

APPENDIX A:

Methodology and Definitions

Data Source

This study compares population and socioeconomic data from the 2000 Decennial Census to 2010 American Community Survey (ACS). Prior to 2010, the Census Bureau only collected this detailed socioeconomic data, such as educational attainment and employment, every ten years through the long form, a detailed questionnaire given to a random sample of the population. Beginning in 2010, the Census Bureau discontinued use of the long form and instead collects detailed socioeconomic information annually through the ACS, which is also a detailed survey administered to a random population sample. ACS data is compiled in one-, three-, and five-year estimates. The Downtown Alliance used the 2010 ACS three-year estimate, which was the most recent data available at the PUMA level as of the release of this report. The 2010 ACS data is also the first ACS data set that applies survey results to the updated and most accurate population count from the 2010 Census.

Demographic Groups

The Downtown Alliance analyzed current U.S. Census data for two distinct demographic groups that represent desirable workers in industries that drive leasing. The data sets selected show the number of people employed by place of residence.

1. Residents Employed in Creative and Professional Industries

The Downtown Alliance collected current census data for residents who work in knowledge-based, office-using industries. They are the industries that fuel office leasing, and people who work in these industries are referred to as “creative and professional people” in this report. They are as follows.

- “FIRE,” or establishments in Finance, Insurance and Real Estate;
- “Professional Services,” or establishments that provide professional, scientific, and technical services to clients, requiring a high degree

of expertise and training. They provide services like legal advice, accounting, architectural and engineering services, computer services, consulting, research, and advertising;

- “Arts, Entertainment & Recreation,” or establishments that operate facilities or provide services to meet cultural, entertainment, and recreational interests. They produce live performances, manage facilities of historic, cultural, or educational interest, and provide services for recreational activities, hobbies, and leisure;
- “Management,” or establishments that own a controlling interest in companies, influence management decisions, and undertake strategic planning of companies;
- “Information,” or establishments that provide communications services, distribution of information, and data processing. The industry includes publishing (traditional and web-based), motion picture and sound recording, broadcasting (traditional and web-based), telecommunications, and web-search portals.

Complete definitions of industries are available at www.bls.gov.

2. College-Educated Adults, Ages 18 to 44

This demographic is defined as people ages 18 to 44 with a Bachelor’s degree or higher. It includes people in the earlier stages of their career as well as people who might have begun moving to the suburbs in past generations.

Geographic Definitions

The Downtown Alliance used the New York-Newark-Bridgeport, NY-NJ-CT-PA Consolidated Statistical Area (CSA), defined by the U.S. Census Bureau in the Office of Management and Budget,* as “the region.” The CSA is made up of the following 30 counties in New York, New Jersey, Connecticut and Pennsylvania.

- New York City: New York County (Manhattan), Kings County (Brooklyn), Queens County, Bronx County, and Richmond County (Staten Island);

- Westchester and the Hudson Valley: Nassau, Suffolk, Westchester, Orange, Putnam, Rockland, Ulster, and Dutchess counties in New York State;
- New Jersey: Bergen, Essex, Passaic, Hudson, Morris, Union, Middlesex, Monmouth, Somerset, Sussex, Hunterdon, Mercer and Ocean counties;
- Southern Connecticut: Fairfield, New Haven and Litchfield counties;
- Northeastern Pennsylvania: Pike County

The Downtown Alliance collected and analyzed census data for this region on the geography of Primary Use Microdata Areas (PUMAs), which are statistical geographic areas defined by the census with a minimum population size of 100,000 people. There are 155 PUMAs in the region, or the CSA. In this report, the Downtown Alliance refers to PUMAs as communities.

All but two of the region's PUMAs are smaller than counties, except the two containing Pike and Ulster counties that are encompassed in larger PUMAs that extend beyond the CSA boundaries. In these cases, the Downtown Alliance analyzed data at the county level, rather than the PUMA level, to conform to the CSA.

PUMAs are geographically smaller in high-density areas than they are in suburban areas. In New York City (the most dense area in the region) PUMAs generally correspond to communities, like the Upper East Side, or a combination of communities like the Meatpacking District-West Village-TriBeCa-Lower Manhattan. In areas of medium density, PUMAs correspond to individual cities like Stamford, Connecticut, or a combination of cities and towns adjacent to each other, such as Hoboken-Weehawken-Union City. In suburban areas, a PUMA may be comprised of several towns, villages, and townships. Thus, in an effort to be descriptive and concise, the Downtown Alliance assigned names to PUMAs

according to one or two of the communities or towns that fall within the PUMA. See Appendix B for a list of all PUMAs in the CSA with the name assigned by the Downtown Alliance and the corresponding county. The area within a 30-minute commute of Lower Manhattan represents the urban core most proximate to Lower Manhattan. This area includes the following geographies in and around New York City:

- Manhattan including Lower Manhattan, Chelsea, the West Village, the Garment District, the East Village, Lower East Side, Midtown, Murray Hill, Upper West Side, Upper East Side, Harlem, East Harlem, and Morningside Heights;
- Brooklyn including Downtown Brooklyn, Park Slope, Cobble Hill, Carroll Gardens, Boerum Hill, Prospect Heights, Red Hook, Fort Greene, Crown Heights, Bedford-Stuyvesant, Williamsburg, and Greenpoint;
- St. George in Staten Island;
- Long Island City in Queens; and
- New Jersey waterfront areas including Hoboken, Weehawken, Jersey City, and Newport-Grove Street.

The 30-minute commute area includes PUMAs that are substantially within a 30-minute trip of Lower Manhattan by public transportation. The Downtown Alliance used www.mta.info and <http://www.panynj.gov/path/> to establish commute times using a station as the point of origin and a subway station in Lower Manhattan as the destination.

The following chart shows the origins within each PUMA and the stop in Lower Manhattan that determined the trip time for the communities identified in the 30-minute commute area.

Community (PUMA)	PUMA	Origin	Destination	Trip Time
Bedford Stuyvesant/Tompkins Park	3604003	Kingston Throop Ave. - C	Fulton St.	16
Chelsea/Garment District/Times Square	3603807	34 St. Penn Station - A/C/E/1/2/3	Park Place	9
Downtown Brooklyn	3604004	Nevins St. - 2/3/4/5	Wall St.	8
East Harlem	3603804	116 St. -4/6	Fulton St.	29
East Village/Lower East Side/Chinatown	3603809	14th St. Union Square Station- 4/5	Fulton St.	8
Williamsburg/Greenpoint	3604001	Lorimer St. - L	Fulton St.	21
Harlem	3603803	135 St. - 2/3	Park Place	28
Newport/Grove Street/Jersey City Heights	3400601	Grove St. - Path	WTC	15
Lower Manhattan/TriBeCa/West Village	3603810	Spring St. - A/C/E	Fulton St.	6
Murray Hill/Stuyvesant Town/Midtown East	3603808	33rd St. - 4/6	Fulton St.	11
Park Slope/Cobble Hill/Red Hook	3604005	Grand Army Plaza - 2/3/4	Wall St.	14
Prospect Heights	3604006	Nostrand Ave. -2/3/4/5	Wall St.	20
South Crown Heights	3604011	Sterling St. - 2/5	Wall St.	19
Hoboken/Weehawken/Union City	3400702	Hoboken PATH	WTC	10
Upper East Side	3603805	77 St. - 4/6	Fulton St.	19
Upper West Side	3603806	86 St. - 1/2	Park Place	19
St. George	3603903	Staten Island Ferry Terminal	South Ferry	25
Long Island City	3604109	33 St. - 7	Fulton St.	28
Jersey City	3400602	Journal Square	WTC	12
Morningside Heights/Hamilton Heights - bordering Hudson River	3603802	125th St. -A/B/C/D	Fulton St.	24

APPENDIX B:

PUMAs in the NY-NJ-CT-PA Combined Statistical Area

The following is a list of all PUMAs in the CSA with its corresponding county and the name assigned by the Downtown Alliance. For a complete list of the places that fall within each PUMA, visit www2.census.gov/census2000/datasets/PUMS/FivePercent. Maps of the boundaries of PUMAs within states are also available at <http://www2.census.gov/geo/maps/puma/puma2k/>.

PUMA	PUMA Names	Counties	Total Population in 2010
Area Within a 30-Minute Commute to Lower Manhattan			
3400702	Hoboken/Weehawken/Union City	Hudson	127,129
3400602	Jersey City	Hudson	113,100
3400601	Newport/Grove Street/Jersey City Heights	Hudson	132,169
3604003	Bedford Stuyvesant/Tompkins Park	Kings	133,499
3604004	Downtown Brooklyn	Kings	119,724
3604005	Park Slope/Cobble Hill/Red Hook	Kings	117,508
3604006	Prospect Heights	Kings	120,910
3604011	South Crown Heights	Kings	106,990
3604001	Greenpoint/Williamsburg	Kings	143,092
3603807	Chelsea/Garment District/Times Square	New York	138,578
3603804	East Harlem	New York	119,450
3603809	East Village/Lower East Side/Chinatown	New York	162,018
3603803	Harlem	New York	123,620
3603810	Lower Manhattan /Meatpacking /West Village	New York	142,350
3603802	Morningside Heights/Hamilton Heights - bordering Hudson River	New York	130,309
3603808	Murray Hill/Stuyvesant Town/Midtown East	New York	148,507
3603805	Upper East Side	New York	219,278
3603806	Upper West Side	New York	196,996
3604109	Long Island City/Sunnyside/Maspeth	Queens	127,061
3603903	St. George	Richmond	173,439
Connecticut			
0900100	Litchfield/Torrington/New Milford	Litchfield	190,010
0901400	Oxford/Naugatuck	New Haven	131,434

PUMA	PUMA Names	Counties	Total Population in 2010
0901500	Wallingford	New Haven	129,846
0901600	Woodbridge/Hamden	New Haven	124,846
0901700	Milford	New Haven	122,004
0901800	North Branford/Madison	New Haven	112,207
0901900	Waterbury	New Haven	110,167
0902000	New Haven	New Haven	129,375
0902100	Danbury/New Fairfield	Fairfield	193,041
0902200	Fairfield/Trumbull	Fairfield	212,201
0902300	Greenwich/Darien/New Canaan	Fairfield	240,631
0902400	Bridgeport	Fairfield	143,356
0902500	Stamford	Fairfield	121,757

New Jersey, excluding PUMAs that make up the area within a 30-minute commute of Lower Manhattan

3400301	Teaneck/Hackensack	Bergen	117,613
3400302	Rutherford	Bergen	115,246
3400303	Fort Lee/Edgewater	Bergen	135,608
3400304	Paramus/Fair Lawn	Bergen	199,878
3400305	Bergenfield/Tenafly	Bergen	181,538
3400306	Ramsey/Mahwah/Pound Ridge	Bergen	150,846
3400400	Paterson	Passaic	145,894
3400501	Clifton/Passaic	Passaic	152,793
3400502	West Milford/Wanaque	Passaic	199,781
3400701	West New York/Secaucus/North Bergen	Hudson	136,352
3400703	Bayonne	Hudson	119,050
3400800	Clinton/Lambertville/Flemington	Hunterdon	128,395
3400901	Monroe Township/Old Bridge	Middlesex	171,001
3400902	East Brunswick/South Brunswick	Middlesex	180,712
3400903	New Brunswick/Highland Park/Piscataway	Middlesex	144,047
3400904	Metuchen/Edison	Middlesex	136,589
3400905	Woodbridge/Perth Amboy	Middlesex	172,607
3401001	Bridgewater/Bedminster	Somerset	150,786
3401002	Hillsborough/Franklin Township	Somerset	170,752
3401101	Spring Lake/Neptune Township	Monmouth	110,800
3401102	Freehold/Manalapan	Monmouth	160,249

PUMA	PUMA Names	Counties	Total Population in 2010
3401103	Colts Neck/Long Branch	Monmouth	120,379
3401104	Holmdel/Red Bank	Monmouth	126,157
3401105	Marlboro/Hazlet	Monmouth	111,580
3401201	Jackson/Little Egg Harbor/Ocean Township	Ocean	224,825
3401202	Toms River	Ocean	158,647
3401203	Point Pleasant/Lakewood	Ocean	189,932
3401301	Newark	Essex	153,515
3401302	Newark	Essex	122,384
3401401	Nutley/Bloomfield	Essex	119,444
3401402	East Orange/South Orange	Essex	110,984
3401403	Montclair	Essex	131,336
3401404	Short Hills	Essex	143,782
3401501	Pequannock/Rockaway	Morris	129,931
3401502	Washington Township/Mount Olive	Morris	128,652
3401503	Boonton/East Hanover	Morris	114,247
3401504	Morristown/Chatham	Morris	118,213
3401600	Sparta/Newton	Sussex	149,653
3401800	Elizabeth	Union	123,953
3401901	Roselle Park/Linden	Union	159,335
3401902	Westfield/Rahway	Union	121,783
3401903	Scotch Plains/Plainfield	Union	127,470
3402301	Trenton/Hamilton	Mercer	206,626
3402302	West Windsor/Princeton	Mercer	158,806
Westchester and the Hudson Valley (NY)			
3603201	Hyde Park/Rhinebeck	Dutchess	127,569
3603202	Fiskill/Hopewell Junction	Dutchess	169,341
3603301	Cornwall/Montgomery	Orange	119,135
3603302	Goshen/Middletown	Orange	123,321
3603303	Warwick/Woodbury	Orange	129,422
3603400	Yonkers	Westchester	195,351
3603501	Chappaqua/Pound Ridge	Westchester	129,244
3603502	Ossining	Westchester	145,685
3603503	White Plains/Scarsdale/Hastings on Hudson	Westchester	161,487

PUMA	PUMA Names	Counties	Total Population in 2010
3603504	Mamaroneck	Westchester	117,422
3603505	New Rochelle/Eastchester	Westchester	188,091
3603506	Carmel/Mahopac	Putnam	106,423
3603601	Nanuet/West Nyack	Rockland	132,265
3603602	Suffern/Stony Point	Rockland	176,484
Ulster County	Ulster County	Ulster	182,749

New York City, excluding PUMAs that make up the area within a 30-minute commute of Lower Manhattan

3603701	Riverdale	Bronx	108,643
3603702	Wakefield/Edenwald	Bronx	141,846
3603703	Pelham Bay	Bronx	111,369
3603704	Pelham Gardens	Bronx	125,298
3603705	Fairmont - Claremont Village	Bronx	153,122
3603706	Fordham	Bronx	123,312
3603707	West Bronx	Bronx	137,299
3603708	Southwest Bronx/Yankee Stadium	Bronx	139,688
3603709	Southcentral Bronx/Castle Hill	Bronx	182,869
3603710	South Bronx/Hunts Point/Melrose	Bronx	152,023
3603801	Washington Heights/Fort George	New York	204,611
3603901	South Shore	Richmond	157,384
3603902	Richmond	Richmond	135,853
3604002	Bushwick	Kings	132,154
3604007	Brownsville	Kings	112,536
3604008	East New York/Cypress Hills	Kings	151,073
3604009	Canarsie/Flatlands	Kings	201,587
3604010	East Flatbush	Kings	140,549
3604012	Sunset Park/Greenwood	Kings	148,675
3604013	Bay Ridge/Dyker Heights	Kings	127,125
3604014	Borough Park	Kings	162,231
3604015	Midwood/Ditmas Park	Kings	160,781
3604016	Sheepshead Bay	Kings	136,964
3604017	Bensonhurst	Kings	167,537
3604018	Coney Island/Brighton Beach	Kings	102,549

PUMA	PUMA Names	Counties	Total Population in 2010
3604101	Astoria/Ditmars Steinway	Queens	168,450
3604102	Jackson Heights/East Corona/East Elmhurst	Queens	178,098
3604103	Flushing	Queens	251,278
3604104	Bayside	Queens	118,499
3604105	Rosedale	Queens	198,420
3604106	Jamaica Hills/Kew Gardens Hills	Queens	145,270
3604107	Corona/Elmhurst	Queens	139,771
3604108	Forest Hills/Rego Park	Queens	112,546
3604110	Glendale/Riverwood/Fresh Pond	Queens	169,544
3604111	Woodhaven/Richmond Hill	Queens	142,323
3604112	Jamaica/St. Albans	Queens	218,125
3604113	Howard Beach/South Ozone Park	Queens	130,486
3604114	Rockaway/Far Rockaway	Queens	115,006
Long Island			
3604201	Great Neck/Manhasset/Old Westbury	Nassau	111,414
3604202	Brookville/Woodbury/Syosset/Glen Cove	Nassau	117,418
3604203	Hicksville/Plainview	Nassau	105,247
3604204	North Hyde Park/Mineola	Nassau	113,290
3604205	Garden City/Franklin Square	Nassau	116,016
3604206	Hempstead/Uniondale	Nassau	142,264
3604207	Levittown	Nassau	112,565
3604208	Massapequa	Nassau	96,352
3604209	Bellmore/Merrick	Nassau	103,201
3604210	Baldwin/Rockville Centre	Nassau	105,704
3604211	Valley Stream/Malvern	Nassau	106,191
3604212	Cedarhurst/East Rockaway	Nassau	103,159
3604301	Huntington/Cold Spring Harbor/Melville	Suffolk	202,283
3604302	Smithtown/St. James	Suffolk	117,684
3604303	East Setauket/Stony Brook/Rocky Point/Port Jefferson	Suffolk	116,854
3604304	Stony Brook/Port Jefferson	Suffolk	135,998
3604305	Shirley/Brookhaven/Mastic Beach	Suffolk	132,547
3604306	Medford/East Patchogue	Suffolk	118,724
3604307	Centereach/Selden	Suffolk	110,730

PUMA	PUMA Names	Counties	Total Population in 2010
3604308	Bohemia/Ronkonkoma	Suffolk	107,340
3604309	Brentwood/Central Islip	Suffolk	121,929
3604310	Islip	Suffolk	110,347
3604311	Babylon	Suffolk	102,145
3604312	Copiague Amityville	Suffolk	110,705
Pennsylvania			
Pike County ^{3*}	Pike County	Pike	57,580

³ Pike and Ulster counties—are encompassed in larger PUMAs that extend beyond the CSA boundaries. In these cases, the Downtown Alliance analyzed data at the county level, rather than the PUMA level, to conform to the CSA.

APPENDIX C:

Gains and Losses in Creative and Professional Workers by PUMA

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
1	3400601	Newport/Grove Street/Jersey City Heights	30-Minute Commute Area	10,670	17,939	28,609	59%
2	3604001	Greenpoint/Williamsburg	30-Minute Commute Area	10,433	12,098	22,531	86%
3	3603809	East Village/Lower East Side/Chinatown	30-Minute Commute Area	6,556	24,310	30,866	27%
4	3603810	Lower Manhattan/Meatpacking/West Village	30-Minute Commute Area	5,958	45,984	51,942	13%
5	3603803	Harlem	30-Minute Commute Area	5,877	7,831	13,708	75%
6	3604005	Park Slope/Cobble Hill/Red Hook	30-Minute Commute Area	5,674	25,688	31,362	22%
7	3603807	Chelsea/Garment District/Times Square	30-Minute Commute Area	5,461	41,828	47,289	13%
8	3604004	Downtown Brooklyn	30-Minute Commute Area	5,147	21,379	26,526	24%
9	3604006	Prospect Heights	30-Minute Commute Area	5,134	10,708	15,842	48%
10	3603801	Washington Heights/Fort George	NYC	4,825	16,055	20,880	30%
11	3603808	Murray Hill/Stuyvesant Town/Midtown East	30-Minute Commute Area	4,242	50,482	54,724	8%
12	3604002	Bushwick	NYC	4,140	4,948	9,088	84%
13	3604101	Astoria/Ditmars Steinway	NYC	4,034	21,822	25,856	18%
14	3604003	Bedford Stuyvesant/	30-Minute Commute Area	3,593	6,713	10,306	54%
15	3400702	Hoboken/Weehawken/Union City	30-Minute Commute Area	3,115	20,750	23,865	15%
16	3604109	Long Island City/Sunnyside/Maspeth	30-Minute Commute Area	3,108	13,281	16,389	23%
17	3401201	Jackson/Little Egg Harbor/Ocean Township	NJ	2,467	14,250	16,717	17%

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
18	3603804	East Harlem	30-Minute Commute Area	2,440	7,477	9,917	33%
19	0901400	Oxford/Naugatuck	Connecticut	2,296	10,846	13,142	21%
20	3400304	Paramus/Fair Lawn	NJ	2,287	21,630	23,917	11%
21	3400602	Jersey City	30-Minute Commute Area	2,271	9,210	11,481	25%
22	3604012	Sunset Park/Greenwood	NYC	2,246	10,305	12,551	22%
23	3603802	Morningside Heights/Hamilton Heights - bordering Hudson River	30-Minute Commute Area	2,178	13,205	15,383	16%
24	3604202	Brookville/Woodbury/Syosset/Glen Cove	LI	2,056	15,525	17,581	13%
25	3400902	East Brunswick/South Brunswick	NJ	2,004	26,256	28,260	8%
26	3604304	Stony Brook/Port Jefferson	LI	1,775	11,999	13,774	15%
27	3604311	Babylon	LI	1,616	9,266	10,882	17%
28	3400901	Monroe Township/Old Bridge	NJ	1,592	18,138	19,730	9%
29	3603705	Fairmont - Claremont Village	NYC	1,440	5,304	6,744	27%
30		Litchfield/Torrington/New Milford	Connecticut	1,428	16,097	17,525	9%
31	3401102	Freehold/Manalapan	NJ	1,398	18,341	19,739	8%
32	3603502	Ossining	Hudson Valley NY	1,397	17,606	19,003	8%
33	3604305	Shirley/Brookhaven/Mastic Beach	LI	1,388	8,590	9,978	16%
34	3603202	Fishkill/Hopewell Junction	Hudson Valley NY	1,321	12,671	13,992	10%
35	3604303	East Setauket/Stony Brook/Rocky Point/Port Jefferson	LI	1,320	9,928	11,248	13%
36	3400501	Clifton/Passaic	NJ	1,318	10,362	11,680	13%
37	3603701	Riverdale	NYC	1,314	10,388	11,702	13%
38	0901600	Woodbridge/Hamden	Connecticut	1,257	11,012	12,269	11%
39	3603709	Southcentral Bronx/Castle Hill	NYC	1,235	10,710	11,945	12%
40	3603302	Goshen/Middletown	Hudson Valley NY	1,091	7,056	8,147	15%
41	3603303	Warwick/Woodbury	Hudson Valley NY	1,051	9,661	10,712	11%
42	3402302	West Windsor/Princeton	NJ	1,041	21,214	22,255	5%
43	3401600	Sparta/Newton	NJ	1,038	14,717	15,755	7%
44	3604114	Rockaway/Far Rockaway	NYC	1,021	6,922	7,943	15%
45	Ulster County	Ulster County	Hudson Valley NY	1,015	12,679	13,694	8%
46	3604008	East New York/Cypress Hills	NYC	989	6,795	7,784	15%

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
47	3401503	Boonton/East Hanover	NJ	895	16,906	17,801	5%
48	3400303	Fort Lee/Edgewater	NJ	876	16,705	17,581	5%
49	3603506	Carmel/Mahopac	Hudson Valley NY	853	11,919	12,772	7%
50	3603708	Southwest Bronx/Yankee Stadium	NYC	815	5,370	6,185	15%
51	3603710	South Bronx/Hunts Point/Melrose	NYC	795	4,188	4,983	19%
52	3400305	Bergenfield/Tenafly	NJ	794	23,034	23,828	3%
53	3603201	Hyde Park/Rhinebeck	Hudson Valley NY	722	9,776	10,498	7%
54	3603602	Suffern/Stony Point	Hudson Valley NY	711	13,119	13,830	5%
55	Pike County	Pike County	PA	707	3,222	3,929	22%
56	3401203	Point Pleasant/Lakewood	NJ	682	12,049	12,731	6%
57	3400701	West New York/Secaucus/North Bergen	NJ	680	11,720	12,400	6%
58	0902100	Danbury/New Fairfield	Connecticut	656	22,328	22,984	3%
59	3400703	Bayonne	NJ	650	10,041	10,691	6%
60	3604302	Smithtown/St. James	LI	647	12,858	13,505	5%
61	3401501	Pequannock/Rockaway	NJ	618	15,017	15,635	4%
62	3604108	Forest Hills/Rego Park	NYC	591	18,411	19,002	3%
63	3400904	Metuchen/Edison	NJ	543	19,301	19,844	3%
64	3604203	Hicksville/Plainview	LI	520	13,059	13,579	4%
65	3604015	Midwood/Ditmas Park	NYC	516	13,356	13,872	4%
66	3603301	Cornwall/Montgomery	Hudson Valley NY	488	7,476	7,964	7%
67	0901900	Waterbury	Connecticut	431	5,566	5,997	8%
68	3401502	Washington Township/Mount Olive	NJ	418	17,649	18,067	2%
69	3401302	Newark	NJ	381	5,986	6,367	6%
70	3604201	Great Neck/Manhasset/Old Westbury	LI	332	17,079	17,411	2%
71	3603703	Pelham Bay	NYC	291	10,569	10,860	3%
72	3401104	Holmdel/Red Bank	NJ	276	19,574	19,850	1%
73	3604301	Huntington/Cold Spring Harbor	LI	266	26,707	26,973	1%
74	3400306	Ramsey/Mahwah/Pound Ridge	NJ	240	23,459	23,699	1%
75	3604310	Islip	LI	210	9,993	10,203	2%

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
76	0902200	Fairfield/Trumbull	Connecticut	192	26,157	26,349	1%
77	3401301	Newark	NJ	187	5,963	6,150	3%
78	0902000	New Haven	Connecticut	153	7,493	7,646	2%
79	3603707	West Bronx	NYC	133	5,415	5,548	2%
80	3604007	Brownsville	NYC	118	4,817	4,935	2%
81	3401202	Toms River	NJ	115	11,999	12,114	1%
82	3603505	New Rochelle/Eastchester	Hudson Valley NY	61	22,420	22,481	0%
83	3604207	Levittown	LI	7	12,834	12,841	0%
84	3401504	Morristown/Chatham	NJ	5	20,290	20,295	0%
85	3401105	Marlboro/Hazlet	NJ	2	14,888	14,890	0%
86	3604111	Woodhaven/Richmond Hill	NYC	(42)	11,959	11,917	-0.4%
87	3603706	Fordham	NYC	(66)	7,029	6,963	-0.9%
88	0902400	Bridgeport	Connecticut	(81)	8,359	8,278	-1.0%
89	3604103	Flushing	NYC	(81)	24,333	24,252	-0.3%
90	3604011	South Crown Heights	30-Minute Commute Area	(82)	7,737	7,655	-1.1%
91	3603400	Yonkers	Hudson Valley NY	(86)	17,999	17,913	-0.5%
92	3400400	Paterson	NJ	(89)	5,448	5,359	-1.6%
93	0901700	Milford	Connecticut	(110)	11,632	11,522	-0.9%
94	3400301	Teaneck/Hackensack	NJ	(140)	14,471	14,331	-1.0%
95	3604018	Coney Island/Brighton Beach	NYC	(165)	7,801	7,636	-2.1%
96	3604014	Borough Park	NYC	(171)	9,872	9,701	-1.7%
97	0901500	Wallingford	Connecticut	(184)	11,446	11,262	-1.6%
98	3604312	Copague Amityville	LI	(193)	9,614	9,421	-2.0%
99	3400502	West Milford/Wanaque	NJ	(198)	22,067	21,869	-0.9%
100	3604110	Glendale/Riverwood/Fresh Pond	NYC	(202)	15,116	14,914	-1.3%
101	0901800	North Branford/Madison	Connecticut	(235)	11,517	11,282	-2.0%
102	3604204	North Hyde Park/Mineola	LI	(238)	12,496	12,258	-1.9%
103	3400800	Clinton/Lambertville/Flemington	NJ	(299)	17,315	17,016	-1.7%

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
104	3401103	Colts Neck/Long Branch	NJ	(335)	14,294	13,959	-2.3%
105	0902500	Stamford	Connecticut	(372)	19,169	18,797	-1.9%
106	3400905	Woodbridge/Perth Amboy	NJ	(382)	15,624	15,242	-2.4%
107	3401800	Elizabeth	NJ	(394)	5,873	5,479	-6.7%
108	3604309	Brentwood/Central Islip	LI	(418)	7,131	6,713	-5.9%
109	3401401	Nutley/Bloomfield	NJ	(420)	14,650	14,230	-2.9%
110	3604102	Jackson Heights/East Corona/East Elmhurst	NYC	(432)	12,427	11,995	-3.5%
111	3401903	Scotch Plains/Plainfield	NJ	(487)	17,834	17,347	-2.7%
112	3604209	Bellmore/Merrick	LI	(622)	14,493	13,871	-4.3%
113	3604308	Bohemia/Ronkonkoma	LI	(628)	10,605	9,977	-5.9%
114	3604211	Valley Stream/Malvern	LI	(653)	12,290	11,637	-5.3%
115	3603704	Pelham Gardens	NYC	(681)	9,031	8,350	-7.5%
116	3604016	Sheepshead Bay	NYC	(684)	14,110	13,426	-4.8%
117	3604306	Medford/East Patchogue	LI	(687)	9,986	9,299	-6.9%
118	3401403	Montclair	NJ	(765)	22,864	22,099	-3.3%
119	3604208	Massapequa	LI	(771)	12,550	11,779	-6.1%
120	3401404	Short Hills	NJ	(884)	18,639	17,755	-4.7%
121	3401002	Hillsborough/Franklin Township	NJ	(919)	24,559	23,640	-3.7%
122	3400302	Rutherford	NJ	(920)	13,877	12,957	-6.6%
123	3604107	Corona/Elmhurst	NYC	(933)	9,536	8,603	-9.8%
124	3604205	Garden City/Franklin Square	LI	(936)	14,361	13,425	-6.5%
125	3401901	Roselle Park/Linden	NJ	(963)	14,642	13,679	-6.6%
126	3604105	Rosedale	NYC	(1,010)	18,376	17,366	-5.5%
127	3401101	Spring Lake/Neptune Township	NJ	(1,016)	12,296	11,280	-8.3%
128	3603902	Richmond	NYC	(1,067)	14,546	13,479	-7.3%
129	3603503	White Plains/Scarsdale/Hastings on Hudson	Hudson Valley NY	(1,089)	26,278	25,189	-4.1%
130	3603504	Mamaroneck	Hudson Valley NY	(1,140)	17,604	16,464	-6.5%
131	0902300	Greenwich/Darien/New Canaan	Connecticut	(1,157)	45,162	44,005	-2.6%

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
132	3604210	Baldwin/Rockville Centre	LI	(1,177)	13,665	12,488	-8.6%
133	3402301	Trenton/Hamilton	NJ	(1,201)	16,770	15,569	-7.2%
134	3604212	Cedarhurst/East Rockaway	LI	(1,202)	13,272	12,070	-9.1%
135	3604113	Howard Beach/South Ozone Park	NYC	(1,210)	11,028	9,818	-11.0%
136	3604104	Bayside	NYC	(1,274)	15,111	13,837	-8.4%
137	3604307	Centereach/Selden	LI	(1,362)	9,945	8,583	-13.7%
138	3603501	Chappaqua/Pound Ridge	Hudson Valley NY	(1,426)	21,318	19,892	-6.7%
139	3401902	Westfield/Rahway	NJ	(1,454)	17,626	16,172	-8.2%
140	3604013	Bay Ridge/Dyker Heights	NYC	(1,562)	14,917	13,355	-10.5%
141	3604106	Jamaica Hills/Kew Gardens Hills	NYC	(1,709)	16,130	14,421	-10.6%
142	3604206	Hempstead/Uniondale	LI	(1,730)	10,594	8,864	-16.3%
143	3401001	Bridgewater/Bedminster	NJ	(1,782)	24,116	22,334	-7.4%
144	3603901	South Shore	NYC	(1,827)	19,875	18,048	-9.2%
145	3604017	Bensonhurst	NYC	(1,853)	15,746	13,893	-11.8%
146	3604009	Canarsie/Flatlands	NYC	(1,873)	17,503	15,630	-10.7%
147	3604010	East Flatbush	NYC	(1,932)	10,534	8,602	-18.3%
148	3400903	New Brunswick/Highland Park/Piscataway	NJ	(1,979)	15,761	13,782	-12.6%
149	3401402	East Orange/South Orange	NJ	(2,013)	10,598	8,585	-19.0%
150	3603702	Wakefield/Edenwald	NYC	(2,078)	9,935	7,857	-20.9%
151	3603601	Nanuet/West Nyack	Hudson Valley NY	(2,228)	16,046	13,818	-13.9%
152	3603903	Staten Island	30-Minute Commute Area	(2,303)	16,767	14,464	-13.7%
153	3604112	Jamaica/St. Albans	NYC	(2,679)	15,722	13,043	-17.0%
154	3603806	Upper West Side	30-Minute Commute Area	(5,934)	63,319	57,385	-9.4%
155	3603805	Upper East Side	30-Minute Commute Area	(6,618)	73,824	67,206	-9.0%

APPENDIX D:

Gains and Losses in Population, Ages 18 to 44 with a Bachelor's Degree or Higher, by PUMA 2000-2010

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
1	3400601	Newport/Grove Street/Jersey City Heights	30-Minute Commute Area	19,548	22,283	41,831	88%
2	3604001	Williamsburg/Greenpoint	30-Minute Commute Area	18,031	13,551	31,582	133%
3	3604004	Downtown Brooklyn	30-Minute Commute Area	14,577	24,466	39,043	60%
4	3603810	Lower Manhattan /TriBeCa/West Village	30-Minute Commute Area	13,627	49,003	62,630	28%
5	3603803	Harlem	30-Minute Commute Area	13,226	7,072	20,298	187%
6	3604101	Astoria/Ditmars Steinway	NYC	12,648	28,759	41,407	44%
7	3603809	East Village/Lower East Side/Chinatown	30-Minute Commute Area	10,812	28,593	39,405	38%
8	3604005	Park Slope/Cobble Hill/Red Hook	30-Minute Commute Area	10,435	31,635	42,070	33%
9	3603801	Washington Heights/Fort George	NYC	9,982	18,871	28,853	53%
10	3603808	Murray Hill/Stuyvesant Town/Midtown East	30-Minute Commute Area	9,961	57,353	67,314	17%
11	3604006	Prospect Heights	30-Minute Commute Area	9,550	10,850	20,400	88%
12	3603807	Chelsea/Garment District/Times Square	30-Minute Commute Area	9,282	45,295	54,577	20%
13	3603804	East Harlem	30-Minute Commute Area	8,292	7,075	15,367	117%
14	3400702	Hoboken/Weehawken/Union City	30-Minute Commute Area	8,202	25,759	33,961	32%
15	3604003	Bedford Stuyvesant/Tompkins Park	30-Minute Commute Area	8,176	4,873	13,049	168%
16	3603802	Morningside Heights/Hamilton Heights - bordering Hudson River	30-Minute Commute Area	7,199	19,115	26,314	38%
17	3604002	Bushwick	NYC	6,882	3,351	10,233	205%

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
18	3604012	Sunset Park/Greenwood	NYC	6,732	10,781	17,513	62%
19	3604109	Long Island City/Sunnyside/Maspeth	30-Minute Commute Area	6,651	16,940	23,591	39%
20	3604011	South Crown Heights	30-Minute Commute Area	5,055	5,998	11,053	84%
21	3401203	Point Pleasant/Lakewood	NJ	5,008	11,319	16,327	44%
22	3401201	Jackson/Little Egg Harbor/Ocean Township	NJ	4,691	11,840	16,531	40%
23	3400901	Monroe Township/Old Bridge	NJ	4,600	16,102	20,702	29%
24	3604112	Jamaica/St. Albans	NYC	4,377	11,969	16,346	37%
25	3603901	South Shore	NYC	4,277	14,485	18,762	30%
26	0902000	New Haven	Connecticut	4,272	15,034	19,306	28%
27	3604015	Midwood/Ditmas Park	NYC	4,085	13,734	17,819	30%
28	3604105	Rosedale	NYC	3,958	18,738	22,696	21%
29	3603709	Southcentral Bronx/Castle Hill	NYC	3,794	8,447	12,241	45%
30	3604009	Canarsie/Flatlands	NYC	3,694	17,484	21,178	21%
31	3603903	Staten Island	30-Minute Commute Area	3,677	13,646	17,323	27%
32	3400701	West New York/Secaucus/North Bergen	NJ	3,399	12,572	15,971	27%
33	3603902	Richmond/Great Kills	NYC	3,392	12,486	15,878	27%
34	3400303	Fort Lee/Edgewater	NJ	3,241	21,756	24,997	15%
35	3400302	Rutherford	NJ	3,205	14,197	17,402	23%
36	3604013	Bay Ridge/Dyker Heights	NYC	3,037	18,184	21,221	17%
37	3400904	Metuchen/Edison	NJ	2,899	24,389	27,288	12%
38	3604111	Forest Park/Woodhaven	NYC	2,849	11,666	14,515	24%
39	3604305	Shirley/Brookhaven/Mastic Beach	LI	2,849	8,016	10,865	36%
40	3400501	Clifton/Passaic	NJ	2,806	11,484	14,290	24%
41	3604307	Centereach/Selden	LI	2,788	9,033	11,821	31%
42	3604306	Medford/East Patchogue	LI	2,680	9,411	12,091	28%
43	3604110	Glendale/Riverwood/Fresh Pond	NYC	2,653	13,165	15,818	20%
44	0901600	Woodbridge/Hamden	Connecticut	2,551	13,377	15,928	19%
45	3400905	Woodbridge/Perth Amboy	NJ	2,460	16,391	18,851	15%
46	3400903	New Brunswick/Highland Park/Piscataway	NJ	2,329	19,400	21,729	12%
47	3603302	Goshen/Middletown	Hudson Valley NY	2,307	6,804	9,111	34%

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
48	3604113	Howard Beach/South Ozone Park	NYC	2,239	8,411	10,650	27%
49	3401102	Freehold/Manalapan	NJ	2,151	18,528	20,679	12%
50	3400703	Bayonne	NJ	2,105	11,569	13,674	18%
51	3400602	Jersey City	30-Minute Commute Area	2,086	9,665	11,751	22%
52	3603708	Southwest Bronx/Yankee Stadium	NYC	2,047	3,890	5,937	53%
53	3604103	Flushing	NYC	2,033	30,231	32,264	7%
54	3604114	Rockaway/Far Rockaway	NYC	2,010	7,233	9,243	28%
55	3604014	Borough Park	NYC	2,000	11,198	13,198	18%
56	3401202	Toms River	NJ	1,916	9,750	11,666	20%
57	0901900	Waterbury	Connecticut	1,890	5,587	7,477	34%
58	3603701	Riverdale	NYC	1,873	13,279	15,152	14%
59	3603707	West Bronx	NYC	1,869	3,858	5,727	48%
60	0901500	Wallingford	Connecticut	1,835	11,225	13,060	16%
61	3604211	Valley Stream/Malvern	LI	1,783	12,093	13,876	15%
62	3603602	Suffern/Stony Point	Hudson Valley NY	1,687	15,225	16,912	11%
63	3603710	South Bronx/Hunts Point/Melrose	NYC	1,613	2,615	4,228	62%
64	0902400	Bridgeport	Connecticut	1,577	7,103	8,680	22%
65	3401301	Newark	NJ	1,575	5,783	7,358	27%
66	3603303	Warwick/Woodbury	Hudson Valley NY	1,563	11,486	13,049	14%
67	3604106	Jamaica Hills/Kew Gardens Hills	NYC	1,554	21,206	22,760	7%
68	3604304	Stony Brook/Port Jefferson	LI	1,549	11,036	12,585	14%
69	3604007	Brownsville	NYC	1,524	2,937	4,461	52%
70	3604309	Brentwood/Central Islip	LI	1,500	5,980	7,480	25%
71	3401302	Newark	NJ	1,475	4,206	5,681	35%
72	3604010	East Flatbush	NYC	1,375	9,125	10,500	15%
73	3401105	Marlboro/Hazlet	NJ	1,360	13,335	14,695	10%
74	3603301	Cornwall/Montgomery	Hudson Valley NY	1,352	8,348	9,700	16%
75	Ulster County	Ulster County	Hudson Valley NY	1,343	14,185	15,528	9%
76	3604303	East Setauket/Stony Brook/Rocky Point/Port Jefferson	LI	1,318	14,625	15,943	9%
77	3604008	East New York/Cypress Hills	NYC	1,314	5,276	6,590	25%

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
78	3603705	Fairmont - Claremont Village	NYC	1,303	4,125	5,428	32%
79	3603702	Wakefield/Edenwald	NYC	1,285	9,214	10,499	14%
80	3604104	Bayside	NYC	1,225	18,098	19,323	7%
81	3400902	East Brunswick/South Brunswick	NJ	1,190	32,431	33,621	4%
82	3603703	Pelham Bay	NYC	1,171	9,881	11,052	12%
83	3400301	Teaneck/Hackensack	NJ	1,152	16,891	18,043	7%
84	3400400	Paterson	NJ	1,110	4,858	5,968	23%
85	3603202	Fiskill/Hopewell Junction	Hudson Valley NY	1,081	15,835	16,916	7%
86	3604016	Sheepshead Bay	NYC	1,066	15,983	17,049	7%
87	0901700	Milford	Connecticut	1,053	13,147	14,200	8%
88	0901400	Oxford/Naugatuck	Connecticut	991	14,194	15,185	7%
89	3401401	Nutley/Bloomfield	NJ	963	16,779	17,742	6%
90	3401901	Roselle Park/Linden	NJ	899	13,983	14,882	6%
91	3604311	Babylon	LI	898	9,054	9,952	10%
92	3603400	Yonkers	Hudson Valley NY	819	19,859	20,678	4%
93	3604204	North Hyde Park/Mineola	LI	804	14,610	15,414	6%
94	3604102	Jackson Heights/East Corona/East Elmhurst	NYC	785	13,180	13,965	6%
95	3604203	Hicksville/Plainview	LI	743	14,163	14,906	5%
96	3604108	Forest Hills/Rego Park	NYC	734	24,101	24,835	3%
97	3604312	Copiague Amityville	LI	664	8,001	8,665	8%
98	3400304	Paramus/Fair Lawn	NJ	550	24,368	24,918	2%
99	3603704	Pelham Gardens	NYC	493	11,960	12,453	4%
100	3604205	Garden City/Franklin Square	LI	416	13,998	14,414	3%
101	Pike County	Pike County	PA	410	2,534	2,944	16%
102	3604310	Islip	LI	308	10,714	11,022	3%
103	3604206	Hempstead/Uniondale	LI	236	8,673	8,909	3%
104	3402301	Trenton/Hamilton	NJ	183	16,510	16,693	1%
105	3402302	West Windsor/Princeton	NJ	178	27,460	27,638	1%
106	3400305	Bergenfield/Tenafly	NJ	166	27,649	27,815	1%
107	0902500	Stamford	Connecticut	89	20,667	20,756	0%
108	3604308	Bohemia/Ronkonkoma	LI	51	12,251	12,302	0%
109	0900100	Litchfield/Torrington/New Milford	Connecticut	19	16,217	16,236	0%

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
110	3604210	Baldwin/Rockville Centre	LI	13	14,206	14,219	0%
111	3400502	West Milford/Wanaque	NJ	(10)	23,987	23,977	0%
112	3401002	Hillsborough/Franklin Township	NJ	(53)	28,986	28,933	0%
113	3604302	Smithtown/St. James	LI	(89)	15,969	15,880	-1%
114	3401501	Pequanock/Rockaway	NJ	(104)	16,086	15,982	-1%
115	3603706	Fordham	NYC	(117)	7,435	7,318	-2%
116	3604207	Levittown	LI	(170)	12,514	12,344	-1%
117	3401402	East Orange/South Orange	NJ	(204)	9,182	8,978	-2%
118	3604202	Brookville/Woodbury/Syosset/Glen Cove	LI	(229)	17,835	17,606	-1%
119	3604107	Corona/Elmhurst	NYC	(256)	12,691	12,435	-2%
120	3603201	Hyde Park/Rhinebeck	Hudson Valley NY	(417)	11,166	10,749	-4%
121	3604201	Great Neck/Manhasset/Old Westbury	LI	(488)	19,144	18,656	-3%
122	0902200	Fairfield/Trumbull	Connecticut	(490)	29,440	28,950	-2%
123	3604208	Massapequa	LI	(519)	12,477	11,958	-4%
124	3401600	Sparta/Newton	NJ	(556)	13,408	12,852	-4%
125	3604209	Bellmore/Merrick	LI	(611)	15,189	14,578	-4%
126	3401800	Elizabeth	NJ	(619)	6,285	5,666	-10%
127	3401104	Holmdel/Red Bank	NJ	(908)	18,239	17,331	-5%
128	3603502	Ossining	Hudson Valley NY	(940)	20,779	19,839	-5%
129	3604212	Cedarhurst/East Rockaway	LI	(1,046)	15,994	14,948	-7%
130	3401503	Boonton/East Hanover	NJ	(1,085)	20,337	19,252	-5%
131	3401504	Morristown/Chatham	NJ	(1,175)	23,018	21,843	-5%
132	3604018	Coney Island/Brighton Beach	NYC	(1,228)	8,486	7,258	-14%
133	0901800	North Branford/Madison	Connecticut	(1,321)	13,664	12,343	-10%
134	3401103	Colts Neck/Long Branch	NJ	(1,413)	15,266	13,853	-9%
135	3401101	Spring Lake/Neptune Township	NJ	(1,427)	12,136	10,709	-12%
136	3401902	Westfield/Rahway	NJ	(1,472)	19,237	17,765	-8%
137	3400800	Clinton/Lambertville/Flemington	NJ	(1,529)	18,612	17,083	-8%
138	3603506	Carmel/Mahopac	Hudson Valley NY	(1,754)	13,480	11,726	-13%
139	3401404	Short Hills	NJ	(1,764)	19,365	17,601	-9%
140	3603601	Nanuet/West Nyack	Hudson Valley NY	(1,791)	20,686	18,895	-9%
141	3603503	White Plains/Scarsdale/Hastings on Hudson	Hudson Valley NY	(1,836)	28,752	26,916	-6%

Rank	PUMA	PUMA Name	Study Area	Net Change	2000 Total	2010 Total	% Change
142	3401403	Montclair	NJ	(2,039)	24,970	22,931	-8%
143	3604017	Bensonhurst	NYC	(2,139)	16,867	14,728	-13%
144	3401502	Washington Township/Mount Olive	NJ	(2,583)	21,086	18,503	-12%
145	3603504	Mamaroneck	Hudson Valley NY	(2,654)	19,368	16,714	-14%
146	3603805	Upper East Side	30-Minute Commute Area	(2,754)	84,881	82,127	-3%
147	3400306	Ramsey/Mahwah/Pound Ridge	NJ	(2,969)	27,971	25,002	-11%
148	3401903	Scotch Plains/Plainfield	NJ	(2,982)	19,265	16,283	-15%
149	3603501	Chappaqua/Pound Ridge	Hudson Valley NY	(3,279)	22,430	19,151	-15%
150	3603806	Upper West Side	30-Minute Commute Area	(3,547)	67,148	63,601	-5%
151	0902100	Danbury/New Fairfield	Connecticut	(3,745)	27,734	23,989	-14%
152	3603505	New Rochelle/Eastchester	Hudson Valley NY	(3,796)	25,043	21,247	-15%
153	3604301	Huntington/Cold Spring Harbor	LI	(5,112)	31,338	26,226	-16%
154	3401001	Bridgewater/Bedminster	NJ	(5,437)	26,842	21,405	-20%
155	0902300	Greenwich/Darien/New Canaan	Connecticut	(5,813)	45,372	39,559	-13%