Racial Equity Report on Housing and Opportunity

Project name: Reform Temple of Forest Hills Rezoning

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

PROJECT TYPE

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

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

☐ Historic district designation affecting 4 or more city blocks

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

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

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

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

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

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

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

1. EXECUTIVE SUMMARY

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

This report accompanies a land use application by Werber Management, Inc. and the Reform Temple of Forest Hills (collectively, the "Applicant") seeking a zoning map amendment, to change the zoning of their development site and surrounding properties from R1-2A to R7D; and (2) a zoning text amendment to make the affected area part of a Mandatory Inclusionary Housing area.

The object of the application is to facilitate a new development with residential and community facility uses at 71-11 112th Street (Block 2246, Lot 31; the "Development Site"), which is located at the northeast corner of 112th Street and 71st Road in the Forest Hills neighborhood of Queens Community District #6. The proposed development would include 126,000 square feet of zoning floor area (109,400 residential, 16,600 community facility), stand at 113 feet in height (10 stories), and would contain 153 residential apartments (in addition to ground floor community facility use). Of the 153 apartments, 38 would be made permanently affordable in compliance with "Option 1" of the Mandatory Inclusionary Housing Program (as detailed within). The remaining 115 apartments would be market-rate. Additionally, 66 accessory parking spaces would be provided in a cellar garage.

It should be noted the area to be rezoned includes the Development Site as well as the westerly portion of adjacent Tax Lot 41 (a.k.a. 71-02 113th Street), to create a comprehensive zoning proposal (collectively, the "Project Area").

As of 2020, Queens Community District 6's (PUMA 4108) population was 119,706. Of this, 31% identified as Asian non-Hispanic, 2.9% identified as Black non-Hispanic, 16.4% identified as Hispanic, and 43.9% identified as White non-Hispanic. The remaining 5.8% identified as non-Hispanic of some other race or combination of races. The Black and Hispanic populations make up a much lower share of this neighborhood than those racial groups do in Queens and New York City as a whole. There is a slightly greater share of Asians in this area than Queens and significantly more than in NYC, while the White population in the area makes up a significantly greater share than when compared to the rest of the borough and city. The area's median age was 43 years old. Slightly more than half of the population was foreign born (50.1%), and 24.9% of the population indicated that they spoke English less than "very well." The 2015-2019 ACS data shows that the median household income of the area was $81,129, which is substantially higher than the Queens and New York City figures, which are both in the $60,000-$65,000 range.

The area saw a 2.2% increase in housing units between 2010 and 2020 compared to a 6.9% population increase, indicating that housing production is lagging behind demand. The lack of housing production in this area is especially stark when compared with the rest of New York City, which saw a net 7.5% increase in housing units over the same period. Almost half of the households were considered rent-burdened at 48.8%, with a total of 28.6% of households severely so. These percentages are the highest among White non-Hispanic households. The median gross rent in the area is $1,728/month. According to ACS PUMS data between 2015 and 2019, only 38.3% of the rental units in the community district were affordable to people in the low- to extremely-low income brackets (80% or less AMI). The bulk of housing units in the area (74.5%) are affordable to people in the moderate- to middle-income brackets (81-165%

AMI). 40% of the population has access to a subway or Select Bus Station within ¼ of a mile, and 10% have access to an ADA-accessible station. This is roughly the same transit access for disabled people Citywide, but slightly less transit access as a whole.

The proposed project would help New York City meet several of its goals to affirmatively further fair housing and promote equitable access to opportunity by creating 38 new units of income-restricted housing at an average of 60% AMI (with no income-restricted units at more than 80% AMI), adding a new building that is fully ADA-accessible (and setting aside a certain percentage of income-restricted units for those with disabilities) to the neighborhood, and increasing transit accessibility for more people due to its proximity to the Forest Hills-71st Avenue subway stop (which serves the E, F, M, and R trains running beneath Queens Boulevard), and Long Island Railroad station (just beyond Austin Street).

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

Section 1: Executive Summary *(this section)*

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

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

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

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

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

2. PROJECT SPECIFIC INFORMATION

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

2.1. Residential affordability

Section not required for historic district designations

2.1.1 Proposed residential floor area:

109,400 Total residential zoning square feet

124,235 Gross residential square feet

2.1.2 Estimated new housing units

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

Income Restriction	Unit Count		Anticipated Affordability				
			AMI	Rent (2022)**		Eligible Income (2022)**	
	#	%		Studio – 2-bedroom		1-person – 4-person	
Extremely Low Income	0	0%	n/a	n/a	n/a	n/a	n/a
Very Low Income	21	14%	40%	$930	$1,200	$37,400	$53,400
Low Income	8	5%	60%	$1,400	$1,800	$56,000	$80,000
Low Income	9	6%	80%	$1,870	$2,400	$74,700	$106,700
Moderate Income	0	0	n/a	n/a	n/a	n/a	n/a
Middle Income	0	0	n/a	n/a	n/a	n/a	n/a
Not Income Restricted	115	75%	n/a	$2,100	$4,700	n/a	n/a
Total New Units	**153**	**100%**					

**Rents are based on unit size. Rents shown are illustrative (based on 2022 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 2022 AMI, rounded to the nearest $100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in pace at time of project marketing.*

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

The Proposed Development will contain a total of 153 residential units of which 38 will be income-restricted pursuant to the Mandatory Inclusionary Housing Program ("MIH"), and 115 will be market-rate (not income-restricted).
Pursuant to MIH Option 1, the 38 income-restricted units must comprise at least 25% of the Proposed Development's residential floor area, at a weighted Area Median Income ("AMI") average of 60%. Additionally, at least 10% of the residential floor area must be available at 40% AMI, there can be no more than three income bands, and no income band can be greater than 130% AMI (pursuant to ZR 23-154(d)(3)(i)). Such percentages are the basis for the unit counts in the above table.

As currently contemplated, the Proposed Development would contain 56 studio apartments (14 income-restricted and 42 market-rate), 56 one-bedroom apartments (14 income-restricted and 42 market-rate), 32 two-bedroom apartments (8 income-restricted and 24 market-rate), eight three-bedroom apartments (2 income-restricted and 6 market-rate), and one market-rate four-bedroom apartment. Eligible households for the income-restricted units include 1- to 5-person households. The Proposed Development will not be seeking any affordable housing financing programs.

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

	Third Quartile Area Market-Rate Rents	Associated Household Incomes (30% Rent Burden)
Studio Apartments	$1,760/month	$70,300/year
One-Bedroom Apartments	$2,260/month	$90,400/year
Two-Bedroom Apartments	$2,950/month	$118,000/year
Three-Bedroom Apartments	$4,000/month	$160,000/year
Four-Bedroom Apartments	$6,430/month	$257,000/year

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

2.3 Anticipated construction jobs

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

Development Site	Person-years	Average yearly workers
Projected Development Site 1	115.4	63.1
Projected Development Site 2 (not applicant-owned)	44.7	24.5
Total	**160.1**	**87.6**

3. Community Profile Summary

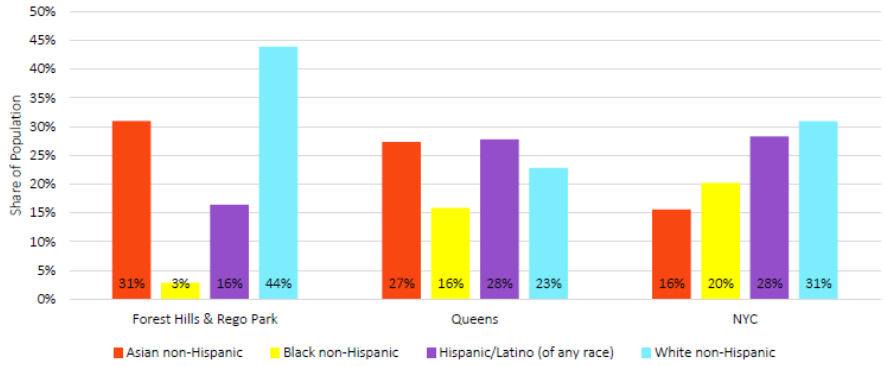
The community profile summary is intended to provide a user-friendly snapshot of household, housing, and neighborhood indicators in the project area. This summary includes graphs and charts of selected indicators found in the full community profile (Section 5). The summary is available for download through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

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

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

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

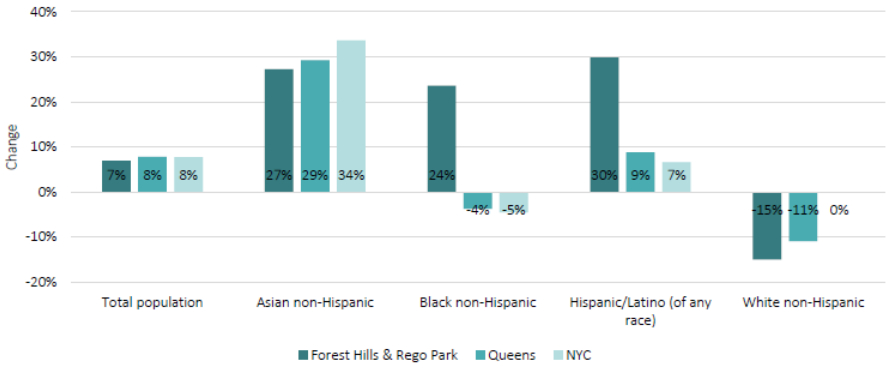


Source: Census 2020; Community Profile Table 1.01

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

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

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



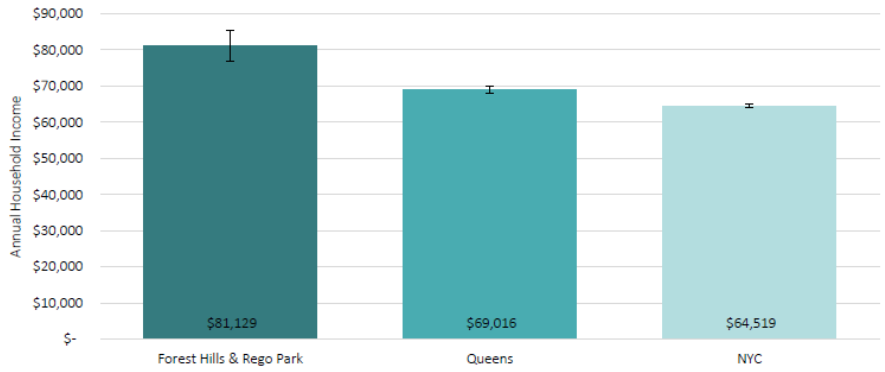
Source: Census 2010, 2020; Community Profile Table 1.01

Household Economic Security – Income

Figure 3: Median Household Income, 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 [$]."

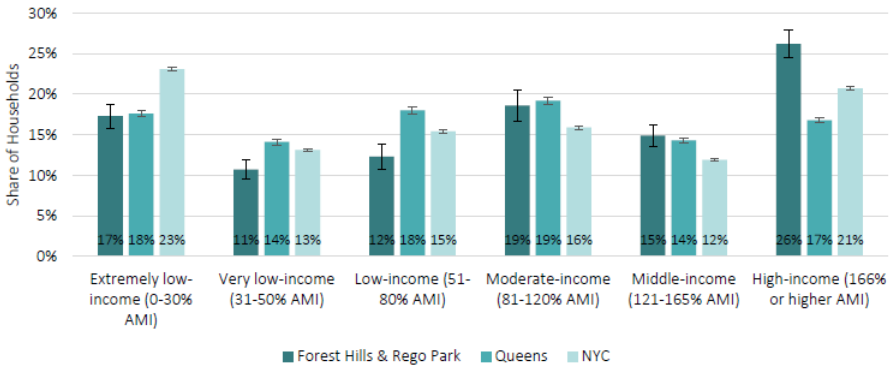


Source: American Community Survey 2015-2019; Community Profile Table 2.02

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]."

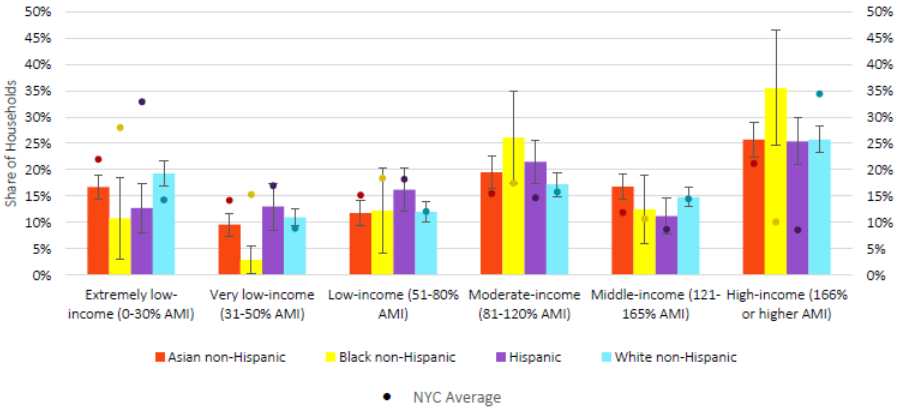


Source: American Community Survey 2015-2019; Community Profile Table 2.03

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."



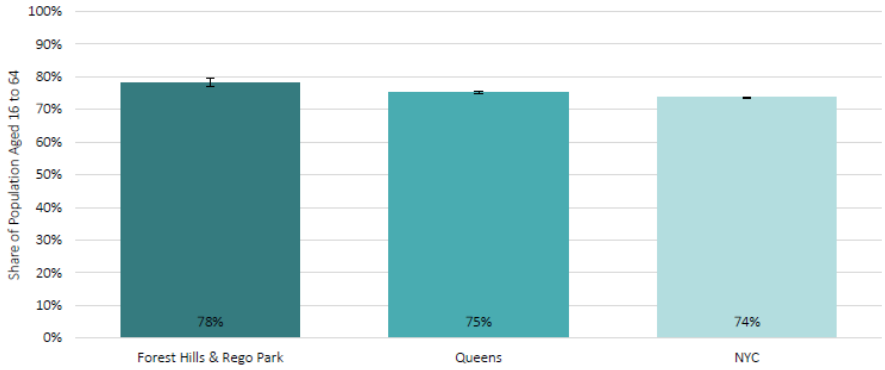
Source: American Community Survey 2015-2019; Community Profile Table 2.03

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."

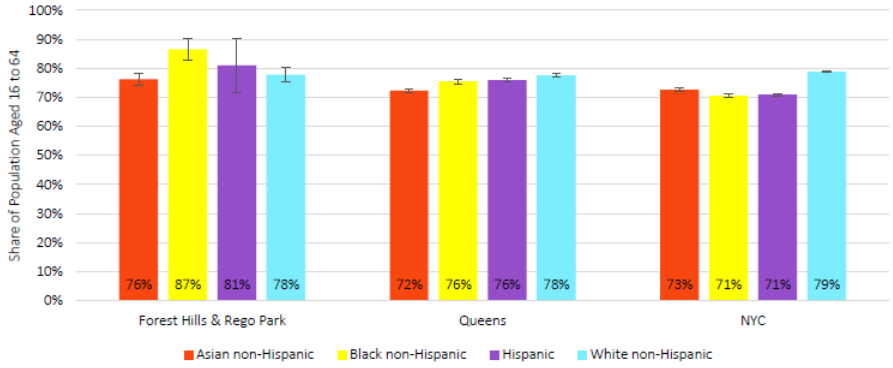


Source: American Community Survey 2015-2019; Community Profile Table 2.04

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."

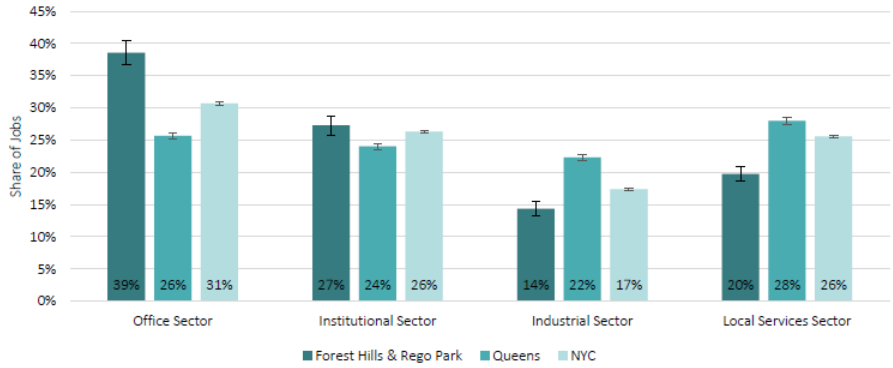


Source: American Community Survey 2015-2019; Community Profile Table 2.04

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]."



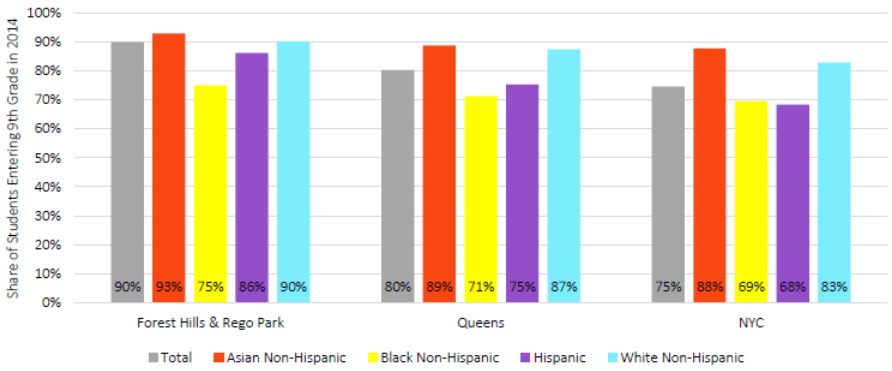
Source: American Community Survey 2015-2019; Community Profile Table 2.06

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]."

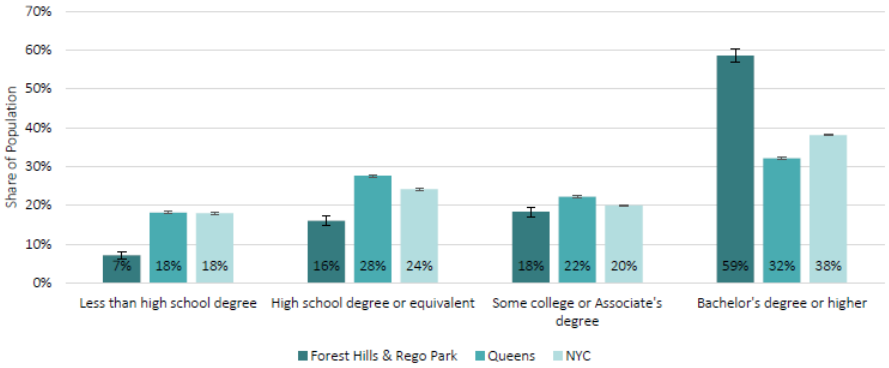


Source: NYC Department of Education 2018; Community Profile Table 5.13

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]."

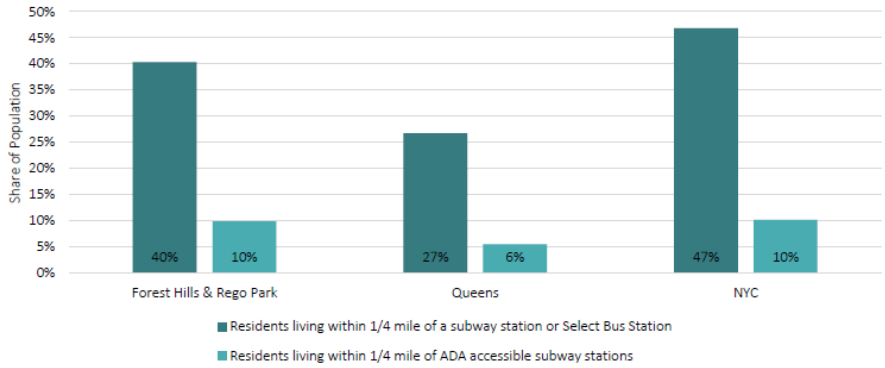


Source: American Community Survey 2015-2019; Community Profile Table 2.01

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."



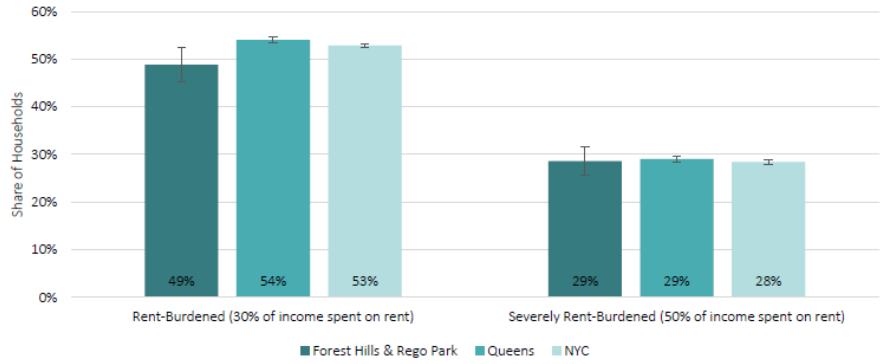
Source: Department of City Planning 2020; Community Profile Table 5.09

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."

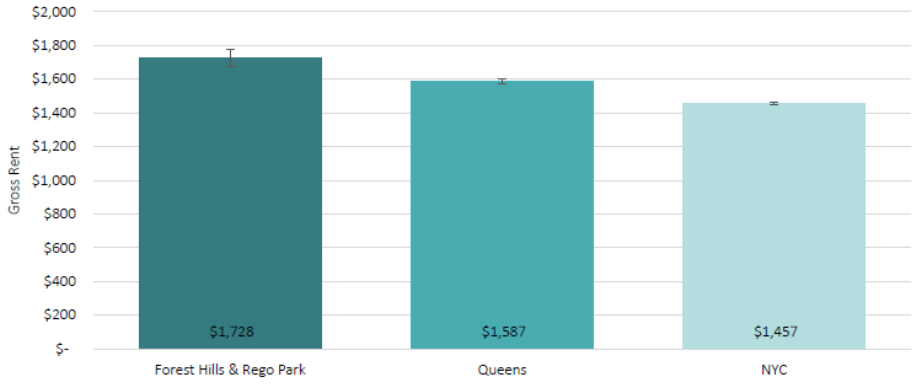


Source: American Community Survey 2015-2019; Community Profile Table 3.04

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 [$]."



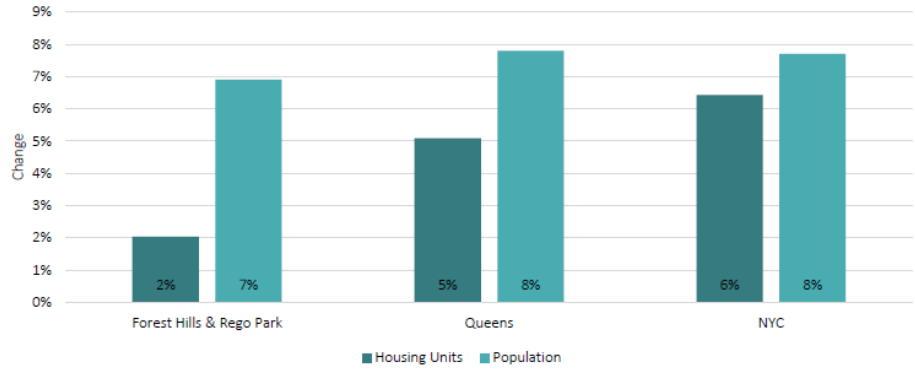
Source: American Community Survey 2015-2019; Community Profile Table 3.03

Housing Production

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

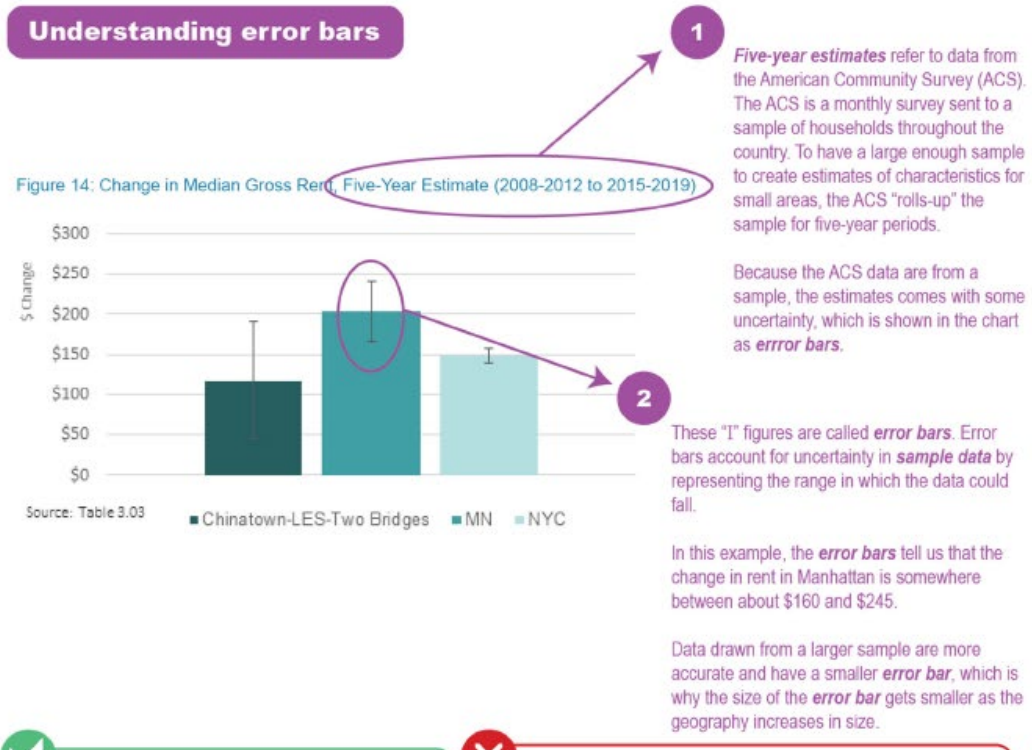
Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"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



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

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

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

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

The proposed development furthers this goal for several reasons, including: creating new housing in a neighborhood that has experienced little housing production in recent years; establishing new, permanently affordable (income-restricted) housing units; and constructing new market-rate and affordable housing in a location that is both walkable and transit-accessible. Forest Hills area is in the lowest category of displacement risk, likely due to its higher-than-average median household income and low Black and Hispanic population. These conditions are reflected in the median rent in the area being almost $300/month higher than when compared to New York City. The new income-restricted units would allow for people of lower incomes to move to this neighborhood when they otherwise may not be able to afford to.

Between 2010 and 2020, Queens Community District #6 ("CD6") saw just a 2.2% percent increase in housing units, compared to a 6.9% increase in total population. This population increase can be attributed to each non-White racial group growing in this area, particularly the Asian and Hispanic populations. The proposed development would create an additional 153 housing units, which by itself would account for a substantial 12.8% of the net change in housing units created between 2010 and 2020 (1,194 units).

The 153 new units in the proposed development would include 38 permanently affordable (income-restricted) units, providing a significant increase in such housing to a Community District in which only 739 new rent-regulated units (with regulatory agreements with HPD) have been created since 2014 and there is not a single NYC Housing Authority development. Furthermore, of the 258 new rent regulated units that have been created due to new construction, more than half (130) are in the moderate-income bracket (81-120% AMI). All income-restricted units in the proposed development are proposed to be provided at 80% AMI or less, and at a weighted average of 60% AMI or less, giving low- to very-low income populations a greater opportunity to find a home in this neighborhood. The 38 income-restricted units would also provide an opportunity for 19 of the neighborhood's rent-burdened and severely rent-burdened households to move into modern, ADA-accessible units they will be able to comfortably afford.

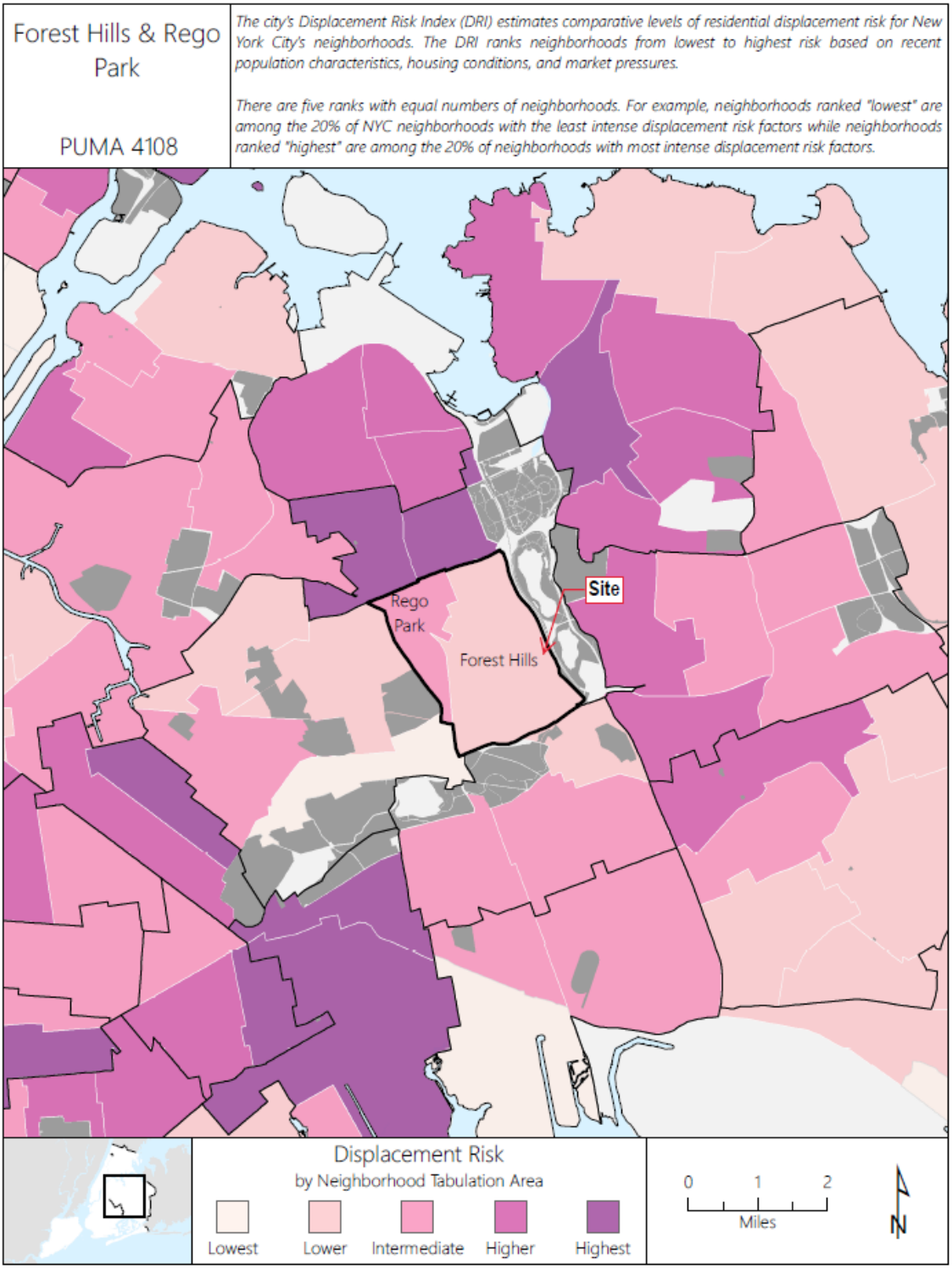
This development would also serve as a great example for increasing density near mass transit, as it is only three blocks away from the "Forest Hills-71st Avenue" subway stop, which provides access to the M and R local trains and E and F express trains, and only four blocks away from the Forest Hills station of the Long Island Railroad. Importantly, both mass transit stations are ADA-accessible. Additionally, Queens Boulevard and the shopping district of Forest Hills (along Austin Street) to the south also serve as vital mixed-use/retail corridors for central Queens. In sum, that means that car-free or car-lite living is a viable option, substantially reducing the cost of living at this location, and further tending towards the development of equitable housing.

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

At the outset, the Development Site does not currently contain any residential use. Therefore, none is threatened by the proposed development. That said, the proposed development affirmatively furthers the goal of creating affordable housing by producing 38 new permanently affordable (income-restricted) housing units. Moreover, the new permanently affordable units will be subject to HPD Marketing Guidelines, which provide a preference for applications from within the Community District. This serves to specifically prevent the displacement of existing residents.

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

Because this is a new development, it must be built pursuant to ADA guidelines, and set aside a portion of the income-restricted units for people with disabilities. This not only means the building will be designed for accessibility (including ADA-compliant elevators and ramps), but it will provide new affordable housing opportunities for people with disabilities as well. Contrast that with the majority of the area' building stock, which predates the ADA requirements, and may not be accessible. The development is also just a few blocks from the Forest Hills-71st Avenue E/F/M/R subway stop, which is an accessible station. This proximity will allow able-bodied and disabled residents of the development to be easily connected with the rest of the city, and live a car free or car-lite lifestyle.



Urban Cartographics

5. Community profile

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

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

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

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

Demographic Conditions

PUMA 4108

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	114,450	100.0%	111,988	100.0%	119,706	100.0%	7,718	6.9%	
Asian non-Hispanic	24,407	21.3%	29,199	26.1%	37,141	31.0%	7,942	27.2%	4.9
Black non-Hispanic	2,485	2.2%	2,784	2.5%	3,442	2.9%	658	23.6%	0.4
Hispanic/Latino (of any race)	12,890	11.3%	15,092	13.5%	19,594	16.4%	4,502	29.8%	2.9
White non-Hispanic	70,702	61.8%	61,890	55.3%	52,579	43.9%	-9,311	-15.0%	-11.4
Non-Hispanic of some other race or combination of races	3,966	3.5%	3,023	2.7%	6,950	5.8%	3,927	129.9%	3.1

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	112,457	2,388	1.3	100.0%		112,052	2,088	1.1	100.0%		115,883	2,378	1.2	100.0%		3,831	3,165	3.4%	2.9%		
Under 16 years	16,049	1,093	4.1	14.3%	0.9%	17,032	1,046	3.7	15.2%	0.9%	18,938	1,011	3.2	16.3%	0.8%	1,906	1,455	11.2%	9.0%	1.1	1.2
16 to 64 years	75,331	1,470	1.2	67.0%	1.9%	75,448	1,649	1.3	67.3%	0.8%	73,631	1,902	1.6	63.5%	1.0%	-1,817	2,517	-2.4%	3.3%	-3.8	1.3
65 years and over	21,077	1,220	3.5	18.7%	1.0%	19,572	767	2.4	17.5%	0.6%	23,314	847	2.2	20.1%	0.6%	3,742	1,143	19.1%	6.4%	2.6	0.8
Median age (years)	41.0	0.9	1.3			41.2	0.9	1.3			43.0	0.8	1.2			1.8	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	23,644	2,156	5.5	100.0%		29,215	1,611	3.4	100.0%		34,839	1,738	3.0	100.0%		5,624	2,370	19.3%	8.9%		
Under 16 years	4,025	581	8.8	17.0%	1.9%	4,748	538	6.9	16.3%	1.6%	5,573	806	8.8	16.0%	2.2%	825	969	17.4%	21.6%	-0.3	2.7
16 to 64 years	17,965	1,145	3.9	76.0%	8.5%	21,778	1,288	3.6	74.5%	1.6%	24,137	1,302	3.3	69.3%	1.4%	2,359	1,831	10.8%	8.9%	-5.2	2.1
65 years and over	1,654	376	13.8	7.0%	1.5%	2,689	369	8.4	9.2%	1.2%	5,129	466	5.5	14.7%	1.1%	2,440	594	90.7%	31.4%	5.5	1.6
Median age (years)	35.9	1.4	2.4			37.6	1.1	1.8			41.0	1.2	1.8			3.4	2.0				

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	2,459	774	19.1	100.0%		2,781	582	12.7	100.0%		3,394	676	12.1	100.0%		613	892	22.0%	35.3%		
Under 16 years	235	143	36.9	9.6%	5.0%	333	222	40.6	12.0%	7.6%	447	239	32.5	13.2%	6.5%	114	326	34.2%	114.7%	1.2	10.0
16 to 64 years	2,077	421	12.3	84.5%	31.6%	2,203	473	13.1	79.2%	3.8%	2,420	555	13.9	71.3%	8.1%	217	729	9.9%	34.5%	-7.9	8.9
65 years and over	147	113	46.7	6.0%	4.2%	245	120	29.7	8.8%	3.9%	527	150	17.3	15.5%	3.2%	282	192	115.1%	121.9%	6.7	5.0
Median age (years)	37.7	2.3	3.7			37.4	3.2	5.1			38.0	2.5	4.1			0.6	4.0				

Table 1.02.H: Age - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	12,579	1,667	8.1	100.0%		15,086	1,462	5.9	100.0%		17,665	1,288	4.4	100.0%		2,579	1,948	17.1%	14.2%		
Under 16 years	2,428	454	11.4	19.3%	2.5%	2,814	596	12.9	18.7%	3.5%	3,096	536	10.5	17.5%	2.8%	282	802	10.0%	30.1%	-1.2	4.5
16 to 64 years	8,922	845	5.8	70.9%	11.6%	10,442	1,049	6.1	69.2%	1.8%	11,850	971	5.0	67.1%	2.5%	1,408	1,429	13.5%	14.7%	-2.1	3.1
65 years and over	1,229	325	16.1	9.8%	2.2%	1,830	314	10.4	12.1%	1.7%	2,719	380	8.5	15.4%	1.8%	889	493	48.6%	32.9%	3.3	2.5
Median age (years)	34.9	1.8	3.1			37.0	1.7	2.8			41.0	2.7	3.9			4.0	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	70,290	2,561	2.2	100.0%		61,723	1,856	1.8	100.0%		54,954	1,657	1.8	100.0%		-6,769	2,488	-11.0%	3.8%		
Under 16 years	8,881	843	5.8	12.6%	1.1%	8,083	694	5.2	13.1%	1.1%	7,503	744	6.0	13.7%	1.3%	-580	1,017	-7.2%	12.2%	0.6	1.7
16 to 64 years	43,940	1,525	2.1	62.5%	3.1%	39,226	1,460	2.3	63.6%	1.4%	32,801	1,314	2.4	59.7%	1.6%	-6,425	1,964	-16.4%	4.6%	-3.9	2.1
65 years and over	17,469	1,132	3.9	24.9%	1.3%	14,414	669	2.8	23.4%	0.8%	14,650	767	3.2	26.7%	1.1%	236	1,018	1.6%	7.1%	3.3	1.4
Median age (years)	45.4	1.2	1.6			45.9	1.3	1.7			48.5	1.5	1.8			2.6	2.0				

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	112,457	2,388	1.3	100.0%		112,052	2,088	1.1	100.0%		115,883	2,378	1.2	100.0%		3,831	3,165	3.4%	2.9%		
Foreign-born	59,277	1,801	1.8	52.7%	1.1%	56,015	2,075	2.3	50.0%	1.6%	58,064	1,726	1.8	50.1%	1.1%	2,049	2,699	3.7%	4.9%	0.1	1.9

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	23,644	2,156	5.5	100.0%		29,215	1,611	3.4	100.0%		34,839	1,738	3.0	100.0%		5,624	2,370	19.3%	8.9%		
Foreign-born	18,786	1,345	4.4	79.5%	9.2%	20,759	1,451	4.2	71.1%	3.1%	25,091	1,275	3.1	72.0%	0.7%	4,332	1,932	20.9%	10.4%	0.9	3.2

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	2,459	774	19.1	100.0%		2,781	582	12.7	100.0%		3,394	676	12.1	100.0%		613	892	22.0%	35.3%		
Foreign-born	735	291	24.0	29.9%	7.2%	477	210	26.7	17.2%	6.6%	976	313	19.5	28.8%	7.2%	499	377	104.6%	111.4%	11.6	9.8

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	12,579	1,667	8.1	100.0%		15,086	1,462	5.9	100.0%		17,665	1,288	4.4	100.0%		2,579	1,948	17.1%	14.2%		
Foreign-born	6,167	821	8.1	49.0%	0.6%	7,034	894	7.7	46.6%	3.8%	8,118	950	7.1	46.0%	4.2%	1,084	1,305	15.4%	19.9%	-0.6	5.7

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	70,290	2,561	2.2	100.0%		61,723	1,856	1.8	100.0%		54,954	1,657	1.8	100.0%		-6,769	2,488	-11.0%	3.8%		
Foreign-born	31,394	1,618	3.1	44.7%	1.6%	26,160	1,450	3.4	42.4%	2.0%	22,560	1,383	3.7	41.1%	2.2%	-3,600	2,004	-13.8%	7.1%	-1.3	3.0

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 5 years and over	106,661	691	0.4	100.0%		105,604	1,937	1.1	100.0%		108,257	2,046	1.1	100.0%		2,653	2,817	2.5%	2.7%		
Speak English less than "very well"	32,646	1,746	3.3	30.6%	1.6%	27,911	1,803	3.9	26.4%	1.6%	26,927	1,721	3.9	24.9%	1.5%	-984	2,493	-3.5%	8.8%	-1.5	2.2

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 5 years and over	22,110	1,242	3.4	100.0%		27,388	1,514	3.4	100.0%		32,661	1,527	2.8	100.0%		5,273	2,150	19.3%	8.6%		
Speak English less than "very well"	10,549	1,122	6.5	47.7%	4.3%	10,171	1,130	6.8	37.1%	3.6%	12,130	984	4.9	37.1%	2.5%	1,959	1,498	19.3%	16.4%	0.0	4.4

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	2,394	451	11.5	100.0%		2,681	544	12.3	100.0%		3,207	656	12.4	100.0%		526	852	19.6%	34.5%		
Speak English less than "very well"	206	165	48.5	8.6%	6.7%	0	0	0.0	0.0%	0.0%	118	87	45.0	3.7%	2.6%	118	87	0.0%		3.7	2.6

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	11,598	951	5.0	100.0%		14,161	1,393	6.0	100.0%		16,450	1,183	4.4	100.0%		2,289	1,828	16.2%	14.2%		
Speak English less than "very well"	4,154	726	10.6	35.8%	5.5%	4,272	574	8.2	30.2%	2.8%	3,734	640	10.4	22.7%	3.5%	-538	860	-12.6%	19.0%	-7.5	4.5

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	67,302	1,532	1.4	100.0%		58,566	1,663	1.7	100.0%		52,003	1,565	1.8	100.0%		-6,563	2,284	-11.2%	3.7%		
Speak English less than "very well"	16,976	1,377	4.9	25.2%	2.0%	12,695	1,128	5.4	21.7%	1.8%	10,494	1,084	6.3	20.2%	2.0%	-2,201	1,564	-17.3%	11.3%	-1.5	2.7

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	86,691	1,314	0.9	100.0%		86,946	1,436	1.0	100.0%		90,477	1,558	1.0	100.0%		3,531	2,119	4.1%	2.5%		
Less than high school degree	11,608	951	5.0	13.4%	1.1%	6,581	746	6.9	7.6%	0.8%	6,392	767	7.3	7.1%	0.8%	-189	1,070	-2.9%	16.0%	-0.5	1.1
High school degree or equivalent	17,129	1,123	4.0	19.8%	1.3%	15,378	1,025	4.1	17.7%	1.1%	14,444	1,096	4.6	16.0%	1.2%	-934	1,501	-6.1%	9.5%	-1.7	1.6
Some college or Associate's degree	18,472	1,158	3.8	21.3%	1.3%	18,077	1,235	4.2	20.8%	1.4%	16,588	1,217	4.5	18.3%	1.3%	-1,489	1,734	-8.2%	9.2%	-2.5	1.9
Bachelor's degree or higher	39,482	1,492	2.3	45.5%	1.6%	46,910	2,076	2.7	54.0%	2.2%	53,053	1,709	2.0	58.6%	1.6%	6,143	2,689	13.1%	6.2%	4.6	2.7

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	17,271	1,127	4.0	100.0%		22,282	1,212	3.3	100.0%		27,142	1,220	2.7	100.0%		4,860	1,720	21.8%	8.6%		
Less than high school degree	2,386	450	11.5	13.8%	2.4%	1,692	457	16.4	7.6%	2.0%	2,574	450	10.6	9.5%	1.6%	882	641	52.1%	48.9%	1.9	2.6
High school degree or equivalent	2,259	439	11.8	13.1%	2.4%	2,672	522	11.9	12.0%	2.3%	3,381	513	9.2	12.5%	1.8%	709	732	26.5%	31.3%	0.5	2.9
Some college or Associate's degree	2,910	496	10.4	16.8%	2.7%	3,002	541	11.0	13.5%	2.3%	3,486	530	9.2	12.8%	1.9%	484	757	16.1%	27.4%	-0.7	3.0
Bachelor's degree or higher	9,716	878	5.5	56.3%	3.5%	14,916	1,086	4.4	66.9%	3.2%	17,701	1,063	3.7	65.2%	2.6%	2,785	1,520	18.7%	11.2%	-1.7	4.1

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	1,979	411	12.6	100.0%		2,343	480	12.5	100.0%		2,734	541	12.0	100.0%		391	723	16.7%	33.2%		
Less than high school degree	181	125	42.1	9.1%	6.0%	126	87	42.1	5.4%	3.6%	69	55	48.4	2.5%	1.9%	-57	103	-45.2%	57.8%	-2.9	4.1
High school degree or equivalent	459	199	26.4	23.2%	8.8%	346	170	29.9	14.8%	6.6%	420	163	23.6	15.4%	5.1%	74	236	21.4%	76.0%	0.6	8.3
Some college or Associate's degree	469	201	26.1	23.7%	8.9%	864	337	23.7	36.9%	12.2%	485	229	28.7	17.7%	7.6%	-379	407	-43.9%	34.4%	-19.2	14.4
Bachelor's degree or higher	870	274	19.1	44.0%	10.4%	1,007	307	18.5	43.0%	9.7%	1,760	441	15.2	64.4%	9.9%	753	537	74.8%	69.0%	21.4	13.9

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	9,187	856	5.7	100.0%		11,046	1,035	5.7	100.0%		13,128	930	4.3	100.0%		2,082	1,391	18.8%	14.0%		
Less than high school degree	1,685	380	13.7	18.3%	3.8%	1,089	271	15.1	9.9%	2.3%	1,056	349	20.1	8.0%	2.6%	-33	442	-3.0%	40.1%	-1.9	3.5
High school degree or equivalent	2,194	432	12.0	23.9%	4.1%	2,606	470	11.0	23.6%	3.6%	2,810	525	11.4	21.4%	3.7%	204	705	7.8%	28.0%	-2.2	5.2
Some college or Associate's degree	2,948	499	10.3	32.1%	4.5%	3,988	695	10.6	36.1%	5.3%	3,704	637	10.5	28.2%	4.4%	-284	943	-7.1%	22.7%	-7.9	6.9
Bachelor's degree or higher	2,360	448	11.5	25.7%	4.2%	3,363	620	11.2	30.4%	4.8%	5,558	657	7.2	42.3%	4.0%	2,195	903	65.3%	36.2%	11.9	6.2

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	55,601	1,563	1.7	100.0%		49,434	1,289	1.6	100.0%		45,084	1,253	1.7	100.0%		-4,350	1,798	-8.8%	3.5%		
Less than high school degree	6,873	749	6.6	12.4%	1.3%	3,443	518	9.2	7.0%	1.0%	2,587	506	11.9	5.7%	1.1%	-856	724	-24.9%	18.5%	-1.3	1.5
High school degree or equivalent	11,671	953	5.0	21.0%	1.6%	9,518	947	6.0	19.3%	1.8%	7,478	905	7.4	16.6%	2.0%	-2,040	1,310	-21.4%	12.3%	-2.7	2.7
Some college or Associate's degree	11,643	952	5.0	20.9%	1.6%	9,880	1,031	6.3	20.0%	2.0%	8,223	739	5.5	18.2%	1.6%	-1,657	1,268	-16.8%	11.5%	-1.8	2.6
Bachelor's degree or higher	25,414	1,307	3.1	45.7%	2.0%	26,593	1,561	3.6	53.8%	2.8%	26,796	1,484	3.4	59.4%	2.8%	203	2,154	0.8%	8.1%	5.6	4.0

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households	51,225	520	0.6	51,831	584	0.7	606	782	1.2%	1.5%
Median household income (dollars)	$73,638	$3,722	3.1	$81,129	$4,340	3.3	$7,491	$5,717	10.2%	8.1%

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	11,422	733	3.9	14,161	839	3.6	2,739	1,114	24.0%	10.8%
Median household income (dollars)	$89,032	$10,021	6.8	$85,633	$9,744	6.9	-$3,399	$13,977	-3.8%	15.4%

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	1,193	338	17.2	1,500	347	14.1	307	484	25.7%	46.0%
Median household income (dollars)	$72,962	$15,406	12.8	$95,333	$31,242	19.9	$22,371	$34,834	30.7%	50.9%

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	6,669	767	7.0	7,226	691	5.8	557	1,032	8.4%	16.2%
Median household income (dollars)	$66,683	$7,187	6.6	$79,986	$10,088	7.7	$13,303	$12,386	19.9%	19.9%

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	30,568	860	1.7	27,409	886	2.0	-3,159	1,235	-10.3%	3.8%
Median household income (dollars)	$71,658	$5,218	4.4	$77,362	$5,962	4.7	$5,704	$7,923	8.0%	11.4%

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	51,831	584	0.7	100.0%	
Extremely low-income (0-30% AMI)	8,991	792	5.4	17.3%	1.5%
Very low-income (31-50% AMI)	5,526	645	7.1	10.7%	1.2%
Low-income (51-80% AMI)	6,383	770	7.3	12.3%	1.5%
Moderate-income (81-120% AMI)	9,659	978	6.2	18.6%	1.9%
Middle-income (121-165% AMI)	7,716	657	5.2	14.9%	1.3%
High-income (166% or higher AMI)	13,556	897	4.0	26.2%	1.7%

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	14,161	839	3.6	100.0%	
Extremely low-income (0-30% AMI)	2,362	340	8.7	16.7%	2.2%
Very low-income (31-50% AMI)	1,359	321	14.3	9.6%	2.2%
Low-income (51-80% AMI)	1,665	335	12.2	11.8%	2.3%
Moderate-income (81-120% AMI)	2,763	466	10.3	19.5%	3.1%
Middle-income (121-165% AMI)	2,378	357	9.1	16.8%	2.3%
High-income (166% or higher AMI)	3,634	514	8.6	25.7%	3.3%

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	1,500	347	14.1	100.0%	
Extremely low-income (0-30% AMI)	162	122	45.6	10.8%	7.7%
Very low-income (31-50% AMI)	43	40	56.1	2.9%	2.6%
Low-income (51-80% AMI)	183	128	42.6	12.2%	8.1%
Moderate-income (81-120% AMI)	392	160	24.9	26.1%	8.8%
Middle-income (121-165% AMI)	188	105	34.0	12.5%	6.4%
High-income (166% or higher AMI)	532	204	23.3	35.5%	10.9%

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	7,226	691	5.8	100.0%	
Extremely low-income (0-30% AMI)	921	344	22.7	12.7%	4.6%
Very low-income (31-50% AMI)	941	329	21.2	13.0%	4.4%
Low-income (51-80% AMI)	1,168	317	16.5	16.2%	4.1%
Moderate-income (81-120% AMI)	1,557	332	13.0	21.5%	4.1%
Middle-income (121-165% AMI)	807	257	19.4	11.2%	3.4%
High-income (166% or higher AMI)	1,832	365	12.1	25.4%	4.4%

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	27,409	886	2.0	100.0%	
Extremely low-income (0-30% AMI)	5,294	642	7.4	19.3%	2.3%
Very low-income (31-50% AMI)	3,024	447	9.0	11.0%	1.6%
Low-income (51-80% AMI)	3,279	518	9.6	12.0%	1.9%
Moderate-income (81-120% AMI)	4,725	644	8.3	17.2%	2.3%
Middle-income (121-165% AMI)	4,044	503	7.6	14.8%	1.8%
High-income (166% or higher AMI)	7,043	718	6.2	25.7%	2.5%

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	75,448	1,649	1.3	100.0%		73,631	1,902	1.6	100.0%		-1,817	2,517	-2.4%	3.3%		
In labor force	58,468	1,628	1.7	77.5%	1.3%	57,607	1,763	1.9	78.2%	1.3%	-861	2,400	-1.5%	4.1%	0.7	1.8

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	21,778	1,288	3.6	100.0%		24,137	1,302	3.3	100.0%		2,359	1,831	10.8%	8.9%		
In labor force	16,552	1,168	4.3	76.0%	2.9%	18,384	1,100	3.6	76.2%	2.0%	1,832	1,604	11.1%	10.3%	0.2	3.5

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	2,203	473	13.1	100.0%		2,420	555	13.9	100.0%		217	729	9.9%	34.5%		
In labor force	1,612	406	15.3	73.2%	9.6%	2,093	488	14.2	86.5%	3.6%	481	635	29.8%	44.6%	13.3	10.3

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	10,442	1,049	6.1	100.0%		11,850	971	5.0	100.0%		1,408	1,429	13.5%	14.7%		
In labor force	8,113	958	7.2	77.7%	4.8%	9,594	779	4.9	81.0%	9.3%	1,481	1,235	18.3%	16.9%	3.3	10.5

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	39,226	1,460	2.3	100.0%		32,801	1,314	2.4	100.0%		-6,425	1,964	-16.4%	4.6%		
In labor force	30,901	1,389	2.7	78.8%	2.0%	25,532	1,300	3.1	77.8%	2.4%	-5,369	1,902	-17.4%	5.6%	-1.0	3.1

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	54,272	1,685	1.9	100.0%		54,897	1,718	1.9	100.0%		625	2,406	1.2%	4.5%		
Management, business, science, and arts	28,685	1,585	3.4	52.9%	2.4%	32,523	1,462	2.7	59.2%	1.9%	3,838	2,156	13.4%	8.1%	6.3	3.1
Service	7,329	849	7.0	13.5%	1.5%	7,644	906	7.2	13.9%	1.6%	315	1,242	4.3%	17.3%	0.4	2.2
Sales and office	13,304	1,189	5.4	24.5%	2.1%	10,432	839	4.9	19.0%	1.4%	-2,872	1,455	-21.6%	9.4%	-5.5	2.5
Natural resources, construction, and maintenance	1,864	442	14.4	3.4%	0.8%	1,633	349	13.0	3.0%	0.6%	-231	563	-12.4%	28.0%	-0.4	1.0
Production, transportation, and material moving	3,090	571	11.2	5.7%	1.0%	2,665	495	11.3	4.9%	0.9%	-425	756	-13.8%	22.6%	-0.8	1.3
Median Wages by Occupation																
Management, business, science, and arts	$80,491	$3,196	2.4			$80,031	$3,561	2.7			-$460	$4,785	-0.6%	5.9%		
Service	$34,163	$3,530	6.3			$30,799	$4,947	9.8			-$3,364	$6,077	-9.8%	17.2%		
Sales and office	$46,905	$2,953	3.8			$46,505	$4,915	6.4			-$400	$5,734	-0.9%	12.2%		
Natural resources, construction, and maintenance	$54,464	$17,279	19.3			$45,986	$20,376	26.9			-$8,478	$26,716	-15.6%	46.0%		
Production, transportation, and material moving	$45,474	$8,557	11.4			$33,815	$5,182	9.3			-$11,659	$10,004	-25.6%	18.0%		

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	15,512	1,209	4.7	100.0%		17,452	1,054	3.7	100.0%		1,940	1,604	12.5%	11.1%		
Management, business, science, and arts	9,347	925	6.0	60.3%	3.7%	10,386	801	4.7	59.5%	2.9%	1,039	1,224	11.1%	13.9%	-0.8	4.7
Service	1,387	371	16.2	8.9%	2.3%	1,903	481	15.4	10.9%	2.7%	516	607	37.2%	50.5%	2.0	3.5
Sales and office	3,745	621	10.1	24.1%	3.5%	4,141	563	8.3	23.7%	2.9%	396	838	10.6%	23.7%	-0.4	4.5
Natural resources, construction, and maintenance	250	135	32.9	1.6%	0.9%	243	114	28.6	1.4%	0.6%	-7	177	-2.8%	69.5%	-0.2	1.1
Production, transportation, and material moving	783	319	24.8	5.0%	2.0%	779	206	16.1	4.5%	1.2%	-4	380	-0.5%	48.3%	-0.5	2.3
Median Wages by Occupation																
Management, business, science, and arts	$81,286	$6,181	4.6			$79,872	$6,300	4.8			-$1,414	$8,826	-1.7%	10.8%		
Service	$29,591	$5,272	10.8			$25,416	$8,659	20.7			-$4,175	$10,138	-14.1%	33.0%		
Sales and office	$38,263	$6,365	10.1			$46,236	$6,265	8.2			$7,973	$8,931	20.8%	25.9%		
Natural resources, construction, and maintenance	$49,943	$34,968	42.6			$44,183	$39,536	54.4			-$5,760	$52,781	-11.5%	100.5%		
Production, transportation, and material moving	$31,462	$11,732	22.7			$19,146	$7,470	23.7			-$12,316	$13,908	-39.1%	32.8%		

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	1,470	373	15.4	100.0%		1,970	480	14.8	100.0%		500	608	34.0%	47.1%		
Management, business, science, and arts	685	249	22.1	46.6%	12.1%	1,356	395	17.7	68.8%	11.0%	671	467	98.0%	92.2%	22.2	16.4
Service	382	210	33.5	26.0%	12.7%	156	141	55.0	7.9%	6.9%	-226	253	-59.2%	43.2%	-18.1	14.5
Sales and office	306	200	39.7	20.8%	12.5%	403	221	33.4	20.5%	10.1%	97	298	31.7%	112.4%	-0.3	16.1
Natural resources, construction, and maintenance	0					31	46	89.2	1.6%	2.3%	31	46	0.0%		1.6	2.3
Production, transportation, and material moving	97	77	48.5	6.6%	5.0%	24	42	107.6	1.2%	2.1%	-73	88	-75.3%	47.5%	-5.4	5.4
Median Wages by Occupation																
Management, business, science, and arts	$79,732	$19,775	15.1			$91,092	$15,551	10.4			$11,360	$25,157	14.2%	34.4%		
Service	$45,750	$15,586	20.7			$23,849	$8,298	21.2			-$21,901	$17,657	-47.9%	25.4%		
Sales and office	$50,989	$15,892	18.9			$35,936	$34,540	58.4			-$15,053	$38,021	-29.5%	71.2%		
Natural resources, construction, and maintenance						$9,999										
Production, transportation, and material moving	$36,962	$49,030	80.6			$67,498					$30,536	$49,030	82.6%			

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	7,562	939	7.6	100.0%		9,168	720	4.8	100.0%		1,606	1,183	21.2%	17.8%		
Management, business, science, and arts	2,765	595	13.1	36.6%	6.4%	4,680	571	7.4	51.0%	4.8%	1,915	825	69.3%	41.9%	14.4	8.0
Service	1,830	440	14.6	24.2%	5.0%	2,209	443	12.2	24.1%	4.4%	379	624	20.7%	37.8%	-0.1	6.7
Sales and office	2,170	392	11.0	28.7%	3.8%	1,162	312	16.3	12.7%	3.3%	-1,008	501	-46.5%	17.3%	-16.0	5.0
Natural resources, construction, and maintenance	312	150	29.2	4.1%	1.9%	437	187	26.0	4.8%	2.0%	125	240	40.1%	90.1%	0.7	2.8
Production, transportation, and material moving	485	235	29.5	6.4%	3.0%	680	286	25.5	7.4%	3.1%	195	370	40.2%	90.0%	1.0	4.3
Median Wages by Occupation																
Management, business, science, and arts	$75,154	$6,752	5.5			$68,425	$8,115	7.2			-$6,729	$10,557	-9.0%	13.5%		
Service	$36,966	$3,225	5.3			$40,979	$4,873	7.2			$4,013	$5,844	10.9%	16.3%		
Sales and office	$49,412	$6,772	8.3			$45,475	$14,993	20.0			-$3,937	$16,451	-8.0%	32.9%		
Natural resources, construction, and maintenance	$42,372	$32,303	46.3			$46,444	$32,465	42.5			$4,072	$45,798	9.6%	113.4%		
Production, transportation, and material moving	$54,890	$27,409	30.4			$37,967	$20,003	32.0			-$16,923	$33,932	-30.8%	50.2%		

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	28,556	1,263	2.7	100.0%		24,453	1,319	3.3	100.0%		-4,103	1,826	-14.4%	6.0%		
Management, business, science, and arts	15,261	1,127	4.5	53.4%	3.2%	15,071	1,153	4.7	61.6%	3.3%	-190	1,612	-1.2%	10.5%	8.2	4.6
Service	3,643	686	11.5	12.8%	2.3%	2,961	556	11.4	12.1%	2.2%	-682	883	-18.7%	21.6%	-0.7	3.2
Sales and office	6,774	872	7.8	23.7%	2.9%	4,533	616	8.3	18.5%	2.3%	-2,241	1,068	-33.1%	12.5%	-5.2	3.7
Natural resources, construction, and maintenance	1,245	389	19.0	4.4%	1.3%	762	260	20.7	3.1%	1.0%	-483	468	-38.8%	28.3%	-1.3	1.6
Production, transportation, and material moving	1,633	378	14.1	5.7%	1.3%	1,126	325	17.6	4.6%	1.3%	-507	499	-31.0%	25.5%	-1.1	1.8
Median Wages by Occupation																
Management, business, science, and arts	$82,099	$4,861	3.6			$83,198	$4,870	3.6			$1,099	$6,881	1.3%	8.4%		
Service	$32,698	$7,435	13.8			$32,384	$10,980	20.6			-$314	$13,260	-1.0%	40.4%		
Sales and office	$48,760	$3,789	4.7			$49,402	$9,346	11.5			$642	$10,085	1.3%	20.7%		
Natural resources, construction, and maintenance	$61,325	$29,419	29.2			$49,026	$32,234	40.0			-$12,299	$43,641	-20.1%	65.1%		
Production, transportation, and material moving	$46,684	$3,313	4.3			$35,297	$7,399	12.7			-$11,387	$8,107	-24.4%	16.7%		

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	54,272	1,685	1.9	100.0%		54,897	1,718	1.9	100.0%		625	2,406	1.2%	4.5%		
Agriculture, forestry, fishing and hunting, and mining	0					92	108	71.6	0.2%	0.2%	92	108	0.0%		0.2	0.2
Construction	1,208	320	16.1	2.2%	0.6%	1,622	377	14.1	3.0%	0.7%	414	494	34.3%	47.3%	0.8	0.9
Manufacturing	2,348	544	14.1	4.3%	1.0%	2,045	441	13.1	3.7%	0.8%	-303	700	-12.9%	27.6%	-0.6	1.3
Wholesale trade	1,584	349	13.4	2.9%	0.6%	1,661	397	14.5	3.0%	0.7%	77	529	4.9%	34.1%	0.1	0.9
Retail trade	4,487	772	10.5	8.3%	1.4%	4,410	492	6.8	8.0%	0.9%	-77	915	-1.7%	20.2%	-0.3	1.7
Transportation and warehousing, and utilities	3,319	552	10.1	6.1%	1.0%	2,464	421	10.4	4.5%	0.8%	-855	694	-25.8%	17.7%	-1.6	1.3
Information	1,920	484	15.3	3.5%	0.9%	1,806	371	12.5	3.3%	0.7%	-114	610	-5.9%	30.6%	-0.2	1.1
Finance and insurance, and real estate and rental and leasing	8,477	892	6.4	15.6%	1.6%	7,475	929	7.6	13.6%	1.6%	-1,002	1,288	-11.8%	14.4%	-2.0	2.3
Professional, scientific, and management, and administrative and waste management services	8,279	874	6.4	15.3%	1.5%	9,727	1,014	6.3	17.7%	1.8%	1,448	1,339	17.5%	17.4%	2.4	2.3
Educational services, and health care and social assistance	13,791	1,111	4.9	25.4%	1.9%	14,986	1,155	4.7	27.3%	1.9%	1,195	1,603	8.7%	12.1%	1.9	2.7
Arts, entertainment, and recreation, and accommodation, and food services	3,716	758	12.4	6.8%	1.4%	3,554	505	8.6	6.5%	0.9%	-162	911	-4.4%	23.8%	-0.3	1.7
Other services, except public administration	2,657	481	11.0	4.9%	0.9%	2,890	554	11.6	5.3%	1.0%	233	734	8.8%	28.7%	0.4	1.3
Public administration	2,486	466	11.4	4.6%	0.8%	2,165	344	9.6	3.9%	0.6%	-321	579	-12.9%	21.4%	-0.7	1.0
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining						$17,498	$14,486	50.3			$17,498	$14,486	0.0%			
Construction	$52,073	$21,660	25.3			$48,718	$29,620	37.0			-$3,355	$36,695	-6.4%	68.9%		
Manufacturing	$70,890	$10,816	9.3			$53,109	$11,886	13.6			-$17,781	$16,071	-25.1%	20.3%		
Wholesale trade	$59,841	$11,423	11.6			$62,125	$16,098	15.8			$2,284	$19,739	3.8%	33.4%		
Retail trade	$38,375	$9,303	14.7			$48,591	$8,531	10.7			$10,216	$12,622	26.6%	37.9%		
Transportation and warehousing, and utilities	$49,601	$5,548	6.8			$65,269	$11,958	11.1			$15,668	$13,182	31.6%	28.2%		
Information	$88,405	$13,899	9.6			$81,962	$13,539	10.0			-$6,443	$19,403	-7.3%	21.1%		
Finance and insurance, and real estate and rental and leasing	$76,071	$6,878	5.5			$78,902	$10,065	7.8			$2,831	$12,191	3.7%	16.2%		
Professional, scientific, and management, and administrative and waste management services	$71,996	$6,071	5.1			$75,719	$7,450	6.0			$3,723	$9,610	5.2%	13.6%		
Educational services, and health care and social assistance	$59,305	$5,275	5.4			$61,653	$4,713	4.6			$2,348	$7,074	4.0%	12.2%		
Arts, entertainment, and recreation, and accommodation, and food services	$35,939	$5,329	9.0			$32,023	$6,936	13.2			-$3,916	$8,747	-10.9%	23.4%		
Other services, except public administration	$25,919	$11,799	27.7			$33,959	$11,846	21.2			$8,040	$16,720	31.0%	75.1%		
Public administration	$87,190	$13,475	9.4			$88,706	$11,191	7.7			$1,516	$17,516	1.7%	20.3%		

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	15,512	1,209	4.7	100.0%		17,452	1,054	3.7	100.0%		1,940	1,604	12.5%	11.1%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	102	75	45.0	0.7%	0.5%	285	118	25.2	1.6%	0.7%	183	140	179.4%	235.8%	0.9	0.9
Manufacturing	849	332	23.8	5.5%	2.1%	686	261	23.1	3.9%	1.5%	-163	422	-19.2%	44.1%	-1.6	2.6
Wholesale trade	617	196	19.3	4.0%	1.2%	963	342	21.6	5.5%	1.9%	346	394	56.1%	74.4%	1.5	2.2
Retail trade	1,229	471	23.3	7.9%	3.0%	1,712	362	12.9	9.8%	2.0%	483	594	39.3%	61.0%	1.9	3.6
Transportation and warehousing, and utilities	878	312	21.6	5.7%	2.0%	610	224	22.3	3.5%	1.3%	-268	384	-30.5%	35.5%	-2.2	2.4
Information	501	274	33.2	3.2%	1.7%	573	192	20.4	3.3%	1.1%	72	335	14.4%	73.4%	0.1	2.0
Finance and insurance, and real estate and rental and leasing	3,130	589	11.4	20.2%	3.5%	3,106	568	11.1	17.8%	3.1%	-24	818	-0.8%	26.0%	-2.4	4.7
Professional, scientific, and management, and administrative and waste management services	2,207	487	13.4	14.2%	2.9%	3,056	496	9.9	17.5%	2.6%	849	695	38.5%	37.9%	3.3	3.9
Educational services, and health care and social assistance	3,521	550	9.5	22.7%	3.1%	3,952	601	9.2	22.6%	3.2%	431	815	12.2%	24.5%	-0.1	4.5
Arts, entertainment, and recreation, and accommodation, and food services	1,178	360	18.6	7.6%	2.2%	1,137	294	15.7	6.5%	1.6%	-41	465	-3.5%	38.6%	-1.1	2.7
Other services, except public administration	629	250	24.2	4.1%	1.6%	708	323	27.8	4.1%	1.8%	79	408	12.6%	68.1%	0.0	2.4
Public administration	671	247	22.4	4.3%	1.6%	664	184	16.8	3.8%	1.0%	-7	308	-1.0%	45.6%	-0.5	1.9

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining											$0	$0	0.0%			
Construction	$11,000					$61,874	$60,928	59.9								
Manufacturing	$83,055	$19,327	14.1			$44,147	$23,183	31.9			-$38,908	$30,183	-46.8%	30.5%		
Wholesale trade	$58,665	$32,354	33.5			$54,173	$16,900	19.0			-$4,492	$36,502	-7.7%	58.5%		
Retail trade	$26,893	$11,138	25.2			$41,045	$18,076	26.8			$14,152	$21,232	52.6%	92.3%		
Transportation and warehousing, and utilities	$44,820	$10,967	14.9			$61,823	$22,862	22.5			$17,003	$25,356	37.9%	61.2%		
Information	$89,173	$17,742	12.1			$81,646	$44,093	32.8			-$7,527	$47,529	-8.4%	52.7%		
Finance and insurance, and real estate and rental and leasing	$99,271	$14,036	8.6			$87,161	$18,410	12.8			-$12,110	$23,150	-12.2%	22.3%		
Professional, scientific, and management, and administrative and waste management services	$62,308	$14,659	14.3			$75,685	$10,829	8.7			$13,377	$18,225	21.5%	33.4%		
Educational services, and health care and social assistance	$61,803	$12,055	11.9			$63,733	$7,489	7.1			$1,930	$14,192	3.1%	23.5%		
Arts, entertainment, and recreation, and accommodation, and food services	$33,774	$14,230	25.6			$24,467	$6,841	17.0			-$9,307	$15,789	-27.6%	36.6%		
Other services, except public administration	$17,972	$20,070	67.9			$17,726	$17,833	61.2			-$246	$26,848	-1.4%	148.2%		
Public administration	$84,319	$26,305	19.0			$83,099	$14,067	10.3			-$1,220	$29,830	-1.4%	35.0%		

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	1,470	373	15.4	100.0%		1,970	480	14.8	100.0%		500	608	34.0%	47.1%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	0					44	59	82.2	2.2%	3.0%	44	59	0.0%		2.2	3.0
Manufacturing	23	37	96.7	1.6%	2.5%	108	111	62.4	5.5%	5.5%	85	117	369.6%	896.4%	3.9	6.0
Wholesale trade	0					9	16	104.7	0.5%	0.8%	9	16	0.0%		0.5	0.8
Retail trade	95	99	63.4	6.5%	6.5%	166	137	50.1	8.4%	6.6%	71	169	74.7%	232.3%	1.9	9.3
Transportation and warehousing, and utilities	159	113	43.2	10.8%	7.2%	83	73	53.4	4.2%	3.6%	-76	135	-47.8%	59.0%	-6.6	8.0
Information	69	90	79.0	4.7%	6.0%	176	151	52.2	8.9%	7.4%	107	176	155.1%	398.2%	4.2	9.5
Finance and insurance, and real estate and rental and leasing	181	133	44.7	12.3%	8.5%	422	173	25.0	21.4%	7.1%	241	218	133.1%	196.2%	9.1	11.1
Professional, scientific, and management, and administrative and waste management services	124	107	52.7	8.4%	7.0%	230	166	44.0	11.7%	7.9%	106	197	85.5%	208.7%	3.3	10.6
Educational services, and health care and social assistance	537	216	24.4	36.5%	11.4%	382	231	36.8	19.4%	10.8%	-155	316	-28.9%	51.7%	-17.1	15.7
Arts, entertainment, and recreation, and accommodation, and food services	52	58	68.1	3.5%	3.9%	147	121	50.2	7.5%	5.9%	95	134	182.7%	391.9%	4.0	7.1
Other services, except public administration	107	92	52.1	7.3%	6.0%	31	45	88.9	1.6%	2.3%	-76	102	-71.0%	48.9%	-5.7	6.4
Public administration	123	109	53.7	8.4%	7.1%	172	124	43.9	8.7%	5.9%	49	165	39.8%	159.7%	0.3	9.2

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining											$0	$0	0.0%			
Construction						$9,999										
Manufacturing	$36,265					$108,927	$91,047	50.8			$72,662	$91,047	200.4%	251.1%		
Wholesale trade						$87,498					$87,498	$0	0.0%			
Retail trade	$58,263	$46,193	48.2			$92,498	$19,532	12.8			$34,235	$50,153	58.8%	130.3%		
Transportation and warehousing, and utilities	$35,169	$32,546	56.3			$92,671	$90,923	59.6			$57,502	$96,572	163.5%	355.4%		
Information	$93,764	$84,168	54.6			$9,999										
Finance and insurance, and real estate and rental and leasing	$71,756	$27,618	23.4			$66,733	$29,570	26.9			-$5,023	$40,462	-7.0%	54.6%		
Professional, scientific, and management, and administrative and waste management services	$120,397	$120,127	60.7			$116,998	$41,339	21.5			-$3,399	$127,041	-2.8%	102.9%		
Educational services, and health care and social assistance	$52,147	$18,292	21.3			$67,676	$12,803	11.5			$15,529	$22,327	29.8%	51.7%		
Arts, entertainment, and recreation, and accommodation, and food services	$38,310	$63,784	101.2			$24,222	$29,169	73.2			-$14,088	$70,137	-36.8%	129.9%		
Other services, except public administration	$56,849	$132,572	141.8			$200,000					$143,151	$132,572	251.8%			
Public administration	$117,203	$64,185	33.3			$89,582	$60,100	40.8			-$27,621	$87,930	-23.6%	66.2%		

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	7,562	939	7.6	100.0%		9,168	720	4.8	100.0%		1,606	1,183	21.2%	17.8%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0	0	0.0%			
Construction	341	158	28.3	4.5%	2.0%	326	180	33.6	3.6%	1.9%	-15	240	-4.4%	68.9%	-0.9	2.8
Manufacturing	145	96	40.1	1.9%	1.2%	369	185	30.4	4.0%	2.0%	224	208	154.5%	211.3%	2.1	2.3
Wholesale trade	210	135	39.0	2.8%	1.7%	124	89	43.8	1.4%	1.0%	-86	162	-41.0%	56.9%	-1.4	2.0
Retail trade	573	174	18.4	7.6%	2.1%	506	225	27.1	5.5%	2.4%	-67	284	-11.7%	47.5%	-2.1	3.2
Transportation and warehousing, and utilities	454	230	30.8	6.0%	2.9%	610	231	23.0	6.7%	2.5%	156	326	34.4%	85.0%	0.7	3.8
Information	337	162	29.2	4.5%	2.1%	379	165	26.4	4.1%	1.8%	42	231	12.5%	72.9%	-0.4	2.8
Finance and insurance, and real estate and rental and leasing	1,340	400	18.1	17.7%	4.8%	1,284	415	19.6	14.0%	4.4%	-56	576	-4.2%	42.2%	-3.7	6.5
Professional, scientific, and management, and administrative and waste management services	1,386	423	18.6	18.3%	5.1%	1,689	357	12.9	18.4%	3.6%	303	554	21.9%	45.2%	0.1	6.2
Educational services, and health care and social assistance	1,356	367	16.4	17.9%	4.3%	2,490	427	10.4	27.2%	4.1%	1,134	563	83.6%	58.8%	9.3	5.9
Arts, entertainment, and recreation, and accommodation, and food services	892	386	26.3	11.8%	4.9%	897	306	20.8	9.8%	3.3%	5	493	0.6%	55.4%	-2.0	5.9
Other services, except public administration	260	154	36.0	3.4%	2.0%	217	102	28.6	2.4%	1.1%	-43	185	-16.5%	63.1%	-1.0	2.3
Public administration	268	155	35.2	3.5%	2.0%	277	110	24.2	3.0%	1.2%	9	190	3.4%	72.5%	-0.5	2.3
Median Wages by Industry																
Agriculture, forestry, fishing and hunting, and mining											$0	$0	0.0%			
Construction	$41,693	$37,720	55.0			$49,563	$40,973	50.3			$7,870	$55,692	18.9%	145.7%		
Manufacturing	$70,555	$31,713	27.3			$54,233	$35,362	39.6			-$16,322	$47,499	-23.1%	60.9%		
Wholesale trade	$65,052	$17,263	16.1			$62,044	$43,702	42.8			-$3,008	$46,988	-4.6%	71.8%		
Retail trade	$31,417	$23,862	46.2			$38,398	$25,063	39.7			$6,981	$34,606	22.2%	122.4%		
Transportation and warehousing, and utilities	$59,661	$17,064	17.4			$56,273	$32,081	34.7			-$3,388	$36,337	-5.7%	60.2%		
Information	$65,687	$46,014	42.6			$89,414	$41,716	28.4			$23,727	$62,109	36.1%	114.6%		
Finance and insurance, and real estate and rental and leasing	$52,755	$10,300	11.9			$61,955	$8,362	8.2			$9,200	$13,267	17.4%	27.9%		
Professional, scientific, and management, and administrative and waste management services	$74,415	$7,254	5.9			$53,981	$8,298	9.3			-$20,434	$11,022	-27.5%	13.2%		
Educational services, and health care and social assistance	$41,066	$8,401	12.4			$51,964	$10,873	12.7			$10,898	$13,740	26.5%	37.0%		
Arts, entertainment, and recreation, and accommodation, and food services	$31,046	$9,149	17.9			$37,422	$5,612	9.1			$6,376	$10,733	20.5%	39.9%		
Other services, except public administration	$25,879	$17,346	40.7			$40,226	$38,203	57.7			$14,347	$41,957	55.4%	180.7%		
Public administration	$63,823	$13,640	13.0			$74,291	$39,788	32.6			$10,468	$42,061	16.4%	67.1%		

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	28,556	1,263	2.7	100.0%		24,453	1,319	3.3	100.0%		-4,103	1,826	-14.4%	6.0%		
Agriculture, forestry, fishing and hunting, and mining	0					92	108	71.6	0.4%	0.4%	92	108	0.0%		0.4	0.4
Construction	676	226	20.3	2.4%	0.8%	885	272	18.7	3.6%	1.1%	209	354	30.9%	59.5%	1.2	1.4
Manufacturing	1,295	375	17.6	4.5%	1.3%	766	299	23.7	3.1%	1.2%	-529	480	-40.8%	28.7%	-1.4	1.8
Wholesale trade	649	235	22.0	2.3%	0.8%	507	184	22.1	2.1%	0.7%	-142	298	-21.9%	40.0%	-0.2	1.1
Retail trade	2,485	556	13.6	8.7%	1.9%	1,979	394	12.1	8.1%	1.6%	-506	681	-20.4%	23.9%	-0.6	2.5
Transportation and warehousing, and utilities	1,793	430	14.6	6.3%	1.5%	1,132	267	14.4	4.6%	1.1%	-661	506	-36.9%	21.2%	-1.7	1.9
Information	1,013	299	18.0	3.5%	1.0%	656	213	19.8	2.7%	0.9%	-357	367	-35.2%	28.4%	-0.8	1.3
Finance and insurance, and real estate and rental and leasing	3,625	563	9.4	12.7%	1.9%	2,595	459	10.7	10.6%	1.8%	-1,030	726	-28.4%	16.9%	-2.1	2.6
Professional, scientific, and management, and administrative and waste management services	4,416	566	7.8	15.5%	1.9%	4,339	688	9.6	17.7%	2.6%	-77	891	-1.7%	20.0%	2.2	3.2
Educational services, and health care and social assistance	8,067	951	7.2	28.2%	3.1%	7,619	837	6.7	31.2%	3.0%	-448	1,267	-5.6%	15.2%	3.0	4.3
Arts, entertainment, and recreation, and accommodation, and food services	1,566	475	18.4	5.5%	1.6%	1,149	238	12.6	4.7%	0.9%	-417	531	-26.6%	26.9%	-0.8	1.8
Other services, except public administration	1,591	365	13.9	5.6%	1.3%	1,744	434	15.1	7.1%	1.7%	153	567	9.6%	37.1%	1.5	2.1
Public administration	1,380	340	15.0	4.8%	1.2%	990	241	14.8	4.0%	1.0%	-390	417	-28.3%	24.8%	-0.8	1.6

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining						$17,498	$14,486	50.3			$17,498	$14,486	0.0%			
Construction	$64,338	$21,301	20.1			$62,840	$42,769	41.4			-$1,498	$47,780	-2.3%	73.9%		
Manufacturing	$65,106	$15,527	14.5			$50,999	$15,940	19.0			-$14,107	$22,252	-21.7%	30.8%		
Wholesale trade	$58,848	$22,742	23.5			$72,020	$28,645	24.2			$13,172	$36,575	22.4%	67.9%		
Retail trade	$46,491	$8,951	11.7			$52,521	$14,844	17.2			$6,030	$17,334	13.0%	38.6%		
Transportation and warehousing, and utilities	$51,487	$9,492	11.2			$69,434	$16,920	14.8			$17,947	$19,401	34.9%	41.2%		
Information	$88,479	$23,796	16.3			$86,834	$18,316	12.8			-$1,645	$30,029	-1.9%	33.5%		
Finance and insurance, and real estate and rental and leasing	$75,921	$10,503	8.4			$88,619	$13,949	9.6			$12,698	$17,461	16.7%	24.5%		
Professional, scientific, and management, and administrative and waste management services	$75,796	$11,329	9.1			$82,963	$9,235	6.8			$7,167	$14,616	9.5%	20.4%		
Educational services, and health care and social assistance	$61,993	$5,821	5.7			$63,483	$6,865	6.6			$1,490	$9,001	2.4%	14.7%		
Arts, entertainment, and recreation, and accommodation, and food services	$45,006	$18,215	24.6			$34,678	$21,023	36.9			-$10,328	$27,816	-22.9%	56.2%		
Other services, except public administration	$30,685	$18,372	36.4			$43,413	$14,490	20.3			$12,728	$23,399	41.5%	97.0%		
Public administration	$96,060	$17,526	11.1			$99,887	$16,017	9.7			$3,827	$23,742	4.0%	25.3%		

Housing Affordability, Quality, and Security
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Table 3.01.T: Housing Tenure - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 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	51,888	1,619	1.9	100.0%		51,225	520	0.6	100.0%		51,831	584	0.7	100.0%		606	782	1.2%	1.5%		
Owner-occupied	20,048	954	2.9	38.6%	1.4%	23,192	1,020	2.7	45.3%	1.9%	24,550	974	2.4	47.4%	1.8%	1,358	1,410	5.9%	6.3%	2.1	2.6
Renter-occupied	31,840	954	1.8	61.4%	2.7%	28,033	995	2.2	54.7%	1.9%	27,281	1,128	2.5	52.6%	2.1%	-752	1,504	-2.7%	5.3%	-2.1	2.8

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	8,780	735	5.1	100.0%		11,422	733	3.9	100.0%		14,161	839	3.6	100.0%		2,739	1,114	24.0%	10.8%		
Owner-occupied	4,535	554	7.4	51.7%	4.6%	6,902	610	5.4	60.4%	3.7%	8,785	708	4.9	62.0%	3.4%	1,883	935	27.3%	15.2%	1.6	5.0
Renter-occupied	4,245	537	7.7	48.3%	4.6%	4,520	541	7.3	39.6%	4.0%	5,376	612	6.9	38.0%	3.7%	856	817	18.9%	19.6%	-1.6	5.4

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2015-2019					Change, 2008-2012 to 2015-2019					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	1,314	308	14.2	100.0%		1,193	338	17.2	100.0%		1,500	347	14.1	100.0%		307	484	25.7%	46.0%		
Owner-occupied	427	177	25.2	32.5%	11.1%	335	163	29.6	28.1%	11.1%	381	176	28.1	25.4%	10.1%	46	240	13.7%	76.3%	-2.7	15.0
Renter-occupied	887	254	17.4	67.5%	11.1%	858	304	21.6	71.9%	15.3%	1,119	293	15.9	74.6%	9.1%	261	422	30.4%	57.5%	2.7	17.8

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	4,725	517	6.7	100.0%		6,669	767	7.0	100.0%		7,226	691	5.8	100.0%		557	1,032	8.4%	16.2%		
Owner-occupied	1,348	312	14.1	28.5%	5.8%	2,194	445	12.3	32.9%	5.5%	2,583	504	11.9	35.7%	6.1%	389	672	17.7%	33.1%	2.8	8.2
Renter-occupied	3,377	483	8.7	71.5%	6.6%	4,475	617	8.4	67.1%	5.1%	4,643	656	8.6	64.3%	6.7%	168	901	3.8%	20.5%	-2.8	8.4

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	35,395	913	1.6	100.0%		30,568	860	1.7	100.0%		27,409	886	2.0	100.0%		-3,159	1,235	-10.3%	3.8%		
Owner-occupied	13,262	855	3.9	37.5%	2.2%	13,082	851	4.0	42.8%	2.5%	12,371	845	4.2	45.1%	2.7%	-711	1,199	-5.4%	8.9%	2.3	3.7
Renter-occupied	22,133	969	2.7	62.5%	2.2%	17,486	979	3.4	57.2%	2.8%	15,038	917	3.7	54.9%	2.8%	-2,448	1,341	-14.0%	7.1%	-2.3	4.0

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	23,192	1,020	2.7	24,550	974	2.4	1,358	1,410	5.9%	6.3%
Median value (2019 dollars)	$391,684	$26,432	4.1	$406,981	$29,138	4.4	$15,297	$39,340	3.9%	10.2%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2015-2019			Change, 2008-2012 to 2015-2019			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with an Asian non-Hispanic householder	6,902	610	5.4	8,785	708	4.9	1,883	935	27.3%	15.2%
Median value (2019 dollars)	$420,297	$51,800	7.5	$390,916	$37,035	5.8	-$29,381	$63,678	-7.0%	14.5%

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	335	163	29.6	381	176	28.1	46	240	13.7%	76.3%
Median value (2019 dollars)	$217,522	$144,133	40.3	$316,233	$136,285	26.2	$98,711	$198,363	45.4%	114.9%

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	2,194	445	12.3	2,583	504	11.9	389	672	17.7%	33.1%
Median value (2019 dollars)	$309,697	$30,225	5.9	$338,215	$56,188	10.1	$28,518	$63,802	9.2%	21.0%

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	13,082	851	4.0	12,371	845	4.2	-711	1,199	-5.4%	8.9%
Median value (2019 dollars)	$408,813	$33,107	4.9	$455,568	$46,406	6.2	$46,755	$57,005	11.4%	14.5%

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	26,972	937	2.1	26,337	1,163	2.7	-635	1,493	-2.4%	5.5%
Median gross rent (2019 dollars)	$1,540	$46	1.8	$1,728	$51	1.8	$188	$69	12.2%	4.7%

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	4,285	528	7.5	5,198	601	7.0	913	800	21.3%	20.5%
Median gross rent (2019 dollars)	$1,705	$140	5.0	$1,801	$102	3.5	$96	$173	5.6%	10.5%

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	830	301	22.1	1,119	293	15.9	289	420	34.8%	60.3%
Median gross rent (2019 dollars)	$1,475	$229	9.4	$1,801	$195	6.6	$326	$301	22.1%	23.1%

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	4,169	590	8.6	4,286	662	9.4	117	887	2.8%	21.5%
Median gross rent (2019 dollars)	$1,556	$74	2.9	$1,745	$112	3.9	$189	$134	12.1%	9.0%

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	16,994	954	3.4	14,709	898	3.7	-2,285	1,310	-13.4%	7.2%
Median gross rent (2019 dollars)	$1,490	$68	2.8	$1,659	$74	2.7	$169	$100	11.3%	7.1%

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)	26,401	955	2.2	100.0%		25,874	1,178	2.8	100.0%		-527	1,516	-2.0%	5.7%		
30.0 percent or more (rent-burdened)	13,164	817	3.8	49.9%	2.5%	12,618	1,087	5.2	48.8%	3.6%	-546	1,360	-4.1%	10.2%	-1.1	4.4
50.0 percent or more (extremely rent-burdened)	7,267	693	5.8	27.5%	2.4%	7,408	849	7.0	28.6%	3.0%	141	1,096	1.9%	15.2%	1.1	3.8

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)	4,147	544	8.0	100.0%		4,980	611	7.5	100.0%		833	818	20.1%	21.6%		
30.0 percent or more (rent-burdened)	2,028	359	10.8	48.9%	5.8%	2,428	491	12.3	48.8%	7.8%	400	608	19.7%	32.2%	-0.1	9.7
50.0 percent or more (extremely rent-burdened)	964	231	14.6	23.2%	4.7%	1,324	323	14.8	26.6%	5.6%	360	397	37.3%	47.0%	3.4	7.3

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)	830	301	22.1	100.0%		1,119	293	15.9	100.0%		289	420	34.8%	60.3%		
30.0 percent or more (rent-burdened)	225	150	40.5	27.1%	15.2%	312	170	33.2	27.9%	13.3%	87	227	38.7%	119.4%	0.8	20.2
50.0 percent or more (extremely rent-burdened)	84	86	62.4	10.1%	9.7%	154	126	49.9	13.8%	10.7%	70	153	83.3%	240.3%	3.7	14.4

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)	4,115	598	8.8	100.0%		4,279	664	9.4	100.0%		164	894	4.0%	22.1%		
30.0 percent or more (rent-burdened)	1,875	433	14.0	45.6%	8.2%	1,973	513	15.8	46.1%	9.6%	98	671	5.2%	36.6%	0.5	12.6
50.0 percent or more (extremely rent-burdened)	1,093	341	19.0	26.6%	7.3%	960	353	22.4	22.4%	7.5%	-133	491	-12.2%	42.4%	-4.2	10.5

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)	16,615	987	3.6	100.0%		14,471	882	3.7	100.0%		-2,144	1,324	-12.9%	7.4%		
30.0 percent or more (rent-burdened)	8,619	766	5.4	51.9%	3.4%	7,514	750	6.1	51.9%	4.1%	-1,105	1,072	-12.8%	11.7%	0.0	5.3
50.0 percent or more (extremely rent-burdened)	4,879	596	7.4	29.4%	3.1%	4,724	635	8.2	32.6%	3.9%	-155	871	-3.2%	17.6%	3.2	5.0

Table 3.05.T: Rent Stabilized Housing

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Rent stabilized units	17,255	4,237	12.0	35.4%	8.0%

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	26,337	1,163	2.7	100.0%	
Extremely low-income (0-30% AMI)	1,119	313	17.0	4.2%	1.2%
Very low-income (31-50% AMI)	2,127	465	13.3	8.1%	1.7%
Low-income (51-80% AMI)	6,857	809	7.2	26.0%	2.8%
Moderate-income (81-120% AMI)	12,765	960	4.6	48.5%	3.0%
Middle-income (121-165% AMI)	3,183	552	10.5	12.1%	2.0%
High-income (166% or higher AMI)	286	136	28.9	1.1%	0.5%

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	1,696	1,299	38.0	4.2%	3.1%

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	51,225	520	0.6	100.0%		51,831	584	0.7	100.0%		606	782	1.2%	1.5%		
Overcrowded units (> 1 person per room)	2,488	489	12.0	4.9%	1.0%	3,633	559	9.4	7.0%	1.1%	1,145	743	46.0%	36.4%	2.1	1.5

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	11,422	733	3.9	100.0%		14,161	839	3.6	100.0%		2,739	1,114	24.0%	10.8%		
Overcrowded units (> 1 person per room)	869	287	20.1	7.6%	2.5%	1,474	298	12.3	10.4%	2.0%	605	414	69.6%	65.7%	2.8	3.2

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	1,193	338	17.2	100.0%		1,500	347	14.1	100.0%		307	484	25.7%	46.0%		
Overcrowded units (> 1 person per room)	0					67	58	52.9	4.5%	3.7%	67	58	0.0%		4.5	3.7

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	6,669	767	7.0	100.0%		7,226	691	5.8	100.0%		557	1,032	8.4%	16.2%		
Overcrowded units (> 1 person per room)	361	210	35.3	5.4%	3.1%	479	215	27.3	6.6%	2.9%	118	301	32.7%	97.5%	1.2	4.2

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	30,568	860	1.7	100.0%		27,409	886	2.0	100.0%		-3,159	1,235	-10.3%	3.8%		
Overcrowded units (> 1 person per room)	1,171	328	17.0	3.8%	1.1%	1,434	376	15.9	5.2%	1.4%	263	499	22.5%	47.0%	1.4	1.8

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2017-2019
	Number
Residential evictions executed by a city marshal	373

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	38	67	29	76.3%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2022; NYC Housing Preservation and Development, 2022
	Number
NYC Housing Authority units	0
Units with regulatory agreements since 2014	739

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

	NYC Housing Authority, 2022	
	Number	Percent
Total Population	119,706	100.0%
NYC Housing Authority tenants	0	0.0%

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

	NYC Housing Authority, 2022	
	Number	Percent
Asian non-Hispanic Population	37,141	100.0%
Asian non-Hispanic NYC Housing Authority tenants	0	0.0%

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

	NYC Housing Authority, 2022	
	Number	Percent
Black non-Hispanic Population	3,442	100.0%
Black non-Hispanic NYC Housing Authority tenants	0	0.0%

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

	NYC Housing Authority, 2022	
	Number	Percent
Hispanic Population	19,594	100.0%
Hispanic NYC Housing Authority tenants	0	0.0%

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

	NYC Housing Authority, 2022	
	Number	Percent
White non-Hispanic Population	52,579	100.0%
White non-Hispanic NYC Housing Authority tenants	0	0.0%

Housing Production
PUMA 4108

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

	NYC Department of City Planning Housing Database, 2020 Q4	
	Number	Percent
Net change	1,111	2.0%
New building	1,155	2.1%
Alterations that increase units	67	0.1%
Alterations that decrease units	-19	0.0%
Demolitions	-92	-0.2%

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)	25	287
Very low-income (31-50% AMI)	52	122
Low-income (51-80% AMI)	51	21
Moderate-income (81-120% AMI)	130	0
Middle-income (121-165% AMI)	0	0
High-income (166% or higher AMI)	1	0

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	2.8	1.0%
Square miles of historic districts	0.0	0.0%

Quality of Life and Access to Opportunity

PUMA 4108

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	82.0%	-4.9%	4.0%

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

	NYC Community Health Survey, 2015-16		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	6.8%	-2.1%	3.0%

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	148.3	133.7	124.5	-9.0	-6.9%

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	68.5	84.6	73.0	-12.0	-13.7%

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	225.4	233.7	188.5	-45.0	-19.3%

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	134.2	77.4	92.9	16.0	20.0%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 65 years	183.5	170.8	165.0	-6.0	-3.4%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Deaths before 1 year	3.0	2.8	2.4	0.0	-14.3%

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	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			3.4	3.0	0.0%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Drug-related overdose deaths		6.5	8.7	2.0	33.8%

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

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

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2015-2019	Change, 2010-2014 to 2015-2019	
	Number	Number	Number	Number	Percent
Black non-Hispanic drug-related overdose deaths		0.0	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	0.0	10.0	11.5	2.0	15.0%

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	450

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	223

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	843

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	408

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	599

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	99,141

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	40.3%
Residents living within 1/4 mile of ADA accessible subway stations	9.9%

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	55,771	1,762	1.9	100.0%		57,396	1,721	1.8	100.0%		1,625	2,463	2.9%	4.5%		
Drove or carpooled to work	16,278	1,091	4.1	29.2%	1.7%	15,842	1,171	4.5	27.6%	1.9%	-436	1,600	-2.7%	9.7%	-1.6	2.5

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	15,545	1,252	4.9	100.0%		17,900	1,087	3.7	100.0%		2,355	1,658	15.1%	11.6%		
Drove or carpooled to work	3,444	565	10.0	22.2%	3.2%	3,624	608	10.2	20.2%	3.2%	180	830	5.2%	24.7%	-2.0	4.5

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	1,457	365	15.2	100.0%		2,099	476	13.8	100.0%		642	600	44.1%	48.7%		
Drove or carpooled to work	410	220	32.6	28.1%	13.3%	760	290	23.2	36.2%	11.1%	350	364	85.4%	122.0%	8.1	17.3

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	7,698	946	7.5	100.0%		9,650	741	4.7	100.0%		1,952	1,202	25.4%	18.2%		
Drove or carpooled to work	2,157	455	12.8	28.0%	4.8%	2,577	514	12.1	26.7%	4.9%	420	686	19.5%	34.7%	-1.3	6.9

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	29,905	1,222	2.5	100.0%		25,763	1,300	3.1	100.0%		-4,142	1,784	-13.9%	5.6%		
Drove or carpooled to work	9,985	822	5.0	33.4%	2.4%	8,377	865	6.3	32.5%	2.9%	-1,608	1,193	-16.1%	11.1%	-0.9	3.8

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	51,831	584	0.7	100.0%	
With a computer	43,028	892	1.3	83.0%	1.4%
With a broadband internet subscription	39,250	992	1.5	75.7%	1.7%

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	14,161	839	3.6	100.0%	
With a computer	12,923	779	3.7	91.3%	1.0%
With a broadband internet subscription	11,596	827	4.3	81.9%	3.3%

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	1,500	347	14.1	100.0%	
With a computer	1,311	323	15.0	87.4%	7.3%
With a broadband internet subscription	1,166	318	16.6	77.7%	11.2%

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	7,226	691	5.8	100.0%	
With a computer	5,922	632	6.5	82.0%	3.9%
With a broadband internet subscription	5,443	607	6.8	75.3%	4.3%

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	27,409	886	2.0	100.0%	
With a computer	21,540	1,061	3.0	78.6%	2.9%
With a broadband internet subscription	19,836	982	3.0	72.4%	2.7%

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	66.2%
Math proficient	66.2%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	77.0%
Math proficient	80.8%

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	60.7%
Math proficient	50.0%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	53.2%
Math proficient	48.3%

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

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	62.9%
Math proficient	63.3%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	89.8%

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)	92.8%

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

	NYC Department of Education, 2018
	Percent
Students graduating high school by 2018 (local or Regents diploma)	75.0%

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)	86.1%

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)	89.9%

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2019	
	Number Estimate	Percent Estimate
Total Population	119,706	100.0%
Residents within walking distance of a park	89,032	74.4%

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

	NYC Vision Zero View, 2010-2014		NYC Vision Zero View, 2016-2020		Change, 2010-2014 to 2016-2020		
	Number	Percent	Number	Percent	Number	Percent	Pctg. Pt.
Total injuries	448.0	1.0%	440.2	1.0%	-8.0	0.0%	
Pedestrian injuries	147.5	0.3%	130.7	0.3%	-17.0	-0.1%	0.0
Cyclist injuries	32.1	0.1%	29.8	0.1%	-2.0	-0.1%	0.0
Motorist injuries	268.4	0.6%	279.8	0.6%	11.0	0.0%	0.0

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

	NYC Vision Zero View, 2010-2014	NYC Vision Zero View, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Percent
Total fatalities	3.0	2.3	-23.1	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	17.7

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	

Appendix

Studio Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_n	listing_type	beds	baths
69-09 108th Street	$1,550	#109	19	Broker/no-fee	ST	1
102-55 67 Drive	$1,550	#1B	85	Broker/fee	ST	1
75-02 Austin Street	$1,595	#1D	58	Broker/fee	ST	1
67-30 Dartmouth Street	$1,650	#6G	1	Broker/fee	ST	1
111-32 76th Avenue	$1,700	#4E	2	Broker/fee	ST	1
75-05 113rd Street	$1,700	#2A	2	Broker/fee	ST	1
75-33 113rd Street	$1,700	#APT22	1	Broker/fee	ST	1
99-21 67 Road	$1,700	#1B	7	Broker/no-fee	ST	1
112-15 72 Road	$1,750	#1K	2	Broker/fee	ST	1
70-01 113rd Street	$1,750	#4G	3	Broker/fee	ST	1
103-19 68 Road	$1,800	#2A	8	Broker/fee	ST	1
67-12 Yellowstone Boulevard	$1,800	#G4	9	Broker/fee	ST	1
67-12 Yellowston Boulevard	$1,850	#D22	1	Broker/fee	ST	1
67-12 Yellowston Boulevard	$1,850	#B5	5	Broker/fee	ST	1
110-19 72 Road	$2,350	#3B	1	Broker/fee	ST	1
104-20 Queens Boulevard	$2,610	#20R	2	Broker/no-fee	ST	1
104-60 Queens Boulevard	$2,845	#22P	16	Broker/no-fee	ST	1

Past Listings

address	price_per_	unit	days_on_n	listing_type	beds	baths
71-73 Yellowstone Boulevard	$500	#2	0	Broker/fee	ST	1
71-50 Austin Street	$1,450	#5I	2	Broker/fee	ST	1
64-35 Yellowston Boulevard	$1,500	#6C	13	Broker/fee	ST	1
67-67 Burns Street	$1,525	#4A	0	Broker/fee	ST	1

67-67 Burns Street	$1,525	#4	0	Broker/fee	ST	1
73-44 Austin Street	$1,550	#1O	25	Broker/fee	ST	1
65-40 108th Street	$1,550	#5E	8	Broker/fee	ST	1
65-40 108th Street	$1,550	#6C	3	Broker/fee	ST	1
71-58 Austin Street	$1,550	#206	1	Broker/fee	ST	1
65-40 108th Street	$1,550	#4C	1	Broker/fee	ST	1
68-12 Yellowstone Boulevard	$1,595	#6C	1	Broker/fee	ST	1
65-40 108th Street	$1,600	#5C	2	Broker/fee	ST	1
108-22 72nd Avenue	$1,600	#7K	6	Broker/fee	ST	1
99-34 67 Road	$1,616	#APT4	8	Broker/fee	ST	1
108-22 72nd Avenue	$1,625	#6D	4	Broker/fee	ST	1
75-20 113rd Street	$1,650	#2E	1	Broker/fee	ST	1
111-45 76 Drive	$1,650	#A1	13	Broker/fee	ST	1
75-33 113rd Street	$1,650	#2	2	Broker/fee	ST	1
111-45 76 Drive	$1,695	#A6	5	Broker/fee	ST	1
111-56 76 Drive	$1,695	#A2	3	Broker/fee	ST	1
103-19 68 Road	$1,695	#2A	22	Broker/fee	ST	1
111-45 76 Drive	$1,695	#AA2	3	Broker/fee	ST	1
67-30 Clyde Street	$1,699	#2R	34	Broker/no-fee	ST	1
75-05 113rd Street	$1,700	#2R	2	Broker/fee	ST	1
75-20 113rd Street	$1,700	#APT2A	5	Broker/fee	ST	1
111-45 76 Drive	$1,700	#A4	7	Broker/fee	ST	1
111-46 76 Drive	$1,700	#D	3	Broker/fee	ST	1
103-19 68 Road	$1,700	#1	40	Broker/fee	ST	1

103-26 68 Road	$1,700	#A3	0	Broker/fee	ST	1
103-19 68 Road	$1,700	#3B	7	Broker/fee	ST	1
111-45 76 Drive	$1,700	#A5	5	Broker/fee	ST	1
75-20 113rd Street	$1,700	#APT2R	0	Broker/fee	ST	1
111-40 76 Drive	$1,700	#A2	10	Broker/fee	ST	1
111-45 76 Drive	$1,700	#52	10	Broker/fee	ST	1
108-22 72nd Avenue	$1,725	#6A	9	Broker/fee	ST	1
108-22 72nd Avenue	$1,750	#12FF	4	Broker/fee	ST	1
63-02 110th Street	$1,750	#1	15	By owner/no-fee	ST	1
108-22 72nd Avenue	$1,750	#12F	0	Broker/fee	ST	1
110-20 71st Avenue	$1,750	#324	5	Broker/fee	ST	1
75-20 113rd Street	$1,750	#2	2	Broker/fee	ST	1
107-19 70th Avenue	$1,750	#306	14	Broker/fee	ST	1
70-01 113rd Street	$1,750	#3G	4	Broker/fee	ST	1
102-50 62nd Road	$1,775	#3H	4	Broker/no-fee	ST	1
75-05 113rd Street	$1,790	#3M	2	Broker/fee	ST	1
71-50 Austin Street	$1,800	#5I	1	Broker/fee	ST	1
67-12 Yellowstone Boulevard	$1,845	#B4	10	Broker/fee	ST	1
67-12 Yellowston Boulevard	$1,850	#D17	7	Broker/fee	ST	1
67-12 Yellowston Boulevard	$1,850	#A16	3	Broker/fee	ST	1
67-12 Yellowston Boulevard	$1,850	#D16	4	Broker/fee	ST	1
20 Continental Avenue	$1,850	#4A	1	Broker/fee	ST	1
67-12 Yellowston Boulevard	$1,850	#D16	4	Broker/fee	ST	1
102-10 Queens Boulevard	$1,875	#404	8	By owner/no-fee	ST	1
67-19 Austin Street	$1,895	#5B	5	Broker/fee	ST	1

108-48 70 Road	$2,000	#3D	5	Broker/fee	ST	1
68-64 Yellowston Boulevard	$2,095	#B29	16	Broker/fee	ST	1
70-01 113rd Street	$2,200	#6K	1	Broker/fee	ST	1

One-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_n	listing_type	beds	baths
111-22 66th Avenue	$1,750	#1	1	Broker/fee	1	1
67-50 Thornton Place	$1,750	#4K	4	Broker/fee	1	1
105-25 67 Road	$1,800	#1G	3	Broker/fee	1	1
111-16 66th Avenue	$1,850	#1C	15	Broker/fee	1	1
113-15 76 Road	$1,875	#2B	2	Broker/fee	1	1
61-20 Grand Central Parkway	$1,900	#C304	422	Broker/fee	1	1
66-08 111st Street	$1,980	#1B	9	Broker/fee	1	1
111-09 66th Avenue	$1,980	#1C	3	Broker/fee	1	1
72-26 Loubet Street	$2,000	#2	10	Broker/fee	1	1
113-11 76 Road	$2,000	#2C	3	Broker/fee	1	1
67-25 Clyde Street	$2,000	#7S	4	Broker/fee	1	1
110-11 72nd Avenue	$2,000	#1G	2	Broker/fee	1	1
78-14 Austin Street	$2,000	#5J	17	Broker/fee	1	1
100-11 Metropolitan Avenue	$2,000	#3F	47	Broker/fee	1	1
104-18 Metropolitan Avenue	$2,100	#2F	1	Broker/fee	1	1
110-20 73 Road	$2,100	#3	1	Broker/fee	1	1
66-33 Yellowstone Boulevard	$2,100	#4F	3	Broker/no-fee	1	1
72-38 113rd Street	$2,150	#4D	15	Broker/fee	1	1
111-32 76th Avenue	$2,150	#5F	0	Broker/fee	1	1
69-11 Yellowston Boulevard	$2,200	#B48	3	Broker/fee	1	1
69-06 108th Street	$2,200	APT-503	5	Broker/no-fee	1	1
108-22 72nd Avenue	$2,210	#10D	2	Broker/fee	1	1
109-20 Queens Boulevard	$2,210	#APT10	1	Broker/fee	1	1

67-12 Yellowston Boulevard	$2,250	#C23	6	Broker/fee	1	1
67-12 Yellowston Boulevard	$2,250	#C2	8	Broker/fee	1	1
68-64 Yellowston Boulevard	$2,300	#B62	70	Broker/fee	1	1
105-05 69th Avenue	$2,450	#315	7	Broker/fee	1	1
109-20 Queens Boulevard	$2,500	#4E	20	Broker/fee	1	1
83 Burns Street	$2,500	#1	0	Broker/fee	1	1
104-40 Queens Boulevard	$3,185	#19A	8	Broker/no-fee	1	1

Past Listings

address	price_per_	unit	days_on_n	listing_type	beds	baths
103-18 Metropolitan Avenue	$1,700	#2R	9	By owner/no-fe	1	1
71-58 Austin Street	$1,700	#4J	1	Broker/fee	1	1
111-23 76th Avenue	$1,750	#1C	0	Broker/fee	1	1
67-67 Burns Street	$1,750	#5S	1	Broker/fee	1	1
67-67 Burns Street	$1,750	#4S	2	Broker/fee	1	1
110-40 72nd Avenue	$1,780	#1A	0	Broker/fee	1	1
110-40 72nd Avenue	$1,780	#1G	5	Broker/fee	1	1
67-41 Burns Street	$1,800	#415	10	Broker/fee	1	1
67-30 Clyde Street	$1,800	#4D	15	By owner/no-fe	1	1
112-15 76 Road	$1,850	#7	5	Broker/fee	1	1
111-56 76 Drive	$1,850	#E7	1	Broker/fee	1	1
111-56 76 Drive	$1,850	#C7	5	Broker/fee	1	1
110-50 72 Road	$1,895	#1R	2	Broker/fee	1	1
378 Burns Street	$1,900	#2	3	By owner/no-fe	1	1
69-60 108th Street	$1,900	#2	1	Broker/fee	1	1

69-60 108th Street	$1,900	#2I	1	Broker/fee	1	1
111-56 76 Drive	$1,900	#C7	13	Broker/fee	1	1
69-81 108th Street	$1,900	#2I	7	Broker/fee	1	1
69-45 108th Street	$1,900	#2I	5	Broker/fee	1	1
110-16 72nd Avenue	$1,900	#41	2	Broker/fee	1	1
110-50 72 Road	$1,925	#1	3	Broker/fee	1	1
108-25 72nd Avenue	$1,925	#X	0	Broker/fee	1	1
113-15 76 Road	$1,950	#2C	9	Broker/fee	1	1
67-15 Dartmouth Street	$1,995	#2E	4	Broker/no-fee	1	1
110-20 73 Road	$2,000	#K	1	Broker/fee	1	1
110-11 72nd Avenue	$2,000	#1D	4	Broker/fee	1	3
108-02 72nd Avenue	$2,000	#2D	9	Broker/fee	1	1
108-24 71st Avenue	$2,000	#1B	9	Broker/fee	1	1
68-64 Yellowston Boulevard	$2,000	#22	3	Broker/fee	1	1
110-20 73 Road	$2,000	#1K	4	Broker/fee	1	1
111-46 76 Drive	$2,000	#1J	0	Broker/fee	1	1
108-25 72nd Avenue	$2,050	#4H	2	Broker/fee	1	1
103-10 Queens Boulevard	$2,075	#1G	5	Broker/fee	1	1
103-10 Queens Boulevard	$2,075	#G	2	Broker/fee	1	1
102-50 62nd Road	$2,080	#5R	0	Broker/no-fee	1	1
68-09 Booth Street	$2,095	#1G	5	Broker/fee	1	1
108-25 72nd Avenue	$2,100	#4	3	Broker/fee	1	1
108-25 72nd Avenue	$2,100	#4K	4	Broker/fee	1	1
72-61 113th Street	$2,100	#4Y	3	Broker/fee	1	1
112-15 72 Road	$2,100	#309	2	Broker/fee	1	1

110-11 72nd Avenue	$2,100	#1L	17	Broker/fee	1	1
112-15 72 Road	$2,100	#5	2	Broker/fee	1	1
100-25 Queens Boulevard	$2,100	#4H	6	Broker/fee	1	1
108-25 72nd Avenue	$2,100	#4K	14	Broker/fee	1	1
68-64 Yellowston Boulevard	$2,100	#62	1	Broker/fee	1	1
110-11 72nd Avenue	$2,100	#1Z	6	Broker/fee	1	1
108-22 72nd Avenue	$2,100	#3C	5	Broker/fee	1	1
108-25 72nd Avenue	$2,100	#5K	3	Broker/fee	1	1
112-15 72 Road	$2,100	#306	3	Broker/fee	1	1
112-15 72 Road	$2,100	#307	4	Broker/fee	1	1
108-25 72nd Avenue	$2,100	#4E	2	Broker/fee	1	1
109-20 71 Road	$2,149	#K1	3	Broker/fee	1	1
109-05 Queens Boulevard	$2,149	#K	2	Broker/fee	1	1
111-56 76 Drive	$2,150	#K1	4	Broker/fee	1	1
109-05 72 Road	$2,150	#K	1	Broker/fee	1	1
109-20 71 Road	$2,150	#1	2	Broker/fee	1	1
109-05 72 Road	$2,150	#1K	2	Broker/fee	1	1
72-34 Austin Street	$2,200	#E7	15	By owner/no-fe	1	1
67-76 Booth Street	$2,200	#4F	15	By owner/no-fe	1	1
111-56 76 Drive	$2,200	#C6	4	Broker/fee	1	1
111-46 76 Drive	$2,200	#1	20	Broker/fee	1	1
109-20 Queens Boulevard	$2,200	#3K	2	Broker/fee	1	1
111-46 76 Drive	$2,200	#B	9	Broker/fee	1	1
111-56 76 Drive	$2,200	#D1	5	Broker/fee	1	1

70-11 108th Street	$2,200	#1J	0	Broker/fee	1	1
111-56 76 Drive	$2,200	#1	7	Broker/fee	1	1
111-46 76 Drive	$2,200	#1B	19	Broker/fee	1	1
109-20 Queens Boulevard	$2,200	#3J	1	Broker/fee	1	1
109-05 72 Road	$2,250	#2	3	Broker/fee	1	1
380 Burns Street	$2,250	#3	2	Broker/fee	1	1
109-20 71 Road	$2,250	#2	4	Broker/fee	1	1
110-20 73 Road	$2,270	#6F	1	Broker/fee	1	1
109-20 71 Road	$2,295	#JJ	2	Broker/fee	1	1
109-20 71 Road	$2,295	#J	2	Broker/fee	1	1
109-20 71 Road	$2,295	#X	0	Broker/fee	1	1
68-64 Yellowston Boulevard	$2,300	#B62	4	Broker/fee	1	1
68-64 Yellowston Boulevard	$2,300	#68	3	Broker/fee	1	1
69-81 108th Street	$2,300	#ZX	4	Broker/fee	1	1
111-39 76 Road	$2,300	#3	5	Broker/fee	1	1
72-35 112th Street	$2,300	#6E	13	Broker/fee	1	1
109-05 72 Road	$2,300	#J	2	Broker/fee	1	1
102-10 Queens Boulevard	$2,300	#702	8	By owner/no-fe	1	1
111-23 76 Road	$2,325	#C5	23	Broker/fee	1	1
107-40 Queens Boulevard	$2,350	#12H	6	Broker/fee	1	1
69-45 108th Street	$2,375	#5A	7	Broker/fee	1	1
108-22 72nd Avenue	$2,395	#5D	6	Broker/fee	1	1
110-20 73 Road	$2,450	#5	2	Broker/fee	1	1
68-64 Yellowston Boulevard	$2,500	#A	3	Broker/fee	1	1
68-64 Yellowstone Boulevard	$2,500	#A2	5	Broker/fee	1	1

107-40 Queens Boulevard	$2,650	#4B	5	Broker/fee	1	1
108-48 70 Road	$2,700	#12A	3	Broker/fee	1	1
108-37 71st Avenue	$2,700	#11A	11	Broker/fee	1	1
70-25 Yellowstone Boulevard	$2,750	#24G	14	Broker/fee	1	1
108-20 71st Avenue	$3,100	#8C	32	Broker/fee	1	1
150 Greenway Terrace	$3,150	#43E	10	Broker/no-fee	1	1

Two-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_n	listing_type	beds	baths
70-69 Walnut Street	$2,300	#2	7	Broker/fee	2	1
103-18 Metropolitan Avenue	$2,400	#2F	37	By owner/no-fee	2	1
102-35 64 Road	$2,400	#4E	73	Broker/fee	2	1
71-73 Yellowstone Boulevard	$2,500	#2F	17	Broker/fee	2	1
111-56 76 Drive	$2,550	#2	16	Broker/fee	2	1
105-24 63 Road	$2,595	#2	6	Broker/fee	2	1
68-64 Yellowston Boulevard	$2,600	#A29	7	Broker/fee	2	1
111-32 76th Avenue	$2,600	#6C	2	Broker/fee	2	1
110-55 72 Road	$2,625	#509	2	Broker/fee	2	1
102-55 67 Drive	$2,700	#5F	24	Broker/no-fee	2	1
67-12 Yellowston Boulevard	$2,700	#D12	2	Broker/fee	2	2
99-16 67 Road	$2,800	#5S	1	Broker/fee	2	2
105-05 69th Avenue	$2,895	#204	57	Broker/fee	2	1
111-09 75 Road	$2,900	#E9	2	Broker/fee	2	2
72-72 112th Street	$2,950	#4S	15	Broker/fee	2	1
113-17 76 Road	$3,000	#2F	6	Broker/fee	2	2
111-14 76th Avenue	$3,200	#407	7	By owner/no-fee	2	2
67-50 Thornton Place	$3,250	#6M	9	Broker/no-fee	2	1.5
113-13 76 Road	$3,300	#2	3	Broker/fee	2	2
70-25 Yellowstone Boulevard	$3,500	#7M	16	Broker/fee	2	12
150 Greenway Terrace	$3,595	#28E	41	Broker/no-fee	2	1
70-25 Yellowstone Boulevard	$3,600	#15NN	40	Broker/fee	2	2
150 Greenway Terrace	$3,795	#65W	20	Broker/no-fee	2	1

104-60 Queens Boulevard	$3,800	#17G	73	Broker/no-fee	2	1
104-40 Queens Boulevard	$3,920	#18W	16	Broker/no-fee	2	1
150 Greenway Terrace	$3,995	#36W	41	Broker/no-fee	2	2
104-20 Queens Boulevard	$4,025	#15Y	8	Broker/no-fee	2	1
150 Greenway Terrace	$4,150	#33E	53	Broker/no-fee	2	2
205 Ascan Avenue	$4,200	#1	1	Broker/fee	2	2

Past Listings

address	price_per_	unit	days_on_n	listing_type	beds	baths
105-09 62 Drive	$1,900	#B2	1	Broker/fee	2	1
105-09 62 Drive	$1,900	#B1	3	Broker/fee	2	1
76-16 Grand Cent Parkway	$2,199	#3	14	Broker/no-fee	2	1
76-16 Grand Cent Parkway	$2,199	#3B	12	Broker/no-fee	2	1
100-10 67 Road	$2,250	#5G	3	Broker/fee	2	1
100-10 67 Road	$2,250	#5X	1	Broker/fee	2	1
76-16 Grand Cent Parkway	$2,250	#3F	1	Broker/no-fee	2	1
100-10 67 Road	$2,250	#5G	5	Broker/fee	2	1
76-16 Grand Cent Parkway	$2,250	#3R	2	Broker/no-fee	2	1
100-10 67 Road	$2,250	#5G	1	Broker/fee	2	1
110-65 63rd Avenue	$2,300	#2	3	Broker/fee	2	1
102-40 62nd Avenue	$2,328	#4A	0	Broker/no-fee	2	1
111-45 76 Drive	$2,345	#B6	0	Broker/fee	2	1
109-20 71 Road	$2,360	#3A	1	Broker/fee	2	1
103-10 Queens Boulevard	$2,375	#3A	3	Broker/fee	2	1
68-09 Booth Street	$2,375	#3B	1	Broker/fee	2	1

68-09 Burns Street	$2,375	#B2	5	Broker/fee	2	1
68-09 Booth Street	$2,375	#3A	4	Broker/no-fee	2	1
111-23 76 Road	$2,395	#D10	15	Broker/fee	2	1
110-20 73 Road	$2,400	#1	1	Broker/fee	2	1
111-55 77th Avenue	$2,400	#4	2	Broker/fee	2	1
104-20 68 Drive	$2,400	#A5	7	Broker/fee	2	1
105-40 62nd Road	$2,475	#5J	1	Broker/no-fee	2	1
63-70 110th Street	$2,475	#2	11	Broker/fee	2	1
102-40 62nd Avenue	$2,486	#7U	0	Broker/no-fee	2	1
113-21 Union Tnpk	$2,495	#2	10	Broker/fee	2	2
102-35 64 Road	$2,500	#3B	27	Broker/fee	2	1
67-08 Juno Street	$2,500	#3A	4	Broker/fee	2	1
68-64 Yellowston Boulevard	$2,500	#26	7	Broker/fee	2	1
99-06 67 Road	$2,525	#11	2	Broker/fee	2	1
99-06 67 Road	$2,525	#1W	4	Broker/fee	2	1
72-81 113th Street	$2,550	#5Z	5	Broker/fee	2	1
71-04 112nd Street	$2,550	#5C	4	Broker/fee	2	1
111-55 77th Avenue	$2,550	#1X	8	Broker/fee	2	1
99-06 67 Road	$2,585	#1X	4	Broker/fee	2	1
70-01 113rd Street	$2,595	#6D	4	Broker/fee	2	1
70-01 113rd Street	$2,595	#6	3	Broker/fee	2	1
70-01 113rd Street	$2,595	#6C	3	Broker/fee	2	1
111-56 76 Drive	$2,600	#D2	14	Broker/fee	2	1
110-20 73 Road	$2,600	#G	7	Broker/fee	2	1
69-11 Yellowston Boulevard	$2,600	#4	1	Broker/fee	2	1

103-19 68 Road	$2,600	#4G	12	Broker/fee	2	1
75-37 113rd Street	$2,675	#1R	2	Broker/fee	2	1.5
109-19 72nd Avenue	$2,675	#1A	15	Broker/no-fee	2	2
68-04 Burns Street	$2,695	#F11	2	Broker/fee	2	1
68-04 Burns Street	$2,695	#6F	4	Broker/fee	2	1
61-20 Grand Central Parkway	$2,695	#B1211	8	Broker/fee	2	1
67-19 Austin Street	$2,695	#2A	9	Broker/fee	2	1
68-04 Burns Street	$2,695	#F1	8	Broker/fee	2	1
70-01 113rd Street	$2,700	#6E	8	Broker/fee	2	1
70-01 113rd Street	$2,700	#6EE	2	Broker/fee	2	1
67-12 Yellowstone Boulevard	$2,700	#D21	11	Broker/fee	2	1
99-16 67 Road	$2,750	#5J	3	Broker/no-fee	2	1
112-41 72 Road	$2,775	#6J	49	Broker/fee	2	1
112-41 72 Road	$2,800	#6J	4	Broker/fee	2	2
112-15 72 Road	$2,800	#5B	6	Broker/fee	2	2
110-20 71st Avenue	$2,800	#222	5	Broker/fee	2	1
112-41 72 Road	$2,800	#6JJ	4	Broker/fee	2	2
102-10 Queens Boulevard	$2,895	#503	3	By owner/no-fee	2	2
69-40 108th Street	$2,900	#4D	7	Broker/fee	2	1
103-10 Queens Boulevard	$2,900	#4K	16	Broker/fee	2	2
69-40 108th Street	$2,900	#5D	4	Broker/fee	2	1
102-55 68th Avenue	$2,900	#4	1	Broker/fee	2	2
103-10 Queens Boulevard	$2,900	#5F	5	Broker/fee	2	2
110-20 73 Road	$2,900	#4	0	Broker/fee	2	1

103-10 Queens Boulevard	$2,945	#4K	11	Broker/fee	2	2
72-36 112nd Street	$2,950	#4	3	Broker/fee	2	1
69-10 Yellowstone Boulevard	$2,950	#303	12	Broker/fee	2	2
102-30 Queens Boulevard	$2,950	#6C	4	Broker/fee	2	1
63-02 110th Street	$2,984	#3	5	By owner/no-fee	2	1
68-12 Yellowstone Boulevard	$2,995	#2	7	Broker/fee	2	1
112-15 72 Road	$3,000	#4	9	Broker/fee	2	1
104-20 68 Drive	$3,000	#A68	3	Broker/fee	2	1
100-26 67 Road	$3,000	#4F	11	Broker/fee	2	2
68-09 Booth Street	$3,100	#6F	5	Broker/fee	2	2
103-10 Queens Boulevard	$3,100	#6F	7	Broker/fee	2	2
103-10 Queens Boulevard	$3,100	#6F	4	Broker/fee	2	2
103-10 Queens Boulevard	$3,100	#6FF	3	Broker/fee	2	2
67-25 Kessel Street	$3,200	#1	12	Broker/fee	2	2
64-05 Yellowston Boulevard	$3,350	#514P	4	Broker/fee	2	2
72-36 112nd Street	$3,400	#2	3	Broker/fee	2	2
72-72 112th Street	$3,400	#2F	20	Broker/fee	2	2
70-25 Yellowstone Boulevard	$3,600	#15N	0	Broker/fee	2	2
109-15 72 Road	$3,600	#6A	5	Broker/fee	2	2
150 Greenway Terrace	$3,795	#68E	12	Broker/no-fee	2	1
99-03 Ascan Avenue	$3,800	#1	24	Broker/fee	2	2
112-01 Queens Boulevard	$3,900	#5B	6	Broker/fee	2	2
107-24 71 Road	$4,000	#10C	22	Broker/fee	2	2
102-12 65th Avenue	$4,800	#D66	18	Broker/no-fee	2	1

Three-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_n	listing_type	beds	baths
70-69 Walnut Street	$2,300	#2	0	Broker/fee	3	1
72-44 Yellowston Boulevard	$2,595	#2	4	Broker/fee	3	1
101-14 67 Drive	$2,800	#1	14	Broker/fee	3	2
67-07 Yellowstone Boulevard	$3,000	#4A	2	Broker/fee	3	1
107-40 Queens Boulevard	$3,500	#17B	21	Broker/fee	3	1
102-09 68th Avenue	$3,800		1	By owner/no-fee	3	2.5
102-07 68th Avenue	$3,895	FULL-HOU	3	Broker/fee	3	2.5
50 Greenway North	$3,950	#3	27	Broker/fee	3	2
68-59 Selfridge Street	$3,999	#2F	1	Broker/fee	3	1.5
68-61 Selfridge Street	$3,999	#1	8	Broker/fee	3	1.5
69-11 Yellowston Boulevard	$4,200	#B31	3	Broker/fee	3	2
24 Beechknoll Road	$4,200	#2	1	Broker/fee	3	2
69-11 Yellowstone Boulevard	$4,200	#B31	29	Broker/fee	3	2
24 Beechknoll Road	$4,200	#2	3	Broker/fee	3	2
91-01 71 Road	$4,500		36	Broker/fee	3	2
104-20 Queens Boulevard	$4,525	#2V	17	Broker/no-fee	3	2
71-32 Loubet Street	$4,900	#WH	3	Broker/fee	3	2
150 Greenway Terrace	$5,495	51E/61E	56	Broker/no-fee	3	3

Past Listings

address	price_per_	unit	days_on_n	listing_type	beds	baths
75-54 113rd Street	$2,550	#3F	3	Broker/fee	3	2
75-70 113rd Street	$2,600	#2	3	Broker/fee	3	1
70-40 Sybilla Street	$2,700	#1	4	Broker/fee	3	2

7615 113rd Street	$2,750	#3A	15	By owner/no-fee	3	2
75-51 113rd Street	$2,775	#2	1	Broker/fee	3	2
75-49 113th Street	$2,850	#2	7	Broker/fee	3	2
75-53 113rd Street	$2,850	#2	2	Broker/fee	3	2
75-51 113rd Street	$2,870	#1	2	Broker/fee	3	2
110-50 72 Road	$2,875	#2	0	Broker/fee	3	2
113-12 76 Road	$2,895	#3	22	Broker/fee	3	2
75-57 113rd Street	$2,895	#2	15	Broker/no-fee	3	2
113-14 76 Road	$2,895	#3	18	Broker/fee	3	2
93-03 71 Drive	$2,950	#1A	3	Broker/fee	3	2
93-03 71st Avenue	$2,950	#1F	1	Broker/fee	3	1
102-50 67 Road	$2,975	#1	21	Broker/fee	3	2
101-20 67 Drive	$3,000	#1	79	Broker/fee	3	2
101-20 67 Drive	$3,000	#2	103	Broker/fee	3	2
109-19 72nd Avenue	$3,000	#3A	12	Broker/no-fee	3	2
110-48 72 Road	$3,300	#2	4	Broker/fee	3	2
67-54 Burns Street	$3,300	#2	94	Broker/fee	3	1.5
68-60 108th Street	$3,500	#2J	28	Broker/no-fee	3	1
67-66 Selfridge Street	$3,500		28	Broker/fee	3	1.5
113-13 76 Road	$3,500	#2F	73	Broker/fee	3	2
68-10 108th Street	$3,500	#2K	3	Broker/no-fee	3	1
100-26 67 Road	$3,500	#2G	11	Broker/fee	3	2
108-50 62 Drive	$3,500	#5E	51	Broker/no-fee	3	2
67-64 Exeter Street	$3,500	#1	7	Broker/fee	3	1.5

101-06 67th Drive	$3,550	#3H	0	Broker/no-fee	3	2
101-01 67 Drive	$3,550	#3H	22	Broker/fee	3	2
67-88 Dartmouth Street	$3,600		5	Broker/fee	3	1.5
67-62 Burns Street	$3,795	#2	11	Broker/fee	3	2
404 Burns Street	$3,800	#1	17	Broker/fee	3	2.5
68-14 Harrow Street	$3,900		41	Broker/fee	3	2.5
198 Burns Street	$3,900	#B	15	By owner/no-fee	3	1
67-80 Dartmouth Street	$3,900		32	Broker/fee	3	2
223 Burns Street	$3,950	#1	22	Broker/fee	3	1.5
68-61 Selfridge Street	$3,998	#1	6	Broker/fee	3	1.5
68-63 Selfridge Street	$3,999	#2F	1	Broker/fee	3	1.5
68-20 Groton Street	$4,000		12	Broker/fee	3	2.5
68-10 108th Street	$4,000	#J	6	Broker/no-fee	3	1
68-20 Groton Street	$4,000		9	Broker/fee	3	2.5
68-32 Groton Street	$4,000		22	Broker/fee	3	2.5
67-38 108th Street	$4,000	#JJ2	19	Broker/no-fee	3	1
68-32 Groton Street	$4,000		17	Broker/fee	3	2.5
68-10 108th Street	$4,000	#2J	5	Broker/no-fee	3	1
67-45 Juno Street	$4,000		5	Broker/fee	3	2.5
67-58 Fleet Street	$4,000		35	Broker/fee	3	2.5
69-15 Yellowston Boulevard	$4,150	#4	5	Broker/fee	3	2
69-11 Yellowston Boulevard	$4,200	#B31	3	Broker/fee	3	2
69-11 Yellowston Boulevard	$4,200	#31	3	Broker/fee	3	2
400 Burns Street	$4,250	#1	1	Broker/fee	3	1.5
93-03 68th Avenue	$4,350	FULL-HOL	2	Broker/fee	3	2.5

77-20 Austin Street	$4,895	#2C	17	Broker/fee	3	2
69-45 108th Street	$4,950	#8B	33	Broker/fee	3	2
106-20 70th Avenue	$5,300	#PH8A	11	Broker/fee	3	3
150 Greenway Terrace	$5,495	#22E	60	Broker/no-fee	3	3

Four-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_	unit	days_on_n	listing_type	beds	baths
104-20 Queens Boulevard	$5,115	#15B	17	Broker/no-fee	4	2

Past Listings

address	price_per_	unit	days_on_n	listing_type	beds	baths
68-14 Clyde Street	$4,200		3	Broker/fee	4	2.5
20 Beechknoll Road	$4,800	#2	0	Broker/fee	4	2
110-35 Jewel Avenue	$4,900	#2	27	Broker/fee	4	4
89-35 70 Road	$4,995		76	Broker/no-fee	4	3
111-25 78th Avenue	$6,900		22	Broker/fee	4	3
12 Overhill Road	$7,380		56	Broker/fee	4	3.5