitched roof usually produces buildings with three stories. Front yards of 10 feet and rear yards of 30 feet are required, with side yards of at least five feet. The maximum building height is 35 feet and one parking space is required per dwelling unit.

C1-2, C1-3 and C1-4 commercial overlays are mapped along east-west avenues to the north and south, such as Avenue U and Avenue X. These streets are the main commercial thoroughfares in the surrounding area. C1 districts allow for a wide variety of commercial uses (Use Groups 5-6). Within lower density residential zoning districts (R1 through R5) the maximum commercial FAR is 1.0, whereas when mapped in higher density residential districts (R6 through R10) the maximum commercial FAR is 2.0. Parking requirements vary by use for each commercial overlay.

As noted above, an NYCT train line runs above McDonald Avenue with an F train stop on the subject block of the Development Site. The F train provides service to Coney Island and Jamaica, Queens via Manhattan. Additionally, the B3 NYCT bus runs along Avenue U, providing service between Bergen Beach and Bensonhurst. Accordingly, the Project Area is located in the Transit Zone.

4. Description of the Proposed Project Area

The Proposed Project Area consists of the Development Site (Block 7146, Lot 50), which is under the Applicant's control and is discussed in greater detail below. In addition to the Development Site, a portion of an adjacent property that is not under the Applicant's control (Block 7146 Lot and 49) would be affected. In total, the Project area would encompass 24,482 square feet in lot area. As noted above, the Project Area is zoned C8-1.

Block 7146, lot 49 (2376 McDonald Avenue) is a flag-shaped mid-block lot with 24 feet of frontage on McDonald Avenue and 132.92 feet of depth. The property is developed with a two-story autobody garage with approximately 7,975 square feet (0.91 FAR) where 1.0 FAR is permitted for commercial uses in the underlying C8-1 zoning district. The building was constructed in approximately 1931. Approximately 24 feet (in depth) of the southern portion of the property would be affected by the Proposed Actions – or approximately 4,581 square feet.

5. Description of Proposed Development Site

The Development Site is a single rectangular lot (Block 7146, Lot 50) that contains 19,901 square feet of lot area with frontage along two streets: approximately 210 feet along the north side of Village Road South and approximately 96 feet of frontage along the west side of McDonald Avenue. As noted above, McDonald Avenue is a 'wide' street with 100 feet in width, while Village Road south is 50 feet in width, a 'narrow' street.

The lot is currently improved with a single-story commercial building containing 15,612 square feet of space or approximately 0.78 FAR.

6. Description of Proposed Development

The Proposed Actions would facilitate the redevelopment of the Development Site with an 8-story mixed-use building to contain approximately 91,531 square feet or 4.60 FAR (the "Proposed Development"). This would include approximately 73,948 square feet of residential floor area and 80 dwelling units, with approximately 17,582 square feet of ground-floor commercial retail. Approximately 24 of the proposed 80 dwelling units would be affordable (25 percent) for incomes averaging 60 percent AMI, under MIH Option 1. The ground floor would provide approximately 17,582 square feet of commercial space. The proposed ground-floor use would be required to be non-residential and at this time is preliminary proposed as a mix of local retail, daycare and office space.

The Proposed Development will have different building heights on different street frontages. Along McDonald Avenue, the building will have a base height of 35 feet and rise to a total height of 85 feet after a 15-foot setback. The rear of the building would rise to 55 feet under transition regulations between the R5 and C4-4L district before setting back approximately 56 feet to rise to 85 feet. Along Village Road South, the building will rise to a base height of 35 feet, then set back 15 feet before rising to 85 feet.

120 off-street parking spaces would be provided via 16-foot curb cut along Village Road South. The parking spaces would be attended and accessible via car elevator to the cellar level, where the spaces would be provided via stackers.

7. Actions Necessary to Facilitate the Project

The Proposed Actions consist of a zoning map amendment and zoning text amendment, that are primarily intended to facilitate the Proposed Development. The Zoning Map Amendment would create a new C4-4L district on two properties (Block 7146, Lot 50, and a portion of Lot 49) that are currently zoned C8-1.

The proposed zoning text amendment pursuant to *Appendix F* of the Zoning Resolution would make the Project Area applicable as a Mandatory Inclusionary Housing Area (MIH) and would be

mapped as Options 1 and 2, pursuant to §123-154(d). All residential developments, enlargements, and conversions within this MIHA that meet the criteria set forth in the MIH program must comply with the requirements of one of the options described below:

- Option 1: 25 percent of residential floor area must be for affordable housing units for residents with incomes averaging 60 percent AMI, with a minimum of 10 percent of housing to be affordable at 40 percent AMI.

- Option 2: 30 percent of residential floor area must be for affordable housing units for residents with incomes averaging 80 percent AMI/.

Currently, the Applicant would comply with Option 1 and provide approximately 24 income-restricted dwelling units or approximately 25 percent of the proposed residential floor area permanently affordable to incomes averaging 60 percent AMI.

The proposed zoning map amendment would rezone the Project Area from C8-1 to C4-4L, measured 120 feet from Village Road South. The proposed new C4-4L district would facilitate a higher but appropriate density and permit residential use in a predominantly residential area. The proposed C4-4L district would facilitate much needed dwelling units, a portion of which would be affordable, a recognized local and citywide need. It also permits commercial retail and community facility uses and would facilitate new space to provide new supporting neighborhood retail services.

The C4-4L zoning district, which has an R7A residential district equivalent, allows for buildings up to 4.0 FAR (4.6 FAR with MIH) and generally yields seven to eight-story buildings. Maximum lot coverage is 65 percent for interior and through lots and 100 percent on corner lots. Above a base height of 40 to 75 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street, before rising to a maximum of 95 feet or 9-stories (with MIH)[1]. However, because McDonald Avenue is a street with an elevated rail line, a setback of at least 15 feet is required at a height of at least 25 feet or two stories, whichever is lower, and at most 65 feet or six stories whichever is lower. Additionally, the maximum building height can be increased to 105 feet or 10 stories, whichever is less, for buildings with a qualifying ground floor. Parking is required for 50 percent of all dwelling units and parking requirements are waived for income-restricted dwelling units at 80 percent AMI and below in the Transit Zone.

The zoning map amendment of the C8-1 portion of the lot to C4-4L will serve to increase the permitted commercial bulk from 1.0 to 4.0 FAR, which would continue to permit commercial uses and change the permitted commercial uses. Accordingly, the C8-1 district permits Use Groups 4-14 and 16 at a maximum FAR of 1.0, while the proposed C4-4L district permits Use Groups 1-6, 8-10 and 14.

The proposed C4-4L district would result in the highest and best use for this area, which is emerging as a regional mixed-use corridor. The Project Area is located along a heavily trafficked and vibrant arterial roadway, McDonald Avenue, which is currently underdeveloped with a mix of older commercial retail, office, automotive and industrial/manufacturing uses, generally rising between one- and two-stories. However, the roadway is wide (100 feet) and can support additional density, based on access to transit. Moreover, with the presence of the overhead rail right-of-way, the C4-4L would be compatible for this location, where C4-4L districts are intended for mid-rise development along elevated railways. Last, while permitting additional commercial uses, the Proposed Actions would result in much needed new housing capacity, with the Proposed

[1] If the *City of Yes for Housing Opportunity* text amendment is adopted as currently proposed by the Department of City Planning, C4-4L districts would allow for up to 5.0 FAR and a maximum height of 115 feet. Parking would no longer be required but the Applicant plans to voluntarily provide parking.

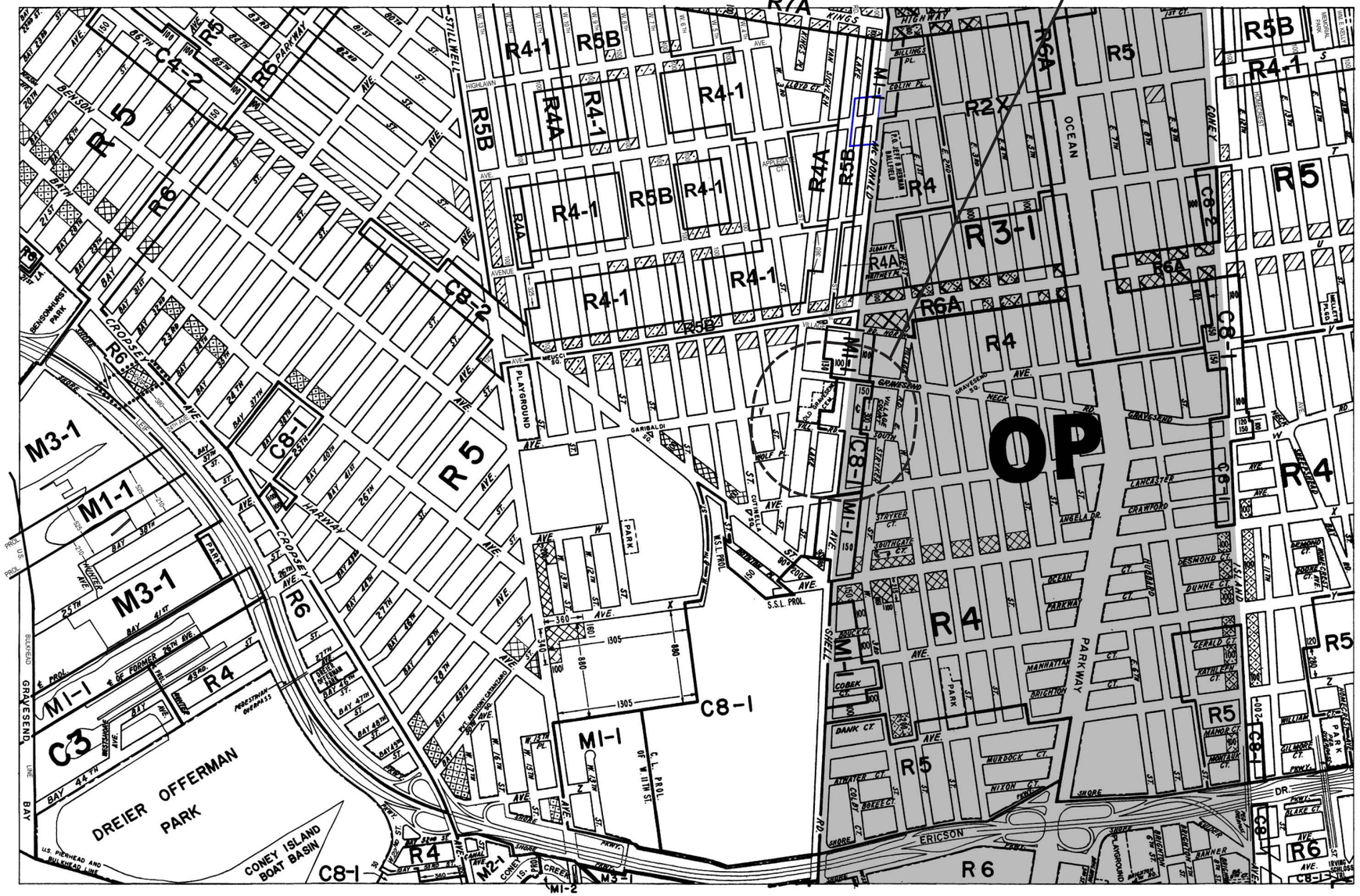
Development providing 80 new dwelling units, at least 24 of which would be income-restricted under MIH.

8. Conclusion

The Proposed Actions would create a new compatible mixed-use zoning district along a vibrant roadway with an overhead railway right-of-way. Based on the presence of lower-density buildings, the underlying C8-1 district constraints new development at this intersection. As such, a C4-4L district under MIH is proposed, which is an appropriate location for additional density, based on the wide status of the roadway, as well as the close proximity to transit. The resulting Proposed Development would provide new neighborhood retail services, as well as 80 new dwelling units above, 25 percent of which would be affordable, a demonstrated need in Community District 15. As such, the Proposed Actions would be appropriate for this area and would result in the highest and best use for this segment of McDonald Avenue.

Click blue outline on map to view diagram of **proposed** zoning change

Proposed Project Area



600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

05–19–2022 C 200358 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

N

22b	22d	23b
28a	**28c**	29a
28b	28d	29b

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ZONING MAP **28c**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

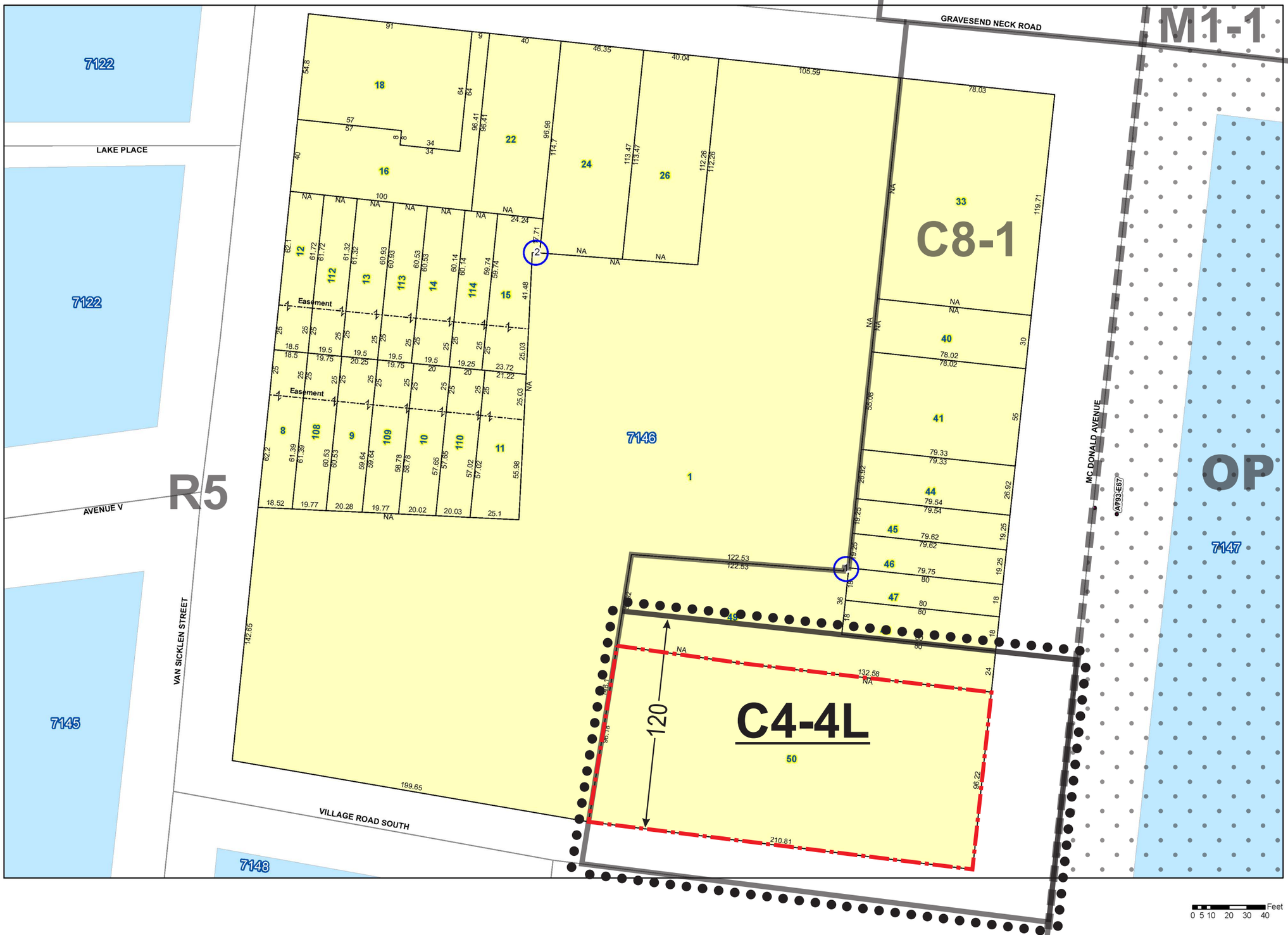
2390 McDonald Avenue, Brooklyn

NYC Finance

NYC Digital Tax Map

Effective Date : 03-14-2017 15:44:18
End Date : Current

Brooklyn Block: 7146



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- Existing Special Purpose District
- C8-1 Existing Zoning District
- C4-4L Proposed Zoning District

2390 McDonald Avenue, Brooklyn

Area Map

Block: 7146, Lots: 49 (p/o) & 50

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

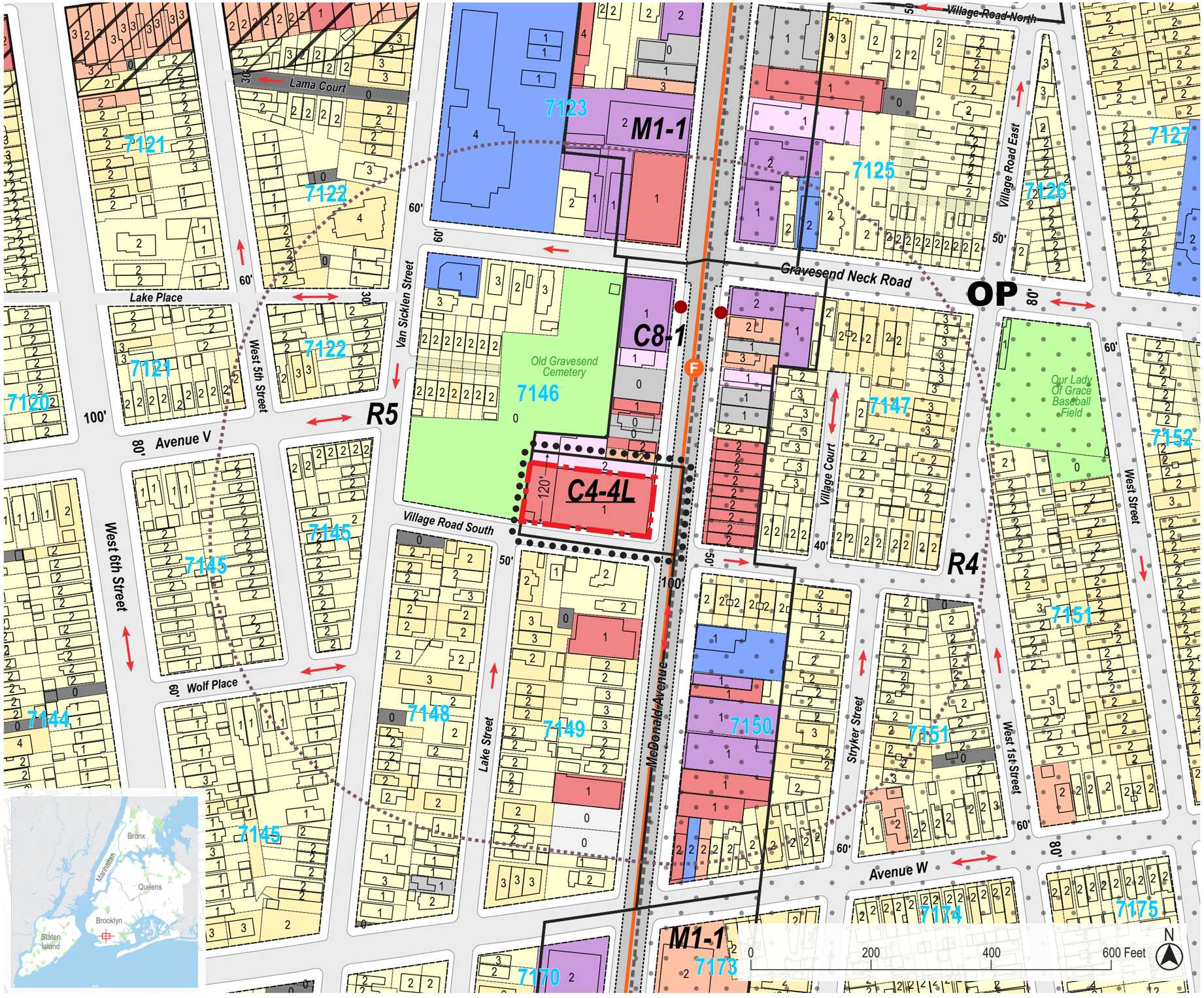
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

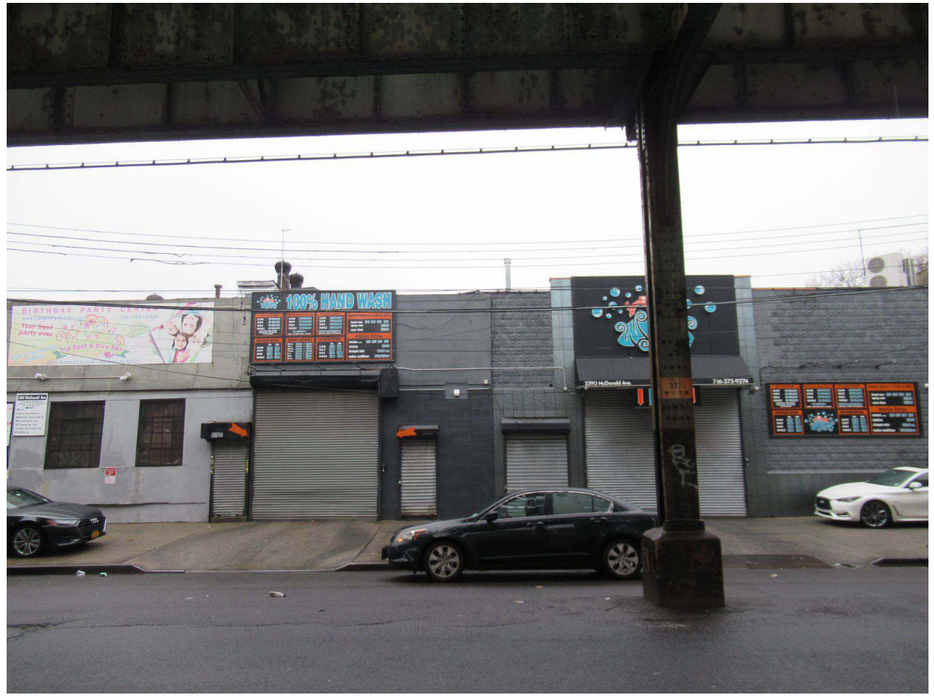
Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

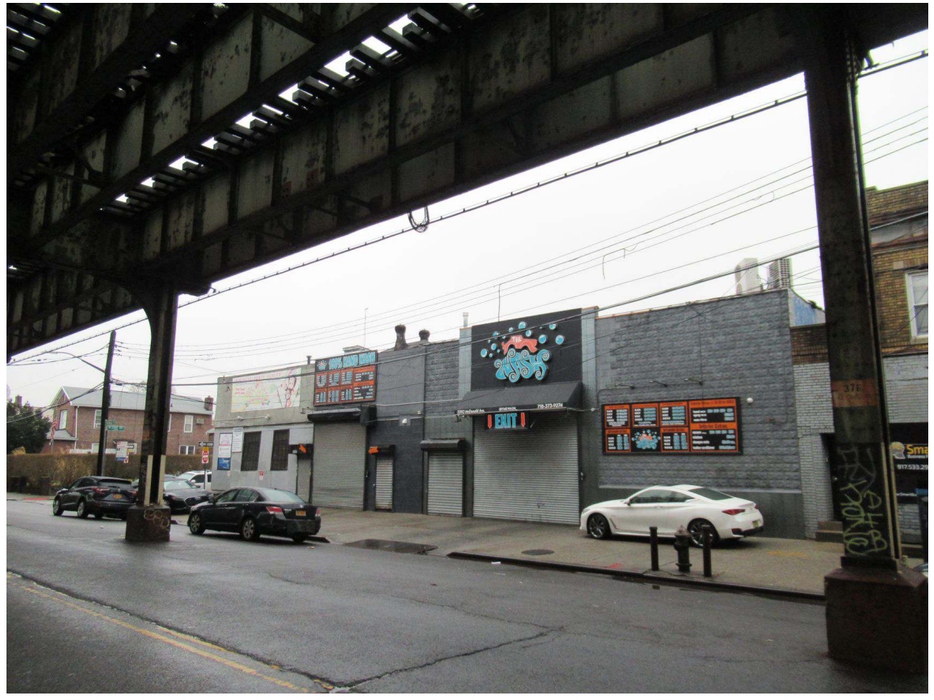


February 2020

Urban Cartographics



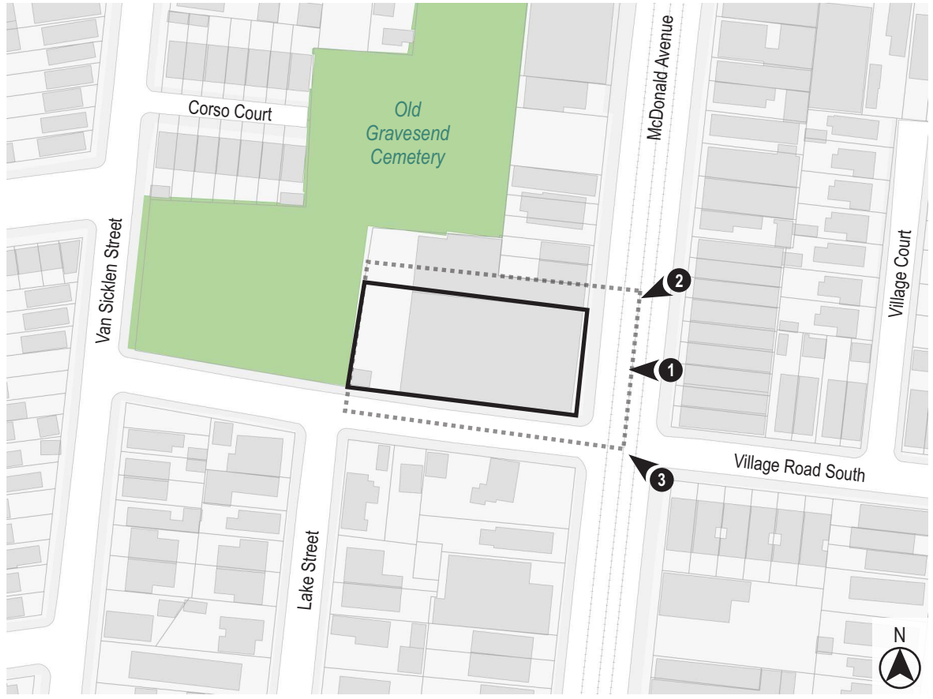
1. View of the Development Site facing west from McDonald Avenue.



2. View of the Development Site facing southwest from McDonald Avenue.



3. View of the Development Site facing northwest from the intersection of McDonald Avenue and Village Road South.



2390 McDonald Avenue, Brooklyn

Urban Cartographics
Photographs Taken on February 6, 2020



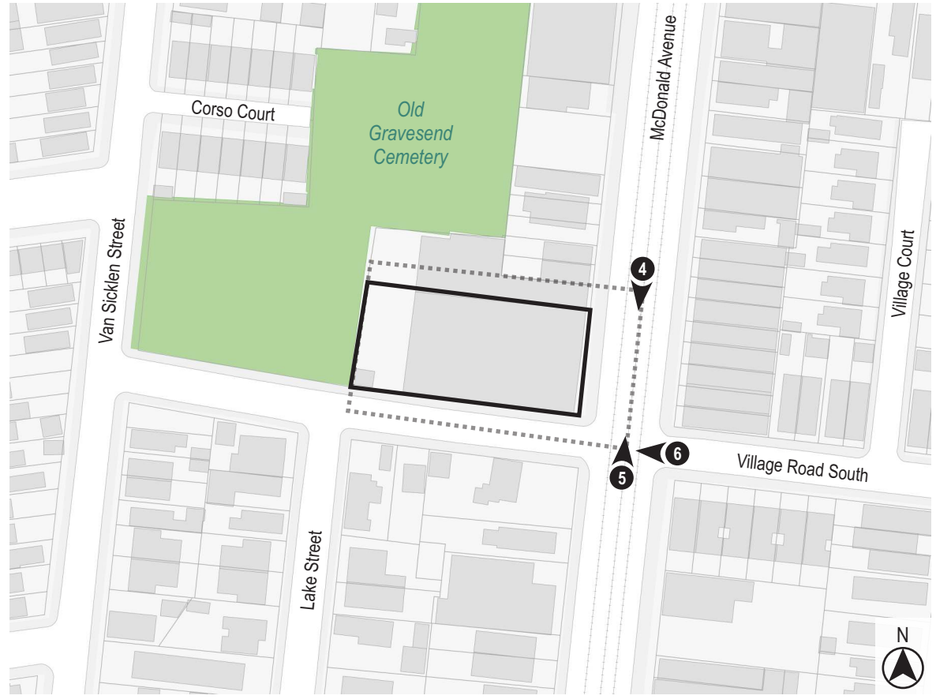
4. View of McDonald Avenue facing south toward Village Road South (Development Site at right).



5. View of McDonald Avenue facing north from Village Road South (Development Site at left).



6. View of Village Road South facing west from McDonald Avenue (Development Site at right).





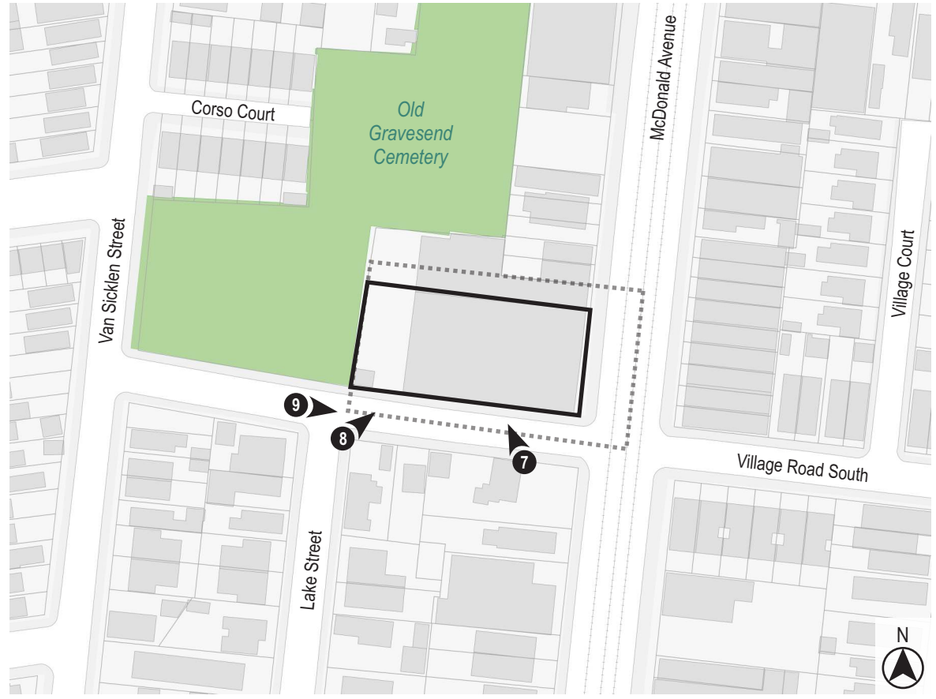
7. View of the Development Site facing northwest from Village Road South.



8. View of the Development Site facing northeast from Village Road South.



9. View of Village Road South facing east toward McDonald Avenue (Development Site at left).





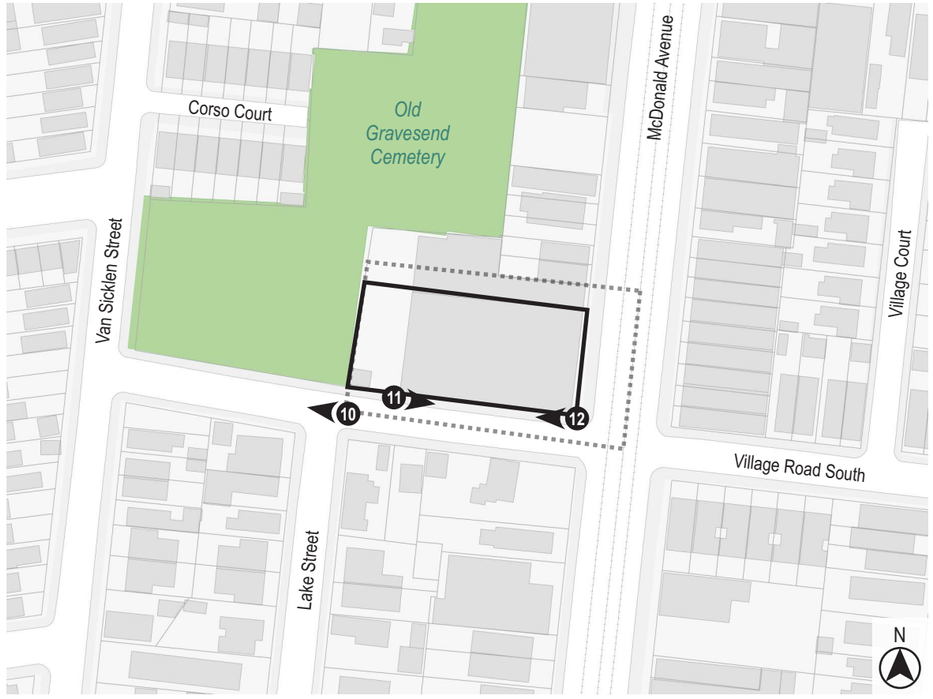
10. View of Village Road South facing west toward Lake Street.



11. View of the sidewalk along the north side of Village Road South facing east toward McDonald Avenue (Development Site at left).



12. View of the sidewalk along the north side of Village Road South facing west from McDonald Avenue (Development Site at right).





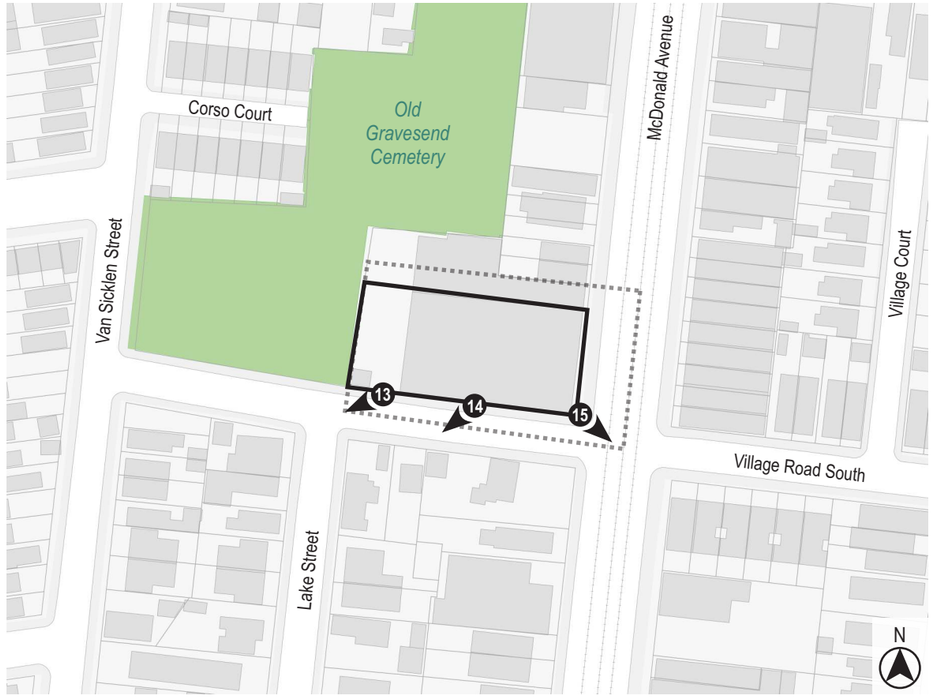
13. View of the south side of Village Road South facing southwest from the Development Site.



14. View of the south side of Village Road South facing southwest from the Development Site.



15. View of the intersection of McDonald Avenue and Village Road South facing southeast from the Development Site.





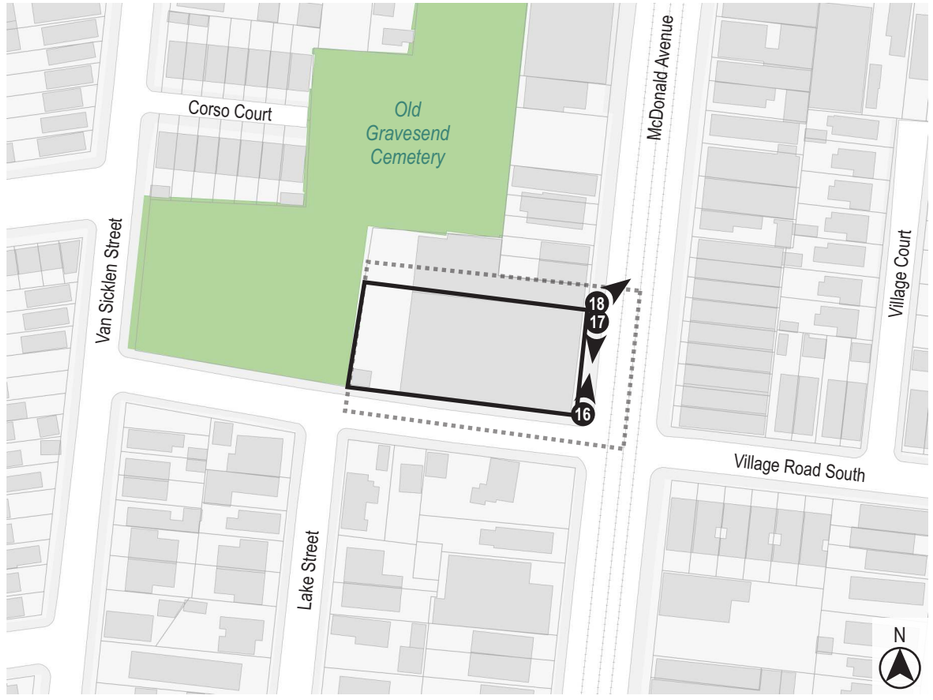
16. View of the sidewalk along the west side of McDonald Avenue facing north from Village Road South (Development Site at left).

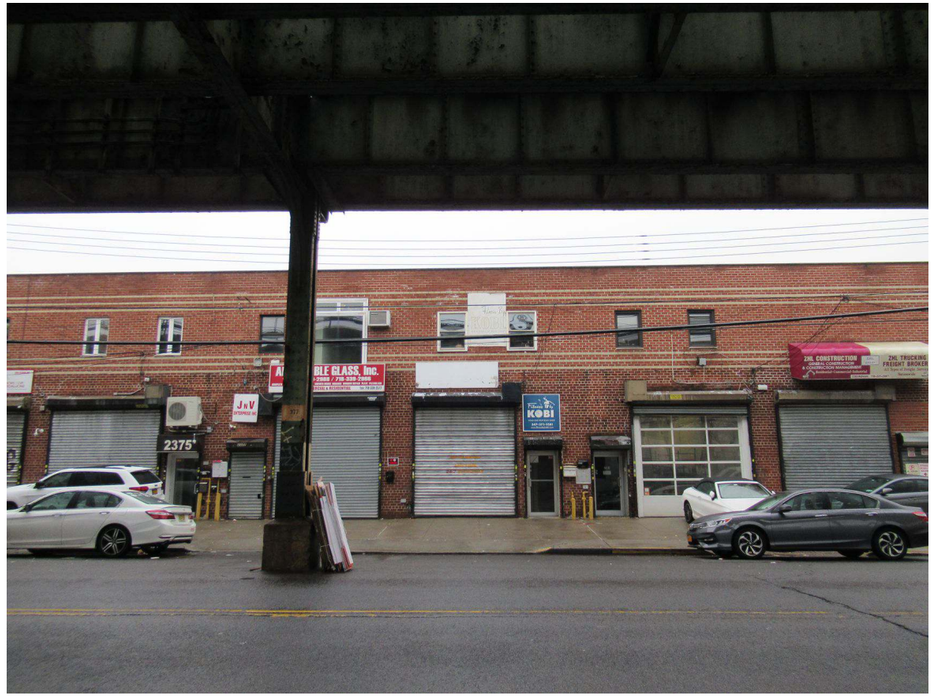


17. View of the sidewalk along the west side of McDonald Avenue facing south toward Village Road South (Development Site at right).



18. View of the east side of McDonald Avenue facing northeast from the Development Site.

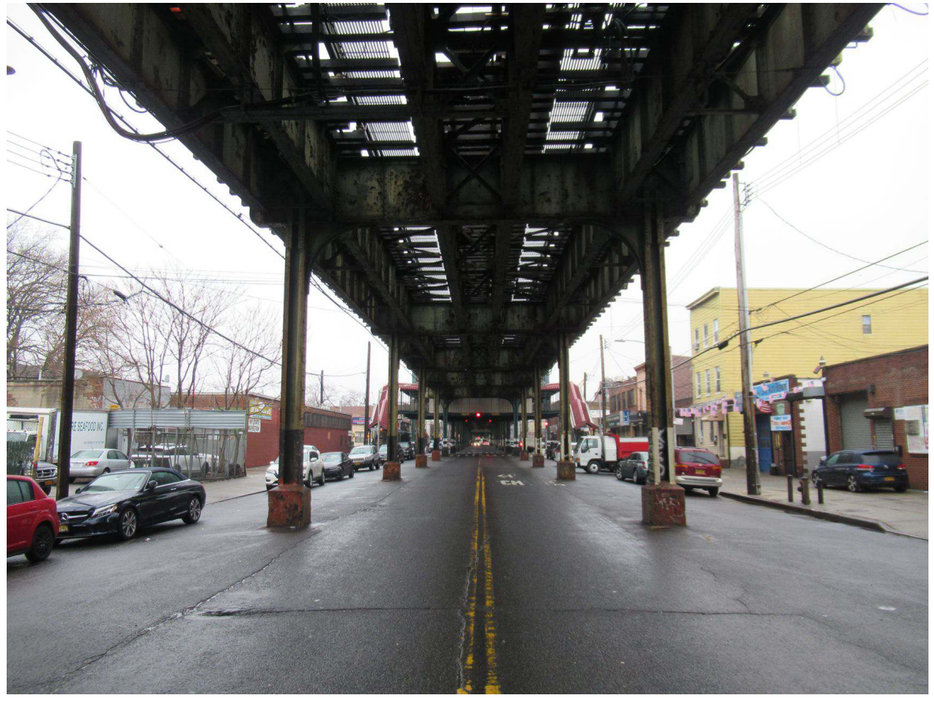




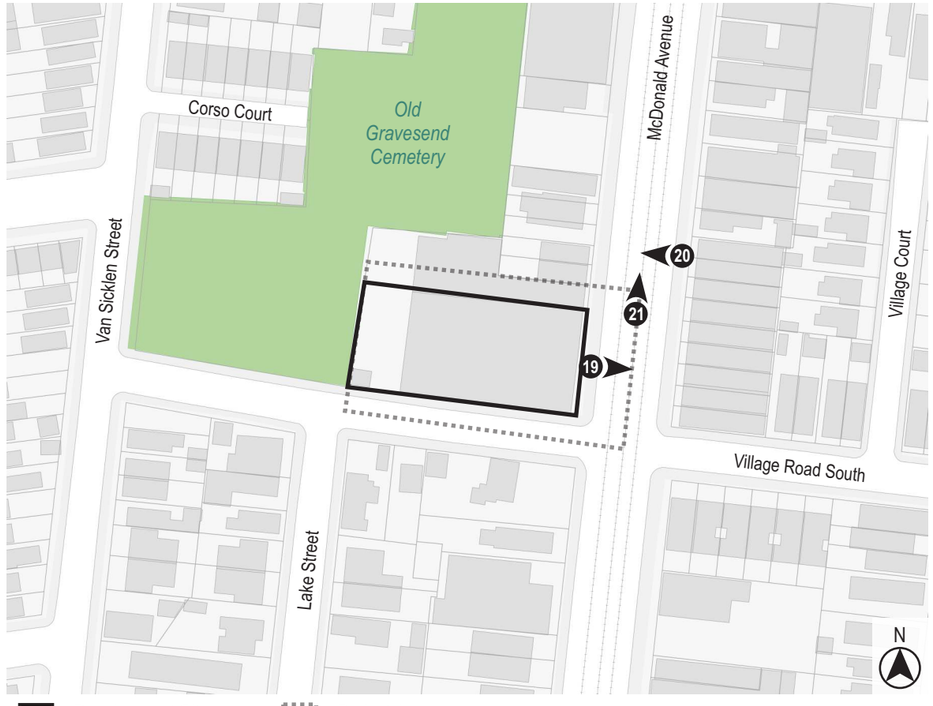
19. View of east side of McDonald Avenue facing east from the Development Site.



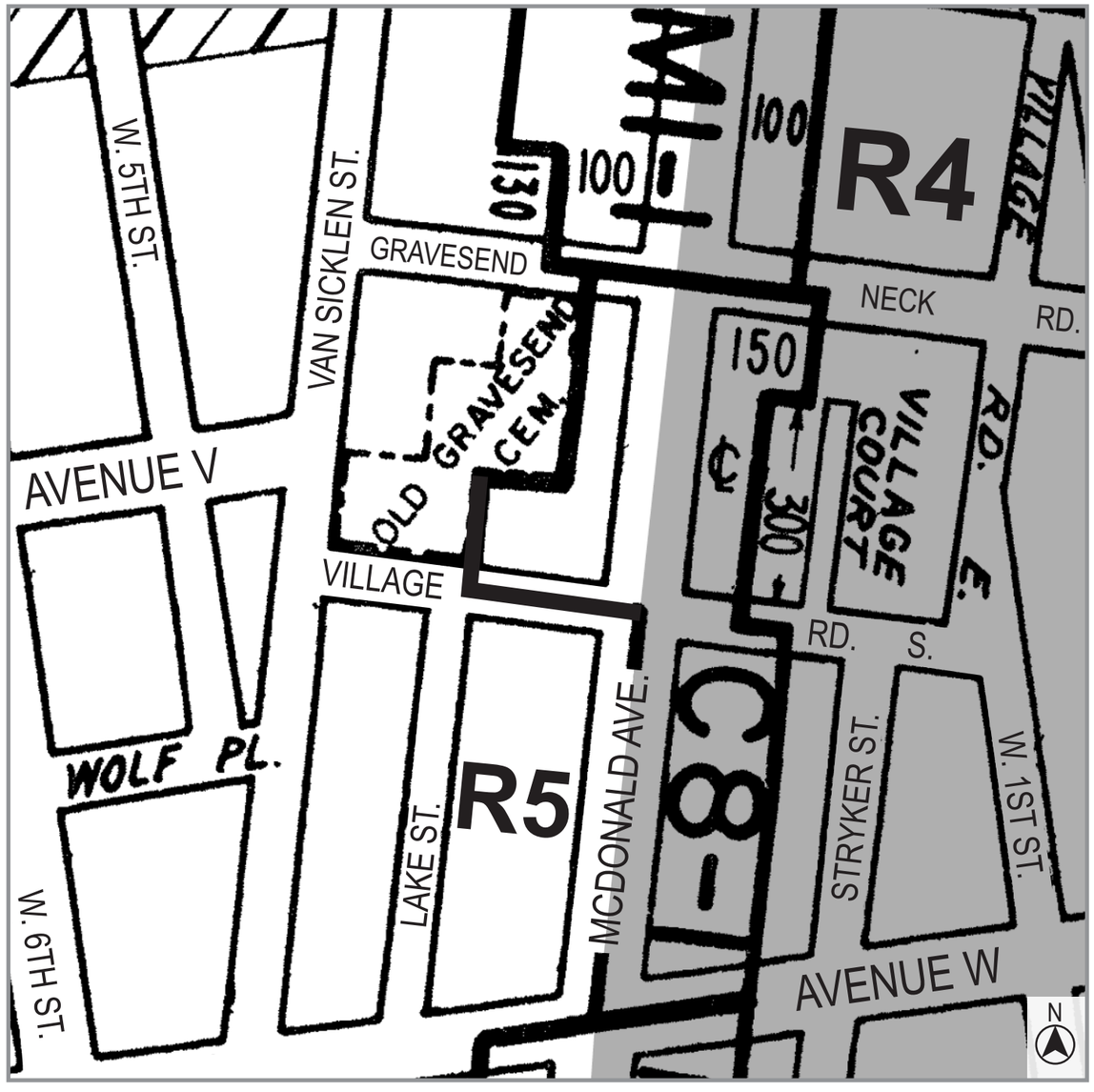
20. View of west side of McDonald Avenue facing west.



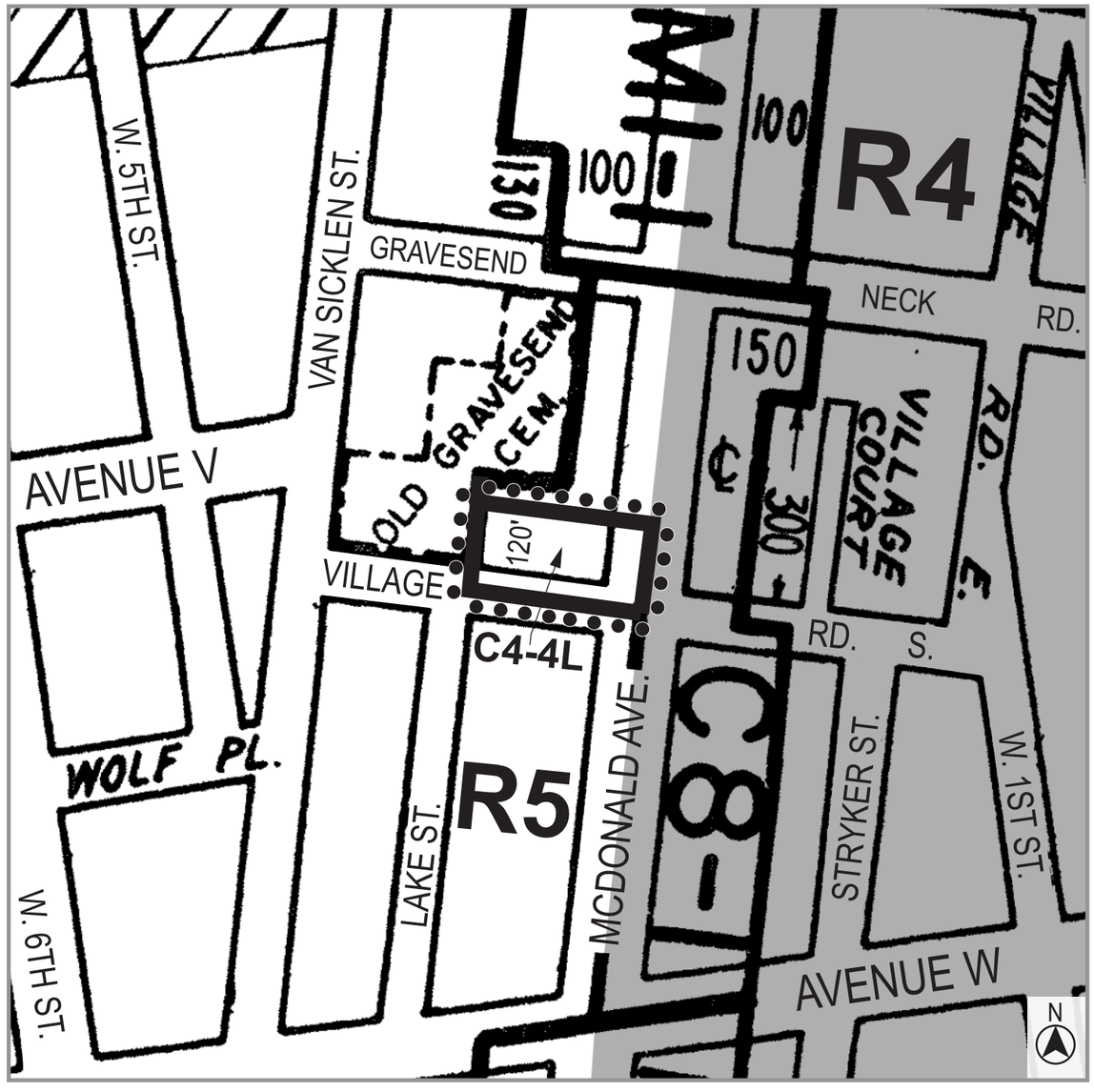
21. View of McDonald Avenue facing north toward Gravesend Neck Road.



Zoning Change Map



Current Zoning Map (28c)



Proposed Zoning Map (28c) - Area being rezoned is outlined with dotted lines

Rezoning from C8-1 to C4-4L

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

2390 McDonald Avenue, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (C8-1)		Proposed Zoning (C4-4L) (Under MIH Zoning)	
	ZR Section #	C8-1	ZR Section #	C4-4L
USE GROUPS	32-10	4-14, 16	32-10	1-6, 8-10, 12
Maximum FAR	33-122	1	35-23 (b)	4.6
Residential	n/a	n/a	35-23 (b)	4.6
Affordable Independent Residences for Seniors	n/a	n/a	35-012 -> 23-155	5.01
Community Facility	33-123	2.4	35-30 -> 33-121	4
Commercial	33-122	1	35-30 -> 33-121	4
Commercial and Community Facility	33-123	2.4	35-30 -> 33-121	4
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	33-25	None or 8'	33-25 -> 23-462	None or 8 feet
Minimum Rear Yard	33-26	20'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	33-432	n/a	35-65 -> 35-652 -> 35-23 -> 23-662	40'
Maximum Base Height	33-432	30'/2-Stories	35-65 -> 35-652 -> 35-23 -> 23-664*	75'
Maximum Building Height	33-432	Sky Exposure Plane	35-65 -> 35-652	105 feet (10-Stories)
Maximum Height of Front Wall	33-432	30'/2-Stories	35-65 -> 35-652 -> 35-23 -> 23-664*	75'
Sky Exposure Plane	33-432	1:1 Narrow / 1:1 Wide	n/a	n/a
Setbacks from Narrow Streets	33-432	20'	35-65 -> 35-652 -> 35-23 -> 23-662	15', 20' (Commercial)
Setbacks from Wide Streets	33-432	15'	35-65 -> 35-652 -> 35-23 -> 23-662	15', 10' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	35-23 -> 23-153	65%
Corner Lot	n/a	n/a	35-23 -> 23-153	100% (Corner)
DENSITY				
Affordable Dwelling Units	n/a	n/a	35-40 -> 23-22	680 sf/DU
PARKING				
Residential	n/a	n/a	36-33 -> 25-23	50%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	36-33 -> 12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	36-33 -> 12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	36-33 -> 12-10/25-253	25%
LOADING				
Commercial	36-62	By Use	36-62	By Use
Manufacturing	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	n/a	n/a	25-80/36-70	1 per 2 dwelling units
Bicycle Parking (Commercial)	36-70	By Use	36-70	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in Section 23-90

MTL Realty, LLC
P.O. Box 370
Morganville, NJ07751
917 709-0247
battsholdingsllc@gmail.com

July 23, 2020

Re: ***Representation at the New York City Department of City Planning***

Proposed Zoning Map and Text Amendment

2390 McDonald Avenue

Block 7146, Lot 50

Queens, New York (the "Premises")

The undersigned, being duly sworn hereby deposes and says:

1. MTL Realty, LLC, is the owner in fee of all that certain lot, piece or parcel of land in the Borough of Brooklyn, the City of New York, and known and designated as Tax Block 7146, Lot 50.

2. I hereby authorize Eric Palatnik, P.C. to make an application at the Department of City Planning for a proposed zoning map and text amendment for the subject Premises.

Signature: Victor Battaglia

Print: Victor Battaglia

Title: Member

Sworn to before me this 24

Day of July, 2020.

Notary Public

Robin Gonzalez
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G06097433
Qualified in Kings County
Commission Expires August 18, 2023

2390 McDonald Avenue

CD15 **N 210341 ZRK**

IN THE MATTER OF an application submitted by MTL Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

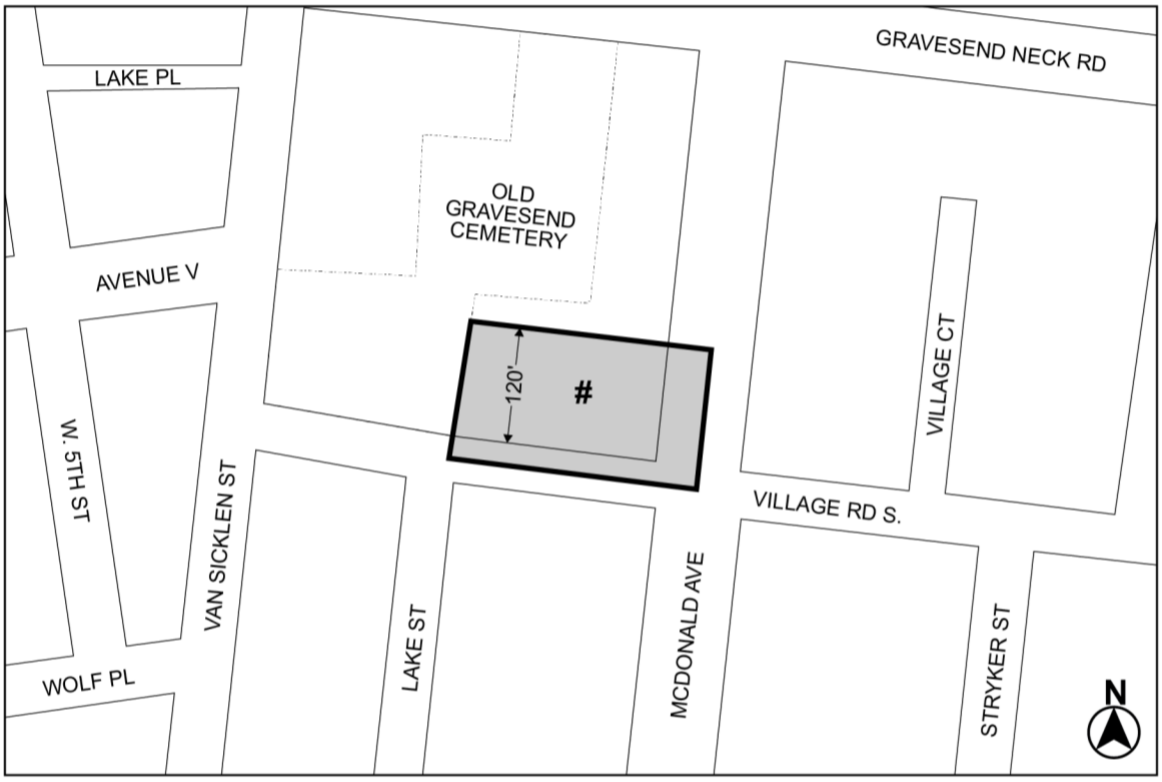
* * *

Brooklyn Community District 15

* * *

Map 7 – [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 15, Brooklyn

* * *

Racial Equity Report on Housing and Opportunity

Project name: 2390 McDonald Avenue Rezoning

Contact: Justin Jarboe, Eric Palatnik, PC.

Prepared by: Ian Rasmussen, Urban Cartographics Date: October 5, 2022

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

PROJECT TYPE

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

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

☐ Historic district designation affecting 4 or more city blocks

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

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

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

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

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

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

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

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 MTL Realty, LLC (the "Applicant") seeking: (1) a zoning map amendment, rezoning their development site and an adjacent property from a C8-1 district to a C4-4L district and (2) a zoning text amendment to make the affected area part of a Mandatory Inclusionary Housing area.

The object of the application is to facilitate a new mixed-use development at 2390 McDonald Avenue (Block 7146, Lot 50; the "Development Site"), which is located at the northwest corner of McDonald Avenue and Village Road South in the Gravesend neighborhood of Brooklyn Community District #15. The proposed development would result in an 8-story, 85-foot building, containing a total of 91,532 square feet of floor area (17,583 of which would be ground floor commercial space) and 80 dwelling units. 24 of these apartments would be made permanently affordable in compliance with "Option 1" of the Mandatory Inclusionary Housing Program, as detailed within. The remaining 56 apartments would be market-rate. Additionally, 120 accessory parking spaces would be provided at the cellar level.

It should be noted that the area to be rezoned includes the southernmost 24 feet of an adjacent parcel (Lot 49) to the north to create a comprehensive zoning proposal (collectively, the "Project Area"). This lot is currently improved with a 2-story building containing an auto body shop and a small office.

While the Project Area is within Community District #15, it falls within PUMA 4018, which generally includes the neighborhoods of Coney Island and Brighton Beach. As of 2020, this PUMA's population was 120,104. Of this population, 17% identified as Asian non-Hispanic, 11% identified as Black non-Hispanic, 15.9% identified as Hispanic, and 52.4% identified as White non-Hispanic. The remaining 3.8% identified as non-Hispanic or some other race or combination of races. The Asian population makes up a slightly greater share of the area population than compared to Brooklyn and New York City, while the Black population makes up a smaller share than when compared to the borough and city. The percentage of area residents who identify as Hispanic is slightly less than all of Brooklyn, and significantly less than New York City. On the other hand, the White population makes up a significantly greater share of the area's overall population than it does in Brooklyn and New York City as a whole. 2017-2021 American Community Survey data shows the median household income in the area was $41,640, almost $30,000 lower than both Brooklyn's and New York City's. The area's median age was 46 years old. More than half the population (53.9%) was foreign born, and 45.5% of the population indicated that they spoke English less than "very well."

PUMA 4018 saw a 7% increase in housing units between 2010 and 2022 compared to a 4.7% increase in population, indicating that housing production is keeping pace with the area's growth. However, housing production in this area still lags both Brooklyn and New York City as a whole. More than half of the households in the area were considered rent-burdened (62.9%), with 31.9% of households severely so. The median gross rent in the area is $1,177/month, which is several hundred dollars lower than the Brooklyn and New York City medians. According to ACS PUMA data between 2017 and 2021, 50.7% of rental units in the area were affordable to extremely low- and very low-income households, with 48.3% of rental units affordable to those in the low-income and moderate-income bracket (51-120%

AMI). 39% of the population in this area has access to a subway or SBS station within ¼ of a mile but only 3.9% has access to an ADA-accessible subway station within ¼ of a mile, both lower than average when compared to both Brooklyn and New York City.

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 24 new units of income-restricted housing at an average of 60% AMI (with no income-restricted units at more than 80% AMI), in a new building designed to be ADA-accessible, while setting aside a certain percentage of income-restricted units for existing community district residents and those with disabilities. The project would increase transit accessibility, as the Proposed Development sits only two blocks away from both the Avenue U and Avenue X stops of the New York City Transit F train. This transit accessibility and the provision of 24 income-restricted dwelling units is particularly critical for an area that is less transit accessible compared with the rest of Brooklyn and New York City, and where 71% of area households have a median income at or below 80% AMI. The project would also provide employment opportunities through the construction and maintenance of the Proposed Development.

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

Section 1: Executive Summary *(this section)*

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

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

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

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

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

2. PROJECT SPECIFIC INFORMATION

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

2.1. Residential affordability

Section not required for historic district designations

2.1.1 Proposed residential floor area:

73,021 sf Total residential zoning square feet

73,949 sf Gross residential square feet

2.1.2 Estimated new housing units

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

Income Restriction	Unit Count		Anticipated Affordability				
			AMI	Rent (2024)**		Eligible Income (2024)**	
	#	%		1-bedroom	3-bedroom	1-person	5-person
Extremely Low Income	0	0%	n/a	n/a	n/a	n/a	n/a
Very Low Income	8	10%	40%	$1,060	$1,470	$43,500	$67,100
Low Income	7	9%	60%	$1,590	$2,200	$65,200	$100,600
Low Income	9	11%	80%	$2,120	$2,940	$87,000	$134,200
Moderate Income	0	0%	n/a	n/a	n/a	n/a	n/a
Middle Income	0	0%	n/a	n/a	n/a	n/a	n/a
Not Income Restricted	56	70%	n/a	$1,850	$2,800	$74,000	$112,000
Total New Units	**80**	**30%**					

**Rents are based on unit size. Rents shown are illustrative (based on 2024 AMI), rounded to the nearest $10) and will change. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

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

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 80 residential units of which 24 will be income-restricted pursuant to the Mandatory Inclusionary Housing Program ("MIH"), and 56 will be market-rate (not income-restricted).

Pursuant to MIH Option 1, the 24 income-restricted units comprise at least 25% of the Proposed Development's residential floor area, at a weighted Area Median Income ("AMI") average of 60%. Additionally, 10% of the total units will be available at 40% AMI, there are no more than three income bands, and there is no income band greater than 80% AMI. The table above provides example rents and eligible incomes, by AMI income band.

The Proposed Development will contain 17 one-bedroom apartments (12 income-restricted and five market-rate), 41 two-bedroom apartments (12 income-restricted and 29 market-rate), and 22 three-bedroom apartments (all 22 market-rate). Four of the income-restricted one-bedroom apartments will be offered at a 40% AMI and the other eight will be offered at 80% AMI. Four of the income-restricted two-bedroom apartments will be offered at 40% AMI, seven will be offered at 60% AMI, and one will be offered at 80% AMI.

The Proposed Development will not be seeking any affordable housing financing programs.

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

	Third Quartile Area Market-Rate Rents (Adjusted)	Associated Household Incomes (30% Rent Burden)
One-Bedroom Apartments	$1,850/month	$74,000/year
Two-Bedroom Apartments	$2,500/month	$100,000/year
Three-Bedroom Apartments	$2,800/month	$112,000/year

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

2.3 Anticipated construction jobs

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

Development Site	Person-years	Average yearly workers
2390 McDonald Avenue	172.1	114.7
Total	**172.1**	**114.7**

Additional comments if needed:

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.

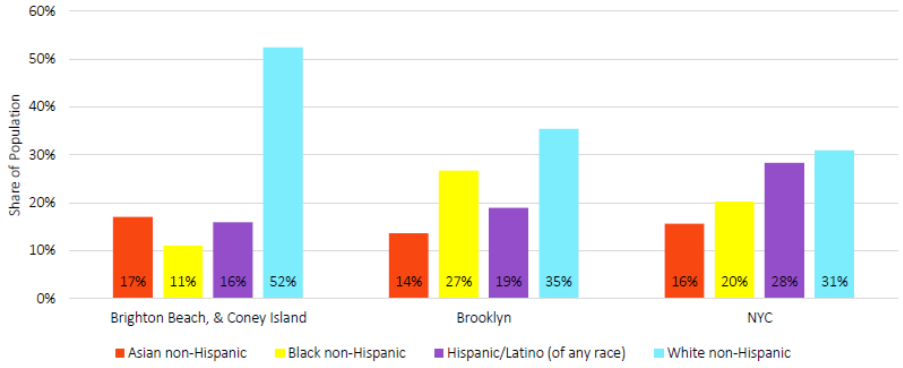
If helpful to understand the proposed project or the Narrative in section 4, provide a brief written description of key neighborhood, demographic and socioeconomic conditions and trends using the data that is shown in the Community Profile Summary.

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]."

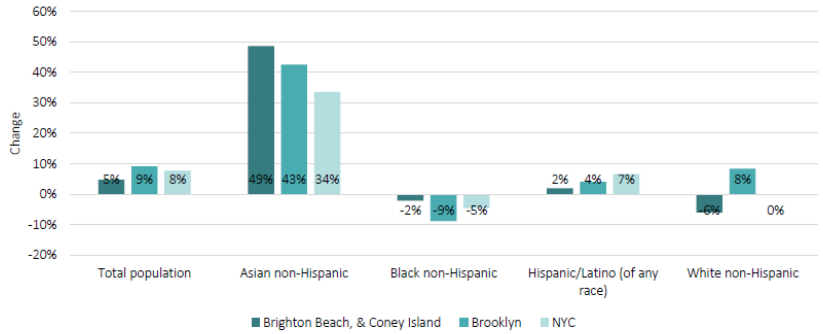


Source: Census 2020; Community Profile Table 1.01

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]."



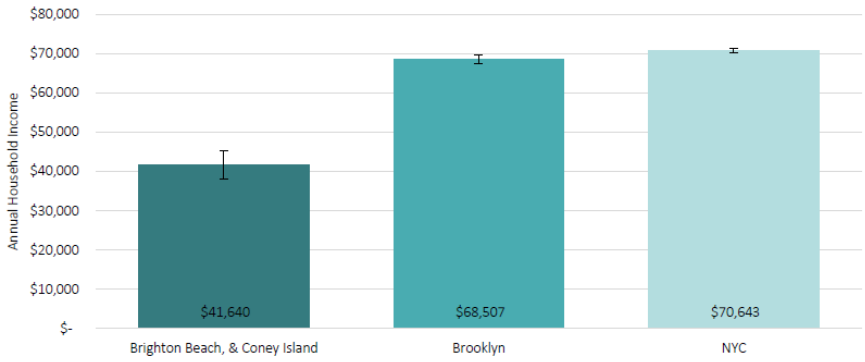
Source: Census 2010, 2020; Community Profile Table 1.01

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 [$]."

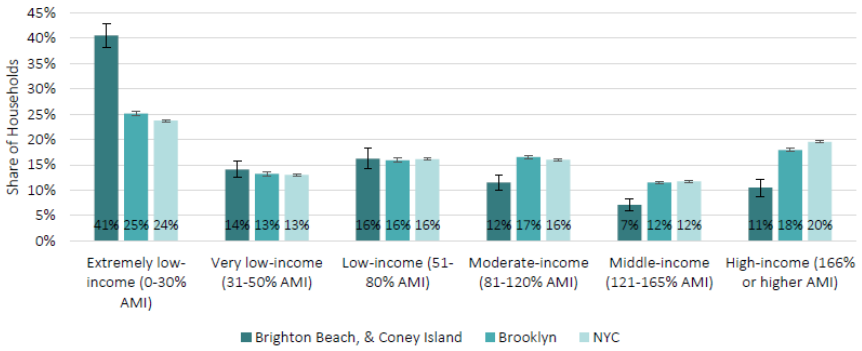


Source: American Community Survey 2017-2021; Community Profile Table 2.02

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]."

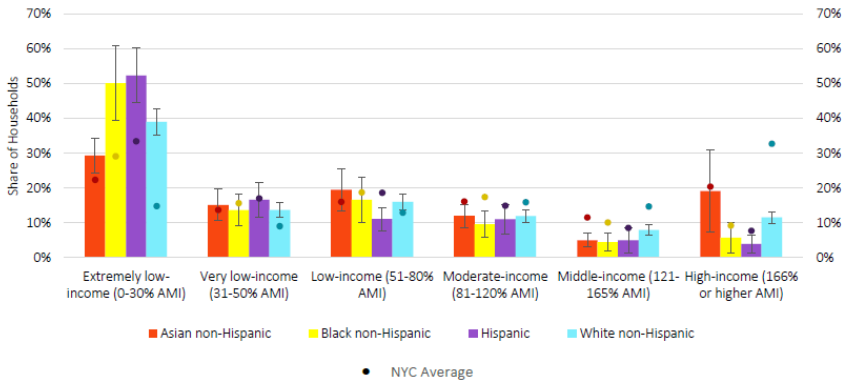


Source: American Community Survey 2017-2021; Community Profile Table 2.03

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."

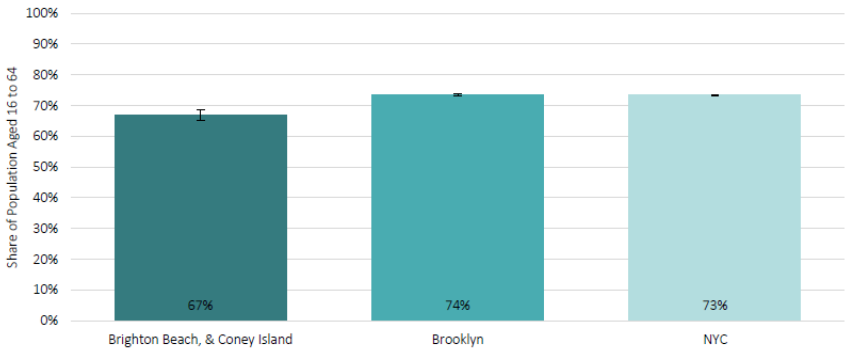


Source: American Community Survey 2017-2021; Community Profile Table 2.03

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.

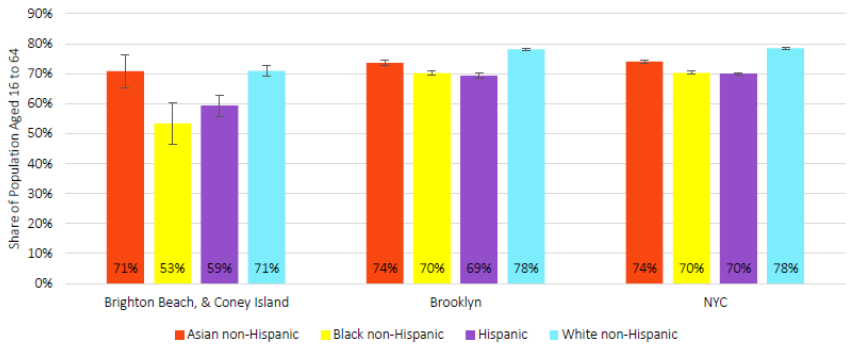
"In 2017-2021, an estimated [percent] in [area] were employed or seeking work."



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."

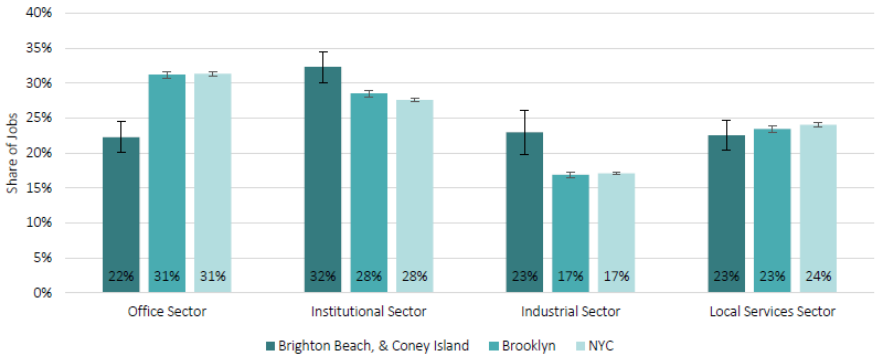


Source: American Community Survey 2017-2021; Community Profile Table 2.04

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]."



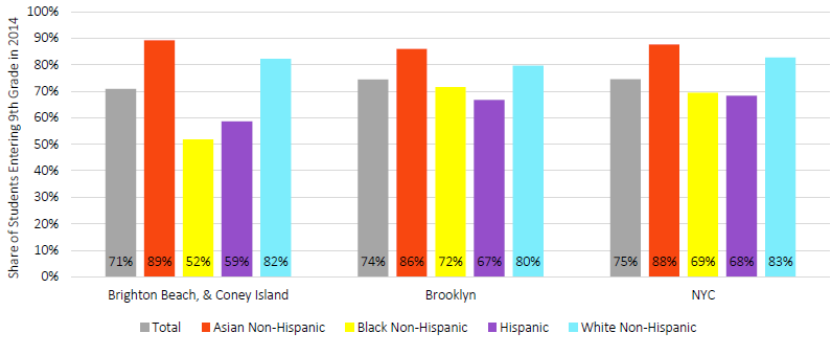
Source: American Community Survey 2017-2021; Community Profile Table 2.06

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]."

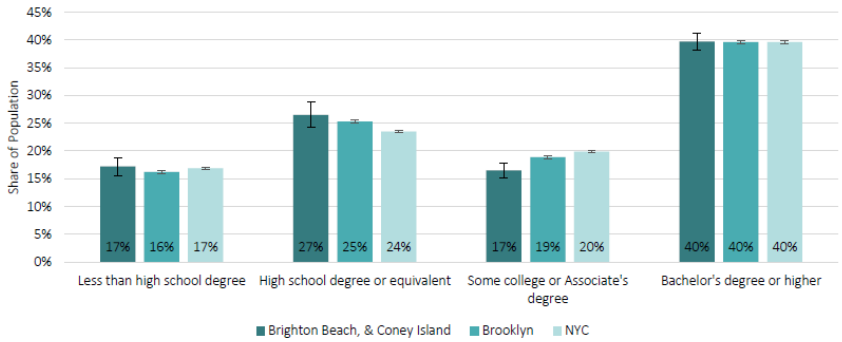


Source: NYC Department of Education 2018; Community Profile Table 5.13

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]."

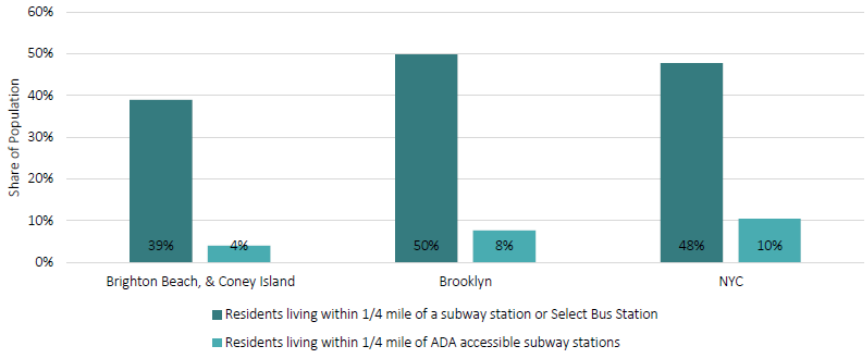


Source: American Community Survey 2017-2021; Community Profile Table 2.01

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."

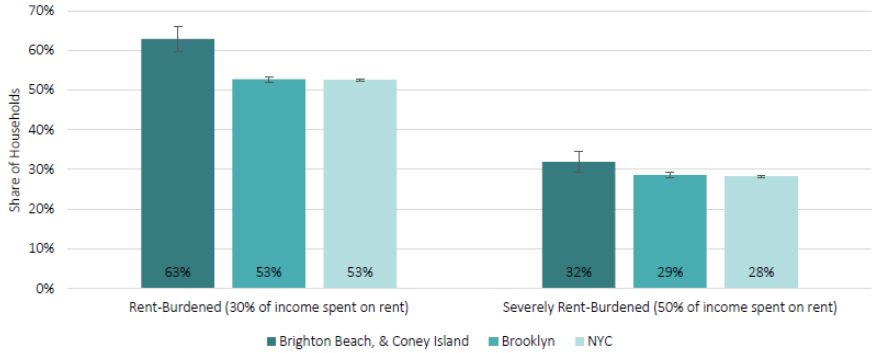


Source: Department of City Planning 2021; Community Profile Table 5.09

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.

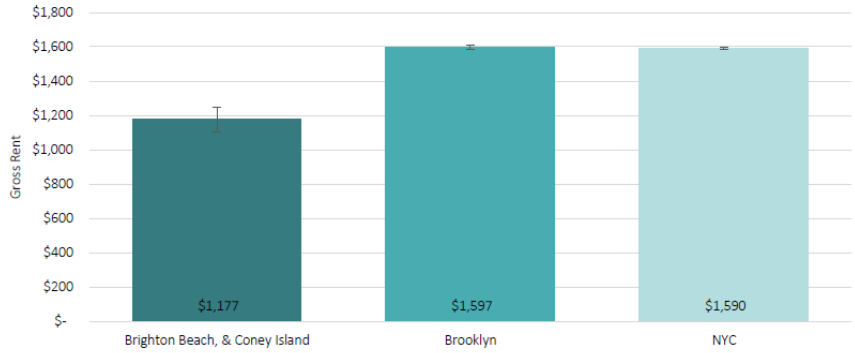
"In 2017-2021, an estimated [percent] of households in [area] were severely rent-burdened."



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 2022

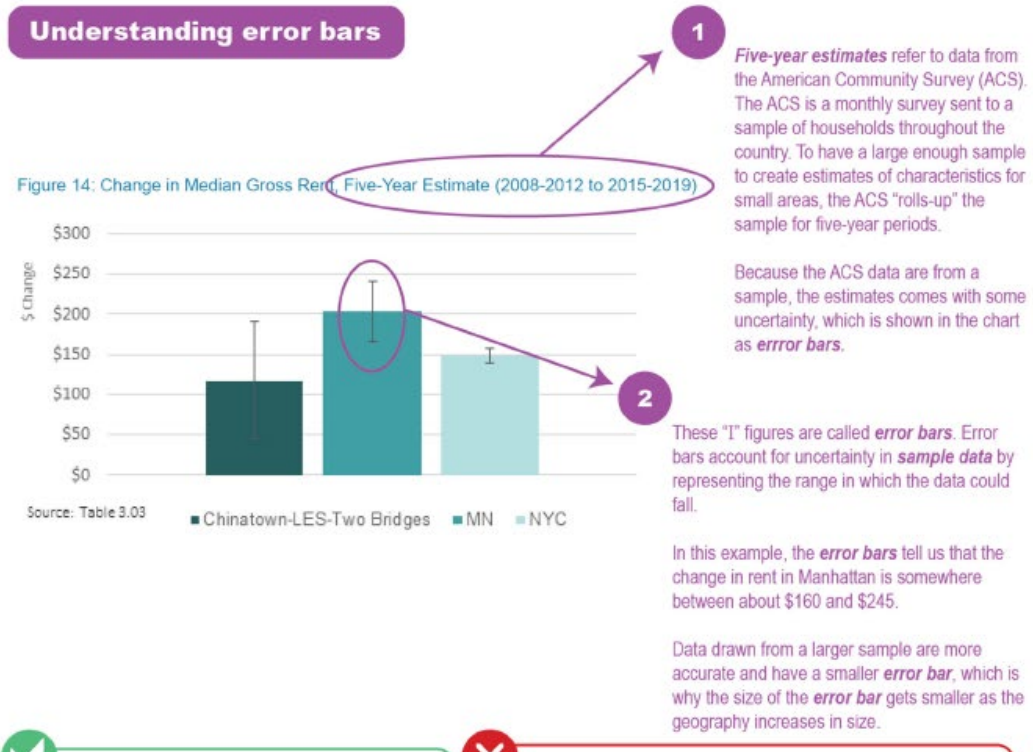
Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

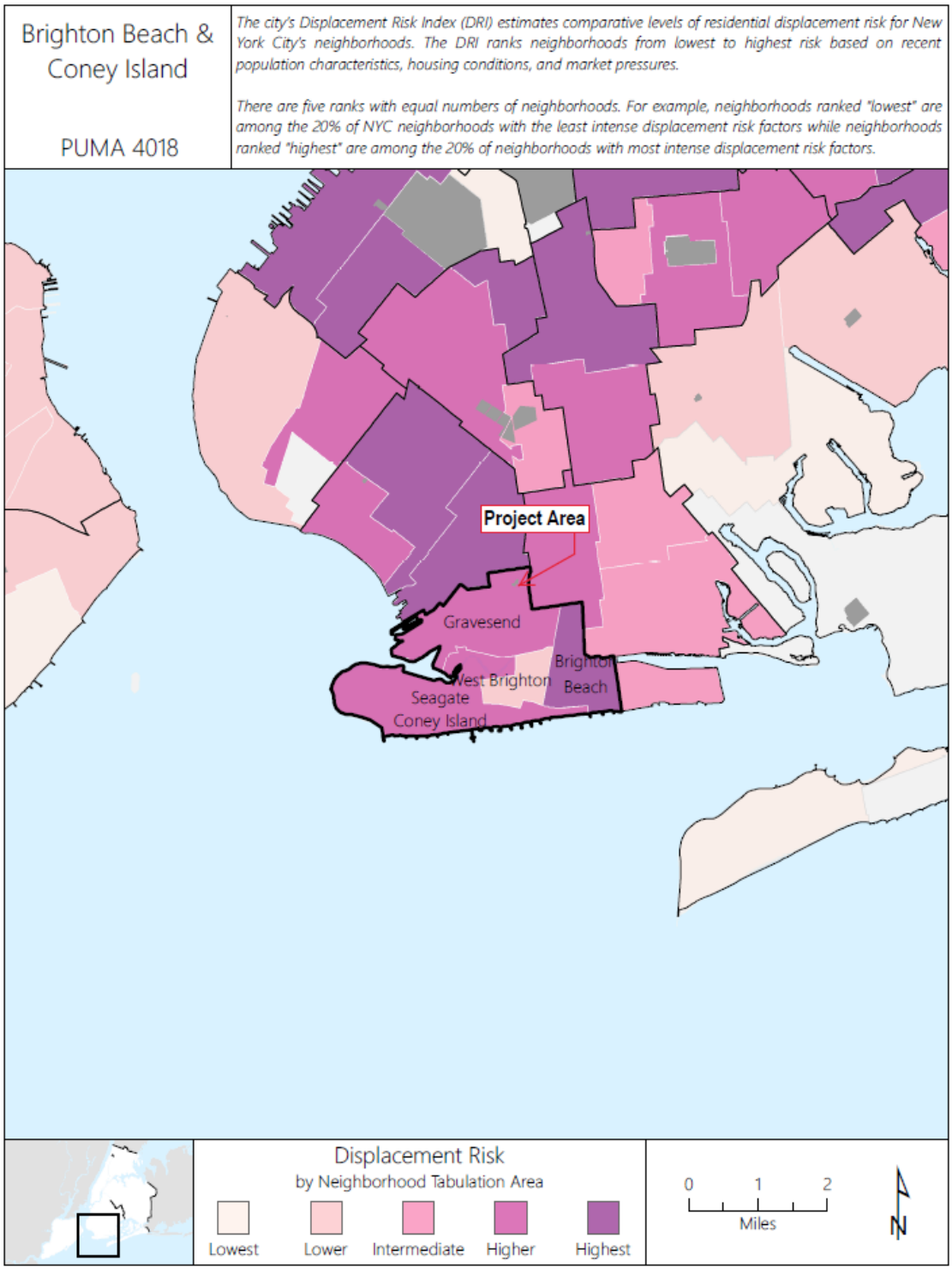
"From 2010 to 2022, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2022 Q2 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 for because of its establishment of new, permanently affordable (income-restricted) housing units, and by providing new market-rate and affordable housing in a location that is transit-accessible.

The 80 new residential units in the proposed development would include 24 permanently affordable (income-restricted) units. While PUMA 4018 (roughly Coney Island and Brighton Beach) has added 3,176 income-restricted units since 2014, with 1,889 of those units made available to households in the very low- and low-income brackets, the additional affordable units provided by the proposed development (all between 40-80% AMI) will be beneficial considering the median household income of the area is only $41,640. These income-restricted units will also help ease the financial strain for at least a dozen households in the area that are rent-burdened (62.9% of areawide households) or severely rent-burdened (31.9% of areawide households), both levels being higher than the city average.

The proposed development would also provide residents with incredible transit accessibility. Because the project area sits along McDonald Avenue, it allows for direct access to the New York City Transit F train. Two separate stops are located within two blocks of the project area: the Avenue U stop to the north, and the Avenue X stop to the south.

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 24 new permanently affordable (income-restricted) housing units. The new income-restricted units will also be set at income levels ranging from 40 to 80% AMI, providing very low- and low-income households an opportunity to live in modern, accessible, and affordable units. Moreover, the new permanently affordable units will be subject to HPD Marketing Guidelines, which provide a preference for applications from within the Community District. This aspect serves to specifically prevent the displacement of existing residents. Helping prevent displacement of existing residents is particularly critical here, as the Gravesend area of the subject PUMA (in which the Project Area sits) is in the 2nd-highest displacement risk category.

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.

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

The proposed development would provide a significant investment in an area that struggles with poverty. By providing immediate access to a subway line, the development would necessarily connect more residents with more job opportunities. This increased connectivity with other parts of the borough and city is crucial, considering the median household income in the area is just $41,640. With 71% of the households in PUMA 4018 falling under the 80% AMI threshold, the provision of 24 income-restricted units between 40-80% AMI is also critical in ensuring clean, modern, safe spaces for very-low and low-income people to call home.

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 4018

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	116,138	100.0%	114,698	100.0%	120,104	100.0%	5,406	4.7%	
Asian non-Hispanic	11,143	9.6%	13,710	12.0%	20,369	17.0%	6,659	48.6%	5.0
Black non-Hispanic	16,772	14.4%	13,472	11.7%	13,192	11.0%	-280	-2.1%	-0.7
Hispanic/Latino (of any race)	18,123	15.6%	18,673	16.3%	19,052	15.9%	379	2.0%	-0.4
White non-Hispanic	66,328	57.1%	66,971	58.4%	62,985	52.4%	-3,986	-6.0%	-6.0
Non-Hispanic of some other race or combination of races	3,772	3.2%	1,872	1.6%	4,506	3.8%	2,634	140.7%	2.2

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	116,574	2,430	1.3	100.0%		104,352	2,119	1.2	100.0%		118,909	3,506	1.8	100.0%		14,557	4,097	13.9%	4.1%		
Under 16 years	22,999	1,267	3.3	19.7%	1.0%	15,725	1,022	4.0	15.1%	0.9%	21,224	1,623	4.6	17.8%	1.3%	5,499	1,918	35.0%	13.5%	2.7	1.6
16 to 64 years	70,410	1,557	1.3	60.4%	0.4%	63,697	1,848	1.8	61.0%	1.3%	67,606	2,501	2.2	56.9%	1.3%	3,909	3,110	6.1%	5.0%	-4.1	1.8
65 years and over	23,165	1,270	3.3	19.9%	1.0%	24,930	925	2.3	23.9%	0.7%	30,079	1,398	2.8	25.3%	0.9%	5,149	1,676	20.7%	7.2%	1.4	1.1
Median age (years)	39.9	1.0	1.5			46.4	0.9	1.1			46.0	1.0	1.3			0.0	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	9,931	1,504	9.2	100.0%		14,157	1,344	5.8	100.0%		16,287	1,700	6.3	100.0%		2,130	2,167	15.0%	16.2%		
Under 16 years	2,876	494	10.4	29.0%	2.3%	2,962	486	10.0	20.9%	2.8%	3,089	655	12.9	19.0%	3.5%	127	816	4.3%	28.0%	-1.9	4.5
16 to 64 years	6,728	742	6.7	67.7%	12.7%	9,898	965	5.9	69.9%	1.6%	10,372	1,237	7.2	63.7%	3.7%	474	1,569	4.8%	16.1%	-6.2	4.0
65 years and over	327	168	31.3	3.3%	1.6%	1,297	278	13.0	9.2%	1.8%	2,826	517	11.1	17.4%	2.6%	1,529	587	117.9%	61.4%	8.2	3.2
Median age (years)	32.5	2.5	4.7			36.2	2.6	4.3			43.3	2.3	3.2			7.0	3.0				

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	17,337	1,916	6.7	100.0%		12,708	1,230	5.9	100.0%		12,537	1,712	8.3	100.0%		-171	2,108	-1.3%	16.5%		
Under 16 years	5,916	699	7.2	34.1%	1.4%	2,385	538	13.7	18.8%	3.8%	2,879	609	12.9	23.0%	3.7%	494	813	20.7%	37.3%	4.2	5.3
16 to 64 years	10,241	901	5.3	59.1%	8.3%	8,375	937	6.8	65.9%	3.7%	7,540	1,112	9.0	60.1%	3.4%	-835	1,454	-10.0%	16.7%	-5.8	5.0
65 years and over	1,180	319	16.4	6.8%	1.7%	1,948	366	11.4	15.3%	2.5%	2,118	492	14.1	16.9%	3.2%	170	613	8.7%	32.5%	1.6	4.1
Median age (years)	25.9	3.5	8.2			36.1	3.9	6.5			35.3	2.3	4.0			-1.0	5.0				

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	18,387	1,963	6.5	100.0%		15,540	1,759	6.9	100.0%		19,791	2,355	7.2	100.0%		4,251	2,939	27.4%	20.9%		
Under 16 years	5,594	680	7.4	30.4%	1.8%	4,081	717	10.7	26.3%	3.5%	5,260	928	10.7	26.6%	3.5%	1,179	1,173	28.9%	32.1%	0.3	4.9
16 to 64 years	11,744	958	5.0	63.9%	8.6%	9,892	1,193	7.3	63.7%	2.7%	12,539	1,610	7.8	63.4%	3.1%	2,647	2,004	26.8%	22.3%	-0.3	4.1
65 years and over	1,049	301	17.4	5.7%	1.5%	1,567	302	11.7	10.1%	1.6%	1,992	403	12.3	10.1%	1.6%	425	504	27.1%	35.5%	0.0	2.3
Median age (years)	25.5	1.9	4.5			30.4	2.3	4.7			29.9	1.9	3.9			0.0	3.0				

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	67,082	2,662	2.4	100.0%		60,975	1,656	1.7	100.0%		65,441	2,653	2.5	100.0%		4,466	3,127	7.3%	5.2%		
Under 16 years	7,544	783	6.3	11.2%	1.1%	6,131	666	6.6	10.1%	1.1%	8,430	901	6.5	12.9%	1.3%	2,299	1,120	37.5%	21.0%	2.8	1.7
16 to 64 years	39,263	1,504	2.3	58.5%	3.2%	34,821	1,508	2.6	57.1%	1.9%	34,129	1,853	3.3	52.2%	1.9%	-692	2,389	-2.0%	6.8%	-4.9	2.7
65 years and over	20,275	1,206	3.6	30.2%	1.3%	20,023	740	2.2	32.8%	0.8%	22,882	1,255	3.3	35.0%	1.3%	2,859	1,457	14.3%	7.6%	2.2	1.5
Median age (years)	51.1	1.2	1.4			54.5	1.0	1.2			55.2	1.0	1.2			1.0	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	116,574	2,430	1.3	100.0%		104,352	2,119	1.2	100.0%		118,909	3,506	1.8	100.0%		14,557	4,097	13.9%	4.1%		
Foreign-born	54,922	1,833	2.0	47.1%	1.2%	55,141	2,198	2.4	52.8%	1.8%	64,041	2,531	2.4	53.9%	1.4%	8,900	3,352	16.1%	6.5%	1.1	2.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	9,931	1,504	9.2	100.0%		14,157	1,344	5.8	100.0%		16,287	1,700	6.3	100.0%		2,130	2,167	15.0%	16.2%		
Foreign-born	7,174	883	7.5	72.2%	14.1%	10,236	1,056	6.3	72.3%	2.9%	11,682	1,246	6.5	71.7%	1.6%	1,446	1,633	14.1%	16.9%	-0.6	3.3

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	17,337	1,916	6.7	100.0%		12,708	1,230	5.9	100.0%		12,537	1,712	8.3	100.0%		-171	2,108	-1.3%	16.5%		
Foreign-born	1,852	459	15.1	10.7%	2.4%	1,573	534	20.7	12.4%	4.0%	1,558	431	16.8	12.4%	3.0%	-15	686	-1.0%	43.4%	0.0	5.0

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	18,387	1,963	6.5	100.0%		15,540	1,759	6.9	100.0%		19,791	2,355	7.2	100.0%		4,251	2,939	27.4%	20.9%		
Foreign-born	6,577	847	7.8	35.8%	2.6%	5,167	1,001	11.8	33.2%	5.2%	6,052	1,066	10.7	30.6%	4.0%	885	1,462	17.1%	30.7%	-2.6	6.6

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	67,082	2,662	2.4	100.0%		60,975	1,656	1.7	100.0%		65,441	2,653	2.5	100.0%		4,466	3,127	7.3%	5.2%		
Foreign-born	37,100	1,711	2.8	55.3%	1.3%	37,799	1,758	2.8	62.0%	2.3%	42,364	2,042	2.9	64.7%	1.7%	4,565	2,694	12.1%	7.5%	2.7	2.9

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	110,022	733	0.4	100.0%		99,603	2,071	1.3	100.0%		118,909	3,945	9.4	100.0%		19,306	4,456	19.4%	4.7%		
Speak English less than "very well"	40,679	1,867	2.8	37.0%	1.7%	47,973	2,439	3.1	48.2%	2.2%	54,070	2,751	3.1	45.5%	1.8%	6,097	3,677	12.7%	8.1%	-2.7	2.8

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	9,232	859	5.7	100.0%		13,351	1,235	5.6	100.0%		15,227	1,600	6.4	100.0%		1,876	2,021	14.1%	16.0%		
Speak English less than "very well"	5,605	838	9.1	60.7%	7.1%	8,695	965	6.7	65.1%	4.0%	9,285	1,272	8.3	61.0%	5.4%	590	1,597	6.8%	18.8%	-4.1	6.7

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	15,982	1,095	4.2	100.0%		12,115	1,156	5.8	100.0%		11,736	1,656	8.6	100.0%		-379	2,020	-3.1%	16.5%		
Speak English less than "very well"	851	333	23.8	5.3%	2.1%	670	438	39.7	5.5%	3.6%	480	288	36.5	4.1%	2.4%	-190	524	-28.4%	63.6%	-1.4	4.3

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	16,542	1,111	4.1	100.0%		14,259	1,630	7.0	100.0%		18,337	2,080	6.9	100.0%		4,078	2,643	28.6%	20.7%		
Speak English less than "very well"	6,777	917	8.2	41.0%	4.8%	7,079	1,210	10.4	49.6%	6.3%	8,497	2,039	14.6	46.3%	9.8%	1,418	2,371	20.0%	35.4%	-3.3	11.7

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	64,804	1,581	1.5	100.0%		58,969	1,619	1.7	100.0%		62,603	2,595	2.5	100.0%		3,634	3,059	6.2%	5.3%		
Speak English less than "very well"	26,426	1,640	3.8	40.8%	2.3%	31,370	1,643	3.2	53.2%	2.4%	34,030	1,989	3.6	54.4%	2.2%	2,660	2,580	8.5%	8.5%	1.2	3.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 25 years and over	79,913	1,478	1.1	100.0%		77,721	1,428	1.1	100.0%		86,737	2,348	1.6	100.0%		9,016	2,748	11.6%	3.7%		
Less than high school degree	23,283	1,272	3.3	29.1%	1.5%	15,496	1,054	4.1	19.9%	1.3%	14,938	1,422	5.8	17.2%	1.6%	-558	1,770	-3.6%	11.3%	-2.7	2.1
High school degree or equivalent	21,940	1,244	3.4	27.5%	1.5%	23,211	1,360	3.6	29.9%	1.7%	23,028	2,088	5.5	26.5%	2.3%	-183	2,492	-0.8%	10.7%	-3.4	2.9
Some college or Associate's degree	16,130	1,099	4.1	20.2%	1.3%	15,419	1,085	4.3	19.8%	1.3%	14,351	1,315	5.6	16.5%	1.4%	-1,068	1,705	-6.9%	10.8%	-3.3	1.9
Bachelor's degree or higher	18,560	1,164	3.8	23.2%	1.4%	23,595	1,322	3.4	30.4%	1.6%	34,420	1,648	2.9	39.7%	1.6%	10,825	2,113	45.9%	10.8%	9.3	2.3

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	5,832	694	7.2	100.0%		9,601	905	5.7	100.0%		11,738	1,107	5.7	100.0%		2,137	1,430	22.3%	16.3%		
Less than high school degree	2,450	457	11.3	42.0%	6.0%	3,807	525	8.4	39.7%	4.0%	4,150	812	11.9	35.4%	6.1%	343	967	9.0%	26.1%	-4.3	7.3
High school degree or equivalent	1,441	352	14.8	24.7%	5.3%	2,142	458	13.0	22.3%	4.3%	3,194	594	11.3	27.2%	4.4%	1,052	750	49.1%	42.3%	4.9	6.2
Some college or Associate's degree	827	267	19.6	14.2%	4.3%	1,292	310	14.6	13.5%	3.0%	1,225	266	13.2	10.4%	2.0%	-67	408	-5.2%	30.7%	-3.1	3.6
Bachelor's degree or higher	1,114	310	16.9	19.1%	4.8%	2,360	538	13.9	24.6%	5.1%	3,169	543	10.4	27.0%	3.9%	809	764	34.3%	38.3%	2.4	6.4

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	8,858	843	5.8	100.0%		7,754	673	5.3	100.0%		8,172	1,197	8.9	100.0%		418	1,373	5.4%	17.9%		
Less than high school degree	3,101	512	10.0	35.0%	4.7%	2,541	438	10.5	32.8%	4.9%	1,879	601	19.4	23.0%	6.5%	-662	744	-26.1%	26.9%	-9.8	8.1
High school degree or equivalent	2,605	470	11.0	29.4%	4.5%	3,320	549	10.1	42.8%	6.0%	3,151	729	14.1	38.6%	6.9%	-169	913	-5.1%	27.0%	-4.2	9.1
Some college or Associate's degree	2,275	440	11.8	25.7%	4.3%	1,381	375	16.5	17.8%	4.6%	1,672	472	17.2	20.5%	4.9%	291	603	21.1%	47.4%	2.7	6.7
Bachelor's degree or higher	877	275	19.1	9.9%	3.0%	512	209	24.8	6.6%	2.6%	1,470	519	21.5	18.0%	5.8%	958	560	187.1%	155.0%	11.4	6.4

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	9,373	865	5.6	100.0%		8,923	902	6.1	100.0%		11,588	1,243	6.5	100.0%		2,665	1,536	29.9%	19.1%		
Less than high school degree	5,304	663	7.6	56.6%	4.8%	3,888	624	9.8	43.6%	5.4%	4,275	646	9.2	36.9%	3.9%	387	898	10.0%	24.2%	-6.7	6.7
High school degree or equivalent	2,422	454	11.4	25.8%	4.2%	3,043	567	11.3	34.1%	5.3%	3,364	737	13.3	29.0%	5.5%	321	930	10.5%	31.8%	-5.1	7.6
Some college or Associate's degree	1,224	324	16.1	13.1%	3.2%	1,290	380	17.9	14.5%	4.0%	2,017	573	17.3	17.4%	4.6%	727	688	56.4%	64.0%	2.9	6.1
Bachelor's degree or higher	423	191	27.5	4.5%	2.0%	702	261	22.6	7.9%	2.8%	1,932	595	18.7	16.7%	4.8%	1,230	650	175.2%	132.9%	8.8	5.6

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	53,509	1,586	1.8	100.0%		50,726	1,252	1.5	100.0%		52,894	1,942	2.2	100.0%		2,168	2,311	4.3%	4.6%		
Less than high school degree	11,905	964	4.9	22.2%	1.7%	5,081	697	8.3	10.0%	1.4%	4,230	768	11.0	8.0%	1.4%	-851	1,037	-16.7%	18.9%	-2.0	2.0
High school degree or equivalent	14,683	1,056	4.4	27.4%	1.8%	14,568	1,097	4.6	28.7%	2.0%	12,786	1,376	6.5	24.2%	2.4%	-1,782	1,760	-12.2%	11.5%	-4.5	3.1
Some college or Associate's degree	11,296	941	5.1	21.1%	1.6%	11,245	1,020	5.5	22.2%	1.9%	8,997	944	6.4	17.0%	1.7%	-2,248	1,390	-20.0%	11.1%	-5.2	2.5
Bachelor's degree or higher	15,625	1,084	4.2	29.2%	1.8%	19,832	1,142	3.5	39.1%	2.0%	26,881	1,591	3.6	50.8%	2.4%	7,049	1,958	35.5%	11.2%	11.7	3.1

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households	44,073	591	0.8	46,948	1,125	1.5	2,875	1,271	6.5%	2.9%
Median household income (dollars)	$38,583	$3,368	5.3	$41,640	$3,679	5.4	$3,057	$4,988	7.9%	13.4%

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	3,973	479	7.3	4,943	726	8.9	970	870	24.4%	23.6%
Median household income (dollars)	$59,104	$12,916	13.3	$65,278	$13,626	12.7	$6,174	$18,775	10.4%	33.4%

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	4,657	445	5.8	4,431	726	10.0	-226	852	-4.9%	18.0%
Median household income (dollars)	$35,271	$5,214	9.0	$28,959	$11,868	24.9	-$6,312	$12,963	-17.9%	35.8%

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	4,972	585	7.1	6,046	691	6.9	1,074	905	21.6%	19.9%
Median household income (dollars)	$30,273	$8,314	16.7	$32,406	$6,177	11.6	$2,133	$10,357	7.0%	35.8%

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	30,174	771	1.6	30,361	1,248	2.5	187	1,467	0.6%	4.9%
Median household income (dollars)	$38,299	$4,140	6.6	$43,273	$4,974	7.0	$4,974	$6,472	13.0%	17.8%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	46,948	1,125	1.5	100.0%	
Extremely low-income (0-30% AMI)	19,026	1,156	3.7	40.5%	2.3%
Very low-income (31-50% AMI)	6,637	790	7.2	14.1%	1.6%
Low-income (51-80% AMI)	7,622	964	7.7	16.2%	2.0%
Moderate-income (81-120% AMI)	5,399	737	8.3	11.5%	1.5%
Middle-income (121-165% AMI)	3,318	538	9.9	7.1%	1.1%
High-income (166% or higher AMI)	4,946	819	10.1	10.5%	1.7%

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	4,943	726	8.9	100.0%	
Extremely low-income (0-30% AMI)	1,448	326	13.7	29.3%	5.0%
Very low-income (31-50% AMI)	747	247	20.1	15.1%	4.5%
Low-income (51-80% AMI)	963	329	20.7	19.5%	6.0%
Moderate-income (81-120% AMI)	594	183	18.8	12.0%	3.3%
Middle-income (121-165% AMI)	245	104	25.9	5.0%	2.0%
High-income (166% or higher AMI)	946	605	38.9	19.1%	11.9%

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	4,431	726	10.0	100.0%	
Extremely low-income (0-30% AMI)	2,218	597	16.4	50.1%	10.7%
Very low-income (31-50% AMI)	604	223	22.4	13.6%	4.5%
Low-income (51-80% AMI)	736	309	25.5	16.6%	6.4%
Moderate-income (81-120% AMI)	427	180	25.6	9.6%	3.7%
Middle-income (121-165% AMI)	193	116	36.6	4.4%	2.5%
High-income (166% or higher AMI)	253	200	48.1	5.7%	4.4%

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	6,046	691	6.9	100.0%	
Extremely low-income (0-30% AMI)	3,164	598	11.5	52.3%	7.9%
Very low-income (31-50% AMI)	1,006	329	19.9	16.6%	5.1%
Low-income (51-80% AMI)	672	215	19.5	11.1%	3.3%
Moderate-income (81-120% AMI)	668	269	24.5	11.0%	4.3%
Middle-income (121-165% AMI)	303	226	45.3	5.0%	3.7%
High-income (166% or higher AMI)	233	160	41.8	3.9%	2.6%

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	30,361	1,248	2.5	100.0%	
Extremely low-income (0-30% AMI)	11,855	1,230	6.3	39.0%	3.7%
Very low-income (31-50% AMI)	4,142	651	9.6	13.6%	2.1%
Low-income (51-80% AMI)	4,863	711	8.9	16.0%	2.2%
Moderate-income (81-120% AMI)	3,598	568	9.6	11.9%	1.8%
Middle-income (121-165% AMI)	2,406	459	11.6	7.9%	1.5%
High-income (166% or higher AMI)	3,497	527	9.2	11.5%	1.7%

Table 2.04.T: Labor Force - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 16 to 64 years	63,697	1,848	1.8	100.0%		67,606	2,501	2.2	100.0%		3,909	3,110	6.1%	5.0%		
In labor force	43,811	1,701	2.4	68.8%	1.8%	45,326	2,045	2.7	67.0%	1.7%	1,515	2,660	3.5%	6.2%	-1.8	2.5

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	9,898	965	5.9	100.0%		10,372	1,237	7.2	100.0%		474	1,569	4.8%	16.1%		
In labor force	7,011	768	6.7	70.8%	3.5%	7,348	1,051	8.7	70.8%	5.6%	337	1,302	4.8%	18.9%	0.0	6.6

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	8,375	937	6.8	100.0%		7,540	1,112	9.0	100.0%		-835	1,454	-10.0%	16.7%		
In labor force	5,736	759	8.0	68.5%	4.8%	4,030	788	11.9	53.4%	6.9%	-1,706	1,094	-29.7%	16.6%	-15.1	8.4

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	9,892	1,193	7.3	100.0%		12,539	1,610	7.8	100.0%		2,647	2,004	26.8%	22.3%		
In labor force	5,911	731	7.5	59.8%	1.6%	7,441	1,052	8.6	59.3%	3.5%	1,530	1,281	25.9%	23.6%	-0.5	3.8

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	34,821	1,508	2.6	100.0%		34,129	1,853	3.3	100.0%		-692	2,389	-2.0%	6.8%		
In labor force	24,767	1,390	3.4	71.1%	2.5%	24,186	1,465	3.7	70.9%	1.9%	-581	2,019	-2.3%	8.1%	-0.2	3.1

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	38,675	1,678	2.6	100.0%		40,979	1,953	2.9	100.0%		2,304	2,575	6.0%	6.8%		
Management, business, science, and arts	11,774	838	4.3	30.4%	1.7%	14,020	1,303	5.7	34.2%	2.7%	2,246	1,549	19.1%	13.9%	3.8	3.2
Service	9,892	1,005	6.2	25.6%	2.3%	10,309	1,055	6.2	25.2%	2.3%	417	1,457	4.2%	15.0%	-0.4	3.3
Sales and office	9,793	1,008	6.3	25.3%	2.4%	8,052	1,032	7.8	19.6%	2.3%	-1,741	1,443	-17.8%	13.5%	-5.7	3.3
Natural resources, construction, and maintenance	2,915	614	12.8	7.5%	1.6%	3,916	891	13.8	9.6%	2.1%	1,001	1,082	34.3%	41.7%	2.1	2.6
Production, transportation, and material moving	4,301	665	9.4	11.1%	1.6%	4,682	925	12.0	11.4%	2.2%	381	1,139	8.9%	27.3%	0.3	2.7
Median Wages by Occupation																
Management, business, science, and arts	$63,998	$4,055	3.9			$64,516	$5,211	4.9			$518	$6,603	0.8%	10.3%		
Service	$26,034	$2,021	4.7			$25,643	$2,127	5.0			-$391	$2,934	-1.5%	11.2%		
Sales and office	$31,200	$5,030	9.8			$30,021	$3,105	6.3			-$1,179	$5,911	-3.8%	18.4%		
Natural resources, construction, and maintenance	$50,013	$9,712	11.8			$37,767	$7,431	12.0			-$12,246	$12,228	-24.5%	20.9%		
Production, transportation, and material moving	$35,590	$4,938	8.4			$29,323	$4,254	8.8			-$6,267	$6,518	-17.6%	16.5%		

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	6,330	702	6.7	100.0%		6,642	939	8.6	100.0%		312	1,172	4.9%	18.9%		
Management, business, science, and arts	1,613	411	15.5	25.5%	5.8%	2,034	380	11.4	30.6%	3.7%	421	560	26.1%	39.8%	5.1	6.9
Service	1,342	342	15.5	21.2%	4.9%	1,738	399	14.0	26.2%	4.7%	396	526	29.5%	44.4%	5.0	6.8
Sales and office	1,857	357	11.7	29.3%	4.6%	1,232	312	15.4	18.5%	3.9%	-625	474	-33.7%	21.1%	-10.8	6.0
Natural resources, construction, and maintenance	341	149	26.5	5.4%	2.3%	743	584	47.8	11.2%	8.6%	402	603	117.9%	195.9%	5.8	8.9
Production, transportation, and material moving	1,177	321	16.6	18.6%	4.6%	895	323	22.0	13.5%	4.5%	-282	455	-24.0%	34.4%	-5.1	6.4
Median Wages by Occupation																
Management, business, science, and arts	$55,513	$11,563	12.7			$64,171	$11,847	11.2			$8,658	$16,555	15.6%	32.2%		
Service	$16,529	$5,466	20.1			$24,303	$3,924	9.8			$7,774	$6,729	47.0%	54.1%		
Sales and office	$23,203	$8,098	21.2			$22,856	$7,460	19.8			-$347	$11,010	-1.5%	47.1%		
Natural resources, construction, and maintenance	$24,574	$27,826	68.8			$51,797	$6,542	7.7			$27,223	$28,585	110.8%	240.2%		
Production, transportation, and material moving	$23,327	$9,994	26.0			$18,669	$6,893	22.4			-$4,658	$12,140	-20.0%	45.3%		

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	4,233	740	10.6	100.0%		3,183	707	13.5	100.0%		-1,050	1,023	-24.8%	21.3%		
Management, business, science, and arts	648	267	25.1	15.3%	5.7%	1,124	487	26.3	35.3%	13.1%	476	555	73.5%	103.7%	20.0	14.3
Service	1,107	284	15.6	26.2%	4.9%	660	359	33.0	20.7%	10.3%	-447	458	-40.4%	35.9%	-5.5	11.4
Sales and office	1,380	452	19.9	32.6%	9.0%	1,130	450	24.2	35.5%	11.7%	-250	638	-18.1%	42.2%	2.9	14.8
Natural resources, construction, and maintenance	372	292	47.7	8.8%	6.7%	26	47	109.3	0.8%	1.5%	-346	296	-93.0%	13.8%	-8.0	6.9
Production, transportation, and material moving	726	309	25.8	17.2%	6.6%	243	151	37.7	7.6%	4.4%	-483	344	-66.5%	25.2%	-9.6	7.9
Median Wages by Occupation																
Management, business, science, and arts	$49,566	$6,555	8.0			$57,191	$19,799	21.0			$7,625	$20,856	15.4%	42.8%		
Service	$21,917	$9,047	25.1			$19,284	$14,483	45.7			-$2,633	$17,077	-12.0%	75.4%		
Sales and office	$23,254	$3,980	10.4			$31,228	$9,599	18.7			$7,974	$10,392	34.3%	47.2%		
Natural resources, construction, and maintenance	$38,190	$24,633	39.2			$137,498					$99,308	$24,633	260.0%			
Production, transportation, and material moving	$33,181	$6,635	12.2			$32,499	$31,962	59.8			-$682	$32,643	-2.1%	98.3%		

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	5,197	716	8.4	100.0%		6,078	852	8.5	100.0%		881	1,113	17.0%	23.0%		
Management, business, science, and arts	891	298	20.3	17.1%	5.2%	1,132	396	21.3	18.6%	6.0%	241	496	27.0%	61.5%	1.5	7.9
Service	2,343	453	11.7	45.1%	6.1%	2,065	501	14.7	34.0%	6.7%	-278	675	-11.9%	27.3%	-11.1	9.1
Sales and office	922	320	21.1	17.7%	5.7%	1,157	358	18.8	19.0%	5.3%	235	480	25.5%	58.3%	1.3	7.8
Natural resources, construction, and maintenance	483	242	30.5	9.3%	4.5%	717	301	25.5	11.8%	4.7%	234	386	48.4%	97.0%	2.5	6.5
Production, transportation, and material moving	558	227	24.7	10.7%	4.1%	1,007	377	22.8	16.6%	5.8%	449	440	80.5%	99.8%	5.9	7.1
Median Wages by Occupation																
Management, business, science, and arts	$53,477	$15,396	17.5			$43,529	$6,667	9.3			-$9,948	$16,778	-18.6%	26.5%		
Service	$21,646	$2,467	6.9			$19,172	$4,458	14.1			-$2,474	$5,095	-11.4%	22.9%		
Sales and office	$17,995	$9,235	31.2			$26,969	$11,135	25.1			$8,974	$14,466	49.9%	98.7%		
Natural resources, construction, and maintenance	$56,092	$31,414	34.0			$29,193	$9,969	20.8			-$26,899	$32,958	-48.0%	34.1%		
Production, transportation, and material moving	$25,046	$17,663	42.9			$27,590	$10,575	23.3			$2,544	$20,587	10.2%	88.4%		

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	22,620	1,376	3.7	100.0%		22,853	1,466	3.9	100.0%		233	2,011	1.0%	8.9%		
Management, business, science, and arts	8,520	773	5.5	37.7%	2.5%	9,361	987	6.4	41.0%	3.4%	841	1,254	9.9%	15.3%	3.3	4.2
Service	5,010	793	9.6	22.1%	3.2%	5,010	722	8.8	21.9%	2.8%	0	1,072	0.0%	21.4%	-0.2	4.3
Sales and office	5,563	684	7.5	24.6%	2.6%	4,416	738	10.2	19.3%	3.0%	-1,147	1,006	-20.6%	16.5%	-5.3	4.0
Natural resources, construction, and maintenance	1,719	403	14.2	7.6%	1.7%	2,196	470	13.0	9.6%	2.0%	477	619	27.7%	40.6%	2.0	2.6
Production, transportation, and material moving	1,808	458	15.4	8.0%	2.0%	1,870	445	14.5	8.2%	1.9%	62	639	3.4%	35.9%	0.2	2.8
Median Wages by Occupation																
Management, business, science, and arts	$68,150	$4,307	3.8			$68,763	$6,548	5.8			$613	$7,837	0.9%	11.5%		
Service	$29,203	$2,219	4.6			$28,296	$2,961	6.4			-$907	$3,700	-3.1%	12.5%		
Sales and office	$39,383	$3,947	6.1			$31,754	$3,328	6.4			-$7,629	$5,162	-19.4%	11.7%		
Natural resources, construction, and maintenance	$51,321	$7,522	8.9			$35,863	$9,428	16.0			-$15,458	$12,061	-30.1%	21.0%		
Production, transportation, and material moving	$41,815	$5,344	7.8			$46,100	$10,793	14.2			$4,285	$12,044	10.2%	29.4%		

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	38,675	1,678	2.6	100.0%		40,979	1,953	2.9	100.0%		2,304	2,575	6.0%	6.8%		
Agriculture, forestry, fishing and hunting, and mining	33	40	73.4	0.1%	0.1%	81	82	61.5	0.2%	0.2%	48	91	145.5%	387.6%	0.1	0.2
Construction	2,077	475	13.9	5.4%	1.2%	3,389	846	15.2	8.3%	2.0%	1,312	970	63.2%	55.2%	2.9	2.3
Manufacturing	2,184	448	12.5	5.6%	1.1%	1,293	357	16.8	3.2%	0.9%	-891	573	-40.8%	20.4%	-2.4	1.4
Wholesale trade	1,281	353	16.7	3.3%	0.9%	804	240	18.2	2.0%	0.6%	-477	427	-37.2%	25.5%	-1.3	1.1
Retail trade	4,177	749	10.9	10.8%	1.9%	4,499	665	9.0	11.0%	1.5%	322	1,002	7.7%	25.0%	0.2	2.4
Transportation and warehousing, and utilities	2,656	462	10.6	6.9%	1.2%	3,828	957	15.2	9.3%	2.3%	1,172	1,063	44.1%	43.9%	2.4	2.6
Information	1,106	414	22.8	2.9%	1.1%	769	276	21.8	1.9%	0.7%	-337	498	-30.5%	36.1%	-1.0	1.3
Finance and insurance, and real estate and rental and leasing	2,988	483	9.8	7.7%	1.2%	2,723	646	14.4	6.6%	1.5%	-265	807	-8.9%	26.2%	-1.1	1.9
Professional, scientific, and management, and administrative and waste management services	4,016	689	10.4	10.4%	1.7%	4,205	624	9.0	10.3%	1.4%	189	930	4.7%	23.8%	-0.1	2.2
Educational services, and health care and social assistance	11,780	1,043	5.4	30.5%	2.4%	13,228	1,097	5.0	32.3%	2.2%	1,448	1,514	12.3%	13.6%	1.8	3.3
Arts, entertainment, and recreation, and accommodation, and food services	2,786	480	10.5	7.2%	1.2%	2,992	535	10.9	7.3%	1.3%	206	719	7.4%	26.7%	0.1	1.8
Other services, except public administration	2,368	474	12.2	6.1%	1.2%	1,749	520	18.1	4.3%	1.3%	-619	704	-26.1%	26.5%	-1.8	1.8
Public administration	1,223	314	15.6	3.2%	0.8%	1,419	366	15.7	3.5%	0.9%	196	482	16.0%	42.2%	0.3	1.2

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	$72,431					$20,936	$24,184	70.2			-$51,495		-71.1%			
Construction	$50,020	$12,803	15.6			$35,588	$7,355	12.6			-$14,432	$14,765	-28.9%	23.4%		
Manufacturing	$45,745	$9,781	13.0			$42,769	$8,649	12.3			-$2,976	$13,056	-6.5%	27.5%		
Wholesale trade	$34,712	$7,417	13.0			$34,472	$32,152	56.7			-$240	$32,996	-0.7%	95.0%		
Retail trade	$20,313	$2,202	6.6			$27,277	$3,334	7.4			$6,964	$3,996	34.3%	21.9%		
Transportation and warehousing, and utilities	$45,559	$8,391	11.2			$30,209	$5,007	10.1			-$15,350	$9,771	-33.7%	16.4%		
Information	$43,600	$15,489	21.6			$58,662	$18,622	19.3			$15,062	$24,222	34.5%	64.1%		
Finance and insurance, and real estate and rental and leasing	$61,990	$12,100	11.9			$67,010	$14,776	13.4			$5,020	$19,098	8.1%	31.8%		
Professional, scientific, and management, and administrative and waste management services	$46,557	$10,100	13.2			$44,365	$8,056	11.0			-$2,192	$12,919	-4.7%	27.0%		
Educational services, and health care and social assistance	$35,336	$3,827	6.6			$35,820	$3,621	6.1			$484	$5,268	1.4%	15.0%		
Arts, entertainment, and recreation, and accommodation, and food services	$22,835	$7,166	19.1			$22,344	$3,502	9.5			-$491	$7,976	-2.1%	34.3%		
Other services, except public administration	$31,867	$8,575	16.4			$29,181	$6,156	12.8			-$2,686	$10,556	-8.4%	31.3%		
Public administration	$60,917	$17,873	17.8			$65,724	$6,535	6.0			$4,807	$19,030	7.9%	33.4%		

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	6,330	702	6.7	100.0%		6,642	939	8.6	100.0%		312	1,172	4.9%	18.9%		
Agriculture, forestry, fishing and hunting, and mining	0					45	52	70.0	0.7%	0.8%	45		0.0%			
Construction	160	119	45.2	2.5%	1.9%	648	594	55.7	9.8%	8.8%	488	606	305.0%	478.1%	7.3	9.0
Manufacturing	430	179	25.3	6.8%	2.7%	210	128	37.1	3.2%	1.9%	-220	220	-51.2%	36.0%	-3.6	3.3
Wholesale trade	455	227	30.3	7.2%	3.5%	279	136	29.6	4.2%	2.0%	-176	265	-38.7%	42.8%	-3.0	4.0
Retail trade	940	312	20.2	14.8%	4.6%	632	211	20.3	9.5%	2.9%	-308	377	-32.8%	31.7%	-5.3	5.4
Transportation and warehousing, and utilities	772	264	20.8	12.2%	3.9%	560	178	19.3	8.4%	2.4%	-212	318	-27.5%	33.9%	-3.8	4.6
Information	194	136	42.7	3.1%	2.1%	85	81	57.8	1.3%	1.2%	-109	158	-56.2%	51.8%	-1.8	2.4
Finance and insurance, and real estate and rental and leasing	407	200	29.9	6.4%	3.1%	359	142	24.1	5.4%	2.0%	-48	245	-11.8%	55.6%	-1.0	3.7
Professional, scientific, and management, and administrative and waste management services	320	170	32.3	5.1%	2.6%	676	245	22.0	10.2%	3.4%	356	298	111.3%	135.9%	5.1	4.3
Educational services, and health care and social assistance	1,500	331	13.4	23.7%	4.5%	2,065	405	11.9	31.1%	4.2%	565	523	37.7%	40.6%	7.4	6.2
Arts, entertainment, and recreation, and accommodation, and food services	654	220	20.5	10.3%	3.3%	654	231	21.4	9.8%	3.2%	0	319	0.0%	48.8%	-0.5	4.6
Other services, except public administration	356	204	34.9	5.6%	3.2%	317	135	25.8	4.8%	1.9%	-39	245	-11.0%	63.6%	-0.8	3.7
Public administration	142	83	35.4	2.2%	1.3%	112	101	55.0	1.7%	1.5%	-30	131	-21.1%	84.8%	-0.5	2.0

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining						$24,686	$164,305	404.6								
Construction	$22,277	$21,287	58.1			$53,201	$3,593	4.1			$30,924	$21,589	138.8%	228.8%		
Manufacturing	$22,467	$8,857	24.0			$41,249	$21,614	31.9			$18,782	$23,359	83.6%	120.4%		
Wholesale trade	$26,458	$11,448	26.3			$21,639	$8,936	25.1			-$4,819	$14,522	-18.2%	48.9%		
Retail trade	$17,416	$4,380	15.3			$22,785	$8,902	23.8			$5,369	$9,921	30.8%	60.8%		
Transportation and warehousing, and utilities	$44,029	$11,720	16.2			$14,427	$21,564	90.9			-$29,602	$24,543	-67.2%	49.7%		
Information	$48,780	$24,626	30.7			$81,685	$78,320	58.3			$32,905	$82,100	67.5%	181.5%		
Finance and insurance, and real estate and rental and leasing	$69,077	$38,918	34.2			$60,860	$27,477	27.4			-$8,217	$47,640	-11.9%	63.6%		
Professional, scientific, and management, and administrative and waste management services	$40,488	$43,569	65.4			$59,998	$10,826	11.0			$19,510	$44,894	48.2%	161.7%		
Educational services, and health care and social assistance	$32,079	$10,342	19.6			$32,982	$7,542	13.9			$903	$12,800	2.8%	40.6%		
Arts, entertainment, and recreation, and accommodation, and food services	$16,327	$7,024	26.2			$18,152	$6,847	22.9			$1,825	$9,809	11.2%	63.6%		
Other services, except public administration	$24,019	$24,956	63.2			$22,301	$23,582	64.3			-$1,718	$34,336	-7.2%	137.6%		
Public administration	$75,245	$31,602	25.5			$47,742	$3,470	4.4			-$27,503	$31,792	-36.6%	27.0%		

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	4,233	740	10.6	100.0%		3,183	707	13.5	100.0%		-1,050	1,023	-24.8%	21.3%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	370	253	41.6	8.7%	5.8%	0					-370	253	-100.0%	0.0%	-8.7	5.8
Manufacturing	185	153	50.2	4.4%	3.5%	91	116	77.6	2.9%	3.6%	-94	192	-50.8%	74.7%	-1.5	5.0
Wholesale trade	311	207	40.4	7.3%	4.7%	10	16	96.5	0.3%	0.5%	-301	208	-96.8%	5.6%	-7.0	4.7
Retail trade	731	331	27.5	17.3%	7.2%	140	118	51.3	4.4%	3.6%	-591	351	-80.8%	18.3%	-12.9	8.0
Transportation and warehousing, and utilities	302	169	34.0	7.1%	3.8%	462	348	45.8	14.5%	10.4%	160	387	53.0%	143.6%	7.4	11.1
Information	152	147	58.9	3.6%	3.4%	38	46	73.8	1.2%	1.4%	-114	154	-75.0%	38.7%	-2.4	3.7
Finance and insurance, and real estate and rental and leasing	90	72	48.7	2.1%	1.7%	194	147	46.0	6.1%	4.4%	104	164	115.6%	237.5%	4.0	4.7
Professional, scientific, and management, and administrative and waste management services	453	239	32.1	10.7%	5.3%	314	192	37.1	9.9%	5.6%	-139	307	-30.7%	56.0%	-0.8	7.7
Educational services, and health care and social assistance	1,000	306	18.6	23.6%	5.9%	1,231	464	22.9	38.7%	11.8%	231	556	23.1%	59.8%	15.1	13.2
Arts, entertainment, and recreation, and accommodation, and food services	198	133	40.7	4.7%	3.0%	209	157	45.8	6.6%	4.7%	11	206	5.6%	106.4%	1.9	5.6
Other services, except public administration	298	202	41.1	7.0%	4.6%	267	310	70.7	8.4%	9.6%	-31	370	-10.4%	120.5%	1.4	10.6
Public administration	143	93	39.4	3.4%	2.1%	227	129	34.4	7.1%	3.7%	84	159	58.7%	137.1%	3.7	4.3

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining																
Construction	$51,283	$13,687	16.2								-$51,283	$13,687	-100.0%	0.0%		
Manufacturing	$54,629	$39,573	44.0			$111,127	$15,641	8.6			$56,498	$42,551	103.4%	150.1%		
Wholesale trade	$35,672	$23,007	39.2			$27,498					-$8,174	$23,007	-22.9%			
Retail trade	$18,318	$4,860	16.1			$40,624	$42,388	63.4			$22,306	$42,666	121.8%	238.8%		
Transportation and warehousing, and utilities	$34,196	$46,076	81.9			$29,764	$19,583	40.0			-$4,432	$50,065	-13.0%	130.5%		
Information	$24,609	$6,967	17.2			$48,517					$23,908	$6,967	97.2%			
Finance and insurance, and real estate and rental and leasing	$34,056	$29,140	52.0			$45,587	$34,400	45.9			$11,531	$45,083	33.9%	152.7%		
Professional, scientific, and management, and administrative and waste management services	$33,544	$5,823	10.6			$36,817	$11,442	18.9			$3,273	$12,839	9.8%	39.1%		
Educational services, and health care and social assistance	$29,562	$16,345	33.6			$39,120	$14,788	23.0			$9,558	$22,042	32.3%	88.6%		
Arts, entertainment, and recreation, and accommodation, and food services	$26,085	$25,955	60.5			$31,790	$19,696	37.7			$5,705	$32,582	21.9%	142.8%		
Other services, except public administration	$20,693	$20,327	59.7			$11,913	$19,241	98.2			-$8,780	$27,990	-42.4%	108.8%		
Public administration	$44,680	$12,665	17.2			$42,580	$26,686	38.1			-$2,100	$29,539	-4.7%	65.6%		

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	5,197	716	8.4	100.0%		6,078	852	8.5	100.0%		881	1,113	17.0%	23.0%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	408	215	32.0	7.9%	4.0%	726	292	24.4	11.9%	4.5%	318	363	77.9%	118.0%	4.0	6.0
Manufacturing	284	144	30.9	5.5%	2.7%	194	138	43.2	3.2%	2.2%	-90	199	-31.7%	59.7%	-2.3	3.5
Wholesale trade	84	104	75.3	1.6%	2.0%	94	118	76.0	1.5%	1.9%	10	157	11.9%	197.3%	-0.1	2.8
Retail trade	790	282	21.7	15.2%	5.0%	905	362	24.3	14.9%	5.6%	115	459	14.6%	61.4%	-0.3	7.5
Transportation and warehousing, and utilities	257	142	33.5	4.9%	2.6%	665	414	37.8	10.9%	6.6%	408	438	158.8%	215.4%	6.0	7.1
Information	41	66	97.5	0.8%	1.3%	179	125	42.4	2.9%	2.0%	138	141	336.6%	766.1%	2.1	2.4
Finance and insurance, and real estate and rental and leasing	283	189	40.7	5.4%	3.6%	184	118	38.9	3.0%	1.9%	-99	223	-35.0%	60.2%	-2.4	4.1
Professional, scientific, and management, and administrative and waste management services	673	266	24.1	12.9%	4.8%	814	414	30.9	13.4%	6.5%	141	492	21.0%	77.9%	0.5	8.1
Educational services, and health care and social assistance	1,040	329	19.2	20.0%	5.7%	957	289	18.4	15.7%	4.2%	-83	438	-8.0%	40.2%	-4.3	7.1
Arts, entertainment, and recreation, and accommodation, and food services	750	270	21.9	14.4%	4.8%	827	300	22.1	13.6%	4.6%	77	404	10.3%	56.4%	-0.8	6.6
Other services, except public administration	549	223	24.7	10.6%	4.0%	364	172	28.8	6.0%	2.7%	-185	282	-33.7%	41.3%	-4.6	4.8
Public administration	38	51	81.6	0.7%	1.0%	169	156	55.9	2.8%	2.5%	131	164	344.7%	724.4%	2.1	2.7

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining																
Construction	$28,667	$28,690	60.8			$29,942	$8,500	17.3			$1,275	$29,923	4.4%	108.7%		
Manufacturing	$45,027	$46,787	63.2			$12,726	$16,785	80.2			-$32,301	$49,707	-71.7%	47.5%		
Wholesale trade	$49,518	$38,888	47.7			$133,679	$113,283	51.5			$84,161	$119,772	170.0%	311.9%		
Retail trade	$17,765	$6,667	22.8			$22,941	$9,161	24.3			$5,176	$11,330	29.1%	70.8%		
Transportation and warehousing, and utilities	$28,033	$48,381	104.9			$26,670	$5,579	12.7			-$1,363	$48,702	-4.9%	165.4%		
Information	$20,693					$54,522	$33,698	37.6			$33,829		163.5%			
Finance and insurance, and real estate and rental and leasing	$45,480	$18,890	25.3			$42,570	$20,789	29.7			-$2,910	$28,090	-6.4%	60.0%		
Professional, scientific, and management, and administrative and waste management services	$27,601	$8,437	18.6			$40,063	$14,303	21.7			$12,462	$16,606	45.1%	68.2%		
Educational services, and health care and social assistance	$29,442	$15,116	31.2			$29,574	$11,945	24.6			$132	$19,266	0.4%	65.6%		
Arts, entertainment, and recreation, and accommodation, and food services	$21,406	$6,237	17.7			$20,406	$4,869	14.5			-$1,000	$7,912	-4.7%	35.9%		
Other services, except public administration	$16,927	$11,584	41.6			$26,159	$4,984	11.6			$9,232	$12,611	54.5%	109.8%		
Public administration	$83,435					$63,782	$10,560	10.1			-$19,653		-23.6%			

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	22,620	1,376	3.7	100.0%		22,853	1,466	3.9	100.0%		233	2,011	1.0%	8.9%		
Agriculture, forestry, fishing and hunting, and mining	33	40	73.4	0.1%	0.2%	36	61	103.3	0.2%	0.3%	3	73	9.1%	227.3%	0.1	0.4
Construction	1,139	347	18.5	5.0%	1.5%	1,956	530	16.5	8.6%	2.3%	817	633	71.7%	70.0%	3.6	2.7
Manufacturing	1,285	354	16.8	5.7%	1.5%	798	291	22.1	3.5%	1.3%	-487	458	-37.9%	28.4%	-2.2	2.0
Wholesale trade	431	174	24.6	1.9%	0.8%	421	178	25.8	1.8%	0.8%	-10	249	-2.3%	57.1%	-0.1	1.1
Retail trade	1,682	488	17.6	7.4%	2.1%	2,626	511	11.8	11.5%	2.1%	944	707	56.1%	54.5%	4.1	3.0
Transportation and warehousing, and utilities	1,293	337	15.8	5.7%	1.4%	1,643	386	14.3	7.2%	1.6%	350	512	27.1%	44.6%	1.5	2.1
Information	719	361	30.6	3.2%	1.6%	461	236	31.2	2.0%	1.0%	-258	431	-35.9%	46.0%	-1.2	1.9
Finance and insurance, and real estate and rental and leasing	2,208	412	11.3	9.8%	1.7%	1,955	584	18.2	8.6%	2.5%	-253	715	-11.5%	31.2%	-1.2	3.0
Professional, scientific, and management, and administrative and waste management services	2,551	579	13.8	11.3%	2.5%	2,294	399	10.6	10.0%	1.6%	-257	703	-10.1%	25.7%	-1.3	3.0
Educational services, and health care and social assistance	8,069	835	6.3	35.7%	3.0%	8,082	763	5.7	35.4%	2.5%	13	1,131	0.2%	14.0%	-0.3	3.9
Arts, entertainment, and recreation, and accommodation, and food services	1,165	367	19.2	5.2%	1.6%	1,167	316	16.5	5.1%	1.3%	2	484	0.2%	41.6%	-0.1	2.1
Other services, except public administration	1,165	367	19.1	5.2%	1.6%	574	247	26.2	2.5%	1.1%	-591	442	-50.7%	26.3%	-2.7	1.9
Public administration	880	271	18.7	3.9%	1.2%	840	300	21.7	3.7%	1.3%	-40	404	-4.5%	45.0%	-0.2	1.8

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	$72,431					$9,999					-$62,432		-86.2%			
Construction	$54,294	$19,632	22.0			$33,577	$8,941	16.2			-$20,717	$21,572	-38.2%	27.8%		
Manufacturing	$49,660	$4,444	5.4			$44,700	$10,215	13.9			-$4,960	$11,140	-10.0%	22.1%		
Wholesale trade	$38,005	$15,780	25.2			$44,272	$65,134	89.4			$6,267	$67,018	16.5%	178.1%		
Retail trade	$34,888	$14,826	25.8			$30,468	$4,279	8.5			-$4,420	$15,431	-12.7%	39.1%		
Transportation and warehousing, and utilities	$48,362	$12,211	15.3			$56,370	$12,536	13.5			$8,008	$17,500	16.6%	39.2%		
Information	$46,916	$16,013	20.7			$62,938	$31,417	30.3			$16,022	$35,262	34.2%	81.1%		
Finance and insurance, and real estate and rental and leasing	$66,528	$14,930	13.6			$76,260	$19,312	15.4			$9,732	$24,410	14.6%	38.8%		
Professional, scientific, and management, and administrative and waste management services	$59,365	$10,033	10.3			$48,545	$15,270	19.1			-$10,820	$18,271	-18.2%	29.2%		
Educational services, and health care and social assistance	$36,368	$4,609	7.7			$40,071	$5,171	7.8			$3,703	$6,927	10.2%	19.9%		
Arts, entertainment, and recreation, and accommodation, and food services	$31,325	$9,643	18.7			$31,637	$10,269	19.7			$312	$14,087	1.0%	45.2%		
Other services, except public administration	$40,038	$6,632	10.1			$32,014	$16,939	32.2			-$8,024	$18,191	-20.0%	44.3%		
Public administration	$63,404	$20,104	19.3			$72,106	$18,822	15.9			$8,702	$27,540	13.7%	46.7%		

Housing Affordability, Quality, and Security

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Table 3.01.T: Housing Tenure - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 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	46,285	1,531	2.0	100.0%		44,073	591	0.8	100.0%		46,948	1,125	1.5	100.0%		2,875	1,271	6.5%	2.9%		
Owner-occupied	11,018	788	4.3	23.8%	1.5%	12,830	695	3.3	29.1%	1.5%	14,286	1,013	4.3	30.4%	2.0%	1,456	1,228	11.3%	9.9%	1.3	2.5
Renter-occupied	35,267	788	1.4	76.2%	3.0%	31,243	860	1.7	70.9%	1.7%	32,662	1,172	2.2	69.6%	1.9%	1,419	1,454	4.5%	4.7%	-1.3	2.5

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	2,511	419	10.2	100.0%		3,973	479	7.3	100.0%		4,943	726	8.9	100.0%		970	870	24.4%	23.6%		
Owner-occupied	1,104	282	15.6	44.0%	8.5%	2,143	403	11.4	53.9%	7.8%	2,560	634	15.0	51.8%	10.3%	417	751	19.5%	37.1%	-2.1	12.9
Renter-occupied	1,407	318	13.7	56.0%	8.5%	1,830	344	11.4	46.1%	6.6%	2,383	420	10.7	48.2%	4.7%	553	543	30.2%	33.6%	2.1	8.1

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	5,825	614	6.4	100.0%		4,657	445	5.8	100.0%		4,431	726	10.0	100.0%		-226	852	-4.9%	18.0%		
Owner-occupied	577	205	21.6	9.9%	3.4%	457	198	26.4	9.8%	4.2%	414	183	26.9	9.3%	3.8%	-43	270	-9.4%	56.1%	-0.5	5.7
Renter-occupied	5,248	587	6.8	90.1%	3.4%	4,200	442	6.4	90.2%	4.0%	4,017	724	11.0	90.7%	6.8%	-183	848	-4.4%	20.0%	0.5	7.9

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	4,849	520	6.5	100.0%		4,972	585	7.1	100.0%		6,046	691	6.9	100.0%		1,074	905	21.6%	19.9%		
Owner-occupied	389	169	26.4	8.0%	3.4%	804	262	19.8	16.2%	4.9%	786	351	27.1	13.0%	5.6%	-18	438	-2.2%	54.0%	-3.2	7.4
Renter-occupied	4,460	546	7.4	92.0%	5.5%	4,168	534	7.8	83.8%	4.3%	5,260	671	7.8	87.0%	4.9%	1,092	858	26.2%	22.8%	3.2	6.5

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	31,800	858	1.6	100.0%		30,174	771	1.6	100.0%		30,361	1,248	2.5	100.0%		187	1,467	0.6%	4.9%		
Owner-occupied	8,567	719	5.1	26.9%	2.1%	9,261	556	3.6	30.7%	1.7%	10,200	832	5.0	33.6%	2.4%	939	1,001	10.1%	11.2%	2.9	2.9
Renter-occupied	23,233	926	2.4	73.1%	2.1%	20,913	898	2.6	69.3%	2.4%	20,161	1,114	3.4	66.4%	2.4%	-752	1,431	-3.6%	6.7%	-2.9	3.4

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	12,830	695	3.3	14,286	1,013	4.3	1,456	1,228	11.3%	9.9%
Median value (2021 dollars)	$467,978	$39,662	5.2	$592,129	$40,700	4.2	$124,151	$56,829	26.5%	13.8%

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	2,143	403	11.4	2,560	634	15.0	417	751	19.5%	37.1%
Median value (2021 dollars)	$573,826	$83,762	8.9	$827,173	$136,314	10.0	$253,347	$159,993	44.2%	31.7%

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	457	198	26.4	414	183	26.9	-43	270	-9.4%	56.1%
Median value (2021 dollars)	$405,887	$59,295	8.9	$441,605	$82,214	11.3	$35,718	$101,366	8.8%	25.7%

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	804	262	19.8	786	351	27.1	-18	438	-2.2%	54.0%
Median value (2021 dollars)	$517,512	$79,257	9.3	$853,722	$539,445	38.4	$336,210	$545,236	65.0%	107.3%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a White non-Hispanic householder	9,261	556	3.6	10,200	832	5.0	939	1,001	10.1%	11.2%
Median value (2021 dollars)	$447,489	$36,337	4.9	$547,296	$46,286	5.1	$99,807	$58,845	22.3%	14.3%

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	30,320	867	1.7	32,010	1,167	2.2	1,690	1,454	5.6%	4.9%
Median gross rent (2021 dollars)	$1,006	$42	2.6	$1,177	$73	3.8	$171	$84	17.0%	8.8%

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	1,773	342	11.7	2,327	423	11.1	554	544	31.2%	34.8%
Median gross rent (2021 dollars)	$1,176	$200	10.4	$1,370	$186	8.3	$194	$273	16.5%	25.4%

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	4,173	450	6.5	4,017	724	11.0	-156	852	-3.7%	20.2%
Median gross rent (2021 dollars)	$722	$123	10.3	$953	$377	24.1	$231	$397	32.0%	56.9%

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	4,096	528	7.8	5,242	669	7.8	1,146	852	28.0%	23.2%
Median gross rent (2021 dollars)	$970	$187	11.7	$878	$212	14.7	-$92	$282	-9.5%	28.0%

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	20,146	858	2.6	19,583	1,064	3.3	-563	1,367	-2.8%	6.7%
Median gross rent (2021 dollars)	$1,053	$53	3.0	$1,215	$85	4.2	$162	$100	15.3%	9.9%

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)	29,527	889	1.8	100.0%		31,303	1,232	2.4	100.0%		1,776	1,519	6.0%	5.3%		
30.0 percent or more (rent-burdened)	17,128	980	3.5	58.0%	2.8%	19,679	1,269	3.9	62.9%	3.2%	2,551	1,603	14.9%	9.9%	4.9	4.3
50.0 percent or more (extremely rent-burdened)	8,462	794	5.7	28.7%	2.5%	9,990	920	5.6	31.9%	2.7%	1,528	1,215	18.1%	15.5%	3.2	3.7

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)	1,773	342	11.7	100.0%		2,303	423	11.2	100.0%		530	544	29.9%	34.6%		
30.0 percent or more (rent-burdened)	1,012	240	14.4	57.1%	7.9%	1,283	361	17.1	55.7%	11.9%	271	433	26.8%	46.7%	-1.4	14.3
50.0 percent or more (extremely rent-burdened)	396	195	29.9	22.3%	10.1%	760	283	22.6	33.0%	10.7%	364	344	91.9%	118.5%	10.7	14.7

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)	4,120	462	6.8	100.0%		3,768	663	10.7	100.0%		-352	808	-8.5%	19.1%		
30.0 percent or more (rent-burdened)	1,804	386	13.0	43.8%	8.0%	1,973	456	14.0	52.4%	7.8%	169	597	9.4%	34.4%	8.6	11.2
50.0 percent or more (extremely rent-burdened)	679	266	23.8	16.5%	6.2%	1,049	322	18.7	27.8%	7.0%	370	418	54.5%	76.9%	11.3	9.4

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder (excluding units where GRAPI cannot be computed)	3,992	525	8.0	100.0%		5,114	664	7.9	100.0%		1,122	846	28.1%	23.7%		
30.0 percent or more (rent-burdened)	2,298	352	9.3	57.6%	4.5%	3,425	646	11.5	67.0%	9.2%	1,127	736	49.0%	36.2%	9.4	10.2
50.0 percent or more (extremely rent-burdened)	1,166	300	15.6	29.2%	6.4%	1,770	443	15.2	34.6%	7.4%	604	535	51.8%	54.5%	5.4	9.8

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)	19,525	896	2.8	100.0%		19,277	1,074	3.4	100.0%		-248	1,399	-1.3%	7.1%		
30.0 percent or more (rent-burdened)	11,926	888	4.5	61.1%	3.6%	12,542	966	4.7	65.1%	3.5%	616	1,312	5.2%	11.3%	4.0	5.0
50.0 percent or more (extremely rent-burdened)	6,162	725	7.2	31.6%	3.4%	6,133	801	7.9	31.8%	3.8%	-29	1,080	-0.5%	17.5%	0.2	5.1

Table 3.05.T: Rent Stabilized Housing

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Rent stabilized units	15,040	5,262	18.0	30.5%	10.0%

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	32,010	1,167	2.2	100.0%	
Extremely low-income (0-30% AMI)	10,584	985	5.7	33.1%	2.8%
Very low-income (31-50% AMI)	5,645	788	8.5	17.6%	2.4%
Low-income (51-80% AMI)	11,088	980	5.4	34.6%	2.8%
Moderate-income (81-120% AMI)	4,385	609	8.4	13.7%	1.8%
Middle-income (121-165% AMI)	233	155	40.4	0.7%	0.5%
High-income (166% or higher AMI)	75	84	68.3	0.2%	0.3%

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	2,624	1,791	34.0	5.9%	3.8%

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	44,073	591	0.8	100.0%		46,948	1,125	1.5	100.0%		2,875	1,271	6.5%	2.9%		
Overcrowded units (> 1 person per room)	3,099	505	9.9	7.0%	1.1%	5,306	659	7.6	11.3%	1.4%	2,207	830	71.2%	35.1%	4.3	1.8

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	3,973	479	7.3	100.0%		4,943	726	8.9	100.0%		970	870	24.4%	23.6%		
Overcrowded units (> 1 person per room)	715	231	19.7	18.0%	5.4%	1,126	373	20.1	22.8%	6.8%	411	439	57.5%	72.9%	4.8	8.7

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	4,657	445	5.8	100.0%		4,431	726	10.0	100.0%		-226	852	-4.9%	18.0%		
Overcrowded units (> 1 person per room)	210	134	38.8	4.5%	2.8%	380	251	40.1	8.6%	5.5%	170	285	81.0%	166.2%	4.1	6.2

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	4,972	585	7.1	100.0%		6,046	691	6.9	100.0%		1,074	905	21.6%	19.9%		
Overcrowded units (> 1 person per room)	642	229	21.7	12.9%	4.4%	972	298	18.6	16.1%	4.6%	330	376	51.4%	71.2%	3.2	6.4

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	30,174	771	1.6	100.0%		30,361	1,248	2.5	100.0%		187	1,467	0.6%	4.9%		
Overcrowded units (> 1 person per room)	1,513	332	13.3	5.0%	1.1%	2,479	476	11.7	8.2%	1.5%	966	580	63.8%	47.8%	3.2	1.9

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2019-2023
	Number
Residential evictions executed by a city marshal	751

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	456	397	-59	-12.9%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2022; NYC Housing Preservation and Development, 2022
	Number
NYC Housing Authority units	5,863
Homes with new or extended affordability requirements	3,679

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

	NYC Housing Authority, 2022	
	Number	Percent
Total Population	120,104	100.0%
NYC Housing Authority tenants	11,666	9.7%

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

	NYC Housing Authority, 2022	
	Number	Percent
Asian non-Hispanic Population	20,369	100.0%
Asian non-Hispanic NYC Housing Authority tenants	1,496	7.3%

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

	NYC Housing Authority, 2022	
	Number	Percent
Black non-Hispanic Population	13,192	100.0%
Black non-Hispanic NYC Housing Authority tenants	5,179	39.3%

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

	NYC Housing Authority, 2022	
	Number	Percent
Hispanic Population	19,052	100.0%
Hispanic NYC Housing Authority tenants	3,327	17.5%

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

	NYC Housing Authority, 2022	
	Number	Percent
White non-Hispanic Population	62,985	100.0%
White non-Hispanic NYC Housing Authority tenants	1,538	2.4%

Table 3.13.T: Housing Lottery Applications - Total

	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-

	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-

	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-

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

Housing Production
PUMA 4018

Table 4.01.T: Change in Housing Units 2010 - 2022

	NYC Department of City Planning Housing Database, 2022 Q2	
	Number	Percent
Net change	3,553	7.0%
New building	3,808	7.5%
Alterations that increase units	73	0.1%
Alterations that decrease units	-58	-0.1%
Demolitions	-270	-0.5%

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

	NYC Housing Preservation and Development, 2014-2023	
	New Construction	Preservation
	Number	Number
Extremely low-income (0-30% AMI)	244	649
Very low-income (31-50% AMI)	111	10
Low-income (51-80% AMI)	631	1,137
Moderate-income (81-120% AMI)	38	38
Middle-income (121-165% AMI)	46	259
High-income (166% or higher AMI)	4	9

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	3.4	100.0%
Square miles of historic districts	0.0	0.0%

Quality of Life and Access to Opportunity
PUMA 4018

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	65.6%	-10.3%	9.1%

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

	NYC Community Health Survey, 2019-2020		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	10.1%	-3.3%	4.6%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Deaths before 65 years	265.7	221.2	216.5	-5.0	-2.1%

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	97.4	87.6	105.2	18.0	20.1%

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	517.0	421.0	465.5	45.0	10.6%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic deaths before 65 years	247.2	262.6	253.2	-9.0	-3.6%

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	233.4	196.0	194.4	-2.0	-0.8%

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	7.9	6.1	3.9	-2.0	-35.7%

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

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

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 1 year	11.2	11.6	0.0	-12.0	-100.0%

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	10.8	8.8	0.0	-9.0	-100.0%

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	14.2	23.6	9.0	66.7%

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

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

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Black non-Hispanic drug-related overdose deaths	0.0	0.0	28.5	29.0	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	19.4	19.0	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	19.9	32.6	13.0	63.8%

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	957

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	270

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	978

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	572

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	1,273

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)	4

Table 5.08.T: Access to Jobs

	NYC Department of City Planning, 2021
	Number
Total jobs within 30 minutes	66,128

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	39.0%
Residents living within 1/4 mile of ADA accessible subway stations	3.9%

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	39,224	1,671	2.6	100.0%		43,184	1,922	2.7	100.0%		3,960	2,547	10.1%	6.8%		
Drove or carpooled to work	10,314	1,079	6.4	26.3%	2.5%	12,052	1,386	7.0	27.9%	3.0%	1,738	1,756	16.9%	18.2%	1.6	3.9

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	6,313	686	6.6	100.0%		6,787	915	8.2	100.0%		474	1,144	7.5%	18.6%		
Drove or carpooled to work	1,785	361	12.3	28.3%	4.8%	1,918	410	13.0	28.3%	4.7%	133	546	7.5%	31.6%	0.0	6.7

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	4,297	749	10.6	100.0%		3,324	749	13.7	100.0%		-973	1,059	-22.6%	22.0%		
Drove or carpooled to work	969	401	25.2	22.6%	8.5%	735	386	31.9	22.1%	10.5%	-234	557	-24.1%	50.7%	-0.5	13.5

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	5,405	737	8.3	100.0%		6,026	844	8.5	100.0%		621	1,120	11.5%	21.8%		
Drove or carpooled to work	1,069	354	20.1	19.8%	6.0%	1,192	431	22.0	19.8%	6.6%	123	558	11.5%	54.7%	0.0	8.9

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	22,961	1,408	3.7	100.0%		24,807	1,382	3.4	100.0%		1,846	1,973	8.0%	9.0%		
Drove or carpooled to work	6,446	893	8.4	28.1%	3.5%	7,587	1,015	8.1	30.6%	3.7%	1,141	1,352	17.7%	22.7%	2.5	5.1

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	46,948	1,125	1.5	100.0%	
With a computer	31,207	1,136	2.2	66.5%	1.8%
With a broadband internet subscription	31,665	1,323	2.5	67.4%	2.3%

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	4,943	726	8.9	100.0%	
With a computer	3,959	709	10.9	80.1%	8.2%
With a broadband internet subscription	4,034	695	10.5	81.6%	7.3%

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	4,431	726	10.0	100.0%	
With a computer	2,686	561	12.7	60.6%	7.8%
With a broadband internet subscription	2,706	515	11.6	61.1%	5.9%

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	6,046	691	6.9	100.0%	
With a computer	3,151	503	9.7	52.1%	5.8%
With a broadband internet subscription	3,841	612	9.7	63.5%	7.0%

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	30,361	1,248	2.5	100.0%	
With a computer	20,620	1,027	3.0	67.9%	1.9%
With a broadband internet subscription	20,123	1,105	3.3	66.3%	2.4%

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	51.5%
Math proficient	49.2%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	66.4%
Math proficient	68.1%

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	29.0%
Math proficient	22.1%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	38.3%
Math proficient	33.4%

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	67.2%
Math proficient	66.3%

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)	70.9%

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)	89.3%

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)	51.7%

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)	58.6%

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)	82.2%

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2021	
	Number Estimate	Percent Estimate
Total Population	120,104	100.0%
Residents within walking distance of a park	109,772	91.4%

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	618.1	100%	591.9	100%	-26.0	-4.2%	
Pedestrian injuries	187.8	30%	164.1	28%	-24.0	-13%	-2.7
Cyclist injuries	50.5	8%	50.8	9%	0.0	0%	0.4
Motorist injuries	379.7	61%	377.0	64%	-3.0	-1%	2.3

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

	NYC Vision Zero View, 2010-2014	NYC Vision Zero View, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Percent
Total fatalities	4.1	3.2	-0.8	-20.0%

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

	NYC Department of Heath and Mental Hygiene, 2019
	Number
Total pedestrian hospitalizations	16.3

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	51.8

Appendix

One-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
108 Bay 32	$1,550	#3	13	Broker/fee	1	1
2315 Crops	$1,650	#D1	23	Broker/fee	1	1
250 Quenti	$1,700	#3E	5	Broker/fee	1	1
2634 West	$1,825	#6C	16	Broker/no-	1	1
2239 West	$2,000	#C1	14	Broker/fee	1	1

Past Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
1668 West	$1,500	#10D	12	Broker/fee	1	1
114 Bay 49	$1,525	#1	26	Broker/fee	1	1
1650 West	$1,540	#DD	5	Broker/fee	1	1
2251 81st S	$1,549	#A3	7	Broker/fee	1	1
2251 81st S	$1,549	#A3	0	Broker/fee	1	1
1601 West	$1,550	#FF	3	Broker/fee	1	1
1809 West	$1,550	#2	12	Broker/fee	1	1
121 Bay 38	$1,599	#2F	1	Broker/fee	1	1
1684 West	$1,600	#B4	2	Broker/fee	1	1
1949 West	$1,650	#2	5	Broker/fee	1	1
288 Bay 38	$1,690	#L3L	3	Broker/fee	1	1
8223 Bay P	$1,699	#D1	32	Broker/fee	1	1
288 Bay 38	$1,699	#BB	2	Broker/fee	1	1
265 Quenti	$1,699	#A5	6	Broker/fee	1	1
8740 25th A	$1,700	#4S	15	Broker/no-	1	1

254 Quenti	$1,700	#3Z	8	Broker/fee	1	1
106 Avenu	$1,700	#6	18	Broker/no-	1	1
245 Quenti	$1,700	#1	10	Broker/fee	1	1
280 Bay 38	$1,725	#6	2	Broker/fee	1	1
8700 25th	$1,750	#2R	11	Broker/fee	1	1
2315 Crops	$1,750	#B7	5	Broker/fee	1	1
8630 23rd	$1,750	#A4	1	Broker/fee	1	1
206 Quenti	$1,750	#D5	20	Broker/no-	1	1
220 Quenti	$1,795	#4	35	Broker/fee	1	1
2795 Shore	$1,799	#4A	6	Broker/fee	1	1
1780 West	$1,800	#2E	15	Broker/no-	1	1
8855 Bay P	$1,825	#4J	8	Broker/no-	1	1
2512 Ocear	$1,850	#2	3	Broker/fee	1	1.5
2611 West	$1,850	#5C	32	Broker/no-	1	1
1702 West	$1,852	#4D	6	Broker/no-	1	1
2612 West	$1,875	#6C	43	Broker/no-	1	1
8301 Bay P	$1,975	#613	54	Broker/no-	1	1
7705 Bay P	$1,975	#6K	10	Broker/no-	1	1
80 Avenue	$1,987	#A6	68	Broker/fee	1	1
2650 Ocear	$1,995	#PHC	28	Broker/fee	1	1
80 Avenue	$2,000	#A9	22	Broker/fee	1	1
8301 Bay P	$2,050	#208	1	Broker/no-	1	1
412 Kings H	$2,250	#3B	26	Broker/no-	1	1

Two-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
2219 West	$1,999	#2	48	Broker/fee	2	1
299 Kings H	$2,000	#2A	21	Broker/fee	2	1
2157 West	$2,000	#1	9	Broker/fee	2	1
1701 West	$2,100	#5D	5	Broker/fee	2	1
314 Avenue	$2,300	#2	5	Broker/no-	2	1
8838 26th A	$2,500	#1	25	Broker/fee	2	2
380 Kings H	$2,800	#201	13	Broker/fee	2	2
125 Kings H	$2,900	#3E	2	Broker/no-	2	2
125 Kings H	$2,900	#3B	27	Broker/no-	2	1

Past Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
2546 Stillw	$500	#1	1	Broker/fee	2	1
121 Bay 38	$1,685	#2R	9	Broker/fee	2	1
78 Bay 43rd	$1,750	GROUND-F	20	Broker/fee	2	1
114 Bay 49	$1,820	#5	36	Broker/fee	2	1
2113 West	$1,850	#1	28	Broker/fee	2	1
1663 West	$1,900	#2F	13	Broker/fee	2	1
2444 West	$1,900	#1	6	Broker/fee	2	1
2118 East 1	$1,900	#2R	123	Broker/fee	2	1
189 27th A	$1,900	#2	1	Broker/fee	2	1
105 Bay 50	$1,900	#3R	39	Broker/no-	2	1
1870 West	$1,950	#2R	34	Broker/fee	2	1

299 Kings H	$2,000	#1	33	Broker/fee	2	1
2163 East 2	$2,000	#2	2	Broker/fee	2	1
170 Graves	$2,000	#2	5	Broker/fee	2	1
2157 West	$2,000	#2	12	Broker/fee	2	1
280 Bay 38	$2,000	#LB	12	Broker/fee	2	1
180 Bay 31	$2,050	#4	6	Broker/fee	2	1
2546 Stillw	$2,050	#UNIT5	13	Broker/fee	2	1
373 Avenue	$2,099	#FLA	10	Broker/fee	2	1
2795 Shore	$2,100	#2D	6	Broker/fee	2	1
16 Van Sick	$2,100	#3	13	Broker/fee	2	1
2318 81st S	$2,100	#2R	33	Broker/fee	2	1
2580 Ocear	$2,100	#3F	38	Broker/fee	2	1
162 Bay 40	$2,200	#2	0	Broker/fee	2	1
162 Bay 44	$2,200	#2	20	Broker/fee	2	1
2518 Ocear	$2,200	#F	7	Broker/fee	2	1
194 Avenue	$2,200	#2F	13	Broker/fee	2	1
2434 West	$2,200	#1	6	Broker/fee	2	1
488 Lake St	$2,200	#1	7	Broker/fee	2	1
2434 West	$2,200	#2	6	Broker/fee	2	1
2278 80th S	$2,250	#3F	29	Broker/fee	2	2
8301 Bay P	$2,300	#407	18	Broker/no-	2	1
2278 80th S	$2,300	#2	30	Broker/fee	2	2
2278 80th S	$2,300	#4	2	Broker/fee	2	2

2278 80th S	$2,300	#3	14	Broker/fee	2	2
2611 West	$2,350	#2N	32	Broker/no-	2	1
1701 West	$2,400	#6R	3	Broker/no-	2	1
125 Bay 46	$2,400	#1	6	Broker/fee	2	1
1726 West	$2,400	#4	10	Broker/fee	2	1
2611 West	$2,400	#2NN	31	Broker/no-	2	1
1922 West	$2,400	#1	22	Broker/fee	2	1
1701 West	$2,400	#6D	3	Broker/no-	2	1
1725 West	$2,499	#1	24	Broker/fee	2	1.5
1729 Stillw	$2,500	#BB	46	Broker/no-	2	1.5
2630 Crops	$2,600	#13K	8	Broker/fee	2	1
422 Avenue	$2,700	#6R	13	Broker/no-	2	1
422 Avenue	$2,700	#2R	19	Broker/no-	2	1
422 Avenue	$2,700	#5R	14	Broker/no-	2	1
422 Avenue	$2,700	#4R	15	Broker/no-	2	1
422 Avenue	$2,700	#3R	13	Broker/no-	2	1
422 Avenue	$2,700	#1R	23	Broker/no-	2	1
1743 Shore	$2,700	#2	49	Broker/fee	2	1.5
355 Kings H	$2,900	#2A	7	Broker/fee	2	2
125 Kings H	$3,050	#3J	24	Broker/no-	2	1
125 Kings H	$3,100	#2J	8	Broker/no-	2	1
125 Kings H	$3,100	#2E	49	Broker/no-	2	2
125 Kings H	$3,100	#2G	34	Broker/no-	2	1
125 Kings H	$3,100	#3A	28	Broker/no-	2	1

Three-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
8833 26th A	$2,400	#2	0	By owner/r	3	2
2464 East 1	$2,600	#2	19	Broker/fee	3	1
125 Bay 46	$2,750	#2	6	Broker/fee	3	2
2227 West	$2,800	#3	1	Broker/fee	3	1
2170 West	$2,900	#2	79	Broker/fee	3	1
121 Bay 46	$3,300	#2	1	Broker/fee	3	1.5

Past Listings

address	price_per_	unit	days_on_m	listing_type	beds	baths
2514 East 1	$2,080	#1	1	Broker/fee	3	1
276 Kings H	$2,099	#2A	19	Broker/fee	3	1
114 Bay 49	$2,150	#4	54	Broker/fee	3	1.5
180 Bay 31	$2,199	#8A	84	Broker/fee	3	1
2563 West	$2,200	#2	18	Broker/fee	3	1
1703 West	$2,200	#2	28	Broker/fee	3	1
155 Bay 37	$2,200	#1	11	Broker/fee	3	1
2514 East 1	$2,280	#2	18	Broker/fee	3	1
1653 West	$2,300	#3	6	Broker/fee	3	1.5
45 Bay 38tl	$2,350	#2B	1	Broker/fee	3	1
2463 West	$2,400	#2	4	Broker/fee	3	1
8833 26th A	$2,400	#2	3	Broker/fee	3	2
26 Bay 38tl	$2,400	#2	13	Broker/fee	3	1
32 Highlaw	$2,500	#1	14	Broker/fee	3	1.5

45 Bay 38tl	$2,500	#2A	0	Broker/fee	3	1
2930 86th S	$2,500	#3	5	Broker/fee	3	2
36 Highlaw	$2,500	#1	34	Broker/fee	3	1.5
2139 West	$2,545	#1	5	Broker/fee	3	1
80 Bay 46tl	$2,600	#3	34	Broker/fee	3	2
2063 West	$2,650	#3	4	Broker/fee	3	1
2227 West	$2,800	#2	33	Broker/fee	3	1
2652 Harw	$2,800	#4	10	Broker/fee	3	1
1627 West	$2,995		27	Broker/fee	3	1
207 Bay 34	$2,995	#3F	14	Broker/fee	3	2
168 Bay 49	$3,000	#2A	6	Broker/fee	3	2
209 Bay 31	$3,000	#2	3	Broker/fee	3	2
1979 West	$3,000	#1	4	Broker/fee	3	2
2063 West	$3,200	#2	25	Broker/fee	3	1
2345 East 1	$3,700	#2	15	Broker/fee	3	2