

Racial Equity Report on Housing and Opportunity

Project name: 102-51 Queens Boulevard Rezoning

Contact: Eric Palatnik

Prepared by: Ian Rasmussen, Urban Cartographics Date: April 17, 2024

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

PROJECT TYPE

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

- ☐ Text amendment to the zoning resolution affecting 5 or more community districts
- ☐ Historic district designation affecting 4 or more city blocks
- ☐ Seeking a change to the use regulations or permitted floor area for any use in a manufacturing district where a building in the project contains at least 100,000 square feet of floor area

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

- ☐ Acquisition or disposition of land to facilitate a non-residential project containing at least 50,000 square feet of floor area
- ☐ Acquisition or disposition of land to facilitate a residential project, other than a residential project consisting of a building to be preserved, provided that such equity report shall only be required related to a building in such project containing at least 50,000 square feet of floor area
- ☒ An increase in permitted residential floor area of at least 50,000 square feet
- ☐ An increase in permitted non-residential floor area of at least 200,000 square feet
- ☐ A decrease in permitted floor area or number of housing units on at least four contiguous city blocks

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

1. EXECUTIVE SUMMARY

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

This report accompanies a land use application by QBM Properties LLC (the “Applicant”) seeking: (1) a zoning map amendment, rezoning their development site from an R7-1/C1-2 district to R7-1 and R8X/C2-4 districts, (2) and a zoning text amendment to Appendix F to make the affected area part of a Mandatory Inclusionary Housing area.

The object of the application is to facilitate a new mixed-use building (the “Proposed Development”) on the Development Site, which is comprised of four tax lots (Queens Tax Block 2137, Lots 1, 6, 8 & 11). The Development Site makes up the entirety of the northeastern blockfront of Queens Boulevard between 68th Avenue and 68th Road. It contains about 159 feet of frontage along 68th Avenue (a narrow street per zoning, mapped at 60 feet), about 208 feet of frontage along Queens Boulevard (a wide street, mapped at 200 feet), and about 101 feet of frontage along 68th Road (a narrow street, mapped at 60 feet). The Proposed Development is slated to rise 17 stories and 175 feet and contain approximately 184,042 square feet of total floor area (7.19 FAR). This will include 17,876 square feet of commercial use on the first floor and 166,166 square feet of residential use on the second through 17th floors. It will contain 216 dwelling units, 54 of which will be permanently income-restricted in compliance with “Option 1” of the Mandatory Inclusionary Housing Program. The Proposed Development includes 73 off-street parking spaces.

The Development Site, which is roughly coterminous with the Project Area, contains 25,590 square feet of lot area and is occupied by several one-story retail establishments. Lot 1 contains two restaurants and an electronics store, Lot 6 contains another restaurant, and Lot 8 contains a bank. Lot 11 is used as accessory surface parking for employees of the bank. In total, the buildings contain about 28,550 square feet of floor area (1.12 FAR). The existing C1-2 overlay will also be removed from small portions of Lots 13 and 46, both of which contain six-story apartment buildings with no commercial use.

The Project Area falls within PUMA 4108, which is generally coextensive with the boundaries of Queens Community District 6 and includes the neighborhoods of Forest Hills and Rego Park. As of 2020, Queens CD6 had a population of 119,706. Of this population, 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 Asian population makes up a slightly higher percentage of the local population than when compared to Queens as a whole, and about double its percentage of New York City as a whole. The Black population makes up a drastically smaller share of the area population than when compared to the rest of the borough and city, while the Hispanic population in the area also comprises a significantly smaller share of the population when compared to the same. The percentage of the area’s population that identifies as White is about double that of its Queens-wide share, and is a significantly greater percentage than when compared to New York City as well.

2017-2021 American Community Survey data shows the median household income in the area was \$91,082, which is significantly higher than the Queens and New York City’s medians. Asian, Black, and White households all had about

the same median income as the area as a whole (\$93,647, \$95,606, and \$90,254, respectively), while Hispanic households' median income was slightly lower (\$81,625). The area's median age was 43.1 years old. Almost half of the population was foreign-born (47.5%), and 22.9% of the area's population indicated that they spoke English less than "very well."

Queens CD6 saw a 6.9% increase in population between 2010 and 2020, and only a 3.1% increase in housing production. Therefore, the area's housing production is not only significantly lagging behind its population growth, but also the level of housing production across Queens and New York City as a whole. The median gross rent in the area is \$1,879/month, which is significantly higher than the Queens and New York City medians. According to ACS PUMA data between 2017 and 2021, 13.6% of the area's rental units were affordable to households in the extremely low- to very low-income bands (0-50% AMI), another 29.6% were affordable to households in the low-income band (51-80% AMI), and another 50.3% were affordable to those in the moderate-income band (81-120%). 39.3% of the population in this area has access to a subway or SBS station within $\frac{1}{4}$ of a mile, and 9.6% has access to an ADA-accessible subway station within $\frac{1}{4}$ of a mile. This reflects that the area as a whole is more transit-accessible for able-bodied and disabled people than Queens as a whole, and as transit-accessible for disabled people as New York City as a whole, although slightly less-transit accessible in general when compared to the same.

The proposed project would help New York City meet several of its goals to affirmatively further fair housing and promote equitable access to opportunity by creating 54 new units of income-restricted housing at an average of 60% AMI at a highly transit-accessible location, in a new building designed to be ADA-accessible, while setting aside a certain percentage of income-restricted units for existing community district residents and those with disabilities.

The 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, and projected rents. As well as 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 reference purposes).

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

2. PROJECT SPECIFIC INFORMATION

For guidance, please refer to the [racial equity report submission guide](#).

2.1. Description of residential space and affordability

2.1.1 Reporting residential floor area

Total residential zoning square feet: 166,166 sf

2.1.2 Profile of anticipated residential affordability

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

Income Restriction	Unit Count		Anticipated Affordability***				
			AMI	Rent (2023)*		Eligible Income (2023)**	
	#	%		studio – 3-bedroom		1-person – 5-person	
Very Low Income	22	10%	40%	\$850	\$1,470	\$39,600	\$61,000
Low Income	15	7%	60%	\$1,270	\$2,200	\$59,300	\$91,500
Low Income	17	8%	80%	\$1,700	\$2,940	\$79,100	\$122,000
Not Income Restricted	162	75%	n/a	\$1,850	\$4,500	\$74,000	\$180,000
Total New Units	216	100%					

*Rents are based on unit size. Rents shown are illustrative (based on 2023 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 2023 AMI, rounded to the nearest \$100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.

***Affordability numbers are preliminary

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

The Proposed Development will contain a total of 216 residential units. Of these 216 units, 54 will be income-restricted pursuant to Option 1 of the Mandatory Inclusionary Housing Program ("MIH"), and 162 will be market-rate (not income-restricted).

Pursuant to MIH Option 1, the 54 income-restricted units comprise at least 25% of the Proposed Development's residential floor area at a weighted Area Median Income ("AMI") average of 60%. 22 units will be offered at 40% AMI, 15 units will be offered at 60% AMI, and 17 units will be offered at 80% AMI. The table above provides example rents and eligible incomes, by AMI income band.

The Proposed Development would contain a total of 85 studio apartments (with 21 being income-restricted), 85 one-bedroom apartments (with 21 being income-restricted), 23 two-bedroom apartments (with six being income-restricted), and 23 three-bedroom apartments (with six being income-restricted). Nine of the total income-restricted studios will be offered at 40% AMI, six will be offered at 60% AMI, and the other six will be offered at 80% AMI. Eight of the total income-restricted one-bedroom apartments will be offered at 40% AMI, six will be offered at 60% AMI, and the other seven will be offered at 80% AMI. Three of the total two-bedroom apartments will be offered at 40% AMI, one will be offered at 60% AMI, and the other two will be offered at 80% AMI. Two of the total three-bedroom apartments will be offered at 40% AMI, two will be offered at 60% AMI, and the other two will be offered at 80% AMI.

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

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

	Third Quartile Area Market-Rate Rents	Associated Household Incomes (30% Rent Burden)
Studios	\$1,850/month	\$74,000/year
One-Bedroom Apartments	\$2,450/month	\$98,000/year
Two-Bedroom Apartments	\$3,250/month	\$130,000/year
Three-Bedroom Apartments	\$4,500/month	\$180,000/year

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

2.3 Estimating construction jobs

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

Development Site	Person-years	Average yearly workers
------------------	--------------	------------------------

102-51 Queens Boulevard	175.4	91.4
Total	175.4	91.4

3. Community Profile Summary

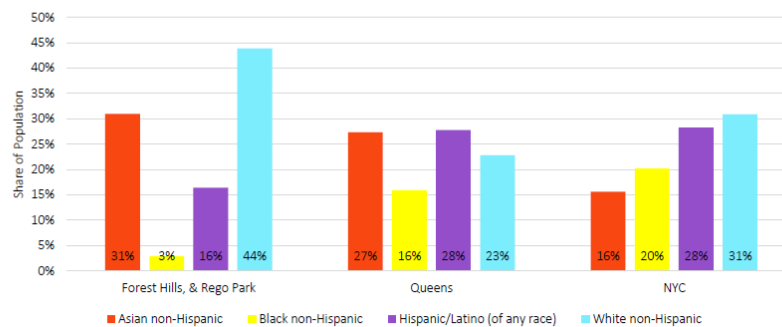
The community profile summary is intended to provide a user-friendly snapshot of household, housing, and neighborhood indicators in the project area. This summary includes graphs and charts of selected indicators found in the full community profile (Section 5). The summary is available for download through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

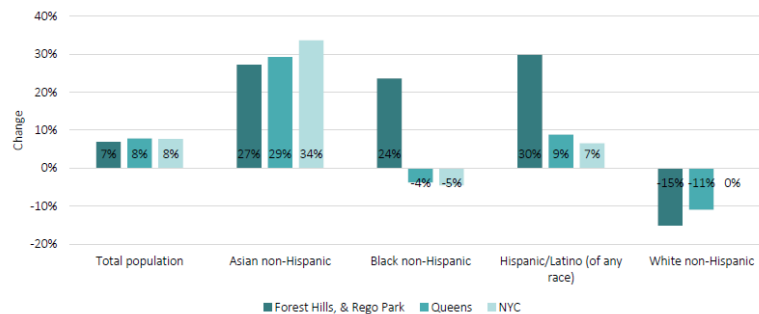


Source: Census 2020; Community Profile Table 1.01

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]."

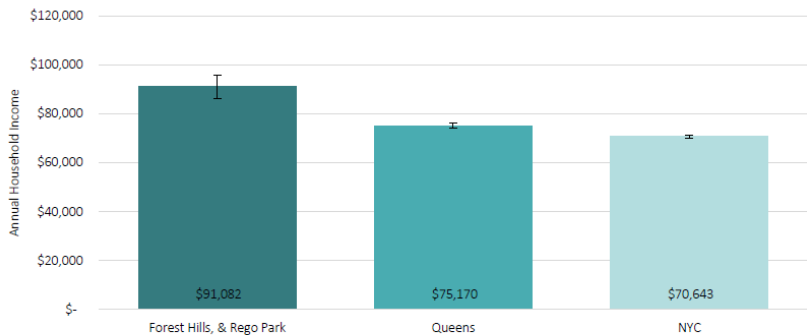


Household Economic Security – Income

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

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

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

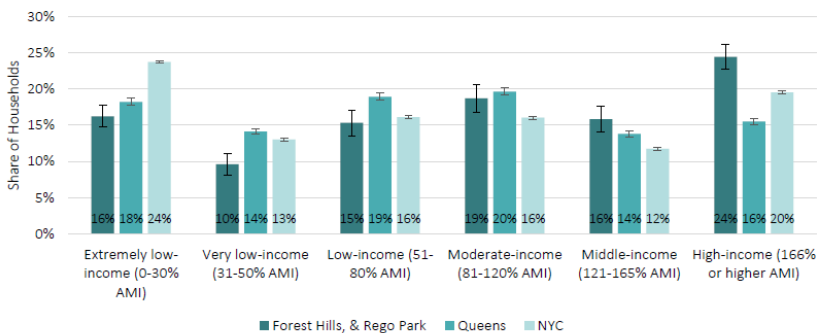


Source: American Community Survey 2017-2021; Community Profile Table 2.02

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

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

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

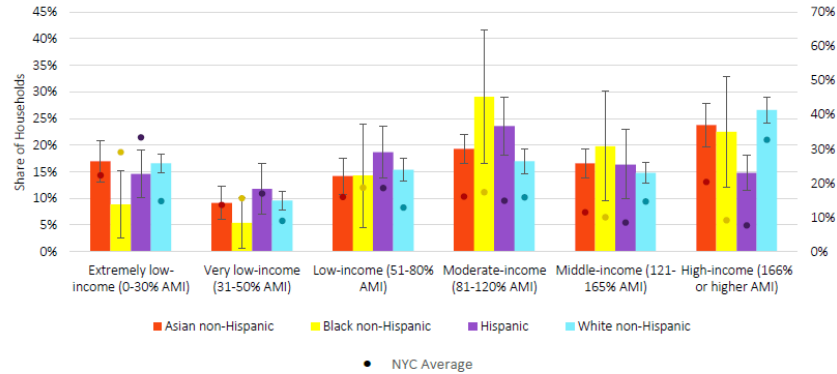


Source: American Community Survey 2017-2021; Community Profile Table 2.03

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

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

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



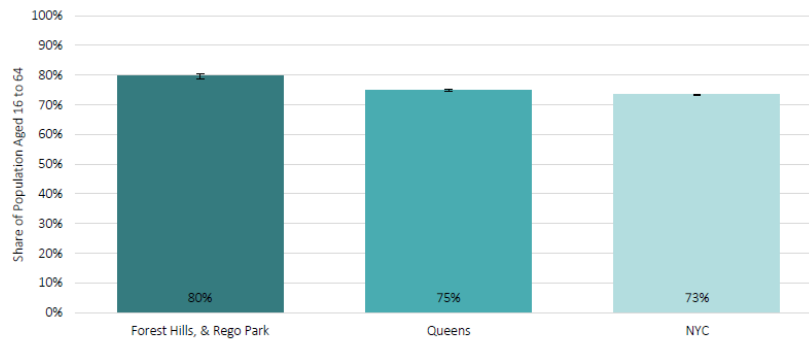
Source: American Community Survey 2017-2021; Community Profile Table 2.03

Household Economic Security – Jobs

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

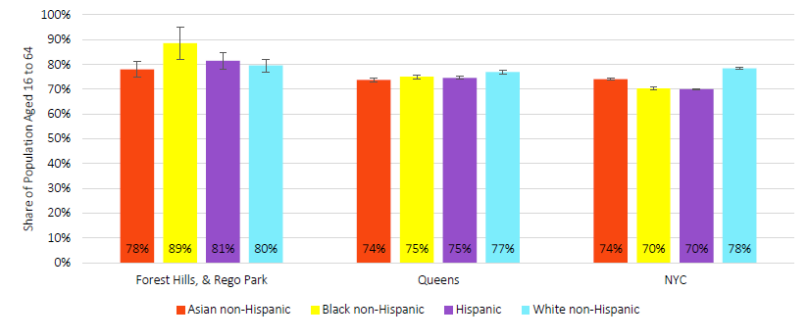
Shows the share of the total population aged 16-64 who is employed or seeking work. Compares the local area to the borough and city.

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



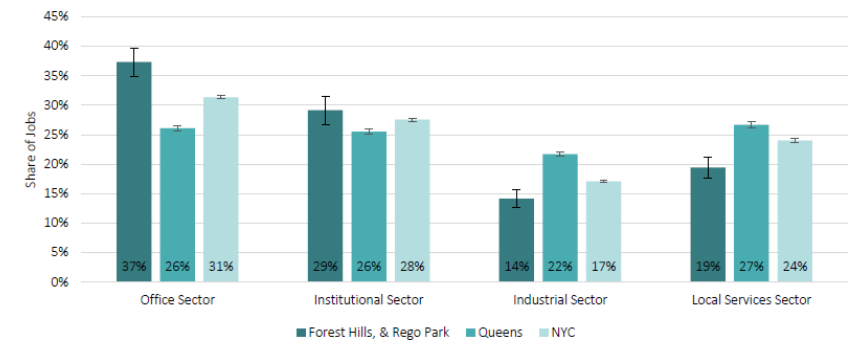
Source: American Community Survey 2017-2021; Community Profile Table 2.04

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



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

Figure 8: Share of Employed Residents by Business Sector¹, 2017-2021 (Five-Year Estimate)
 Shows the share of workers who live in an area by the business sector in which they work. Compares the local area to the borough and city.
"In 2017-2021, an estimated [percent] of employed people in [area] worked in [business sector]."



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

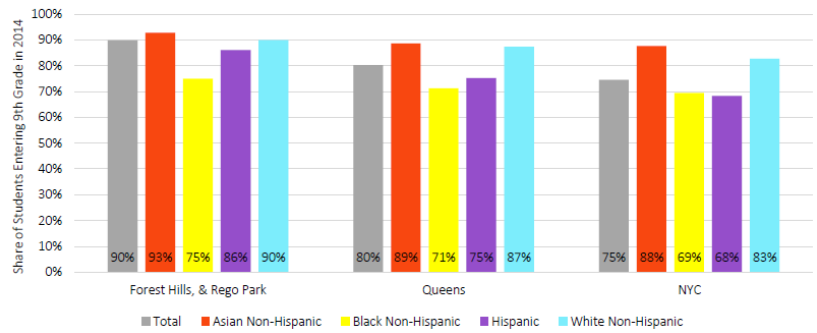
C

Education & Access to Transit

Figure 9: High School Graduation Rate, 2018

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

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

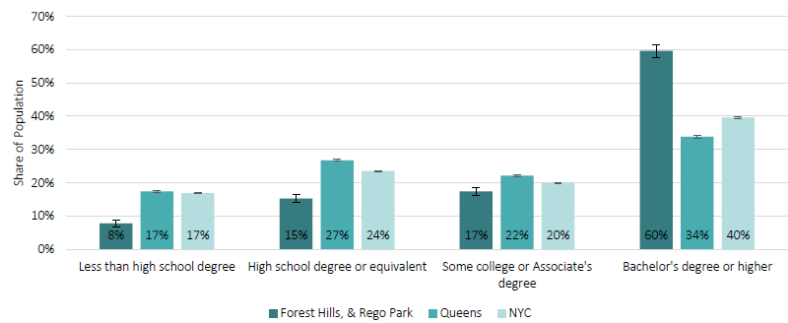


Source: NYC Department of Education 2018; Community Profile Table 5.13

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

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

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

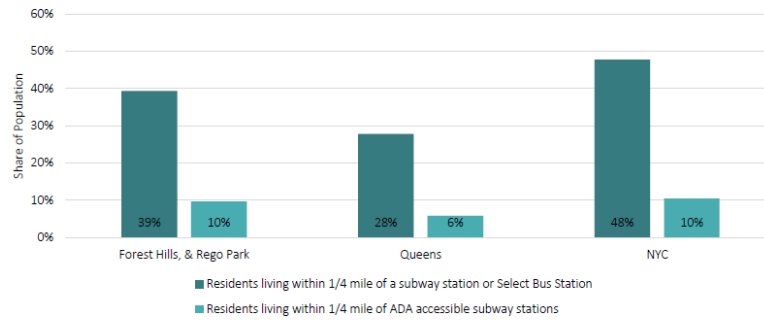


Source: American Community Survey 2017-2021; Community Profile Table 2.01

Figure 11: Access to Transit, 2021

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

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



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

Housing Security, Affordability, and Quality

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

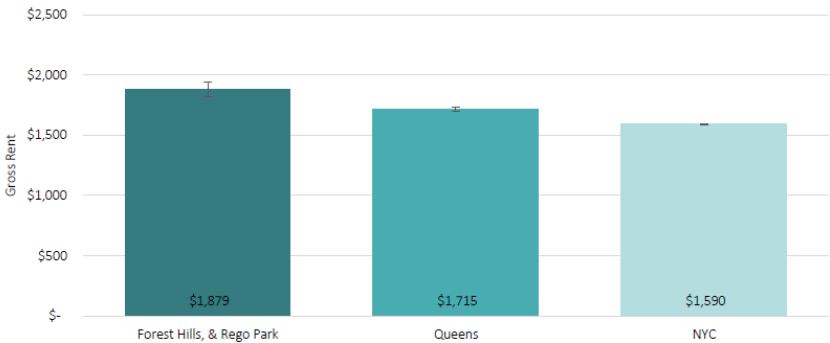
Shows the percent of households who spent 30% or more of their income on rent (rent-burdened) and the percent who spent 50% or more of their income on rent (severely rent-burdened). Compares the local area to the borough and city.

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



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

Figure 13: Median Gross Rent, 2017-2021 (Five-Year Estimate)
Shows the median rent for occupied units paying rent. Median means half of all units have rental costs higher than this amount and half have rents lower than this amount. Compares the local area to the borough and city.
"In 2017-2021, the estimated median price of rental units in [area] was [\$]."



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

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2022
Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.
"From 2010 to 2022, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."

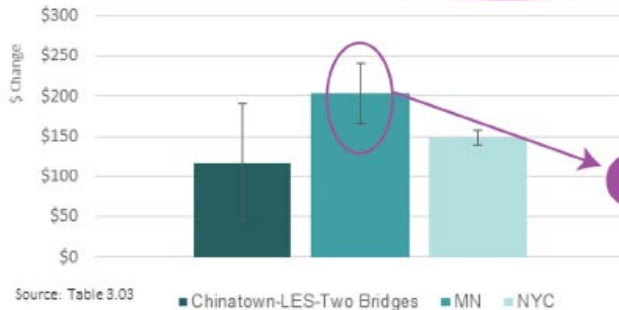


Source: NYC Department of City Planning Housing Database 2022 Q2 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Understanding error bars

Understanding error bars

Figure 14: Change in Median Gross Rent, Five-Year Estimate (2008-2012 to 2015-2019)



1

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

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

2

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

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

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



Correct interpretation of this chart:

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

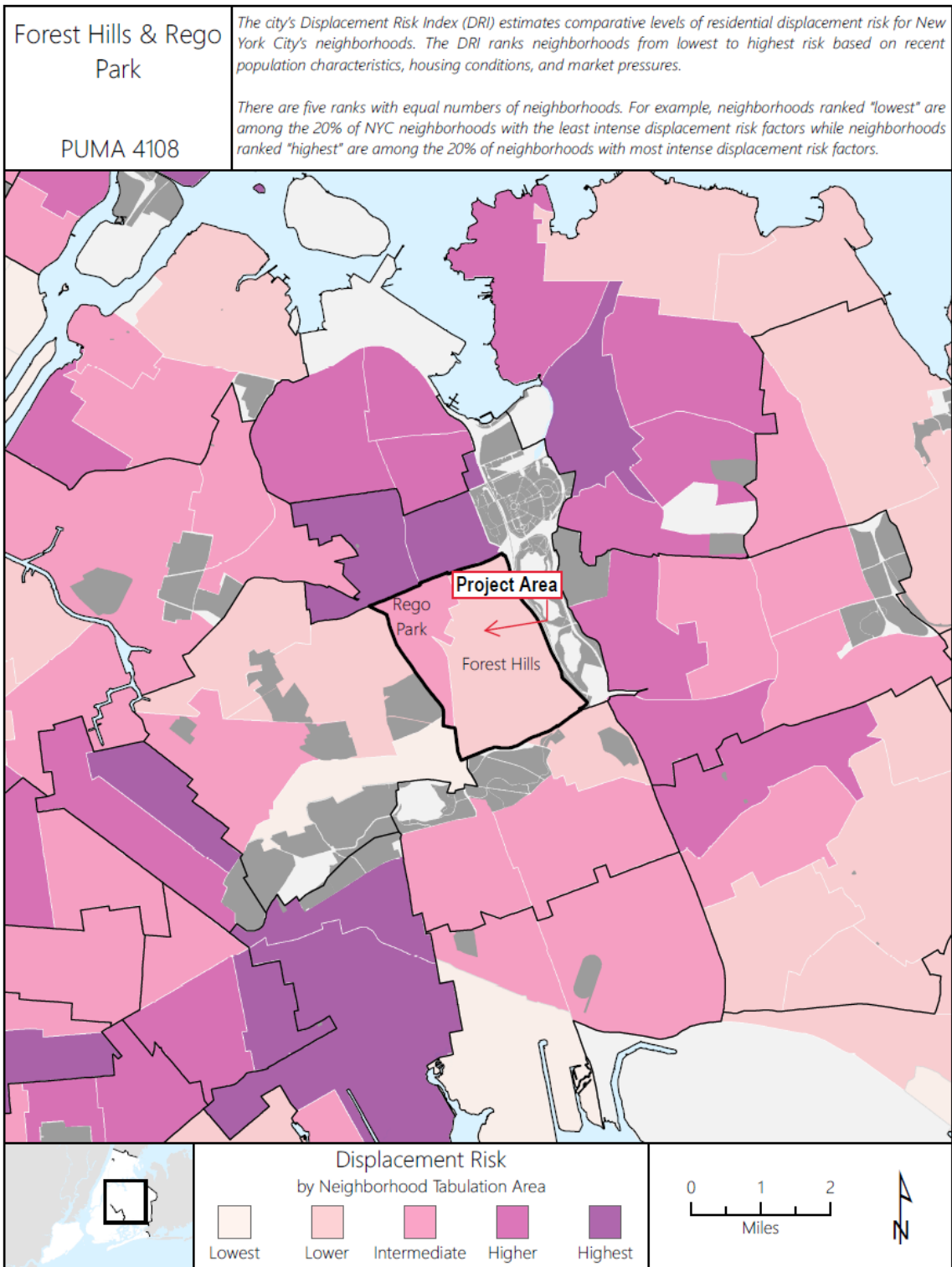
Based on the **error bar** for Chinatown, this is correct.



Incorrect interpretation of this chart:

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

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



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

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

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

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

The Proposed Development furthers this goal in several major ways: by providing new housing in a neighborhood that has experienced little housing production, by providing a substantial amount of new income-restricted housing units, and by providing new income-restricted housing in an area of Queens highly accessible to jobs and amenities.

Queens Community District 6 saw a population growth of 6.9% between 2010-2020, but only a net 3.1% increase in housing units from 2010-2022. This demonstrates that housing production in the area not only severely lags behind population growth, but also the rate of housing production across the borough and city as a whole (with both figures coming in at 8%). The proposed development's 216 new units of housing would therefore provide a significant boost to an area that has not experienced much housing production in recent years. Furthermore, only 265 units added in the neighborhood since 2014 were made income-restricted to households in the very low- and low-income bands (31-80% AMI). The Proposed Development's 54 income-restricted units offered at a mix of 40%, 60%, and 80% AMIs would represent a substantial 20% increase in the neighborhood for these types of new income-restricted units alone.

The Project Area also sits less than half a mile northwest from the central business core of Forest Hills, a vibrant mixed-use area with a variety of local and regional retail options, professional office space, and high-density residential development. This area also provides quick access to the Manhattan Core via the Forest Hills station of the Long Island Railroad. Yellowstone Park and MacDonald Park provide ample green space within a few blocks of the Project Area, with massive Flushing Meadows Corona Park sitting just a half mile east.

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

At the outset, the Development Site does not currently contain any residential use. Therefore, none is threatened by the Proposed Development itself. That said, the Proposed Development affirmatively furthers the goal of creating affordable housing by producing 54 new permanently affordable (income-restricted) housing units. As discussed in the previous section, these will all be offered in the very low and low-income brackets at 40%, 60% and 80% AMIs, providing those households an opportunity to live in modern, accessible, and affordable units.

Moreover, the new permanently affordable units will be subject to HPD Marketing Guidelines, which provide a preference for applications from within the Community District. This serves to specifically prevent the displacement of existing residents. While the Neighborhood Tabulation Area in which the Development Site is located (NTA QN17 – Forest Hills) is considered to be in the "lower" displacement risk category, it is just south of a neighborhood in the

“highest” risk category (Corona). Adding 216 total units and 54 income-restricted units in this section of Queens could alleviate some of the pressure facing the other nearby neighborhoods as well as the subject area itself. The population vulnerability and housing conditions subindices list the area as “lower” risk, even though 98.4% of the housing in the area is not income-restricted. The market pressure subindex lists it as “lowest” risk, with an equivalent rent change to New York City.

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

Because this is a new development, it must be built pursuant to ADA guidelines, and set aside a portion of the income-restricted units for people with disabilities. This not only means the building will be designed to be accessible (including ADA-compliant elevators and ramps), but it will provide new affordable housing opportunities for people with disabilities as well. The Proposed Development also sits less than half a mile from two major transit stations that provide ADA access; both the Forest Hills-71st Avenue stop of the New York City Transit E, F, M, and R trains, and the Forest Hills station of the Long Island Railroad.

5. Community Profile

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

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

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

All community profiles can be downloaded from the [Equitable Development Data Explorer](#).

Demographic Conditions PUMA 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, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	112,457	2,388	1.3	100.0%		112,052	2,088	1.1	100.0%		122,765	3,386	1.7	100.0%		10,713	3,978	9.6%	3.6%		
Under 16 years	16,049	1,093	4.1	14.3%	0.9%	17,032	1,046	3.7	15.2%	0.9%	20,911	1,533	4.5	17.0%	1.2%	3,879	1,856	22.8%	11.7%	1.8	1.5
16 to 64 years	75,331	1,470	1.2	67.0%	1.9%	75,448	1,649	1.3	67.3%	0.8%	77,581	2,484	1.9	63.2%	1.0%	2,133	2,982	2.8%	4.0%	-4.1	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%	24,273	1,170	2.9	19.8%	0.8%	4,701	1,399	24.0%	7.7%	2.3	1.0
Median age (years)	41.0	0.9	1.3			41.2	0.9	1.3			43.1	0.8	1.1			2.0	1.0				

Table 1.02.A: Age - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	23,644	2,156	5.5	100.0%		29,215	1,611	3.4	100.0%		36,972	2,266	3.7	100.0%		7,757	2,780	26.6%	10.4%		
Under 16 years	4,025	581	8.8	17.0%	1.9%	4,748	538	6.9	16.3%	1.6%	6,160	818	8.1	16.7%	2.0%	1,412	979	29.7%	22.6%	0.4	2.6
16 to 64 years	17,965	1,145	3.9	76.0%	8.5%	21,778	1,288	3.6	74.5%	1.6%	25,164	1,730	4.2	68.1%	2.1%	3,386	2,157	15.5%	10.5%	-6.4	2.6
65 years and over	1,654	376	13.8	7.0%	1.5%	2,689	369	8.4	9.2%	1.2%	5,648	651	7.0	15.3%	1.5%	2,959	748	110.0%	37.6%	6.1	1.9
Median age (years)	35.9	1.4	2.4			37.6	1.1	1.8			40.8	1.3	2.0			3.0	2.0				

Table 1.02.B: Age - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	2,459	774	19.1	100.0%		2,781	582	12.7	100.0%		3,780	817	13.1	100.0%		999	1,003	35.9%	40.9%		
Under 16 years	235	143	36.9	9.6%	5.0%	333	222	40.6	12.0%	7.6%	452	239	32.1	12.0%	5.8%	119	326	35.7%	115.5%	0.0	9.6
16 to 64 years	2,077	421	12.3	84.5%	31.6%	2,203	473	13.1	79.2%	3.8%	2,859	687	14.6	75.6%	7.9%	656	834	29.8%	41.8%	-3.6	8.8
65 years and over	147	113	46.7	6.0%	4.2%	245	120	29.7	8.8%	3.9%	469	164	21.3	12.4%	3.4%	224	203	91.4%	115.2%	3.6	5.2
Median age (years)	37.7	2.3	3.7			37.4	3.2	5.1			38.9	3.7	5.8			2.0	5.0				

Table 1.02.H: Age - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	12,579	1,667	8.1	100.0%		15,086	1,462	5.9	100.0%		19,736	1,741	5.4	100.0%		4,650	2,273	30.8%	17.1%		
Under 16 years	2,428	454	11.4	19.3%	2.5%	2,814	596	12.9	18.7%	3.5%	3,869	834	13.1	19.6%	3.9%	1,055	1,025	37.5%	41.5%	0.9	5.2
16 to 64 years	8,922	845	5.8	70.9%	11.6%	10,442	1,049	6.1	69.2%	1.8%	12,886	1,320	6.2	65.3%	3.4%	2,444	1,686	23.4%	17.7%	-3.9	3.8
65 years and over	1,229	325	16.1	9.8%	2.2%	1,830	314	10.4	12.1%	1.7%	2,981	549	11.2	15.1%	2.4%	1,151	632	62.9%	41.0%	3.0	2.9
Median age (years)	34.9	1.8	3.1			37.0	1.7	2.8			39.5	2.2	3.3			3.0	3.0				

Table 1.02.W: Age - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	70,290	2,561	2.2	100.0%		61,723	1,856	1.8	100.0%		56,084	2,692	2.9	100.0%		-5,639	3,270	-9.1%	5.1%		
Under 16 years	8,881	843	5.8	12.6%	1.1%	8,083	694	5.2	13.1%	1.1%	8,473	1,169	8.4	15.1%	2.0%	390	1,359	4.8%	17.0%	2.0	2.3
16 to 64 years	43,940	1,525	2.1	62.5%	3.1%	39,226	1,460	2.3	63.6%	1.4%	32,967	1,796	3.3	58.8%	1.5%	-6,259	2,315	-16.0%	5.5%	-4.8	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%	14,644	942	3.9	26.1%	1.1%	230	1,155	1.6%	8.1%	2.7	1.4
Median age (years)	45.4	1.2	1.6			45.9	1.3	1.7			48.3	1.5	1.9			2.0	2.0				

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	112,457	2,388	1.3	100.0%		112,052	2,088	1.1	100.0%		122,765	3,386	1.7	100.0%		10,713	3,978	9.6%	3.6%		
Foreign-born	59,277	1,801	1.8	52.7%	1.1%	56,015	2,075	2.3	50.0%	1.6%	58,354	2,451	2.6	47.5%	1.5%	2,339	3,211	4.2%	5.8%	-2.5	2.2

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	23,644	2,156	5.5	100.0%		29,215	1,611	3.4	100.0%		36,972	2,266	3.7	100.0%		7,757	2,780	26.6%	10.4%		
Foreign-born	18,786	1,345	4.4	79.5%	9.2%	20,759	1,451	4.2	71.1%	3.1%	25,320	1,646	4.0	68.5%	1.5%	4,561	2,194	22.0%	11.6%	-2.6	3.4

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	2,459	774	19.1	100.0%		2,781	582	12.7	100.0%		3,780	817	13.1	100.0%		999	1,003	35.9%	40.9%		
Foreign-born	735	291	24.0	29.9%	7.2%	477	210	26.7	17.2%	6.6%	1,082	355	19.9	28.6%	7.1%	605	412	126.8%	124.5%	11.4	9.7

Table 1.03.H: Foreign-born Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	12,579	1,667	8.1	100.0%		15,086	1,462	5.9	100.0%		19,736	1,741	5.4	100.0%		4,650	2,273	30.8%	17.1%		
Foreign-born	6,167	821	8.1	49.0%	0.6%	7,034	894	7.7	46.6%	3.8%	8,014	1,009	7.7	40.6%	3.6%	980	1,348	13.9%	20.4%	-6.0	5.2

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	70,290	2,561	2.2	100.0%		61,723	1,856	1.8	100.0%		56,084	2,692	2.9	100.0%		-5,639	3,270	-9.1%	5.1%		
Foreign-born	31,394	1,618	3.1	44.7%	1.6%	26,160	1,450	3.4	42.4%	2.0%	21,991	1,803	5.0	39.2%	2.6%	-4,169	2,314	-15.9%	8.3%	-3.2	3.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 5 years and over	106,661	691	0.4	100.0%		105,604	1,937	1.1	100.0%		122,765	3,992	8.1	100.0%		17,161	4,437	16.3%	4.3%		
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%	28,145	2,209	4.8	22.9%	1.6%	234	2,851	0.8%	10.3%	-3.5	2.3

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 5 years and over	22,110	1,242	3.4	100.0%		27,388	1,514	3.4	100.0%		34,604	2,111	3.7	100.0%		7,216	2,598	26.3%	10.4%		
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%	13,112	1,294	6.0	37.9%	2.9%	2,941	1,718	28.9%	19.2%	0.8	4.6

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 5 years and over	2,394	451	11.5	100.0%		2,681	544	12.3	100.0%		3,555	798	13.6	100.0%		874	966	32.6%	40.1%		
Speak English less than "very well"	206	165	48.5	8.6%	6.7%	0					131	137	63.5	3.7%	3.8%	131		0.0%			

Table 1.04.H: Limited English Speaking Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 5 years and over	11,598	951	5.0	100.0%		14,161	1,393	6.0	100.0%		18,472	1,619	5.3	100.0%		4,311	2,136	30.4%	17.2%		
Speak English less than "very well"	4,154	726	10.6	35.8%	5.5%	4,272	574	8.2	30.2%	2.8%	4,522	834	11.2	24.5%	4.0%	250	1,012	5.9%	24.2%	-5.7	4.9

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 5 years and over	67,302	1,532	1.4	100.0%		58,566	1,663	1.7	100.0%		52,962	2,507	2.9	100.0%		-5,604	3,008	-9.6%	5.0%		
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%	9,290	1,223	8.0	17.5%	2.2%	-3,405	1,664	-26.8%	11.6%	-4.2	2.8

Household Economic Security
PUMA 4108

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 25 years and over	86,691	1,314	0.9	100.0%		86,946	1,436	1.0	100.0%		94,947	2,328	1.5	100.0%		8,001	2,735	9.2%	3.2%		
Less than high school degree	11,608	951	5.0	13.4%	1.1%	6,581	746	6.9	7.6%	0.8%	7,363	1,013	8.4	7.8%	1.0%	782	1,258	11.9%	19.9%	0.2	1.3
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%	14,555	1,208	5.0	15.3%	1.2%	-823	1,584	-5.4%	10.1%	-2.4	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%	16,486	1,232	4.5	17.4%	1.2%	-1,591	1,744	-8.8%	9.2%	-3.4	1.8
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%	56,543	2,319	2.5	59.6%	2.0%	9,633	3,112	20.5%	7.3%	5.6	3.0

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 25 years and over	17,271	1,127	4.0	100.0%		22,282	1,212	3.3	100.0%		28,653	1,706	3.6	100.0%		6,371	2,093	28.6%	10.4%		
Less than high school degree	2,386	450	11.5	13.8%	2.4%	1,692	457	16.4	7.6%	2.0%	3,070	664	13.1	10.7%	2.2%	1,378	806	81.4%	62.8%	3.1	3.0
High school degree or equivalent	2,259	439	11.8	13.1%	2.4%	2,672	522	11.9	12.0%	2.3%	3,277	513	9.5	11.4%	1.7%	605	732	22.6%	30.7%	-0.6	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%	3,038	482	9.6	10.6%	1.6%	36	725	1.2%	24.3%	-2.9	2.8
Bachelor's degree or higher	9,716	878	5.5	56.3%	3.5%	14,916	1,086	4.4	66.9%	3.2%	19,268	1,499	4.7	67.2%	3.4%	4,352	1,851	29.2%	13.8%	0.3	4.7

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 25 years and over	1,979	411	12.6	100.0%		2,343	480	12.5	100.0%		3,016	642	12.9	100.0%		673	802	28.7%	38.0%		
Less than high school degree	181	125	42.1	9.1%	6.0%	126	87	42.1	5.4%	3.6%	48	35	44.6	1.6%	1.1%	-78	94	-61.9%	38.3%	-3.8	3.8
High school degree or equivalent	459	199	26.4	23.2%	8.8%	346	170	29.9	14.8%	6.6%	611	248	24.7	20.3%	7.0%	265	301	76.6%	112.5%	5.5	9.6
Some college or Associate's degree	469	201	26.1	23.7%	8.9%	864	337	23.7	36.9%	12.2%	804	353	26.7	26.7%	10.2%	-60	488	-6.9%	54.7%	-10.2	15.9
Bachelor's degree or higher	870	274	19.1	44.0%	10.4%	1,007	307	18.5	43.0%	9.7%	1,553	471	18.4	51.5%	11.1%	546	562	54.2%	66.3%	8.5	14.7

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 25 years and over	9,187	856	5.7	100.0%		11,046	1,035	5.7	100.0%		14,340	1,136	4.8	100.0%		3,294	1,537	29.8%	15.9%		
Less than high school degree	1,685	380	13.7	18.3%	3.8%	1,089	271	15.1	9.9%	2.3%	1,562	417	16.2	10.9%	2.8%	473	497	43.4%	52.3%	1.0	3.6
High school degree or equivalent	2,194	432	12.0	23.9%	4.1%	2,606	470	11.0	23.6%	3.6%	3,144	560	10.8	21.9%	3.5%	538	731	20.6%	30.6%	-1.7	5.0
Some college or Associate's degree	2,948	499	10.3	32.1%	4.5%	3,988	695	10.6	36.1%	5.3%	3,963	719	11.0	27.6%	4.5%	-25	1,000	-0.6%	25.0%	-8.5	7.0
Bachelor's degree or higher	2,360	448	11.5	25.7%	4.2%	3,363	620	11.2	30.4%	4.8%	5,671	851	9.1	39.5%	5.0%	2,308	1,053	68.6%	40.1%	9.1	6.9

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

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
--	-------------------	--	--	--	--	---------------------	--	--	--	--	---------------------	--	--	--	--	--------------------------------	--	--	--	--	--

	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 25 years and over	55,601	1,563	1.7	100.0%		49,434	1,289	1.6	100.0%		45,335	2,016	2.7	100.0%		-4,099	2,393	-8.3%	4.7%		
Less than high school degree	6,873	749	6.6	12.4%	1.3%	3,443	518	9.2	7.0%	1.0%	2,534	622	14.9	5.6%	1.3%	-909	809	-26.4%	21.2%	-1.4	1.6
High school degree or equivalent	11,671	953	5.0	21.0%	1.6%	9,518	947	6.0	19.3%	1.8%	6,949	902	7.9	15.3%	1.9%	-2,569	1,308	-27.0%	11.9%	-4.0	2.6
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%	7,924	819	6.3	17.5%	1.6%	-1,956	1,317	-19.8%	11.8%	-2.5	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%	27,928	1,827	4.0	61.6%	3.0%	1,335	2,403	5.0%	9.2%	7.8	4.1

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households	51,225	520	0.6	53,046	1,312	1.5	1,821	1,411	3.6%	2.8%
Median household income (dollars)	\$78,039	\$3,944	3.1	\$91,082	\$4,861	3.2	\$13,043	\$6,260	16.7%	8.6%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with an Asian non-Hispanic householder	11,422	733	3.9	14,466	1,130	4.7	3,044	1,347	26.7%	12.8%
Median household income (dollars)	\$94,353	\$10,620	6.8	\$93,647	\$9,336	6.1	-\$706	\$14,140	-0.7%	14.9%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Black non-Hispanic householder	1,193	338	17.2	1,537	378	14.9	344	507	28.8%	48.3%
Median household income (dollars)	\$77,322	\$16,327	12.8	\$95,606	\$27,805	17.7	\$18,284	\$32,244	23.6%	44.4%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Hispanic householder	6,669	767	7.0	7,823	739	5.7	1,154	1,065	17.3%	17.5%
Median household income (dollars)	\$70,668	\$7,617	6.6	\$81,625	\$10,216	7.6	\$10,957	\$12,743	15.5%	19.1%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a White non-Hispanic householder	30,568	860	1.7	26,890	1,129	2.6	-3,678	1,419	-12.0%	4.4%
Median household income (dollars)	\$75,940	\$5,530	4.4	\$90,254	\$7,571	5.1	\$14,314	\$9,375	18.8%	13.2%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	53,046	1,312	1.5	100.0%	
Extremely low-income (0-30% AMI)	8,577	818	5.8	16.2%	1.5%
Very low-income (31-50% AMI)	5,098	801	9.6	9.6%	1.5%
Low-income (51-80% AMI)	8,091	951	7.1	15.3%	1.8%
Moderate-income (81-120% AMI)	9,934	1,012	6.2	18.7%	1.9%
Middle-income (121-165% AMI)	8,387	998	7.2	15.8%	1.8%
High-income (166% or higher AMI)	12,959	964	4.5	24.4%	1.7%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	14,466	1,130	4.7	100.0%	
Extremely low-income (0-30% AMI)	2,457	589	14.6	17.0%	3.9%
Very low-income (31-50% AMI)	1,327	472	21.6	9.2%	3.2%
Low-income (51-80% AMI)	2,049	523	15.5	14.2%	3.4%
Moderate-income (81-120% AMI)	2,790	445	9.7	19.3%	2.7%
Middle-income (121-165% AMI)	2,404	437	11.1	16.6%	2.7%
High-income (166% or higher AMI)	3,439	654	11.6	23.8%	4.1%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	1,537	378	14.9	100.0%	
Extremely low-income (0-30% AMI)	137	102	45.3	8.9%	6.3%
Very low-income (31-50% AMI)	83	75	54.8	5.4%	4.7%
Low-income (51-80% AMI)	220	158	43.8	14.3%	9.7%
Moderate-income (81-120% AMI)	447	221	30.1	29.1%	12.5%
Middle-income (121-165% AMI)	304	175	35.0	19.8%	10.3%
High-income (166% or higher AMI)	346	182	31.9	22.5%	10.4%

Table 2.03.H: Households by AMI Band - Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	7,823	739	5.7	100.0%	
Extremely low-income (0-30% AMI)	1,139	372	19.8	14.6%	4.5%
Very low-income (31-50% AMI)	926	388	25.5	11.8%	4.8%
Low-income (51-80% AMI)	1,465	410	17.0	18.7%	4.9%
Moderate-income (81-120% AMI)	1,848	457	15.0	23.6%	5.4%
Middle-income (121-165% AMI)	1,285	521	24.6	16.4%	6.5%
High-income (166% or higher AMI)	1,160	282	14.8	14.8%	3.3%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	26,890	1,129	2.6	100.0%	
Extremely low-income (0-30% AMI)	4,468	500	6.8	16.6%	1.7%
Very low-income (31-50% AMI)	2,580	480	11.3	9.6%	1.7%
Low-income (51-80% AMI)	4,149	600	8.8	15.4%	2.1%
Moderate-income (81-120% AMI)	4,559	651	8.7	17.0%	2.3%
Middle-income (121-165% AMI)	3,982	538	8.2	14.8%	1.9%
High-income (166% or higher AMI)	7,152	714	6.1	26.6%	2.4%

Table 2.04.T: Labor Force - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 16 to 64 years	75,448	1,649	1.3	100.0%		77,581	2,484	1.9	100.0%		2,133	2,982	2.8%	4.0%		
In labor force	58,468	1,628	1.7	77.5%	1.3%	61,866	2,106	2.1	79.7%	0.9%	3,398	2,662	5.8%	4.7%	2.2	1.6

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 16 to 64 years	21,778	1,288	3.6	100.0%		25,164	1,730	4.2	100.0%		3,386	2,157	15.5%	10.5%		
In labor force	16,552	1,168	4.3	76.0%	2.9%	19,636	1,583	4.9	78.0%	3.3%	3,084	1,967	18.6%	12.7%	2.0	4.4

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 16 to 64 years	2,203	473	13.1	100.0%		2,859	687	14.6	100.0%		656	834	29.8%	41.8%		
In labor force	1,612	406	15.3	73.2%	9.6%	2,531	638	15.3	88.5%	6.7%	919	756	57.0%	55.9%	15.3	11.7

Table 2.04.H: Labor Force - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 16 to 64 years	10,442	1,049	6.1	100.0%		12,886	1,320	6.2	100.0%		2,444	1,686	23.4%	17.7%		
In labor force	8,113	958	7.2	77.7%	4.8%	10,483	1,154	6.7	81.4%	3.3%	2,370	1,500	29.2%	20.9%	3.7	5.8

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 16 to 64 years	39,226	1,460	2.3	100.0%		32,967	1,796	3.3	100.0%		-6,259	2,315	-16.0%	5.5%		
In labor force	30,901	1,389	2.7	78.8%	2.0%	26,221	1,668	3.9	79.5%	2.6%	-4,680	2,171	-15.1%	6.6%	0.7	3.3

Table 2.05.T: Occupation - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	54,272	1,685	1.9	100.0%		58,826	2,160	2.2	100.0%		4,554	2,739	8.4%	5.2%		
Management, business, science, and arts	28,685	1,585	3.4	52.9%	2.4%	35,625	2,014	3.4	60.6%	2.6%	6,940	2,563	24.2%	9.8%	7.7	3.5
Service	7,329	849	7.0	13.5%	1.5%	7,954	867	6.6	13.5%	1.4%	625	1,213	8.5%	17.3%	0.0	2.1
Sales and office	13,304	1,189	5.4	24.5%	2.1%	10,065	859	5.2	17.1%	1.3%	-3,239	1,467	-24.3%	9.3%	-7.4	2.5
Natural resources, construction, and maintenance	1,864	442	14.4	3.4%	0.8%	1,884	500	16.1	3.2%	0.8%	20	667	1.1%	36.0%	-0.2	1.1
Production, transportation, and material moving	3,090	571	11.2	5.7%	1.0%	3,298	802	14.8	5.6%	1.3%	208	985	6.7%	32.6%	-0.1	1.6

Median Wages by Occupation

Management, business, science, and arts	\$85,301	\$3,387	2.4			\$86,095	\$3,500	2.5			\$794	\$4,870	0.9%	5.7%		
Service	\$36,205	\$3,741	6.3			\$38,710	\$5,947	9.3			\$2,505	\$7,026	6.9%	19.8%		
Sales and office	\$49,708	\$3,129	3.8			\$48,901	\$4,574	5.7			-\$807	\$5,542	-1.6%	11.1%		
Natural resources, construction, and maintenance	\$57,719	\$18,312	19.3			\$65,839	\$11,476	10.6			\$8,120	\$21,610	14.1%	41.3%		
Production, transportation, and material moving	\$48,192	\$9,068	11.4			\$27,235	\$4,986	11.1			-\$20,957	\$10,349	-43.5%	14.8%		

Table 2.05.A: Occupation - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	15,512	1,209	4.7	100.0%		18,583	1,565	5.1	100.0%		3,071	1,978	19.8%	13.7%		
Management, business, science, and arts	9,347	925	6.0	60.3%	3.7%	11,959	1,223	6.2	64.4%	3.7%	2,612	1,533	27.9%	18.2%	4.1	5.2
Service	1,387	371	16.2	8.9%	2.3%	1,939	504	15.8	10.4%	2.6%	552	626	39.8%	52.1%	1.5	3.5
Sales and office	3,745	621	10.1	24.1%	3.5%	3,643	558	9.3	19.6%	2.5%	-102	835	-2.7%	22.0%	-4.5	4.3
Natural resources, construction, and maintenance	250	135	32.9	1.6%	0.9%	128	67	31.8	0.7%	0.4%	-122	151	-48.8%	38.5%	-0.9	1.0
Production, transportation, and material moving	783	319	24.8	5.0%	2.0%	914	401	26.6	4.9%	2.1%	131	512	16.7%	69.9%	-0.1	2.9

Median Wages by Occupation

Management, business, science, and arts	\$86,144	\$6,550	4.6			\$88,990	\$6,906	4.7			\$2,846	\$9,518	3.3%	11.2%		
Service	\$31,359	\$5,587	10.8			\$30,832	\$9,153	18.0			-\$527	\$10,723	-1.7%	34.0%		
Sales and office	\$40,550	\$6,745	10.1			\$52,018	\$8,324	9.7			\$11,468	\$10,714	28.3%	29.6%		
Natural resources, construction, and maintenance	\$52,928	\$37,058	42.6			\$49,192	\$58,632	72.5			-\$3,736	\$69,361	-7.1%	128.5%		
Production, transportation, and material moving	\$33,342	\$12,433	22.7			\$23,717	\$4,412	11.3			-\$9,625	\$13,193	-28.9%	29.6%		

Table 2.05.B: Occupation - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	1,470	373	15.4	100.0%		2,459	631	15.6	100.0%		989	733	67.3%	60.4%		
Management, business, science, and arts	685	249	22.1	46.6%	12.1%	1,546	443	17.4	62.9%	8.0%	861	508	125.7%	104.5%	16.3	14.5
Service	382	210	33.5	26.0%	12.7%	391	185	28.8	15.9%	6.3%	9	280	2.4%	74.2%	-10.1	14.2
Sales and office	306	200	39.7	20.8%	12.5%	389	215	33.7	15.8%	7.8%	83	294	27.1%	108.8%	-5.0	14.7
Natural resources, construction, and maintenance	0					21	35	101.4	0.9%	1.4%	21		0.0%			
Production, transportation, and material moving	97	77	48.5	6.6%	5.0%	112	183	99.2	4.6%	7.3%	15	199	15.5%	209.7%	-2.0	8.8

Median Wages by Occupation

Management, business, science, and arts	\$84,497	\$20,957	15.1			\$82,103	\$11,295	8.4			-\$2,394	\$23,807	-2.8%	27.6%		
Service	\$48,484	\$16,517	20.7			\$55,464	\$34,776	38.1			\$6,980	\$38,499	14.4%	81.6%		
Sales and office	\$54,036	\$16,842	18.9			\$30,253	\$19,468	39.1			-\$23,783	\$25,742	-44.0%	40.0%		
Natural resources, construction, and maintenance						\$9,999										
Production, transportation, and material moving	\$39,171	\$51,960	80.6			\$42,498	\$34,655	49.6			\$3,327	\$62,457	8.5%	168.9%		

Table 2.05.H: Occupation - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	7,562	939	7.6	100.0%		9,641	1,087	6.9	100.0%		2,079	1,436	27.5%	21.4%		
Management, business, science, and arts	2,765	595	13.1	36.6%	6.4%	4,678	747	9.7	48.5%	5.5%	1,913	955	69.2%	45.3%	11.9	8.4
Service	1,830	440	14.6	24.2%	5.0%	1,895	387	12.4	19.7%	3.3%	65	586	3.6%	32.7%	-4.5	6.0
Sales and office	2,170	392	11.0	28.7%	3.8%	1,629	499	18.6	16.9%	4.8%	-541	635	-24.9%	26.7%	-11.8	6.1
Natural resources, construction, and maintenance	312	150	29.2	4.1%	1.9%	669	256	23.2	6.9%	2.5%	357	297	114.4%	131.8%	2.8	3.1
Production, transportation, and material moving	485	235	29.5	6.4%	3.0%	770	333	26.3	8.0%	3.3%	285	408	58.8%	103.1%	1.6	4.5

Median Wages by Occupation

Management, business, science, and arts	\$79,645	\$7,156	5.5			\$64,877	\$9,368	8.8			-\$14,768	\$11,788	-18.5%	13.9%		
Service	\$39,175	\$3,418	5.3			\$42,098	\$4,208	6.1			\$2,923	\$5,421	7.5%	14.3%		
Sales and office	\$52,365	\$7,177	8.3			\$43,509	\$7,980	11.1			-\$8,856	\$10,732	-16.9%	19.0%		
Natural resources, construction, and maintenance	\$44,904	\$34,233	46.3			\$58,609	\$31,476	32.6			\$13,705	\$46,504	30.5%	121.7%		
Production, transportation, and material moving	\$58,170	\$29,047	30.4			\$37,542	\$10,040	16.3			-\$20,628	\$30,733	-35.5%	36.6%		

Table 2.05.W: Occupation - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	28,556	1,263	2.7	100.0%		25,251	1,696	4.1	100.0%		-3,305	2,115	-11.6%	7.1%		
Management, business, science, and arts	15,261	1,127	4.5	53.4%	3.2%	15,848	1,431	5.5	62.8%	3.8%	587	1,822	3.8%	12.1%	9.4	5.0
Service	3,643	686	11.5	12.8%	2.3%	2,988	614	12.5	11.8%	2.3%	-655	921	-18.0%	22.9%	-1.0	3.3
Sales and office	6,774	872	7.8	23.7%	2.9%	4,165	591	8.6	16.5%	2.1%	-2,609	1,053	-38.5%	11.8%	-7.2	3.6
Natural resources, construction, and maintenance	1,245	389	19.0	4.4%	1.3%	845	337	24.3	3.3%	1.3%	-400	515	-32.1%	34.4%	-1.1	1.8
Production, transportation, and material moving	1,633	378	14.1	5.7%	1.3%	1,405	574	24.8	5.6%	2.2%	-228	687	-14.0%	40.4%	-0.1	2.6

Median Wages by Occupation

Management, business, science, and arts	\$87,005	\$5,151	3.6			\$91,309	\$4,822	3.2			\$4,304	\$7,056	4.9%	8.3%		
Service	\$34,652	\$7,879	13.8			\$41,680	\$10,173	14.8			\$7,028	\$12,868	20.3%	40.1%		
Sales and office	\$51,674	\$4,015	4.7			\$51,644	\$11,110	13.1			-\$30	\$11,813	-0.1%	22.9%		
Natural resources, construction, and maintenance	\$64,990	\$31,177	29.2			\$64,019	\$21,275	20.2			-\$971	\$37,744	-1.5%	57.5%		
Production, transportation, and material moving	\$49,474	\$3,511	4.3			\$20,927	\$9,027	26.2			-\$28,547	\$9,686	-57.7%	18.5%		

Table 2.06.T: Industry - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	54,272	1,685	1.9	100.0%		58,826	2,160	2.2	100.0%		4,554	2,739	8.4%	5.2%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	1,208	320	16.1	2.2%	0.6%	1,741	371	13.0	3.0%	0.6%	533	490	44.1%	49.0%	0.8	0.8
Manufacturing	2,348	544	14.1	4.3%	1.0%	2,113	464	13.3	3.6%	0.8%	-235	715	-10.0%	28.7%	-0.7	1.3
Wholesale trade	1,584	349	13.4	2.9%	0.6%	1,595	477	18.2	2.7%	0.8%	11	591	0.7%	37.4%	-0.2	1.0
Retail trade	4,487	772	10.5	8.3%	1.4%	4,279	689	9.8	7.3%	1.1%	-208	1,035	-4.6%	22.5%	-1.0	1.8
Transportation and warehousing, and utilities	3,319	552	10.1	6.1%	1.0%	2,865	540	11.5	4.9%	0.9%	-454	772	-13.7%	21.7%	-1.2	1.3
Information	1,920	484	15.3	3.5%	0.9%	1,590	432	16.5	2.7%	0.7%	-330	649	-17.2%	30.7%	-0.8	1.1
Finance and insurance, and real estate and rental and leasing	8,477	892	6.4	15.6%	1.6%	8,254	1,066	7.8	14.0%	1.7%	-223	1,390	-2.6%	16.2%	-1.6	2.3
Professional, scientific, and management, and administrative and waste management services	8,279	874	6.4	15.3%	1.5%	9,935	1,080	6.6	16.9%	1.7%	1,656	1,389	20.0%	18.2%	1.6	2.3
Educational services, and health care and social assistance	13,791	1,111	4.9	25.4%	1.9%	17,127	1,537	5.5	29.1%	2.4%	3,336	1,896	24.2%	15.0%	3.7	3.1
Arts, entertainment, and recreation, and accommodation, and food services	3,716	758	12.4	6.8%	1.4%	4,317	652	9.2	7.3%	1.1%	601	1,000	16.2%	29.5%	0.5	1.8
Other services, except public administration	2,657	481	11.0	4.9%	0.9%	2,822	593	12.8	4.8%	1.0%	165	764	6.2%	29.5%	-0.1	1.3
Public administration	2,486	466	11.4	4.6%	0.8%	2,188	379	10.5	3.7%	0.6%	-298	601	-12.0%	22.5%	-0.9	1.0

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining																
Construction	\$55,185	\$22,954	25.3			\$66,554	\$29,133	26.6			\$11,369	\$37,090	20.6%	72.8%		
Manufacturing	\$75,126	\$11,462	9.3			\$60,460	\$12,707	12.8			-\$14,666	\$17,113	-19.5%	20.9%		
Wholesale trade	\$63,417	\$12,106	11.6			\$66,934	\$13,471	12.2			\$3,517	\$18,111	5.5%	29.3%		
Retail trade	\$40,668	\$9,859	14.7			\$43,665	\$4,874	6.8			\$2,997	\$10,998	7.4%	28.7%		
Transportation and warehousing, and utilities	\$52,565	\$5,880	6.8			\$64,542	\$9,832	9.3			\$11,977	\$11,456	22.8%	23.2%		
Information	\$93,688	\$14,730	9.6			\$89,550	\$16,597	11.3			-\$4,138	\$22,191	-4.4%	23.2%		
Finance and insurance, and real estate and rental and leasing	\$80,617	\$7,289	5.5			\$92,417	\$9,260	6.1			\$11,800	\$11,785	14.6%	15.5%		
Professional, scientific, and management, and administrative and waste management services	\$76,299	\$6,434	5.1			\$79,756	\$7,601	5.8			\$3,457	\$9,958	4.5%	13.3%		
Educational services, and health care and social assistance	\$62,849	\$5,590	5.4			\$66,544	\$4,419	4.0			\$3,695	\$7,126	5.9%	11.8%		
Arts, entertainment, and recreation, and accommodation, and food services	\$38,087	\$5,647	9.0			\$32,164	\$11,034	20.9			-\$5,923	\$12,395	-15.6%	31.6%		
Other services, except public administration	\$27,468	\$12,504	27.7			\$42,530	\$5,465	7.8			\$15,062	\$13,646	54.8%	73.2%		
Public administration	\$92,401	\$14,280	9.4			\$87,069	\$12,705	8.9			-\$5,332	\$19,114	-5.8%	20.0%		

Table 2.06.A: Industry - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	15,512	1,209	4.7	100.0%		18,583	1,565	5.1	100.0%		3,071	1,978	19.8%	13.7%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	102	75	45.0	0.7%	0.5%	285	111	23.7	1.5%	0.6%	183	134	179.4%	232.5%	0.8	0.8
Manufacturing	849	332	23.8	5.5%	2.1%	904	359	24.1	4.9%	1.9%	55	489	6.5%	59.3%	-0.6	2.8
Wholesale trade	617	196	19.3	4.0%	1.2%	949	402	25.8	5.1%	2.1%	332	447	53.8%	81.4%	1.1	2.4
Retail trade	1,229	471	23.3	7.9%	3.0%	1,396	355	15.5	7.5%	1.8%	167	590	13.6%	52.2%	-0.4	3.5
Transportation and warehousing, and utilities	878	312	21.6	5.7%	2.0%	897	287	19.4	4.8%	1.5%	19	424	2.2%	48.9%	-0.9	2.5
Information	501	274	33.2	3.2%	1.7%	569	204	21.8	3.1%	1.1%	68	342	13.6%	74.3%	-0.1	2.0
Finance and insurance, and real estate and rental and leasing	3,130	589	11.4	20.2%	3.5%	3,598	730	12.3	19.4%	3.6%	468	938	15.0%	31.8%	-0.8	5.0
Professional, scientific, and management, and administrative and waste management services	2,207	487	13.4	14.2%	2.9%	3,501	645	11.2	18.8%	3.1%	1,294	808	58.6%	45.6%	4.6	4.2
Educational services, and health care and social assistance	3,521	550	9.5	22.7%	3.1%	4,170	495	7.2	22.4%	1.9%	649	740	18.4%	23.2%	-0.3	3.6
Arts, entertainment, and recreation, and accommodation, and food services	1,178	360	18.6	7.6%	2.2%	1,185	340	17.4	6.4%	1.7%	7	495	0.6%	42.2%	-1.2	2.8
Other services, except public administration	629	250	24.2	4.1%	1.6%	645	322	30.3	3.5%	1.7%	16	408	2.5%	65.4%	-0.6	2.3
Public administration	671	247	22.4	4.3%	1.6%	484	150	18.8	2.6%	0.8%	-187	289	-27.9%	34.7%	-1.7	1.8

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining																
Construction	\$12,000					\$63,878	\$62,340	59.3			\$51,878		432.3%			
Manufacturing	\$88,018	\$20,482	14.1			\$35,754	\$19,437	33.0			-\$52,264	\$28,237	-59.4%	24.0%		
Wholesale trade	\$62,171	\$34,288	33.5			\$69,048	\$16,957	14.9			\$6,877	\$38,251	11.1%	67.0%		
Retail trade	\$28,500	\$11,804	25.2			\$46,196	\$10,377	13.7			\$17,696	\$15,716	62.1%	76.4%		
Transportation and warehousing, and utilities	\$47,498	\$11,622	14.9			\$65,718	\$18,498	17.1			\$18,220	\$21,846	38.4%	51.6%		
Information	\$94,502	\$18,802	12.1			\$77,465	\$37,664	29.6			-\$17,037	\$42,096	-18.0%	43.1%		
Finance and insurance, and real estate and rental and leasing	\$105,204	\$14,875	8.6			\$110,678	\$8,700	4.8			\$5,474	\$17,232	5.2%	17.0%		
Professional, scientific, and management, and administrative and waste management services	\$66,032	\$15,535	14.3			\$73,994	\$10,753	8.8			\$7,962	\$18,894	12.1%	31.0%		
Educational services, and health care and social assistance	\$65,496	\$12,775	11.9			\$72,560	\$8,799	7.4			\$7,064	\$15,512	10.8%	25.4%		
Arts, entertainment, and recreation, and accommodation, and food services	\$35,792	\$15,080	25.6			\$32,054	\$14,315	27.1			-\$3,738	\$20,793	-10.4%	55.0%		
Other services, except public administration	\$19,046	\$21,269	67.9			\$30,977	\$22,986	45.1			\$11,931	\$31,317	62.6%	218.1%		
Public administration	\$89,358	\$27,877	19.0			\$82,811	\$19,800	14.5			-\$6,547	\$34,193	-7.3%	36.4%		

Table 2.06.B: Industry - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	1,470	373	15.4	100.0%		2,459	631	15.6	100.0%		989	733	67.3%	60.4%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	0					66	67	61.3	2.7%	2.6%	66		0.0%			
Manufacturing	23	37	96.7	1.6%	2.5%	72	96	81.0	2.9%	3.8%	49	103	213.0%	654.1%	1.3	4.5
Wholesale trade	0					0					0		0.0%			
Retail trade	95	99	63.4	6.5%	6.5%	242	258	64.7	9.8%	10.2%	147	276	154.7%	379.8%	3.3	12.1
Transportation and warehousing, and utilities	159	113	43.2	10.8%	7.2%	72	64	54.4	2.9%	2.5%	-87	130	-54.7%	51.5%	-7.9	7.6
Information	69	90	79.0	4.7%	6.0%	138	144	63.6	5.6%	5.7%	69	170	100.0%	334.1%	0.9	8.3
Finance and insurance, and real estate and rental and leasing	181	133	44.7	12.3%	8.5%	489	206	25.6	19.9%	6.7%	308	245	170.2%	228.8%	7.6	10.8
Professional, scientific, and management, and administrative and waste management services	124	107	52.7	8.4%	7.0%	197	143	44.0	8.0%	5.4%	73	179	58.9%	179.1%	-0.4	8.8
Educational services, and health care and social assistance	537	216	24.4	36.5%	11.4%	658	300	27.7	26.8%	10.1%	121	370	22.5%	74.5%	-9.7	15.2
Arts, entertainment, and recreation, and accommodation, and food services	52	58	68.1	3.5%	3.9%	217	145	40.6	8.8%	5.4%	165	156	317.3%	542.6%	5.3	6.7
Other services, except public administration	107	92	52.1	7.3%	6.0%	53	77	88.8	2.2%	3.1%	-54	120	-50.5%	83.6%	-5.1	6.8
Public administration	123	109	53.7	8.4%	7.1%	255	167	39.9	10.4%	6.3%	132	199	107.3%	228.4%	2.0	9.5

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining																
Construction						\$9,999										
Manufacturing	\$38,432					\$137,498	\$120,072	53.1			\$99,066		257.8%			
Wholesale trade																
Retail trade	\$61,745	\$48,954	48.2			\$44,239	\$33,861	46.5			-\$17,506	\$59,523	-28.4%	79.0%		
Transportation and warehousing, and utilities	\$37,271	\$34,491	56.3			\$34,388	\$95,676	169.1			-\$2,883	\$101,703	-7.7%	270.5%		
Information	\$99,367	\$89,198	54.6			\$9,999					-\$89,368	\$89,198	-89.9%			
Finance and insurance, and real estate and rental and leasing	\$76,044	\$29,268	23.4			\$69,817	\$17,666	15.4			-\$6,227	\$34,187	-8.2%	42.3%		
Professional, scientific, and management, and administrative and waste management services	\$127,592	\$127,306	60.7			\$92,655	\$34,882	22.9			-\$34,937	\$131,998	-27.4%	77.4%		
Educational services, and health care and social assistance	\$55,263	\$19,385	21.3			\$74,998	\$20,420	16.6			\$19,735	\$28,156	35.7%	60.3%		
Arts, entertainment, and recreation, and accommodation, and food services	\$40,599	\$67,596	101.2			\$38,474	\$32,712	51.7			-\$2,125	\$75,095	-5.2%	177.2%		
Other services, except public administration	\$60,246	\$140,495	141.8			\$18,311	\$47,086	156.3			-\$41,935	\$148,175	-69.6%	105.5%		
Public administration	\$124,207	\$68,021	33.3			\$77,364	\$38,851	30.5			-\$46,843	\$78,334	-37.7%	46.3%		

Table 2.06.H: Industry - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	7,562	939	7.6	100.0%		9,641	1,087	6.9	100.0%		2,079	1,436	27.5%	21.4%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	341	158	28.3	4.5%	2.0%	471	202	26.1	4.9%	2.0%	130	256	38.1%	87.2%	0.4	2.8
Manufacturing	145	96	40.1	1.9%	1.2%	333	171	31.2	3.5%	1.7%	188	196	129.7%	192.4%	1.6	2.1
Wholesale trade	210	135	39.0	2.8%	1.7%	105	80	46.2	1.1%	0.8%	-105	157	-50.0%	49.8%	-1.7	1.9
Retail trade	573	174	18.4	7.6%	2.1%	812	326	24.4	8.4%	3.2%	239	370	41.7%	71.3%	0.8	3.8
Transportation and warehousing, and utilities	454	230	30.8	6.0%	2.9%	713	270	23.0	7.4%	2.7%	259	355	57.0%	99.3%	1.4	4.0
Information	337	162	29.2	4.5%	2.1%	153	101	40.3	1.6%	1.0%	-184	191	-54.6%	37.1%	-2.9	2.3
Finance and insurance, and real estate and rental and leasing	1,340	400	18.1	17.7%	4.8%	1,202	374	18.9	12.5%	3.6%	-138	548	-10.3%	38.7%	-5.2	6.0
Professional, scientific, and management, and administrative and waste management services	1,386	423	18.6	18.3%	5.1%	1,254	323	15.7	13.0%	3.0%	-132	532	-9.5%	36.1%	-5.3	5.9
Educational services, and health care and social assistance	1,356	367	16.4	17.9%	4.3%	2,968	610	12.5	30.8%	5.3%	1,612	712	118.9%	74.4%	12.9	6.8
Arts, entertainment, and recreation, and accommodation, and food services	892	386	26.3	11.8%	4.9%	869	256	17.9	9.0%	2.5%	-23	463	-2.6%	51.0%	-2.8	5.5
Other services, except public administration	260	154	36.0	3.4%	2.0%	476	258	33.0	4.9%	2.6%	216	300	83.1%	147.0%	1.5	3.3
Public administration	268	155	35.2	3.5%	2.0%	285	142	30.2	3.0%	1.4%	17	210	6.3%	81.2%	-0.5	2.4

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining																
Construction	\$44,185	\$39,974	55.0			\$66,070	\$43,856	40.4			\$21,885	\$59,340	49.5%	167.8%		
Manufacturing	\$74,771	\$33,608	27.3			\$56,572	\$20,662	22.2			-\$18,199	\$39,452	-24.3%	43.8%		
Wholesale trade	\$68,940	\$18,295	16.1			\$78,364	\$83,778	65.0			\$9,424	\$85,752	13.7%	125.2%		
Retail trade	\$33,295	\$25,288	46.2			\$21,394	\$19,078	54.2			-\$11,901	\$31,677	-35.7%	75.3%		
Transportation and warehousing, and utilities	\$63,226	\$18,084	17.4			\$60,394	\$29,877	30.1			-\$2,832	\$34,924	-4.5%	54.6%		
Information	\$69,613	\$48,764	42.6			\$81,113	\$32,079	24.0			\$11,500	\$58,369	16.5%	93.7%		
Finance and insurance, and real estate and rental and leasing	\$55,908	\$10,916	11.9			\$63,338	\$10,853	10.4			\$7,430	\$15,393	13.3%	29.4%		
Professional, scientific, and management, and administrative and waste management services	\$78,862	\$7,688	5.9			\$56,055	\$10,259	11.1			-\$22,807	\$12,820	-28.9%	14.7%		
Educational services, and health care and social assistance	\$43,520	\$8,903	12.4			\$45,754	\$12,620	16.8			\$2,234	\$15,444	5.1%	36.1%		
Arts, entertainment, and recreation, and accommodation, and food services	\$32,901	\$9,696	17.9			\$41,067	\$13,764	20.4			\$8,166	\$16,836	24.8%	55.7%		
Other services, except public administration	\$27,426	\$18,383	40.7			\$43,558	\$34,335	47.9			\$16,132	\$38,946	58.8%	164.3%		
Public administration	\$67,637	\$14,455	13.0			\$70,104	\$21,235	18.4			\$2,467	\$25,688	3.6%	38.4%		

Table 2.06.W: Industry - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	28,556	1,263	2.7	100.0%		25,251	1,696	4.1	100.0%		-3,305	2,115	-11.6%	7.1%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	676	226	20.3	2.4%	0.8%	859	280	19.8	3.4%	1.1%	183	360	27.1%	59.3%	1.0	1.4
Manufacturing	1,295	375	17.6	4.5%	1.3%	677	273	24.5	2.7%	1.1%	-618	464	-47.7%	26.0%	-1.8	1.7
Wholesale trade	649	235	22.0	2.3%	0.8%	477	220	28.0	1.9%	0.9%	-172	322	-26.5%	43.1%	-0.4	1.2
Retail trade	2,485	556	13.6	8.7%	1.9%	1,724	446	15.7	6.8%	1.7%	-761	713	-30.6%	23.7%	-1.9	2.5
Transportation and warehousing, and utilities	1,793	430	14.6	6.3%	1.5%	1,110	407	22.3	4.4%	1.6%	-683	592	-38.1%	27.1%	-1.9	2.2
Information	1,013	299	18.0	3.5%	1.0%	725	314	26.3	2.9%	1.2%	-288	434	-28.4%	37.5%	-0.6	1.6
Finance and insurance, and real estate and rental and leasing	3,625	563	9.4	12.7%	1.9%	2,884	518	10.9	11.4%	1.9%	-741	765	-20.4%	18.9%	-1.3	2.7
Professional, scientific, and management, and administrative and waste management services	4,416	566	7.8	15.5%	1.9%	4,568	804	10.7	18.1%	2.9%	152	983	3.4%	22.5%	2.6	3.5
Educational services, and health care and social assistance	8,067	951	7.2	28.2%	3.1%	8,189	994	7.4	32.4%	3.3%	122	1,376	1.5%	17.2%	4.2	4.5
Arts, entertainment, and recreation, and accommodation, and food services	1,566	475	18.4	5.5%	1.6%	1,730	469	16.5	6.9%	1.8%	164	668	10.5%	44.9%	1.4	2.4
Other services, except public administration	1,591	365	13.9	5.6%	1.3%	1,211	344	17.3	4.8%	1.3%	-380	502	-23.9%	27.8%	-0.8	1.8
Public administration	1,380	340	15.0	4.8%	1.2%	1,097	313	17.4	4.3%	1.2%	-283	462	-20.5%	30.0%	-0.5	1.7

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining																
Construction	\$68,183	\$22,574	20.1			\$71,394	\$44,836	38.2			\$3,211	\$50,198	4.7%	74.3%		
Manufacturing	\$68,997	\$16,455	14.5			\$73,134	\$27,416	22.8			\$4,137	\$31,975	6.0%	47.1%		
Wholesale trade	\$62,365	\$24,101	23.5			\$42,362	\$34,057	48.9			-\$20,003	\$41,722	-32.1%	60.6%		
Retail trade	\$49,269	\$9,486	11.7			\$45,914	\$13,344	17.7			-\$3,355	\$16,372	-6.8%	32.5%		
Transportation and warehousing, and utilities	\$54,564	\$10,059	11.2			\$65,970	\$19,576	18.0			\$11,406	\$22,009	20.9%	42.2%		
Information	\$93,767	\$25,218	16.3			\$128,937	\$47,227	22.3			\$35,170	\$53,538	37.5%	62.5%		
Finance and insurance, and real estate and rental and leasing	\$80,458	\$11,131	8.4			\$87,718	\$10,556	7.3			\$7,260	\$15,340	9.0%	20.0%		
Professional, scientific, and management, and administrative and waste management services	\$80,326	\$12,006	9.1			\$89,075	\$9,024	6.2			\$8,749	\$15,019	10.9%	20.0%		
Educational services, and health care and social assistance	\$65,698	\$6,169	5.7			\$69,805	\$5,954	5.2			\$4,107	\$8,574	6.3%	13.5%		
Arts, entertainment, and recreation, and accommodation, and food services	\$47,696	\$19,304	24.6			\$27,008	\$17,968	40.4			-\$20,688	\$26,372	-43.4%	44.1%		
Other services, except public administration	\$32,519	\$19,470	36.4			\$48,862	\$15,150	18.8			\$16,343	\$24,670	50.3%	101.3%		
Public administration	\$101,801	\$18,573	11.1			\$103,392	\$18,170	10.7			\$1,591	\$25,983	1.6%	25.7%		

Housing Affordability, Quality, and Security
PUMA 4108

Table 3.01.T: Housing Tenure - Total Population

	Census PUMS, 2000						ACS PUMS, 2008-2012						ACS PUMS, 2017-2021						Change, 2008-2012 to 2017-2021					
	Number			Percent			Number			Percent			Number			Percent			Number		Percent			Pctg. Pt.
	Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	Estimate	MOE		
Occupied housing units	51,888	1,619	1.9	100.0%			51,225	520	0.6	100.0%			53,046	1,312	1.5	100.0%			1,821	1,411	3.6%	2.8%		
Owner-occupied	20,048	954	2.9	38.6%	1.4%		23,192	1,020	2.7	45.3%	1.9%		26,367	1,494	3.4	49.7%	2.5%		3,175	1,809	13.7%	8.2%	4.4	3.1
Renter-occupied	31,840	954	1.8	61.4%	2.7%		28,033	995	2.2	54.7%	1.9%		26,679	1,321	3.0	50.3%	2.2%		-1,354	1,654	-4.8%	5.8%	-4.4	2.9

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

	Census PUMS, 2000						ACS PUMS, 2008-2012						ACS PUMS, 2017-2021						Change, 2008-2012 to 2017-2021					
	Number			Percent			Number			Percent			Number			Percent			Number		Percent			Pctg. Pt.
	Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	Estimate	MOE		
Occupied housing units with an Asian non-Hispanic householder	8,780	735	5.1	100.0%			11,422	733	3.9	100.0%			14,466	1,130	4.7	100.0%			3,044	1,347	26.7%	12.8%		
Owner-occupied	4,535	554	7.4	51.7%	4.6%		6,902	610	5.4	60.4%	3.7%		9,310	996	6.5	64.4%	4.7%		2,408	1,168	34.9%	18.7%	4.0	6.0
Renter-occupied	4,245	537	7.7	48.3%	4.6%		4,520	541	7.3	39.6%	4.0%		5,156	717	8.5	35.6%	4.1%		636	898	14.1%	20.9%	-4.0	5.7

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

	Census PUMS, 2000						ACS PUMS, 2008-2012						ACS PUMS, 2017-2021						Change, 2008-2012 to 2017-2021					
	Number			Percent			Number			Percent			Number			Percent			Number		Percent			Pctg. Pt.
	Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	Estimate	MOE		
Occupied housing units with a Black non-Hispanic householder	1,314	308	14.2	100.0%			1,193	338	17.2	100.0%			1,537	378	14.9	100.0%			344	507	28.8%	48.3%		
Owner-occupied	427	177	25.2	32.5%	11.1%		335	163	29.6	28.1%	11.1%		395	205	31.5	25.7%	11.7%		60	262	17.9%	83.9%	-2.4	16.1
Renter-occupied	887	254	17.4	67.5%	11.1%		858	304	21.6	71.9%	15.3%		1,142	308	16.4	74.3%	8.3%		284	433	33.1%	59.3%	2.4	17.4

Table 3.01.H: Housing Tenure - Hispanic

	Census PUMS, 2000						ACS PUMS, 2008-2012						ACS PUMS, 2017-2021						Change, 2008-2012 to 2017-2021					
	Number			Percent			Number			Percent			Number			Percent			Number		Percent			Pctg. Pt.
	Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	Estimate	MOE		
Occupied housing units with a Hispanic householder	4,725	517	6.7	100.0%			6,669	767	7.0	100.0%			7,823	739	5.7	100.0%			1,154	1,065	17.3%	17.5%		
Owner-occupied	1,348	312	14.1	28.5%	5.8%		2,194	445	12.3	32.9%	5.5%		2,744	640	14.2	35.1%	7.5%		550	780	25.1%	38.7%	2.2	9.3
Renter-occupied	3,377	483	8.7	71.5%	6.6%		4,475	617	8.4	67.1%	5.1%		5,079	650	7.8	64.9%	5.6%		604	896	13.5%	21.4%	-2.2	7.6

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

	Census PUMS, 2000						ACS PUMS, 2008-2012						ACS PUMS, 2017-2021						Change, 2008-2012 to 2017-2021					
	Number			Percent			Number			Percent			Number			Percent			Number		Percent			Pctg. Pt.
	Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	CV	Estimate	MOE		Estimate	MOE	Estimate	MOE		
Occupied housing units with a White non-Hispanic householder	35,395	913	1.6	100.0%			30,568	860	1.7	100.0%			26,890	1,129	2.6	100.0%			-3,678	1,419	-12.0%	4.4%		
Owner-occupied	13,262	855	3.9	37.5%	2.2%		13,082	851	4.0	42.8%	2.5%		12,909	980	4.6	48.0%	3.0%		-173	1,298	-1.3%	9.9%	5.2	3.9
Renter-occupied	22,133	969	2.7	62.5%	2.2%		17,486	979	3.4	57.2%	2.8%		13,981	1,066	4.6	52.0%	3.3%		-3,505	1,447	-20.0%	7.6%	-5.2	4.3

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units	23,192	1,020	2.7	26,367	1,494	3.4	3,175	1,809	13.7%	8.2%
Median value (2021 dollars)	\$415,091	\$28,012	4.1	\$475,626	\$27,998	3.6	\$60,535	\$39,605	14.6%	10.3%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with an Asian non-Hispanic householder	6,902	610	5.4	9,310	996	6.5	2,408	1,168	34.9%	18.7%
Median value (2021 dollars)	\$445,414	\$54,896	7.5	\$464,814	\$42,707	5.6	\$19,400	\$69,552	4.4%	16.0%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Black non-Hispanic householder	335	163	29.6	395	205	31.5	60	262	17.9%	83.9%
Median value (2021 dollars)	\$230,521	\$152,747	40.3	\$419,810	\$316,634	45.8	\$189,289	\$351,552	82.1%	182.8%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Hispanic householder	2,194	445	12.3	2,744	640	14.2	550	780	25.1%	38.7%
Median value (2021 dollars)	\$328,205	\$32,031	5.9	\$394,535	\$54,559	8.4	\$66,330	\$63,267	20.2%	20.3%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a White non-Hispanic householder	13,082	851	4.0	12,909	980	4.6	-173	1,298	-1.3%	9.9%
Median value (2021 dollars)	\$433,244	\$35,086	4.9	\$498,255	\$51,800	6.3	\$65,011	\$62,564	15.0%	15.2%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent	26,972	937	2.1	25,902	1,289	3.0	-1,070	1,594	-4.0%	5.8%
Median gross rent (2021 dollars)	\$1,632	\$49	1.8	\$1,879	\$59	1.9	\$247	\$77	15.1%	5.0%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder	4,285	528	7.5	4,983	721	8.8	698	894	16.3%	22.1%
Median gross rent (2021 dollars)	\$1,807	\$148	5.0	\$1,858	\$102	3.3	\$51	\$180	2.8%	10.2%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder	830	301	22.1	1,142	308	16.4	312	431	37.6%	62.2%
Median gross rent (2021 dollars)	\$1,563	\$243	9.4	\$2,010	\$277	8.4	\$447	\$368	28.6%	26.7%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder	4,169	590	8.6	4,826	648	8.2	657	876	15.8%	22.6%
Median gross rent (2021 dollars)	\$1,649	\$78	2.9	\$1,923	\$131	4.2	\$274	\$153	16.6%	9.7%

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

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder	16,994	954	3.4	13,699	1,027	4.6	-3,295	1,402	-19.4%	7.5%
Median gross rent (2021 dollars)	\$1,579	\$72	2.8	\$1,841	\$90	3.0	\$262	\$115	16.6%	7.8%

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent (excluding units where GRAPI cannot be computed)	26,401	955	2.2	100.0%		25,426	1,298	3.1	100.0%		-975	1,611	-3.7%	6.0%		
30.0 percent or more (rent-burdened)	13,164	817	3.8	49.9%	2.5%	11,892	1,046	5.3	46.8%	3.4%	-1,272	1,327	-9.7%	9.7%	-3.1	4.2
50.0 percent or more (extremely rent-burdened)	7,267	693	5.8	27.5%	2.4%	6,480	766	7.2	25.5%	2.7%	-787	1,033	-10.8%	13.5%	-2.0	3.6

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder (excluding units where GRAPI cannot be computed)	4,147	544	8.0	100.0%		4,835	729	9.2	100.0%		688	910	16.6%	23.3%		
30.0 percent or more (rent-burdened)	2,028	359	10.8	48.9%	5.8%	2,507	640	15.5	51.9%	10.7%	479	734	23.6%	38.4%	3.0	12.2
50.0 percent or more (extremely rent-burdened)	964	231	14.6	23.2%	4.7%	1,579	567	21.8	32.7%	10.7%	615	612	63.8%	70.7%	9.5	11.7

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder (excluding units where GRAPI cannot be computed)	830	301	22.1	100.0%		1,142	308	16.4	100.0%		312	431	37.6%	62.2%		
30.0 percent or more (rent-burdened)	225	150	40.5	27.1%	15.2%	283	147	31.6	24.8%	11.0%	58	210	25.8%	106.3%	-2.3	18.8
50.0 percent or more (extremely rent-burdened)	84	86	62.4	10.1%	9.7%	112	100	54.2	9.8%	8.3%	28	132	33.3%	181.1%	-0.3	12.8

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder (excluding units where GRAPI cannot be computed)	4,115	598	8.8	100.0%		4,758	637	8.1	100.0%		643	874	15.6%	22.8%		
30.0 percent or more (rent-burdened)	1,875	433	14.0	45.6%	8.2%	2,213	515	14.2	46.5%	8.9%	338	673	18.0%	38.7%	0.9	12.1
50.0 percent or more (extremely rent-burdened)	1,093	341	19.0	26.6%	7.3%	969	345	21.6	20.4%	6.7%	-124	485	-11.3%	42.0%	-6.2	9.9

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

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder (excluding units where GRAPI cannot be computed)	16,615	987	3.6	100.0%		13,456	1,043	4.7	100.0%		-3,159	1,436	-19.0%	7.9%		
30.0 percent or more (rent-burdened)	8,619	766	5.4	51.9%	3.4%	6,356	781	7.5	47.2%	4.5%	-2,263	1,094	-26.3%	11.2%	-4.7	5.6
50.0 percent or more (extremely rent-burdened)	4,879	596	7.4	29.4%	3.1%	3,539	564	9.7	26.3%	3.7%	-1,340	821	-27.5%	14.6%	-3.1	4.8

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 AMI Band

	2017-2021 ACS PUMS				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Occupied units paying rent	25,902	1,289	3.0	100.0%	
Extremely low-income (0-30% AMI)	1,249	343	16.7	4.8%	1.3%
Very low-income (31-50% AMI)	2,289	462	12.3	8.8%	1.7%
Low-income (51-80% AMI)	7,660	882	7.0	29.6%	3.1%
Moderate-income (81-120% AMI)	13,017	1,001	4.7	50.3%	2.9%
Middle-income (121-165% AMI)	1,594	373	14.2	6.2%	1.4%
High-income (166% or higher AMI)	93	70	45.6	0.4%	0.3%

Table 3.07.T: Housing maintenance deficiencies

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Units with 3 or more maintenance deficiencies	1,696	1,299	38.0	4.2%	3.1%

Table 3.08.T: Overcrowding - Total Population

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	51,225	520	0.6	100.0%		53,046	1,312	1.5	100.0%		1,821	1,411	3.6%	2.8%		
Overcrowded units (> 1 person per room)	2,488	489	12.0	4.9%	1.0%	3,264	573	10.7	6.2%	1.1%	776	753	31.2%	34.6%	1.3	1.5

Table 3.08.A: Overcrowding - Asian Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	11,422	733	3.9	100.0%		14,466	1,130	4.7	100.0%		3,044	1,347	26.7%	12.8%		
Overcrowded units (> 1 person per room)	869	287	20.1	7.6%	2.5%	1,246	272	13.3	8.6%	1.8%	377	395	43.4%	56.8%	1.0	3.1

Table 3.08.B: Overcrowding - Black Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	1,193	338	17.2	100.0%		1,537	378	14.9	100.0%		344	507	28.8%	48.3%		
Overcrowded units (> 1 person per room)	0					57	65	68.9	3.7%	4.1%	57		0.0%			

Table 3.08.H: Overcrowding - Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	6,669	767	7.0	100.0%		7,823	739	5.7	100.0%		1,154	1,065	17.3%	17.5%		
Overcrowded units (> 1 person per room)	361	210	35.3	5.4%	3.1%	669	339	30.8	8.6%	4.3%	308	399	85.3%	143.0%	3.2	5.3

Table 3.08.W: Overcrowding - White Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	30,568	860	1.7	100.0%		26,890	1,129	2.6	100.0%		-3,678	1,419	-12.0%	4.4%		
Overcrowded units (> 1 person per room)	1,171	328	17.0	3.8%	1.1%	1,138	343	18.3	4.2%	1.3%	-33	475	-2.8%	40.0%	0.4	1.7

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2019- 2023
	Number
Residential evictions executed by a city marshal	414

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

	NYC Department of Homeless Services, 2020	NYC Department of Homeless Services, 2022	Change, 2020 - 2022	
	Number	Number	Number	Percent
Total number of individuals in DHS shelter system whose last address was in this area	67	55	-12	-17.9%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2022; NYC Housing Preservation and Development, 2022
	Number
NYC Housing Authority units	0
Homes with new or extended affordability requirements	768

**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%

Table 3.13.T: Housing Lottery Applications - Total

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

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

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

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

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

Table 3.13.H: Housing Lottery Applications - Hispanic

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

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

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

Table 3.14.T: Housing Lottery Leases - Total Population

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

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

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

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

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

Table 3.14.H: Housing Lottery Leases - Hispanic

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

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

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

Housing Production
PUMA 4108

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

	NYC Department of City Planning Housing Database, 2022 Q2	
	Number	Percent
Net change	1,712	3.1%
New building	1,708	3.1%
Alterations that increase units	133	0.2%
Alterations that decrease units	-23	0.0%
Demolitions	-106	-0.2%

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

	NYC Housing Preservation and Development, 2014-2023	
	New Construction	Preservation
	Number	Number
Extremely low-income (0-30% AMI)	25	287
Very low-income (31-50% AMI)	52	122
Low-income (51-80% AMI)	70	21
Moderate-income (81-120% AMI)	130	0
Middle-income (121-165% AMI)	10	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	100.0%
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, 2019-2020		
	Percent		
	Estimate	MOE (-)	MOE (+)
Good, Very Good, or Excellent health	81.9%	-7.6%	5.7%

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

	NYC Community Health Survey, 2019-2020		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	11.0%	-4.5%	6.9%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Deaths before 65 years	126.2	105.9	103.6	-2.0	-2.2%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 65 years	66.0	74.3	66.3	-8.0	-10.8%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 65 years	205.0	209.4	222.4	13.0	6.2%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic deaths before 65 years	126.1	64.3	80.7	16.0	25.5%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 65 years	144.9	124.2	126.9	3.0	2.2%

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Deaths before 1 year	3.0	2.8	2.8	0.0	-1.1%

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

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

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

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

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

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

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

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 1 year	0.0	0.0	4.2	4.0	0.0%

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Drug-related overdose deaths	0.0	6.4	10.2	4.0	60.1%

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

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

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

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

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

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic drug-related overdose deaths	0.0	0.0	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, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic drug-related overdose deaths	0.0	10.5	14.4	4.0	37.1%

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	541

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	267

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	959

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	495

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	728

Table 5.07.T: Health Outcomes - Heat Vulnerability Index

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

Table 5.08.T: Access to Jobs

	NYC Department of City Planning, 2021
	Number
Total jobs within 30 minutes	99,141

Table 5.09.T: Access to Transit

	NYC Department of City Planning, 2021
	Percent
	Estimate
Residents living within 1/4 mile of Select Bus Station or subway station	39.3%
Residents living within 1/4 mile of ADA accessible subway stations	9.6%

Table 5.10.T: Commute - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total workers 16 years and over	55,771	1,762	1.9	100.0%		61,628	2,358	2.3	100.0%		5,857	2,944	10.5%	5.5%		
Drove or carpooled to work	16,278	1,091	4.1	29.2%	1.7%	16,499	1,335	4.9	26.8%	1.9%	221	1,724	1.4%	10.6%	-2.4	2.5

Table 5.10.A: Commute - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic workers 16 years and over	15,545	1,252	4.9	100.0%		18,965	1,609	5.2	100.0%		3,420	2,039	22.0%	14.3%		
Drove or carpooled to work	3,444	565	10.0	22.2%	3.2%	3,557	708	12.1	18.8%	3.4%	113	906	3.3%	26.6%	-3.4	4.7

Table 5.10.B: Commute - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic workers 16 years and over	1,457	365	15.2	100.0%		2,594	630	14.8	100.0%		1,137	728	78.0%	62.1%		
Drove or carpooled to work	410	220	32.6	28.1%	13.3%	885	362	24.9	34.1%	11.2%	475	424	115.9%	145.6%	6.0	17.4

Table 5.10.H: Commute - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic workers 16 years and over	7,698	946	7.5	100.0%		10,042	1,110	6.7	100.0%		2,344	1,458	30.4%	21.6%		
Drove or carpooled to work	2,157	455	12.8	28.0%	4.8%	2,628	606	14.0	26.2%	5.3%	471	758	21.8%	38.1%	-1.8	7.2

Table 5.10.W: Commute - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic workers 16 years and over	29,905	1,222	2.5	100.0%		27,082	1,735	3.9	100.0%		-2,823	2,122	-9.4%	6.9%		
Drove or carpooled to work	9,985	822	5.0	33.4%	2.4%	8,501	963	6.9	31.4%	2.9%	-1,484	1,266	-14.9%	11.9%	-2.0	3.8

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	53,046	1,312	1.5	100.0%	
With a computer	45,034	1,481	2.0	84.9%	1.8%
With a broadband internet subscription	41,007	1,533	2.3	77.3%	2.2%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	14,466	1,130	4.7	100.0%	
With a computer	13,205	1,058	4.9	91.3%	1.6%
With a broadband internet subscription	11,639	986	5.2	80.5%	2.6%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	1,537	378	14.9	100.0%	
With a computer	1,312	372	17.2	85.4%	12.0%
With a broadband internet subscription	1,142	333	17.7	74.3%	11.6%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	7,823	739	5.7	100.0%	
With a computer	6,648	753	6.9	85.0%	5.3%
With a broadband internet subscription	6,162	711	7.0	78.8%	5.2%

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

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	26,890	1,129	2.6	100.0%	
With a computer	21,873	1,234	3.4	81.3%	3.1%
With a broadband internet subscription	20,277	1,123	3.4	75.4%	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, 2021	
	Number	Percent
	Estimate	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	100%	440.2	100%	-8.0	-1.7%	
Pedestrian injuries	147.5	33%	130.7	30%	-17.0	-12%	-3.2
Cyclist injuries	32.1	7%	29.8	7%	-2.0	-6%	-0.4
Motorist injuries	268.4	60%	279.8	64%	11.0	4%	3.6

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	-0.7	-23.1%

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	0.0

Appendix

Studio Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
111-35 75 Road	\$1,700	#A28		12 Broker/fee	ST	1
69-81 108th Street	\$1,795	#XS		2 Broker/fee	ST	1
105-25 64th Avenue	\$1,850	#G		3 Broker/fee	ST	1
75-05 113rd Street	\$2,145	#5J		3 Broker/fee	ST	1
75-05 113rd Street	\$2,147	#5J		2 Broker/fee	ST	1
105-21 66th Avenue	\$2,300	#5F		7 Broker/fee	ST	1
107-06 Queens Boulevard	\$2,600	#4F		8 Broker/fee	ST	1
104-60 Queens Boulevard	\$2,675	#10N		58 Broker/no-fee	ST	1
104-60 Queens Boulevard	\$2,750	#22R		30 Broker/no-fee	ST	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
103-19 68 Road	\$500	#6B		8 Broker/fee	ST	1
110-17 64th Avenue	\$1,350	#G		11 Broker/fee	ST	1
110-17 64th Avenue	\$1,400	#L1		10 Broker/fee	ST	1
68-35 Burns Street	\$1,475	#B3		0 Broker/fee	ST	1
66-27 Selfridge Street	\$1,550	#1		4 Broker/fee	ST	1
68-11 Burns Street	\$1,550	#D1		0 Broker/fee	ST	1
68-12 Yellowston Boulevard	\$1,595	#2C		2 Broker/fee	ST	1
67-30 Clyde Street	\$1,600	#3S		31 Broker/no-fee	ST	1
68-43 Burns Street	\$1,600	#C1		0 Broker/fee	ST	1

71-58 Austin Street	\$1,600 #2B	3 Broker/fee	ST	1
63-61 Yellowston Boulevard	\$1,650 #1	1 Broker/fee	ST	1
111-03 76 Drive	\$1,660 #2A	6 Broker/fee	ST	1
108-19 72nd Avenue	\$1,695 #1L	4 Broker/fee	ST	1
108-25 72nd Avenue	\$1,695 #LB	4 Broker/fee	ST	1
103-10 Queens Boulevard	\$1,700 #3D	6 Broker/fee	ST	1
103-10 Queens Boulevard	\$1,700 #4D	9 Broker/fee	ST	1
109-10 Queens Boulevard	\$1,700 #9F	8 Broker/fee	ST	1
73-44 Austin Street	\$1,725 #6O	2 Broker/fee	ST	1
67-76 Booth Street	\$1,725 #2W	1 Broker/fee	ST	1
103-19 68 Road	\$1,725 #3J	0 Broker/fee	ST	1
111-55 77th Avenue	\$1,750 #1S	0 Broker/fee	ST	1
111-03 76 Drive	\$1,750 #3	34 Broker/fee	ST	1
111-55 77th Avenue	\$1,775 #1	0 Broker/fee	ST	1
75-35 113rd Street	\$1,795 #1F	24 Broker/fee	ST	1
75-20 113rd Street	\$1,795 #3L	4 Broker/fee	ST	1
111-45 76 Drive	\$1,795 #E1	6 Broker/fee	ST	1
111-14 76th Avenue	\$1,795 #310	4 Broker/fee	ST	1
111-35 75th Avenue	\$1,799 UNIT-6,	14 Broker/fee	ST	1
102-40 67 Road	\$1,800 #4L	3 Broker/fee	ST	1
72-81 113th Street	\$1,800 #6H	13 Broker/fee	ST	1
108-22 72nd Avenue	\$1,800 #G	0 Broker/fee	ST	1

72-81 113th Street	\$1,800 #6H	4 Broker/fee	ST	1
100-25 Qns Boulevard	\$1,800 #7T	4 Broker/fee	ST	1
72-81 113th Street	\$1,800 #6H	4 Broker/fee	ST	1
72-81 113th Street	\$1,800 #6H	5 Broker/fee	ST	1
108-25 72nd Avenue	\$1,800 #1Z	8 Broker/fee	ST	1
103-19 68 Road	\$1,849 #3	14 Broker/fee	ST	1
103-19 68 Road	\$1,849 #B	7 Broker/fee	ST	1
103-19 68 Road	\$1,850 #2	10 Broker/fee	ST	1
72-81 113th Street	\$1,850 #6	2 Broker/fee	ST	1
103-19 68 Road	\$1,850 #1J	6 Broker/fee	ST	1
109-33 71 Road	\$1,850 #7H	3 Broker/fee	ST	1
111-35 75th Avenue	\$1,850 #64	19 Broker/fee	ST	1
103-19 68 Road	\$1,850 #6B	2 Broker/fee	ST	1
111-35 75th Avenue	\$1,875 #64	13 Broker/fee	ST	1
70-01 113rd Street	\$1,900 #7G	3 Broker/fee	ST	1
110-45 Queens Boulevard	\$1,900 #507	6 Broker/fee	ST	1
75-05 113rd Street	\$1,949 #1B	2 Broker/fee	ST	1
75-05 113rd Street	\$1,950 #BB	9 Broker/fee	ST	1
75-05 113rd Street	\$1,950 #1C	21 Broker/fee	ST	1
67-40 Yellowstone Boulevard	\$2,000 #4M	61 Broker/fee	ST	1
105-25 65 Road	\$2,100 #3C	38 Broker/fee	ST	1
75-05 113rd Street	\$2,100 #1	4 Broker/fee	ST	1

105-25 65 Road	\$2,100 #6C	23 Broker/fee	ST	1
75-05 113rd Street	\$2,100 #1B	4 Broker/fee	ST	1
107-06 Queens Boulevard	\$2,800 #8B	54 Broker/fee	ST	1

One-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
108-25 72nd Avenue	\$1,950	#5G		8 Broker/no-fee	1	1
113-14 72 Road	\$1,995	#2Z		3 Broker/fee	1	1
67-30 Clyde Street	\$2,000	#5D	10	Broker/no-fee	1	1
73-44 Austin Street	\$2,200	#5U	4	Broker/fee	1	1
110-46 72nd Road	\$2,200	#1	8	By owner/no-fee	1	1
110-48 72 Road	\$2,200	#1	3	Broker/fee	1	1
67-25 Dartmouth Street	\$2,250	#3K	0	Broker/fee	1	1
67-41 Burns Street	\$2,250	#212	27	Broker/no-fee	1	1
73-20 Austin Street	\$2,250	#1L	65	Broker/no-fee	1	1
112-38 72nd Avenue	\$2,250	#2F	1	Broker/fee	1	1
100-11 67 Road	\$2,350	#214	6	Broker/fee	1	1
111-56 76 Drive	\$2,395	#B3	8	Broker/no-fee	1	1
104-20 68 Drive	\$2,400	#B47	7	Broker/fee	1	1
111-45 76 Drive	\$2,400	#B4	8	Broker/fee	1	1
111-45 76 Drive	\$2,400	#E8	15	Broker/no-fee	1	1
109-10 Queens Boulevard	\$2,450	#12E	49	Broker/fee	1	1
111-46 76 Drive	\$2,450	#5B	50	Broker/fee	1	1
72-34 Austin Street	\$2,499	#D10	97	Broker/fee	1	1
107-40 Queens Boulevard	\$2,500	#9	4	Broker/fee	1	1
76-66 Austin Street	\$2,500	#4O	9	Broker/fee	1	1
62-59 108th Street	\$2,500	#6B	10	Broker/fee	1	1

107-40 Queens Boulevard	\$2,575	#17G	7	Broker/fee	1	1
112-15 72 Road	\$2,600	#205	21	Broker/fee	1	1
108-37 71st Avenue	\$2,600	#2J	13	By owner/no-fee	1	1
65-10 108th Street	\$2,600	#3G	10	Broker/fee	1	1
102-30 66 Road	\$2,700	#17G	78	Broker/fee	1	1
105-05 69th Avenue	\$2,971	#518A	36	Broker/fee	1	1
112-01 Queens Boulevard	\$3,200	#6L	32	Broker/no-fee	1	1
108-48 70 Road	\$3,250	#2A	4	Broker/fee	1	1
374 Burns Street	\$3,300	#3	47	Broker/fee	1	1
107-24 71 Road	\$3,500	#8A	8	Broker/fee	1	1
104-60 Queens Boulevard	\$3,595	#4L	96	Broker/no-fee	1	1
104-60 Queens Boulevard	\$3,655	#21U	1	Broker/no-fee	1	1
104-60 Queens Boulevard	\$3,665	#20T	1	Broker/no-fee	1	1
20 Continental Avenue	\$3,995	#4G	10	Broker/no-fee	1	1
69-65 Yellowston Boulevard	\$4,080	#410	42	Broker/no-fee	1	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
68-28 Nansen Street	\$1,595	#1	15	Broker/fee	1	1
67-25 Dartmouth Street	\$1,950	#1J	11	By owner/no-fee	1	1
69-81 108th Street	\$1,950	#2I	0	Broker/fee	1	1
66-22 Fleet Street	\$1,970	#5C	0	Broker/fee	1	1

66-22 Fleet Street	\$1,990 #4V	0 Broker/fee	1	1
101-16 67 Drive	\$1,995 #1A	10 Broker/fee	1	1
112-15 72 Road	\$1,995 #1	6 Broker/fee	1	1
99-44 67 Road	\$2,000 #2E	14 Broker/fee	1	1
99-21 67 Road	\$2,050 #4	4 Broker/fee	1	1
65-15 Yellowston Boulevard	\$2,100 #3D	4 Broker/fee	1	1
77-44 Austin Street	\$2,100 #4B	5 Broker/fee	1	1
67-71 Yellowston Boulevard	\$2,100 #1G	5 Broker/fee	1	1
67-71 Yellowston Boulevard	\$2,100 #2W	4 Broker/fee	1	1
67-25 Dartmouth Street	\$2,100 #3K	9 Broker/fee	1	1
72-38 113rd Street	\$2,100 #1E	4 Broker/fee	1	1
68-35 Burns Street	\$2,100 #A5	0 Broker/fee	1	1
67-41 Burns Street	\$2,100 #105	37 Broker/fee	1	1
69-81 108th Street	\$2,100 #X	2 Broker/fee	1	1
113-14 72 Road	\$2,125 #1W	6 Broker/fee	1	1
75-02 Austin Street	\$2,150 #6G	8 Broker/fee	1	1
102-25 67 Drive	\$2,200 #2M	9 Broker/fee	1	1
113-14 72 Road	\$2,200 #1	1 Broker/fee	1	1
68-10 108th Street	\$2,200 #B	15 Broker/fee	1	1
64-35 Yellowston Boulevard	\$2,200 #4J	6 Broker/fee	1	1
102-36 64th Avenue	\$2,200 #2	0 Broker/fee	1	1
105-24 63 Drive	\$2,200 #6	1 Broker/fee	1	1

105-15 66 Road	\$2,200 #2B	18 Broker/fee	1	1
111-35 75th Avenue	\$2,249 #22	13 Broker/fee	1	1
72-81 113th Street	\$2,250 #W8	7 Broker/fee	1	1
102-30 Queens Boulevard	\$2,250 #3P	6 Broker/fee	1	1
110-33 72 Drive	\$2,250 #1F	5 Broker/fee	1	1
71-59 Austin Street	\$2,250 #2L	7 Broker/fee	1	1
72-81 113th Street	\$2,275 #8W	4 Broker/fee	1	1
103-19 68 Road	\$2,299 #2D	15 Broker/fee	1	1
103-19 68 Road	\$2,300 #3A	22 Broker/fee	1	1
108-50 71st Avenue	\$2,300 #3A	11 Broker/fee	1	1
62-29 102nd Street	\$2,300 #2G	18 Broker/fee	1	1
72-81 113th Street	\$2,300 #W	3 Broker/fee	1	1
72-34 Austin Street	\$2,300 #B5	12 Broker/fee	1	1
72-81 113th Street	\$2,300 #8	2 Broker/fee	1	1
111-23 76th Avenue	\$2,350 #4B	6 Broker/fee	1	1
65-40 108th Street	\$2,350 #5H	3 Broker/fee	1	1
67-40 Yellowston Boulevard	\$2,350 #6M	12 Broker/fee	1	1
111-45 76 Drive	\$2,350 #D7	3 Broker/fee	1	1
109-20 71 Road	\$2,350 #3CW	7 Broker/fee	1	1
108-02 72nd Avenue	\$2,350 #5C	13 Broker/fee	1	1
108-02 72nd Avenue	\$2,386 #6C	4 Broker/fee	1	1
109-10 Queens Boulevard	\$2,395 #11C	8 Broker/fee	1	1

112-15 72 Road	\$2,395 #2	8 Broker/fee	1	1
112-15 72 Road	\$2,395 #1	9 Broker/fee	1	1
103-19 68 Road	\$2,399 #1D	8 Broker/fee	1	1
109-20 Queens Boulevard	\$2,400 #5B	3 Broker/fee	1	1
69-11 Yellowston Boulevard	\$2,400 #A9	10 Broker/fee	1	1
111-45 76 Drive	\$2,400 #F13	3 Broker/fee	1	1
110-20 71st Avenue	\$2,400 #1	3 Broker/fee	1	1
68-04 Clyde Street	\$2,400 #1	0 Broker/fee	1	1
111-45 76 Drive	\$2,400 #F6	26 Broker/fee	1	1
221 Burns Street	\$2,400 #3	0 Broker/fee	1	1
111-56 76 Drive	\$2,400 #B2	6 Broker/fee	1	1
104-20 68 Drive	\$2,400 #A12	4 Broker/fee	1	1
104-20 68 Drive	\$2,400 #A65	9 Broker/fee	1	1
111-32 76th Avenue	\$2,400 #4I	32 Broker/fee	1	2
104-20 68 Drive	\$2,400 #G5	7 Broker/fee	1	1
221 Burns Street	\$2,400 #3	8 Broker/fee	1	1
100-25 Queens Boulevard	\$2,400 #5	16 Broker/fee	1	1
104-20 68 Drive	\$2,450 #F2	7 Broker/fee	1	1
111-45 76 Drive	\$2,450 #4B	3 Broker/fee	1	1
111-56 76 Drive	\$2,450 #F1	10 Broker/fee	1	1
103-19 68 Road	\$2,450 #4B	6 Broker/fee	1	1
111-45 76 Drive	\$2,450 #B5	4 Broker/no-fee	1	1

111-56 76 Drive	\$2,459 #B5	10 Broker/fee	1	1
68-12 Yellowston Boulevard	\$2,495 #L	6 Broker/fee	1	1
110-20 73 Road	\$2,500 #2D	2 Broker/fee	1	1
70-20 Manse Street	\$2,500 #1	4 Broker/fee	1	2
110-31 73 Road	\$2,500 #4L	6 Broker/fee	1	1
72-35 112th Street	\$2,500 #8E	2 Broker/fee	1	1
67-67 Burns Street	\$2,550 #6J	2 Broker/fee	1	1
107-40 Queens Boulevard	\$2,550 #9W	8 Broker/no-fee	1	1
65-40 108th Street	\$2,550 #5H	6 Broker/fee	1	1
107-40 Queens Boulevard	\$2,575 #17W	20 Broker/fee	1	1
73-20 Austin Street	\$2,600 #5C	12 Broker/fee	1	1
104-14 Metropolitan Avenue	\$2,600 #2	10 Broker/fee	1	1
65-10 108th Street	\$2,600 #3G	5 Broker/fee	1	1
107-40 Queens Boulevard	\$2,625 #17G	24 Broker/fee	1	1
70-25 Yellowstone Boulevard	\$2,750 #5G	15 By owner/no-fee	1	1
64-05 Yellowstone Boulevard	\$2,800 #501P	10 Broker/fee	1	1
68-64 Yellowstone Boulevard	\$2,800 #A34	3 Broker/fee	1	1
109-05 72nd Avenue	\$2,850 #5F	31 Broker/fee	1	1
109-19 72 Road	\$3,000 #5F	15 Broker/fee	1	1
398 Burns Street	\$3,350 #2	12 Broker/fee	1	2
69-65 Yellowstone Boulevard	\$4,695 #609	1 Broker/no-fee	1	1

Two-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
67-20 Selfridge Street	\$2,500	#1	21	Broker/fee	2	1
68-41 Clyde Street	\$2,500	#2A	0	Broker/fee	2	1
102-55 67 Drive	\$2,650	#LF	35	Broker/fee	2	1
65-39 108th Street	\$2,795	#C4	3	Broker/fee	2	1
67-41 Burns Street	\$2,800	#514	13	Broker/fee	2	1
69-11 Yellowston Boulevard	\$2,995	#A64	8	Broker/fee	2	1
110-20 71st Avenue	\$3,000	#601	11	Broker/fee	2	1
67-39 Clyde Street	\$3,500	#D	27	Broker/fee	2	2
76-01 113rd Street	\$3,500	#4A	8	Broker/fee	2	2
104-60 Queens Boulevard	\$3,940	#7F	11	Broker/no-fee	2	1
104-20 Queens Boulevard	\$4,185	#10Y	23	Broker/no-fee	2	1
104-60 Queens Boulevard	\$4,200	#9F	69	Broker/no-fee	2	1
69-65 Yellowstone Boulevard	\$4,375	#1006	15	Broker/no-fee	2	2
69-65 Yellowstone Boulevard	\$4,500	#504	29	Broker/no-fee	2	2
104-60 Queens Boulevard	\$4,550	#11C	1	Broker/no-fee	2	2
69-65 Yellowstone Boulevard	\$4,695	#619	42	Broker/no-fee	2	2

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
91-67 71 Road	\$2,100	#1F	0	Broker/fee	2	1
75-58 113rd Street	\$2,500	#4	10	Broker/fee	2	1

108-28 63rd Avenue	\$2,500 #2	1 Broker/fee	2	1
105-28 65th Avenue	\$2,500 #1D	1 Broker/fee	2	1
70-16 Loubet Street	\$2,500 #2	4 Broker/fee	2	1
68-53 Exeter Street	\$2,500 #2	38 Broker/fee	2	1
68-33 Clyde Street	\$2,500 #2A	4 Broker/fee	2	1
105-21 66th Avenue	\$2,500 #6A	4 Broker/fee	2	1
67-30 Dartmouth Street	\$2,500 #3U	5 Broker/fee	2	1
102-36 64th Avenue	\$2,550 #2E	5 Broker/fee	2	1
68-64 Yellowstone Boulevard	\$2,575 #B25	9 Broker/fee	2	1
72-61 113th Street	\$2,600 #5Z	15 Broker/fee	2	1
66-25 103rd Street	\$2,600 #6Z	12 Broker/fee	2	1
72-54 Manse Street	\$2,600 #3	30 Broker/fee	2	1
67-46 Selfridge Street	\$2,600 #1	35 Broker/fee	2	1
102-40 67 Road	\$2,600 #1W	4 Broker/fee	2	1
103-19 68 Road	\$2,650 #4H	9 Broker/fee	2	1
103-19 68 Road	\$2,650 #3B	6 Broker/fee	2	1
103-19 68 Road	\$2,650 #6M	3 Broker/fee	2	1
103-19 68 Road	\$2,650 #6Y	6 Broker/fee	2	1
102-30 Queens Boulevard	\$2,695 #3B	9 Broker/fee	2	1
103-19 68 Road	\$2,700 #H	15 Broker/fee	2	1
89-21 69 Road	\$2,700 #2	35 Broker/fee	2	1
103-19 68 Road	\$2,730 #4H	9 Broker/fee	2	1

103-19 68 Road	\$2,730 #4	10 Broker/fee	2	1
67-41 Burns Street	\$2,750 #6	0 Broker/fee	2	1
66-36 Yellowstone Boulevard	\$2,750 #17B	22 Broker/fee	2	1
109-23 71 Road	\$2,750 #4G	4 Broker/fee	2	2
103-10 Queens Boulevard	\$2,775 #3B	19 Broker/fee	2	1
68-64 Yellowston Boulevard	\$2,800 #A34	6 Broker/fee	2	1
111-56 76 Drive	\$2,850 #D4	4 Broker/fee	2	1
63-61 Yellowstone Boulevard	\$2,850 #6P	19 Broker/fee	2	1
108-23 63 Road	\$2,900 #2	24 Broker/fee	2	1
64-35 Yellowston Boulevard	\$2,900 #2D	9 Broker/fee	2	1
69-11 Yellowston Boulevard	\$2,995 #A64	5 Broker/fee	2	1
69-11 Yellowstone Boulevard	\$2,995 #A64	8 Broker/fee	2	1
111-45 76 Drive	\$2,995 #2Y	3 Broker/fee	2	2
69-11 Yellowston Boulevard	\$2,995 #AA64	6 Broker/fee	2	1
111-45 76 Drive	\$2,995 #B2	4 Broker/fee	2	2
111-56 76 Drive	\$3,000 #B2	5 Broker/fee	2	1
111-56 76 Drive	\$3,000 #B6	16 Broker/fee	2	2
102-10 Queens Boulevard	\$3,150 #503	30 By owner/no-fee	2	2
103-19 68 Road	\$3,199 #4B	4 Broker/fee	2	2
63-06 110th Street	\$3,199 #D3	26 Broker/fee	2	1
64-34 Grand Central Parkway Sr	\$3,200 #2	9 Broker/fee	2	2
64-34 Grand Cent Parkway	\$3,200 #2	3 Broker/fee	2	2

103-19 68 Road	\$3,200 #5B	2 Broker/fee	2	2
103-19 68 Road	\$3,245 #5C	8 Broker/fee	2	2
100-25 Queens Boulevard	\$3,250 #5N	20 Broker/fee	2	2
111-20 76 Road	\$3,300 #5G	0 Broker/fee	2	1
69-81 108th Street	\$3,300 #H	12 Broker/fee	2	2
72-38 113rd Street	\$3,300 #1	6 Broker/fee	2	1
111-50 76 Road	\$3,300 #5G	4 Broker/fee	2	0
107-40 Queens Boulevard	\$3,300 #3K	7 By owner/no-fee	2	1
68-64 Yellowstone Boulevard	\$3,350 #A23	22 Broker/fee	2	2
68-64 Yellowstone Boulevard	\$3,350 #A23	11 Broker/fee	2	2
68-64 Yellowstone Boulevard	\$3,350 #A23	7 Broker/fee	2	2
69-81 108th Street	\$3,450 #2H	27 Broker/fee	2	2
70-34 Olcott Street	\$3,450 #1	22 Broker/fee	2	1.5
100-10 67 Road	\$3,450 #5H	11 Broker/fee	2	1.5
69-11 Yellowstone Boulevard	\$3,500 #A25	66 Broker/fee	2	2
69-81 108th Street	\$3,500 #2	5 Broker/fee	2	2
150 Greenway Terrace	\$3,595 #45W	2 Broker/fee	2	1
108-20 71st Avenue	\$4,600 #9B	4 Broker/fee	2	2
109-19 72 Road	\$5,500 #5A	44 Broker/fee	2	2

Three-Bedroom Apartment Comparables

(source: StreetEasy)

Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
75-70 113rd Street	\$2,900	#2		5 Broker/fee	3	1
76-28 Grand Central Parkway	\$3,195	#2		5 Broker/fee	3	2
76-12 113rd Street	\$3,600	#2		9 Broker/fee	3	2
67-15 102nd Street	\$3,600	#6U		6 Broker/fee	3	2
69-10 Yellowstone Boulevard	\$4,200	#B21	122	Broker/fee	3	2
110-45 Queens Boulevard	\$4,300	#4	2	Broker/fee	3	2
390 Burns Street	\$4,500	#1	0	Broker/fee	3	1.5
102-57 63rd Avenue	\$4,700		0	Broker/fee	3	1.5
104-40 Queens Boulevard	\$4,905	#12V	3	Broker/no-fee	3	2

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
70-53 Sybilla Street	\$2,900	#3		1 Broker/fee	3	1
110-33 72 Drive	\$2,990	#2F	5	Broker/fee	3	2
110-33 72 Drive	\$2,995	#3	6	Broker/fee	3	2
65-30 108th Street	\$3,000	#55A	12	Broker/fee	3	1
65-30 108th Street	\$3,150	#5A	56	Broker/fee	3	1
93-03 71 Drive	\$3,200	#1F	2	Broker/fee	3	2
66-25 103rd Street	\$3,200	#3R	34	Broker/fee	3	2
112-07 75th Avenue	\$3,500	#3	5	Broker/fee	3	2
110-48 72 Road	\$3,575	#2	27	Broker/fee	3	2

110-48 72 Road	\$3,595 #3	12 Broker/fee	3	2
102-14 65 Road	\$3,700 #PH	13 Broker/fee	3	1.5
68-46 Clyde Street	\$3,700 #2	11 Broker/fee	3	1.5
98-14 Ascan Avenue	\$4,200 #2	143 Broker/fee	3	2
96-11 68th Avenue	\$4,200 #1	9 Broker/fee	3	2
67-51 Exeter Street	\$4,200	15 Broker/fee	3	2.5
98-14 Ascan Avenue	\$4,200 #3	31 Broker/fee	3	2
266 Burns Street	\$4,295 #1	6 Broker/fee	3	2
68-05 Dartmouth Street	\$4,500 #1A	1 Broker/fee	3	1
68-05 Dartmouth Street	\$4,500 #1F	4 Broker/fee	3	1
102-07 63 Road	\$4,600	46 Broker/fee	3	2.5
105-26 65 Road	\$4,700	11 Broker/fee	3	1.5
67-45 Juno Street	\$4,700	9 Broker/fee	3	2.5
68-32 Juno Street	\$5,000	3 Broker/fee	3	2
67-100 Dartmouth Street	\$5,300	1 Broker/fee	3	2.5
95-15 69th Avenue	\$5,495	105 Broker/fee	3	2.5