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

Land Use Application

Project ID number
2022K0167

Package Submission Date
5/21/2024

Section 1. Project Summary

Project Name:	2185 Coyle Street

Contact Person for this Application:		
Name	Phone	Email
Richard Bass	**2128803800**	**richard.bass@akerman.com**

Applicant(s)		
Organization	First Name	Last Name
2185 Coyle Associates LLC	**Randy**	**Modell**

Site Data

Street Address: **2185 Coyle Street**	City Council District(s): **46**
Community District(s): **15**	Zoning Sectional Map Number(s): **29a**
Existing Zoning District(s): **R4/C1-2**	Special District(s):

LIST ALL ACTIONS BY THEIR ACTION CODE

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

Action code*	If Follow-up action, indicate previous approval Action code	Is applicant solely a public agency?	Application number	Data to differentiate multiple actions of same type
ZM		**No**	**230248ZMK**	
ZR		**No**	**230249ZRK**	**ZR: MIH only**

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

Does this project require a legal instrument to be recorded against the subject property? _____

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

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

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

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Section 2. Applicants

APPLICANTS						
Organization	**First Name**	**Last Name**	**Address**	**City**	**State**	**Zip Code**
2185 Coyle Associates LLC	Randy	Modell	200 Park Avenue South, 10th Floor	New York	NY	10003

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Richard	Bass	Akerman LLP	1251 Avenue of the Americas	New York	NY	10020

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Section 3. Environmental Review

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

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

   Type II Category: Date of Determination:

Section 4. Project Area and Development Site Data & Geography

PROPOSED PROJECT AREA

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

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

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

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

Section 4. (continued)

Existing zoning districts/special district: **R4/C1-2**

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

Located within the State Designated Coastal Zone Management (CZM) Area: **Yes**

Located within a Historic District: **No**

Historic District Name:

DEVELOPMENT SITE

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

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

If yes, development size:

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

Indicate Landmark or Historic District Name:

Section 4. (continued)

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

User Input Borough	User Input Tax Block	User Input Tax Lot	Development Site?	Partial Lot?	Validated Borough	Validated Block	Validated Lot	BBL Validated	BBL Validated Date
Brooklyn	**07368**	**0017**	**Yes**	**No**	**Brooklyn**	**07368**	**0017**	**Yes**	**9/3/2021**
Brooklyn	**07368**	**0001**	**No**	**Yes**	**Brooklyn**	**07368**	**0001**	**Yes**	**9/8/2022**
Brooklyn	**07368**	**0068**	**No**	**No**	**Brooklyn**	**07368**	**0068**	**Yes**	**9/8/2022**
Brooklyn	**07368**	**0015**	**No**	**No**	**Brooklyn**	**07368**	**0015**	**Yes**	**9/8/2022**
Brooklyn	**07368**	**0065**	**No**	**No**	**Brooklyn**	**07368**	**0065**	**Yes**	**9/8/2022**

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

Section 4. (continued)

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

Address Number	Street or Place Name	Concatenated Address (Validated)	Validated Community District	Validated City Council District	Validated Zoning Map Number	Address Validated	Validated Date
2185	**COYLE STREET**	**2185 COYLE STREET**	**K15**	**46**	**29A**	**Yes**	**9/3/2021**
3045	**AVENUE V**	**3045 AVENUE V**	**K15**	**46**	**29A**	**Yes**	**9/3/2021**
3046	**AVENUE U**	**3046 AVENUE U**	**K15**	**46**	**29A**	**Yes**	**9/8/2022**
2119	**COYLE STREET**	**2119 COYLE STREET**	**K15**	**46**	**29A**	**Yes**	**9/8/2022**
2113	**COYLE STREET**	**2113 COYLE STREET**	**K15**	**46**	**29A**	**Yes**	**9/8/2022**
2124	**BRAGG STREET**	**2124 BRAGG STREET**	**K15**	**46**	**29A**	**Yes**	**9/8/2022**

Section 5. Related Actions

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

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

**If applicable*

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

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

**If applicable*

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

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

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

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

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

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

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

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

APPLIES TO: HA, HD

1. Type of disposition:

HA (Urban Development Action Area – UDAAP)

HD (Disposition of Urban Renewal Site)

2. Manner of disposition:

If Direct Disposition, indicate:

From: *(Indicate city agency)*

To:

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

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

3. Restrictions and conditions:

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

1. Action(s) requested:

   OFFICE SPACE LEASE _____

   ACQUISITION _____

   SITE SELECTION _____

2. Type of facility: _____

3. The Proposed facility is a(n):

   EXISTING FACILITY PROPOSED TO REMAIN _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY TO REMAIN AND EXPAND/ENLARGE _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY REPLACEMENT IN NEW LOCATION _____

   Where is the current facility located? _____

   NEW FACILITY _____

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

   Indicate Fiscal Year(s) _____

   Indicate Page Number(s) _____

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

   Identify Alternate Site _____

6. Capital budget line: _____

   For Fiscal Years: _____

Section 8. (continued)

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

PROPOSED SITE CHARACTERISTICS AND CONDITIONS

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

**If applicable*

Section 9. DISPOSITION

Applies to: PP

1. Type of disposition: _____

   From which City Agency? _____

   To Whom? _____

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

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

2. Restrictions and conditions:

Section 10. CHANGE IN CITY MAP

Applies to: MM, MY, ME

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

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

2. Is there a related Acquisition of Property?

No

3. Is there a related Disposition of Property?

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

If yes, is the mapped but unimproved street being eliminated from the property of an owner-occupied, one- or two- family residence?

No

Section 11.
ZONING SPECIAL PERMITS, AUTHORIZATIONS AND CERTIFICATIONS

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

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

ZS new or modified zoning special permit

ZA new or modified zoning authorization

ZC new or modified zoning certification

CM renewal of a zoning special permit or authorization

LD Action pursuant to or modification of a legal document

South Richmond District

RS new or modified zoning special permit

RA new or modified zoning authorization

RC new or modified zoning certification

.

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

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

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

Section 11. (continued)

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

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

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

* *If applicable*

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

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

FOLLOW-UP ACTIONS

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

**If applicable*

Section 12. Applies to: ZR

ZONING TEXT AMENDMENT

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

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

Section 13. Applies to: ZM

ZONING MAP AMENDMENT

1. What is the total area of all zoning lots in the area to the be rezoned? **100,000 to 239,999 square feet**

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

Zoning Section Map(s) to be modified	EXISTING Zoning Districts	PROPOSED Zoning Districts
29a	**R4/C1-2**	**R6A/C2-4, R7A/C2-4, R7X/C2-4**

-END OF FORM-

NYC PLANNING

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

2185 Coyle Street
PROJECT NAME

2022K0167
PROJECT ID NUMBER

5/3/23
SUBMISSION DATE

Signature Form

Section 1. Package & Project Information

Land Use
Package Type
(e.g. PAS, Land Use, EAS, WRP, EIS)

Filed Land Use Version 2
Package Name
(Indicated on applicant portal or ask Lead Planner)

Action Code	Action Type
ZM	Zoning Map Amendment
ZR	Zoning Text Amendment

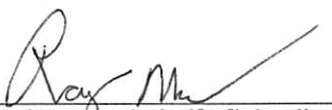
Section 2. Signature

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2185 Coyle Associates LLC
Printed Name of Applicant
(name, company/agency or organization)

Randy Modell
Printed Name of Applicant Attester
(person authorized to sign the application, if different from 'Applicant' above)

Senior Manager
Title



Signature by or on behalf of* Applicant

5/3/23
Date

*Note that signatures on behalf of an applicant may require the submission of materials that demonstrate the authority of the signer to sign on behalf of the company/agency/organization. Please contact the Lead Planner to determine if this is necessary.

2185 COYLE STREET REZONING
2185 COYLE STREET, BROOKLYN, NEW YORK
LR ITEM 3 DESCRIPTION OF PROPOSAL

1. INTRODUCTION

2185 Coyle Associates LLC (the "Applicant"), the owner of property at 2185 Coyle Street (Block 7368, Lot 17) (the "Development Site") in the Sheepshead Bay neighborhood of Brooklyn Community District 15, requests approval of the following actions (the "Proposed Actions") from the New York City Planning Commission (the "CPC"):

1. Zoning map amendment to rezone a portion of Brooklyn Block 7368 (the "Project Area") from an R4/C1-2 zoning district to R6A/C2-4, R7A/C2-4, and R7X/C2-4 zoning districts; and

2. Zoning text amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing ("MIH") Area coterminous with the Project Area.

The Proposed Actions would facilitate the redevelopment of the Development Site with a new, 422,512 square foot, 4.40 floor area ratio ("FAR"), mixed-use residential and commercial development (the "Proposed Development"). The Proposed Development would include approximately 435 dwelling units (378,887 square feet), 43,626 square feet of commercial (local retail) floor area on the ground floor, and 235 parking spaces. In addition, 25 percent of the residential floor area in the proposed development, approximately 109 units, would be permanently income-restricted pursuant to the MIH program.

2. BACKGROUND

There are two previous CPC actions associated with the Project Area. The 2134 Coyle Street Rezoning (C 210239 ZMK) was approved by the CPC on January 5, 2022 and adopted by the City Council on February 24, 2022. The actions involved the rezoning of an approximately 50,000 square foot portion of one block (Block 7367, Lots 11 and 29) immediately west of the Project Area from an R4/C1-2 zoning district to an R6A/C2-4 zoning district and establishment of an MIH Area (Option 2 and the Deep Affordability Option). The rezoning was intended to facilitate the development of a new five-story, 129,000 square foot (2.58 FAR) mixed-use development with approximately 120 dwelling units, including approximately 36 permanently income-restricted units, 32,000 square feet of commercial floor area, and 167 parking spaces.

On April 9, 1964, the CPC approved a zoning map amendment (CP-18261) that permitted the mapping of a C1-2 commercial overlay bounded by Avenue V, Ford Street, a line 100 feet north of Avenue V, a line midway between Ford Street and Coyle Street, a line 150 feet south of Avenue U, and Bragg Street. The rezoning was intended to facility the development of a privately-owned site with new commercial uses. There have been no changes to the existing zoning within the Project Area since 1964.

3. DESCRIPTION OF THE SURROUNDING AREA

Land Uses

The area within a 600-foot radius of the Project Area is generally characterized by a mix of multi-family residential, one- and two-family residential, and commercial uses. The area to the south consists primarily of the New York City Housing Authority ("NYCHA") Nostrand Houses, which includes 16 six-story multi-family elevatored buildings on a 23.8 acre campus. The area to the east of Bragg Street consists primarily of the Brigham Park Cooperative, a housing development with 12 six-story multi-family buildings located between Avenue U and Avenue W. The area to the east also includes a small number of one- and two-family homes along Brigham Street, a little league baseball stadium on Knapp Street, and P.S. 194 Raoul Wallenberg on Avenue W. Commercial uses including local retail and office space are primarily located along Avenue U and Gerritsen Avenue. The area to the north is generally characterized by one-

and two-family residential buildings up to two stories in height. The block to the west is comprised of several one-story commercial buildings and one- and two-family residential buildings with a height of two stories. As described previously, a portion of the block (Block 7367, Lots 11, 29) is expected to be redeveloped with a new 129,000 square foot (2.58 FAR) mixed-use development with approximately 120 dwelling units, including 36 permanently income-restricted units, 32,000 square feet of commercial floor area, and 167 parking spaces.

The surrounding area is well served by public transportation, including five bus lines that have stops within five blocks of the Project Area, including the B44 Select Bus Service (SBS) and B44 local running north-south along Nostrand Avenue from Williamsburg to Sheepshead Bay; the B36, which runs from Sheepshead Bay to Coney Island; the B31, which runs north-south to the Kings Highway subway station providing service to the B and Q train lines; and the BM 4 Express Bus to Manhattan, which runs north-south along Gerritsen Avenue, two blocks to the east, and the B3, which runs east-west along Avenue U providing service to the Q train located at East 16th Street, approximately one mile west of the Project Area.

Other notable uses located within or just beyond the surrounding area include several publicly accessible open spaces, including: Marine Park, an 800 acre park located three blocks east of the Project Area along Avenue U with athletic fields, basketball and tennis courts, playgrounds, lawns, hiking trails, a canoe and kayak launch, and food stands; and Herman Dolgon Playground, a 1.89 acre neighborhood park with playgrounds and basketball and handball courts located three blocks west of the Project Area along Avenue V.

Zoning

The primary zoning districts mapped within the surrounding area include R4, R5, and R6A. R4 zoning is generally mapped to the west of Coyle Street and to the north of Avenue V whereas R5 is generally mapped to the east of Coyle Street and to the south of Avenue V. As described previously, a portion of the block immediately west of the Project Area was recently rezoned from R4 to R6A. C1-2 and C2-2 commercial overlay districts are mapped across the surrounding area's R4 district on both sides of Avenue U to a depth of 100 feet and along northern portions of Avenue V to a depth of 100 feet. A C2-4 commercial overlay is mapped to a depth of 100 feet along a midblock portion of Coyle Street to the west of the Project Area.

R4

R4 is a non-contextual district that allows detached, semi-detached, and attached single- and two-family buildings and all types of multi-family buildings. R4 typically produces three-story buildings with pitched roofs. The district allows residential (Use Groups 1 and 2) uses and community facility (Use Group 3 and 4) uses at a maximum FAR of 0.75 (FAR may be increased up to 20 percent for attic allowance) and 2.0, respectively. No commercial or industrial/manufacturing uses are permitted in R4 districts. To accommodate a potential third floor beneath a pitched roof, the perimeter wall in R4 districts may rise to 25 feet before being set back to the maximum building height of 35 feet. R4 districts require a minimum front yard of 10 feet and a minimum rear yard of 30 feet. Detached houses and multi-family buildings must have two side yards that total at least 13 feet and 16 feet, respectively, while semi-detached homes must have one side yard of at least eight feet. Accessory parking is required at a rate of one space for every dwelling unit and for 50 percent of income-restricted housing units.

R5

R5 is a widely mapped, non-contextual district that often serves as a transition district between medium and lower density areas. R5 districts are intended for neighborhoods with an assortment of housing types and allow single- or two-family homes along with multi-family buildings. The district allows residential (Use Group 1 and 2) uses and community facility (Use Group 3 and 4) uses at a maximum FAR of 1.25 and 2.0 FAR, respectively. No commercial or industrial/ manufacturing uses are permitted in R5 districts. Above a height of 30 feet, a 15-foot setback from the street wall is required before the building can rise to a maximum height of 40 feet. R5 districts require a minimum front yard of 10 feet and a minimum rear yard of 30 feet. Detached houses and multi-family buildings must have two side yards that total at least 13 feet and 16 feet, respectively, while semi-detached homes must have one side yard of at least eight feet.

Accessory parking is required for 85 percent of dwelling units and for 42.5 percent of income-restricted housing units.

R6A

R6A is a contextual zoning district where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- to eight-story apartment buildings set at or near the street line. R6A districts allow a maximum FAR of 3.0. Above a minimum base height of 40 feet, the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 70 feet (or 75 feet with a qualifying ground floor). Higher maximum FAR and heights are available for buildings that provide affordable housing and are located within a designated inclusionary housing area. Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units.

Commercial Overlays

C1-2, C2-2, and C2-4 districts are commercial overlay districts mapped within residence districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors. C1 districts generally only permit Use Group 6 retail and service establishments. C2 districts permit a slightly wider range of uses (Use Groups 5-9) such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R1 through R5 districts, the maximum commercial FAR is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Off-street parking requirements vary by use, but are generally calculated based on the amount of floor area with C1-2 and C2-2 districts requiring one parking space per 300 square feet of floor area for general retail or service uses. C2-4 districts require one parking space per 1,000 square feet of floor area for general retail or service uses. In C2-4 districts, a waiver is available for required commercial parking fewer than 40 spaces.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA

The Project Area is comprised of all or portions of five tax lots on Block 7368 including Lots 1, 15, 17, 65, and 68. The Project Area is an approximately 120,000 square foot rectangular area that is generally bounded by Coyle Street to the west, Avenue V to the south, Bragg Street to the east, and a line 100 feet south of Avenue U to the north. The Project Area has approximately 600 feet of frontage on Coyle Street, an 80-foot-wide two-way street, approximately 200 feet of frontage on Avenue V, a 90-foot wide two-way street, and approximately 600 feet of frontage on Bragg Street, a 60-foot wide two-way street. The Project Area is zoned R4, a low-density residential district with a maximum permitted residential FAR of 0.75 and community facility FAR of 2.0. A C1-2 overlay is mapped across the entirety of the Project Area and allows a maximum commercial FAR of 1.0. As set forth in more detail below, the Project Area is developed entirely with commercial uses.

3060 Avenue U (Block 7368, Lot 1) is an irregular L-shaped parcel with a lot area of approximately 28,000 square feet, of which only the southernmost 8,000 square feet are located within the Project Area. The lot is comprised of a one-story approximately 12,600 gross square foot (0.45 FAR) commercial building that is currently vacant. Lot 1 has approximately 200 feet of frontage on Avenue U, 100 feet of frontage on Coyle Street, and 180 feet of frontage on Bragg Street. Curb cuts with a width of approximately 15 feet provide vehicular access to the rear of the building along Coyle Street and Bragg Street, respectively.

2124 Bragg Street (Block 7368, Lot 15) is an approximately 4,000 square foot rectangular lot surrounded by cement walls and fencing. The lot is owned by Marine Park Day School and was previously improved with basketball courts but it has not been maintained and is now characterized by cracked pavement and overgrown vegetation. Lot 15 has approximately 40 feet of frontage on Bragg Street. A curb cut with a width of approximately 10 feet provides vehicular access to the lot.

2121 Coyle Street (Block 7368, Lot 65) has a lot area of approximately 6,000 square feet and is comprised of a two-story approximately 6,400 gross square foot (1.06 FAR) flooring supply showroom and office space. Lot 65 has approximately 60 feet of frontage on Coyle Street. A curb cut with a width of approximately 50 feet provides vehicular access to the lot.

2115 Coyle Street (Block 7368, Lot 68) has a lot area of approximately 6,000 square feet and is comprised of a two-story approximately 1,600 gross square foot (0.26 FAR) beverage distributor. Lot 68 has approximately 60 feet of frontage on Coyle Street. A curb cut spans the entire frontage of Coyle Street and provides access to seven at-grade parking spaces along the front of the building.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT SITE

The Applicant-owned Development Site (Block 7368, Lot 17) at 2185 Coyle Street has a total lot area of approximately 96,000 square feet and has been improved with a one-story approximately 30,000 gross square foot (0.31 FAR) commercial building since 1958. The building was occupied by a supermarket until 2020 but is currently vacant. The building is located along the Bragg Street frontage in the center of the site, with approximately 160 at-grade parking spaces located to the north, west, and south. Lot 17 has approximately 480 feet of frontage on Coyle Street and Bragg Street, respectively, and 200 feet of frontage on Avenue V. Curb cuts with a width of approximately 25 feet provide vehicular access to the parking area from Coyle Street and Avenue V, respectively.

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development would include approximately 422,512 square feet of floor area (4.40 FAR), including approximately 378,887 square feet (435 dwelling units) of residential floor area and 43,626 square feet of commercial (retail) floor area on the ground-floor. The Proposed Development would be located within an MIH Area, upon approval of the proposed zoning text map amendment of ZR Appendix F, and the Applicant intends to provide permanently affordable housing pursuant to MIH Option 1. As such, 25 percent of residential floor area (approximately 109 units) would be permanently affordable at an average of 60 percent of AMI. A total of 235 parking spaces (four spaces in addition to the 231 required spaces) would be provided on the cellar level, including 51 spaces for commercial uses and 184 spaces for residential uses. An additional four parking spaces would be provided beyond the required 231 parking spaces in order to maximize the utility of the cellar level.

The Proposed Development would be set at the street line and range in height from approximately 63 feet (six stories) to 92 feet (nine stories) along the Bragg Street frontage, approximately 44 feet (four stories) to 92 feet (nine stories) along the Coyle Street frontage, and approximately 82 feet (eight stories) to 92 feet (9 stories) along the Avenue V frontage. Ground-floor retail uses would be located along the Avenue V frontage and midblock along Coyle Street. Residential entrances would be located on Coyle Street and Bragg Street. An approximately 14,000 square foot private open space for building tenants would be located at-grade along the Bragg Street frontage. New curb cuts would be located on Coyle Street and Bragg Street to provide vehicular access to the parking garage and commercial loading areas.

7. ACTIONS NECESSARY TO FACILITATE THE PROJECT

<u>Zoning Map Amendment</u>

The proposed zoning map amendment to sectional map 29a would map the Project Area with R6A/C2-4, R7A/C2-4, and R7X/C2-4 zoning districts. The proposed R6A/C2-4 district would be mapped along the Bragg Street frontage to the centerline of Block 7368 and would generally be bounded by a line 100 feet south of Avenue U and 100 feet north of Avenue V. The proposed R7A/C2-4 district would be mapped along the Coyle Street frontage to the centerline of Block 7368 and would generally be bounded by a line 100 feet south of Avenue U and 100 feet north of Avenue V. The proposed R7X/C2-4 district would be mapped along the Avenue V frontage to a depth of 100 feet. The proposed R6A, R7A, and R7X districts are contextual residential zoning

districts designed to encourage development compatible with older buildings found in medium-density neighborhoods.

R6A zoning districts are medium-density residential districts that produce six- to eight-story residential buildings that have a maximum permitted residential FAR of 3.6 in areas mapped with MIH and a maximum community facility FAR of 3.0. Residential buildings must comply with Quality Housing bulk regulations and have a maximum base height of 65 feet or six stories and a maximum building height of 85 feet or eight stories with a Qualifying Ground Floor. Parking is required for 50 percent of market-rate residential units and 25 percent of income-restricted units outside of the Transit Zone.[1]

R7A are medium-density residential districts that produce seven- to nine-story residential buildings that have a maximum permitted residential FAR of 4.6 in areas mapped with MIH and a maximum community facility FAR of 4.0. Residential buildings must comply with Quality Housing bulk regulations and have a maximum base height of 65 feet or six stories and a maximum building height of 95 feet or nine stories. Parking is required for 50 percent of market-rate residential units and 15 percent of income-restricted units outside of the Transit Zone.[2]

R7X are medium-density residential districts that produce 12- to 14-story residential buildings that have a maximum permitted residential FAR of 6.0 in areas mapped with MIH and a maximum community facility FAR of 5.0. Residential buildings must comply with Quality Housing bulk regulations and have a maximum base height of 105 feet or ten stories and a maximum building height of 145 feet or 14 stories. Parking is required for 50 percent of market-rate residential units and 15 percent of income-restricted units outside of the Transit Zone.[3]

C2-4 commercial overlays are paired with residential zoning districts and are generally mapped along streets that serve local retail needs. C2-4 overlays allow a range of local-serving commercial retail and service uses, such as grocery stores, restaurants, general stores, barber shops, laundromats and other similar retail and services businesses. When mapped within R6A, R7A, and R7X zoning districts, C2-4 overlays allow commercial uses to a maximum of 2.0 FAR. Commercial uses are limited to the first floor in mixed-use buildings.

The proposed zoning map amendments would allow for appropriate increases in height and density that would be consistent with existing developments in the surrounding area. The heights permitted by the proposed zoning map amendments would vary along each frontage in response to the immediately surrounding context, with the lowest permitted building heights located along Bragg Street, and taller permitted building heights located along Coyle Street and Avenue V. At a height of eight stories along Coyle Street and Avenue V, the Proposed Development would be set back from the street line to maintain visual consistency with the surrounding area. The proposed zoning map amendments would be in context with the surrounding area, including the six- and seven-story multi-family apartment buildings within the NYCHA campus to the south of Avenue V, several six-story apartment buildings to the east of Bragg Street, and the proposed five-story development at 2134 Coyle Street to the west. Additionally, the site is located along Coyle Street and Avenue V, two wide streets capable of accommodating the proposed increase in density. The proposed residential use and ground floor commercial uses are appropriate, as the surrounding area is largely residential with ground-floor commercial uses concentrated along Coyle Street as well as Avenue U and Avenue V.

The current R4/C1-2 zoning district allows limited new residential development with an FAR of 0.75 (or 0.90 with an attic allowance). The C1-2 overlay permits a more limited variety of

[1] If the City of Yes for Housing Opportunity text amendment, which was referred into public review on April 29, 2024, is adopted as currently proposed by the Department of City Planning, R6A districts would allow up to 3.9 FAR and a maximum height of 95 feet. Parking would no longer be required but the applicant plans to voluntarily provide parking.
[2] If the City of Yes for Housing Opportunity text amendment, which was referred into public review on April 29, 2024, is adopted as currently proposed by the Department of City Planning, R7A districts would allow up to 5.0 FAR and a maximum height of 115 feet. Parking would no longer be required but the applicant plans to voluntarily provide parking.
[3] If the City of Yes for Housing Opportunity text amendment, which was referred into public review on April 29, 2024, is adopted as currently proposed by the Department of City Planning, R7X districts would allow up to 6.0 FAR and there would be no change to the maximum permitted height of 145 feet. Parking would no longer be required but the applicant plans to voluntarily provide parking.

commercial development than the proposed C2-4 commercial overlay. Consistent with the intentions of the 2134 Coyle Street Rezoning, the proposed zoning map amendment is appropriate at this location, as it would encourage medium density residential development with active uses at the ground floor along two wide streets in close proximity to public transportation, an existing retail concentration, and publicly accessible open space. This block of Coyle Street has commercial overlays on both sides of the street and is near additional commercial development to the north and east of the Project Area, indicating the appropriateness of the additional flexibility of commercial development permitted by the proposed C2-4 overlay.

Furthermore, the proposed zoning map amendment would facilitate the creation of much needed new housing, including approximately 109 permanently income-restricted apartments for households earning, on average, 60 percent of AMI.

Zoning Text Amendment to Appendix F

The Applicant is requesting a zoning text amendment to Appendix F to designate the Project Area as an MIH Area. According to the U.S. Census Bureau, approximately 48.4 percent of area households in Brooklyn Community District 15 are rent-burdened and there is a strong need for affordable housing that reaches a broad range of incomes.[4]

The MIH program requires that permanently affordable housing be provided within new residential developments, enlargements, and conversions from non-residential to residential use within the mapped MIH Areas. Within the MIH Area, all housing developments, enlargements and conversions that meet the criteria set forth in the MIH program must comply with the requirements of either Option 1 or Option 2 described below.

- Option 1: 25 percent of the residential floor area shall be provided as housing affordable to households at an average of 60 percent of the Income Index (AMI), with no unit targeted at a level exceeding 130 percent of AMI, and at least 10 percent of floor area provided at 40 percent of AMI.
- Option 2: 30 percent of the residential floor area shall be provided as housing affordable to households at an average of 80 percent of the Income Index (AMI), with no unit targeted at a level exceeding 130 percent of AMI.

In addition to one or both of the options above, the City Council and the City Planning Commission could decide to apply one or both of the following options:

- Deep Affordability Option: 20 percent of the total residential floor area must be for housing units for residents with incomes averaging 40 percent of AMI and no direct subsidies could be used for these units except where needed to support more affordable housing.
- Workforce Option: 30 percent of the total residential floor area must be for housing units for residents with incomes averaging 115 percent of AMI; no units could go to residents with incomes above 135 percent AMI; no direct subsidies could be used for these affordable housing units; and this could not apply to Manhattan Community Districts 1-8.

The Applicant proposes to map the Project Area with both MIH Options 1 and 2 and intends to develop the Development Site pursuant to Option 1. As such, 25 percent of residential floor area (approximately 109 units) would be provided at an average of 60 percent of AMI with no unit at a level exceeding 130 percent of AMI, and at least 10 percent of floor area provided at 40 percent of AMI. The MIH requirement ensures that these 109 dwelling units, and a percentage of floor area in any future development within the MIH Area, are permanently affordable.

8. CONCLUSION

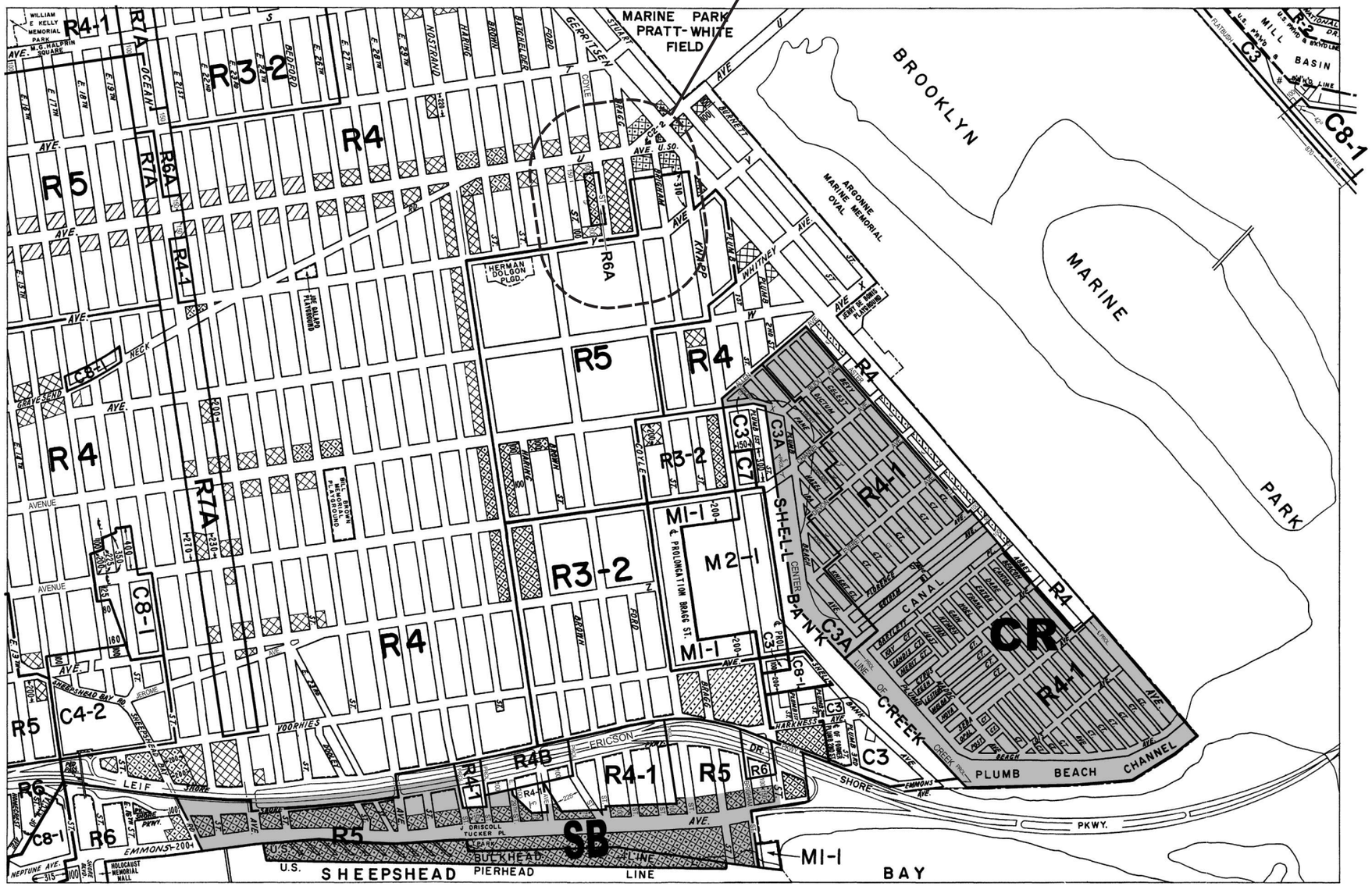
The Proposed Actions would facilitate the redevelopment of an underutilized vacant site with an active mixed-use development that would provide much needed new housing, including

[4] Based on American Community Survey 2014-2018 5-Year Estimates for PUMA 4016, which is an approximation of Brooklyn Community District 15, available at: https://communityprofiles.planning.nyc.gov/brooklyn/15.

approximately 109 permanently-income restricted units, as well as retail space in close proximity to public transportation. The Proposed Development would reinforce the existing neighborhood character while furthering Citywide goals of developing new income-restricted housing and recent zoning initiatives to encourage medium density residential development with ground-floor retail in appropriate locations.

2185 Coyle Street, Brooklyn

Proposed Project Area



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

02–24–2022 C 210239 ZMK

Special Requirements:

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

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

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

N

MAP KEY

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

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ZONING MAP **29a**

600 0 600 1200 1800 FEET

**NOTE:** STREETS FOR THE STREET MAP CHANGE C 070512 MMK ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

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

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

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

2185 Coyle Street, Brooklyn

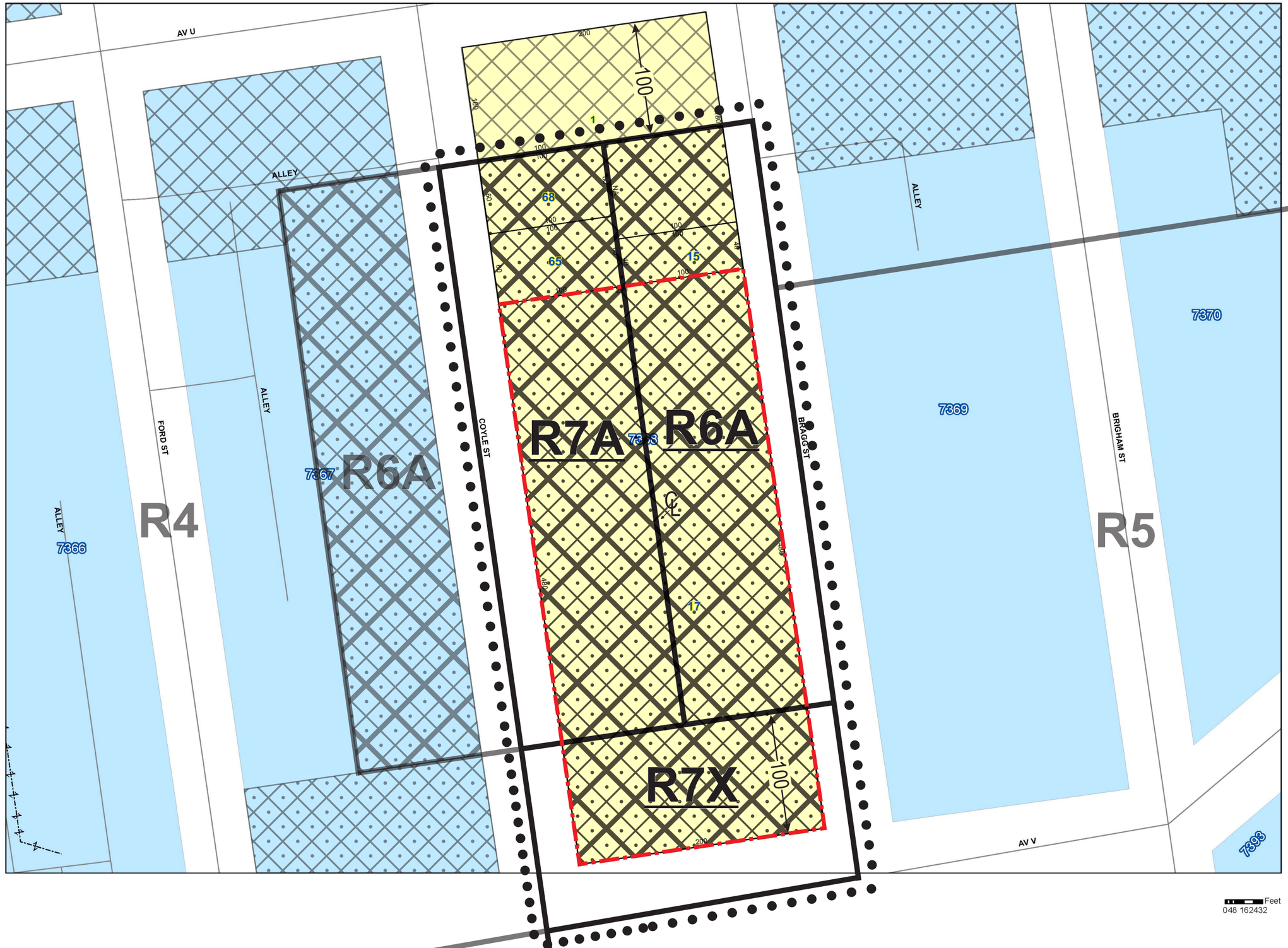
FINANCE
NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

Effective Date : 12-07-2008 17:37:55
End Date : Current

Brooklyn Block: 7368



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R4 — Existing Zoning District
- Existing C1-2 Overlay
- Existing C2-2 Overlay
- Existing C2-4 Overlay
- R7X — Proposed Zoning District
- Proposed C2-4 Overlay

Feet
048 162432

2185 Coyle Street, Brooklyn

Area Map

Block: 7368, Lots: 1 (p/o), 15, 17, 65 & 68

Project Information

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

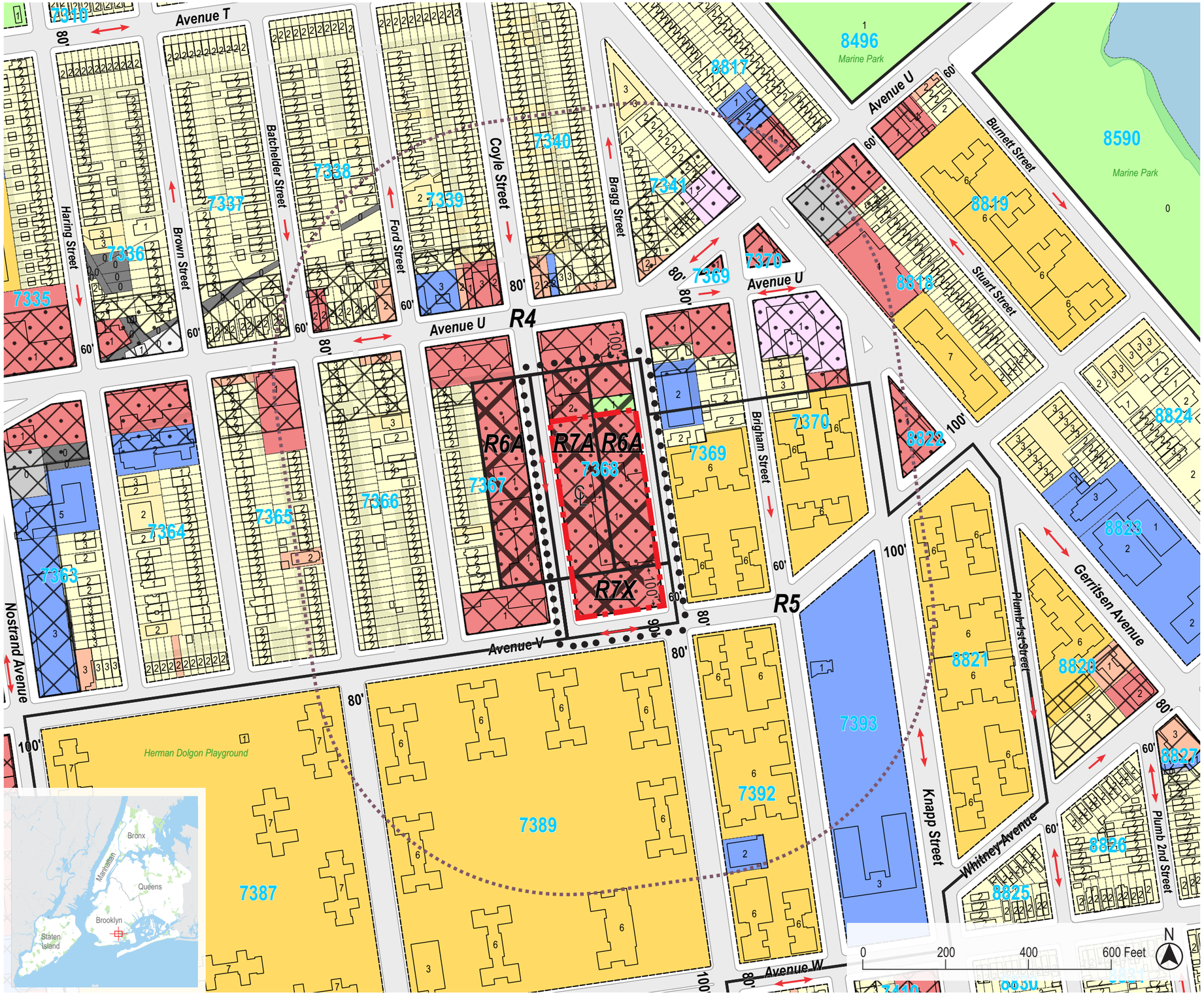
Existing Commercial Overlays & Zoning Districts

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

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

Land Uses

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



June 2022

Urban Cartographics



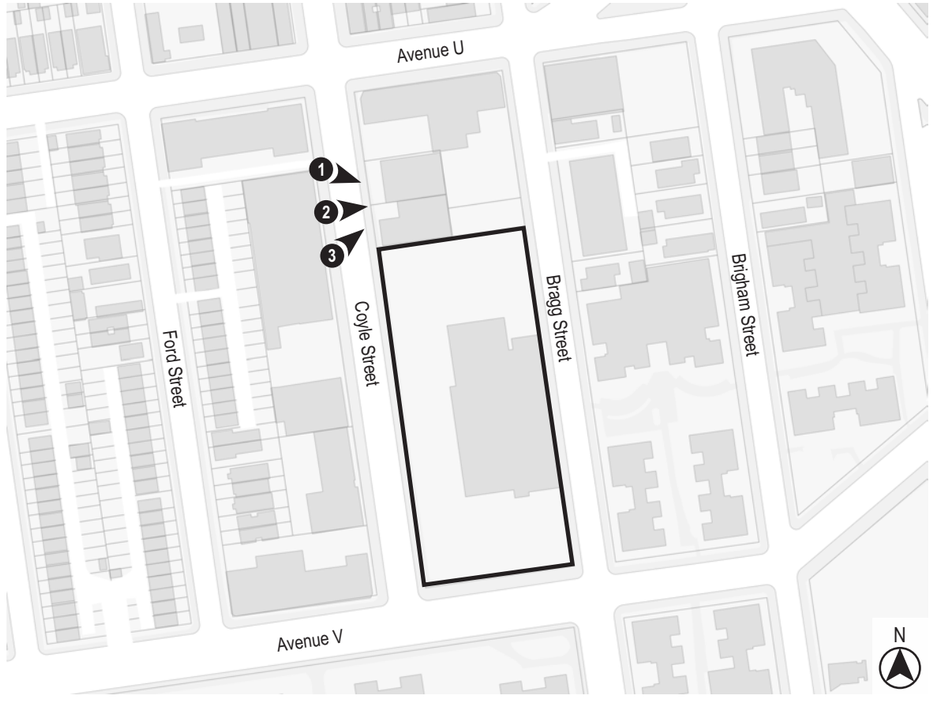
1. View of the Project Area facing southeast from Coyle Street.



2. View of the Project Area facing east from Coyle Street.



3. View of the Project Area facing northeast from Coyle Street.





4. View of the sidewalk along the east side of Coyle Street facing south (Project Area at left).



6. View of Coyle Street facing south from Avenue U (Project Area at left).



5. View of the west side of Coyle Street facing northwest from the Project Area.



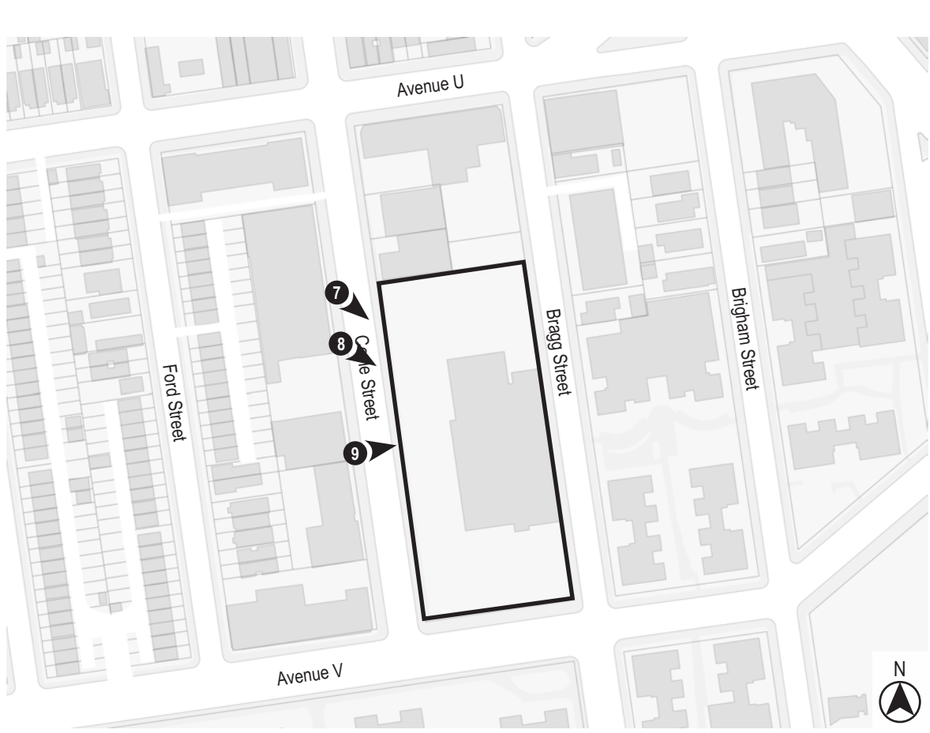
7. View of the Development Site facing southeast from Coyle Street.



9. View of the Development Site facing east from Coyle Street.



8. View of the Development Site facing southeast from Coyle Street.





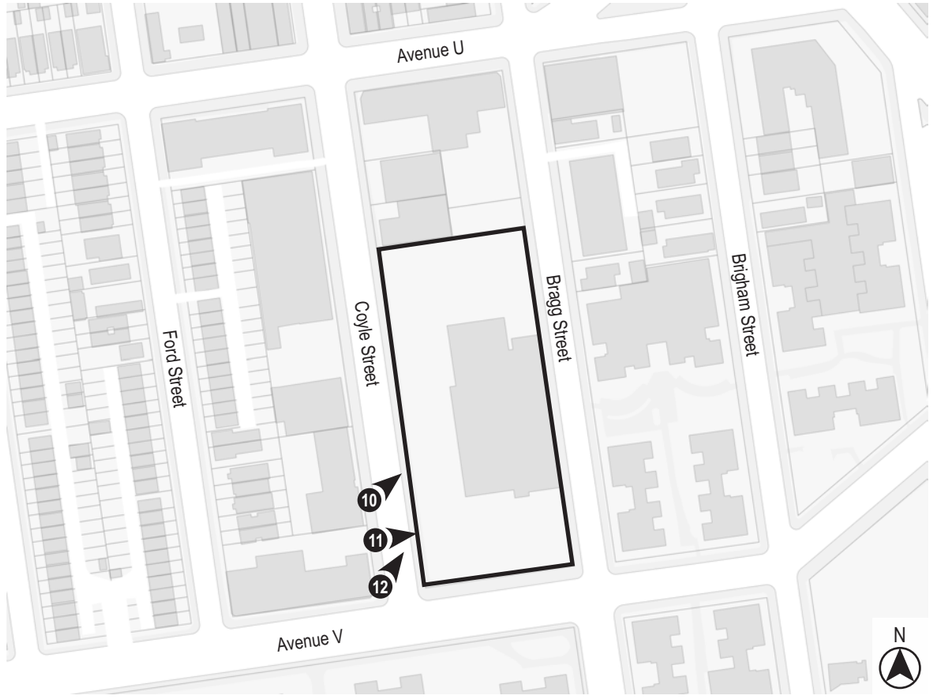
10. View of the Development Site facing northeast from Coyle Street.



12. View of the Development Site facing northeast from Coyle Street.



11. View of the Development Site facing east from Coyle Street.





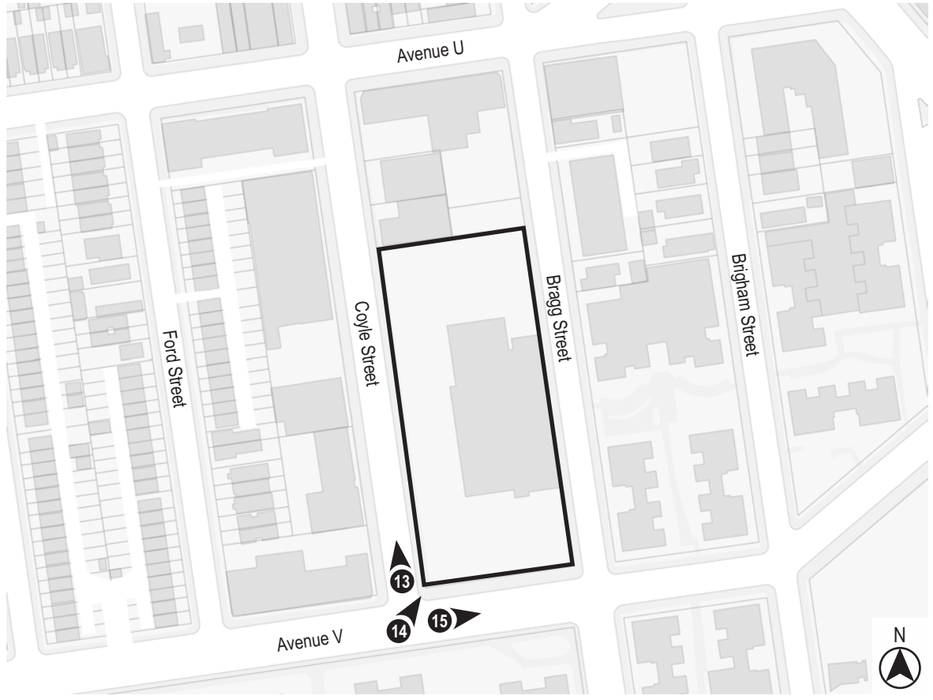
13. View of Coyle Street facing north from Avenue V (Development Site at right).

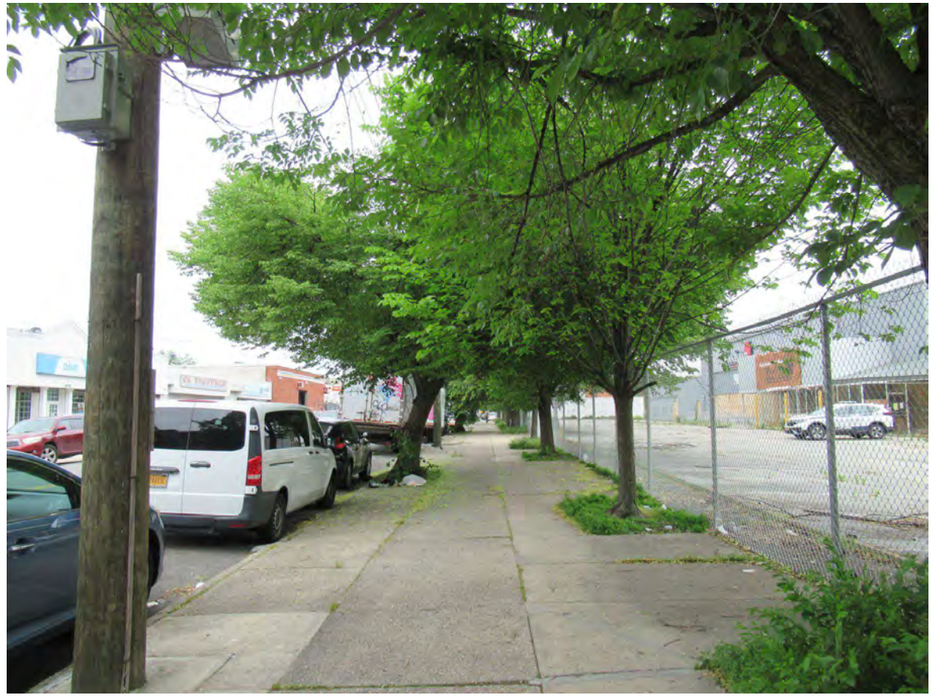


14. View of the Development Site facing northeast from the intersection of Avenue V and Coyle Street.



15. View of Avenue V facing east from Coyle Street (Development Site at left).





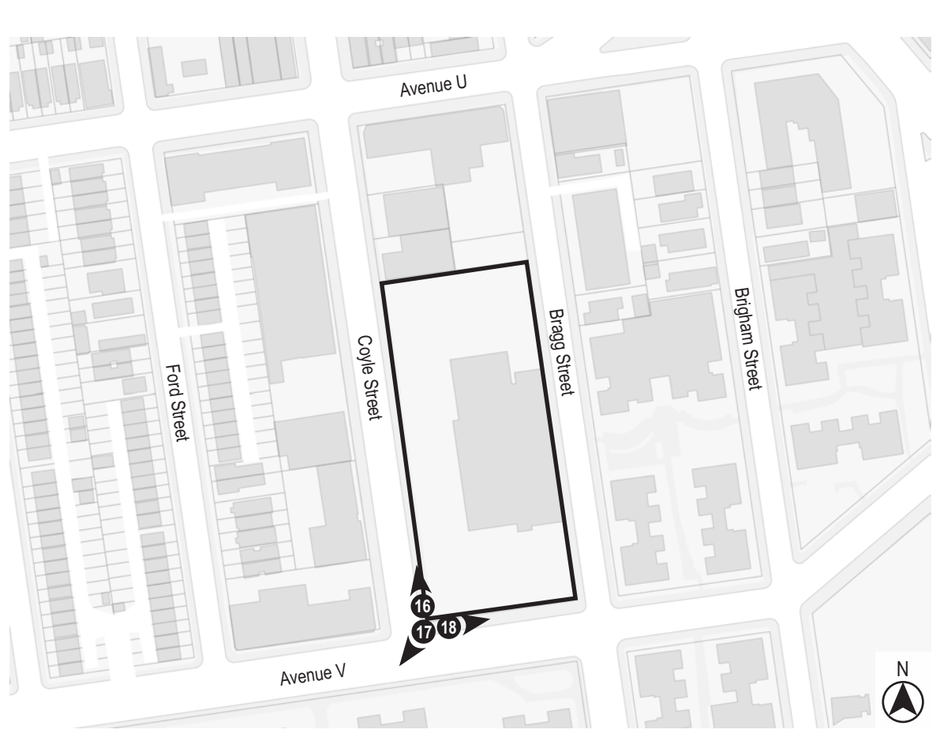
16. View of the sidewalk along the east side of Coyle Street facing north from Avenue V (Development Site at right).



17. View of the south side of Avenue V facing southwest from the Development Site.



18. View of the sidewalk along the north side of Avenue V facing east from Coyle Street (Development Site at left).





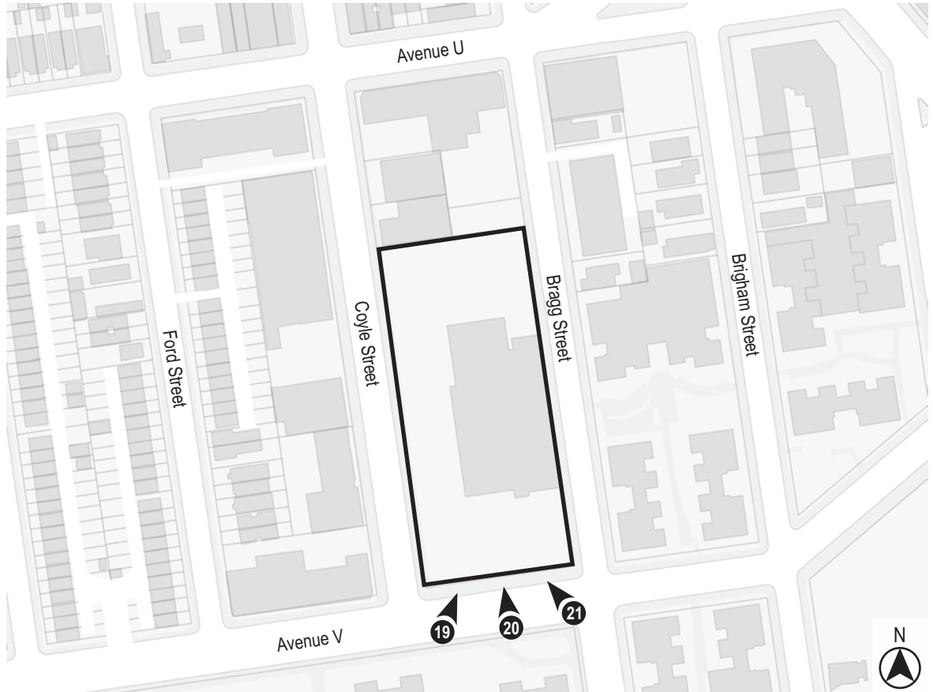
19. View of the Development Site facing northeast from Avenue V.



20. View of the Development Site facing north from Avenue V.



21. View of the Development Site facing northwest from Avenue V.





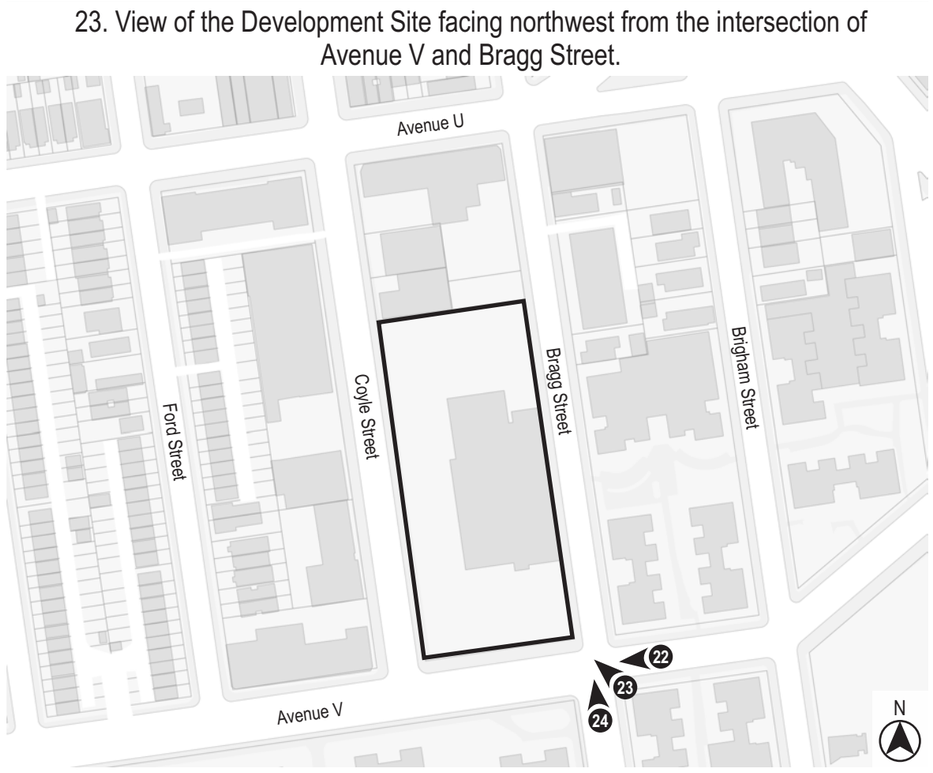
22. View of Avenue V facing west from Bragg Street (Development Site at right).



24. View of Bragg Street facing north from Avenue V (Development Site at left).



23. View of the Development Site facing northwest from the intersection of Avenue V and Bragg Street.





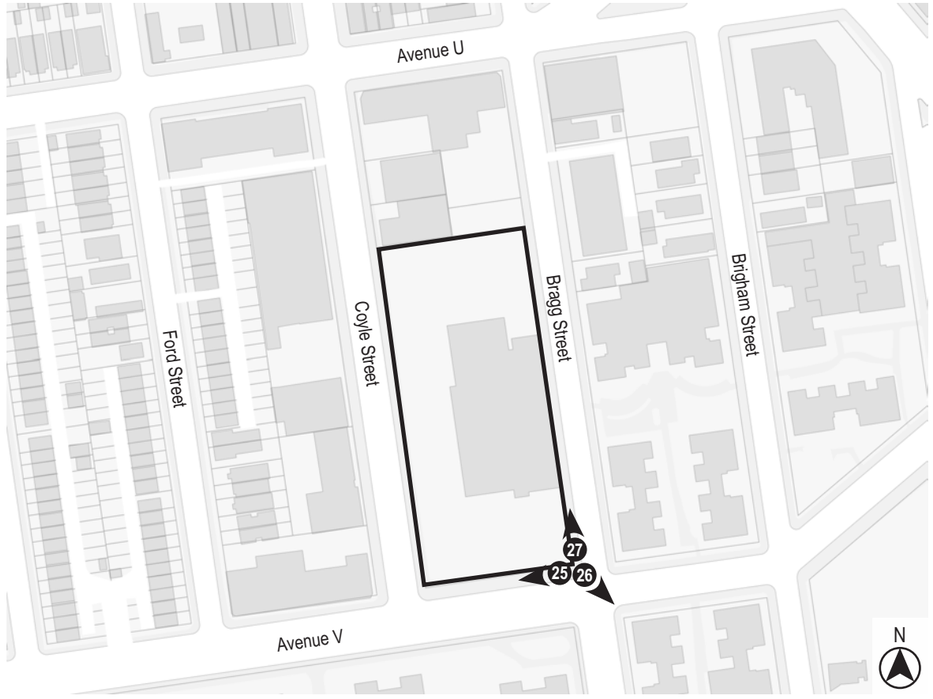
25. View of the sidewalk along the north side of Avenue V facing west from Bragg Street (Development Site at right).



26. View of the intersection of Avenue V and Bragg Street facing southeast from the Development Site.



27. View of the sidewalk along the west side of Bragg Street facing north from Avenue V (Development Site at left).





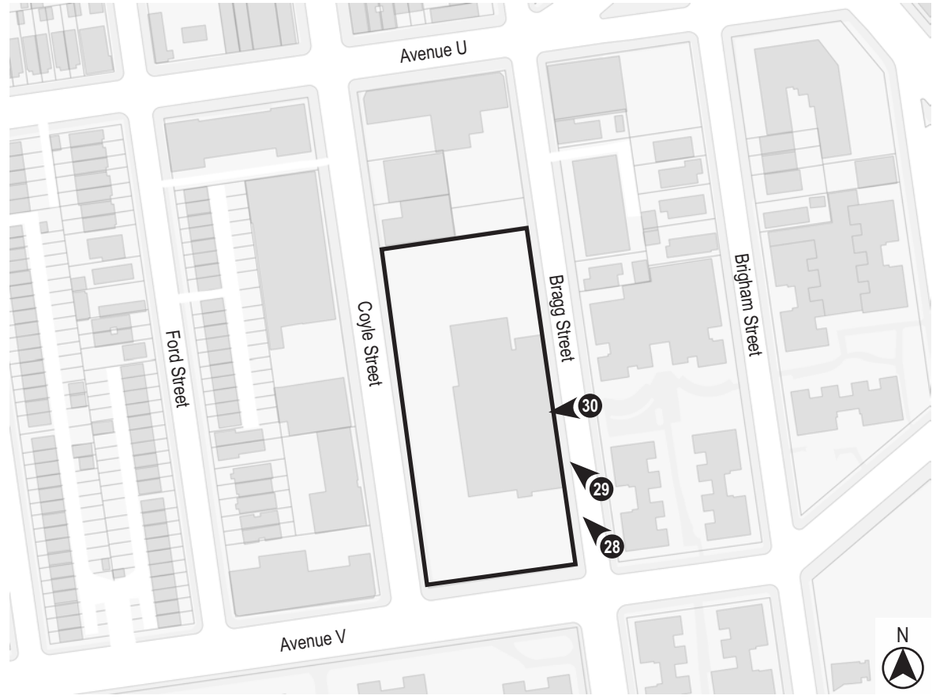
28. View of the Development Site facing northwest from Bragg Street.



29. View of the Development Site facing northwest from Bragg Street.



30. View of the Development Site facing west from Bragg Street.





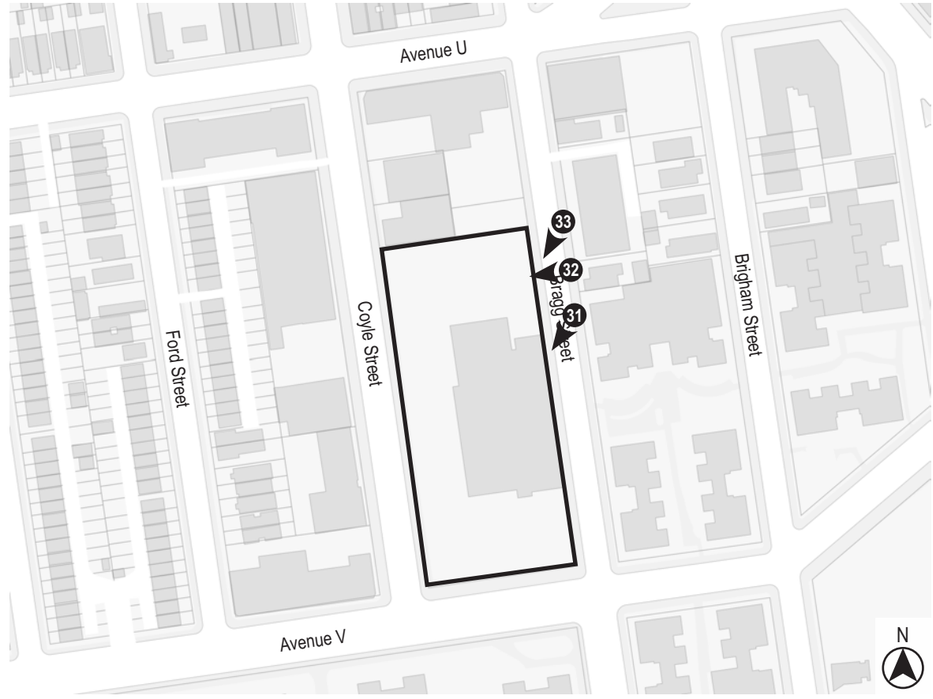
31. View of the Development Site facing southwest from Bragg Street.



32. View of the Development Site facing west from Bragg Street.



33. View of the Development Site facing southwest from Bragg Street.





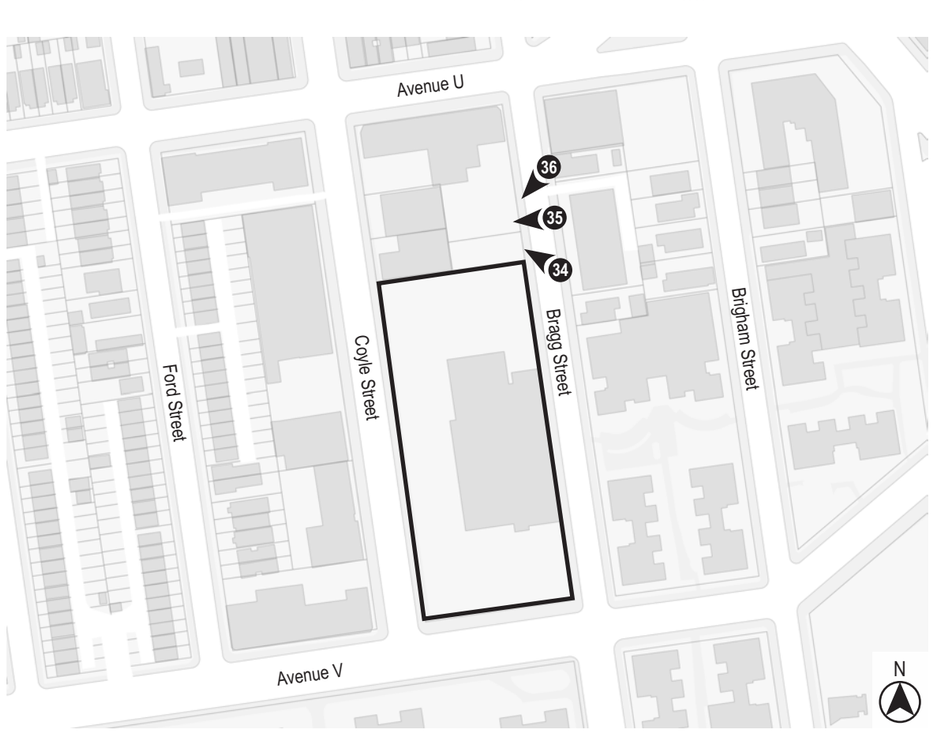
34. View of the Project Area facing northwest from Bragg Street.



36. View of the Project Area facing southwest from Bragg Street.



35. View of the Project Area facing west from Bragg Street.





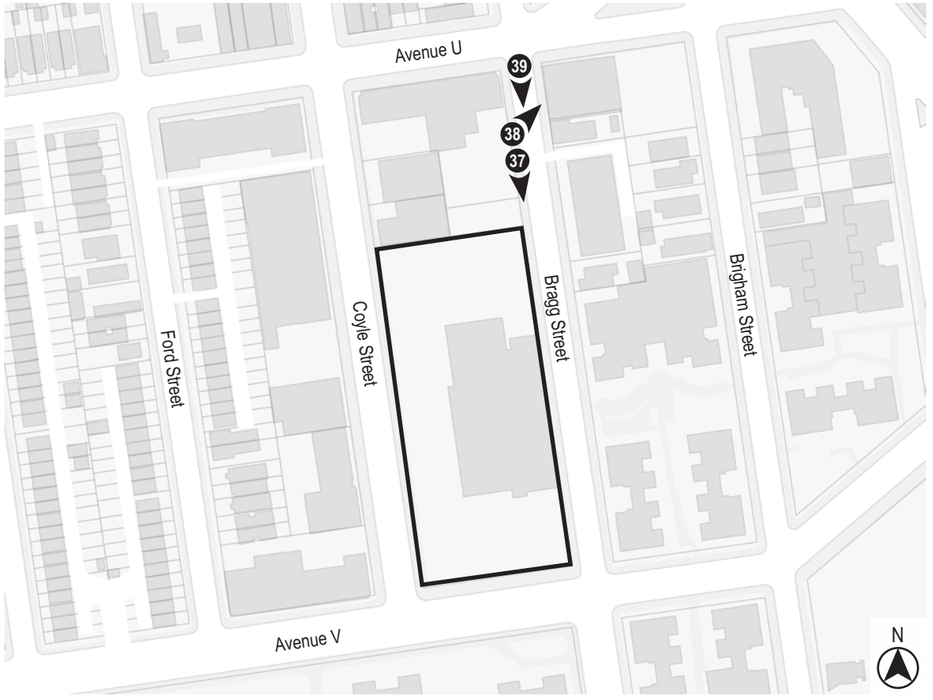
37. View of the sidewalk along the west side of Bragg Street facing south (Project Area at right).



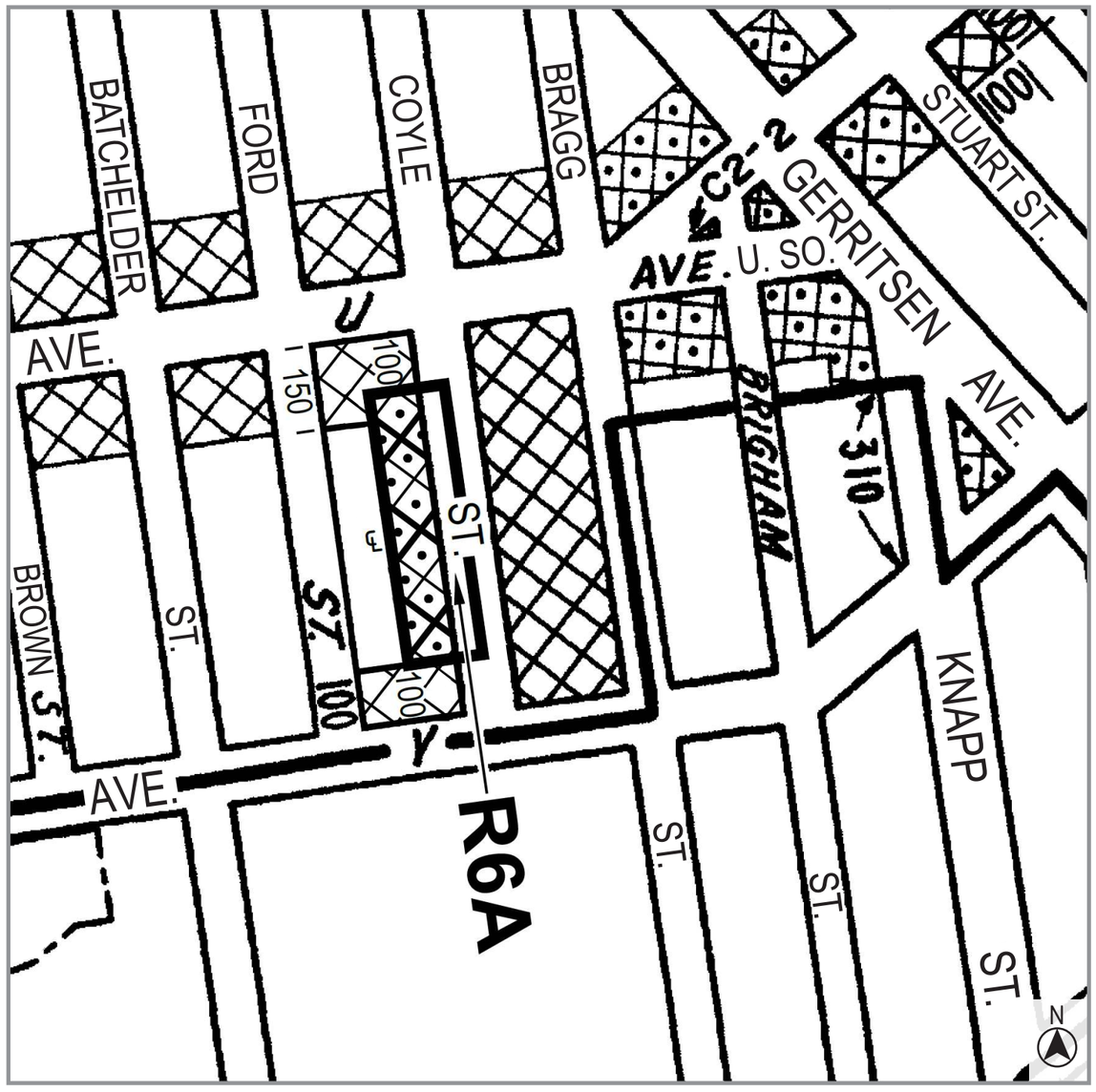
38. View of the east side of Bragg Street facing northeast from the Project Area.



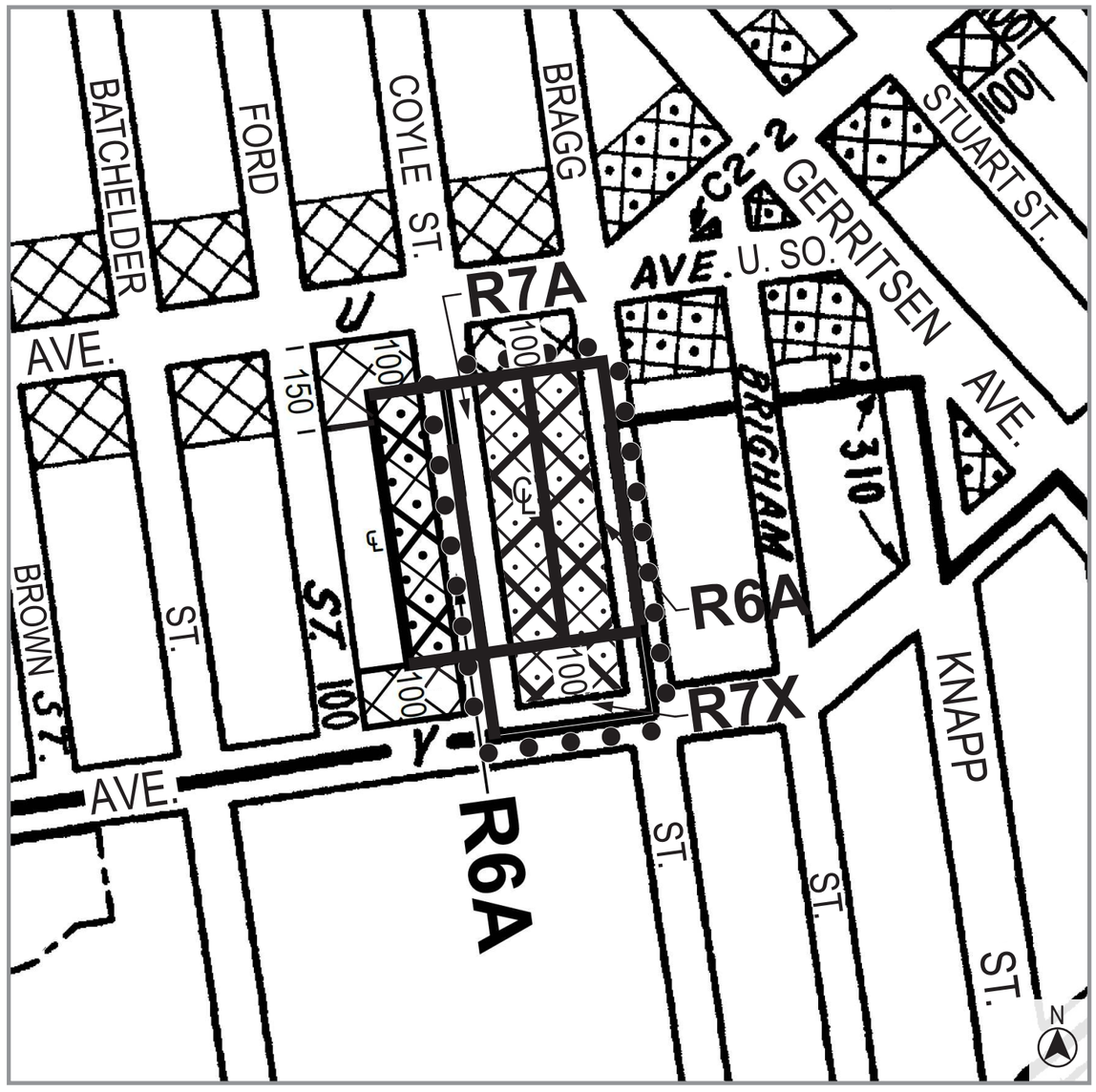
39. View of Bragg Street facing south from Avenue U (Project Area at right).



Zoning Change Map



Current Zoning Map (29a)



Proposed Zoning Map (29a) - Area being rezoned is outlined with dotted lines

Rezoning from R4/C1-2 to R7X/C2-4
Rezoning from R4/C1-2 to R7A/C2-4
Rezoning from R4/C1-2 to R6A/C2-4

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

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

2185 Coyle Street, Brooklyn
Zoning Comparison Table

	Existing/Proposed Zoning							
	Existing Zoning (R4/C1-2)		Proposed Zoning (R6A/C2-4) Under MIH Zoning		Proposed Zoning (R7A/C2-4) Under MIH Zoning		Proposed Zoning (R7X/C2-4) Under MIH Zoning	
	ZR Section #	R4/C1-2	ZR Section #	R6A/C2-4 (MIH)	ZR Section #	R7A/C2-4 (MIH)	ZR Section #	R7X/C2-4 (MIH)
USE GROUPS	22-10	1, 2, 3, 4, 5, 6	22-10 / 32-10	1-9, 14	22-10 / 32-10	1-9, 14	22-10 / 32-10	1-9, 14
Residential	23-142	0.75	23-154**	3.6	23-154**	4.6	23-154**	6.0
Community Facility	24-11	2.0	24-11 / 33-121	3.0	24-11 / 33-121	4.0	24-11 / 33-121	5.0
Commercial	33-121	1.0	33-121	2.0	33-121	2.0	33-121	2.0
Commercial and Community Facility	33-121	2.0	33-121	3.0	33-121	4.0	33-121	5.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	23-45 / 35-51	10' / 18 feet*, None (Commercial)	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461 / 33-25	13' (Total), 5' (Min.), 8' (Semi-detached), 8' or None (Commercial)	23-462 / 35-25	None or 8'	23-462 / 35-25	None or 8'	23-462 / 35-25	None or 8'
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	23-662	40'	23-662	40'	23-662	60'
Maximum Base Height	23-631(b) / 33-431	25', 30' or 2 stories (Commercial)	23-664** / 33-431	65' (w/ QGF), 60' or 4 stories (Commercial)	23-664** / 33-431	75' (w/ QGF), 60' or 4 stories (Commercial)	23-664** / 33-431	105' (w/ QGF), 60' or 4 stories (Commercial)
Maximum Building Height	23-631(b)	35'	23-664**	85'/8 stories (w/ QGF)	23-664**	95'/9 stories (w/ QGF)	23-664**	145'/14 stories (w/ QGF)
Maximum Height of Front Wall	23-631(b) / 33-431	25', 30' or 2 stories (Commercial)	23-664** / 33-431	65' (w/ QGF), 60' or 4 stories (Commercial)	23-664** / 33-431	75' (w/ QGF), 60' or 4 stories (Commercial)	23-664** / 33-431	95' (w/ QGF), 60' or 4 stories (Commercial)
Sky Exposure Plane	33-431	1:1	33-431	2.7:1 (Narrow), 5.6:1 (Wide)	33-431	2.7:1 (Narrow), 5.6:1 (Wide)	33-431	2.7:1 (Narrow), 5.6:1 (Wide)
Setbacks from Narrow Streets	33-431	20'	23-662 / 33-431	15', 20' (Commercial)	23-662 / 33-431	15', 20' (Commercial)	23-662 / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	33-431	15'	23-662 / 33-431	10', 15' (Commercial)	23-662 / 33-431	10', 15' (Commercial)	23-662 / 33-431	10', 15' (Commercial)
OPEN SPACE								
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	55%	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE								
Interior/Through Lot	23-142	45%	23-153	65%	23-153	65%	23-153	70%
Corner Lot	23-142	45%	23-153	100%	23-153	100%	23-153	100%
DENSITY								
Maximum Number of Dwelling Units	23-22	870 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING								
Residential	25-23	100%	25-23	50%	25-23	50%	25-23	50%
Commercial	36-21	By Use	36-21	By Use	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50% or None (Transit Zone)	12-10/25-251	25%	12-10/25-251	15%	12-10/25-251	15%
Affordable Independent Residences for Seniors	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	35%	12-10/25-253	25%	12-10/25-253	25%
LOADING								
Commercial	36-62	By Use	36-62	By Use	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	36-711	By Use	36-711	By Use	36-711	By Use

*If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.

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

2185 Coyle Street
Community District 15, Brooklyn

4/24/23
Zoning Map 29a

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

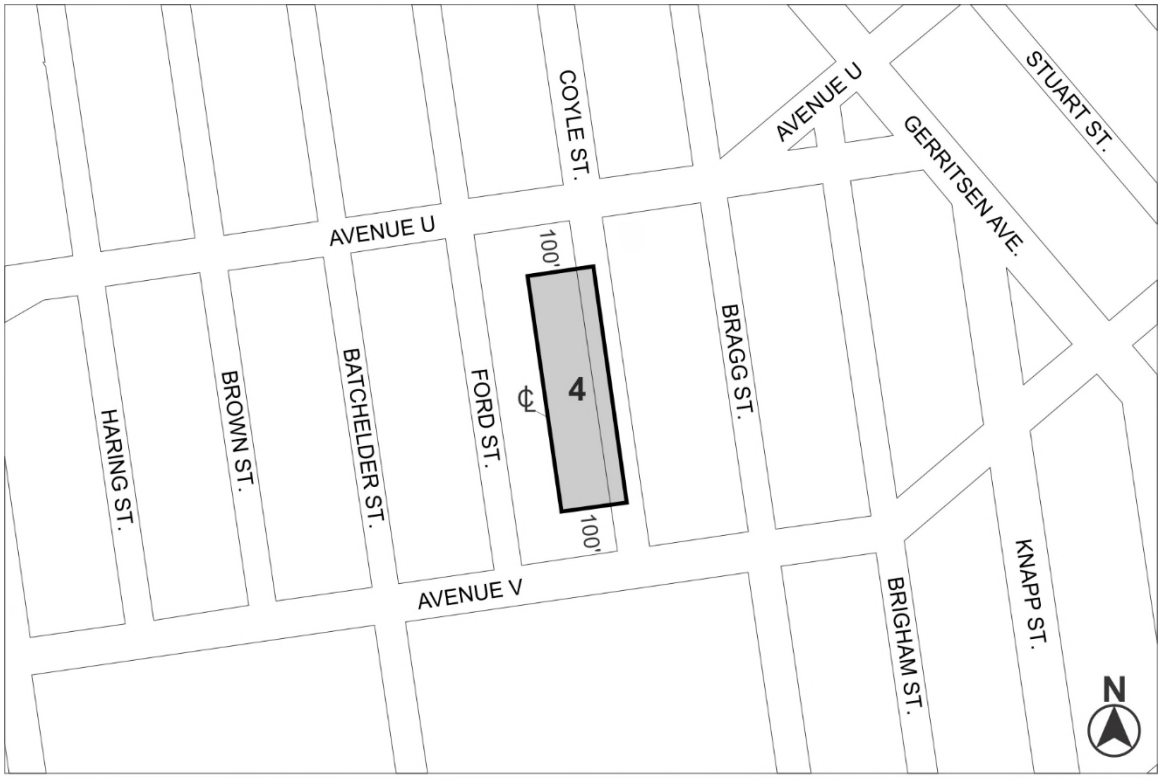
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Brooklyn Community District 15

* * *

Map 4 – [date of adoption]

[EXISTING MAP]



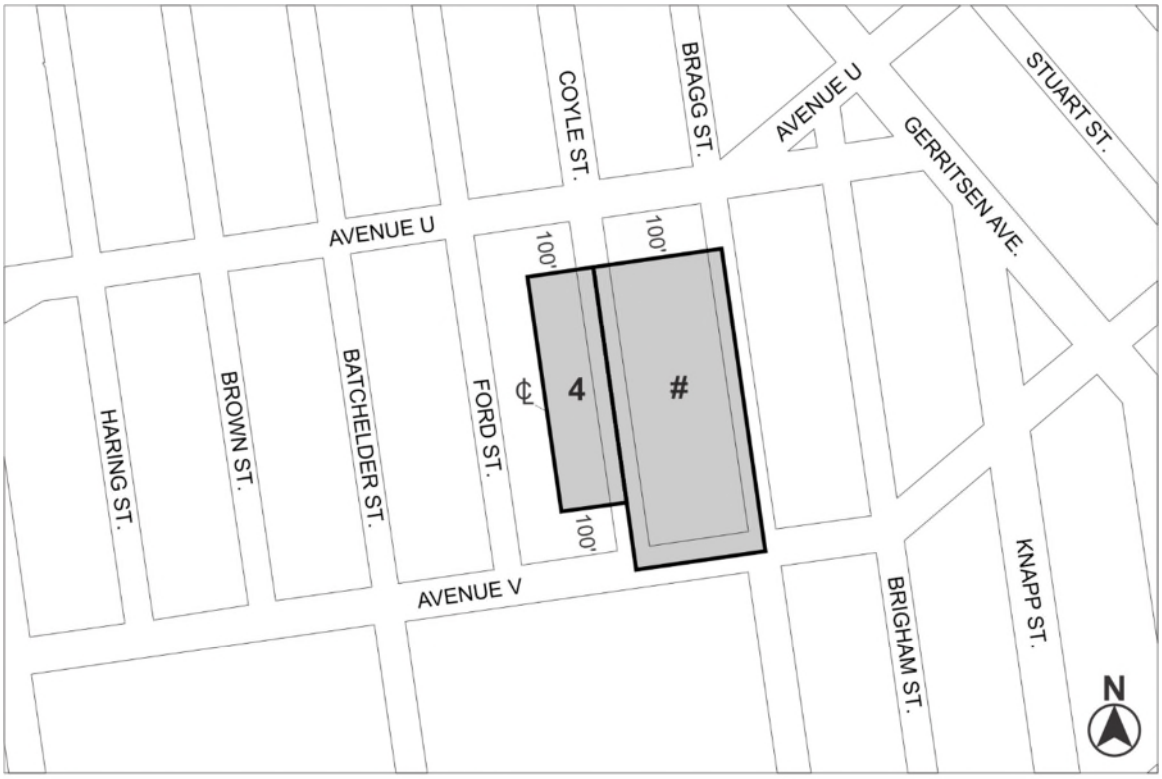
Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area **4** — 2/24/22 — MIH Program Option 1 and Deep Affordability Option

Portion of Community District 15, Brooklyn

* * *

[PROPOSED MAP]



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

Area **4** — 2/24/22 — MIH Program Option 1 and Deep Affordability Option

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

Portion of Community District 15, Brooklyn

* * *

Racial equity report on housing and opportunity

Project name: 2185 Coyle Street

Contact: Philip Habib, P.E.

Prepared by: Philip Habib & Associates Date: 5/14/2024

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

APPLICATION TYPE

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

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

☐ Historic district designation affecting 4 or more city blocks

☐ 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.

Section 1: Executive summary

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

The Proposed Actions would facilitate the development of new income-restricted and market-rate housing as well as local retail space on Block 7368 in the Sheepshead Bay neighborhood of Brooklyn Community District (CD) 15. The Proposed Actions would increase the residential floor area ratio (FAR) of the Project Area and designate it as a Mandatory Inclusionary Housing (MIH) area, resulting in the construction of 435 residential dwelling units (DUs) on the Applicant-owned Development Site, of which at least 109 DUs would be permanently income-restricted at 60% of Area Median Income (AMI) pursuant to MIH Option 1.

As shown in Figure 2 in Section 3 below, from 2010 to 2020, the Black non-Hispanic and Hispanic/Lation (of any race) populations in the study area increased at significantly higher rates (26% and 21%, respectively) than in Brooklyn (-9% and 4%, respectively) and New York City as a whole (-5% and 7%, respectively). Concurrently, the White non-Hispanic population of the study area decreased by 7%, compared to Brooklyn (8%) and New York City (no change). Nevertheless, as shown in Figure 1, 63% of the population of the study area identified as White non-Hispanic in 2020, a significantly higher percentage than in Brooklyn (35%) and New York City (31%).

As shown in Figure 4 in Section 3, the study area has a slightly higher number of households in the low-income HUD AMI band (17%) than in Brooklyn (16%) and New York City (15%). Additionally, as shown in Figure 14, the study area has recently experienced a significantly lower ratio of housing unit production comparative to population growth. From 2010 to 2020, housing units in the study area increased by 2% while the population of the area increased by 6%, as compared to Brooklyn (where housing units increased by 8% and the population increased by 9%) and New York City (where housing units increased by 6% and the population increased by 8%). Therefore, the introduction of affordable housing in the Project Area for low-income households would help to address the continuing need for high-quality, income-restricted housing development in the study area.

As detailed below, the Proposed Actions would affirmatively further fair housing and promote equitable access to opportunity identified in New York City's fair housing plan. The Proposed Actions would advance Goal 2 of "Where We Live NYC" through the construction of much needed housing opportunities for low-income residents of the study area as well as the development of local retail spaces constructed on underutilized property not currently supporting any active uses, thereby promoting local job creation and providing services to meet the needs of the surrounding neighborhood.

Section 2: Project specific information

Before completing Section 2, please review 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: 378,887

2.1.2 Profile of anticipated residential affordability

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

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2024)*		Eligible Income (2024) **	
	#	%		Studio	2-bedroom	1-person HH	4-person HH
Very Low Income	65	15%	40%	$1,090	$1,400	$43,500	$62,100
Moderate Income	44	10%	90%	$2,450	$3,150	$97,800	$139,800
Not Income Restricted	326	75%	N/A	$1,770	$3,450	$70,500	$137,800
		0%					
Total	435	100%					

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

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

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

Under the Proposed Actions, the Applicant-owned Development Site would be redeveloped with 435 DUs, of which 25-30% of DUs would be permanently income-restricted pursuant to MIH at an average of 60-80% AMI, depending on the final MIH Option selected by the City Planning Commission and City Council.

The Applicant is proposing to utilize MIH Option 1, which requires 25% of housing to be income-restricted at an average of 60% AMI. Based on this assumption, the Proposed Actions would introduce up to 326 market-rate housing units as well as 109 housing units occupied by families/residents earning an average of 60% AMI. Table 2.1.2 provides a sample mix of very low income (40% AMI) and moderate income (90% AMI) units that would be compliant with MIH Option 1.

(Household incomes for the proposed market-rate units were estimated using HUD's 30% guideline against the number of apartments listed and the third quartile rents of September 2022 market listings in the Marine Park, Homecrest, and Sheepshead Bay

(2.1.2 continued)

neighborhoods on Elliman, Zumper, Trulia, and Street Easy. The proposed market-rate units' weighted average incomes were calculated assuming a similar mix of unit types as currently available in the study area based on recent rental listings.)

2.2 Description of non-residential space and jobs

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

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

2.2.1 Reporting non-residential floor area

Total non-residential zoning square feet: 43,626

Non-residential zoning square feet to be occupied by unknown tenants: 43,626

Non-residential zoning square feet to be occupied by known tenants: 0

2.2.2 Profile of anticipated new jobs for non-residential space with a known tenant

If the application proposes specific non-residential uses, report the projected number of permanent jobs in each sector. Specific non-residential uses are those where there is a known tenant for the space.

In cases where there is not a known tenant, do not report the projected number of jobs or the characteristics of the potential sectors. Without a specific tenant/business, future industry sectors cannot be known and therefore all wage and workforce reporting would be speculative.

Sector (name and NAICS code)	Job count
Total	0

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

N/A

(2.2.2 continued)

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
Applicant-owned Development Site	366	122
Totals	366	122

Section 3: Community Profile Summary

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

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

NYC PLANNING

Community Profile Summary

Sheepshead Bay, Gerritsen Beach, & Homecrest

(PUMA 4016, approximately Brooklyn CD 15)

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

Contents

Demographic Conditions

Race and ethnicity page 1

Economic Security

Household income page 2
Jobs page 4

Education & Access to Transit

High school graduation & Educational attainment page 6
Access to Transit page 7

Housing Security, Affordability, and Quality

Rental prices & rent burden page 8

Housing Production

Housing and population change page 9

Notes

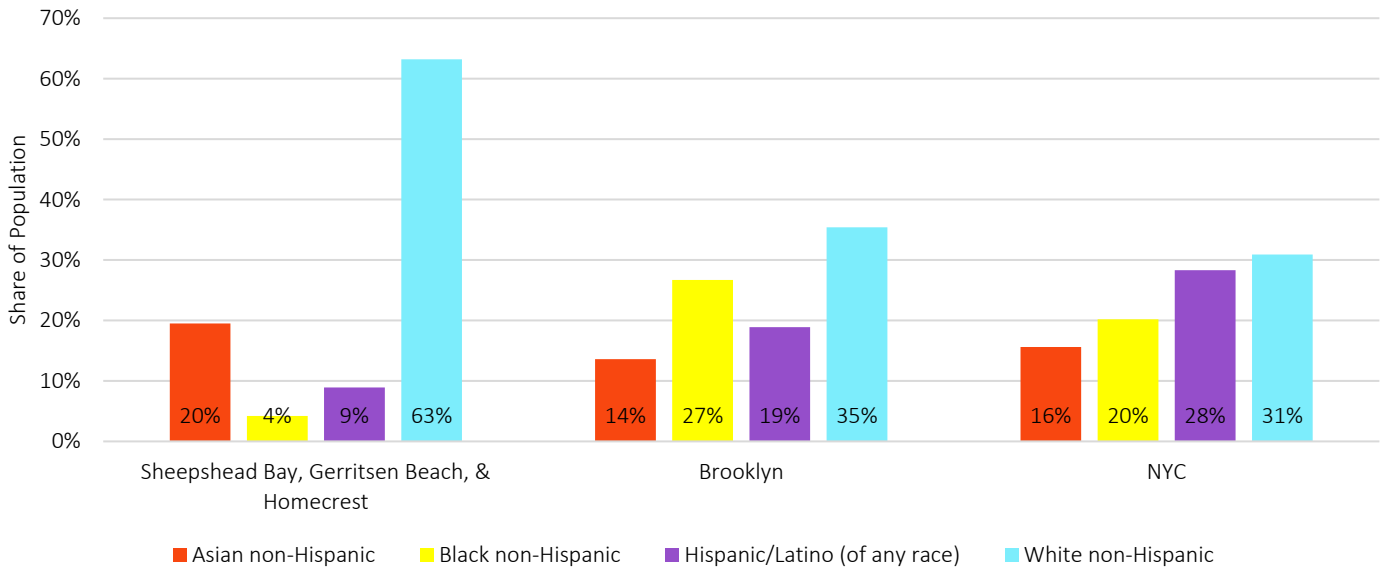
Understanding Error Bars page 10

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

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

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

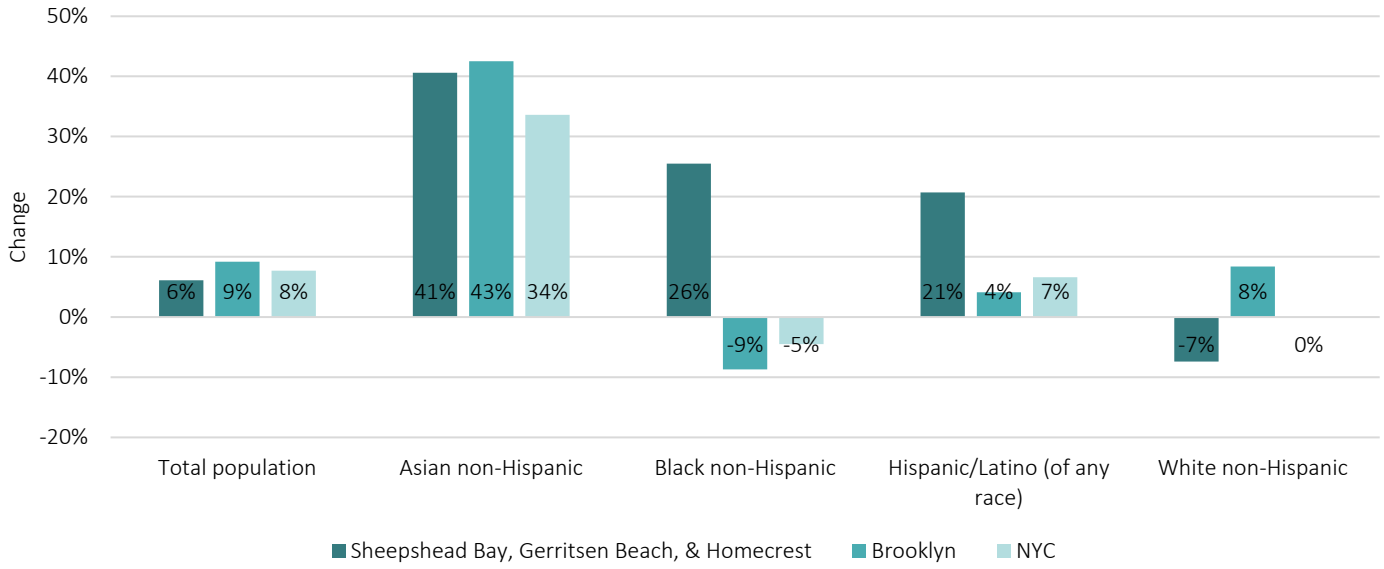


Source: Census 2020; Community Profile Table 1.01

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

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

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



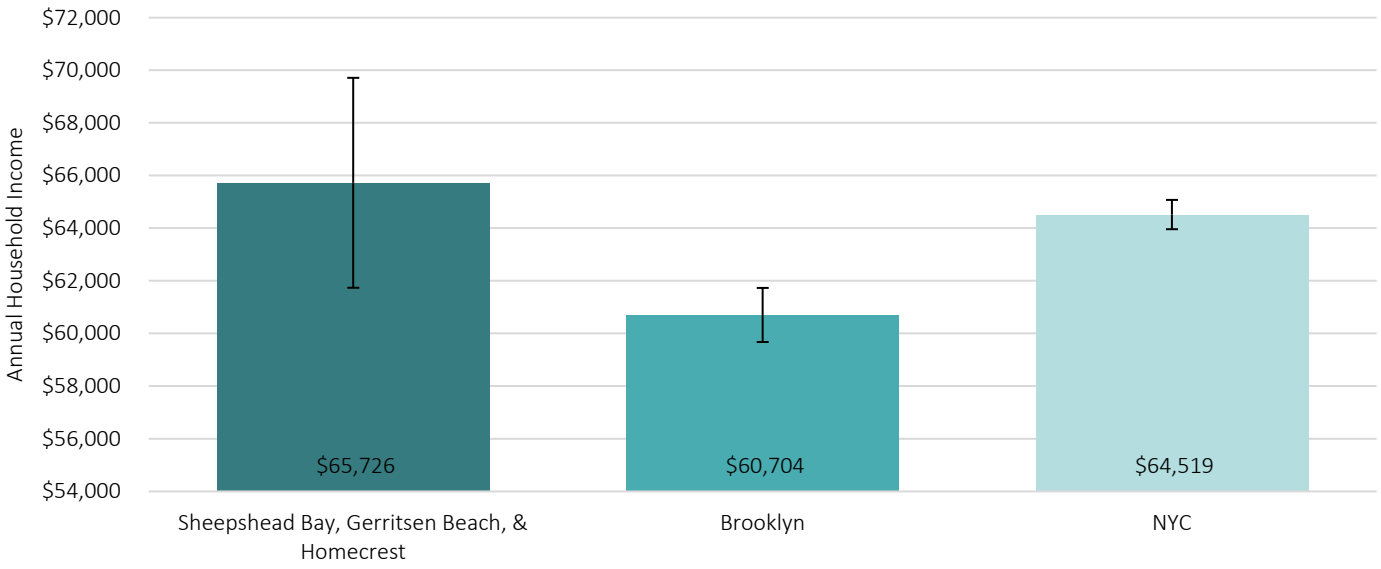
Source: Census 2010, 2020; Community Profile Table 1.01

Household Economic Security – Income

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

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

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

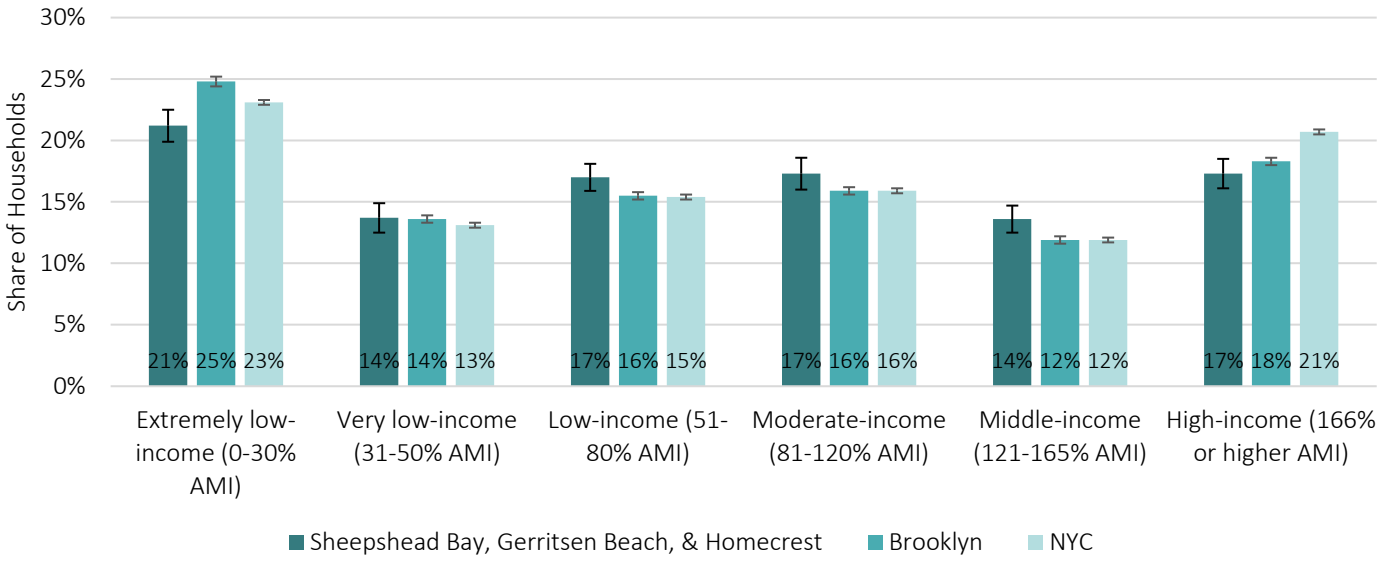


Source: American Community Survey 2015-2019; Community Profile Table 2.02

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

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

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

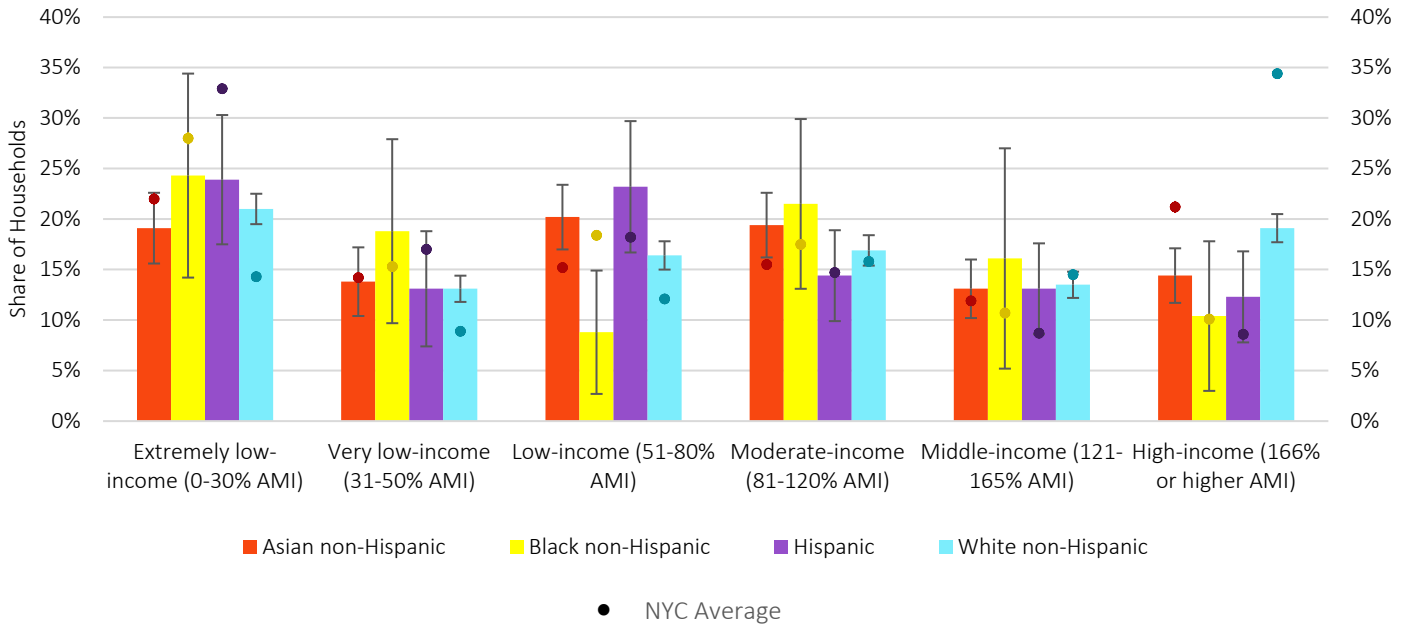


Source: American Community Survey 2015-2019; Community Profile Table 2.03

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

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

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



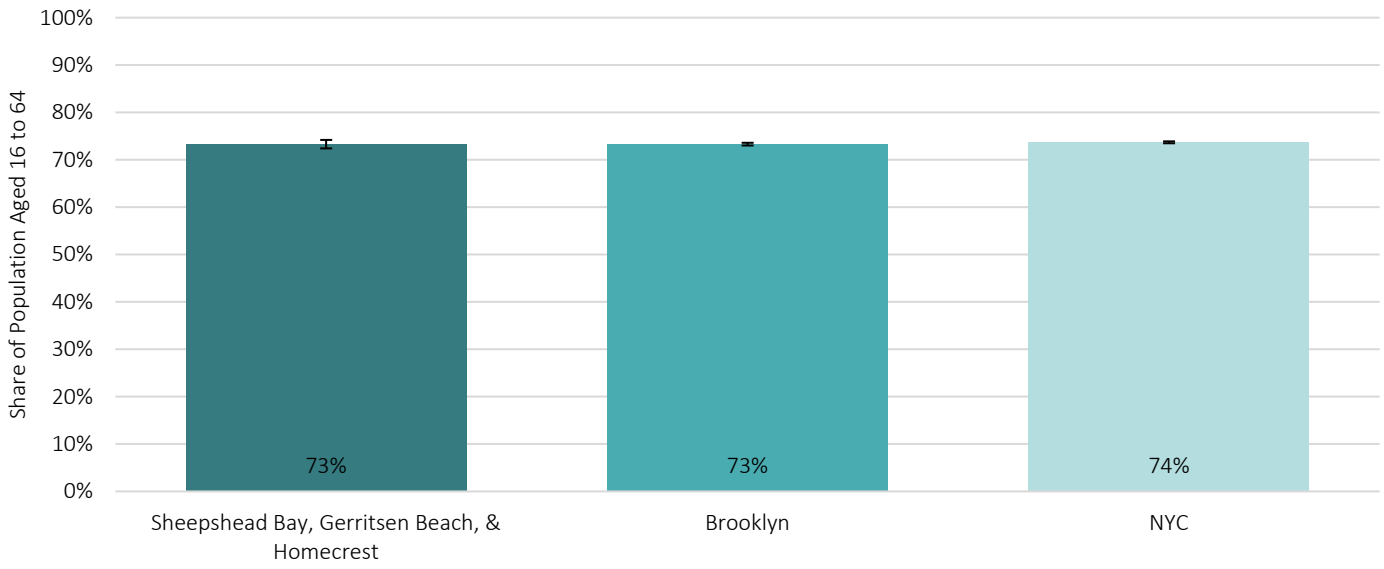
Source: American Community Survey 2015-2019; Community Profile Table 2.03

Household Economic Security – Jobs

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

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

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

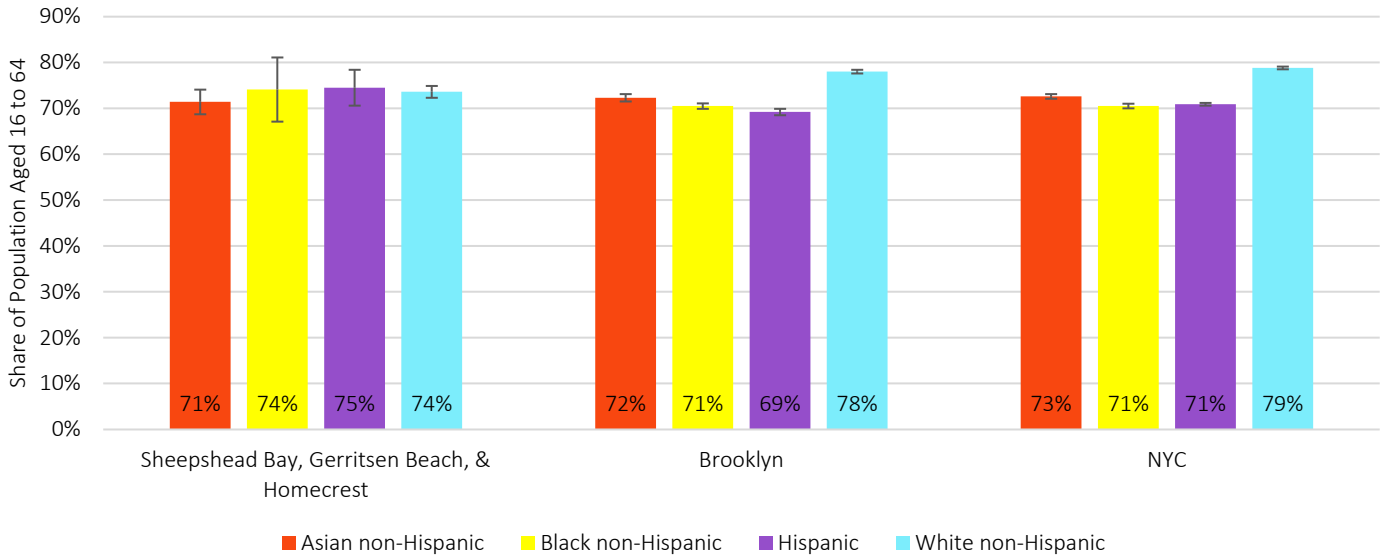


Source: American Community Survey 2015-2019; Community Profile Table 2.04

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

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

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

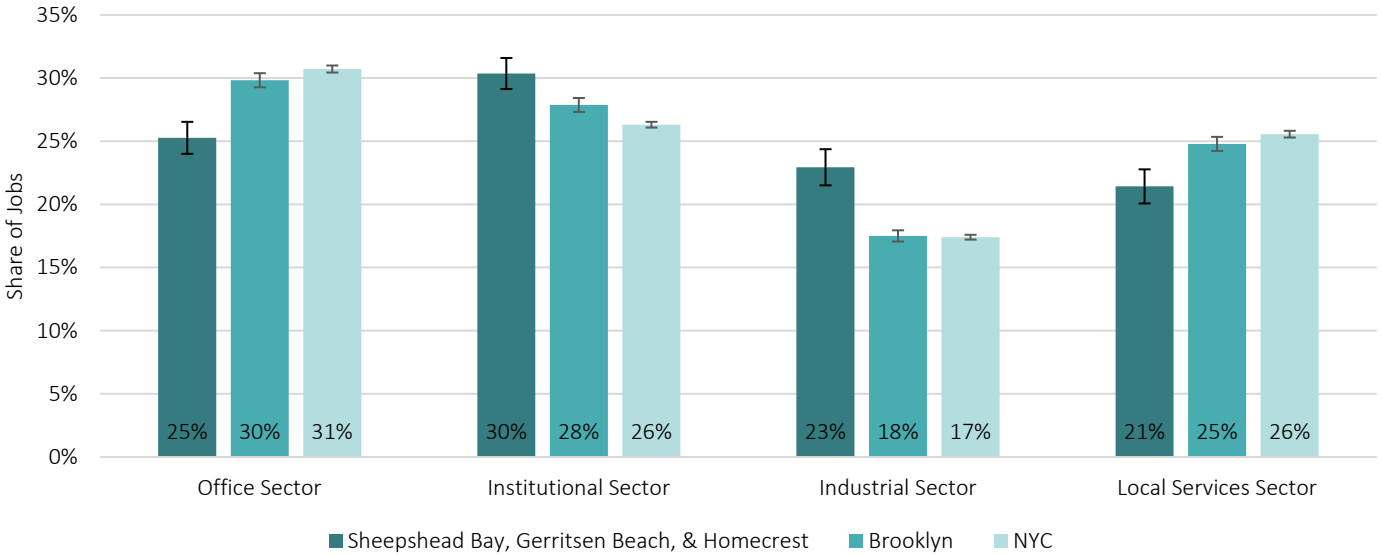


Source: American Community Survey 2015-2019; Community Profile Table 2.04

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

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

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



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

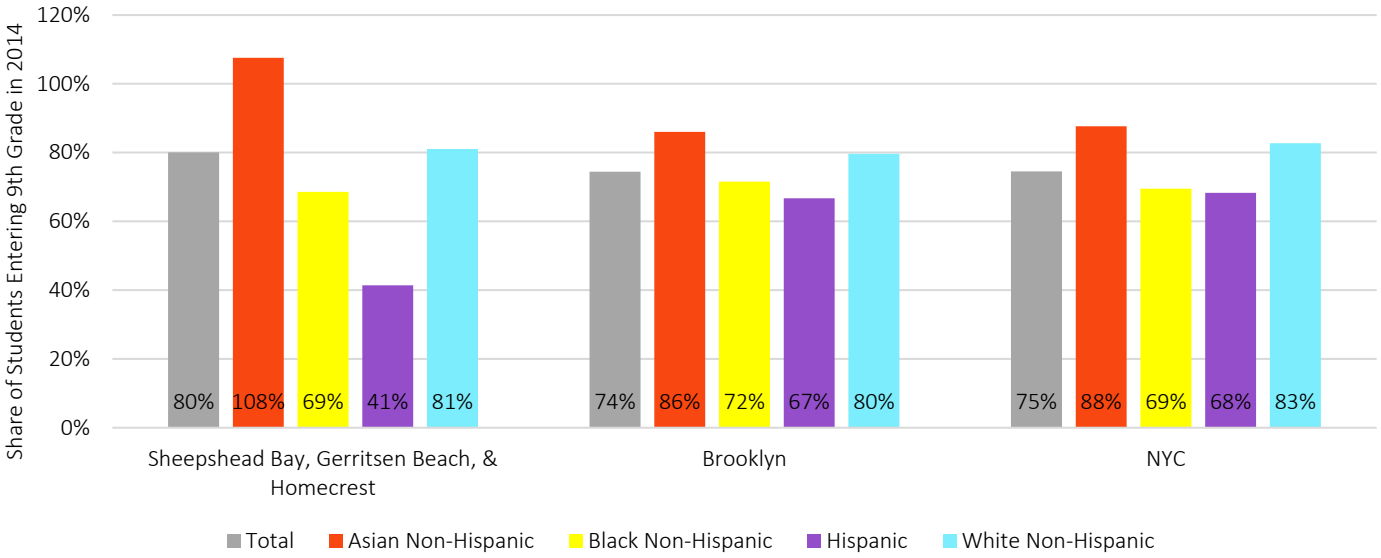
[1] Business sectors are shown as macro-sectors as defined by NYC Department of City Planning. Office sector includes professional, management, finance businesses, and others; institutional sector includes educational services and health care and social assistance; industrial sector includes construction,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

Education & Access to Transit

Figure 9: High School Graduation Rate, 2018

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

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

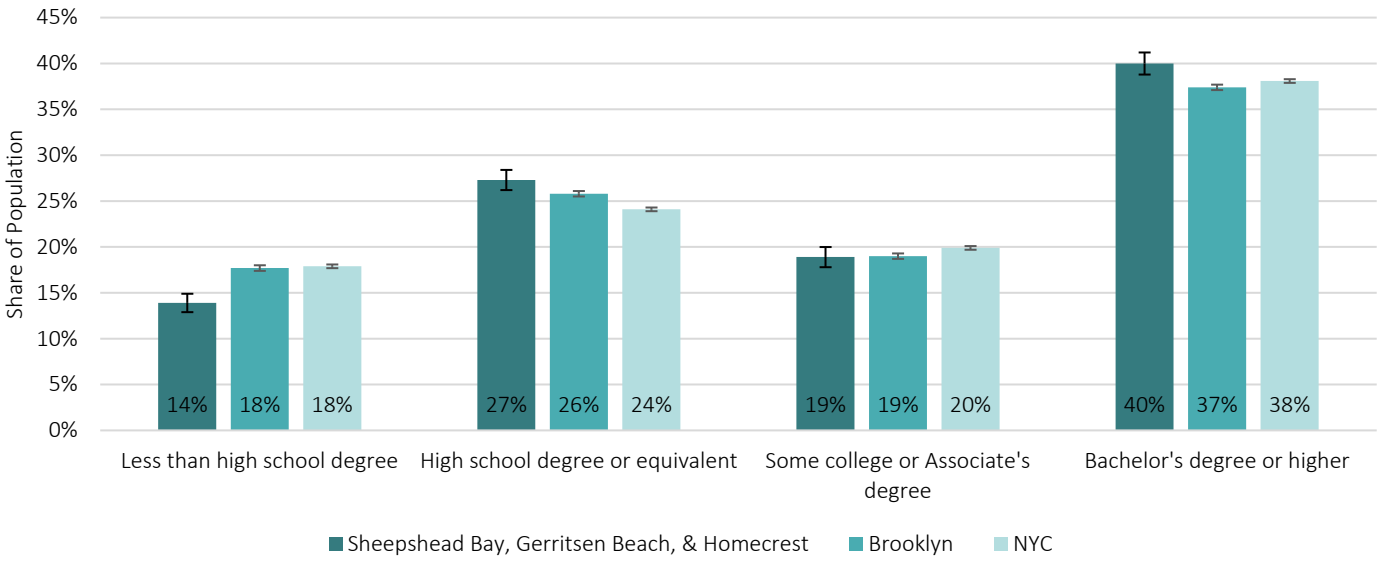


Source: NYC Department of Education 2018; Community Profile Table 5.13

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

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

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

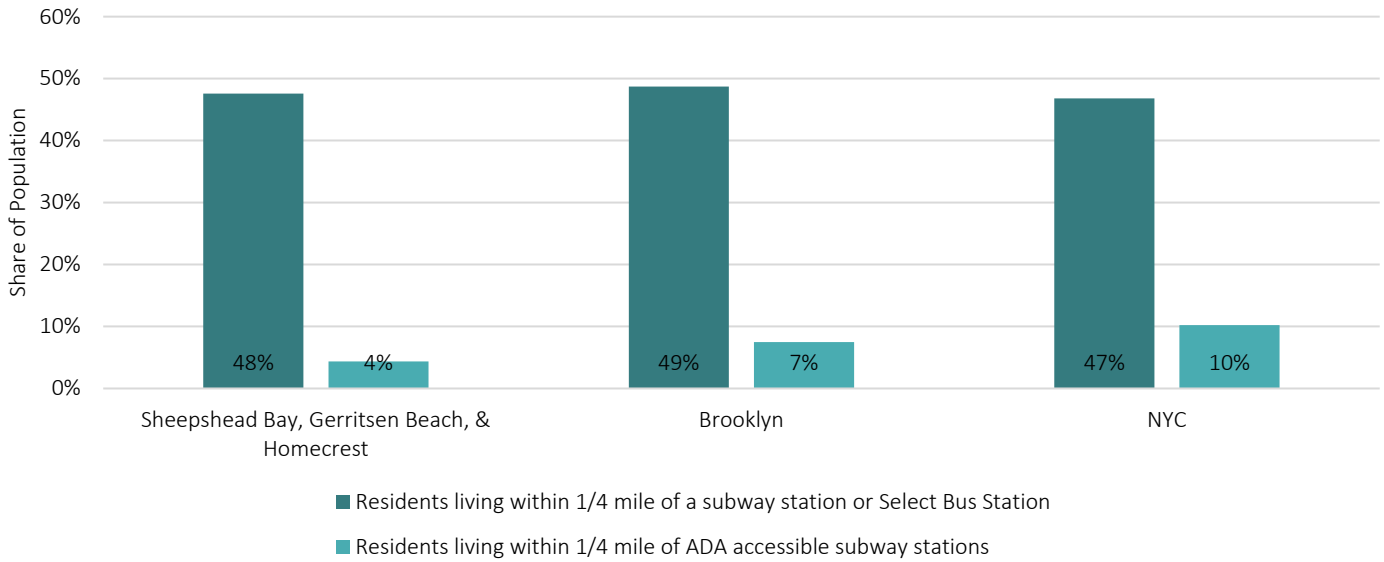


Source: American Community Survey 2015-2019; Community Profile Table 2.01

Figure 11: Access to Transit, 2020

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

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



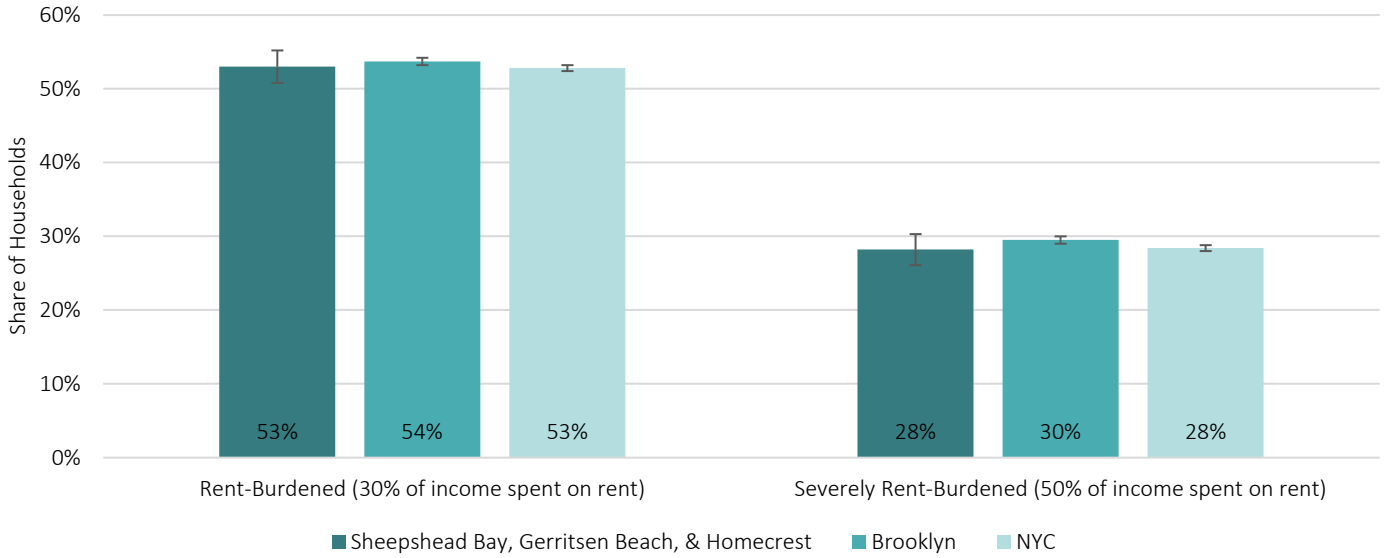
Source: Department of City Planning 2020; Community Profile Table 5.09

Housing Security, Affordability, and Quality

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

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

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

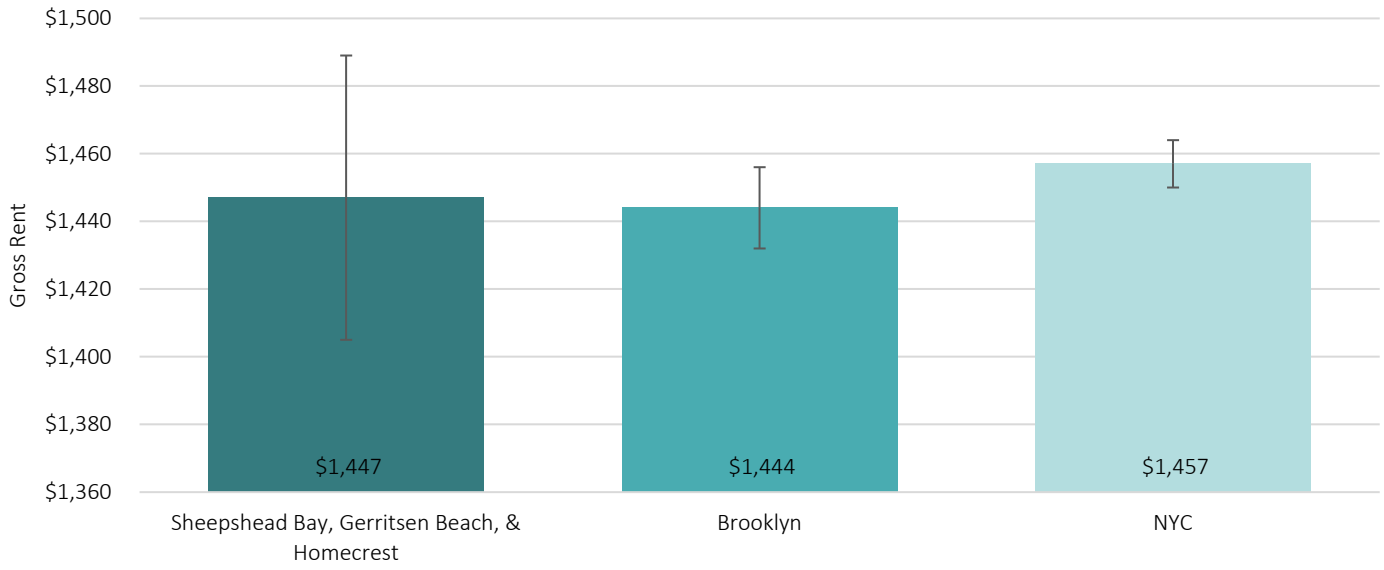


Source: American Community Survey 2015-2019; Community Profile Table 3.04

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

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

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



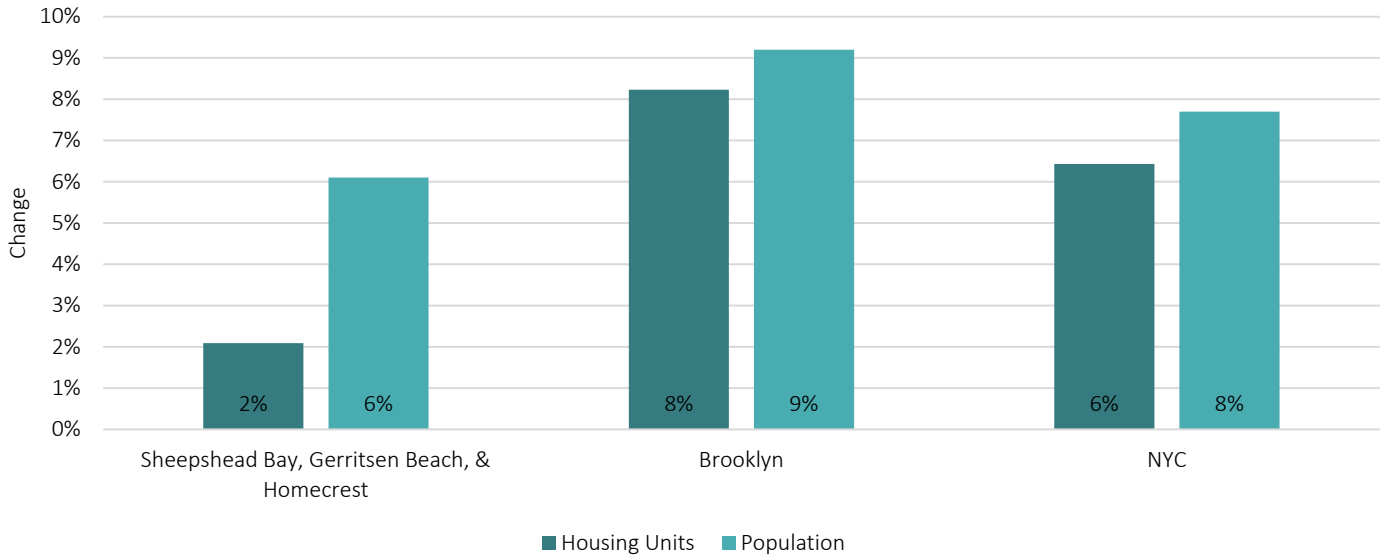
Source: American Community Survey 2015-2019; Community Profile Table 3.03

Housing Production

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

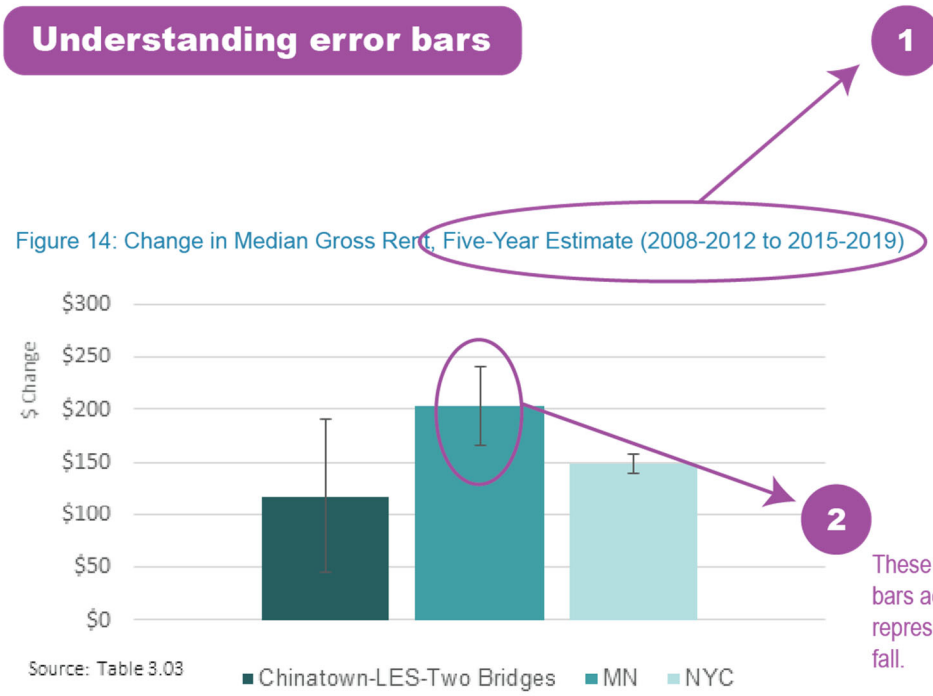
Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

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



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

Understanding error bars



Five-year estimates refer to data from the American Community Survey (ACS). The ACS is a monthly survey sent to a sample of households throughout the country. To have a large enough sample to create estimates of characteristics for small areas, the ACS "rolls-up" the sample for five-year periods.

Because the ACS data are from a sample, the estimates comes with some uncertainty, which is shown in the chart as ***errror bars.***

These "I" figures are called ***error bars***. Error bars account for uncertainty in ***sample data*** by representing the range in which the data could fall.

In this example, the ***error bars*** tell us that the change in rent in Manhattan is somewhere between about $160 and $245.

Data drawn from a larger sample are more accurate and have a smaller ***error bar***, which is why the size of the ***error bar*** gets smaller as the geography increases in size.

Correct intrepretation of this chart:

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

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

Incorrect intrepretation of this chart:

"Changes in rents in Manhattan were larger than those in Chinatown."

Because the ***error bars*** for Chinatown and Manhattan overlap, we cannot say for certain whether changes were higher or lower. In other words, the range of rent changes in Manhattan ($160-$245) overlap with the range in Chinatown ($45-$195).

Section 4: Affirmatively furthering fair housing and promoting equitable access to opportunity

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

As detailed below, the Proposed Actions would affirmatively further fair housing and promote equitable access to opportunity identified in New York City's fair housing plan, advancing Goal 2 of "Where We Live NYC."

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

The Proposed Actions would increase the residential FAR in the Project Area and designate it as an MIH area, resulting in the construction of permanently income-restricted housing units. The Applicant intends to pursue MIH Option 1, which would result in the development of at least 109 income-restricted units in the Project Area for households at an average of 60% AMI. As shown in Figure 4 in Section 3 above, the study area has a slightly higher number of households in the low-income HUD AMI band (17%) than in Brooklyn (16%) and New York City as a whole (15%). Additionally, as shown in Figure 14 in Section 3 above, the study area has recently experienced a significantly lower ratio of housing unit production comparative to population growth. From 2010 to 2020, housing units in the study area increased by 2% while the population of the area increased by 6%, as compared to Brooklyn (where housing units increased by 8% and the population increased by 9%) and New York City (where housing units increased by 6% and the population increased by 8%). Therefore, the Proposed Actions would facilitate development that would provide much needed housing opportunities for low-income residents of the study area.

As shown in the map provided in Section 5 below, the study area's Neighborhood Tabulation Area (NTA)'s Displacement Risk score and population vulnerability are " intermediate" as compared to other NTAs in New York City. The study area has a non-White population of 40.2%; 29.9% of the population of the study area has incomes below 200% of the Federal Poverty Rate; and 36% of the population has limited-speaking English abilities. There is no statistical difference in severely rent-burdened households in the study area as compared to New York City as a whole, and the market pressure in the study area is "lower" than other NTAs in New York City. However, housing conditions in the study area are "lower" than other NTAs in the City, with 89.1% of housing not income-restricted and 48% of housing units as renter-occupied in the study area.

(Section 4 continued)

Section 5: Community profile

The community profile provides data tables for all indicators from the Equitable Development Data Explorer (EDDE) for the relevant Community District[2]. Includes approximately 50 indicators across five categories:

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

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

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

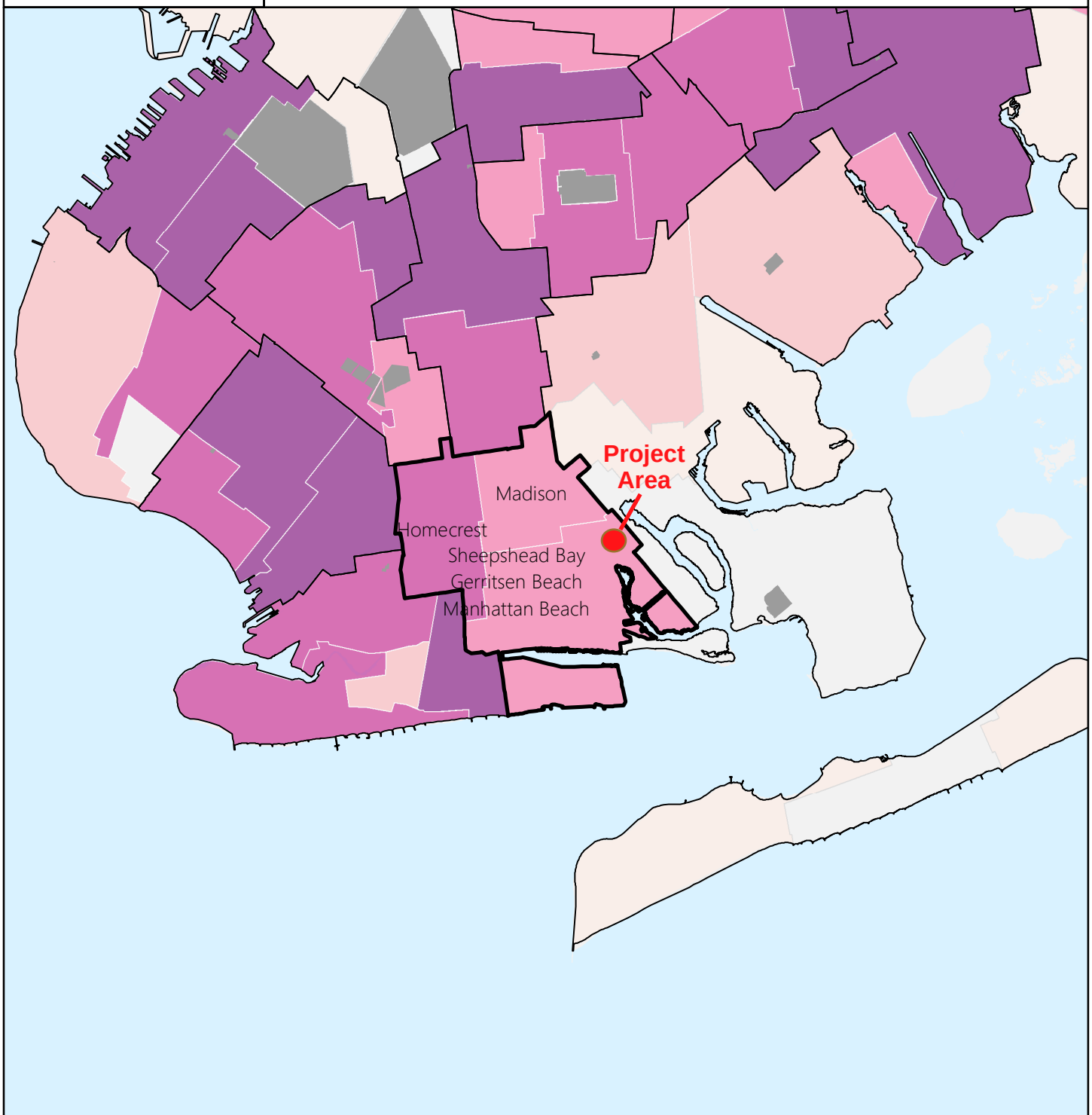
[2] The EDDE reports data by Public Use Microdata Areas (PUMA), statistical areas defined by the U.S. Census. PUMAs in New York City generally approximate Community Districts. Displaying the data at the PUMA scale enables data reporting broken down by race and ethnicity.

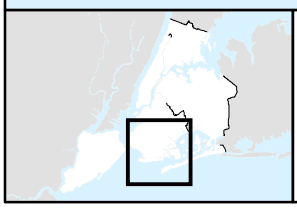
Sheepshead Bay, Gerritsen Beach & Homecrest

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

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





Displacement Risk

by Neighborhood Tabulation Area

Lowest | Lower | Intermediate | Higher | Highest

0 1 2

Miles

N

Demographic Conditions

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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	149,351	100.0%	147,751	100.0%	156,693	100.0%	8,942	6.1%	
Asian non-Hispanic	18,380	12.3%	21,690	14.7%	30,486	19.5%	8,796	40.6%	4.8
Black non-Hispanic	4,699	3.1%	5,225	3.5%	6,557	4.2%	1,332	25.5%	0.7
Hispanic/Latino (of any race)	9,414	6.3%	11,524	7.8%	13,910	8.9%	2,386	20.7%	1.1
White non-Hispanic	113,197	75.8%	106,953	72.4%	98,989	63.2%	-7,964	-7.4%	-9.2
Non-Hispanic of some other race or combination of races	3,661	2.5%	2,359	1.6%	6,751	4.3%	4,392	186.2%	2.7

Table 1.02.T: Age - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	150,967	2,760	1.1	100.0%		143,588	2,638	1.1	100.0%		150,976	2,559	1.0	100.0%		7,388	3,675	5.1%	2.6%		
Under 16 years	29,162	1,430	3.0	19.3%	0.9%	26,120	1,687	3.9	18.2%	1.1%	30,412	1,343	2.7	20.1%	0.8%	4,292	2,156	16.4%	9.1%	1.9	1.4
16 to 64 years	95,097	1,749	1.1	63.0%	0.1%	92,941	1,874	1.2	64.7%	0.5%	92,717	1,801	1.2	61.4%	0.6%	-224	2,599	-0.2%	2.8%	-3.3	0.8
65 years and over	26,708	1,382	3.1	17.7%	0.9%	24,527	950	2.4	17.1%	0.6%	27,847	746	1.6	18.4%	0.4%	3,320	1,208	13.5%	5.3%	1.3	0.7
Median age (years)	39.3	0.8	1.2			41.4	0.9	1.3			39.9	0.8	1.3			-1.5	1.0				

Table 1.02.A: Age - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	18,684	2,018	6.6	100.0%		22,374	1,929	5.2	100.0%		26,919	1,627	3.7	100.0%		4,545	2,524	20.3%	12.7%		
Under 16 years	4,037	584	8.8	21.6%	2.1%	4,077	720	10.7	18.2%	2.8%	4,201	565	8.2	15.6%	1.9%	124	915	3.0%	22.9%	-2.6	3.4
16 to 64 years	13,220	1,024	4.7	70.8%	9.4%	15,739	1,415	5.5	70.3%	1.8%	18,697	1,115	3.6	69.5%	5.9%	2,958	1,802	18.8%	12.8%	-0.8	6.2
65 years and over	1,427	350	14.9	7.6%	1.7%	2,558	359	8.5	11.4%	1.3%	4,021	378	5.7	14.9%	1.1%	1,463	521	57.2%	26.6%	3.5	1.7
Median age (years)	34.9	2.0	3.5			39.5	1.8	2.8			42.4	2.0	2.8			2.9	3.0				

Table 1.02.B: Age - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	5,220	1,120	13.0	100.0%		5,042	871	10.5	100.0%		6,145	897	8.9	100.0%		1,103	1,250	21.9%	27.6%		
Under 16 years	1,809	394	13.2	34.7%	1.3%	1,036	318	18.6	20.5%	5.2%	1,383	374	16.4	22.5%	5.1%	347	491	33.5%	54.6%	2.0	7.3
16 to 64 years	3,040	509	10.2	58.2%	15.8%	3,330	651	11.9	66.0%	6.0%	4,081	616	9.2	66.4%	2.5%	751	896	22.6%	30.3%	0.4	6.5
65 years and over	371	179	29.4	7.1%	3.1%	676	212	19.1	13.4%	3.5%	681	200	17.9	11.1%	2.8%	5	291	0.7%	43.3%	-2.3	4.5
Median age (years)	24.3	3.9	9.8			35.2	3.8	6.6			32.5	2.6	4.8			-2.7	5.0				

Table 1.02.H: Age - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	9,641	1,499	9.4	100.0%		10,302	1,285	7.6	100.0%		14,550	1,345	5.6	100.0%		4,248	1,860	41.2%	21.9%		
Under 16 years	2,536	465	11.2	26.3%	2.6%	2,868	597	12.7	27.8%	4.6%	3,825	577	9.2	26.3%	3.1%	957	830	33.4%	34.3%	-1.5	5.5
16 to 64 years	6,462	733	6.9	67.0%	12.9%	6,455	829	7.8	62.7%	1.9%	9,794	979	6.1	67.3%	2.6%	3,339	1,283	51.7%	24.7%	4.6	3.2
65 years and over	643	236	22.3	6.7%	2.2%	979	255	15.9	9.5%	2.2%	931	235	15.3	6.4%	1.5%	-48	347	-4.9%	34.5%	-3.1	2.7
Median age (years)	28.4	2.0	4.3			32.5	2.0	3.8			30.3	2.1	4.1			-2.2	3.0				

Table 1.02.W: Age - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	113,981	2,636	1.4	100.0%		103,941	2,122	1.2	100.0%		98,737	2,348	1.4	100.0%		-5,204	3,165	-5.0%	3.0%		
Under 16 years	20,074	1,230	3.7	17.6%	1.0%	17,568	1,286	4.5	16.9%	1.2%	19,189	1,258	4.0	19.4%	1.2%	1,621	1,799	9.2%	10.7%	2.5	1.7
16 to 64 years	70,007	1,806	1.6	61.4%	0.7%	66,163	1,572	1.4	63.7%	0.8%	57,636	1,563	1.6	58.4%	0.8%	-8,527	2,217	-12.9%	3.1%	-5.3	1.1
65 years and over	23,900	1,322	3.4	21.0%	1.1%	20,210	838	2.5	19.4%	0.7%	21,912	745	2.1	22.2%	0.5%	1,702	1,121	8.4%	5.8%	2.8	0.9
Median age (years)	42.3	0.9	1.3			43.5	1.0	1.4			42.6	1.1	1.6			-0.9	1.0				

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	150,967	2,760	1.1	100.0%		143,588	2,638	1.1	100.0%		150,976	2,559	1.0	100.0%		7,388	3,675	5.1%	2.6%		
Foreign-born	67,145	2,077	1.9	44.5%	1.1%	64,947	2,212	2.1	45.2%	1.3%	74,916	2,168	1.8	49.6%	1.2%	9,969	3,097	15.3%	5.2%	4.4	1.8

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	18,684	2,018	6.6	100.0%		22,374	1,929	5.2	100.0%		26,919	1,627	3.7	100.0%		4,545	2,524	20.3%	12.7%		
Foreign-born	14,418	1,228	5.2	77.2%	10.6%	15,341	1,302	5.2	68.6%	8.3%	19,749	1,215	3.7	73.4%	0.8%	4,408	1,781	28.7%	13.5%	4.8	8.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	5,220	1,120	13.0	100.0%		5,042	871	10.5	100.0%		6,145	897	8.9	100.0%		1,103	1,250	21.9%	27.6%		
Foreign-born	952	331	21.1	18.2%	5.0%	732	247	20.5	14.5%	4.2%	1,410	488	21.1	22.9%	7.2%	678	547	92.6%	93.1%	8.4	8.3

Table 1.03.H: Foreign-born Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	9,641	1,499	9.4	100.0%		10,302	1,285	7.6	100.0%		14,550	1,345	5.6	100.0%		4,248	1,860	41.2%	21.9%		
Foreign-born	3,553	634	10.8	36.9%	3.2%	3,606	667	11.2	35.0%	4.8%	6,053	869	8.7	41.6%	4.6%	2,447	1,095	67.9%	39.3%	6.6	6.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	113,981	2,636	1.4	100.0%		103,941	2,122	1.2	100.0%		98,737	2,348	1.4	100.0%		-5,204	3,165	-5.0%	3.0%		
Foreign-born	46,468	1,929	2.5	40.8%	1.4%	44,328	1,752	2.4	42.6%	1.4%	45,293	1,870	2.5	45.9%	1.5%	965	2,562	2.2%	5.8%	3.3	2.1

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 5 years and over	142,462	835	0.4	100.0%		135,416	2,403	1.1	100.0%		139,792	2,294	1.0	100.0%		4,376	3,322	3.2%	2.5%		
Speak English less than "very well"	42,969	2,011	2.8	30.2%	1.4%	45,552	2,217	3.0	33.6%	1.5%	51,123	2,279	2.7	36.6%	1.5%	5,571	3,179	12.2%	7.4%	3.0	2.1

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 5 years and over	17,690	1,165	4.0	100.0%		21,211	1,826	5.2	100.0%		25,570	1,509	3.6	100.0%		4,359	2,369	20.6%	12.6%		
Speak English less than "very well"	10,929	1,155	6.4	61.8%	5.1%	11,831	1,283	6.6	55.8%	3.7%	15,456	1,143	4.5	60.4%	2.7%	3,625	1,718	30.6%	17.1%	4.6	4.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 5 years and over	4,701	629	8.1	100.0%		4,699	801	10.4	100.0%		5,520	817	9.0	100.0%		821	1,144	17.5%	26.5%		
Speak English less than "very well"	229	173	46.1	4.9%	3.6%	217	149	41.8	4.6%	3.1%	296	160	32.9	5.4%	2.8%	79	219	36.4%	119.2%	0.8	4.2

Table 1.04.H: Limited English Speaking Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 5 years and over	8,758	847	5.9	100.0%		9,430	1,182	7.6	100.0%		13,052	1,179	5.5	100.0%		3,622	1,669	38.4%	21.4%		
Speak English less than "very well"	3,341	656	11.9	38.1%	6.5%	3,621	809	13.6	38.4%	7.1%	5,085	902	10.8	39.0%	6.0%	1,464	1,212	40.4%	40.1%	0.6	9.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 5 years and over	108,240	1,632	0.9	100.0%		98,355	1,892	1.2	100.0%		91,732	2,126	1.4	100.0%		-6,623	2,846	-6.7%	2.8%		
Speak English less than "very well"	27,577	1,722	3.8	25.5%	1.5%	29,266	1,679	3.5	29.8%	1.6%	28,348	1,560	3.3	30.9%	1.5%	-918	2,292	-3.1%	7.7%	1.1	2.2

Household Economic Security

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 25 years and over	104,121	1,676	1.0	100.0%		101,737	1,487	0.9	100.0%		106,088	1,558	0.9	100.0%		4,351	2,154	4.3%	2.2%		
Less than high school degree	22,700	1,295	3.5	21.8%	1.2%	15,447	1,212	4.8	15.2%	1.2%	14,703	1,063	4.4	13.9%	1.0%	-744	1,612	-4.8%	10.2%	-1.3	1.6
High school degree or equivalent	29,605	1,438	3.0	28.4%	1.3%	30,735	1,591	3.1	30.2%	1.5%	28,933	1,195	2.5	27.3%	1.1%	-1,802	1,990	-5.9%	6.2%	-2.9	1.9
Some college or Associate's degree	21,563	1,267	3.6	20.7%	1.2%	19,877	1,198	3.7	19.5%	1.1%	20,054	1,159	3.5	18.9%	1.1%	177	1,667	0.9%	8.4%	-0.6	1.6
Bachelor's degree or higher	30,253	1,450	2.9	29.1%	1.3%	35,678	1,617	2.8	35.1%	1.5%	42,398	1,425	2.0	40.0%	1.2%	6,720	2,155	18.8%	6.7%	4.9	1.9

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 25 years and over	12,428	995	4.9	100.0%		15,359	1,188	4.7	100.0%		19,555	1,092	3.4	100.0%		4,196	1,614	27.3%	12.1%		
Less than high school degree	4,974	646	7.9	40.0%	4.1%	6,099	782	7.8	39.7%	4.1%	5,984	659	6.7	30.6%	2.9%	-115	1,023	-1.9%	16.6%	-9.1	5.0
High school degree or equivalent	2,964	502	10.3	23.8%	3.6%	2,944	510	10.5	19.2%	3.0%	5,184	704	8.3	26.5%	3.3%	2,240	869	76.1%	38.8%	7.3	4.5
Some college or Associate's degree	1,486	358	14.6	12.0%	2.7%	1,995	400	12.2	13.0%	2.4%	2,618	423	9.8	13.4%	2.0%	623	582	31.2%	33.8%	0.4	3.1
Bachelor's degree or higher	3,004	506	10.2	24.2%	3.6%	4,321	727	10.2	28.1%	4.2%	5,769	689	7.3	29.5%	3.1%	1,448	1,002	33.5%	27.5%	1.4	5.2

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 25 years and over	2,544	466	11.1	100.0%		3,214	562	10.6	100.0%		4,125	618	9.1	100.0%		911	835	28.3%	29.6%		
Less than high school degree	792	262	20.1	31.1%	8.6%	453	215	28.8	14.1%	6.2%	454	235	31.4	11.0%	5.4%	1	319	0.2%	70.4%	-3.1	8.2
High school degree or equivalent	773	259	20.3	30.4%	8.5%	1,452	450	18.9	45.2%	11.6%	1,469	406	16.8	35.6%	8.3%	17	606	1.2%	42.0%	-9.6	14.3
Some college or Associate's degree	628	233	22.6	24.7%	8.0%	1,042	314	18.3	32.4%	8.0%	971	310	19.4	23.5%	6.6%	-71	441	-6.8%	40.9%	-8.9	10.4
Bachelor's degree or higher	351	174	30.2	13.8%	6.4%	267	141	32.2	8.3%	4.2%	1,231	381	18.8	29.8%	8.1%	964	406	361.0%	282.2%	21.5	9.1

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 25 years and over	5,611	685	7.4	100.0%		6,307	827	8.0	100.0%		8,924	793	5.4	100.0%		2,617	1,146	41.5%	22.4%		
Less than high school degree	2,442	457	11.4	43.5%	6.2%	2,189	480	13.3	34.7%	6.1%	2,579	644	15.2	28.9%	6.7%	390	803	17.8%	39.2%	-5.8	9.1
High school degree or equivalent	1,165	317	16.5	20.8%	5.0%	1,632	430	16.0	25.9%	5.9%	2,236	519	14.1	25.1%	5.4%	604	674	37.0%	48.1%	-0.8	8.0
Some college or Associate's degree	1,327	338	15.5	23.6%	5.3%	1,225	319	15.8	19.4%	4.4%	1,814	441	14.8	20.3%	4.6%	589	544	48.1%	52.8%	0.9	6.4
Bachelor's degree or higher	677	242	21.7	12.1%	4.1%	1,261	372	17.9	20.0%	5.3%	2,295	448	11.9	25.7%	4.5%	1,034	582	82.0%	64.4%	5.7	7.0

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 25 years and over	81,441	1,805	1.3	100.0%		75,719	1,298	1.0	100.0%		71,052	1,353	1.2	100.0%		-4,667	1,875	-6.2%	2.4%		
Less than high school degree	13,893	1,047	4.6	17.1%	1.2%	6,499	754	7.0	8.6%	1.0%	5,383	572	6.5	7.6%	0.8%	-1,116	946	-17.2%	13.0%	-1.0	1.3
High school degree or equivalent	24,046	1,325	3.4	29.5%	1.5%	24,200	1,325	3.3	32.0%	1.7%	19,373	1,043	3.3	27.3%	1.4%	-4,827	1,686	-19.9%	6.1%	-4.7	2.2
Some college or Associate's degree	17,641	1,163	4.0	21.7%	1.3%	15,451	1,026	4.0	20.4%	1.3%	14,195	904	3.9	20.0%	1.2%	-1,256	1,367	-8.1%	8.5%	-0.4	1.8
Bachelor's degree or higher	25,861	1,365	3.2	31.8%	1.5%	29,569	1,433	2.9	39.1%	1.8%	32,101	1,405	2.7	45.2%	1.8%	2,532	2,007	8.6%	7.1%	6.1	2.5

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households	55,527	585	0.6	55,971	620	0.7	444	852	0.8%	1.5%
Median household income (dollars)	$55,271	$3,675	4.0	$65,726	$3,985	3.7	$10,455	$5,421	18.9%	10.7%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with an Asian non-Hispanic householder	6,321	616	5.9	7,812	532	4.1	1,491	814	23.6%	14.7%
Median household income (dollars)	$61,052	$10,464	10.4	$70,309	$8,327	7.2	$9,257	$13,373	15.2%	24.0%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Black non-Hispanic householder	2,032	452	13.5	2,260	401	10.8	228	604	11.2%	31.6%
Median household income (dollars)	$33,309	$10,917	19.9	$58,082	$20,857	21.8	$24,773	$23,541	74.4%	84.8%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Hispanic householder	3,485	498	8.7	4,354	519	7.2	869	719	24.9%	23.2%
Median household income (dollars)	$44,342	$7,524	10.3	$62,465	$11,342	11.0	$18,123	$13,611	40.9%	35.0%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a White non-Hispanic householder	43,063	846	1.2	40,382	908	1.4	-2,681	1,241	-6.2%	2.8%
Median household income (dollars)	$57,550	$3,877	4.1	$66,006	$5,352	4.9	$8,456	$6,609	14.7%	12.1%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	55,971	620	0.7	100.0%	
Extremely low-income (0-30% AMI)	11,840	749	3.8	21.2%	1.3%
Very low-income (31-50% AMI)	7,665	671	5.3	13.7%	1.2%
Low-income (51-80% AMI)	9,501	649	4.2	17.0%	1.1%
Moderate-income (81-120% AMI)	9,686	729	4.6	17.3%	1.3%
Middle-income (121-165% AMI)	7,606	624	5.0	13.6%	1.1%
High-income (166% or higher AMI)	9,673	697	4.4	17.3%	1.2%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	7,812	532	4.1	100.0%	
Extremely low-income (0-30% AMI)	1,491	289	11.8	19.1%	3.5%
Very low-income (31-50% AMI)	1,081	273	15.4	13.8%	3.4%
Low-income (51-80% AMI)	1,580	272	10.5	20.2%	3.2%
Moderate-income (81-120% AMI)	1,515	271	10.9	19.4%	3.2%
Middle-income (121-165% AMI)	1,020	235	14.0	13.1%	2.9%
High-income (166% or higher AMI)	1,125	227	12.2	14.4%	2.7%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	2,260	401	10.8	100.0%	
Extremely low-income (0-30% AMI)	549	249	27.6	24.3%	10.1%
Very low-income (31-50% AMI)	426	220	31.4	18.8%	9.1%
Low-income (51-80% AMI)	200	142	43.2	8.8%	6.1%
Moderate-income (81-120% AMI)	487	209	26.1	21.5%	8.4%
Middle-income (121-165% AMI)	364	255	42.6	16.1%	10.9%
High-income (166% or higher AMI)	234	172	44.6	10.4%	7.4%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	4,354	519	7.2	100.0%	
Extremely low-income (0-30% AMI)	1,039	305	17.8	23.9%	6.4%
Very low-income (31-50% AMI)	571	257	27.3	13.1%	5.7%
Low-income (51-80% AMI)	1,012	306	18.4	23.2%	6.5%
Moderate-income (81-120% AMI)	625	209	20.4	14.4%	4.5%
Middle-income (121-165% AMI)	570	207	22.1	13.1%	4.5%
High-income (166% or higher AMI)	537	206	23.3	12.3%	4.5%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	40,382	908	1.4	100.0%	
Extremely low-income (0-30% AMI)	8,495	639	4.6	21.0%	1.5%
Very low-income (31-50% AMI)	5,272	557	6.4	13.1%	1.3%
Low-income (51-80% AMI)	6,634	577	5.3	16.4%	1.4%
Moderate-income (81-120% AMI)	6,812	608	5.4	16.9%	1.5%
Middle-income (121-165% AMI)	5,445	544	6.1	13.5%	1.3%
High-income (166% or higher AMI)	7,724	592	4.7	19.1%	1.4%

Table 2.04.T: Labor Force - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 16 to 64 years	92,941	1,874	1.2	100.0%		92,717	1,801	1.2	100.0%		-224	2,599	-0.2%	2.8%		
In labor force	63,958	1,845	1.8	68.8%	1.4%	67,923	1,584	1.4	73.3%	0.9%	3,965	2,432	6.2%	3.9%	4.5	1.7

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 16 to 64 years	15,739	1,415	5.5	100.0%		18,697	1,115	3.6	100.0%		2,958	1,802	18.8%	12.8%		
In labor force	11,012	1,067	5.9	70.0%	2.5%	13,348	943	4.3	71.4%	2.7%	2,336	1,424	21.2%	14.5%	1.4	3.7

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 16 to 64 years	3,330	651	11.9	100.0%		4,081	616	9.2	100.0%		751	896	22.6%	30.3%		
In labor force	1,913	373	11.9	57.4%	15.9%	3,024	539	10.8	74.1%	7.0%	1,111	655	58.1%	41.8%	16.7	17.4

Table 2.04.H: Labor Force - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 16 to 64 years	6,455	829	7.8	100.0%		9,794	979	6.1	100.0%		3,339	1,283	51.7%	24.7%		
In labor force	4,675	782	10.2	72.4%	7.8%	7,300	823	6.9	74.5%	3.9%	2,625	1,135	56.1%	31.5%	2.1	8.7

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 16 to 64 years	66,163	1,572	1.4	100.0%		57,636	1,563	1.6	100.0%		-8,527	2,217	-12.9%	3.1%		
In labor force	45,685	1,546	2.1	69.0%	1.7%	42,437	1,374	2.0	73.6%	1.3%	-3,248	2,068	-7.1%	4.4%	4.6	2.1

Table 2.05.T: Occupation - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	58,527	1,776	1.8	100.0%		63,726	1,563	1.5	100.0%		5,199	2,366	8.9%	4.2%		
Management, business, science, and arts	23,695	1,306	3.4	40.5%	1.9%	25,822	1,180	2.8	40.5%	1.6%	2,127	1,760	9.0%	7.8%	0.0	2.5
Service	10,170	1,095	6.5	17.4%	1.8%	13,563	1,044	4.7	21.3%	1.6%	3,393	1,513	33.4%	17.7%	3.9	2.4
Sales and office	14,406	1,095	4.6	24.6%	1.7%	13,708	799	3.5	21.5%	1.1%	-698	1,356	-4.8%	9.1%	-3.1	2.0
Natural resources, construction, and maintenance	4,263	571	8.1	7.3%	1.0%	4,354	561	7.8	6.8%	0.9%	91	800	2.1%	19.0%	-0.5	1.3
Production, transportation, and material moving	5,993	698	7.1	10.2%	1.2%	6,279	770	7.5	9.9%	1.2%	286	1,039	4.8%	17.7%	-0.3	1.7
Median Wages by Occupation																
Management, business, science, and arts	$68,218	$3,372	3.0			$65,312	$3,559	3.3			-$2,906	$4,903	-4.3%	7.0%		
Service	$26,616	$2,855	6.5			$27,036	$2,327	5.2			$420	$3,683	1.6%	14.0%		
Sales and office	$36,444	$3,047	5.1			$33,793	$3,618	6.5			-$2,651	$4,730	-7.3%	12.6%		
Natural resources, construction, and maintenance	$38,121	$7,444	11.9			$37,974	$8,617	13.8			-$147	$11,387	-0.4%	29.8%		
Production, transportation, and material moving	$36,150	$5,174	8.7			$33,476	$3,255	5.9			-$2,674	$6,113	-7.4%	16.0%		

Table 2.05.A: Occupation - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	10,168	1,055	6.3	100.0%		12,660	915	4.4	100.0%		2,492	1,397	24.5%	15.7%		
Management, business, science, and arts	2,770	588	12.9	27.2%	5.0%	4,228	586	8.4	33.4%	4.0%	1,458	830	52.6%	38.7%	6.2	6.4
Service	2,329	445	11.6	22.9%	3.7%	3,565	577	9.8	28.2%	4.1%	1,236	729	53.1%	38.3%	5.3	5.5
Sales and office	2,678	483	11.0	26.3%	3.9%	2,466	349	8.6	19.5%	2.4%	-212	596	-7.9%	21.1%	-6.8	4.6
Natural resources, construction, and maintenance	650	234	21.9	6.4%	2.2%	835	221	16.1	6.6%	1.7%	185	322	28.5%	57.4%	0.2	2.8
Production, transportation, and material moving	1,741	435	15.2	17.1%	3.9%	1,566	324	12.6	12.4%	2.4%	-175	542	-10.1%	29.2%	-4.7	4.6
Median Wages by Occupation																
Management, business, science, and arts	$66,872	$6,832	6.2			$59,415	$7,377	7.5			-$7,457	$10,055	-11.2%	14.3%		
Service	$18,063	$4,004	13.5			$22,817	$2,730	7.3			$4,754	$4,846	26.3%	31.8%		
Sales and office	$29,016	$6,035	12.6			$29,541	$7,129	14.7			$525	$9,340	1.8%	32.4%		
Natural resources, construction, and maintenance	$26,639	$6,586	15.0			$35,337	$13,763	23.7			$8,698	$15,258	32.7%	61.2%		
Production, transportation, and material moving	$22,129	$6,857	18.8			$24,570	$9,301	23.0			$2,441	$11,555	11.0%	54.3%		

Table 2.05.B: Occupation - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	1,666	364	13.3	100.0%		2,758	564	12.4	100.0%		1,092	671	65.5%	49.5%		
Management, business, science, and arts	392	175	27.1	23.5%	9.1%	1,200	343	17.4	43.5%	8.7%	808	385	206.1%	162.3%	20.0	12.6
Service	411	202	29.8	24.7%	10.8%	438	223	30.9	15.9%	7.4%	27	301	6.6%	75.4%	-8.8	13.1
Sales and office	476	211	27.0	28.6%	11.0%	486	215	26.9	17.6%	6.9%	10	301	2.1%	63.9%	-11.0	13.0
Natural resources, construction, and maintenance	0					117	124	64.5	4.2%	4.4%	117	124	0.0%		4.2	4.4
Production, transportation, and material moving	387	206	32.3	23.2%	11.3%	517	322	37.9	18.7%	11.0%	130	382	33.6%	109.5%	-4.5	15.8
Median Wages by Occupation																
Management, business, science, and arts	$40,342	$30,964	46.7			$68,390	$7,552	6.7			$28,048	$31,872	69.5%	131.5%		
Service	$32,864	$7,380	13.7			$27,499	$21,609	47.8			-$5,365	$22,834	-16.3%	68.4%		
Sales and office	$31,243	$11,539	22.5			$30,544	$11,085	22.1			-$699	$16,001	-2.2%	50.6%		
Natural resources, construction, and maintenance						$61,902	$31,987	31.4			$61,902	$31,987	0.0%			
Production, transportation, and material moving	$55,609	$12,899	14.1			$32,626	$11,556	21.5			-$22,983	$17,318	-41.3%	24.8%		

Table 2.05.H: Occupation - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	4,117	690	10.2	100.0%		6,659	718	6.6	100.0%		2,542	996	61.7%	32.2%		
Management, business, science, and arts	1,064	338	19.3	25.8%	7.0%	1,676	371	13.4	25.2%	4.9%	612	502	57.5%	61.0%	-0.6	8.5
Service	1,274	409	19.5	30.9%	8.5%	2,259	596	16.0	33.9%	8.2%	985	723	77.3%	73.7%	3.0	11.8
Sales and office	858	287	20.3	20.8%	6.0%	1,254	324	15.7	18.8%	4.4%	396	433	46.2%	61.8%	-2.0	7.4
Natural resources, construction, and maintenance	401	190	28.9	9.7%	4.3%	731	278	23.1	11.0%	4.0%	330	337	82.3%	110.8%	1.3	5.9
Production, transportation, and material moving	520	239	28.0	12.6%	5.4%	739	277	22.8	11.1%	4.0%	219	366	42.1%	84.3%	-1.5	6.7
Median Wages by Occupation																
Management, business, science, and arts	$55,936	$21,065	22.9			$60,871	$16,072	16.1			$4,935	$26,496	8.8%	50.1%		
Service	$25,372	$8,601	20.6			$29,247	$5,579	11.6			$3,875	$10,252	15.3%	44.8%		
Sales and office	$40,953	$20,364	30.2			$32,239	$10,796	20.4			-$8,714	$23,049	-21.3%	47.2%		
Natural resources, construction, and maintenance	$26,546	$5,291	12.1			$26,493	$6,937	15.9			-$53	$8,724	-0.2%	32.8%		
Production, transportation, and material moving	$36,877	$18,485	30.5			$33,276	$20,469	37.4			-$3,601	$27,580	-9.8%	71.6%		

Table 2.05.W: Occupation - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	42,043	1,406	2.0	100.0%		40,009	1,352	2.1	100.0%		-2,034	1,951	-4.8%	4.5%		
Management, business, science, and arts	19,306	1,119	3.5	45.9%	2.2%	18,274	932	3.1	45.7%	1.7%	-1,032	1,456	-5.3%	7.3%	-0.2	2.8
Service	6,088	781	7.8	14.5%	1.8%	6,759	619	5.6	16.9%	1.4%	671	997	11.0%	17.5%	2.4	2.3
Sales and office	10,169	899	5.4	24.2%	2.0%	9,110	651	4.3	22.8%	1.4%	-1,059	1,110	-10.4%	10.2%	-1.4	2.4
Natural resources, construction, and maintenance	3,186	471	9.0	7.6%	1.1%	2,603	427	10.0	6.5%	1.0%	-583	636	-18.3%	18.0%	-1.1	1.5
Production, transportation, and material moving	3,294	492	9.1	7.8%	1.1%	3,263	534	9.9	8.2%	1.3%	-31	726	-0.9%	21.9%	0.4	1.7
Median Wages by Occupation																
Management, business, science, and arts	$69,551	$3,900	3.4			$67,186	$4,781	4.3			-$2,365	$6,170	-3.4%	8.8%		
Service	$29,393	$2,444	5.1			$30,115	$3,753	7.6			$722	$4,479	2.5%	15.3%		
Sales and office	$38,623	$3,583	5.6			$36,594	$6,595	11.0			-$2,029	$7,505	-5.3%	19.2%		
Natural resources, construction, and maintenance	$46,642	$6,887	9.0			$48,438	$9,426	11.8			$1,796	$11,674	3.9%	25.4%		
Production, transportation, and material moving	$42,758	$8,411	12.0			$38,932	$7,521	11.7			-$3,826	$11,283	-8.9%	25.1%		

Table 2.06.T: Industry - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	58,527	1,776	1.8	100.0%		63,726	1,563	1.5	100.0%		5,199	2,366	8.9%	4.2%		
Agriculture, forestry, fishing and hunting, and mining	77	74	58.2	0.1%	0.1%	9	15	102.9	0.0%	0.0%	-68	76	-88.3%	22.5%	-0.1	0.1
Construction	3,280	592	11.0	5.6%	1.0%	4,289	627	8.9	6.7%	1.0%	1,009	862	30.8%	30.4%	1.1	1.4
Manufacturing	3,279	563	10.4	5.6%	0.9%	2,009	379	11.5	3.2%	0.6%	-1,270	679	-38.7%	15.6%	-2.4	1.1
Wholesale trade	2,228	410	11.2	3.8%	0.7%	3,234	490	9.2	5.1%	0.8%	1,006	639	45.2%	34.6%	1.3	1.1
Retail trade	5,929	735	7.5	10.1%	1.2%	5,627	676	7.3	8.8%	1.0%	-302	999	-5.1%	16.4%	-1.3	1.6
Transportation and warehousing, and utilities	4,000	545	8.3	6.8%	0.9%	5,078	653	7.8	8.0%	1.0%	1,078	851	27.0%	23.8%	1.2	1.3
Information	1,334	339	15.4	2.3%	0.6%	1,767	311	10.7	2.8%	0.5%	433	460	32.5%	40.9%	0.5	0.8
Finance and insurance, and real estate and rental and leasing	6,276	780	7.6	10.7%	1.3%	5,141	539	6.4	8.1%	0.8%	-1,135	948	-18.1%	13.3%	-2.6	1.5
Professional, scientific, and management, and administrative and waste management services	6,762	713	6.4	11.6%	1.2%	6,758	672	6.0	10.6%	1.0%	-4	980	-0.1%	14.5%	-1.0	1.6
Educational services, and health care and social assistance	16,171	938	3.5	27.6%	1.4%	19,349	1,018	3.2	30.4%	1.4%	3,178	1,384	19.7%	9.4%	2.8	2.0
Arts, entertainment, and recreation, and accommodation, and food services	4,350	623	8.7	7.4%	1.0%	5,158	664	7.8	8.1%	1.0%	808	911	18.6%	22.8%	0.7	1.4
Other services, except public administration	2,322	426	11.2	4.0%	0.7%	2,868	409	8.7	4.5%	0.6%	546	591	23.5%	28.7%	0.5	0.9
Public administration	2,519	495	11.9	4.3%	0.8%	2,439	414	10.3	3.8%	0.6%	-80	645	-3.2%	25.1%	-0.5	1.0
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining	$30,908	$90,655	178.3			$9,999										
Construction	$44,196	$11,038	15.2			$36,198	$6,446	10.8			-$7,998	$12,782	-18.1%	25.1%		
Manufacturing	$45,568	$8,367	11.2			$42,393	$10,107	14.5			-$3,175	$13,121	-7.0%	28.0%		
Wholesale trade	$47,320	$10,438	13.4			$46,377	$7,417	9.7			-$943	$12,805	-2.0%	26.7%		
Retail trade	$27,731	$3,608	7.9			$28,798	$5,172	10.9			$1,067	$6,306	3.8%	23.0%		
Transportation and warehousing, and utilities	$53,630	$8,439	9.6			$49,288	$12,406	15.3			-$4,342	$15,004	-8.1%	27.3%		
Information	$61,372	$19,603	19.4			$65,704	$16,456	15.2			$4,332	$25,594	7.1%	43.5%		
Finance and insurance, and real estate and rental and leasing	$65,476	$7,777	7.2			$63,172	$10,227	9.8			-$2,304	$12,848	-3.5%	19.4%		
Professional, scientific, and management, and administrative and waste management services	$59,812	$7,914	8.0			$47,938	$8,227	10.4			-$11,874	$11,416	-19.9%	17.4%		
Educational services, and health care and social assistance	$41,401	$4,382	6.4			$42,877	$3,014	4.3			$1,476	$5,318	3.6%	13.2%		
Arts, entertainment, and recreation, and accommodation, and food services	$21,504	$4,078	11.5			$24,565	$4,307	10.7			$3,061	$5,931	14.2%	29.5%		
Other services, except public administration	$22,991	$9,469	25.0			$23,409	$4,128	10.7			$418	$10,330	1.8%	45.6%		
Public administration	$60,799	$8,437	8.4			$62,006	$9,264	9.1			$1,207	$12,530	2.0%	20.8%		

Table 2.06.A: Industry - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	10,168	1,055	6.3	100.0%		12,660	915	4.4	100.0%		2,492	1,397	24.5%	15.7%		
Agriculture, forestry, fishing and hunting, and mining	25	42	103.1	0.2%	0.4%	9	15	102.9	0.1%	0.1%	-16	45	-64.0%	85.2%	-0.1	0.4
Construction	498	208	25.4	4.9%	2.0%	703	227	19.6	5.6%	1.7%	205	308	41.2%	74.5%	0.7	2.6
Manufacturing	1,048	316	18.3	10.3%	2.9%	792	254	19.5	6.3%	2.0%	-256	405	-24.4%	33.3%	-4.0	3.5
Wholesale trade	321	189	35.9	3.2%	1.8%	501	185	22.4	4.0%	1.4%	180	264	56.1%	108.5%	0.8	2.3
Retail trade	1,268	302	14.5	12.5%	2.7%	948	222	14.2	7.5%	1.7%	-320	375	-25.2%	25.0%	-5.0	3.2
Transportation and warehousing, and utilities	899	261	17.7	8.8%	2.4%	1,125	244	13.2	8.9%	1.8%	226	357	25.1%	45.3%	0.1	3.0
Information	49	42	52.1	0.5%	0.4%	171	89	31.8	1.4%	0.7%	122	98	249.0%	350.0%	0.9	0.8
Finance and insurance, and real estate and rental and leasing	860	267	18.9	8.5%	2.5%	961	205	13.0	7.6%	1.5%	101	337	11.7%	42.1%	-0.9	2.9
Professional, scientific, and management, and administrative and waste management services	792	282	21.7	7.8%	2.7%	909	247	16.5	7.2%	1.9%	117	375	14.8%	51.4%	-0.6	3.3
Educational services, and health care and social assistance	2,178	414	11.5	21.4%	3.4%	3,774	501	8.1	29.8%	3.3%	1,596	650	73.3%	40.2%	8.4	4.7
Arts, entertainment, and recreation, and accommodation, and food services	1,328	414	18.9	13.1%	3.8%	1,419	348	14.9	11.2%	2.6%	91	541	6.9%	42.4%	-1.9	4.6
Other services, except public administration	476	199	25.4	4.7%	1.9%	772	227	17.8	6.1%	1.7%	296	302	62.2%	82.9%	1.4	2.5
Public administration	426	177	25.3	4.2%	1.7%	576	188	19.9	4.5%	1.5%	150	258	35.2%	71.4%	0.3	2.3

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	$11,000					$9,999										
Construction	$25,826	$4,957	11.7			$33,424	$14,711	26.8			$7,598	$15,524	29.4%	62.1%		
Manufacturing	$25,056	$10,237	24.8			$40,059	$13,229	20.1			$15,003	$16,727	59.9%	84.0%		
Wholesale trade	$28,555	$13,062	27.8			$37,192	$11,956	19.5			$8,637	$17,708	30.2%	72.8%		
Retail trade	$27,741	$8,266	18.1			$20,974	$8,546	24.8			-$6,767	$11,890	-24.4%	38.2%		
Transportation and warehousing, and utilities	$36,920	$15,292	25.2			$32,318	$15,784	29.7			-$4,602	$21,977	-12.5%	56.1%		
Information	$107,783	$134,036	75.6			$57,044	$47,405	50.5			-$50,739	$142,172	-47.1%	79.2%		
Finance and insurance, and real estate and rental and leasing	$62,691	$11,757	11.4			$71,330	$22,136	18.9			$8,639	$25,065	13.8%	41.3%		
Professional, scientific, and management, and administrative and waste management services	$61,035	$16,636	16.6			$52,930	$13,951	16.0			-$8,105	$21,711	-13.3%	32.9%		
Educational services, and health care and social assistance	$31,727	$9,568	18.3			$28,927	$4,833	10.2			-$2,800	$10,719	-8.8%	31.4%		
Arts, entertainment, and recreation, and accommodation, and food services	$17,059	$3,388	12.1			$23,140	$7,348	19.3			$6,081	$8,091	35.6%	50.8%		
Other services, except public administration	$11,000					$20,128	$7,796	23.5								
Public administration	$66,808	$16,302	14.8			$52,499	$12,397	14.4			-$14,309	$20,480	-21.4%	26.7%		

Table 2.06.B: Industry - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	1,666	364	13.3	100.0%		2,758	564	12.4	100.0%		1,092	671	65.5%	49.5%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	0					155	162	63.4	5.6%	5.7%	155	162	0.0%		5.6	5.7
Manufacturing	118	108	55.8	7.1%	6.3%	33	57	104.7	1.2%	2.0%	-85	122	-72.0%	54.7%	-5.9	6.6
Wholesale trade	22	33	92.3	1.3%	2.0%	8	15	115.3	0.3%	0.5%	-14	36	-63.6%	87.3%	-1.0	2.1
Retail trade	73	64	53.2	4.4%	3.7%	196	120	37.1	7.1%	4.1%	123	136	168.5%	287.1%	2.7	5.5
Transportation and warehousing, and utilities	326	167	31.1	19.6%	9.0%	669	337	30.6	24.3%	11.2%	343	376	105.2%	147.4%	4.7	14.4
Information	82	110	81.5	4.9%	6.5%	48	42	53.7	1.7%	1.5%	-34	118	-41.5%	93.8%	-3.2	6.7
Finance and insurance, and real estate and rental and leasing	66	71	65.0	4.0%	4.1%	73	75	62.6	2.6%	2.7%	7	103	10.6%	164.5%	-1.4	4.9
Professional, scientific, and management, and administrative and waste management services	128	78	36.9	7.7%	4.4%	386	193	30.4	14.0%	6.4%	258	208	201.6%	237.7%	6.3	7.8
Educational services, and health care and social assistance	521	221	25.7	31.3%	11.3%	833	302	22.0	30.2%	9.0%	312	374	59.9%	89.2%	-1.1	14.4
Arts, entertainment, and recreation, and accommodation, and food services	76	91	73.2	4.6%	5.4%	257	209	49.4	9.3%	7.3%	181	228	238.2%	489.5%	4.7	9.1
Other services, except public administration	14	25	106.5	0.8%	1.5%	26	42	98.4	0.9%	1.5%	12	49	85.7%	447.2%	0.1	2.1
Public administration	240	137	34.6	14.4%	7.6%	74	58	47.8	2.7%	2.0%	-166	149	-69.2%	29.9%	-11.7	7.9

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining											$0	$0	0.0%			
Construction						$63,927	$30,221	28.7			$63,927	$30,221	0.0%			
Manufacturing	$58,940	$69,906	72.1			$67,498					$8,558	$69,906	14.5%			
Wholesale trade	$52,183					$112,498					$60,315	$0	115.6%			
Retail trade	$23,811	$22,517	57.5			$34,998	$38,632	67.1			$11,187	$44,715	47.0%	213.6%		
Transportation and warehousing, and utilities	$63,232	$18,200	17.5			$34,165	$23,586	42.0			-$29,067	$29,792	-46.0%	40.4%		
Information	$31,585	$48,152	92.7			$68,998	$78,501	69.2			$37,413	$92,092	118.5%	415.6%		
Finance and insurance, and real estate and rental and leasing	$44,380	$61,139	83.7			$69,165	$68,585	60.3			$24,785	$91,880	55.8%	264.5%		
Professional, scientific, and management, and administrative and waste management services	$22,230	$35,956	98.3			$26,665	$16,619	37.9			$4,435	$39,611	20.0%	207.9%		
Educational services, and health care and social assistance	$24,624	$8,542	21.1			$61,083	$14,938	14.9			$36,459	$17,208	148.1%	105.3%		
Arts, entertainment, and recreation, and accommodation, and food services	$41,844	$34,992	50.8			$57,887	$31,454	33.0			$16,043	$47,051	38.3%	138.0%		
Other services, except public administration	$11,000					$87,498										
Public administration	$40,333	$21,043	31.7			$9,999										

Table 2.06.H: Industry - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	4,117	690	10.2	100.0%		6,659	718	6.6	100.0%		2,542	996	61.7%	32.2%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	430	211	29.8	10.4%	4.8%	761	285	22.8	11.4%	4.1%	331	355	77.0%	109.2%	1.0	6.3
Manufacturing	177	176	60.5	4.3%	4.2%	48	54	68.5	0.7%	0.8%	-129	184	-72.9%	40.7%	-3.6	4.3
Wholesale trade	234	137	35.5	5.7%	3.2%	242	157	39.5	3.6%	2.3%	8	208	3.4%	90.4%	-2.1	3.9
Retail trade	267	179	40.8	6.5%	4.2%	690	331	29.2	10.4%	4.8%	423	376	158.4%	213.0%	3.9	6.4
Transportation and warehousing, and utilities	329	151	28.0	8.0%	3.4%	272	167	37.4	4.1%	2.5%	-57	225	-17.3%	63.4%	-3.9	4.2
Information	23	46	120.9	0.6%	1.1%	134	84	38.2	2.0%	1.2%	111	96	482.6%	1221.1%	1.4	1.6
Finance and insurance, and real estate and rental and leasing	365	203	33.8	8.9%	4.7%	440	201	27.8	6.6%	2.9%	75	286	20.5%	86.8%	-2.3	5.5
Professional, scientific, and management, and administrative and waste management services	621	269	26.4	15.1%	6.0%	785	227	17.6	11.8%	3.2%	164	352	26.4%	65.8%	-3.3	6.8
Educational services, and health care and social assistance	673	198	17.9	16.3%	3.9%	1,348	340	15.3	20.2%	4.6%	675	393	100.3%	77.6%	3.9	6.0
Arts, entertainment, and recreation, and accommodation, and food services	569	278	29.7	13.8%	6.3%	1,215	397	19.9	18.2%	5.6%	646	485	113.5%	125.5%	4.4	8.4
Other services, except public administration	250	129	31.4	6.1%	3.0%	345	168	29.6	5.2%	2.5%	95	212	38.0%	97.9%	-0.9	3.9
Public administration	179	148	50.3	4.3%	3.5%	379	156	25.0	5.7%	2.3%	200	215	111.7%	195.6%	1.4	4.2
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining											$0	$0	0.0%			
Construction	$26,550	$6,837	15.7			$25,474	$8,963	21.4			-$1,076	$11,273	-4.1%	41.8%		
Manufacturing	$71,242	$42,009	35.8			$18,242	$79,425	264.7			-$53,000	$89,850	-74.4%	112.5%		
Wholesale trade	$40,450	$12,406	18.6			$40,207	$12,272	18.6			-$243	$17,450	-0.6%	43.0%		
Retail trade	$18,574	$17,203	56.3			$21,918	$7,504	20.8			$3,344	$18,768	18.0%	116.5%		
Transportation and warehousing, and utilities	$38,976	$16,516	25.8			$65,356	$8,639	8.0			$26,380	$18,639	67.7%	74.4%		
Information	$19,526					$117,186	$159,171	82.6			$97,660	$159,171	500.2%	815.2%		
Finance and insurance, and real estate and rental and leasing	$51,841	$20,153	23.6			$43,927	$40,261	55.7			-$7,914	$45,023	-15.3%	84.4%		
Professional, scientific, and management, and administrative and waste management services	$31,544	$10,705	20.6			$29,429	$5,925	12.2			-$2,115	$12,235	-6.7%	36.8%		
Educational services, and health care and social assistance	$44,950	$17,657	23.9			$52,905	$7,154	8.2			$7,955	$19,051	17.7%	48.9%		
Arts, entertainment, and recreation, and accommodation, and food services	$28,197	$7,764	16.7			$24,520	$6,434	16.0			-$3,677	$10,083	-13.0%	33.1%		
Other services, except public administration	$34,184	$26,132	46.5			$18,800	$25,395	82.1			-$15,384	$36,439	-45.0%	85.4%		
Public administration	$26,912	$39,618	89.5			$60,527	$19,729	19.8			$33,615	$44,259	124.9%	339.1%		

Table 2.06.W: Industry - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	42,043	1,406	2.0	100.0%		40,009	1,352	2.1	100.0%		-2,034	1,951	-4.8%	4.5%		
Agriculture, forestry, fishing and hunting, and mining	52	52	60.9	0.1%	0.1%	0					-52	52	-100.0%	0.0%	-0.1	0.1
Construction	2,319	444	11.6	5.5%	1.0%	2,635	487	11.2	6.6%	1.2%	316	659	13.6%	30.2%	1.1	1.6
Manufacturing	1,922	446	14.1	4.6%	1.0%	1,108	225	12.4	2.8%	0.6%	-814	500	-42.4%	17.8%	-1.8	1.2
Wholesale trade	1,584	334	12.8	3.8%	0.8%	2,452	479	11.9	6.1%	1.2%	868	584	54.8%	44.5%	2.3	1.4
Retail trade	4,165	599	8.7	9.9%	1.4%	3,500	467	8.1	8.7%	1.1%	-665	760	-16.0%	16.5%	-1.2	1.8
Transportation and warehousing, and utilities	2,411	473	11.9	5.7%	1.1%	2,821	493	10.6	7.1%	1.2%	410	683	17.0%	30.7%	1.4	1.6
Information	1,145	316	16.8	2.7%	0.7%	1,384	291	12.8	3.5%	0.7%	239	430	20.9%	41.9%	0.8	1.0
Finance and insurance, and real estate and rental and leasing	4,985	630	7.7	11.9%	1.4%	3,644	495	8.3	9.1%	1.2%	-1,341	801	-26.9%	13.6%	-2.8	1.8
Professional, scientific, and management, and administrative and waste management services	5,206	591	6.9	12.4%	1.3%	4,589	519	6.9	11.5%	1.2%	-617	787	-11.9%	14.1%	-0.9	1.8
Educational services, and health care and social assistance	12,648	896	4.3	30.1%	1.9%	12,772	846	4.0	31.9%	1.8%	124	1,232	1.0%	9.8%	1.8	2.6
Arts, entertainment, and recreation, and accommodation, and food services	2,363	450	11.6	5.6%	1.1%	2,094	379	11.0	5.2%	0.9%	-269	588	-11.4%	23.3%	-0.4	1.4
Other services, except public administration	1,582	328	12.6	3.8%	0.8%	1,632	292	10.9	4.1%	0.7%	50	439	3.2%	28.3%	0.3	1.1
Public administration	1,661	409	15.0	4.0%	1.0%	1,378	337	14.9	3.4%	0.8%	-283	530	-17.0%	28.8%	-0.6	1.3

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	$44,983	$108,777	147.0								-$44,983	$108,777	-100.0%	0.0%		
Construction	$50,200	$5,992	7.3			$45,475	$9,270	12.4			-$4,725	$11,038	-9.4%	21.4%		
Manufacturing	$51,055	$8,945	10.7			$44,715	$10,355	14.1			-$6,340	$13,684	-12.4%	25.4%		
Wholesale trade	$53,003	$12,465	14.3			$51,030	$9,763	11.6			-$1,973	$15,833	-3.7%	29.2%		
Retail trade	$28,020	$4,512	9.8			$35,686	$10,222	17.4			$7,666	$11,174	27.4%	41.9%		
Transportation and warehousing, and utilities	$59,781	$10,694	10.9			$59,538	$11,079	11.3			-$243	$15,398	-0.4%	25.7%		
Information	$62,654	$21,149	20.5			$60,277	$17,488	17.6			-$2,377	$27,443	-3.8%	42.8%		
Finance and insurance, and real estate and rental and leasing	$67,628	$10,215	9.2			$61,542	$11,002	10.9			-$6,086	$15,013	-9.0%	21.3%		
Professional, scientific, and management, and administrative and waste management services	$65,219	$8,624	8.0			$55,270	$9,101	10.0			-$9,949	$12,538	-15.3%	17.9%		
Educational services, and health care and social assistance	$44,535	$4,182	5.7			$45,424	$4,400	5.9			$889	$6,070	2.0%	13.8%		
Arts, entertainment, and recreation, and accommodation, and food services	$23,939	$6,485	16.5			$24,186	$7,743	19.5			$247	$10,100	1.0%	42.4%		
Other services, except public administration	$25,811	$6,786	16.0			$28,342	$14,450	31.0			$2,531	$15,964	9.8%	63.0%		
Public administration	$63,996	$11,124	10.6			$69,838	$12,371	10.8			$5,842	$16,637	9.1%	27.1%		

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Table 3.01.T: Housing Tenure - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	56,627	1,690	1.8	100.0%		55,527	585	0.6	100.0%		55,971	620	0.7	100.0%		444	852	0.8%	1.5%		
Owner-occupied	23,028	1,006	2.7	40.7%	1.3%	25,730	904	2.1	46.3%	1.6%	25,710	904	2.1	45.9%	1.5%	-20	1,278	-0.1%	5.0%	-0.4	2.2
Renter-occupied	33,599	1,006	1.8	59.3%	0.1%	29,797	893	1.8	53.7%	1.5%	30,261	1,068	2.1	54.1%	1.8%	464	1,392	1.6%	4.7%	0.4	2.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	5,040	583	7.0	100.0%		6,321	616	5.9	100.0%		7,812	532	4.1	100.0%		1,491	814	23.6%	14.7%		
Owner-occupied	2,636	431	9.9	52.3%	6.1%	3,737	495	8.1	59.1%	5.3%	4,583	436	5.8	58.7%	3.9%	846	660	22.6%	20.0%	-0.4	6.6
Renter-occupied	2,404	413	10.4	47.7%	6.1%	2,584	388	9.1	40.9%	4.7%	3,229	417	7.8	41.3%	4.5%	645	570	25.0%	24.7%	0.4	6.5

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	1,702	350	12.5	100.0%		2,032	452	13.5	100.0%		2,260	401	10.8	100.0%		228	604	11.2%	31.6%		
Owner-occupied	129	98	46.0	7.6%	5.5%	280	153	33.3	13.8%	6.9%	251	128	31.1	11.1%	5.3%	-29	199	-10.4%	67.0%	-2.7	8.7
Renter-occupied	1,573	336	13.0	92.4%	5.5%	1,752	438	15.2	86.2%	9.8%	2,009	393	11.9	88.9%	7.3%	257	588	14.7%	36.4%	2.7	12.2

Table 3.01.H: Housing Tenure - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	2,682	399	9.0	100.0%		3,485	498	8.7	100.0%		4,354	519	7.2	100.0%		869	719	24.9%	23.2%		
Owner-occupied	590	208	21.4	22.0%	7.0%	684	215	19.1	19.6%	5.5%	940	226	14.6	21.6%	4.5%	256	312	37.4%	54.4%	2.0	7.1
Renter-occupied	2,092	386	11.2	78.0%	8.5%	2,801	438	9.5	80.4%	5.1%	3,414	471	8.4	78.4%	5.5%	613	643	21.9%	25.4%	-2.0	7.5

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	46,067	798	1.1	100.0%		43,063	846	1.2	100.0%		40,382	908	1.4	100.0%		-2,681	1,241	-6.2%	2.8%		
Owner-occupied	19,321	971	3.1	41.9%	2.0%	20,813	782	2.3	48.3%	1.5%	19,672	807	2.5	48.7%	1.7%	-1,141	1,124	-5.5%	5.3%	0.4	2.3
Renter-occupied	26,746	1,022	2.3	58.1%	2.0%	22,250	923	2.5	51.7%	1.9%	20,710	937	2.7	51.3%	2.0%	-1,540	1,315	-6.9%	5.7%	-0.4	2.8

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units	25,730	904	2.1	25,710	904	2.1	-20	1,278	-0.1%	5.0%
Median value (2019 dollars)	$624,500	$24,379	2.4	$655,589	$26,906	2.5	$31,089	$36,308	5.0%	5.9%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with an Asian non-Hispanic householder	3,737	495	8.1	4,583	436	5.8	846	660	22.6%	20.0%
Median value (2019 dollars)	$649,157	$43,628	4.1	$695,299	$47,115	4.1	$46,142	$64,212	7.1%	10.2%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Black non-Hispanic householder	280	153	33.3	251	128	31.1	-29	199	-10.4%	67.0%
Median value (2019 dollars)	$494,328	$101,818	12.5	$587,499	$613,945	63.5	$93,171	$622,331	18.8%	126.6%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Hispanic householder	684	215	19.1	940	226	14.6	256	312	37.4%	54.4%
Median value (2019 dollars)	$509,976	$66,282	7.9	$590,851	$96,421	9.9	$80,875	$117,006	15.9%	24.2%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a White non-Hispanic householder	20,813	782	2.3	19,672	807	2.5	-1,141	1,124	-5.5%	5.3%
Median value (2019 dollars)	$627,137	$29,482	2.9	$645,987	$33,466	3.1	$18,850	$44,600	3.0%	7.2%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent	28,602	856	1.8	29,075	1,076	2.3	473	1,375	1.7%	4.8%
Median gross rent (2019 dollars)	$1,209	$36	1.8	$1,447	$42	1.7	$238	$55	19.7%	5.0%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder	2,507	385	9.3	3,044	411	8.2	537	563	21.4%	24.8%
Median gross rent (2019 dollars)	$1,230	$104	5.1	$1,463	$104	4.3	$233	$147	18.9%	13.1%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder	1,752	438	15.2	2,009	393	11.9	257	588	14.7%	36.4%
Median gross rent (2019 dollars)	$610	$99	9.8	$1,133	$243	13.0	$523	$262	85.7%	50.0%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder	2,638	431	9.9	3,396	470	8.4	758	638	28.7%	27.6%
Median gross rent (2019 dollars)	$1,159	$118	6.2	$1,531	$137	5.4	$372	$181	32.1%	17.9%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder	21,295	907	2.6	19,738	959	3.0	-1,557	1,320	-7.3%	6.0%
Median gross rent (2019 dollars)	$1,241	$41	2.0	$1,442	$49	2.1	$201	$64	16.2%	5.5%

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent (excluding units where GRAPI cannot be computed)	27,544	845	1.9	100.0%		28,629	1,071	2.3	100.0%		1,085	1,364	3.9%	5.0%		
30.0 percent or more (rent-burdened)	15,570	832	3.2	56.5%	2.5%	15,187	842	3.4	53.0%	2.2%	-383	1,184	-2.5%	7.5%	-3.5	3.3
50.0 percent or more (extremely rent-burdened)	8,135	723	5.4	29.5%	2.5%	8,077	675	5.1	28.2%	2.1%	-58	989	-0.7%	12.1%	-1.3	3.3

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder (excluding units where GRAPI cannot be computed)	2,340	378	9.8	100.0%		2,981	409	8.3	100.0%		641	557	27.4%	27.0%		
30.0 percent or more (rent-burdened)	1,507	313	12.6	64.4%	8.4%	1,783	336	11.5	59.8%	7.7%	276	459	18.3%	33.2%	-4.6	11.4
50.0 percent or more (extremely rent-burdened)	806	224	16.9	34.4%	7.8%	824	241	17.8	27.6%	7.1%	18	329	2.2%	41.2%	-6.8	10.5

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder (excluding units where GRAPI cannot be computed)	1,752	438	15.2	100.0%		2,009	393	11.9	100.0%		257	588	14.7%	36.4%		
30.0 percent or more (rent-burdened)	729	300	25.0	41.6%	13.6%	629	246	23.8	31.3%	10.6%	-100	388	-13.7%	49.0%	-10.3	17.2
50.0 percent or more (extremely rent-burdened)	191	160	51.1	10.9%	8.7%	260	183	42.9	12.9%	8.8%	69	243	36.1%	148.9%	2.0	12.4

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder (excluding units where GRAPI cannot be computed)	2,534	442	10.6	100.0%		3,377	471	8.5	100.0%		843	646	33.3%	29.8%		
30.0 percent or more (rent-burdened)	1,565	332	12.9	61.8%	7.5%	1,887	400	12.9	55.9%	8.9%	322	520	20.6%	36.2%	-5.9	11.6
50.0 percent or more (extremely rent-burdened)	765	246	19.5	30.2%	8.1%	950	291	18.6	28.1%	7.7%	185	381	24.2%	55.2%	-2.1	11.2

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

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder (excluding units where GRAPI cannot be computed)	20,508	892	2.6	100.0%		19,374	971	3.0	100.0%		-1,134	1,319	-5.5%	6.3%		
30.0 percent or more (rent-burdened)	11,535	766	4.0	56.2%	2.8%	10,295	773	4.6	53.1%	3.0%	-1,240	1,088	-10.7%	8.9%	-3.1	4.1
50.0 percent or more (extremely rent-burdened)	6,279	595	5.8	30.6%	2.6%	5,689	606	6.5	29.4%	2.8%	-590	849	-9.4%	12.9%	-1.2	3.8

Table 3.05.T: Rent Stabilized Housing

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Rent stabilized units	16,449	3,426	10.0	27.1%	5.7%

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

	2015-2019 ACS PUMS				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Occupied units paying rent	29,075	1,076	2.3	100.0%	
Extremely low-income (0-30% AMI)	3,001	478	9.7	10.3%	1.6%
Very low-income (31-50% AMI)	3,190	474	9.0	11.0%	1.6%
Low-income (51-80% AMI)	13,209	949	4.4	45.4%	2.8%
Moderate-income (81-120% AMI)	8,876	740	5.1	30.5%	2.3%
Middle-income (121-165% AMI)	656	168	15.6	2.3%	0.6%
High-income (166% or higher AMI)	143	112	47.6	0.5%	0.4%

Table 3.07.T: Housing maintenance deficiencies

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Units with 3 or more maintenance deficiencies	2,439	1,601	33.0	4.5%	2.9%

Table 3.08.T: Overcrowding - Total Population

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	55,527	585	0.6	100.0%		55,971	620	0.7	100.0%		444	852	0.8%	1.5%		
Overcrowded units (> 1 person per room)	3,439	476	8.4	6.2%	0.9%	5,678	548	5.9	10.1%	1.0%	2,239	726	65.1%	27.9%	3.9	1.3

Table 3.08.A: Overcrowding - Asian Non-Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	6,321	616	5.9	100.0%		7,812	532	4.1	100.0%		1,491	814	23.6%	14.7%		
Overcrowded units (> 1 person per room)	1,016	275	16.5	16.1%	4.1%	1,325	300	13.8	17.0%	3.7%	309	407	30.4%	46.0%	0.9	5.5

Table 3.08.B: Overcrowding - Black Non-Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	2,032	452	13.5	100.0%		2,260	401	10.8	100.0%		228	604	11.2%	31.6%		
Overcrowded units (> 1 person per room)	139	102	44.4	6.8%	4.8%	193	118	37.1	8.5%	5.0%	54	156	38.8%	132.6%	1.7	6.9

Table 3.08.H: Overcrowding - Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	3,485	498	8.7	100.0%		4,354	519	7.2	100.0%		869	719	24.9%	23.2%		
Overcrowded units (> 1 person per room)	203	117	34.9	5.8%	3.2%	735	221	18.3	16.9%	4.7%	532	250	262.1%	235.4%	11.1	5.7

Table 3.08.W: Overcrowding - White Non-Hispanic

	2008-2012 ACS PUMS					2015-2019 ACS PUMS					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	43,063	846	1.2	100.0%		40,382	908	1.4	100.0%		-2,681	1,241	-6.2%	2.8%		
Overcrowded units (> 1 person per room)	1,959	394	12.2	4.5%	0.9%	2,996	432	8.8	7.4%	1.1%	1,037	585	52.9%	37.8%	2.9	1.4

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2017-2019
	Number
Residential evictions executed by a city marshal	556

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

	NYC Department of Homeless Services, 2018	NYC Department of Homeless Services, 2020	Change, 2018 - 2020	
	Number	Number	Number	Percent
Total number of individuals in DHS shelter system whose last address was in this area	244	178	-66	-27.0%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2022; NYC Housing Preservation and Development, 2022
	Number
NYC Housing Authority units	2,204
Units with regulatory agreements since 2014	1,077

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

	NYC Housing Authority, 2022	
	Number	Percent
Total Population	156,693	100.0%
NYC Housing Authority tenants	4,567	2.9%

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

	NYC Housing Authority, 2022	
	Number	Percent
Asian non-Hispanic Population	30,486	100.0%
Asian non-Hispanic NYC Housing Authority tenants	402	1.3%

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

	NYC Housing Authority, 2022	
	Number	Percent
Black non-Hispanic Population	6,557	100.0%
Black non-Hispanic NYC Housing Authority tenants	2,422	36.9%

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

	NYC Housing Authority, 2022	
	Number	Percent
Hispanic Population	13,910	100.0%
Hispanic NYC Housing Authority tenants	1,169	8.4%

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

	NYC Housing Authority, 2022	
	Number	Percent
White non-Hispanic Population	98,989	100.0%
White non-Hispanic NYC Housing Authority tenants	523	0.5%

Housing Production

PUMA 4016

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

	NYC Department of City Planning Housing Database, 2020 Q4	
	Number	Percent
Net change	1,364	2.1%
New building	1,783	2.7%
Alterations that increase units	113	0.2%
Alterations that decrease units	-103	-0.2%
Demolitions	-429	-0.7%

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

	NYC Housing Preservation and Development, 2021	
	New Construction	Preservation
	Number	Number
Extremely low-income (0-30% AMI)	0	896
Very low-income (31-50% AMI)	0	0
Low-income (51-80% AMI)	0	73
Moderate-income (81-120% AMI)	0	0
Middle-income (121-165% AMI)	106	0
High-income (166% or higher AMI)	0	2

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	4.3	1.0%
Square miles of historic districts	0.0	0.0%

Quality of Life and Access to Opportunity

PUMA 4016

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

	NYC Community Health Survey, 2015-2016		
	Percent		
	Estimate	MOE (-)	MOE (+)
Good, Very Good, or Excellent health	69.9%	-5.5%	5.0%

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

	NYC Community Health Survey, 2015-16		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	8.8%	-2.5%	3.4%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Deaths before 65 years	202.0	179.6	157.9	-22.0	-12.1%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 65 years	99.2	91.3	107.4	16.0	17.6%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 65 years	252.7	310.9	295.7	-15.0	-4.9%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Hispanic deaths before 65 years	124.4	140.7	170.6	30.0	21.3%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 65 years	224.6	201.0	163.6	-37.0	-18.6%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Deaths before 1 year	4.1	2.5	3.1	1.0	24.0%

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

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

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

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

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

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

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 1 year	3.0	1.9	2.4	1.0	26.3%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Drug-related overdose deaths		7.3	13.0	6.0	78.1%

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

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

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

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

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

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

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
White non-Hispanic drug-related overdose deaths		9.2	16.0	7.0	73.9%

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

	NYC Department of Health and Mental Hygiene, 2022
	Number
COVID-19 deaths between 2020 and February 2022	600

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

	NYC Department of Health and Mental Hygiene, 2022
	Number
Asian non-Hispanic COVID-19 deaths between 2020 and February 2022	249

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

	NYC Department of Health and Mental Hygiene, 2022
	Number
Black non-Hispanic COVID-19 deaths between 2020 and February 2022	717

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

	NYC Department of Health and Mental Hygiene, 2022
	Number
Hispanic COVID-19 deaths between 2020 and February 2022	374

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

	NYC Department of Health and Mental Hygiene, 2022
	Number
White non-Hispanic COVID-19 deaths between 2020 and February 2022	731

Table 5.07.T: Health Outcomes - Heat Vulnerability Index

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

Table 5.08.T: Access to Jobs

	NYC Department of City Planning, 2019
	Number
Total jobs within 30 minutes	90,217

Table 5.09.T: Access to Transit

	NYC Department of City Planning, 2020 Percent Estimate
Residents living within 1/4 mile of Select Bus Station or subway station	47.6%
Residents living within 1/4 mile of ADA accessible subway stations	4.3%

Table 5.10.T: Commute - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total workers 16 years and over	59,312	1,741	1.8	100.0%		67,035	1,637	1.5	100.0%		7,723	2,390	13.0%	4.3%		
Drove or carpooled to work	21,516	1,135	3.2	36.3%	1.6%	24,725	1,102	2.7	36.9%	1.4%	3,209	1,582	14.9%	7.9%	0.6	2.1

Table 5.10.A: Commute - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic workers 16 years and over	10,082	1,062	6.4	100.0%		12,802	910	4.3	100.0%		2,720	1,399	27.0%	16.1%		
Drove or carpooled to work	2,603	472	11.0	25.8%	3.8%	3,876	466	7.3	30.3%	2.9%	1,273	663	48.9%	32.4%	4.5	4.8

Table 5.10.B: Commute - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic workers 16 years and over	1,705	376	13.4	100.0%		2,586	535	12.6	100.0%		881	654	51.7%	45.9%		
Drove or carpooled to work	511	236	28.1	30.0%	12.2%	738	300	24.7	28.5%	10.0%	227	382	44.4%	88.9%	-1.5	15.8

Table 5.10.H: Commute - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic workers 16 years and over	4,227	671	9.6	100.0%		6,725	696	6.3	100.0%		2,498	967	59.1%	30.1%		
Drove or carpooled to work	1,183	348	17.9	28.0%	6.9%	2,165	402	11.3	32.2%	5.0%	982	532	83.0%	63.7%	4.2	8.5

Table 5.10.W: Commute - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic workers 16 years and over	42,745	1,394	2.0	100.0%		43,242	1,417	2.0	100.0%		497	1,988	1.2%	4.7%		
Drove or carpooled to work	17,102	1,007	3.6	40.0%	2.0%	17,300	903	3.2	40.0%	1.6%	198	1,353	1.2%	8.0%	0.0	2.6

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	55,971	620	0.7	100.0%	
With a computer	44,809	846	1.1	80.1%	1.2%
With a broadband internet subscription	42,618	965	1.4	76.1%	1.5%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	7,812	532	4.1	100.0%	
With a computer	6,994	507	4.4	89.5%	2.2%
With a broadband internet subscription	6,543	512	4.8	83.8%	3.2%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	2,260	401	10.8	100.0%	
With a computer	1,871	341	11.1	82.8%	3.4%
With a broadband internet subscription	1,709	365	13.0	75.6%	9.0%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	4,354	519	7.2	100.0%	
With a computer	3,404	449	8.0	78.2%	4.4%
With a broadband internet subscription	3,284	425	7.9	75.4%	3.8%

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

	ACS PUMS, 2015-2019				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	40,382	908	1.4	100.0%	
With a computer	31,520	935	1.8	78.1%	1.5%
With a broadband internet subscription	30,119	1,011	2.0	74.6%	1.9%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	58.6%
Math proficient	58.4%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	66.6%
Math proficient	68.3%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	34.7%
Math proficient	29.1%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	41.4%
Math proficient	34.2%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	63.9%
Math proficient	65.8%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	80.0%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	107.5%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	68.6%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	41.4%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	81.0%

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2019	
	Number Estimate	Percent Estimate
Total Population	156,693	100.0%
Residents within walking distance of a park	113,733	72.6%

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

	NYC Vision Zero View, 2010-2014		NYC Vision Zero View, 2016-2020		Change, 2010-2014 to 2016-2020		
	Number	Percent	Number	Percent	Number	Percent	Pctg. Pt.
Total injuries	618.4	1.0%	575.0	1.0%	-43.0	0.0%	
Pedestrian injuries	177.5	0.3%	166.9	0.3%	-11.0	-0.1%	0.0
Cyclist injuries	47.3	0.1%	61.3	0.1%	14.0	0.3%	0.0
Motorist injuries	393.7	0.6%	346.8	0.6%	-47.0	-0.1%	0.0

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

	NYC Vision Zero View, 2010-2014	NYC Vision Zero View, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Percent
Total fatalities	5.4	4.0	-26.5	1.0%

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

	NYC Department of Heath and Mental Hygiene, 2019
	Number
Total pedestrian hospitalizations	16.9

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

	NYC Department of Heath and Mental Hygiene, 2019
	Number
Total non-fatal assault hospitalizations	15.0