Racial Equity Report on Housing and Opportunity

Project name: 198-208 Richmond Terrace

Contact: Justin Jarboe, Eric Palatnik, PC.

Prepared by: Austin Coury, Urban Cartographics Date: November 14, 2025

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

PROJECT TYPE

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

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

☐ Historic district designation affecting 4 or more city blocks

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

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

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

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

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

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

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

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

1. EXECUTIVE SUMMARY

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

This report accompanies a land use application by Economic Development Opportunity Zone Fund 1, LLC (the "Applicant") seeking: (1) a zoning map amendment to rezone their Development Site from an R6/C2-2 district within the Special Hillsides Preservation District to an R7-3/C2-4 district within the Special St. George District, (2) a zoning text amendment to the Appendix of Article XII, Chapter 7 to add the Project Area to the Special St. George District, and (3) a zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing area coterminous with the Project Area.

The object of the application is to facilitate a new mixed-use building containing residential and community facility uses (the "Proposed Development") on the Development Site, which is comprised of three tax lots: Staten Island Block 13, Lots 68, 71 & 73. The Development Site contains 15,488 square feet of lot area and is comprised of three interior lots along Richmond Terrace, which together have approximately 140 feet of frontage along the 100-foot wide thoroughfare (therefore, making it a "wide" street per zoning). The Proposed Development is slated to rise 14 stories and 145 feet in height and contain a total of 97,201 square feet of floor area (6.28 FAR). Of this, 10,113 square feet would be put to community facility use on the 1st-3rd floors and the remaining 87,088 square feet would be put to residential use on the 4th-14th floors. The Proposed Development would contain 117 dwelling units, 30 of which would be permanently income-restricted in compliance with Mandatory Inclusionary Housing Option 1 (there would be an additional unit for use by the building's superintendent). The Proposed Development would provide four parking spaces for use by building maintenance workers and handicap access.

The area to be rezoned (the "Project Area") includes the Development Site as well as the majority of Lot 60 immediately to its west and a very small portion of Lot 8 immediately south. In sum, the existing R7-3/C2-4 (SG) district would be expanded to encompass the subject block's entire Richmond Terrace blockfront. The expanded district would extend 125 feet from Richmond Terrace at a 260-foot depth from the corner of Richmond Terrace and Nicholas Street, and 185 feet from Richmond Terrace for the rest of the blockfront.

The Development Site contains 15,488 square feet of lot area and formerly contained two two-family homes that are in the process of being demolished, as well as additional vacant land. Lot 60, at the southeast corner of Richmond Terrace and Nicholas Street, is improved upon with an 11-story mixed-use building containing 58,782 square feet of floor area (3.47 FAR), 40 dwelling units, and ground floor retail space that is currently vacant. Lot 8 is an extremely large lot with two bulky 20-story residential buildings shifted toward St. Marks Place, containing a combined 524,513 square feet of floor area (2.57 FAR). As mentioned above, only a sliver of a northerly portion of this lot would be included in the Project Area.

The Project Area falls within PUMA 4501, which is roughly coextensive with the boundaries of Staten Island Community District #1, which encompasses the entire North Shore of Staten Island. As of 2020, this area's population was 189,663. Of this population, 10.9% identified as Asian non-Hispanic, 21.1% identified as Black non-Hispanic, 31.1% identified

as Hispanic, and 33% identified as White non-Hispanic. The remaining 3.9% identified as non-Hispanic or some other race or combination of races. The Asian population makes up about the same share of the local population as it does the population of Staten Island, but slightly less than its share of the population of New York City. The share of the population that identifies as Black is a bit more than double its share at the borough level, but about the same as its share at the citywide level. The Hispanic population makes up a significantly larger percentage of the local population than it does of Staten Island's population, but only a slightly larger percentage when compared to its population across all of NYC. The percentage of the area population that is White is significantly lower than its share across the entire borough, but about the same when compared to its share across the City as a whole.

2019-2023 American Community Survey data shows the median household income in the area was $86,970, which is significantly lower than Staten Island's median, but slightly higher than New York City's median. Asian and White households have significantly higher median incomes ($99,613 and $106,403, respectively) than the overall figure for the area, while Black and Hispanic households have significantly lower median incomes ($72,281 and $66,408, respectively) when compared to the same. The area's median age was 37.9 years old. 26% of the area's population was foreign-born, and 14.7% of the area's population indicated they spoke English less than "very well".

Staten Island CD1 saw a 7.9% increase in population between 2010 and 2020 and only a 4.6% increase in housing production between 2010 and 2024. This demonstrates that the area's housing production significantly lags behind local population growth as well as housing production in the rest of the city (10%). The median gross rent in the area is $1,626/month, which is slightly lower than Staten Island's and New York City's medians. According to ACS PUMA data between 2019 and 2023, 21.9% of the area's rental units were affordable to households in the extremely low-income band (0-30% AMI), 18.1% were affordable to households in the very low-income band (31-50%), and another 49.9% were affordable to households in the low-income band (51-80% AMI). Only 2.7% of the population in this area has access to a subway or SBS station within ¼ of a mile, and only 2% has access to an ADA-accessible subway station within ¼ of a mile. This reflects that the area as a whole is significantly less transit-accessible for able-bodied residents than when compared to all of Staten Island and New York City, slightly less transit-accessible for disabled residents when compared to the borough as a whole, and significantly less transit-accessible for disabled residents when compared to the city as a whole.

The Project Area is located within Neighborhood Tabulation Area SI0101 (St. George-New Brighton), which is considered in the "Intermediate" category on the Displacement Risk Map. The housing conditions subindex lists the area as "Intermediate" risk, while the population vulnerability and market pressure subindices list the area as "Low" risk.

The proposed project would help New York City meet several of its goals to affirmatively further fair housing and promote equitable access to opportunity by creating 30 new units of income-restricted housing at an average of 60% AMI in a new building designed to be ADA-accessible, in a transit- and amenity-rich location, while setting aside a certain percentage of income-restricted units for existing community district residents and those with disabilities.

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

Section 1: Executive Summary *(this section)*

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

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

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

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

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

2. PROJECT SPECIFIC INFORMATION

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

2.1. Description of residential space and affordability

2.1.1 Reporting residential floor area

Total residential zoning square feet: 87,088 sf

2.1.2 Profile of anticipated residential affordability

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

Income Restriction	**Unit Count**		**Anticipated Affordability*** **				
			AMI	Rent (2025)*		Eligible Income (2025)**	
	#	%		studio – 3-bedroom		1-person – 5-person	
Very Low Income	12	10%	40%	$1,130	$1,690	$45,400	$70,000
Low Income	6	5%	60%	$1,700	$2,530	$68,000	$105,000
Low Income	12	10%	80%	$2,270	$3,370	$90,700	$140,000
Not Income Restricted	87	75%	n/a	$2,400	$5,390	$96,000	$215,600
Total New Units	**117**	**100%**					

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

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

****Affordability numbers are preliminary and are for illustrative purposes only.*

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 117 residential units. Of these 117 units, 30 will be income-restricted pursuant to Mandatory Inclusionary Housing Program ("MIH") Option 1, and 87 will be market-rate (not income-restricted).

Pursuant to MIH Option 1, the 30 income-restricted units comprise at least 25% of the Proposed Development's residential floor area, at a weighted Area Median Income ("AMI") average of 60%. Additionally, 10% of the total units will be available at 40% AMI, there are no more than three income bands, and there is no income band greater than 80% AMI. The table above provides example rents and eligible incomes, by AMI income band.

The Proposed Development would contain eight studio apartments (two of which would be income-restricted), 30 one-bedroom apartments (eight of which would be income-restricted), 62 two-bedroom apartments (16 of which would be income-restricted), and 17 three-bedroom apartments (four of which would be income-restricted). One of the income-restricted studios each will be offered at 40% and 60% AMI. Three of the income-restricted one-bedrooms will be offered at 40% AMI, one of the income-restricted one-bedrooms will be offered at 60% AMI, and the other four will be offered at 80% AMI. Six of the income-restricted two-bedrooms each will be offered at 40% and 80% AMI, while the other four will be offered at 60% AMI. Two of the income-restricted three-bedrooms each will be offered at 40% and 80% AMIs.

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)
Studio Apartments	$2,400/month	$96,000/year
One-Bedroom Apartments	$2,810/month	$112,400/year
Two-Bedroom Apartments	$4,490/month	$179,600/year
Three-Bedroom Apartments	$5,390/month	$215,600/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). Given the shortage of available data for comparable units in this area, adjustments were made as follows. Studio, one-, and two-bedroom rents were adjusted downward by 15% because most data were for a nearby full-amenity waterfront development adjacent to St. George Terminal. Three-bedroom rents were adjusted upwards from the adjusted two-bedroom rent figure by approximately 20% as almost all comparable data for three-bedroom units were for existing buildings that were generally older and offered few amenities (it appears the nearby waterfront development does not offer three-bedroom units).

2.3 Estimating construction jobs

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

Development Site	Person-years	Average yearly workers
198-208 Richmond Terrace	234.6	134.0
Total	**234.6**	**134.0**

3. Community Profile Summary

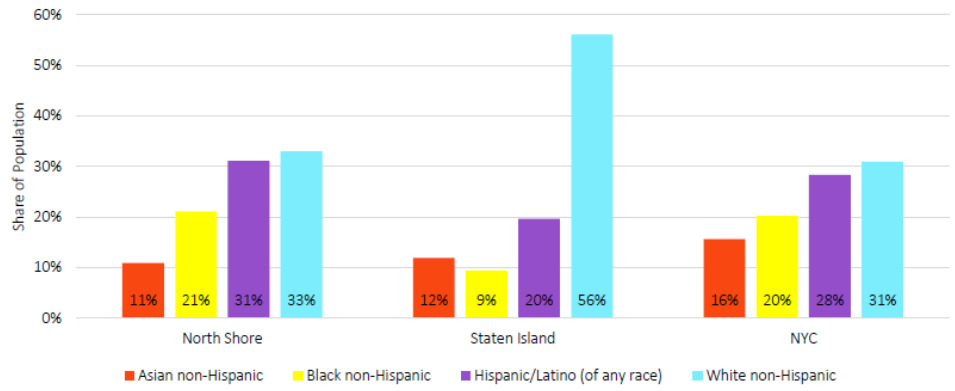
The community profile summary is intended to provide a user-friendly snapshot of household, housing, and neighborhood indicators in the project area. This summary includes graphs and charts of selected indicators found in the full community profile (Section 5). The summary is available for download through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

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

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

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

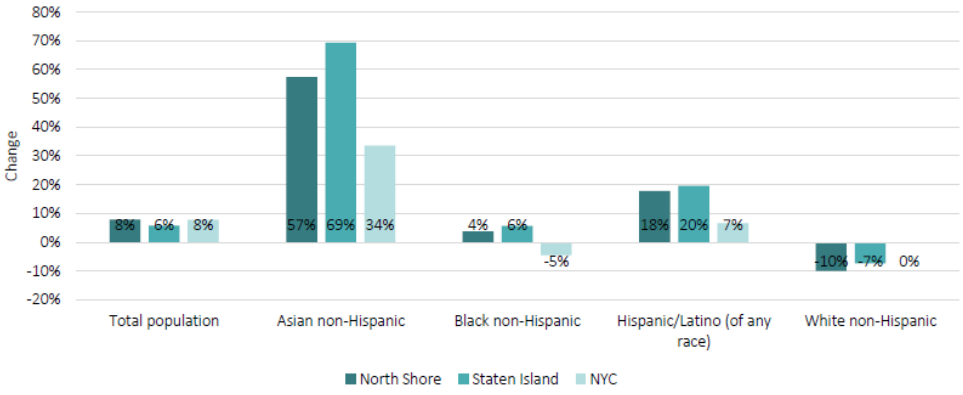


Source: Census 2020; Community Profile Table 1.01

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

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

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



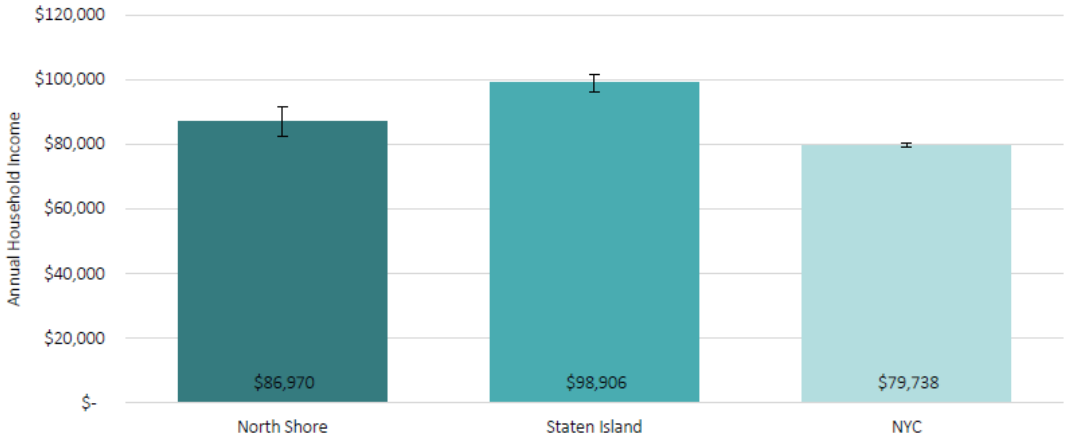
Source: Census 2010, 2020; Community Profile Table 1.01

Household Economic Security – Income

Figure 3: Median Household Income, 2019-2023 (Five-Year Estimate)

Shows the estimated median household income (in 2023 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 2019-2023, the estimated median household income in [area] was [$]."

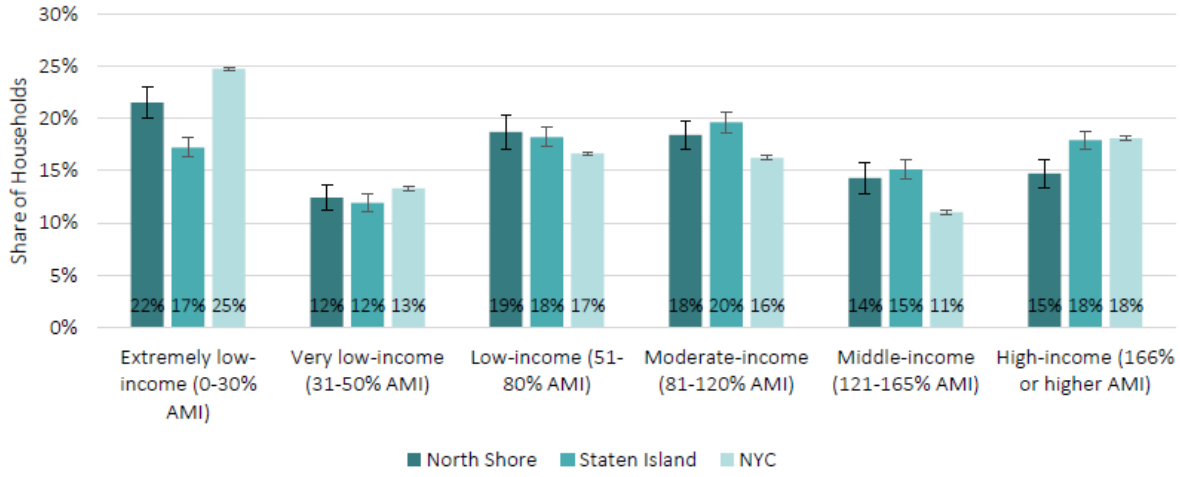


Source: American Community Survey 2019-2023; Community Profile Table 2.02

Figure 4: Share of Households in Each HUD AMI Band, 2019-2023 (Five-Year Estimate)

Shows the share of households within each 2021 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 2019-2023, an estimated [percent] of households in [area] were in [HUD AMI band]."

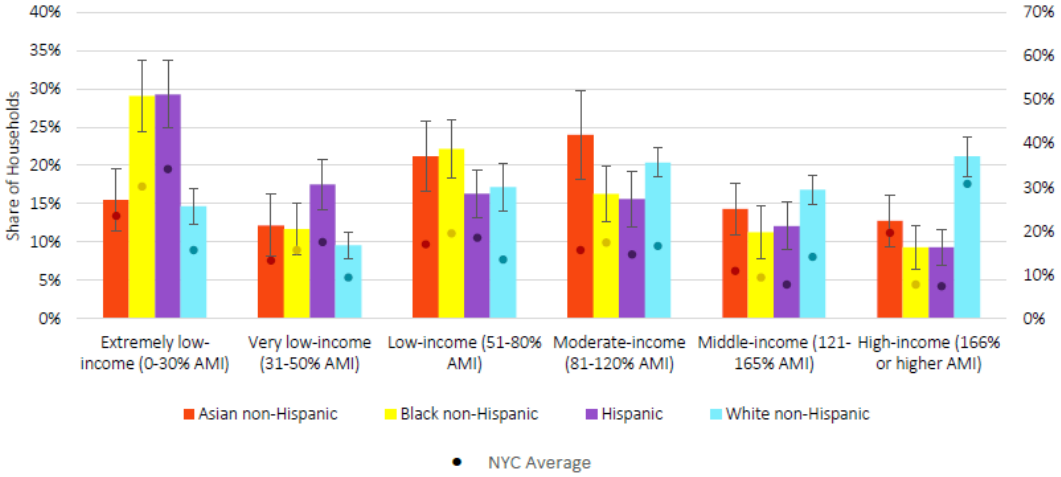


Source: American Community Survey 2019-2023; Community Profile Table 2.03

Figure 5: Share of Households in Each HUD AMI Band by Race & Ethnicity, 2019-2023 (Five-Year Estimate)

Shows the share of PUMA households within each 2021 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 2019-2023."



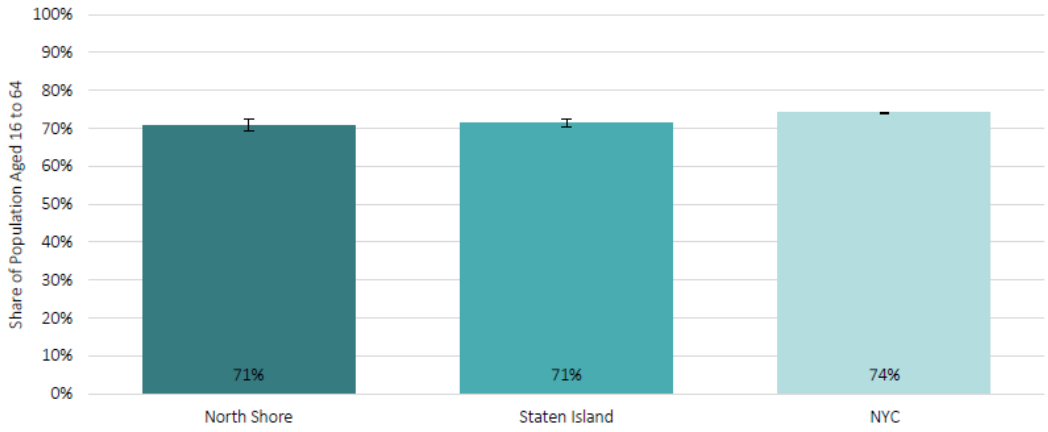
Source: American Community Survey 2019-2023; Community Profile Table 2.03

Household Economic Security – Jobs

Figure 6: Labor Force Participation, 2019-2023 (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 2019-2023, an estimated [percent] in [area] were employed or seeking work."

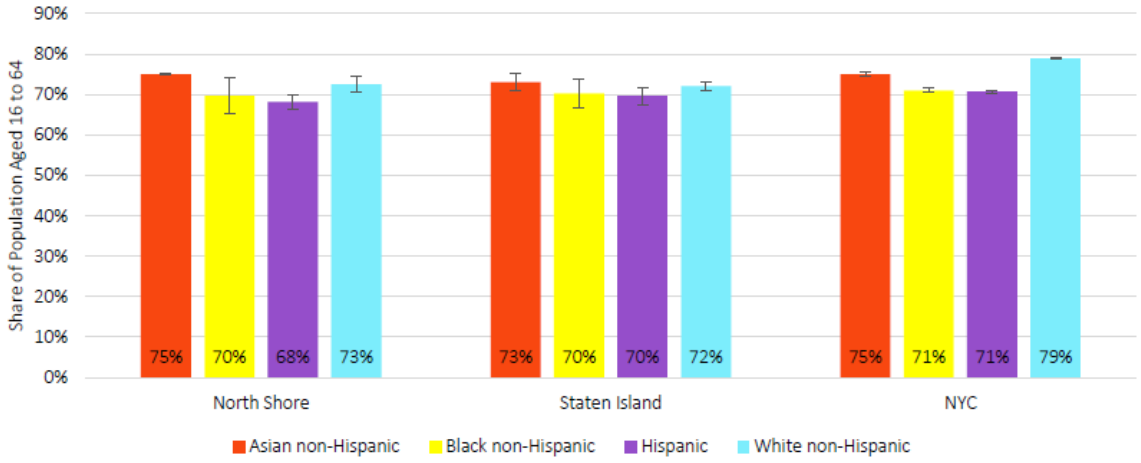


Source: American Community Survey 2019-2023; Community Profile Table 2.04

Figure 7: Labor Force Participation by Race & Ethnicity, 2019-2023 (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 2019-2023, an estimated [percent] of [race/ethnicity] group in [area] were employed or seeking work."

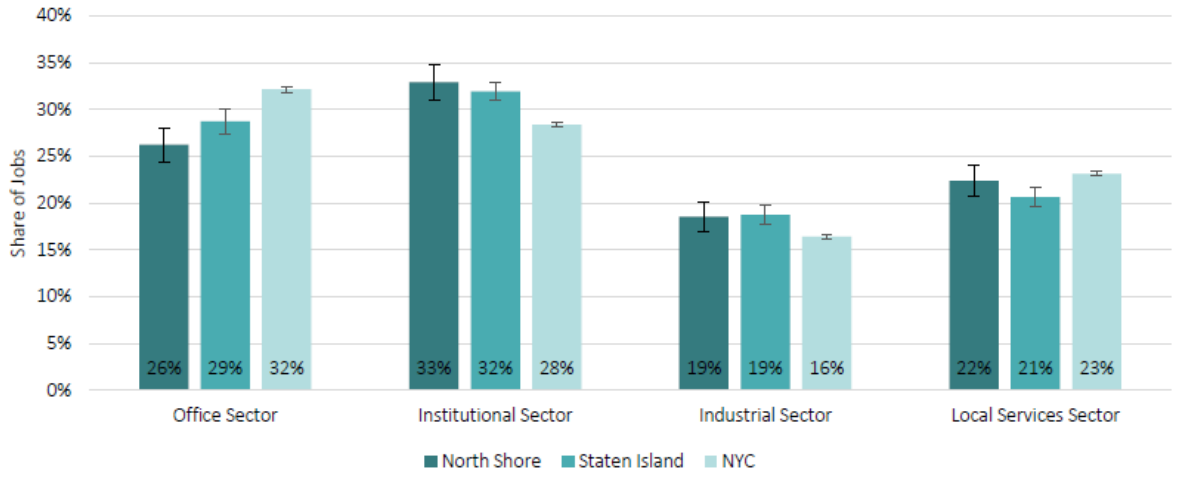


Source: American Community Survey 2019-2023; Community Profile Table 2.04

Figure 8: Share of Employed Residents by Business Sector[1], 2019-2023 (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 2019-2023, an estimated [percent] of employed people in [area] worked in [business sector]."



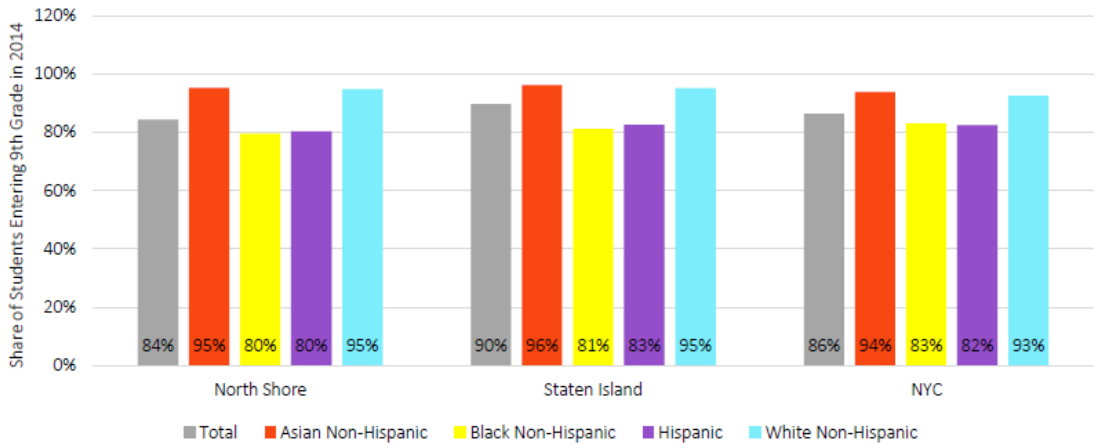
Source: American Community Survey 2019-2023; Community Profile Table 2.06

Education & Access to Transit

Figure 9: High School Graduation Rate, 2024

Shows the rate of students who entered 9th grade in 2020 and graduated by 2024. 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 2024 graduation rate for [race/ethnicity] group in [area] was [percent]."

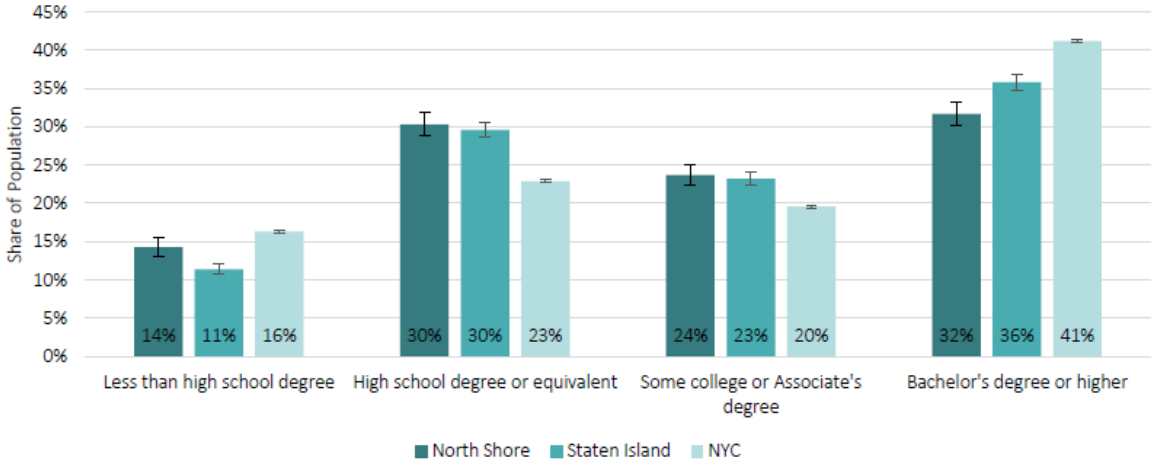


Source: NYC Department of Education 2024; Community Profile Table 5.13

Figure 10: Educational Attainment, 2019-2023 (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 2019-2023, an estimated [percent] of the population 25 years and over in [area] had [educational attainment]."

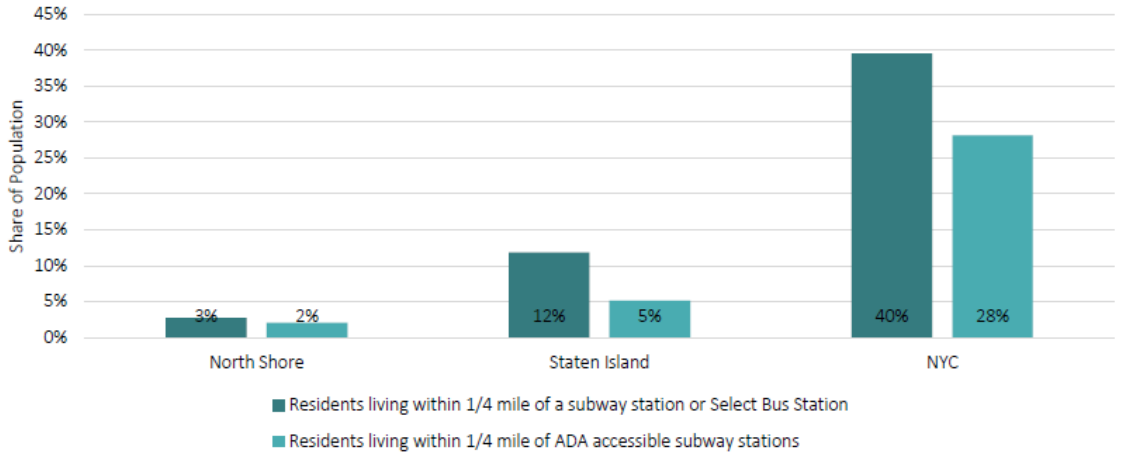


Source: American Community Survey 2019-2023; Community Profile Table 2.01

Figure 11: Access to Transit, 2023

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 2023, about [percent] of residents in [area] lived near an ADA accessible subway station."



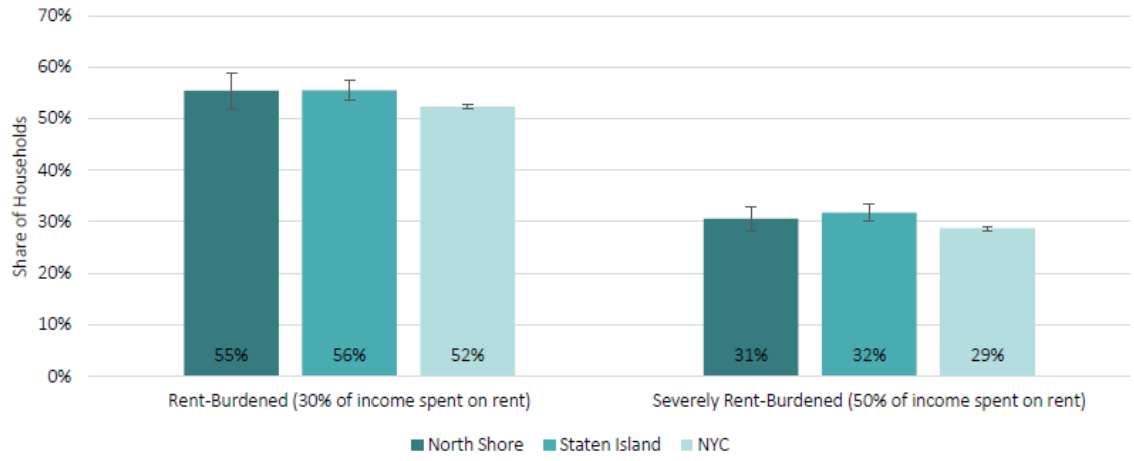
Source: Department of City Planning 2023; Community Profile Table 5.09

Housing Security, Affordability, and Quality

Figure 12: Rent-Burdened & Severely Rent-Burdened Households, 2019-2023 (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 2019-2023, an estimated [percent] of households in [area] were severely rent-burdened."

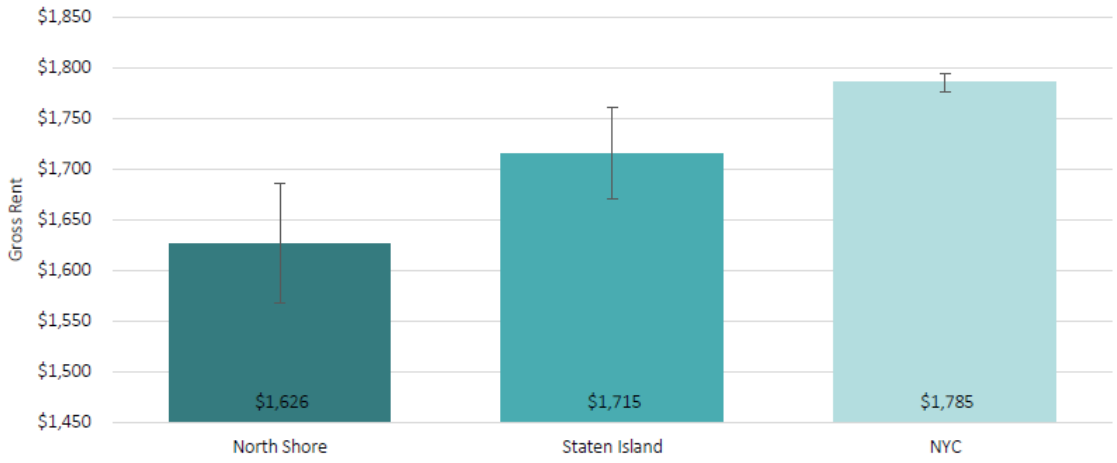


Source: American Community Survey 2019-2023; Community Profile Table 3.04

Figure 13: Median Gross Rent, 2019-2023 (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 2019-2023, the estimated median price of rental units in [area] was [$]."



Source: American Community Survey 2019-2023; Community Profile Table 3.03

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2024

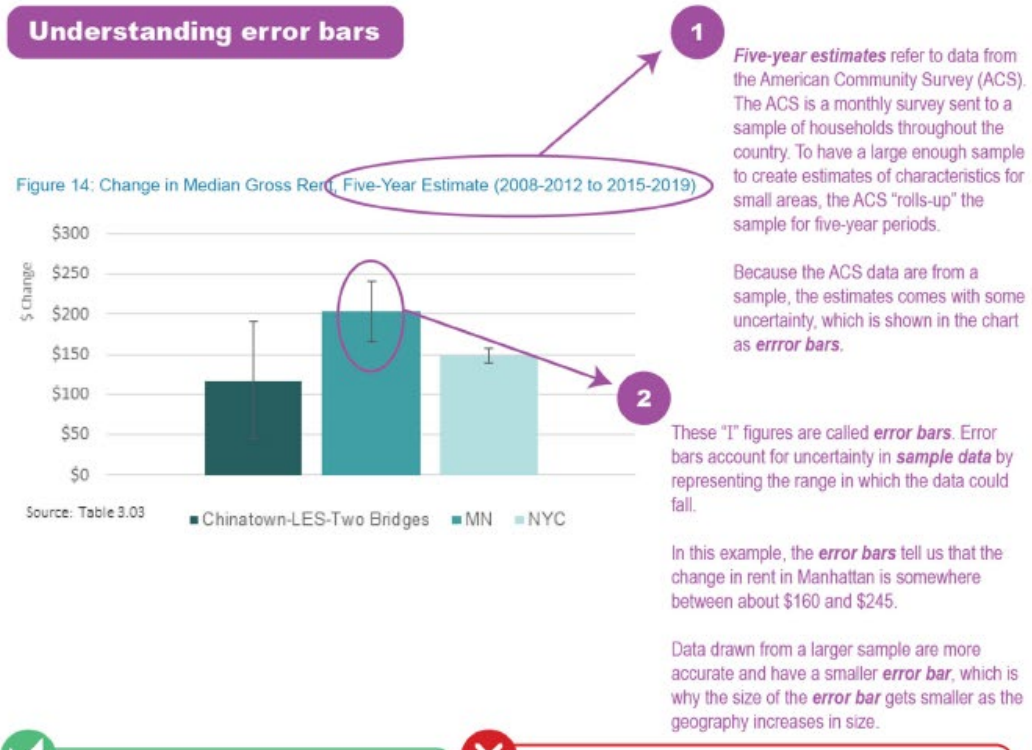
Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2024, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2024 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Understanding error bars

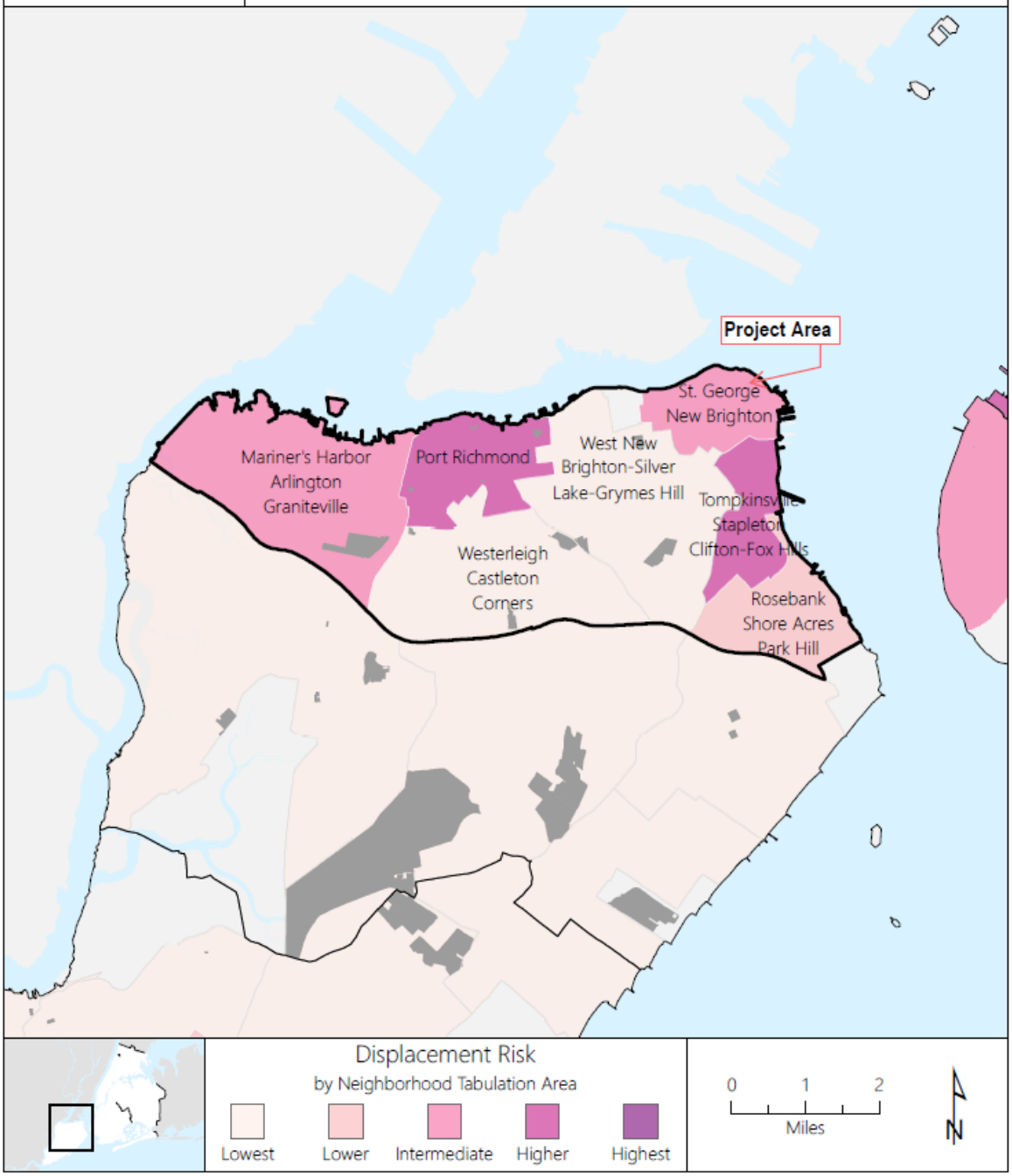


North Shore

PUMA 4501

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

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



Urban Cartographics

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

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

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

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

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

Staten Island Community District 1 saw population growth of 7.9% between 2010-2020 but only experienced a 4.6% increase in housing production between 2010-2024. This means that housing production in the area is significantly lagging behind local population growth, and while it is roughly the same as Staten Island's overall housing production (5%), it is also significantly behind New York City's rate of housing production (10%). Furthermore, the Proposed Development will include 30 income-restricted units at the very low- and low-income AMI levels (31-80% AMIs). Therefore, the Proposed Development's 117 overall units and 30 income-restricted units would provide a significant boost to the area's general new housing stock as well as its income-restricted housing stock.

The Proposed Development will also be providing two housing unit rental types that are not broadly available in the neighborhood. When reviewing rented apartments over the past 210 days in the St. George neighborhood on the real estate website Street Easy, we found that there were only 22 total rented two-bedroom apartments and four total rented three-bedroom apartments, compared to 18 studios and 42 three-bedrooms. While the Proposed Development will be offering eight studio apartments, its 62 two-bedroom apartments and 17 three-bedroom apartments will be particularly significant infusions into the local rental market, allowing more than 75 households of medium to larger sizes to access modern housing in a neighborhood where they may previously have found difficulty.

The Project Area is also located in a highly-accessible location to transit and other services. It is only about 1/3rd of a mile northwest of the ADA-accessible St. George Terminal; this key transit hub provides free ferry service via the Staten Island Ferry to Lower Manhattan, NYC Ferry service to the West Side of Manhattan, access to the Staten Island Railroad service extending south across the entire borough, as well as access to dozens of local buses. It is also just steps from North Shore Waterfront Esplanade Park, Staten Island University Hospital Community Park, and the Empire Outlets, which together provide significant recreational and commercial opportunities for the neighborhood.

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 30 new permanently affordable (income-restricted) housing units. As discussed in the previous section, these will all be offered in the very low and low-income brackets at 40%, 60% and 80% AMIs, providing those households an opportunity to live in modern, accessible, and affordable units.

Moreover, the new permanently affordable units will be subject to HPD Marketing Guidelines, which provide a preference for applications from within the Community District. This serves to specifically prevent the displacement of existing residents. The Neighborhood Tabulation Area in which the Development Site is located (NTA SI0101 – St. George-New Brighton) is considered to be in the "Intermediate" displacement risk category, and it borders one neighborhood in the "High" category (Tompkinsville-Stapleton-Clifton-Fox Hills). Adding 117 total units and 30 income-restricted units in this section of Staten Island would, therefore, alleviate some of the pressure facing this area as well as surrounding neighborhoods. The population vulnerability subindex lists the area as "Low" risk, the housing conditions subindex lists the area as "Intermediate" risk, and the market pressure subindex lists the area as "Low" risk.

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

Because this is a new development, it must be built pursuant to ADA guidelines, and set aside a portion of the income-restricted units for people with disabilities. This not only means the building will be designed to be accessible (including ADA-compliant elevators and ramps), but it will provide new affordable housing opportunities for people with disabilities as well. In addition, the Project Area is located just a few blocks northwest of St. George Terminal, a vital transit hub which offers ADA access to the Staten Island Ferry, NYC Ferry, and the Staten Island Railroad.

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 4501

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	162,609	100.0%	175,756	100.0%	189,663	100.0%	13,907	7.9%	
Asian non-Hispanic	8,496	5.2%	13,111	7.5%	20,632	10.9%	7,521	57.4%	3.4
Black non-Hispanic	35,189	21.6%	38,620	22.0%	40,093	21.1%	1,473	3.8%	-0.9
Hispanic/Latino (of any race)	32,192	19.8%	50,055	28.5%	58,955	31.1%	8,900	17.8%	2.6
White non-Hispanic	81,264	50.0%	69,525	39.6%	62,560	33.0%	-6,965	-10.0%	-6.6
Non-Hispanic of some other race or combination of races	5,468	3.4%	4,445	2.5%	7,423	3.9%	2,978	67.0%	1.4

Table 1.02.T: Age - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	162,319	3,347	0.9	100.0%		171,905	2,623	0.9	100.0%		181,295	4,030	1.4	100.0%		9,390	4,808	5.5%	2.8%		
Under 16 years	39,455	1,893	2.1	24.3%	0.8%	38,083	1,059	1.7	22.2%	0.5%	35,449	1,561	2.7	19.6%	0.7%	-2,634	1,886	-6.9%	4.8%	-2.6	0.9
16 to 64 years	104,198	2,112	0.9	64.5%	1.3%	115,357	2,129	1.1	67.1%	0.7%	119,603	2,748	1.4	66.0%	0.4%	4,246	3,476	3.7%	3.1%	-1.1	0.8
65 years and over	18,666	1,391	3.4	11.2%	0.6%	18,465	731	2.4	10.7%	0.4%	26,243	1,124	2.6	14.5%	0.5%	7,778	1,341	42.1%	8.3%	3.8	0.6
Median age (years)	34.2	0.7	1.3			34.7	0.7	1.2			37.9	0.7	1.1			3.2	1.0				

Table 1.02.A: Age - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	8,393	1,603	9.0	100.0%		13,253	967	4.4	100.0%		18,318	1,577	5.2	100.0%		5,065	1,850	38.2%	15.6%		
Under 16 years	1,796	440	11.9	20.8%	2.7%	2,522	361	8.7	19.0%	2.3%	2,967	562	11.5	16.2%	2.7%	445	668	17.6%	27.9%	-2.8	3.5
16 to 64 years	5,615	810	6.3	72.1%	13.0%	9,510	697	4.5	71.8%	0.6%	12,484	1,135	5.5	68.2%	2.0%	2,974	1,332	31.3%	15.3%	-3.6	2.1
65 years and over	982	259	20.3	7.1%	2.1%	1,221	233	11.6	9.2%	1.6%	2,867	363	7.7	15.7%	1.5%	1,646	431	134.8%	53.8%	6.5	2.2
Median age (years)	35.1	2.6	4.4			36.2	2.3	3.9			40.1	2.3	3.4			3.9	3.0				

Table 1.02.B: Age - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	36,027	3,330	1.2	100.0%		38,141	1,243	2.0	100.0%		38,172	1,293	2.1	100.0%		31	1,794	0.1%	4.7%		
Under 16 years	11,946	1,710	2.5	25.3%	0.9%	10,015	608	3.7	26.3%	1.3%	9,165	625	4.1	24.0%	1.4%	-850	872	-8.5%	8.4%	-2.3	1.9
16 to 64 years	22,252	2,199	1.3	63.0%	0.4%	25,658	880	2.1	67.3%	0.7%	24,673	936	2.3	64.6%	1.1%	-985	1,285	-3.8%	4.9%	-2.7	1.3
65 years and over	1,829	1,229	3.9	11.7%	0.7%	2,468	266	6.5	6.5%	0.7%	4,334	313	4.4	11.4%	0.7%	1,866	411	75.6%	22.8%	4.9	1.0
Median age (years)	28.0	0.8	1.4			30.3	1.5	3.0			34.1	1.3	2.2			3.8	2.0				

Table 1.02.H: Age - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	29,438	2,534	5.2	100.0%		47,870	2,053	2.6	100.0%		55,275	2,500	2.7	100.0%		7,405	3,235	15.5%	7.2%		
Under 16 years	10,059	756	6.8	22.8%	1.6%	14,063	798	3.4	29.4%	1.1%	14,028	1,117	4.8	25.4%	1.7%	-35	1,373	-0.2%	9.8%	-4.0	2.0
16 to 64 years	18,389	1,284	3.7	70.3%	7.4%	31,555	1,430	2.8	65.9%	1.0%	36,833	1,749	2.9	66.6%	1.0%	5,278	2,259	16.7%	7.7%	0.7	1.4
65 years and over	990	421	12.4	6.9%	1.3%	2,252	252	6.8	4.7%	0.5%	4,414	397	5.5	8.0%	0.6%	2,162	470	96.0%	28.1%	3.3	0.8
Median age (years)	25.9	1.4	2.8			27.6	1.0	2.3			32.0	1.0	1.9			4.4	1.0				

Table 1.02.W: Age - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	82,356	1,267	11.6	100.0%		68,811	2,063	1.8	100.0%		63,104	2,748	2.6	100.0%		-5,707	3,436	-8.3%	4.8%		
Under 16 years	14,096	256	20.5	11.4%	3.2%	10,403	726	4.2	15.1%	1.0%	7,620	882	7.0	12.1%	1.3%	-2,783	1,142	-26.8%	9.9%	-3.0	1.6
16 to 64 years	53,655	559	9.3	55.0%	13.4%	46,188	1,614	2.1	67.1%	1.2%	41,555	2,140	3.1	65.9%	1.8%	-4,633	2,680	-10.0%	5.6%	-1.2	2.2
65 years and over	14,605	438	11.9	33.6%	1.6%	12,220	643	3.2	17.8%	0.8%	13,929	906	4.0	22.1%	1.1%	1,709	1,111	14.0%	9.5%	4.3	1.4
Median age (years)	40.7	4.0	4.8			43.8	1.2	1.6			47.5	1.3	1.6			3.7	2.0				

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	162,319	3,347	0.9	100.0%		171,905	2,623	0.9	100.0%		181,295	4,030	1.4	100.0%		9,390	4,808	5.5%	2.8%		
Foreign-born	32,810	2,412	1.9	34.0%	0.9%	41,320	2,528	3.7	24.0%	1.4%	47,160	2,260	2.9	26.0%	1.1%	5,840	3,391	14.1%	8.9%	2.0	1.8

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	8,393	1,603	9.0	100.0%		13,253	967	4.4	100.0%		18,318	1,577	5.2	100.0%		5,065	1,850	38.2%	15.6%		
Foreign-born	6,303	984	6.9	80.3%	14.9%	9,274	805	5.3	70.0%	3.3%	12,668	1,038	5.0	69.2%	8.2%	3,394	1,314	36.6%	16.3%	-0.8	8.8

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	36,027	3,330	1.2	100.0%		38,141	1,243	2.0	100.0%		38,172	1,293	2.1	100.0%		31	1,794	0.1%	4.7%		
Foreign-born	8,884	1,961	2.9	24.9%	1.1%	9,335	1,195	7.8	24.5%	3.0%	8,731	936	6.5	22.9%	2.3%	-604	1,518	-6.5%	15.6%	-1.6	3.8

Table 1.03.H: Foreign-born Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	29,438	2,534	5.2	100.0%		47,870	2,053	2.6	100.0%		55,275	2,500	2.7	100.0%		7,405	3,235	15.5%	7.2%		
Foreign-born	7,803	1,330	4.9	55.4%	6.5%	13,179	1,478	6.8	27.5%	2.9%	13,955	1,461	6.4	25.2%	2.4%	776	2,078	5.9%	16.2%	-2.3	3.8

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	82,356	1,267	11.6	100.0%		68,811	2,063	1.8	100.0%		63,104	2,748	2.6	100.0%		-5,707	3,436	-8.3%	4.8%		
Foreign-born	7,624	439	15.9	25.3%	4.5%	8,569	1,049	7.4	12.5%	1.5%	10,764	1,467	8.3	17.1%	2.2%	2,195	1,803	25.6%	23.0%	4.6	2.7

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	150,918	1,106	0.3	100.0%		159,531	2,499	1.0	100.0%		170,875	3,774	1.3	100.0%		11,344	4,526	7.1%	2.9%		
Speak English less than "very well"	17,611	1,629	4.4	10.7%	0.8%	20,507	1,735	5.1	12.9%	1.1%	25,137	1,873	4.5	14.7%	1.0%	4,630	2,553	22.6%	13.8%	1.8	1.5

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	7,976	922	5.5	100.0%		12,440	940	4.6	100.0%		17,420	1,487	5.2	100.0%		4,980	1,759	40.0%	16.0%		
Speak English less than "very well"	3,484	599	13.2	26.9%	5.3%	4,320	742	10.4	34.7%	5.4%	7,812	939	7.3	44.8%	3.8%	3,492	1,197	80.8%	37.9%	10.1	6.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	32,783	2,063	0.8	100.0%		35,218	1,170	2.0	100.0%		35,641	1,157	2.0	100.0%		423	1,645	1.2%	4.7%		
Speak English less than "very well"	1,273	761	10.3	3.0%	0.5%	844	331	23.8	2.4%	0.9%	886	294	20.2	2.5%	0.8%	42	443	5.0%	53.9%	0.1	1.2

Table 1.04.H: Limited English Speaking Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	26,301	1,450	3.2	100.0%		43,019	1,865	2.6	100.0%		51,198	2,352	2.8	100.0%		8,179	3,002	19.0%	7.5%		
Speak English less than "very well"	8,067	1,258	6.0	46.3%	3.9%	11,467	1,289	6.8	26.7%	2.8%	11,365	1,340	7.2	22.2%	2.4%	-102	1,859	-0.9%	16.1%	-4.5	3.7

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	78,236	733	7.0	100.0%		65,371	1,936	1.8	100.0%		60,793	2,641	2.6	100.0%		-4,578	3,275	-7.0%	4.9%		
Speak English less than "very well"	3,764	373	21.4	16.7%	5.5%	3,662	685	11.4	5.6%	1.0%	4,872	957	11.9	8.0%	1.5%	1,210	1,177	33.0%	36.1%	2.4	1.8

Household Economic Security
PUMA 4501

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	103,557	2,136	0.9	100.0%		109,585	1,675	0.9	100.0%		124,505	2,667	1.3	100.0%		14,920	3,149	13.6%	3.0%		
Less than high school degree	21,724	1,664	2.6	27.4%	1.1%	17,903	1,241	4.2	16.3%	1.1%	17,823	1,619	5.5	14.3%	1.3%	-80	2,040	-0.4%	11.4%	-2.0	1.7
High school degree or equivalent	31,245	1,719	2.5	29.8%	1.1%	35,108	1,679	2.9	32.0%	1.5%	37,701	2,061	3.3	30.3%	1.5%	2,593	2,658	7.4%	7.8%	-1.7	2.1
Some college or Associate's degree	26,039	1,651	2.7	26.9%	1.1%	27,660	1,576	3.5	25.2%	1.4%	29,483	1,756	3.6	23.7%	1.3%	1,823	2,360	6.6%	8.8%	-1.5	1.9
Bachelor's degree or higher	24,549	1,321	3.6	15.9%	0.9%	28,914	1,313	2.8	26.4%	1.1%	39,498	2,085	3.2	31.7%	1.5%	10,584	2,464	36.6%	9.5%	5.3	1.9

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	5,697	785	6.5	100.0%		8,793	609	4.2	100.0%		13,586	983	4.4	100.0%		4,793	1,156	54.5%	15.5%		
Less than high school degree	1,223	411	12.7	26.8%	4.8%	2,105	426	12.3	23.9%	4.5%	3,004	593	12.0	22.1%	4.1%	899	730	42.7%	40.3%	-1.8	6.1
High school degree or equivalent	1,002	344	15.2	18.7%	4.2%	2,397	389	9.9	27.3%	4.0%	2,791	451	9.8	20.5%	3.0%	394	596	16.4%	26.7%	-6.8	5.0
Some college or Associate's degree	767	327	16.1	16.9%	4.1%	1,602	395	15.0	18.2%	4.3%	2,818	557	12.0	20.7%	3.8%	1,216	683	75.9%	55.6%	2.5	5.7
Bachelor's degree or higher	2,705	486	10.7	37.6%	5.3%	2,689	471	10.6	30.6%	4.9%	4,973	669	8.2	36.6%	4.2%	2,284	818	84.9%	40.8%	6.0	6.5

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	19,371	2,195	1.3	100.0%		21,831	683	1.9	100.0%		24,472	780	1.9	100.0%		2,641	1,037	12.1%	5.0%		
Less than high school degree	4,196	1,380	3.4	24.5%	1.3%	3,730	615	10.0	17.1%	2.8%	2,783	557	12.2	11.4%	2.2%	-947	830	-25.4%	19.3%	-5.7	3.6
High school degree or equivalent	5,043	1,519	3.0	30.6%	1.4%	6,559	698	6.5	30.0%	3.1%	8,168	842	6.3	33.4%	3.3%	1,609	1,094	24.5%	18.5%	3.4	4.5
Some college or Associate's degree	6,041	1,491	3.1	29.3%	1.3%	6,875	743	6.6	31.5%	3.3%	6,652	734	6.7	27.2%	2.9%	-223	1,044	-3.2%	14.9%	-4.3	4.4
Bachelor's degree or higher	4,091	1,128	4.4	15.7%	1.1%	4,667	593	7.7	21.4%	2.6%	6,869	808	7.2	28.1%	3.2%	2,202	1,002	47.2%	25.5%	6.7	4.1

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	15,255	1,197	4.1	100.0%		26,130	1,143	2.7	100.0%		33,456	1,312	2.4	100.0%		7,326	1,740	28.0%	7.5%		
Less than high school degree	5,368	825	6.2	45.3%	3.5%	6,670	732	6.7	25.5%	2.6%	8,723	1,181	8.2	26.1%	3.4%	2,053	1,389	30.8%	22.8%	0.6	4.3
High school degree or equivalent	4,260	626	8.3	25.7%	3.0%	9,027	842	5.7	34.5%	2.8%	11,161	1,194	6.5	33.4%	3.3%	2,134	1,461	23.6%	17.5%	-1.1	4.3
Some college or Associate's degree	3,929	574	9.0	21.5%	2.9%	6,452	828	7.8	24.7%	3.0%	7,610	897	7.2	22.7%	2.5%	1,158	1,221	17.9%	20.6%	-2.0	3.9
Bachelor's degree or higher	1,698	339	15.5	7.4%	1.8%	3,981	630	9.6	15.2%	2.3%	5,962	848	8.6	17.8%	2.4%	1,981	1,056	49.8%	31.9%	2.6	3.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	59,880	667	7.7	100.0%		50,688	1,406	1.7	100.0%		49,314	2,082	2.6	100.0%		-1,374	2,512	-2.7%	4.9%		
Less than high school degree	10,226	349	15.0	26.9%	5.7%	5,088	619	7.4	10.0%	1.2%	2,946	506	10.4	6.0%	1.0%	-2,142	799	-42.1%	12.2%	-4.0	1.6
High school degree or equivalent	20,095	396	13.2	34.7%	6.1%	16,630	1,123	4.1	32.8%	2.0%	14,982	1,428	5.8	30.4%	2.6%	-1,648	1,817	-9.9%	10.5%	-2.4	3.3
Some college or Associate's degree	14,345	279	18.9	17.1%	4.8%	11,962	934	4.7	23.6%	1.7%	11,042	1,035	5.7	22.4%	1.9%	-920	1,394	-7.7%	11.3%	-1.2	2.5
Bachelor's degree or higher	15,214	310	16.9	21.2%	5.3%	17,008	1,169	4.2	33.6%	2.1%	20,344	1,603	4.8	41.3%	2.7%	3,336	1,984	19.6%	12.5%	7.7	3.4

Table 2.02.T: Median Household Income (2023 Dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households	60,505	717	0.7	63,100	1,305	1.3	2,595	1,489	4.3%	2.5%
Median household income (dollars)	$77,136	$3,986	3.1	$86,970	$4,729	3.3	$9,834	$6,185	12.7%	8.5%

Table 2.02.A: Median Household Income (2023 Dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with an Asian non-Hispanic householder	3,961	401	6.1	5,450	477	5.3	1,489	623	37.6%	18.4%
Median household income (dollars)	$64,693	$16,154	15.2	$99,613	$16,138	9.8	$34,920	$22,834	54.0%	45.8%

Table 2.02.B: Median Household Income (2023 Dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Black non-Hispanic householder	13,253	625	2.9	12,376	582	2.9	-877	854	-6.6%	6.2%
Median household income (dollars)	$59,346	$9,484	9.7	$72,281	$7,833	6.6	$12,935	$12,300	21.8%	23.5%

Table 2.02.H: Median Household Income (2023 Dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Hispanic householder	14,219	830	3.5	17,315	1,005	3.5	3,096	1,303	21.8%	10.0%
Median household income (dollars)	$58,849	$5,807	6.0	$66,408	$7,418	6.8	$7,559	$9,421	12.8%	16.8%

Table 2.02.W: Median Household Income (2023 Dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a White non-Hispanic householder	27,804	875	1.9	25,875	1,207	2.8	-1,929	1,491	-6.9%	5.2%
Median household income (dollars)	$99,605	$7,397	4.5	$106,403	$8,596	4.9	$6,798	$11,340	6.8%	11.7%

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

	ACS PUMS, 2019-2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	63,100	1,305	1.3	100.0%	
Extremely low-income (0-30% AMI)	13,570	1,014	4.5	21.5%	1.5%
Very low-income (31-50% AMI)	7,814	786	6.1	12.4%	1.2%
Low-income (51-80% AMI)	11,803	1,069	5.5	18.7%	1.6%
Moderate-income (81-120% AMI)	11,611	911	4.8	18.4%	1.4%
Middle-income (121-165% AMI)	9,030	952	6.4	14.3%	1.5%
High-income (166% or higher AMI)	9,272	920	6.0	14.7%	1.4%

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

	ACS PUMS, 2019-2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	5,450	477	5.3	100.0%	
Extremely low-income (0-30% AMI)	847	235	16.8	15.5%	4.1%
Very low-income (31-50% AMI)	663	232	21.3	12.2%	4.1%
Low-income (51-80% AMI)	1,155	271	14.3	21.2%	4.6%
Moderate-income (81-120% AMI)	1,309	338	15.7	24.0%	5.8%
Middle-income (121-165% AMI)	780	198	15.4	14.3%	3.4%
High-income (166% or higher AMI)	696	196	17.1	12.8%	3.4%

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

	ACS PUMS, 2019-2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	12,376	582	2.9	100.0%	
Extremely low-income (0-30% AMI)	3,606	593	10.0	29.1%	4.6%
Very low-income (31-50% AMI)	1,454	422	17.6	11.7%	3.4%
Low-income (51-80% AMI)	2,751	486	10.7	22.2%	3.8%
Moderate-income (81-120% AMI)	2,019	457	13.8	16.3%	3.6%
Middle-income (121-165% AMI)	1,399	436	18.9	11.3%	3.5%
High-income (166% or higher AMI)	1,147	361	19.1	9.3%	2.9%

Table 2.03.H: Households by AMI Band - Hispanic

	ACS PUMS, 2019-2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	17,315	1,005	3.5	100.0%	
Extremely low-income (0-30% AMI)	5,074	820	9.8	29.3%	4.4%
Very low-income (31-50% AMI)	3,027	604	12.1	17.5%	3.3%

Low-income (51-80% AMI)	2,825	560	12.1	16.3%	3.1%
Moderate-income (81-120% AMI)	2,696	640	14.4	15.6%	3.6%
Middle-income (121-165% AMI)	2,091	554	16.1	12.1%	3.1%
High-income (166% or higher AMI)	1,602	415	15.8	9.3%	2.3%

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

	ACS PUMS, 2019-2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	25,875	1,207	2.8	100.0%	
Extremely low-income (0-30% AMI)	3,798	609	9.8	14.7%	2.3%
Very low-income (31-50% AMI)	2,482	458	11.2	9.6%	1.7%
Low-income (51-80% AMI)	4,456	822	11.2	17.2%	3.1%
Moderate-income (81-120% AMI)	5,291	543	6.2	20.4%	1.9%
Middle-income (121-165% AMI)	4,356	533	7.4	16.8%	1.9%
High-income (166% or higher AMI)	5,492	722	8.0	21.2%	2.6%

Table 2.04.T: Labor Force - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	115,357	2,129	1.1	67.1%		119,603	2,748	1.4	66.0%		4,246	3,476	3.7%	3.1%		
In labor force	77,481	1,879	1.5	67.2%	1.1%	84,800	2,594	1.9	70.9%	1.4%	7,319	3,203	9.4%	4.3%	3.7	1.8

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

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	9,510	697	4.5	71.8%		12,484	1,135	5.5	68.2%		2,974	1,332	31.3%	15.3%		
In labor force	6,006	563	5.7	63.2%	3.7%	9,361	851	5.5	75.0%	0.3%	3,355	1,020	55.9%	20.4%	11.8	3.7

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

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	25,658	880	2.1	67.3%		24,673	936	2.3	64.6%		-985	1,285	-3.8%	4.9%		
In labor force	17,520	887	3.1	68.3%	2.5%	17,194	1,260	4.5	69.7%	4.4%	-326	1,541	-1.9%	8.7%	1.4	5.1

Table 2.04.H: Labor Force - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 16 to 64 years	31,555	1,430	2.8	65.9%		36,833	1,749	2.9	66.6%		5,278	2,259	16.7%	7.7%		
In labor force	20,458	1,270	3.8	64.8%	2.8%	25,125	1,365	3.3	68.2%	1.8%	4,667	1,864	22.8%	10.1%	3.4	3.3

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

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	46,188	1,614	2.1	67.1%		41,555	2,140	3.1	65.9%		-4,633	2,680	-10.0%	5.6%		
In labor force	31,773	1,370	2.6	68.8%	1.7%	30,108	1,758	3.5	72.5%	2.0%	-1,665	2,229	-5.2%	6.9%	3.7	2.6

Table 2.05.T: Occupation - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	71,317	1,831	1.6	100.0%		78,907	2,451	1.9	100.0%		7,590	3,059	10.6%	4.5%		
Management, business, science, and arts	23,843	1,300	3.3	33.4%	1.6%	30,640	1,824	3.6	38.8%	2.0%	6,797	2,240	28.5%	10.4%	5.4	2.6
Service	17,861	1,380	4.7	25.0%	1.8%	18,883	1,519	4.9	23.9%	1.8%	1,022	2,052	5.7%	11.8%	-1.1	2.5
Sales and office	17,367	1,013	3.5	24.4%	1.3%	15,487	1,422	5.6	19.6%	1.7%	-1,880	1,746	-10.8%	9.7%	-4.8	2.1
Natural resources, construction, and maintenance	5,822	636	6.6	8.2%	0.9%	6,651	888	8.1	8.4%	1.1%	829	1,092	14.2%	19.7%	0.2	1.4
Production, transportation, and material moving	6,424	626	5.9	9.0%	0.8%	7,246	853	7.2	9.2%	1.0%	822	1,058	12.8%	17.2%	0.2	1.3
Median Wages by Occupation																
Management, business, science, and arts	$76,271	$4,471	3.6			$77,442	$3,458	2.7			$1,171	$5,652	1.5%	7.5%		
Service	$41,288	$3,393	5.0			$33,887	$2,785	5.0			-$7,401	$4,390	-17.9%	9.5%		
Sales and office	$43,022	$4,484	6.3			$44,894	$3,597	4.9			$1,872	$5,748	4.4%	13.7%		
Natural resources, construction, and maintenance	$53,473	$8,578	9.8			$58,680	$6,407	6.6			$5,207	$10,707	9.7%	21.3%		
Production, transportation, and material moving	$47,815	$9,290	11.8			$39,797	$5,042	7.7			-$8,018	$10,570	-16.8%	19.3%		

Table 2.05.A: Occupation - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	5,540	516	5.7	100.0%		8,697	860	6.0	100.0%		3,157	1,003	57.0%	21.3%		
Management, business, science, and arts	2,066	434	12.8	37.3%	7.0%	3,468	542	9.5	39.9%	4.8%	1,402	694	67.9%	44.0%	2.6	8.5
Service	1,303	364	17.0	23.5%	6.2%	1,935	463	14.6	22.2%	4.9%	632	589	48.5%	54.6%	-1.3	7.9
Sales and office	1,346	313	14.1	24.3%	5.2%	1,797	396	13.4	20.7%	4.1%	451	505	33.5%	42.8%	-3.6	6.6
Natural resources, construction, and maintenance	319	193	36.8	5.8%	3.4%	370	154	25.4	4.3%	1.7%	51	247	16.0%	85.2%	-1.5	3.8
Production, transportation, and material moving	506	198	23.8	9.1%	3.5%	1,127	253	13.6	13.0%	2.6%	621	321	122.7%	100.5%	3.9	4.4
Median Wages by Occupation																
Management, business, science, and arts	$73,189	$13,220	11.0			$75,683	$10,580	8.5			$2,494	$16,932	3.4%	23.6%		
Service	$25,995	$15,123	35.4			$28,360	$4,560	9.8			$2,365	$15,796	9.1%	65.8%		
Sales and office	$37,550	$11,068	17.9			$38,722	$15,083	23.7			$1,172	$18,708	3.1%	50.4%		
Natural resources, construction, and maintenance	$52,137	$44,019	51.3			$64,999	$36,423	34.1			$12,862	$57,134	24.7%	126.3%		
Production, transportation, and material moving	$21,789	$20,106	56.1			$24,473	$11,563	28.7			$2,684	$23,194	12.3%	116.4%		

Table 2.05.B: Occupation - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	15,675	827	3.2	100.0%		16,036	1,183	4.5	100.0%		361	1,443	2.3%	9.3%		
Management, business, science, and arts	4,684	616	8.0	29.9%	3.6%	6,037	830	8.4	37.6%	4.4%	1,353	1,034	28.9%	24.5%	7.7	5.7
Service	5,727	653	6.9	36.5%	3.7%	4,391	633	8.8	27.4%	3.4%	-1,336	909	-23.3%	14.1%	-9.1	5.0
Sales and office	3,165	482	9.3	20.2%	2.9%	3,025	573	11.5	18.9%	3.3%	-140	749	-4.4%	23.2%	-1.3	4.4
Natural resources, construction, and maintenance	777	230	18.0	5.0%	1.4%	1,084	354	19.9	6.8%	2.2%	307	422	39.5%	61.5%	1.8	2.6
Production, transportation, and material moving	1,322	358	16.4	8.4%	2.2%	1,499	405	16.4	9.3%	2.4%	177	541	13.4%	43.4%	0.9	3.3
Median Wages by Occupation																
Management, business, science, and arts	$70,586	$9,034	7.8			$73,254	$6,788	5.6			$2,668	$11,300	3.8%	16.4%		
Service	$37,278	$4,560	7.4			$31,156	$4,326	8.4			-$6,122	$6,286	-16.4%	15.5%		
Sales and office	$35,846	$9,621	16.3			$39,162	$6,103	9.5			$3,316	$11,393	9.3%	33.9%		
Natural resources, construction, and maintenance	$70,792	$26,115	22.4			$59,998	$10,559	10.7			-$10,794	$28,169	-15.2%	34.6%		
Production, transportation, and material moving	$49,371	$14,762	18.2			$34,846	$7,290	12.7			-$14,525	$16,464	-29.4%	25.8%		

Table 2.05.H: Occupation - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	18,820	1,258	4.1	100.0%		22,844	1,318	3.5	100.0%		4,024	1,822	21.4%	10.7%		
Management, business, science, and arts	4,325	664	9.3	23.0%	3.2%	6,087	1,092	10.9	26.6%	4.5%	1,762	1,278	40.7%	33.2%	3.6	5.5
Service	5,604	847	9.2	29.8%	4.0%	6,567	953	8.8	28.7%	3.8%	963	1,275	17.2%	24.6%	-1.1	5.5
Sales and office	4,126	691	10.2	21.9%	3.4%	5,167	795	9.4	22.6%	3.2%	1,041	1,053	25.2%	28.5%	0.7	4.7
Natural resources, construction, and maintenance	2,283	403	10.7	12.1%	2.0%	2,801	624	13.5	12.3%	2.6%	518	743	22.7%	34.9%	0.2	3.3
Production, transportation, and material moving	2,482	565	13.8	13.2%	2.9%	2,222	481	13.2	9.7%	2.0%	-260	742	-10.5%	28.1%	-3.5	3.5
Median Wages by Occupation																
Management, business, science, and arts	$61,639	$8,559	8.4			$71,419	$5,854	5.0			$9,780	$10,369	15.9%	18.7%		
Service	$37,205	$8,673	14.2			$33,551	$6,346	11.5			-$3,654	$10,747	-9.8%	27.1%		
Sales and office	$43,155	$7,407	10.4			$49,722	$7,985	9.8			$6,567	$10,891	15.2%	27.1%		
Natural resources, construction, and maintenance	$35,069	$6,398	11.1			$50,643	$8,090	9.7			$15,574	$10,314	44.4%	35.0%		
Production, transportation, and material moving	$41,001	$9,882	14.7			$39,572	$10,623	16.3			-$1,429	$14,509	-3.5%	34.8%		

Table 2.05.W: Occupation - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	29,703	1,333	2.7	100.0%		28,528	1,767	3.8	100.0%		-1,175	2,213	-4.0%	7.3%		
Management, business, science, and arts	12,211	910	4.5	41.1%	2.4%	14,072	1,266	5.5	49.3%	3.2%	1,861	1,559	15.2%	13.5%	8.2	4.0
Service	4,786	670	8.5	16.1%	2.1%	5,081	938	11.2	17.8%	3.1%	295	1,153	6.2%	24.6%	1.7	3.7
Sales and office	8,298	747	5.5	27.9%	2.2%	4,880	800	10.0	17.1%	2.6%	-3,418	1,095	-41.2%	11.0%	-10.8	3.4
Natural resources, construction, and maintenance	2,395	342	8.7	8.1%	1.1%	2,311	517	13.6	8.1%	1.7%	-84	620	-3.5%	25.6%	0.0	2.0
Production, transportation, and material moving	2,013	316	9.5	6.8%	1.0%	2,184	475	13.2	7.7%	1.6%	171	571	8.5%	29.1%	0.9	1.9
Median Wages by Occupation																
Management, business, science, and arts	$84,292	$6,176	4.5			$84,673	$5,795	4.2			$381	$8,469	0.5%	10.1%		
Service	$56,437	$6,693	7.2			$38,383	$8,664	13.7			-$18,054	$10,948	-32.0%	17.3%		
Sales and office	$47,932	$5,446	6.9			$45,671	$7,067	9.4			-$2,261	$8,922	-4.7%	18.3%		
Natural resources, construction, and maintenance	$75,645	$11,853	9.5			$74,106	$15,068	12.4			-$1,539	$19,171	-2.0%	25.1%		
Production, transportation, and material moving	$75,842	$19,639	15.7			$63,291	$22,481	21.6			-$12,551	$29,851	-16.5%	36.7%		

Table 2.06.T: Industry - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	71,317	1,831	1.6	100.0%		78,907	2,451	1.9	100.0%		7,590	3,059	10.6%	4.5%		
Agriculture, forestry, fishing and hunting, and mining	32	49	93.4	0.0%	0.1%	114	137	72.9	0.1%	0.2%	82	145	256.3%	693.4%	0.1	0.2
Construction	4,705	625	8.1	6.6%	0.9%	5,640	973	10.5	7.1%	1.2%	935	1,156	19.9%	26.1%	0.5	1.5
Manufacturing	2,373	528	13.5	3.3%	0.7%	1,866	422	13.7	2.4%	0.5%	-507	676	-21.4%	24.9%	-0.9	0.9
Wholesale trade	1,203	315	15.9	1.7%	0.4%	1,029	371	21.9	1.3%	0.5%	-174	487	-14.5%	38.1%	-0.4	0.6
Retail trade	6,338	831	8.0	8.9%	1.1%	8,134	952	7.1	10.3%	1.2%	1,796	1,264	28.3%	22.6%	1.4	1.6
Transportation and warehousing, and utilities	4,160	615	9.0	5.8%	0.8%	5,983	678	6.9	7.6%	0.8%	1,823	915	43.8%	26.8%	1.8	1.1
Information	1,574	374	14.4	2.2%	0.5%	1,921	485	15.4	2.4%	0.6%	347	612	22.0%	42.3%	0.2	0.8
Finance and insurance, and real estate and rental and leasing	6,312	710	6.8	8.9%	1.0%	5,422	772	8.7	6.9%	1.0%	-890	1,049	-14.1%	15.6%	-2.0	1.4
Professional, scientific, and management, and administrative and waste management services	7,736	805	6.3	10.8%	1.1%	8,720	1,089	7.6	11.1%	1.3%	984	1,354	12.7%	18.3%	0.3	1.7
Educational services, and health care and social assistance	21,033	1,064	3.1	29.5%	1.3%	25,950	1,679	3.9	32.9%	1.9%	4,917	1,988	23.4%	10.1%	3.4	2.3
Arts, entertainment, and recreation, and accommodation, and food services	6,182	758	7.5	8.7%	1.0%	6,111	970	9.7	7.7%	1.2%	-71	1,231	-1.1%	19.8%	-1.0	1.6
Other services, except public administration	4,100	711	10.5	5.7%	1.0%	3,405	514	9.2	4.3%	0.6%	-695	877	-17.0%	19.1%	-1.4	1.2
Public administration	5,569	670	7.3	7.8%	0.9%	4,612	745	9.8	5.8%	0.9%	-957	1,002	-17.2%	16.7%	-2.0	1.3
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$63,345					$51,738	$42,678	50.1			-$11,607	$42,678	-18.3%	67.4%		
Construction	$48,690	$8,960	11.2			$57,437	$6,733	7.1			$8,747	$11,208	18.0%	25.7%		
Manufacturing	$53,556	$7,633	8.7			$59,737	$19,066	19.4			$6,181	$20,537	11.5%	39.0%		
Wholesale trade	$61,796	$23,592	23.2			$68,564	$16,650	14.8			$6,768	$28,876	11.0%	50.2%		
Retail trade	$22,025	$4,961	13.7			$31,678	$4,658	8.9			$9,653	$6,805	43.8%	38.7%		
Transportation and warehousing, and utilities	$75,057	$5,931	4.8			$55,047	$9,481	10.5			-$20,010	$11,183	-26.7%	13.9%		
Information	$79,313	$27,270	20.9			$75,356	$15,468	12.5			-$3,957	$31,351	-5.0%	38.0%		
Finance and insurance, and real estate and rental and leasing	$67,197	$7,750	7.0			$81,722	$10,565	7.9			$14,525	$13,103	21.6%	21.1%		
Professional, scientific, and management, and administrative and waste management services	$57,904	$6,936	7.3			$56,265	$6,087	6.6			-$1,639	$9,228	-2.8%	15.7%		
Educational services, and health care and social assistance	$51,530	$3,306	3.9			$56,032	$4,052	4.4			$4,502	$5,230	8.7%	10.5%		
Arts, entertainment, and recreation, and accommodation, and food services	$26,100	$4,757	11.1			$25,283	$3,573	8.6			-$817	$5,949	-3.1%	22.3%		
Other services, except public administration	$33,801	$6,144	11.0			$27,527	$8,244	18.2			-$6,274	$10,282	-18.6%	28.5%		
Public administration	$97,542	$8,567	5.3			$89,877	$11,067	7.5			-$7,665	$13,995	-7.9%	13.9%		

Table 2.06.A: Industry - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	5,540	516	5.7	100.0%		8,697	860	6.0	100.0%		3,157	1,003	57.0%	21.3%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	159	124	47.6	2.9%	2.2%	298	149	30.3	3.4%	1.7%	139	194	87.4%	173.6%	0.5	2.8
Manufacturing	159	112	42.9	2.9%	2.0%	318	165	31.5	3.7%	1.9%	159	199	100.0%	175.0%	0.8	2.8
Wholesale trade	84	60	43.6	1.5%	1.1%	345	224	39.6	4.0%	2.6%	261	232	310.7%	396.5%	2.5	2.8
Retail trade	492	230	28.4	8.9%	4.1%	862	261	18.4	9.9%	2.8%	370	348	75.2%	97.6%	1.0	5.0
Transportation and warehousing, and utilities	457	216	28.8	8.2%	3.8%	668	174	15.8	7.7%	1.8%	211	277	46.2%	78.9%	-0.5	4.2
Information	32	42	79.4	0.6%	0.8%	195	118	36.8	2.2%	1.3%	163	125	509.4%	880.7%	1.6	1.5
Finance and insurance, and real estate and rental and leasing	632	214	20.6	11.4%	3.7%	655	218	20.2	7.5%	2.4%	23	305	3.6%	49.2%	-3.9	4.4
Professional, scientific, and management, and administrative and waste management services	759	249	20.0	13.7%	4.3%	573	188	19.9	6.6%	2.1%	-186	312	-24.5%	35.0%	-7.1	4.8
Educational services, and health care and social assistance	1,301	318	14.8	23.5%	5.3%	3,111	519	10.1	35.8%	4.8%	1,810	609	139.1%	70.8%	12.3	7.2
Arts, entertainment, and recreation, and accommodation, and food services	897	268	18.2	16.2%	4.6%	795	281	21.5	9.1%	3.1%	-102	388	-11.4%	41.0%	-7.1	5.5
Other services, except public administration	471	227	29.3	8.5%	4.0%	571	239	25.5	6.6%	2.7%	100	330	21.2%	77.4%	-1.9	4.8
Public administration	97	101	63.2	1.8%	1.8%	306	174	34.6	3.5%	2.0%	209	201	215.5%	374.3%	1.7	2.7
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining											$0	$0				
Construction	$49,584	$12,707	15.6			$52,940	$36,833	42.3			$3,356	$38,963	6.8%	79.2%		
Manufacturing	$40,722	$41,287	61.6			$49,109	$34,574	42.8			$8,387	$53,851	20.6%	148.9%		
Wholesale trade	$48,104	$34,048	43.0			$59,273	$8,988	9.2			$11,169	$35,214	23.2%	89.2%		
Retail trade	$13,000					$31,713	$11,642	22.3			$18,713	$11,642	143.9%	89.6%		
Transportation and warehousing, and utilities	$78,773	$16,240	12.5			$27,811	$32,308	70.6			-$50,962	$36,160	-64.7%	41.7%		
Information	$71,125					$93,095	$66,400	43.4			$21,970	$66,400	30.9%	93.4%		
Finance and insurance, and real estate and rental and leasing	$61,015	$13,114	13.1			$60,776	$22,171	22.2			-$239	$25,759	-0.4%	42.2%		
Professional, scientific, and management, and administrative and waste management services	$47,942	$18,147	23.0			$51,105	$18,017	21.4			$3,163	$25,572	6.6%	55.1%		
Educational services, and health care and social assistance	$66,989	$21,737	19.7			$56,457	$11,731	12.6			-$10,532	$24,700	-15.7%	32.5%		
Arts, entertainment, and recreation, and accommodation, and food services	$21,614	$20,157	56.7			$27,233	$3,985	8.9			$5,619	$20,547	26.0%	118.9%		
Other services, except public administration	$30,890	$7,264	14.3			$21,596	$7,916	22.3			-$9,294	$10,744	-30.1%	30.4%		
Public administration	$25,218	$67,586	162.9			$81,578	$35,427	26.4			$56,360	$76,308	223.5%	878.3%		

Table 2.06.B: Industry - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	15,675	827	3.2	100.0%		16,036	1,183	4.5	100.0%		361	1,443	2.3%	9.3%		
Agriculture, forestry, fishing and hunting, and mining	0					52	87	101.3	0.3%	0.5%	52	87	0.0%		0.3	0.5
Construction	441	208	28.7	2.8%	1.3%	622	301	29.4	3.9%	1.9%	181	366	41.0%	95.3%	1.1	2.3
Manufacturing	701	248	21.5	4.5%	1.6%	196	106	32.8	1.2%	0.7%	-505	270	-72.0%	18.1%	-3.3	1.7
Wholesale trade	184	157	52.0	1.2%	1.0%	61	64	63.3	0.4%	0.4%	-123	170	-66.8%	44.8%	-0.8	1.1
Retail trade	1,604	415	15.7	10.2%	2.6%	1,706	437	15.6	10.6%	2.6%	102	603	6.4%	38.7%	0.4	3.7
Transportation and warehousing, and utilities	789	258	19.9	5.0%	1.6%	1,232	328	16.2	7.7%	2.0%	443	417	56.1%	65.8%	2.7	2.6
Information	483	212	26.6	3.1%	1.3%	459	268	35.5	2.9%	1.7%	-24	342	-5.0%	69.4%	-0.2	2.1
Finance and insurance, and real estate and rental and leasing	913	349	23.2	5.8%	2.2%	760	229	18.3	4.7%	1.4%	-153	417	-16.8%	40.5%	-1.1	2.6
Professional, scientific, and management, and administrative and waste management services	1,502	376	15.2	9.6%	2.3%	1,771	479	16.4	11.0%	2.9%	269	609	17.9%	43.5%	1.4	3.7
Educational services, and health care and social assistance	5,931	594	6.1	37.8%	3.2%	6,785	887	7.9	42.3%	4.6%	854	1,068	14.4%	18.8%	4.5	5.6
Arts, entertainment, and recreation, and accommodation, and food services	988	363	22.3	6.3%	2.3%	767	300	23.8	4.8%	1.8%	-221	471	-22.4%	41.7%	-1.5	2.9
Other services, except public administration	911	308	20.5	5.8%	1.9%	649	232	21.8	4.0%	1.4%	-262	386	-28.8%	35.1%	-1.8	2.4
Public administration	1,228	352	17.4	7.8%	2.2%	976	321	20.0	6.1%	1.9%	-252	476	-20.5%	34.7%	-1.7	2.9
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining						$54,998	$48,583	53.7			$54,998	$48,583	Infinity			
Construction	$51,363	$33,628	39.8			$71,288	$13,455	11.5			$19,925	$36,220	38.8%	94.6%		
Manufacturing	$45,931	$32,373	42.8			$63,635	$51,087	48.8			$17,704	$60,481	38.5%	148.0%		
Wholesale trade	$73,348	$101,279	83.9			$67,499	$76,033	68.5			-$5,849	$126,643	-8.0%	164.0%		
Retail trade	$17,937	$11,275	38.2			$28,428	$6,921	14.8			$10,491	$13,230	58.5%	106.8%		
Transportation and warehousing, and utilities	$67,109	$25,089	22.7			$46,167	$15,607	20.6			-$20,942	$29,547	-31.2%	34.7%		
Information	$52,328	$27,519	32.0			$57,544	$16,485	17.4			$5,216	$32,079	10.0%	65.9%		
Finance and insurance, and real estate and rental and leasing	$65,835	$14,173	13.1			$83,727	$16,954	12.3			$17,892	$22,098	27.2%	37.6%		
Professional, scientific, and management, and administrative and waste management services	$58,625	$13,113	13.6			$37,553	$11,433	18.5			-$21,072	$17,397	-35.9%	24.2%		
Educational services, and health care and social assistance	$44,848	$4,385	5.9			$50,641	$7,291	8.8			$5,793	$8,508	12.9%	19.7%		
Arts, entertainment, and recreation, and accommodation, and food services	$21,070	$15,239	44.0			$27,317	$14,682	32.7			$6,247	$21,161	29.6%	116.8%		
Other services, except public administration	$42,442	$14,997	21.5			$60,073	$25,241	25.5			$17,631	$29,360	41.5%	77.7%		
Public administration	$82,377	$18,505	13.7			$69,544	$16,258	14.2			-$12,833	$24,632	-15.6%	27.4%		

Table 2.06.H: Industry - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	18,820	1,258	4.1	100.0%		22,844	1,318	3.5	100.0%		4,024	1,822	21.4%	10.7%		
Agriculture, forestry, fishing and hunting, and mining	0					45	98	132.6	0.2%	0.4%	45	98	0.0%		0.2	0.4
Construction	2,095	466	13.5	11.1%	2.4%	2,655	679	15.5	11.6%	2.9%	560	824	26.7%	43.0%	0.5	3.8
Manufacturing	832	286	20.9	4.4%	1.5%	386	203	32.0	1.7%	0.9%	-446	351	-53.6%	29.1%	-2.7	1.7
Wholesale trade	339	184	33.0	1.8%	1.0%	294	209	43.1	1.3%	0.9%	-45	278	-13.3%	77.6%	-0.5	1.3
Retail trade	1,621	388	14.6	8.6%	2.0%	3,169	742	14.2	13.9%	3.1%	1,548	837	95.5%	65.5%	5.3	3.7
Transportation and warehousing, and utilities	1,098	298	16.5	5.8%	1.5%	1,768	458	15.7	7.7%	2.0%	670	546	61.0%	60.4%	1.9	2.5
Information	178	101	34.3	0.9%	0.5%	444	268	36.7	1.9%	1.2%	266	286	149.4%	206.6%	1.0	1.3
Finance and insurance, and real estate and rental and leasing	1,731	480	16.9	9.2%	2.5%	1,153	327	17.2	5.0%	1.4%	-578	581	-33.4%	26.4%	-4.2	2.9
Professional, scientific, and management, and administrative and waste management services	1,635	485	18.0	8.7%	2.5%	2,502	569	13.8	11.0%	2.4%	867	748	53.0%	57.2%	2.3	3.5
Educational services, and health care and social assistance	4,363	660	9.2	23.2%	3.1%	5,720	854	9.1	25.0%	3.4%	1,357	1,079	31.1%	27.9%	1.8	4.6
Arts, entertainment, and recreation, and accommodation, and food services	2,214	525	14.4	11.8%	2.7%	2,765	678	14.9	12.1%	2.9%	551	858	24.9%	42.6%	0.3	4.0
Other services, except public administration	1,432	473	20.1	7.6%	2.5%	1,007	285	17.2	4.4%	1.2%	-425	552	-29.7%	30.6%	-3.2	2.8
Public administration	1,282	386	18.3	6.8%	2.0%	936	344	22.3	4.1%	1.5%	-346	517	-27.0%	34.7%	-2.7	2.5
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining						$47,498	$40,969	52.4			$47,498	$40,969	Infinity			
Construction	$34,394	$6,904	12.2			$50,134	$7,697	9.3			$15,740	$10,340	45.8%	36.8%		
Manufacturing	$48,522	$12,876	16.1			$50,908	$27,938	33.4			$2,386	$30,762	4.9%	64.0%		
Wholesale trade	$62,025	$27,744	27.2			$104,166	$118,678	69.3			$42,141	$121,878	67.9%	205.6%		
Retail trade	$22,879	$5,189	13.8			$41,894	$11,941	17.3			$19,015	$13,020	83.1%	66.7%		
Transportation and warehousing, and utilities	$67,039	$15,337	13.9			$56,851	$12,867	13.8			-$10,188	$20,020	-15.2%	27.3%		
Information	$24,121	$26,689	67.3			$91,886	$24,753	16.4			$67,765	$36,401	280.9%	433.8%		
Finance and insurance, and real estate and rental and leasing	$57,863	$4,799	5.0			$76,497	$15,796	12.6			$18,634	$16,509	32.2%	29.4%		
Professional, scientific, and management, and administrative and waste management services	$49,280	$14,307	17.6			$51,503	$11,710	13.8			$2,223	$18,488	4.5%	38.5%		
Educational services, and health care and social assistance	$48,170	$5,094	6.4			$56,974	$5,457	5.8			$8,804	$7,465	18.3%	16.9%		
Arts, entertainment, and recreation, and accommodation, and food services	$25,881	$6,249	14.7			$23,462	$3,791	9.8			-$2,419	$7,309	-9.3%	26.3%		
Other services, except public administration	$27,111	$5,648	12.7			$22,369	$18,462	50.2			-$4,742	$19,307	-17.5%	70.2%		
Public administration	$102,467	$16,591	9.8			$83,848	$17,782	12.9			-$18,619	$24,320	-18.2%	21.8%		

Table 2.06.W: Industry - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	29,703	1,333	2.7	100.0%		28,528	1,767	3.8	100.0%		-1,175	2,213	-4.0%	7.3%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	1,976	285	8.8	6.7%	0.9%	1,975	555	17.1	6.9%	1.9%	-1	624	-0.1%	31.6%	0.2	2.1
Manufacturing	638	214	20.4	2.1%	0.7%	914	299	19.9	3.2%	1.0%	276	368	43.3%	67.1%	1.1	1.2
Wholesale trade	559	209	22.8	1.9%	0.7%	317	133	25.6	1.1%	0.5%	-242	248	-43.3%	31.9%	-0.8	0.9
Retail trade	2,350	447	11.6	7.9%	1.5%	1,960	454	14.1	6.9%	1.5%	-390	637	-16.6%	25.0%	-1.0	2.1
Transportation and warehousing, and utilities	1,768	389	13.4	6.0%	1.3%	2,179	484	13.5	7.6%	1.6%	411	621	23.2%	38.5%	1.6	2.1
Information	839	270	19.6	2.8%	0.9%	760	243	19.5	2.7%	0.8%	-79	363	-9.4%	41.1%	-0.1	1.2
Finance and insurance, and real estate and rental and leasing	3,009	470	9.5	10.1%	1.5%	2,677	652	14.8	9.4%	2.2%	-332	804	-11.0%	25.7%	-0.7	2.7
Professional, scientific, and management, and administrative and waste management services	3,559	513	8.8	12.0%	1.6%	3,564	648	11.1	12.5%	2.1%	5	826	0.1%	23.2%	0.5	2.6
Educational services, and health care and social assistance	8,926	701	4.8	30.1%	1.9%	9,342	991	6.4	32.7%	2.8%	416	1,214	4.7%	13.8%	2.6	3.4
Arts, entertainment, and recreation, and accommodation, and food services	1,975	417	12.8	6.6%	1.4%	1,523	377	15.1	5.3%	1.3%	-452	562	-22.9%	25.1%	-1.3	1.9
Other services, except public administration	1,246	298	14.5	4.2%	1.0%	1,061	313	17.9	3.7%	1.1%	-185	432	-14.8%	32.3%	-0.5	1.5
Public administration	2,858	409	8.7	9.6%	1.3%	2,256	447	12.1	7.9%	1.5%	-602	606	-21.1%	19.3%	-1.7	2.0
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining											$0	$0				
Construction	$71,361	$11,858	10.1			$73,199	$23,390	19.4			$1,838	$26,224	2.6%	36.9%		
Manufacturing	$65,726	$22,600	20.9			$71,640	$27,409	23.3			$5,914	$35,525	9.0%	56.1%		
Wholesale trade	$81,523	$29,264	21.8			$89,536	$36,109	24.5			$8,013	$46,478	9.8%	59.3%		
Retail trade	$25,808	$17,976	42.3			$33,180	$9,837	18.0			$7,372	$20,492	28.6%	97.3%		
Transportation and warehousing, and utilities	$84,998	$15,408	11.0			$71,033	$19,755	16.9			-$13,965	$25,053	-16.4%	27.7%		
Information	$99,841	$23,087	14.1			$74,165	$34,305	28.1			-$25,676	$41,350	-25.7%	38.4%		
Finance and insurance, and real estate and rental and leasing	$86,338	$17,243	12.1			$102,579	$21,251	12.6			$16,241	$27,367	18.8%	34.2%		
Professional, scientific, and management, and administrative and waste management services	$69,455	$15,911	13.9			$80,419	$13,141	9.9			$10,964	$20,636	15.8%	32.6%		
Educational services, and health care and social assistance	$59,430	$7,310	7.5			$60,860	$9,071	9.1			$1,430	$11,650	2.4%	19.8%		
Arts, entertainment, and recreation, and accommodation, and food services	$30,005	$15,416	31.2			$32,008	$11,002	20.9			$2,003	$18,939	6.7%	65.9%		
Other services, except public administration	$43,319	$12,912	18.1			$30,109	$12,040	24.3			-$13,210	$17,654	-30.5%	34.7%		
Public administration	$105,390	$12,644	7.3			$105,980	$10,319	5.9			$590	$16,320	0.6%	15.5%		

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Table 3.01.T: Housing Tenure - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	57,236	1,699	1.8	100.0%		60,505	717	0.7	100.0%		63,100	1,305	1.3	100.0%		2,595	1,489	4.3%	2.5%		
Owner-occupied	29,764	1,028	2.1	52.0%	0.9%	33,442	1,099	2.0	55.3%	1.7%	34,786	1,600	2.8	55.1%	2.3%	1,344	1,941	4.0%	5.9%	-0.2	2.9
Renter-occupied	27,472	1,028	2.3	48.0%	1.1%	27,063	1,161	2.6	44.7%	1.8%	28,314	1,362	2.9	44.9%	1.9%	1,251	1,790	4.6%	6.7%	0.2	2.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	2,395	412	10.5	100.0%		3,961	401	6.1	100.0%		5,450	477	5.3	100.0%		1,489	623	37.6%	18.4%		
Owner-occupied	1,299	307	14.3	54.2%	8.8%	2,689	333	7.5	67.9%	4.8%	4,137	477	7.0	75.9%	5.7%	1,448	582	53.8%	26.0%	8.0	7.5
Renter-occupied	1,096	282	15.6	45.8%	8.8%	1,272	291	13.9	32.1%	6.6%	1,313	284	13.1	24.1%	4.8%	41	407	3.2%	32.5%	-8.0	8.2

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	11,706	830	4.3	100.0%		13,253	625	2.9	100.0%		12,376	582	2.9	100.0%		-877	854	-6.6%	6.2%		
Owner-occupied	3,710	507	8.3	31.7%	3.7%	4,929	501	6.2	37.2%	3.3%	4,632	559	7.3	37.4%	4.2%	-297	751	-6.0%	14.8%	0.2	5.3
Renter-occupied	7,996	714	5.4	68.3%	3.7%	8,324	653	4.8	62.8%	3.9%	7,744	724	5.7	62.6%	5.1%	-580	975	-7.0%	11.4%	-0.2	6.4

Table 3.01.H: Housing Tenure - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	7,905	651	5.0	100.0%		14,219	830	3.5	100.0%		17,315	1,005	3.5	100.0%		3,096	1,303	21.8%	10.0%		
Owner-occupied	2,746	440	9.7	34.7%	4.8%	5,540	696	7.6	39.0%	4.3%	6,574	754	7.0	38.0%	3.8%	1,034	1,026	18.7%	20.2%	-1.0	5.7
Renter-occupied	5,159	590	6.9	65.3%	5.2%	8,679	668	4.7	61.0%	3.1%	10,741	1,029	5.8	62.0%	4.7%	2,062	1,227	23.8%	15.2%	1.0	5.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	33,256	1,016	1.9	100.0%		27,804	875	1.9	100.0%		25,875	1,207	2.8	100.0%		-1,929	1,491	-6.9%	5.2%		
Owner-occupied	21,404	996	2.8	64.4%	2.3%	19,692	820	2.5	70.8%	1.9%	18,097	1,109	3.7	69.9%	2.8%	-1,595	1,379	-8.1%	6.8%	-0.9	3.4
Renter-occupied	11,852	834	4.3	35.6%	2.3%	8,112	689	5.2	29.2%	2.3%	7,778	777	6.1	30.1%	2.7%	-334	1,038	-4.1%	12.6%	0.9	3.5

Table 3.02.T: Median Home Value (2023 Dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units	33,442	1,099	2.0	34,786	1,600	2.8	1,344	1,941	4.0%	5.9%
Median value (2023 Dollars)	$519,971	$11,594	1.4	$551,696	$16,306	1.8	$31,725	$20,008	6.1%	3.9%

Table 3.02.A: Median Home Value (2023 Dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with an Asian non-Hispanic householder	2,689	333	7.5	4,137	477	7.0	1,448	582	53.8%	26.0%
Median value (2023 Dollars)	$531,467	$36,896	4.2	$594,264	$35,000	3.6	$62,797	$50,856	11.8%	10.2%

Table 3.02.B: Median Home Value (2023 Dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Black non-Hispanic householder	4,929	501	6.2	4,632	559	7.3	-297	751	-6.0%	14.8%
Median value (2023 Dollars)	$461,682	$22,771	3.0	$481,778	$29,783	3.8	$20,096	$37,491	4.4%	8.3%

Table 3.02.H: Median Home Value (2023 Dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Hispanic householder	5,540	696	7.6	6,574	754	7.0	1,034	1,026	18.7%	20.2%
Median value (2023 Dollars)	$467,143	$21,439	2.8	$534,399	$35,989	4.1	$67,256	$41,891	14.4%	9.3%

Table 3.02.W: Median Home Value (2023 Dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a White non-Hispanic householder	19,692	820	2.5	18,097	1,109	3.7	-1,595	1,379	-8.1%	6.8%
Median value (2023 Dollars)	$566,206	$16,031	1.7	$565,015	$23,762	2.6	-$1,191	$28,664	-0.2%	5.1%

Table 3.03.T: Median Gross Rent (2023 Dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent	26,104	1,163	2.7	27,240	1,298	2.9	1,136	1,743	4.4%	6.8%
Median gross rent (2023 Dollars)	$1,451	$62	2.6	$1,626	$59	2.2	$175	$86	12.1%	6.3%

Table 3.03.A: Median Gross Rent (2023 Dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder	1,192	282	14.4	1,223	268	13.3	31	389	2.6%	33.1%
Median gross rent (2023 Dollars)	$1,415	$311	13.3	$1,794	$384	13.0	$379	$494	26.8%	38.9%

Table 3.03.B: Median Gross Rent (2023 Dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder	8,150	654	4.9	7,513	726	5.9	-637	977	-7.8%	11.6%
Median gross rent (2023 Dollars)	$1,141	$125	6.7	$1,538	$126	5.0	$397	$177	34.8%	18.4%

Table 3.03.H: Median Gross Rent (2023 Dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder	8,492	652	4.7	10,505	1,006	5.8	2,013	1,199	23.7%	15.2%
Median gross rent (2023 Dollars)	$1,682	$102	3.7	$1,630	$94	3.5	-$52	$139	-3.1%	8.1%

Table 3.03.W: Median Gross Rent (2023 Dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2019-2023			Change, 2008-2012 to 2019-2023			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder	7,644	672	5.3	7,301	756	6.3	-343	1,011	-4.5%	13.0%
Median gross rent (2023 Dollars)	$1,485	$80	3.3	$1,643	$101	3.7	$158	$129	10.6%	9.0%

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

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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)	25,301	1,216	2.9	100.0%		26,249	1,277	3.0	100.0%		948	1,763	3.7%	7.1%		
30.0 percent or more (rent-burdened)	14,580	943	3.9	57.6%	2.5%	14,534	1,148	4.8	55.4%	3.4%	-46	1,486	-0.3%	10.2%	-2.2	4.2
50.0 percent or more (extremely rent-burdened)	9,182	892	5.9	36.3%	3.1%	8,038	752	5.7	30.6%	2.4%	-1,144	1,167	-12.5%	11.8%	-5.7	3.9

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

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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)	1,192	282	14.4	100.0%		1,204	267	13.5	100.0%		12	388	1.0%	32.8%		
30.0 percent or more (rent-burdened)	839	242	17.6	70.4%	11.7%	578	203	21.4	48.0%	13.1%	-261	316	-31.1%	31.3%	-22.4	17.6
50.0 percent or more (extremely rent-burdened)	559	210	22.9	46.9%	13.7%	243	138	34.6	20.2%	10.6%	-316	251	-56.5%	29.6%	-26.7	17.3

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

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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)	7,980	676	5.1	100.0%		7,101	731	6.3	100.0%		-879	996	-11.0%	11.9%		
30.0 percent or more (rent-burdened)	4,220	540	7.8	52.9%	5.1%	3,709	504	8.3	52.2%	4.6%	-511	739	-12.1%	16.4%	-0.7	6.9
50.0 percent or more (extremely rent-burdened)	2,634	530	12.2	33.0%	6.0%	2,315	424	11.1	32.6%	4.9%	-319	679	-12.1%	23.9%	-0.4	7.7

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

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder (excluding units where GRAPI cannot be computed)	7,977	665	5.1	100.0%		10,345	978	5.7	100.0%		2,368	1,183	29.7%	16.3%		
30.0 percent or more (rent-burdened)	5,201	569	6.7	65.2%	4.6%	6,399	863	8.2	61.9%	5.9%	1,198	1,034	23.0%	21.4%	-3.3	7.5
50.0 percent or more (extremely rent-burdened)	3,502	453	7.9	43.9%	4.4%	3,479	665	11.6	33.6%	5.6%	-23	805	-0.7%	22.9%	-10.3	7.1

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

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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)	7,526	682	5.5	100.0%		6,901	733	6.5	100.0%		-625	1,001	-8.3%	12.8%		
30.0 percent or more (rent-burdened)	3,982	511	7.8	52.9%	4.8%	3,424	528	9.4	49.6%	5.5%	-558	735	-14.0%	17.3%	-3.3	7.3
50.0 percent or more (extremely rent-burdened)	2,297	451	11.9	30.5%	5.3%	1,858	374	12.2	26.9%	4.6%	-439	586	-19.1%	22.7%	-3.6	7.0

Table 3.05.T: Rent Stabilized Housing

	NYC Housing and Vacancy Survey, 2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Rent stabilized units	6,895	1,981	17.5	10.7%	3.0%

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

	2019-2023 ACS PUMS				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Occupied units paying rent	27,240	1,298	2.9	100.0%	
Extremely low-income (0-30% AMI)	5,885	724	7.5	21.6%	2.4%
Very low-income (31-50% AMI)	4,941	699	8.6	18.1%	2.4%
Low-income (51-80% AMI)	13,602	1,145	5.1	49.9%	3.5%
Moderate-income (81-120% AMI)	2,488	558	13.6	9.1%	2.0%
Middle-income (121-165% AMI)	245	142	35.2	0.9%	0.5%
High-income (166% or higher AMI)	79	74	56.8	0.3%	0.3%

Table 3.07.T: Housing problems

	NYC Housing and Vacancy Survey, 2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Units with 3 or more housing problems	5,525	2,413	26.6	8.6%	3.8%

Table 3.08.T: Overcrowding - Total Population

	2008-2012 ACS PUMS					2019-2023 ACS PUMS					Change, 2008-2012 to 2019-2023					
	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	60,505	717	0.7	100.0%		63,100	1,305	1.3	100.0%		2,595	1,489	4.3%	2.5%		
Overcrowded units (> 1 person per room)	3,572	505	8.6	5.9%	0.8%	4,061	602	9.0	6.4%	0.9%	489	786	13.7%	23.3%	0.5	1.2

Table 3.08.A: Overcrowding - Asian Non-Hispanic

	2008-2012 ACS PUMS					2019-2023 ACS PUMS					Change, 2008-2012 to 2019-2023					
	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	3,961	401	6.1	100.0%		5,450	477	5.3	100.0%		1,489	623	37.6%	18.4%		
Overcrowded units (> 1 person per room)	557	193	21.1	14.1%	4.7%	806	254	19.1	14.8%	4.5%	249	319	44.7%	67.8%	0.7	6.5

Table 3.08.B: Overcrowding - Black Non-Hispanic

	2008-2012 ACS PUMS					2019-2023 ACS PUMS					Change, 2008-2012 to 2019-2023					
	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	13,253	625	2.9	100.0%		12,376	582	2.9	100.0%		-877	854	-6.6%	6.2%		
Overcrowded units (> 1 person per room)	1,097	346	19.1	8.3%	2.6%	811	246	18.4	6.6%	2.0%	-286	425	-26.1%	32.4%	-1.7	3.3

Table 3.08.H: Overcrowding - Hispanic

	2008-2012 ACS PUMS					2019-2023 ACS PUMS					Change, 2008-2012 to 2019-2023					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	14,219	830	3.5	100.0%		17,315	1,005	3.5	100.0%		3,096	1,303	21.8%	10.0%		
Overcrowded units (> 1 person per room)	1,526	346	13.8	10.7%	2.3%	1,595	410	15.6	9.2%	2.3%	69	536	4.5%	35.8%	-1.5	3.3

Table 3.08.W: Overcrowding - White Non-Hispanic

	2008-2012 ACS PUMS					2019-2023 ACS PUMS					Change, 2008-2012 to 2019-2023					
	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	27,804	875	1.9	100.0%		25,875	1,207	2.8	100.0%		-1,929	1,491	-6.9%	5.2%		
Overcrowded units (> 1 person per room)	321	152	28.8	1.2%	0.5%	762	307	24.5	2.9%	1.2%	441	343	137.4%	147.6%	1.7	1.3

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2019-2025
	Number
Residential evictions executed by a city marshal	1,286

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	776	530	-246	-31.7%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2024; NYC Housing Preservation and Development, 2025
	Number
NYC Housing Authority units	3,080
Homes with new or extended affordability requirements	2,692

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

	NYC Housing Authority, 2024	
	Number	Percent
Total Population	189,663	100.0%
NYC Housing Authority tenants	6,007	3.2%

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

	NYC Housing Authority, 2024	
	Number	Percent
Asian non-Hispanic Population	20,632	100.0%
Asian non-Hispanic NYC Housing Authority tenants	266	1.3%

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

	NYC Housing Authority, 2024	
	Number	Percent
Black non-Hispanic Population	40,093	100.0%
Black non-Hispanic NYC Housing Authority tenants	2,887	7.2%

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

	NYC Housing Authority, 2024	
	Number	Percent
Hispanic Population	58,955	100.0%
Hispanic NYC Housing Authority tenants	2,205	3.7%

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

	NYC Housing Authority, 2024	
	Number	Percent
White non-Hispanic Population	62,560	100.0%
White non-Hispanic NYC Housing Authority tenants	570	0.9%

Table 3.13.T: Housing Lottery Applications - Total Population

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

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

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

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

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

Table 3.13.H: Housing Lottery Applications - Hispanic

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

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

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

Table 3.14.T: Housing Lottery Leases - Total Population

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

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

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

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

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

Table 3.14.H: Housing Lottery Leases - Hispanic

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

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

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

Housing Production
PUMA 4501

Table 4.01.T: Change in Housing Units 2010 - 2024

	NYC Department of City Planning Housing Database, 2024 Q4	
	Number	Percent
Net change	3,017	4.6%
New building	3,672	5.6%
Alterations that increase units	158	0.2%
Alterations that decrease units	-85	-0.1%
Demolitions	-728	-1.1%

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

	NYC Housing Preservation and Development, 2014-2025	
	New Construction	Preservation
	Number	Number
Extremely low-income (0-30% AMI)	31	837
Very low-income (31-50% AMI)	66	198
Low-income (51-80% AMI)	428	914
Moderate-income (81-120% AMI)	0	136
Middle-income (121-165% AMI)	27	0
High-income (166% or higher AMI)	3	5

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	13.5	100.0%
Square miles of historic districts	0.1	0.5%

Quality of Life and Access to Opportunity
PUMA 4501

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

	NYC Community Health Survey, 2021-2022		
	Percent		
	Estimate	MOE (-)	MOE (+)
Good, Very Good, or Excellent health	81.2%	-8.8%	6.5%

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

	NYC Community Health Survey, 2021-2022		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	16.6%	-6.4%	9.2%

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

	NYC Vital Statistics	NYC Vital Statistics	NYC Vital Statistics	Change	
	Number	Number	Number	Number	Percent
Deaths before 65 years	N/A	N/A	N/A	N/A	N/A

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

	NYC Vital Statistics	NYC Vital Statistics	NYC Vital Statistics	Change	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 65 years	N/A	N/A	N/A	N/A	N/A

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

	NYC Vital Statistics	NYC Vital Statistics	NYC Vital Statistics	Change	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 65 years	N/A	N/A	N/A	N/A	N/A

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

	NYC Vital Statistics	NYC Vital Statistics	NYC Vital Statistics	Change	
	Number	Number	Number	Number	Percent
Hispanic deaths before 65 years	N/A	N/A	N/A	N/A	N/A

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

	NYC Vital Statistics	NYC Vital Statistics	NYC Vital Statistics	Change	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 65 years	N/A	N/A	N/A	N/A	N/A

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

	NYC Vital Statistics	NYC Vital Statistics	NYC Vital Statistics	Change	
	Number	Number	Number	Number	Percent
Deaths before 1 year	N/A	N/A	N/A	N/A	N/A

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

	NYC Vital Statistics	NYC Vital Statistics	NYC Vital Statistics	Change	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 1 year	N/A	N/A	N/A	N/A	N/A

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

	NYC Vital Statistics	NYC Vital Statistics	NYC Vital Statistics	Change	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 1 year	N/A	N/A	N/A	N/A	N/A

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

	NYC Vital Statistics	NYC Vital Statistics	NYC Vital Statistics	Change	
	Number	Number	Number	Number	Percent
Hispanic deaths before 1 year	N/A	N/A	N/A	N/A	N/A

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

	NYC Vital Statistics	NYC Vital Statistics	NYC Vital Statistics	Change	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 1 year	N/A	N/A	N/A	N/A	N/A

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

	NYC EpiQuery	NYC EpiQuery	NYC EpiQuery	Change	
	Number	Number	Number	Number	Percent
Drug-related overdose deaths	N/A	N/A	N/A	N/A	N/A

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

	NYC EpiQuery	NYC EpiQuery	NYC EpiQuery	Change	
	Number	Number	Number	Number	Percent
Asian non-Hispanic drug-related overdose deaths	N/A	N/A	N/A	N/A	N/A

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

	NYC EpiQuery	NYC EpiQuery	NYC EpiQuery	Change	
	Number	Number	Number	Number	Percent
Black non-Hispanic drug-related overdose deaths	N/A	N/A	N/A	N/A	N/A

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

	NYC EpiQuery	NYC EpiQuery	NYC EpiQuery	Change	
	Number	Number	Number	Number	Percent
Hispanic drug-related overdose deaths	N/A	N/A	N/A	N/A	N/A

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

	NYC EpiQuery	NYC EpiQuery	NYC EpiQuery	Change	
	Number	Number	Number	Number	Percent
White non-Hispanic drug-related overdose deaths	N/A	N/A	N/A	N/A	N/A

Table 5.06.T: Health Outcomes - COVID-19 Deaths - Total Population

	NYC Department of Health and Mental Hygiene
	Number
COVID-19 deaths between 2020 and February 2022	N/A

Table 5.06.A: Health Outcomes - COVID-19 Deaths - Asian Non-Hispanic

	NYC Department of Health and Mental Hygiene
	Number
Asian non-Hispanic COVID-19 deaths between 2020 and February 2022	N/A

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

	NYC Department of Health and Mental Hygiene
	Number
Black non-Hispanic COVID-19 deaths between 2020 and February 2022	N/A

Table 5.06.H: Health Outcomes - COVID-19 Deaths - Hispanic

	NYC Department of Health and Mental Hygiene
	Number
Hispanic COVID-19 deaths between 2020 and February 2022	N/A

Table 5.06.W: Health Outcomes - COVID-19 Deaths - White Non-Hispanic

	NYC Department of Health and Mental Hygiene
	Number
White non-Hispanic COVID-19 deaths between 2020 and February 2022	N/A

Table 5.07.T: Health Outcomes - Heat Vulnerability Index

	NYC Department of Health and Mental Hygiene
	Score 1-5
Heat Vulnerability Index (1=Low)	N/A

Table 5.08.T: Access to Jobs

	NYC Department of City Planning, 2023
	Number
Total jobs within 30 minutes	15,719

Table 5.09.T: Access to Transit

	NYC Department of City Planning, 2023 Percent Estimate
Residents living within 1/4 mile of Select Bus Station or subway station	2.7%
Residents living within 1/4 mile of ADA accessible subway stations	2.0%

Table 5.10.T: Commute - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	72,177	1,800	1.5	100.0%		81,155	2,451	1.8	100.0%		8,978	3,041	12.4%	4.4%		
Drove or carpooled to work	39,501	1,728	2.7	54.7%	2.0%	45,999	2,287	3.0	56.7%	2.2%	6,498	2,866	16.5%	7.7%	2.0	3.0

Table 5.10.A: Commute - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	5,657	523	5.6	100.0%		8,937	869	5.9	100.0%		3,280	1,014	58.0%	21.2%		
Drove or carpooled to work	2,959	417	8.6	52.3%	5.6%	5,253	707	8.2	58.8%	5.5%	2,294	821	77.5%	34.6%	6.5	7.8

Table 5.10.B: Commute - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	15,836	871	3.3	100.0%		16,411	1,271	4.7	100.0%		575	1,541	3.6%	9.8%		
Drove or carpooled to work	7,460	745	6.1	47.1%	3.9%	8,128	925	6.9	49.5%	4.1%	668	1,188	9.0%	16.5%	2.4	5.7

Table 5.10.H: Commute - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	18,640	1,309	4.3	100.0%		23,009	1,383	3.7	100.0%		4,369	1,904	23.4%	11.4%		
Drove or carpooled to work	9,181	997	6.6	49.3%	4.1%	13,091	1,135	5.3	56.9%	3.6%	3,910	1,511	42.6%	19.8%	7.6	5.5

Table 5.10.W: Commute - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2019-2023					Change, 2008-2012 to 2019-2023					
	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	30,457	1,305	2.6	100.0%		29,949	1,709	3.5	100.0%		-508	2,150	-1.7%	7.0%		
Drove or carpooled to work	19,300	1,080	3.4	63.4%	2.3%	17,940	1,597	5.4	59.9%	4.1%	-1,360	1,928	-7.0%	9.8%	-3.5	4.7

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

	ACS PUMS, 2019-2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	63,100	1,305	1.3	100.0%	
With a computer	48,001	1,723	2.2	76.1%	2.2%
With a broadband internet subscription	46,576	1,707	2.2	73.8%	2.2%

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

	ACS PUMS, 2019-2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	5,450	477	5.3	100.0%	
With a computer	4,683	472	6.1	85.9%	4.3%
With a broadband internet subscription	4,095	410	6.1	75.1%	3.6%

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

	ACS PUMS, 2019-2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	12,376	582	2.9	100.0%	
With a computer	8,439	698	5.0	68.2%	4.6%
With a broadband internet subscription	8,100	691	5.2	65.4%	4.7%

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

	ACS PUMS, 2019-2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	17,315	1,005	3.5	100.0%	
With a computer	12,542	1,019	4.9	72.4%	4.1%
With a broadband internet subscription	12,349	940	4.6	71.3%	3.5%

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

	ACS PUMS, 2019-2023				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	25,875	1,207	2.8	100.0%	
With a computer	20,459	1,212	3.6	79.1%	2.9%
With a broadband internet subscription	20,140	1,181	3.6	77.8%	2.8%

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

	NYC Department of Education, 2024
	Percent
English Language Arts proficient	44.4%
Math proficient	45.2%

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

	NYC Department of Education, 2024
	Percent
English Language Arts proficient	69.1%
Math proficient	76.7%

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

	NYC Department of Education, 2024
	Percent
English Language Arts proficient	33.5%
Math proficient	29.2%

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

	NYC Department of Education, 2024
	Percent
English Language Arts proficient	37.5%
Math proficient	37.9%

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

	NYC Department of Education, 2024
	Percent
English Language Arts proficient	62.7%
Math proficient	66.8%

Table 5.13.T: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2020) - Total Population

	NYC Department of Education, 2024
	Percent
Students graduating high school by 2024 (local or Regents diploma)	84.2%

Table 5.13.A: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2020) - Asian Non-Hispanic

	NYC Department of Education, 2024
	Percent
Students graduating high school by 2024 (local or Regents diploma)	95.2%

Table 5.13.B: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2020) - Black Non-Hispanic

	NYC Department of Education, 2024
	Percent
Students graduating high school by 2024 (local or Regents diploma)	79.5%

Table 5.13.H: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2020) - Hispanic

	NYC Department of Education, 2024
	Percent
Students graduating high school by 2024 (local or Regents diploma)	80.2%

Table 5.13.W: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2020) - White Non-Hispanic

	NYC Department of Education, 2024
	Percent
Students graduating high school by 2024 (local or Regents diploma)	94.8%

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2023	
	Number Estimate	Percent Estimate
Total Population	189,663	100.0%
Residents within walking distance of a park	125,613	66.2%

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

	NYC Vision Zero View		NYC Vision Zero View		Change		
	Number	Percent	Number	Percent	Number	Percent	Pctg. Pt.
Total injuries	N/A	N/A	N/A	N/A	N/A	N/A	
Pedestrian injuries	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cyclist injuries	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Motorist injuries	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

	NYC Vision Zero View	NYC Vision Zero View	Change	
	Number	Number	Number	Percent
Total fatalities	N/A	N/A	N/A	N/A

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

	NYC Department of Heath and Mental Hygiene
	Number
Total pedestrian hospitalizations	N/A

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

	NYC Department of Heath and Mental Hygiene, 2021
	Number
Total non-fatal, violence-related hospitalizations	59.1

Appendix

Studio Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
5 Stuyvesant Place	$2,550	#7	29	Broker	ST	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
54 Wall Street	$950	#2	2	Broker	ST	1
50 Wall Street	$990	#2C	3	Broker	ST	1
157 Daniel Low Terrace	$1,350	#2I	17	Broker	ST	1
30 Daniel Low Terrace	$1,650	#36	31	Broker	ST	1
473 Saint Marks Place	$1,850	#1	17	Broker	ST	1
47 Sherman Avenue	$1,995	#4	4	Broker	ST	1
90 Bay Street Landing	$2,500	#7H	4	Broker	ST	1
5 Stuyvesant Place	$2,575	#7E	35	Broker	ST	1
5 Bay Street	$2,795	#4II	59	Broker	ST	1
5 Bay Street	$2,795	#4HH	40	Broker	ST	1
5 Bay Street	$2,795	#4H	1	Broker	ST	1
5 Bay Street	$2,815	#6II	37	Broker	ST	1
5 Bay Street	$2,815	#6HH	82	Broker	ST	1
5 Bay Street	$2,825	#7HH	57	Broker	ST	1
5 Bay Street	$2,850	#5HH	17	Broker	ST	1
5 Bay Street	$2,855	#10II	35	Broker	ST	1
5 Bay Street	$2,855	#10HH	35	Broker	ST	1

5 Bay Street	$2,870	#11BB	34	Broker	ST	1

One-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
36 Hamilton Avenue	$1,750	#3E	7	Broker	1	1
30 Daniel Low Terrace	$1,800	#66	23	Broker	1	1
224 Richmond Terrace	$2,700	#5D	384	Broker	1	1
5 Stuyvesant Place	$2,800	#6	64	Broker	1	1
5 Bay Street	$3,170	#5G	69	Broker	1	1
5 Bay Street	$3,330	#14CC	126	Broker	1	1
5 Bay Street	$3,335	#13DD	136	Broker	1	1
5 Bay Street	$3,350	#5A	69	Broker	1	1
5 Bay Street	$3,450	#8A	69	Broker	1	1
5 Bay Street	$3,725	#12NN	69	Broker	1	1
5 Bay Street	$3,825	#13JJ	126	Broker	1	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
54 Wall Street	$1,100	#21	3	Broker	1	1
50 Fort Place	$1,595	#20A	8	Broker	1	1
50 Fort Place	$1,600	#2	3	Broker	1	1
36 Hamilton Avenue	$1,600	#5X	2	Broker	1	1
30 Daniel Low Terrace	$1,650	#55	3	Broker	1	1
50 Fort Place	$1,650	#20A	4	Broker	1	1
350 Richmond Terrace	$1,695	#1	4	Broker	1	1

36 Hamilton Avenue	$1,695	#2B	4	Broker	1	1
36 Hamilton Avenue	$1,700	#2K	30	Broker	1	1
36 Hamilton Avenue	$1,700	#4X	8	Broker	1	1
50 Fort Place	$1,750	#1	3	Broker	1	1
80 Bay Street Landing	$1,750	#1	3	Broker	1	1
350 Richmond Terrace	$1,750	#2	2	Broker	1	1
30 Daniel Low Terrace	$1,800	#62	51	Broker	1	1
36 Hamilton Avenue	$1,800	#2V	4	Broker	1	1
157 Daniel Low Terrace	$1,830	#4B	28	Broker	1	1
477 Saint Marks Place	$2,500	#201	19	Broker	1	1
5 Stuyvesant Place	$2,799	#2B	39	Broker	1	1
5 Stuyvesant Place	$2,799	#6D	27	Broker	1	1
5 Stuyvesant Place	$2,799	#6	35	Broker	1	1
5 Stuyvesant Place	$2,800	#4I	49	Broker	1	1
5 Stuyvesant Place	$2,850	#6E	30	Broker	1	1
5 Bay Street	$3,125	#3GG	10	Broker	1	1
5 Bay Street	$3,125	#3DD	39	Broker	1	1
5 Bay Street	$3,125	#3CC	85	Broker	1	1
5 Bay Street	$3,145	#4GG	167	Broker	1	1
5 Bay Street	$3,200	#6GG	81	Broker	1	1
5 Bay Street	$3,220	#7G	0	Broker	1	1
5 Bay Street	$3,220	#7GG	69	Broker	1	1

5 Bay Street	$3,230	#9GG	38	Broker	1	1
5 Bay Street	$3,240	#10GG	34	Broker	1	1
5 Bay Street	$3,310	#13CC	33	Broker	1	1
5 Bay Street	$3,315	#9DD	79	Broker	1	1
5 Bay Street	$3,325	#4AA	90	Broker	1	1
5 Bay Street	$3,355	#14DD	25	Broker	1	1
5 Bay Street	$3,375	#6AA	34	Broker	1	1
5 Bay Street	$3,495	#5AA	69	Broker	1	1
90 Bay Street Landing	$3,500	#4J	6	Broker	1	1.5
5 Bay Street	$3,515	#6AA	37	Broker	1	1
5 Bay Street	$3,690	#10AA	34	Broker	1	1
5 Bay Street	$3,705	#11AA	43	Broker	1	1
5 Bay Street	$3,800	#12JJ	33	Broker	1	1

Two-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
224 Richmond Terrace	$3,300	#4A	384	Broker	2	1
5 Bay Street	$3,810	#11E	69	Broker	2	1
5 Bay Street	$3,950	#12EE	103	Broker	2	1
5 Bay Street	$4,950	#4KK	159	Broker	2	2
5 Bay Street	$5,050	#13MM	101	Broker	2	2
5 Bay Street	$6,000	#14OO	116	Broker	2	2

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
4 Nicholas Street	$2,200	#3A	4	Broker	2	1
49 Montgomery Avenue	$2,650	#1	45	By owner	2	1
40 Sherman Avenue	$2,695	#D3	22	Broker	2	1
5 Bay Street	$3,350	#5E	0	Broker	2	1
5 Bay Street	$3,720	#5EE	138	Broker	2	1
5 Bay Street	$3,745	#6EE	36	Broker	2	1
5 Bay Street	$3,780	#8E	15	Broker	2	1
5 Bay Street	$3,790	#9EE	23	Broker	2	1
5 Bay Street	$3,800	#10EE	34	Broker	2	1
5 Bay Street	$3,920	#11EE	43	Broker	2	1
5 Bay Street	$3,975	#13EE	11	Broker	2	1
5 Bay Street	$4,000	#14EE	39	Broker	2	1

5 Bay Street	$4,250	#3EE	45	Broker	2	1
5 Bay Street	$4,925	#11FF	35	Broker	2	2
5 Bay Street	$4,999	#12MM	43	Broker	2	1
5 Bay Street	$5,200	#3PP	42	Broker	2	2
5 Bay Street	$5,295	#3FF	10	Broker	2	2
5 Bay Street	$5,350	#6KK	61	Broker	2	2
5 Bay Street	$5,650	#9KK	34	Broker	2	2
5 Bay Street	$5,750	#11KK	37	Broker	2	2
5 Bay Street	$5,950	#12O	11	Broker	2	2
5 Bay Street	$5,950	#12OO	32	Broker	2	2

Three-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
42 Curtis Place	$2,950	#2	10	Broker	3	1
149 Daniel Low Terrace	$2,950	#1	10	Broker	3	1
119 Victory Boulevard	$3,200	#1	39	Broker	3	2
119 Corson Avenue	$3,500	#2	22	Broker	3	401