

## APPENDICES

### Appendix A: Commercial Establishment Inventory, 2009

Sectors and Sub-Sectors	3 <sup>rd</sup> Ave.	% of 3 <sup>rd</sup> Ave.	% of all Stores	125 St.	% of 125 St.	% of all Stores	116 St.	% of 116 St.	% of all Stores	106 St.	% of 106 St.	% of all Stores	Sector Total	% of all Stores
<b>RETAIL</b>	<b>152</b>	<b>60.80%</b>	<b>28.84%</b>	<b>49</b>	<b>60.49%</b>	<b>9.30%</b>	<b>70</b>	<b>46.67%</b>	<b>13.28%</b>	<b>14</b>	<b>30.43%</b>	<b>2.66%</b>	<b>285</b>	<b>54.08%</b>
<b>Automotive Parts, Accessories, and Tire Stores</b>	<b>2</b>	<b>0.80%</b>	<b>0.38%</b>	<b>1</b>	<b>1.23%</b>	<b>0.19%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>3</b>	<b>0.57%</b>
Automotive Supply Store	2	0.80%	0.38%	1	1.23%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	3	0.57%
Tire Dealers	0	0.00%	0.00%	1	1.23%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.19%
<b>Building Material and Garden Equipment and Supplies Dealers</b>	<b>7</b>	<b>2.80%</b>	<b>1.33%</b>	<b>1</b>	<b>1.23%</b>	<b>0.19%</b>	<b>5</b>	<b>3.33%</b>	<b>0.95%</b>	<b>1</b>	<b>2.17%</b>	<b>0.19%</b>	<b>14</b>	<b>2.66%</b>
Building Material and Supplies Dealers	0	0.00%	0.00%	0	0.00%	0.00%	4	2.67%	0.76%	1	2.17%	0.19%	5	0.95%
Electrical Supply Stores	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Hardware Stores	7	2.80%	1.33%	0	0.00%	0.00%	1	0.67%	0.19%	0	0.00%	0.00%	8	1.52%
Home Centers	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Nursery, Garden Center and Farm Supply Stores	0	0.00%	0.00%	1	1.23%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	1	0.19%
Other Building Material Dealers	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
<b>Clothing and Clothing Accessories Stores</b>	<b>49</b>	<b>19.60%</b>	<b>9.30%</b>	<b>10</b>	<b>12.35%</b>	<b>1.90%</b>	<b>9</b>	<b>6.00%</b>	<b>1.71%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>68</b>	<b>12.90%</b>
Clothing Stores	33	13.20%	6.26%	7	8.64%	1.33%	7	4.67%	1.33%	0	0.00%	0.00%	47	8.92%
Jewelry, Luggage, and Leather Goods Stores	5	2.00%	0.95%	0	0.00%	0.00%	2	1.33%	0.38%	0	0.00%	0.00%	7	1.33%
Shoe Stores	11	4.40%	2.09%	3	3.70%	0.57%	0	0.00%	0.00%	0	0.00%	0.00%	14	2.66%
<b>Electronics and Appliance Stores</b>	<b>5</b>	<b>2.00%</b>	<b>0.95%</b>	<b>1</b>	<b>1.23%</b>	<b>0.19%</b>	<b>1</b>	<b>0.67%</b>	<b>0.19%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>7</b>	<b>1.33%</b>
Radio, Television, and Other Electronic Stores	5	2.00%	0.95%	1	1.23%	0.19%	1	0.67%	0.19%	0	0.00%	0.00%	7	1.33%
<b>Food and Beverage Stores</b>	<b>23</b>	<b>9.20%</b>	<b>4.36%</b>	<b>11</b>	<b>13.58%</b>	<b>2.09%</b>	<b>13</b>	<b>8.67%</b>	<b>2.47%</b>	<b>6</b>	<b>13.04%</b>	<b>1.14%</b>	<b>53</b>	<b>10.06%</b>
All Other Specialty Food Stores	4	1.60%	0.76%	2	2.47%	0.38%	0	0.00%	0.00%	0	0.00%	0.00%	6	1.14%
Baked Goods Stores	0	0.00%	0.00%	0	0.00%	0.00%	1	0.67%	0.19%	0	0.00%	0.00%	1	0.19%
Beer, Wine and Liquor Stores	2	0.80%	0.38%	1	1.23%	0.19%	2	1.33%	0.38%	0	0.00%	0.00%	5	0.95%
Confectionary and Nut Store	0	0.00%	0.00%	1	1.23%	0.19%	0	0.00%	0.00%	1	2.17%	0.19%	2	0.38%
Convenience Stores	0	0.00%	0.00%	3	3.70%	0.57%	0	0.00%	0.00%	0	0.00%	0.00%	3	0.57%
Fish and Seafood Markets	1	0.40%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	1	0.19%

Fruit and Vegetable Market	1	0.40%	0.19%	1	1.23%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	2	0.38%
Meat Markets	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Supermarkets and Other Grocery (except Convenience) Stores	15	6.00%	2.85%	3	3.70%	0.57%	10	6.67%	1.90%	5	10.87%	0.95%	33	6.26%
<b>Furniture and Home Furnishing Stores</b>	<b>11</b>	<b>4.40%</b>	<b>2.09%</b>	<b>5</b>	<b>6.17%</b>	<b>0.95%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>16</b>	<b>3.04%</b>
Floor Coverings Stores	1	0.40%	0.19%	1	1.23%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	2	0.38%
Furniture Stores	8	3.20%	1.52%	3	3.70%	0.57%	0	0.00%	0.00%	0	0.00%	0.00%	11	2.09%
Home Furnishings Stores	2	0.80%	0.38%	1	1.23%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	3	0.57%
<b>General Merchandise Stores</b>	<b>16</b>	<b>6.40%</b>	<b>3.04%</b>	<b>6</b>	<b>7.41%</b>	<b>1.14%</b>	<b>18</b>	<b>12.00%</b>	<b>3.42%</b>	<b>1</b>	<b>2.17%</b>	<b>0.19%</b>	<b>41</b>	<b>7.78%</b>
All Other General Merchandise Stores	16	6.40%	3.04%	6	7.41%	1.14%	18	12.00%	3.42%	1	2.17%	0.19%	41	7.78%
Department Stores	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Discount Department Stores	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Used Merchandise Store	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Warehouse Clubs and Supercenters	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
<b>Health and Personal Care Stores</b>	<b>18</b>	<b>7.20%</b>	<b>3.42%</b>	<b>4</b>	<b>4.94%</b>	<b>0.76%</b>	<b>6</b>	<b>4.00%</b>	<b>1.14%</b>	<b>3</b>	<b>6.52%</b>	<b>0.57%</b>	<b>31</b>	<b>5.88%</b>
Cosmetics, Beauty Supplies, and Perfume Stores	6	2.40%	1.14%	3	3.70%	0.57%	2	1.33%	0.38%	0	0.00%	0.00%	11	2.09%
Optical Goods Stores	5	2.00%	0.95%	0	0.00%	0.00%	1	0.67%	0.19%	0	0.00%	0.00%	6	1.14%
Pharmacies and Drug Stores	7	2.80%	1.33%	1	1.23%	0.19%	3	2.00%	0.57%	3	6.52%	0.57%	14	2.66%
<b>Miscellaneous Store Retailers</b>	<b>8</b>	<b>3.20%</b>	<b>1.52%</b>	<b>6</b>	<b>7.41%</b>	<b>1.14%</b>	<b>3</b>	<b>2.00%</b>	<b>0.57%</b>	<b>2</b>	<b>4.35%</b>	<b>0.38%</b>	<b>19</b>	<b>3.61%</b>
Antique Store	0	0.00%	0.00%	1	1.23%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	1	0.19%
Candle Shops	0	0.00%	0.00%	0	0.00%	0.00%	1	0.67%	0.19%	0	0.00%	0.00%	1	0.19%
Florists	0	0.00%	0.00%	1	1.23%	0.19%	1	0.67%	0.19%	1	2.17%	0.19%	3	0.57%
Gifts, Novelty, and Souvenir Stores	4	1.60%	0.76%	2	2.47%	0.38%	1	0.67%	0.19%	1	2.17%	0.19%	8	1.52%
Office Supplies and Stationery Stores	4	1.60%	0.76%	1	1.23%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	5	0.95%
Pets and Pet Supplies Stores	0	0.00%	0.00%	1	1.23%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	1	0.19%
Tobacco Stores	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
<b>Sporting Goods, Hobby, and Musical Instrument Stores</b>	<b>5</b>	<b>2.00%</b>	<b>0.95%</b>	<b>1</b>	<b>1.23%</b>	<b>0.19%</b>	<b>10</b>	<b>6.67%</b>	<b>1.90%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>16</b>	<b>3.04%</b>
Book Stores	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Hobby, Toy, and Game Stores	2	0.80%	0.38%	0	0.00%	0.00%	2	1.33%	0.38%	0	0.00%	0.00%	4	0.76%

Musical Instrument and Supplies Store	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Prerecorded Tape, Compact Disc and Record Store	2	0.80%	0.38%	0	0.00%	0.00%	6	4.00%	1.14%	0	0.00%	0.00%	8	1.52%
Sporting Goods Stores	1	0.40%	0.19%	1	1.23%	0.19%	2	1.33%	0.38%	0	0.00%	0.00%	4	0.76%
<b>Telecommunications</b>	<b>8</b>	<b>3.20%</b>	<b>1.52%</b>	<b>3</b>	<b>3.70%</b>	<b>0.57%</b>	<b>5</b>	<b>3.33%</b>	<b>0.95%</b>	<b>1</b>	<b>2.17%</b>	<b>0.19%</b>	<b>17</b>	<b>3.23%</b>
Cellular and Other Wireless Telecommunications	8	3.20%	1.52%	3	3.70%	0.57%	5	3.33%	0.95%	1	2.17%	0.19%	17	3.23%
<b>SERVICES</b>	<b>93</b>	<b>37.20%</b>	<b>17.65%</b>	<b>32</b>	<b>38.27%</b>	<b>5.88%</b>	<b>79</b>	<b>52.67%</b>	<b>14.99%</b>	<b>30</b>	<b>65.22%</b>	<b>5.69%</b>	<b>234</b>	<b>44.21%</b>
<b>Accommodation</b>	<b>1</b>	<b>0.40%</b>	<b>0.19%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>0.19%</b>
Traveler Accommodation	1	0.40%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	1	0.19%
<b>Administrative and Support Services</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>3</b>	<b>2.00%</b>	<b>0.57%</b>	<b>1</b>	<b>2.17%</b>	<b>0.19%</b>	<b>4</b>	<b>0.76%</b>
Employment Services	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Travel Agencies	0	0.00%	0.00%	0	0.00%	0.00%	3	2.00%	0.57%	1	2.17%	0.19%	4	0.76%
<b>Ambulatory Health Care Services</b>	<b>8</b>	<b>3.20%</b>	<b>1.52%</b>	<b>2</b>	<b>1.23%</b>	<b>0.19%</b>	<b>8</b>	<b>5.33%</b>	<b>1.52%</b>	<b>3</b>	<b>6.52%</b>	<b>0.57%</b>	<b>21</b>	<b>3.80%</b>
Kidney Dialysis Centers	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Offices of Dentist	4	1.60%	0.76%	1	1.23%	0.19%	5	3.33%	0.95%	2	4.35%	0.38%	12	2.28%
Offices of Optometrists	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Offices of Other Health Practitioners	0	0.00%	0.00%	0	0.00%	0.00%	1	0.67%	0.19%	1	2.17%	0.19%	2	0.38%
Offices of Physicians	1	0.40%	0.19%	0	0.00%	0.00%	1	0.67%	0.19%	0	0.00%	0.00%	2	0.38%
Offices of Podiatrists	0	0.00%	0.00%	1	1.23%	0.19%	1	0.67%	0.19%	0	0.00%	0.00%	2	0.38%
Other Outpatient Care Centers	3	1.20%	0.57%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	3	0.57%
<b>Credit Intermediation</b>	<b>6</b>	<b>2.40%</b>	<b>1.14%</b>	<b>4</b>	<b>4.94%</b>	<b>0.76%</b>	<b>11</b>	<b>7.33%</b>	<b>2.09%</b>	<b>4</b>	<b>8.70%</b>	<b>0.76%</b>	<b>25</b>	<b>4.74%</b>
All Other Nondepository Credit Intermediation	3	1.20%	0.57%	0	0.00%	0.00%	2	1.33%	0.38%	1	2.17%	0.19%	6	1.14%
Commercial Banking	3	1.20%	0.57%	3	3.70%	0.57%	6	4.00%	1.14%	3	6.52%	0.57%	15	2.85%
Other Activities Related to Credit Intermediation	0	0.00%	0.00%	1	1.23%	0.19%	3	2.00%	0.57%	0	0.00%	0.00%	4	0.76%
<b>Educational Services</b>	<b>2</b>	<b>0.80%</b>	<b>0.38%</b>	<b>1</b>	<b>1.23%</b>	<b>0.19%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>3</b>	<b>0.57%</b>
Automobile Driving Schools	1	0.40%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	1	0.19%
Elementary and Secondary Schools	1	0.40%	0.19%	1	1.23%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	2	0.38%
Sports and Recreation Instruction	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
<b>Food Services and Drinking Places</b>	<b>35</b>	<b>14.00%</b>	<b>6.64%</b>	<b>7</b>	<b>8.64%</b>	<b>1.33%</b>	<b>29</b>	<b>19.33%</b>	<b>5.50%</b>	<b>9</b>	<b>19.57%</b>	<b>1.71%</b>	<b>80</b>	<b>15.18%</b>
Full-Service Restaurants	10	4.00%	1.90%	2	2.47%	0.38%	7	4.67%	1.33%	2	4.35%	0.38%	21	3.98%

Limited Service Restaurants	25	10.00%	4.74%	5	6.17%	0.95%	22	14.67%	4.17%	7	15.22%	1.33%	59	11.20%
Special Food Services	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
<b>Gasoline Station</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>1.23%</b>	<b>0.19%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>2.17%</b>	<b>0.19%</b>	<b>2</b>	<b>0.38%</b>
Other Gasoline Stations	0	0.00%	0.00%	1	1.23%	0.19%	0	0.00%	0.00%	1	2.17%	0.19%	2	0.38%
<b>Information Services &amp; Data Processing</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>1.23%</b>	<b>0.19%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>0.19%</b>
Libraries and Archives	0	0.00%	0.00%	1	1.23%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	1	0.19%
<b>Nursing and Residential Care Facilities</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>1.23%</b>	<b>0.19%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>2</b>	<b>4.35%</b>	<b>0.38%</b>	<b>3</b>	<b>0.57%</b>
Nursing Care Facilities	0	0.00%	0.00%	1	1.23%	0.19%	0	0.00%	0.00%	2	4.35%	0.38%	3	0.57%
<b>Personal and Laundry Services</b>	<b>22</b>	<b>8.80%</b>	<b>4.17%</b>	<b>9</b>	<b>11.11%</b>	<b>1.71%</b>	<b>16</b>	<b>10.67%</b>	<b>3.04%</b>	<b>7</b>	<b>15.22%</b>	<b>1.33%</b>	<b>54</b>	<b>10.25%</b>
All Other Personal Services	2	0.80%	0.38%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	2	0.38%
Coin-Operated Laundries	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Drycleaning and Laundry Services	9	3.60%	1.71%	0	0.00%	0.00%	2	1.33%	0.38%	2	4.35%	0.38%	13	2.47%
Funeral Homes and Funeral Services	0	0.00%	0.00%	0	0.00%	0.00%	3	2.00%	0.57%	0	0.00%	0.00%	3	0.57%
Parking Lots and Garages	1	0.40%	0.19%	2	2.47%	0.38%	0	0.00%	0.00%	0	0.00%	0.00%	3	0.57%
Hair, Nail, and Skin Care Services	9	3.60%	1.71%	7	8.64%	1.33%	11	7.33%	2.09%	5	10.87%	0.95%	32	6.07%
Photofinishing	1	0.40%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	1	0.19%
<b>Printing and Printing Related Activities</b>	<b>1</b>	<b>0.40%</b>	<b>0.19%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>0.19%</b>
Printing	1	0.40%	0.19%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	1	0.19%
<b>Internet Service Providers, Web Search Portals, and Data Processing Services</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>2</b>	<b>1.33%</b>	<b>0.38%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>2</b>	<b>0.38%</b>
Internet Service Providers and Web Search Portals	0	0.00%	0.00%	0	0.00%	0.00%	2	1.33%	0.38%	0	0.00%	0.00%	2	0.38%
<b>Professional, Scientific and Technical Services</b>	<b>2</b>	<b>0.80%</b>	<b>0.38%</b>	<b>1</b>	<b>1.23%</b>	<b>0.19%</b>	<b>4</b>	<b>2.67%</b>	<b>0.76%</b>	<b>1</b>	<b>2.17%</b>	<b>0.19%</b>	<b>8</b>	<b>1.52%</b>
Accounting, Tax Preparation, Bookkeeping, and Payroll	2	0.80%	0.38%	1	1.23%	0.19%	3	2.00%	0.57%	0	0.00%	0.00%	6	1.14%
Offices of Lawyers	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	1	2.17%	0.19%	1	0.19%
Scientific Research and Development Service	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Veterinary Services	0	0.00%	0.00%	0	0.00%	0.00%	1	0.67%	0.19%	0	0.00%	0.00%	1	0.19%
<b>Real Estate</b>	<b>2</b>	<b>0.80%</b>	<b>0.38%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>2</b>	<b>0.38%</b>
Offices of Real Estate Agents and Brokers	2	0.80%	0.38%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	2	0.38%
<b>Religious, Grantmaking, Civic, Professional, and Similar Organizations</b>	<b>7</b>	<b>2.80%</b>	<b>1.33%</b>	<b>3</b>	<b>3.70%</b>	<b>0.57%</b>	<b>4</b>	<b>2.67%</b>	<b>0.76%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>14</b>	<b>2.66%</b>

Civic and Social Organizations	0	0.00%	0.00%	1	1.23%	0.19%	2	1.33%	0.38%	0	0.00%	0.00%	3	0.57%
Grantmaking and Giving Services	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Religious Organizations	7	2.80%	1.33%	2	2.47%	0.38%	2	1.33%	0.38%	0	0.00%	0.00%	11	2.09%
<b>Insurance Carriers and Related Activity</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>0.67%</b>	<b>0.19%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>0.19%</b>
Agencies, Brokerages, and other Insurance Related Activities	0	0.00%	0.00%	0	0.00%	0.00%	1	0.67%	0.19%	0	0.00%	0.00%	1	0.19%
<b>Repair and Maintenance</b>	<b>4</b>	<b>1.60%</b>	<b>0.76%</b>	<b>2</b>	<b>2.47%</b>	<b>0.38%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>2.17%</b>	<b>0.19%</b>	<b>7</b>	<b>1.33%</b>
Electronic and Precision Equipment Repair and Maintenance	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Personal and Household Goods Repair and Maintenance	2	0.80%	0.38%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	2	0.38%
General Automotive Repair	2	0.80%	0.38%	2	2.47%	0.38%	0	0.00%	0.00%	1	2.17%	0.19%	5	0.95%
Commercial and Industrial Machinery and Equipment Repair	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
<b>Social Assistance</b>	<b>3</b>	<b>1.20%</b>	<b>0.57%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>3</b>	<b>0.57%</b>
Individual and Family Services	3	1.20%	0.57%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	3	0.57%
<b>Transit and Ground Passenger Transportation</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>0.67%</b>	<b>0.19%</b>	<b>1</b>	<b>2.17%</b>	<b>0.19%</b>	<b>2</b>	<b>0.38%</b>
Charter Bus Industry	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%	0.00%	0	0.00%
Taxi and Limousine Services	0	0.00%	0.00%	0	0.00%	0.00%	1	0.67%	0.19%	1	2.17%	0.19%	2	0.38%
<b>OTHER</b>	<b>5</b>	<b>2.00%</b>	<b>0.95%</b>	<b>1</b>	<b>1.23%</b>	<b>0.19%</b>	<b>1</b>	<b>0.67%</b>	<b>0.19%</b>	<b>2</b>	<b>4.35%</b>	<b>0.38%</b>	<b>9</b>	<b>1.71%</b>
<b>Amusement, Gambling, and Recreation Industries</b>	<b>2</b>	<b>0.80%</b>	<b>0.38%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>2</b>	<b>0.38%</b>
<b>Executive, Legislative, and Other General Government Support</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>0.67%</b>	<b>0.19%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>0.19%</b>
<b>Justice, Public Order, and Safety Activities</b>	<b>3</b>	<b>1.20%</b>	<b>0.57%</b>	<b>1</b>	<b>1.23%</b>	<b>0.19%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>4</b>	<b>0.76%</b>
<b>Performing Arts, Spectator Sports, and Related Industries</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>2.17%</b>	<b>0.19%</b>	<b>1</b>	<b>0.19%</b>
<b>Warehousing and Storage</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	<b>2.17%</b>	<b>0.19%</b>	<b>1</b>	<b>0.19%</b>
<b>TOTAL</b>	<b>250</b>	<b>100.00%</b>	<b>47.44%</b>	<b>82</b>	<b>100.00%</b>	<b>15.37%</b>	<b>150</b>	<b>100.00%</b>	<b>28.46%</b>	<b>46</b>	<b>100.00%</b>	<b>8.73%</b>	<b>528</b>	<b>100.00%</b>

## Appendix B: Commercial Establishment Trend, 2004-2009

Sectors and Sub-Sectors	3 <sup>rd</sup> Ave.			125 St.			116 St.			106 St.			Sector Total		
	2004	2009	% of Change	2004	2009	% of Change	2004	2009	% of Change	2004	2009	% of Change	2004	2009	% of Change
<b>RETAIL</b>	<b>176</b>	<b>152</b>	<b>-13.64%</b>	<b>48</b>	<b>49</b>	<b>2.08%</b>	<b>83</b>	<b>70</b>	<b>-15.66%</b>	<b>19</b>	<b>14</b>	<b>-26.32%</b>	<b>326</b>	<b>285</b>	<b>-12.58%</b>
<b>Automotive Parts, Accessories, and Tire Stores</b>	<b>1</b>	<b>2</b>	<b>100.00%</b>	<b>3</b>	<b>1</b>	<b>-66.67%</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>5</b>	<b>3</b>	<b>-40.00%</b>
Automotive Supply Store	1	2	100.00%	3	1	-66.67%	0	0	None	0	0	None	4	3	-25.00%
Tire Dealers	0	0	None	0	1	New	1	0	-100.00%	0	0	None	1	1	0.00%
<b>Building Material and Garden Equipment and Supplies Dealers</b>	<b>10</b>	<b>7</b>	<b>-30.00%</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>	<b>1</b>	<b>5</b>	<b>400.00%</b>	<b>2</b>	<b>1</b>	<b>-50.00%</b>	<b>14</b>	<b>14</b>	<b>0.00%</b>
Building Material and Supplies Dealers	1	0	-100.00%	0	0	None	0	4	New	1	1	0.00%	2	5	150.00%
Electrical Supply Stores	1	0	-100.00%	0	0	None	0	0	None	0	0	None	1	0	-100.00%
Hardware Stores	6	7	16.67%	1	0	-100.00%	0	1	New	0	0	None	7	8	14.29%
Home Centers	2	0	-100.00%	0	0	None	0	0	None	0	0	None	2	0	-100.00%
Nursery, Garden Center and Farm Supply Stores	0	0	None	0	1	New	0	0	None	1	0	-100.00%	1	1	0.00%
Other Building Material Dealers	0	0	None	0	0	None	1	0	-100.00%	0	0	None	1	0	-100.00%
<b>Clothing and Clothing Accessories Stores</b>	<b>44</b>	<b>49</b>	<b>11.36%</b>	<b>8</b>	<b>10</b>	<b>25.00%</b>	<b>27</b>	<b>9</b>	<b>-66.67%</b>	<b>2</b>	<b>0</b>	<b>-100.00%</b>	<b>81</b>	<b>68</b>	<b>-16.05%</b>
Clothing Stores	25	33	32.00%	3	7	133.33%	19	7	-63.16%	2	0	-100.00%	49	47	-4.08%
Jewelry, Luggage, and Leather Goods Stores	3	5	66.67%	1	0	-100.00%	4	2	-50.00%	0	0	None	8	7	-12.50%
Shoe Stores	10	11	10.00%	3	3	0.00%	4	0	-100.00%	0	0	None	17	14	-17.65%
<b>Electronics and Appliance Stores</b>	<b>3</b>	<b>5</b>	<b>66.67%</b>	<b>2</b>	<b>1</b>	<b>-50.00%</b>	<b>2</b>	<b>1</b>	<b>-50.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>7</b>	<b>7</b>	<b>0.00%</b>
Radio, Television, and Other Electronic Stores	3	5	66.67%	2	1	-50.00%	2	1	-50.00%	0	0	None	7	7	0.00%

<b>Food and Beverage Stores</b>	<b>28</b>	<b>23</b>	<b>-17.86%</b>	<b>13</b>	<b>11</b>	<b>-15.38%</b>	<b>19</b>	<b>13</b>	<b>-31.58%</b>	<b>7</b>	<b>6</b>	<b>-14.29%</b>	<b>67</b>	<b>53</b>	<b>-20.90%</b>
All Other Specialty Food Stores	1	4	300.00%	2	2	0.00%	1	0	-100.00%	1	0	-100.00%	5	6	20.00%
Baked Goods Stores	2	0	-100.00%	0	0	None	2	1	-50.00%	0	0	None	4	1	-75.00%
Beer, Wine and Liquor Stores	1	2	100.00%	1	1	0.00%	0	2	New	0	0	None	2	5	150.00%
Confectionary and Nut Store	0	0	None	0	1	New	1	0	-100.00%	0	1	New	1	2	100.00%
Convenience Stores	7	0	-100.00%	4	3	-25.00%	1	0	-100.00%	0	0	None	12	3	-75.00%
Fish and Seafood Markets	2	1	-50.00%	0	0	None	1	0	-100.00%	0	0	None	3	1	-66.67%
Fruit and Vegetable Market	1	1	0.00%	1	1	0.00%	0	0	None	1	0	-100.00%	3	2	-33.33%
Meat Markets	1	0	-100.00%	0	0	None	2	0	-100.00%	0	0	None	3	0	-100.00%
Supermarkets and Other Grocery (except Convenience) Stores	13	15	15.38%	5	3	-40.00%	11	10	-9.09%	5	5	0.00%	34	33	-2.94%
<b>Furniture and Home Furnishing Stores</b>	<b>15</b>	<b>11</b>	<b>-26.67%</b>	<b>5</b>	<b>5</b>	<b>0.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>20</b>	<b>16</b>	<b>-20.00%</b>
Floor Coverings Stores	1	1	0.00%	1	1	0.00%	0	0	None	0	0	None	2	2	0.00%
Furniture Stores	13	8	-38.46%	4	3	-25.00%	0	0	None	0	0	None	17	11	-35.29%
Home Furnishings Stores	1	2	100.00%	0	1	New	0	0	None	0	0	None	1	3	200.00%
<b>General Merchandise Stores</b>	<b>29</b>	<b>16</b>	<b>-44.83%</b>	<b>6</b>	<b>6</b>	<b>0.00%</b>	<b>5</b>	<b>18</b>	<b>260.00%</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>	<b>41</b>	<b>41</b>	<b>0.00%</b>
All Other General Merchandise Stores	18	16	-11.11%	4	6	50.00%	4	18	350.00%	1	1	0.00%	27	41	51.85%
Department Stores	5	0	-100.00%	0	0	None	1	0	-100.00%	0	0	None	6	0	-100.00%
Discount Department Stores	5	0	-100.00%	0	0	None	0	0	None	0	0	None	5	0	-100.00%
Used Merchandise Store	0	0	None	2	0	-100.00%	0	0	None	0	0	None	2	0	-100.00%
Warehouse Clubs and Supercenters	1	0	-100.00%	0	0	None	0	0	None	0	0	None	1	0	-100.00%
<b>Health and Personal Care Stores</b>	<b>22</b>	<b>18</b>	<b>-18.18%</b>	<b>4</b>	<b>4</b>	<b>0.00%</b>	<b>5</b>	<b>6</b>	<b>20.00%</b>	<b>1</b>	<b>3</b>	<b>200.00%</b>	<b>32</b>	<b>31</b>	<b>-3.13%</b>
Cosmetics, Beauty Supplies, and Perfume Stores	7	6	-14.29%	3	3	0.00%	2	2	0.00%	0	0	None	12	11	-8.33%

Optical Goods Stores	4	5	25.00%	0	0	None	1	1	0.00%	0	0	None	5	6	20.00%
Pharmacies and Drug Stores	11	7	-36.36%	1	1	0.00%	2	3	50.00%	1	3	200.00%	15	14	-6.67%
<b>Merchant Wholesalers, Durable Goods</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>2</b>	<b>0</b>	<b>-100.00%</b>
Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant	0	0	None	0	0	None	0	0	None	1	0	-100.00%	1	0	-100.00%
Medical, Dental, and Hospital Equipment and Supplies Merchant	1	0	-100.00%	0	0	None	0	0	None	0	0		1	0	-100.00%
<b>Miscellaneous Store Retailers</b>	<b>6</b>	<b>8</b>	<b>33.33%</b>	<b>3</b>	<b>6</b>	<b>100.00%</b>	<b>13</b>	<b>3</b>	<b>-76.92%</b>	<b>4</b>	<b>2</b>	<b>-50.00%</b>	<b>26</b>	<b>19</b>	<b>-26.92%</b>
Antique Store	0	0	None	1	1	0.00%	0	0	None	0	0	None	1	1	0.00%
Candle Shops	0	0	None	0	0	None	1	1	0.00%	0	0	None	1	1	0.00%
Florists	0	0	None	0	1	New	4	1	-75.00%	1	1	0.00%	5	3	-40.00%
Gifts, Novelty, and Souvenir Stores	0	4	New	0	2	New	0	1	New	1	1	0.00%	1	8	700.00%
Office Supplies and Stationery Stores	4	4	0.00%	1	1	0.00%	7	0	-100.00%	2	0	-100.00%	14	5	-64.29%
Pets and Pet Supplies Stores	1	0	-100.00%	1	1	0.00%	1	0	-100.00%	0	0	None	3	1	-66.67%
Tobacco Stores	1	0	-100.00%	0	0	None	0	0	None	0	0	None	1	0	-100.00%
<b>Sporting Goods, Hobby, and Musical Instrument Stores</b>	<b>13</b>	<b>5</b>	<b>-61.54%</b>	<b>3</b>	<b>1</b>	<b>-66.67%</b>	<b>5</b>	<b>10</b>	<b>100.00%</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>22</b>	<b>16</b>	<b>-27.27%</b>
Book Stores	1	0	-100.00%	0	0	None	0	0	None	0	0	None	1	0	-100.00%
Hobby, Toy, and Game Stores	3	2	-33.33%	0	0	None	0	2	New	0	0	None	3	4	33.33%
Musical Instrument and Supplies Store	2	0	-100.00%	0	0	None	0	0	None	0	0	None	2	0	-100.00%
Prerecorded Tape, Compact Disc and Record Store	3	2	-33.33%	1	0	-100.00%	5	6	20.00%	1	0	-100.00%	10	8	-20.00%
Sporting Goods Stores	4	1	-75.00%	2	1	-50.00%	0	2	New	0	0	None	6	4	-33.33%
<b>Telecommunications</b>	<b>4</b>	<b>8</b>	<b>100.00%</b>	<b>0</b>	<b>3</b>	<b>New</b>	<b>5</b>	<b>5</b>	<b>0.00%</b>	<b>0</b>	<b>1</b>	<b>New</b>	<b>9</b>	<b>17</b>	<b>88.89%</b>

Cellular and Other Wireless Telecommunications	4	8	100.00%	0	3	New	5	5	0.00%	0	1	New	9	17	88.89%
<b>SERVICES</b>	<b>92</b>	<b>93</b>	<b>1.09%</b>	<b>55</b>	<b>32</b>	<b>-41.82%</b>	<b>92</b>	<b>79</b>	<b>-14.13%</b>	<b>46</b>	<b>30</b>	<b>-34.78%</b>	<b>285</b>	<b>234</b>	<b>-17.89%</b>
<b>Accommodation</b>	<b>0</b>	<b>1</b>	<b>New</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>1</b>	<b>New</b>
Traveler Accommodation	0	1	New	0	0	None	0	0	None	0	0	None	0	1	New
<b>Administration of Economic Programs</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>
Regulation and Administration of Transportation Programs	0	0	None	1	0	-100.00%	0	0	None	0	0	None	1	0	-100.00%
<b>Administrative and Support Services</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>3</b>	<b>3</b>	<b>0.00%</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>	<b>5</b>	<b>4</b>	<b>-20.00%</b>
Employment Services	0	0	None	1	0	-100.00%	0	0	None	0	0	None	1	0	-100.00%
Travel Agencies	0	0	None	0	0	None	3	3	0.00%	1	1	0.00%	4	4	0.00%
<b>Ambulatory Health Care Services</b>	<b>7</b>	<b>8</b>	<b>14.29%</b>	<b>2</b>	<b>2</b>	<b>0.00%</b>	<b>6</b>	<b>8</b>	<b>33.33%</b>	<b>6</b>	<b>3</b>	<b>-50.00%</b>	<b>21</b>	<b>21</b>	<b>0.00%</b>
Kidney Dialysis Centers	0	0	None	0	0	None	0	0	None	1	0	-100.00%	1	0	-100.00%
Offices of Dentist	5	4	-20.00%	1	1	0.00%	3	5	66.67%	1	2	100.00%	10	12	20.00%
Offices of Optometrists	0	0	None	0	0	None	1	0	-100.00%	0	0	None	1	0	-100.00%
Offices of Other Health Practitioners	0	0	None	0	0	None	0	1	New	1	1	0.00%	1	2	100.00%
Offices of Physicians	2	1	-50.00%	0	0	None	2	1	-50.00%	1	0	-100.00%	5	2	-60.00%
Offices of Podiatrists	0	0	None	1	1	0.00%	0	1	New	0	0	None	1	2	100.00%
Other Outpatient Care Centers	0	3	New	0	0	None	0	0	None	2	0	-100.00%	2	3	50.00%
<b>Building Equipment Contractors</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>
Plumbing, Heating, and Air Conditioning Contractors	0	0	None	0	0	None	1	0	-100.00%	0	0	None	1	0	-100.00%
<b>Credit Intermediation</b>	<b>1</b>	<b>6</b>	<b>500.00%</b>	<b>2</b>	<b>4</b>	<b>100.00%</b>	<b>6</b>	<b>11</b>	<b>83.33%</b>	<b>1</b>	<b>4</b>	<b>300.00%</b>	<b>10</b>	<b>25</b>	<b>150.00%</b>

All Other Nondepository Credit Intermediation	0	3	New	1	0	-100.00%	0	2	New	0	1	New	1	6	500.00%
Commercial Banking	1	3	200.00%	1	3	200.00%	3	6	100.00%	1	3	200.00%	6	15	150.00%
Other Activities Related to Credit Intermediation	0	0	None	0	1	New	3	3	0.00%	0	0	None	3	4	33.33%
<b>Educational Services</b>	<b>4</b>	<b>2</b>	<b>-50.00%</b>	<b>2</b>	<b>1</b>	<b>-50.00%</b>	<b>4</b>	<b>0</b>	<b>-100.00%</b>	<b>2</b>	<b>0</b>	<b>-100.00%</b>	<b>12</b>	<b>3</b>	<b>-75.00%</b>
Automobile Driving Schools	0	1	New	1	0	-100.00%	1	0	-100.00%	0	0	None	2	1	-50.00%
Elementary and Secondary Schools	4	1	-75.00%	1	1	0.00%	2	0	-100.00%	2	0	-100.00%	9	2	-77.78%
Sports and Recreation Instruction	0	0	None	0	0	None	1	0	-100.00%	0	0	None	1	0	-100.00%
<b>Food Services and Drinking Places</b>	<b>28</b>	<b>35</b>	<b>25.00%</b>	<b>14</b>	<b>7</b>	<b>-50.00%</b>	<b>29</b>	<b>29</b>	<b>0.00%</b>	<b>7</b>	<b>9</b>	<b>28.57%</b>	<b>78</b>	<b>80</b>	<b>2.56%</b>
Full-Service Restaurants	9	10	11.11%	5	2	-60.00%	14	7	-50.00%	5	2	-60.00%	33	21	-36.36%
Limited Service Restaurants	18	25	38.89%	9	5	-44.44%	13	22	69.23%	2	7	250.00%	42	59	40.48%
Special Food Services	1	0	-100.00%	0	0	None	2	0	-100.00%	0	0	None	3	0	-100.00%
<b>Gasoline Station</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>1</b>	<b>New</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>	<b>1</b>	<b>2</b>	<b>100.00%</b>
Other Gasoline Stations	0	0	None	0	1	New	0	0	None	1	1	0.00%	1	2	100.00%
<b>Information Services &amp; Data Processing</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>
Libraries and Archives	0	0	None	1	1	0.00%	0	0	None	0	0	None	1	1	0.00%
<b>Nursing and Residential Care Facilities</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>2</b>	<b>New</b>	<b>1</b>	<b>3</b>	<b>200.00%</b>
Nursing Care Facilities	0	0	None	1	1	0.00%	0	0	None	0	2	New	1	3	200.00%
<b>Personal and Laundry Services</b>	<b>25</b>	<b>22</b>	<b>-12.00%</b>	<b>17</b>	<b>9</b>	<b>-47.06%</b>	<b>19</b>	<b>16</b>	<b>-15.79%</b>	<b>11</b>	<b>7</b>	<b>-36.36%</b>	<b>72</b>	<b>54</b>	<b>-25.00%</b>
All Other Personal Services	0	2	New	0	0	None	1	0	-100.00%	0	0	None	1	2	100.00%
Coin-Operated Laundries	2	0	-100.00%	0	0	None	1	0	-100.00%	0	0	None	3	0	-100.00%
Drycleaning and Laundry Services	6	9	50.00%	1	0	-100.00%	1	2	100.00%	2	2	0.00%	10	13	30.00%
Funeral Homes and Funeral Services	0	0	None	0	0	None	5	3	-40.00%	0	0	None	5	3	-40.00%
Parking Lots and Garages	2	1	-50.00%	4	2	-50.00%	4	0	-100.00%	2	0	-100.00%	12	3	-75.00%

Hair, Nail, and Skin Care Services	3	9	200.00%	3	7	133.33%	0	11	New	1	5	400.00%	7	32	357.14%
Photofinishing	3	1	-66.67%	0	0	None	0	0	None	0	0	None	3	1	-66.67%
<b>Printing and Printing Related Activities</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>2</b>	<b>1</b>	<b>-50.00%</b>
Printing	1	1	0.00%	1	0	-100.00%	0	0	None	0	0	None	2	1	-50.00%
<b>Internet Service Providers, Web Search Portals, and Data Processing Services</b>	<b>0</b>	<b>0</b>	<b>New</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>2</b>	<b>New</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>2</b>	<b>New</b>
Internet Service Providers and Web Search Portals	0	0	New	0	0	None	0	2	New	0	0	None	0	2	New
<b>Professional, Scientific and Technical Services</b>	<b>5</b>	<b>2</b>	<b>-60.00%</b>	<b>2</b>	<b>1</b>	<b>-50.00%</b>	<b>4</b>	<b>4</b>	<b>0.00%</b>	<b>3</b>	<b>1</b>	<b>-66.67%</b>	<b>14</b>	<b>8</b>	<b>-42.86%</b>
Accounting, Tax Preparation, Bookkeeping, and Payroll	4	2	-50.00%	2	1	-50.00%	2	3	50.00%	1	0	-100.00%	9	6	-33.33%
Offices of Lawyers	1	0	-100.00%	0	0	None	1	0	-100.00%	1	1	0.00%	3	1	-66.67%
Scientific Research and Development Service	0	0	New	0	0	None	0	0	None	1	0	-100.00%	1	0	-100.00%
Veterinary Services	0	0	New	0	0	None	1	1	0.00%	0	0	None	1	1	0.00%
<b>Real Estate</b>	<b>1</b>	<b>2</b>	<b>100.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>3</b>	<b>0</b>	<b>-100.00%</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>5</b>	<b>2</b>	<b>-60.00%</b>
Offices of Real Estate Agents and Brokers	1	2	100.00%	0	0	None	3	0	-100.00%	1	0	-100.00%	5	2	-60.00%
<b>Religious, Grantmaking, Civic, Professional, and Similar Organizations</b>	<b>9</b>	<b>7</b>	<b>-22.22%</b>	<b>5</b>	<b>3</b>	<b>-40.00%</b>	<b>9</b>	<b>4</b>	<b>-55.56%</b>	<b>8</b>	<b>0</b>	<b>-100.00%</b>	<b>31</b>	<b>14</b>	<b>-54.84%</b>
Civic and Social Organizations	2	0	-100.00%	0	1	New	0	2	New	3	0	-100.00%	5	3	-40.00%
Grantmaking and Giving Services	0	0	None	0	0	None	1	0	-100.00%	0	0	None	1	0	-100.00%
Religious Organizations	7	7	0.00%	5	2	-60.00%	8	2	-75.00%	5	0	-100.00%	25	11	-56.00%
<b>Insurance Carriers and Related Activity</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>1</b>	<b>New</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>1</b>	<b>New</b>
Agencies, Brokerages, and other Insurance Related Activities	0	0	None	0	0	None	0	1	New	0	0	None	0	1	New

<b>Rental and Leasing Services</b>	<b>2</b>	<b>0</b>	<b>-100.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>2</b>	<b>0</b>	<b>-100.00%</b>
Video Tape and Disc Rental	1	0	-100.00%	0	0	None	0	0	None	0	0	None	1	0	-100.00%
Consumer Goods Rental	1	0	-100.00%	0	0	None	0	0	None	0	0	None	1	0	-100.00%
<b>Repair and Maintenance</b>	<b>2</b>	<b>4</b>	<b>100.00%</b>	<b>3</b>	<b>2</b>	<b>-33.33%</b>	<b>3</b>	<b>0</b>	<b>-100.00%</b>	<b>2</b>	<b>1</b>	<b>-50.00%</b>	<b>10</b>	<b>7</b>	<b>-30.00%</b>
Electronic and Precision Equipment Repair and Maintenance	0	0	None	0	0	None	0	0	None	1	0	-100.00%	1	0	-100.00%
Personal and Household Goods Repair and Maintenance	0	2	New	1	0	-100.00%	1	0	-100.00%	0	0	None	2	2	0.00%
General Automotive Repair	2	2	0.00%	1	2	100.00%	2	0	-100.00%	1	1	0.00%	6	5	-16.67%
Commercial and Industrial Machinery and Equipment Repair	0	0	None	1	0	-100.00%	0	0	None	0	0	None	1	0	-100.00%
<b>Social Assistance</b>	<b>6</b>	<b>3</b>	<b>-50.00%</b>	<b>3</b>	<b>0</b>	<b>-100.00%</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>11</b>	<b>3</b>	<b>-72.73%</b>
Individual and Family Services	6	3	-50.00%	3	0	-100.00%	1	0	-100.00%	1	0	-100.00%	11	3	-72.73%
<b>Specialty Trade Contractors</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>2</b>	<b>0</b>	<b>-100.00%</b>
Finished Carpentry Contractors	1	0	-100.00%	0	0	None	0	0	None	0	0	None	1	0	-100.00%
Plumbing, Heating, and Air Conditioning Contractors	0	0	New	1	0	-100.00%	0	0	None	0	0	None	1	0	-100.00%
<b>Transit and Ground Passenger Transportation</b>	<b>0</b>	<b>0</b>	<b>New</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>4</b>	<b>1</b>	<b>-75.00%</b>	<b>2</b>	<b>1</b>	<b>-50.00%</b>	<b>6</b>	<b>2</b>	<b>-66.67%</b>
Charter Bus Industry	0	0	New	0	0	None	1	0	-100.00%	1	0	-100.00%	2	0	-100.00%
Taxi and Limousine Services	0	0	New	0	0	None	3	1	-66.67%	1	1	0.00%	4	2	-50.00%
<b>OTHER</b>	<b>3</b>	<b>5</b>	<b>66.67%</b>	<b>0</b>	<b>1</b>	<b>New</b>	<b>7</b>	<b>1</b>	<b>-85.71%</b>	<b>1</b>	<b>2</b>	<b>100.00%</b>	<b>11</b>	<b>9</b>	<b>-18.18%</b>
<b>Amusement, Gambling, and Recreation Industries</b>	<b>0</b>	<b>2</b>	<b>New</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>2</b>	<b>100.00%</b>
<b>Business, Professional, Labor, Political, and Similar</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>	<b>0</b>	<b>0</b>	<b>None</b>	<b>1</b>	<b>0</b>	<b>-100.00%</b>

<b>Organizations</b>															
<b>Executive, Legislative, and Other General Government Support</b>	0	0	None	0	0	None	3	1	-66.67%	0	0	None	3	1	-66.67%
<b>Justice, Public Order, and Safety Activities</b>	2	3	50.00%	0	1	New	0	0	None	0	0	None	2	4	100.00%
<b>Performing Arts, Spectator Sports, and Related Industries</b>	1	0	-100.00%	0	0	None	0	0	None	0	1	New	1	1	0.00%
<b>Political Campaign Organization</b>	0	0	None	0	0	None	1	0	-100.00%	0	0	None	1	0	-100.00%
<b>Warehousing and Storage</b>	0	0	None	0	0	None	1	0	-100.00%	1	1	0.00%	2	1	-50.00%
<b>TOTAL</b>	271	250	-7.75%	103	82	-20.39%	182	150	-17.58%	66	46	-30.30%	622	528	-15.11%

### Appendix C: New Housing Development Inventory, 2000-2008

CT2000	Block	Lot	Address	Owner Name	Num Bldgs	Units Res	Units Total	Bldg Class	Year Built	Program	Income Limits	No. of Program Units	Income Range	No. of Market Rate Units	Income Range
160.02	160 2	16	21 EAST 96 STREET		1	9	11	RM	2005	Private				9	100,000+
174.01	161 4	750 1	1630 MADISON AVENUE	DOMENICO NOTARNICOLA NYC PARTNERSHIP	1	11	12	RM	2003	Private				11	100,000+
	162 1	5	3 EAST 115 STREET	HDFC, NYC PARTNERSHIP							14 units-50% AMI	14	25,000-34,999		
	162 1	100 1	1405 5 AVENUE	HDFC, NYC PARTNERSHIP							3 units-40% AMI	3	15,000-24,999		
	162 1	100 2	1405 5 AVENUE	HDFC, NYC PARTNERSHIP	3	80		D9	2007	NHOP	14 units-130% AMI			49	100,000+
	162 1	100 3	1405 5 AVENUE	HDFC, NYC PARTNERSHIP							49 units-175% AMI				
	162 1	67	8 EAST 116 STREET	HDFC, NYC PARTNERSHIP											
184	162 2	20	75 EAST 116 STREET	MADISON COURT ASSOCIA	1	76	81	D6	2000	Housing Trust Fund	all units-60% AMI	76	35,000-49,999		
184	162 2	43	62 EAST 117 STREET	MADISON COURT ASSOCIA	1	54	54	D9	2001	Housing Trust Fund	all units-60% AMI	54	35,000-49,999		
184	162 2	31	91 EAST 116 STREET	1652 PARK AVENUE ASSO	1	14	15	D6	2004	Housing Trust Fund	all units-60% AMI	14	35,000-49,999		
184	162 2	37	1652 PARK AVENUE	1652 PARK AVENUE ASSO	1	60	60	D3	2004	Housing Trust Fund	all units-60% AMI	60	35,000-49,999		

											AMI				
											34 units-				
											low				
											income				
											7 units-	35,000-			
											very low	49,999			
											income	25,000-			
												34,999			
184	162	73	1429 5 AVENUE	LA CASA QUINTA HOUSIN	1	42	43	D7	2004	Housing Trust Fund		34			
										Cornerstone/P		8			
										artnership					
184	162	140	1443 5 AVENUE	ROMAN, CARLOS	1	3	3	C0	2000	Homes				75,000-	
										Cornerstone/P				99,999	
										artnership					
184	162	114	1786 MADISON AVENUE	PAULINO, MIRIAM	1	3	3	C0	2000	Homes				75,000-	
										Cornerstone/P				99,999	
										artnership					
184	162	124	18 EAST 118 STREET	RIVERA, IVETTE K	1	3	3	C0	2000	Homes				75,000-	
										Cornerstone/P				99,999	
										artnership					
184	162	110	15 EAST 117 STREET	MENDOZA, HECTOR	1	3	3	C0	2000	Homes				75,000-	
										Cornerstone/P				99,999	
										artnership					
184	162	118	1794 MADISON AVENUE	BRELAND ROWE, BARBARA	1	3	3	C0	2000	Homes				75,000-	
										Cornerstone/P				99,999	
										artnership					
184	162	111	17 EAST 117 STREET	CHOUDHURY, JUBAIR	1	3	3	C0	2000	Homes				75,000-	
										Cornerstone/P				99,999	
										artnership					
184	162	117	1792 MADISON AVENUE	SANTIAGO, SAMUEL	1	3	3	C0	2000	Homes				75,000-	
										Cornerstone/P				99,999	
										artnership					
184	162	126	14 EAST 118 STREET	NAEEMAH S. GREEN	1	3	3	C0	2000	Homes				75,000-	
										Cornerstone/P				99,999	
										artnership					
184	162	136	1449 5 AVENUE	HECTOR L. CASTRO	1	3	3	C0	2000	Homes				75,000-	
										Cornerstone/P				99,999	
										artnership					
184	162	125	16 EAST 118 STREET	LAFONTANT, LESLY A.	1	3	3	C0	2000	Homes				75,000-	
										Cornerstone/P				99,999	
										artnership					
184	162	102	1 EAST 117 STREET	MILTON PATTERSON	1	3	3	C0	2000	Homes				75,000-	
										artnership				99,999	

184	162	120	1798 MADISON AVENUE	CRUCEY, KELVIN	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	137	1447 5 AVENUE	PADRON, VERONICA	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	105	5 EAST 117 STREET	WOODSIDE, DONNA	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	115	1788 MADISON AVENUE	BRACERO, CARMEN	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	128	10 EAST 118 STREET	ROSARIO, FREDERICO A/	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	112	19 EAST 117 STREET	SLOAN, MICHELLE	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	130	6 EAST 118 STREET	SABIO , SANTOS	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	141	1441A 5 AVENUE	SERRANO, GLADYS E.	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	132	2 EAST 118 STREET	CIVIL-NIEVES, CHRISTI	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	106	7 EAST 117 STREET	MONROE, SANDRA	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	113	1784 MADISON AVENUE	GREEN, YVETTE	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	108	11 EAST 117 STREET	LI, DIANE HUA	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	138	1445 5 AVENUE	O'CONNELL NANCY	1	3	3	C0	2000	Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	131	4 EAST 118 STREET	HERAS, MARIA	1	3	3	C0	2000	Cornerstone/P	3	75,000-

	3									artnership Homes Cornerstone/P artnership		99,999
184	162 3	121	1800 MADISON AVENUE	SKEETER, JOAN	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	109	13 EAST 117 STREET	DIAZ, TERESA	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	123	20 EAST 118 STREET	SHAIKH A RAHIM	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	107	9 EAST 117 STREET	BRITO HILDA	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	119	1796 MADISON AVENUE	BARBOSA, GERARDO	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	127	12 EAST 118 STREET	GARCIA, PATRIA	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	116	1790 MADISON AVENUE	BARROS, DIANA	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	135	1451 5 AVENUE	CHAMBERS, TARYN B.	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	134	1453 5 AVENUE	BISHOP, C. PETRINA	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	122	1802 MADISON AVENUE	ROBERT GLASGOW, JR.	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	139	1443 5 AVENUE	HARPER, JULIAN D.	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	129	8 EAST 118 STREET	SMITH, RENEE	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162 3	133	1455 5 AVENUE	OSBORNE, CYNTHIA	1	3	3	C0	2000	Homes Cornerstone/P artnership	3	75,000- 99,999

184	162	3	103	3 EAST 117 STREET	ROBINSON, HELEN	1	3	3	C0	2000	Homes Cornerstone/P artnership Homes	3	75,000- 99,999
184	162	3	1	1441 5 AVENUE	CENTENO, WALTER	1	3	3	C0	2001	Homes Cornerstone/P artnership	3	75,000- 99,999
184	162	3	24	49 EAST 117 STREET	LEE, CHUNG YU	1	3	3	C0	2001	Cornerstone	3	75,000- 99,999
184	162	3	29	59 EAST 117 STREET	MICHAEL A BERRY	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	45	58 EAST 118 STREET	FICKLING DONNA T	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	25	51 EAST 117 STREET	ANNIE LU	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	42	68 EAST 118 STREET	ANTONIA MOCZO	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	27	57 EAST 117 STREET	HARDING W. WILLIAMS	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	48	52 EAST 118 STREET	WOLKOFF MANDY	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	43	62 EAST 118 STREET	ERIC FRAZIER	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	147	54 EAST 118 STREET	ADILA IMDAD	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	47	56 EAST 118 STREET	BOLDEN, JACQUELINE	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	143	64 EAST 118 STREET	TARA D. TOLLIVER	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	26	53 EAST 117 STREET	ADRIAN, SOLOMON D	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	31	63 EAST 117 STREET	ORTIZ, EUDORA G	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	226	55 EAST 117 STREET	OUTLAW JANENE	2	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	142	66 EAST 118 STREET	AUGUSTINA WILLIAMS	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	3	32	65 EAST 117 STREET	JENNY SCOBEL	1	3	3	C0	2002	Cornerstone	3	75,000- 99,999
184	162	44	60	EAST 118	WILLIAM E.	1	3	3	C0	2002	Cornerstone	3	75,000-





	9		STREET														
172.02	163	9	138 EAST 112 STREET	132 EAST 112TH STREET	2	43	43	D3	2004	NHOP Homeless Housing Assistance (HHAP)	all units-130% AMI	43	75,000-99,999				
182	164	3	121 EAST 115 STREET	FREEDOM HOUSE HOUSIN	1	44	44	D1	2005		all units-very low income	44	less than 15,000				
156.02	164	6	215 EAST 96 STREET	Upper East Side Associates, LLC	1	479	482	RM	2005	No Record				479	100,000+		
170	165	5	235 EAST 105 STREET	105 STREET ASSOCIATES	1			D3	2002		34 units-81%-90% AMI	34	50,000-74,999				
						48	48			NHOP	14 units-91%-130% AMI	14	75,000-99,999				
170	165	5	239 EAST 105 STREET	105 STREET ASSOCIATES	1			D3	2003								
170	165	5	243 EAST 105 STREET	105 STREET ASSOCIATES	1			D3	2003								
180	166	1	227 EAST 111 STREET		1	22	22	R4	2003	No Record				22	100,000+		
180	166	1	2025 3 AVENUE	J & T 18, LLC 33-09	1	10	11	D6	2004	Private				10	100,000+		
188	166	7	210 EAST 118 STREET	FARRINGTON STRE	3	27	27	D1	2003	NHOP	all units-130% AMI	27	75,000-99,999				
											20% units-low income	47	35,000-49,999				
164	167	2	327 EAST 100 STREET	100 STREET TRI VENTUR	1	234	236	D6	2003	Cornerstone; 50/30/20 Program	units-middle income	70	50,000-74,999	117	100,000+		
164	167	3	1982 2 AVENUE	AADIL & HAARIS REALTY	1	12	13	C7	2001	Private				12	100,000+		
164	167	4	333 EAST 102 STREET	East 102nd Street, LLC	1	230	231	RM	2003	Cornerstone DCAS -		230	50,000-74,999				
170	167	6	2027 1 AVENUE	DEVELOPMENT	1	8	8	D1	2005	auction				8	100,000+		



	5		STREET	LOWERY						Partnership			99,999
	174		70 EAST 119	FRAZIER,						NYC			75,000-
184	5	143	STREET	KAREEM	1	3	3	C0	2001	Partnership		3	99,999
	174		62 EAST 119	RODGERS						NYC			75,000-
184	5	147	STREET	DENISE	1	3	3	C0	2001	Partnership		3	99,999
	174		71 EAST 118							NYC			75,000-
184	5	132	STREET	JORGE B. PENA	1	3	3	C0	2001	Partnership		3	99,999
	174		69 EAST 118	STREETER,						NYC			75,000-
184	5	131	STREET	MARSHA P	1	3	3	C0	2001	Partnership		3	99,999
	174		66 EAST 119	DOROTHY A.						NYC			75,000-
184	5	145	STREET	WALLACE	1	3	3	C0	2001	Partnership		3	99,999
	174		63 EAST 118							NYC			75,000-
184	5	29	STREET	JULIAN MARIA	1	3	3	C0	2001	Partnership		3	99,999
	174		58 EAST 119	BARRAJANOS,						NYC			75,000-
184	5	149	STREET	KIM	1	3	3	C0	2001	Partnership		3	99,999
	174		68 EAST 119	ROSEBORO,						NYC			75,000-
184	5	144	STREET	LYDIA THOMP	1	3	3	C0	2001	Partnership		3	99,999
	174		60 EAST 119							NYC			75,000-
184	5	148	STREET	MONROE, BRIAN	1	3	3	C0	2001	Partnership		3	99,999
	174		72 EAST 119							NYC			75,000-
184	5	142	STREET	MAN TAT NG	1	3	3	C0	2001	Partnership		3	99,999
	174		59 EAST 118	RIVERA						NYC			75,000-
184	5	127	STREET	ANTHONY	1	3	3	C0	2001	Partnership		3	99,999
	174		1825 MADISON	Madison Plaza III,									
184	5	52	AVENUE	LLC	1	1	2	RM	2003	Cornerstone		1	50,000-
													74,999
													35,000-
													49,999
	174		1831 MADISON							Partnership		64	50,000-
198	6	21	AVENUE	HARGROW PAUL	1	129	129	D4	2001	New Homes	32,000-	65	74,999
	174		52 EAST 120	ASSOKO,						Partnership			50,000-
198	6	48	STREET	GILBERT	1	3	3	C0	2001	New Homes		3	74,999
	174		59 EAST 119							Partnership			50,000-
198	6	23	STREET	HARGROW, PAUL	1	3	3	C0	2002	New Homes		3	74,999
	174		70 EAST 120							Partnership			50,000-
198	6	41	STREET	NANCY HERARD	1	3	3	C0	2002	New Homes		3	74,999
	174		67 EAST 119	MORANEY,						Partnership			50,000-
198	6	27	STREET	STEPHANIE E	1	3	3	C0	2002	New Homes		3	74,999
	174		56 EAST 120	MARTINEZ,						Partnership			50,000-
198	6	46	STREET	VIRGINIA	1	3	3	C0	2002	New Homes		3	74,999
	174		68 EAST 120	BLIGEN, LEON						Partnership			50,000-

	6		STREET							New Homes		74,999		
	174		54 EAST 120	SINCLAIR,						Partnership		50,000-		
198	6	47	STREET	EDWARD W	1	3	3	C0	2002	New Homes	3	74,999		
	174		65 EAST 119							Partnership		50,000-		
198	6	26	STREET	SANCHEZ, JULIA	1	3	3	C0	2002	New Homes	3	74,999		
	174		71 EAST 119							Partnership		50,000-		
198	6	29	STREET	CID, ALFREDO G	1	3	3	C0	2002	New Homes	3	74,999		
	174		75 EAST 119	CHEN, CHAO						Partnership		50,000-		
198	6	31	STREET	XIONG	1	3	3	C0	2002	New Homes	3	74,999		
	174		66 EAST 120	DELGADO,						Partnership		50,000-		
198	6	42	STREET	MARIA	1	3	3	C0	2002	New Homes	3	74,999		
	174		60 EAST 120							Partnership		50,000-		
198	6	45	STREET	COLON, IRMA	1	3	3	C0	2002	New Homes	3	74,999		
	174		62 EAST 120	POLYNE,						Partnership		50,000-		
198	6	44	STREET	MILLERY	1	3	3	C0	2002	New Homes	3	74,999		
	174		64 EAST 120	KUMAGAY,						Partnership		50,000-		
198	6	43	STREET	MARIA C	1	3	3	C0	2002	New Homes	3	74,999		
	174		58 EAST 120	SCIPIO,						Partnership		50,000-		
198	6	145	STREET	RICHARDENE	1	3	3	C0	2002	New Homes	3	74,999		
	174		63 EAST 119							Partnership		50,000-		
198	6	25	STREET	UZHCA LUIS A	1	3	3	C0	2002	New Homes	3	74,999		
	174		73 EAST 119							Partnership		50,000-		
198	6	30	STREET	MUNOZ, RAFAEL	1	3	3	C0	2002	New Homes	3	74,999		
	174		77 EAST 119	ISLDORE TII						Partnership		50,000-		
198	6	32	STREET	DEUTON	1	3	3	C0	2002	New Homes	3	74,999		
				NYC										
	174		61 EAST 119	PARTNERSHIP						Partnership		50,000-		
198	6	24	STREET	HOUSI	1	3	3	C0	2002	New Homes	3	74,999		
				NYC										
	174		71 EAST 119	PARTNERSHIP						Partnership		50,000-		
198	6	28	STREET	HOUSI	1	3	3	C0	2002	New Homes	3	74,999		
	174	750												
198	6	1	1485 5 AVENUE		1	160	162	RM	2008	Private			160	100,000+
	175		30 EAST 129							DCAS				
206	3	58	STREET	IDI, ELIYAHU	1	3	3	C0	2003	Auction			3	100,000+
	175		50 EAST 129							DCAS-				
206	3	47	STREET		1	18	18	R4	2004	Auction			18	100,000+
	175		11 EAST 128											
206	3	8	STREET	GEORGES JUSTIN	1	2	2	B1	2004	Private			2	100,000+
206	175	126	55 EAST 128	THE DNV	1	8	8	C1	2005	Private			8	100,000+





194	179	6	20	333 EAST 119 STREET	PALM/RIO OWNERS CORP	1	70	70	D4	2005	Cornerstone	70	50,000-74,999		
194	179	6	40	330 EAST 120 STREET	HOPE/BRIARWOOD 111, L	1	3	3	C0	2007	Cornerstone			3	75,000-99,999
194	179	6	38	334 EAST 120 STREET	HOPE/BRIARWOOD 111, L	1	3	3	C0	2007	Cornerstone			3	75,000-99,999
194	179	6	39	332 EAST 120 STREET	HOPE/BRIARWOOD 111, L	1	3	3	C0	2007	Cornerstone			3	75,000-99,999
192	180	7	41	416 EAST 120 STREET	SPAHA DEVELOPMENT LLC	1	9	9	D1	2008	Private-Auction			9	100,000+
<b>TOTAL</b>							<b>3899</b>					<b>1650</b>		<b>2249</b>	

## Appendix D: Total Personal Income Model

### CD 11 Potential Household Income Distribution in 2009

Income Range	Baseline (2000)	%	Projected Increase	Total	%
Less than \$15,000	17,692	40.6%	87	17,779	37.5%
\$15,000-\$24,999	6,256	14.4%	146	6,402	13.5%
\$25,000-\$34,999	5,508	12.7%	130	5,638	11.9%
\$35,000-\$49,999	5,356	12.3%	491	5,847	12.3%
\$50,000-\$74,999	4,469	10.3%	647	5,116	10.8%
\$75,000-\$99,999	1,768	4.1%	420	2,188	4.6%
\$100,000 or More	2,476	5.7%	1,978	4,454	9.4%
<b>Total</b>	<b>43,525</b>	<b>100.0%</b>	<b>3,899</b>	<b>47,424</b>	<b>100.0%</b>

### Average Household Income

Income Range	1999	Annual Growth%	2009
Less than \$15,000	\$7,500	1.0187	\$9,027
\$15,000-\$24,999	\$20,000	1.0187	\$24,071
\$25,000-\$34,999	\$30,000	1.0187	\$36,106
\$35,000-\$49,999	\$42,500	1.0187	\$51,151
\$50,000-\$74,999	\$62,500	1.0187	\$75,222
\$75,000-\$99,999	\$87,500	1.0187	\$105,310
\$100,000 or More	\$112,500	1.0187	\$135,399

### TPI

Income Range	1999	%	2009	%
Less than \$15,000	\$132,690,000	9.7%	\$160,483,968	7.9%
\$15,000-\$24,999	\$125,120,000	9.2%	\$154,102,160	7.6%
\$25,000-\$34,999	\$165,240,000	12.1%	\$203,567,943	10.0%
\$35,000-\$49,999	\$227,630,000	16.7%	\$299,078,425	14.7%
\$50,000-\$74,999	\$279,312,500	20.5%	\$384,834,159	18.9%
\$75,000-\$99,999	\$154,700,000	11.3%	\$230,419,077	11.3%
\$100,000 or More	\$278,550,000	20.4%	\$603,067,323	29.6%
<b>TPI</b>	<b>\$1,363,242,500</b>	<b>100.0%</b>	<b>\$2,035,553,056</b>	<b>100.0%</b>

<b>Income Range</b>	<b>2000</b>		<b>2009</b>	
	<b>% of Households</b>	<b>% of TPI</b>	<b>% of Households</b>	<b>% of TPI</b>
Less than \$15,000	40.6%	9.7%	37.5%	7.9%
\$15,000-\$24,999	14.4%	9.2%	13.5%	7.6%
\$25,000-\$34,999	12.7%	12.1%	11.9%	10.0%
\$35,000-\$49,999	12.3%	16.7%	12.3%	14.7%
\$50,000-\$74,999	10.3%	20.5%	10.8%	18.9%
\$75,000-\$99,999	4.1%	11.3%	4.6%	11.3%
\$100,000 or More	5.7%	20.4%	9.4%	29.6%

## Appendix: Expenditure Potential Analysis

### Appendix E

#### Existing Retail Space

Retail Classification	Existing Stores	Existing Occupied Retail Space
<b>General Merchandise</b>	<b>41</b>	<b>75,663</b>
General Merchandise	41	75,663
<b>Food Stores</b>	<b>53</b>	<b>149,565</b>
Supermarket	6	16,932
Delicatessen	27	76,193
Convenience market	6	16,932
Specialty Food	14	39,508
<b>Eating And Drinking Places</b>	<b>80</b>	<b>116,738</b>
Chinese Fast Food	9	13,133
Pizzeria	16	23,348
Fish/Chicken fast Food	27	39,399
Restaurant	21	30,644
Donut Shop	7	10,215
<b>Apparel And Accessory Stores</b>	<b>68</b>	<b>146,314</b>
Misc. Apparel & Accessory	9	19,365
Women's Clothing	16	34,427
Family Clothing	44	94,674
<b>Personal Services</b>	<b>54</b>	<b>81,339</b>

Beauty Shop	12	18,075
Misc. Personal Services	6	9,038
Barber Shop	20	30,126
Coin-Operated Laundry	6	9,038
Dry Cleaning	7	10,544
<b>Home Furn., Furnshgs, &amp; Equip.</b>	<b>23</b>	<b>62,392</b>
TV, Video, Radio, Sound	7	19,165
HH Furnishings and Equip.	16	43,227
<b>Recreation</b>	<b>0</b>	<b>0</b>
Fees and Admissions	0	0
Other Entertainment	0	0
<b>Other Retail</b>	<b>100</b>	<b>208,418</b>
Automotive Accessories & Tire Stores	3	24,975
Book Stores and Hobby Goods	16	13,769
Gift, Novelty & Souvenir	8	12,701
Florist	3	4,762
Drug Store	14	30,286
Building Material & Garden Equipment	14	51,012
Other Miscellaneous Stores	8	12,702
Personal Care Products	17	36,776
Telecommunications	17	21,435
<b>Other Services</b>	<b>57</b>	<b>101,974</b>
Administrative and Support	4	2,523
Educational Services	3	24,694
Health Care and Social Assistance	27	46,459

Information	3	994
Real Estate, Rental and Leasing	2	1,244
Repair & Maintenance	7	12,642
Professional, Scientific and Technical	8	9,477
Transportation and Warehousing	3	3,941
<hr/>		
<b>Total</b>	<b>475</b>	<b>941,219</b>

## Appendix F

### Estimated Sales by Existing Retail Space

Retail Classification	Existing Occupied Retail Space	Avg. Sales/Sq.Ft.	Est. Sales
<b>General Merchandise</b>	<b>75,663</b>	<b>184</b>	<b>13,920,948</b>
General Merchandise	75,663	184	13,920,948
<b>Food Stores</b>	<b>149,565</b>	<b>321</b>	<b>48,069,314</b>
Supermarket	16,932	445	7,537,981
Delicatessen	76,193	346	26,365,802
Convenience market	16,932	328	5,550,695
Specialty Food	39,508	218	8,614,836
<b>Eating And Drinking Places</b>	<b>116,738</b>	<b>327</b>	<b>38,225,940</b>
Chinese Fast Food	13,133	246	3,236,593
Pizzeria	23,348	262	6,125,166
Fish/Chicken fast Food	39,399	333	13,110,440
Restaurant	30,644	403	12,354,738
Donut Shop	10,215	333	3,399,003
<b>Apparel And Accessory Stores</b>	<b>146,314</b>	<b>305</b>	<b>44,616,325</b>
Misc. Apparel & Accessory	19,365	366	7,081,724
Women's Clothing	34,427	291	10,009,227
Family Clothing	94,674	291	27,525,375
<b>Personal Services</b>	<b>81,339</b>	<b>130</b>	<b>10,602,793</b>
Beauty Shop	18,075	200	3,621,167
Misc. Personal Services	9,038	153	1,379,492

Barber Shop	30,126	117	3,530,843
Coin-Operated Laundry	9,038	46	418,774
Dry Cleaning	10,544	157	1,652,517
<b>Home Furn., Furnshgs, &amp; Equip.</b>	<b>62,392</b>	<b>306</b>	<b>19,114,273</b>
TV, Video, Radio, Sound	19,165	334	6,399,211
HH Furnishings and Equip.	43,227	294	12,715,062
<b>Recreation</b>	<b>0</b>	<b>0</b>	<b>0</b>
Fees and Admissions	0	97	0
Other Entertainment	0	132	0
<b>Other Retail</b>	<b>208,418</b>	<b>316</b>	<b>65,775,879</b>
Automotive Accessories & Tire Stores	24,975	248	6,183,375
Book Stores and Hobby Goods	13,769	150	2,064,144
Gift, Novelty & Souvenir	12,701	143	1,817,490
Florist	4,762	143	680,966
Drug Store	30,286	516	15,615,698
Building Material & Garden Equipment	51,012	294	15,004,991
Other Miscellaneous Stores	12,702	251	3,188,071
Personal Care Products	36,776	357	13,114,682
Telecommunications	21,435	378	8,106,462
<b>Other Services</b>	<b>101,974</b>	<b>170</b>	<b>17,311,070</b>
Administrative and Support	2,523	187	472,786
Educational Services	24,694	70	1,738,788
Health Care and Social Assistance	46,459	187	8,705,975
Information	994	66	65,475
Real Estate, Rental and Leasing	1,244	294	365,918

Repair & Maintenance	12,642	248	3,129,939
Professional, Scientific and Technical	9,477	187	1,775,900
Transportation and Warehousing	3,941	268	1,056,287
<b>Total</b>	<b>941,219</b>		<b>257,636,543</b>

**Appendix G**

**Capture Rate Analysis**

<b>Retail Classification</b>	<b>TPI (2009)</b>	<b>% of TPI</b>	<b>Existing Expenditure</b>	<b>Est. Sales</b>	<b>Capture Rate</b>	<b>Retail Potential</b>
<b>General Merchandise</b>	<b>2,035,553,056</b>	<b>0.90%</b>	<b>18,319,978</b>	<b>13,920,948</b>	<b>76.0%</b>	<b>4,399,029</b>
General Merchandise	2,035,553,056	0.90%	18,319,978	13,920,948	76.0%	4,399,029
<b>Food Stores</b>	<b>2,035,553,056</b>	<b>9.20%</b>	<b>187,270,881</b>	<b>48,069,314</b>	<b>25.7%</b>	<b>139,201,567</b>
Supermarket	2,035,553,056	5.80%	118,015,222	7,537,981	6.4%	110,477,241
Delicatessen	2,035,553,056	0.97%	19,702,041	26,365,802	133.8%	(6,663,761)
Convenience market	2,035,553,056	0.97%	19,702,041	5,550,695	28.2%	14,151,346
Specialty Food	2,035,553,056	1.47%	29,851,577	8,614,836	28.9%	21,236,741
<b>Eating And Drinking Places</b>	<b>2,035,553,056</b>	<b>4.50%</b>	<b>91,599,888</b>	<b>38,225,940</b>	<b>41.7%</b>	<b>53,373,947</b>
Chinese Fast Food	2,035,553,056	1.16%	23,708,074	3,236,593	13.7%	20,471,481
Pizzeria	2,035,553,056	0.42%	8,593,473	6,125,166	71.3%	2,468,307
Fish/Chicken fast Food	2,035,553,056	0.94%	19,090,349	13,110,440	68.7%	5,979,909
Restaurant	2,035,553,056	1.42%	28,945,249	12,354,738	42.7%	16,590,511
Donut Shop	2,035,553,056	0.55%	11,262,743	3,399,003	30.2%	7,863,740

<b>Apparel And Accessory Stores</b>	<b>2,035,553,056</b>	<b>7.20%</b>	<b>146,559,820</b>	<b>48,003,237</b>	<b>30.4%</b>	<b>98,556,583</b>
Misc. Apparel & Accessory	2,035,553,056	2.10%	42,751,733	7,081,724	16.6%	35,670,009
Women's Clothing	2,035,553,056	2.08%	42,383,183	10,009,227	23.6%	32,373,956
Family Clothing	2,035,553,056	3.02%	61,424,904	27,525,375	44.8%	33,899,529
<b>Personal Services</b>	<b>2,035,553,056</b>	<b>0.60%</b>	<b>12,213,318</b>	<b>10,602,793</b>	<b>86.8%</b>	<b>1,610,526</b>
Beauty Shop	2,035,553,056	0.16%	3,213,013	3,621,167	112.7%	(408,154)
Misc. Personal Services	2,035,553,056	0.19%	3,871,100	1,379,492	35.6%	2,491,608
Barber Shop	2,035,553,056	0.09%	1,916,194	3,530,843	184.3%	(1,614,649)
Coin-Operated Laundry	2,035,553,056	0.06%	1,277,461	418,774	32.8%	858,687
Dry Cleaning	2,035,553,056	0.10%	1,935,550	1,652,517	85.4%	283,033
<b>Home Furn., Furnshgs, &amp; Equip.</b>	<b>2,035,553,056</b>	<b>5.00%</b>	<b>101,777,653</b>	<b>19,114,273</b>	<b>18.8%</b>	<b>82,663,380</b>
TV, Video, Radio, Sound	2,035,553,056	0.72%	14,564,583	6,399,211	43.9%	8,165,372
HH Furnishings and Equip.	2,035,553,056	4.28%	87,213,070	12,715,062	14.6%	74,498,008
<b>Recreation</b>	<b>2,035,553,056</b>	<b>1.20%</b>	<b>24,426,637</b>	<b>0</b>	<b>0.0%</b>	<b>24,426,637</b>
Fees and Admissions	2,035,553,056	0.18%	3,690,952	0	0.0%	3,690,952
Other Entertainment	2,035,553,056	1.02%	20,735,685	0	0.0%	20,735,685
<b>Other Retail</b>	<b>2,035,553,056</b>	<b>5.30%</b>	<b>107,884,312</b>	<b>65,775,879</b>	<b>61.0%</b>	<b>42,108,432</b>

Automotive Accessories & Tire Stores	2,035,553,056	0.50%	10,086,429	6,183,375	61.3%	3,903,054
Book Stores and Hobby Goods	2,035,553,056	0.48%	9,702,106	2,064,144	21.3%	7,637,962
Gift, Novelty & Souvenir	2,035,553,056	0.31%	6,210,493	1,817,490	29.3%	4,393,003
Florist	2,035,553,056	0.48%	9,796,143	680,966	7.0%	9,115,177
Drug Store	2,035,553,056	1.09%	22,213,039	15,615,698	70.3%	6,597,341
Building Material & Garden Equipment	2,035,553,056	1.50%	30,557,749	15,004,991	49.1%	15,552,758
Other Miscellaneous Stores	2,035,553,056	0.20%	4,088,540	3,188,071	78.0%	900,469
Personal Care Products	2,035,553,056	0.25%	5,143,384	13,114,682	255.0%	(7,971,298)
Telecommunications	2,035,553,056	0.50%	10,086,429	8,106,462	80.4%	1,979,967
<b>Other Services</b>	<b>2,035,553,056</b>	<b>3.40%</b>	<b>69,208,804</b>	<b>17,311,070</b>	<b>25.0%</b>	<b>51,897,734</b>
Administrative and Support	2,035,553,056	n/a	n/a	47278623.15%	n/a	n/a
Educational Services	2,035,553,056	n/a	n/a	173878849.96%	n/a	n/a
Health Care and Social Assistance	2,035,553,056	n/a	n/a	870597523.95%	n/a	n/a
Information	2,035,553,056	n/a	n/a	6547537.64%	n/a	n/a
Real Estate, Rental and Leasing	2,035,553,056	n/a	n/a	36591799.72%	n/a	n/a
Repair & Maintenance	2,035,553,056	n/a	n/a	312993922.92%	n/a	n/a
Professional, Scientific and Technical	2,035,553,056	n/a	n/a	177589976.85%	n/a	n/a

Transportation and Warehousing	2,035,553,056	n/a	n/a	105628731.32%	n/a	n/a
<b>Total</b>	<b>2,035,553,056</b>	<b>37.3%</b>	<b>759,261,290</b>	<b>261,023,454</b>	<b>34.4%</b>	<b>498,237,836</b>

**Appendix H**  
**Supportable Retail Space**

<b>Retail Classification</b>	<b>Potential Supportable Space</b>	<b>Existing Space</b>	<b>Developable Space</b>	<b>Minimum Store Size</b>	<b>Store Kick out</b>
<b>General Merchandise</b>	<b>99,573</b>	<b>75,663</b>	<b>23,910</b>		<b>8</b>
General Merchandise	99,573	75,663	23,910	3,000	8
<b>Food Stores</b>	<b>519,022</b>	<b>149,565</b>	<b>369,457</b>		<b>110</b>
Supermarket	265,087	16,932	248,155	15,000	17
Delicatessen	56,936	76,193	(19,257)	1,000	(19)
Convenience market	60,099	16,932	43,167	1,250	35
Specialty Food	136,900	39,508	97,392	1,250	78
<b>Eating And Drinking Places</b>	<b>291,965</b>	<b>116,738</b>	<b>175,227</b>		<b>226</b>
Chinese Fast Food	96,200	13,133	83,066	750	111
Pizzeria	32,756	23,348	9,409	500	19
Fish/Chicken fast Food	57,370	39,399	17,971	750	24
Restaurant	71,794	30,644	41,150	1,000	41
Donut Shop	33,846	10,215	23,632	750	32
<b>Apparel And Accessory Stores</b>	<b>473,954</b>	<b>148,466</b>	<b>325,488</b>		<b>201</b>
Misc. Apparel & Accessory	116,905	19,365	97,540	1,000	98
Women's Clothing	145,777	34,427	111,351	1,500	74
Family Clothing	211,271	94,674	116,598	4,000	29
<b>Personal Services</b>	<b>97,668</b>	<b>81,339</b>	<b>16,329</b>		<b>(24)</b>
Beauty Shop	16,038	18,075	(2,037)	500	(4)
Misc. Personal Services	25,361	9,038	16,324	750	22

Barber Shop	16,349	30,126	(13,776)	250	(55)
Coin-Operated Laundry	27,569	9,038	18,532	1,500	12
Dry Cleaning	12,350	10,544	1,806	1,250	1
<b>Home Furn., Furnshgs, &amp; Equip.</b>	<b>340,115</b>	<b>62,392</b>	<b>277,723</b>		<b>50</b>
TV, Video, Radio, Sound	43,619	19,165	24,454	1,500	16
HH Furnishings and Equip.	296,496	43,227	253,269	7,500	34
<b>Recreation</b>	<b>195,629</b>	<b>0</b>	<b>195,629</b>		<b>19</b>
Fees and Admissions	38,234	0	38,234	12,500	3
Other Entertainment	157,395	0	157,395	10,000	16
<b>Other Retail</b>	<b>421,713</b>	<b>208,418</b>	<b>213,295</b>		<b>192</b>
Automotive Accessories & Tire Stores	40,740	24,975	15,765	n/a	n/a
Book Stores and Hobby Goods	64,719	13,769	50,950	2,000	25
Gift, Novelty & Souvenir	43,400	12,701	30,699	750	41
Florist	68,504	4,762	63,742	500	127
Drug Store	43,081	30,286	12,795	1,000	13
Building Material & Garden Equipment	103,886	51,012	52,874	n/a	n/a
Other Miscellaneous Stores	16,290	12,702	3,588	n/a	n/a
Personal Care Products	14,423	36,776	(22,353)	1,500	(15)
Telecommunications	26,670	21,435	5,235	n/a	n/a
<b>Other Services</b>	<b>407,687</b>	<b>101,974</b>	<b>305,713</b>		<b>n/a</b>
Administrative and Support	n/a	2,523	n/a	n/a	n/a
Educational Services	n/a	24,694	n/a	n/a	n/a
Health Care and Social Assistance	n/a	46,459	n/a	n/a	n/a
Information	n/a	994	n/a	n/a	n/a
Real Estate, Rental and Leasing	n/a	1,244	n/a	n/a	n/a
Repair & Maintenance	n/a	12,642	n/a	n/a	n/a

Professional, Scientific and Technical	n/a	9,477	n/a	n/a	n/a
Transportation and Warehousing	n/a	3,941	n/a	n/a	n/a
<b>Total</b>	<b>2,847,326</b>	<b>941,219</b>	<b>1,906,106</b>	<b>782</b>	

## Appendix I: Merchant Survey Strategy

### Survey Strategy: East Harlem Merchant Study

- I. Purpose
- II. Methodology
- III. Survey Instrument Summary
- IV. Draft Questionnaire

#### I. PURPOSE

- Document merchant concerns of area's changing market environment
- Merchant perspective of their capacity to meet demands for goods, services across increasing diverse (ethnically and socioeconomically) consumer base
- Evaluate subset of sample merchant population for existence/ non-existence and quality or interrelationships between businesses to pool resources and meet diverse demand

#### II. METHODOLOGY

##### Population

The target population is merchants offering retail or services currently in operation with storefronts along East Harlem's four major commercial corridors

##### Sample Size

Sample size was chosen based on typical size for an opinion study, 30-40 merchants represent roughly 5-10% of the population is typical.

Future statistically relevant research requires substantially larger sample size. *Reference:*  
<http://www.research-advisors.com/tools/SampleSize.htm>

##### Addressing Possible Bias

Interviewers consist of UTAP staff using the following types of questions commonly used to reduce instances of bias:

- Mutually Exclusive and Exhaustive questions
- Close ended questions
- Limited open ended questions

Redundancy – for those questions that we deem most crucial to the study, we will pose more than once phrased differently.

##### Maximizing Response and Participation

Notification / Alliance Building --Must have EHBCC and CB 11 put out fliers and announcements prior to interviewer arriving to ensure responsiveness or host an event/ meeting with merchants or a Focus group.

#### III. SURVEY INSTRUMENT SUMMARY

Questions will be designed to reduce interviewer bias, to adjust for bias among respondents (affiliations, dissatisfaction, misunderstandings, issues with interpretation).

### **Merchant History/ Profile**

- Document merchant characteristics

### **Business / Economic Conditions**

- Measure merchant perspective on market environment overall:
- Measure merchant perspective of whether the market environment has evolved over \_\_\_\_ period of time and to what extent: (anchor to major historical events i.e.post 9/11)
- Measure merchant perspective on area residents and consumers

### **Storefront Condition/ Leasing Terms**

- Document terms of merchants lease (to distinguish landlord perspectives from perspectives of business environment overall)
- Measure whether (and extent to which) merchant is satisfied with commercial lease
- Measure merchant perception of their facility's capacity to meet needs of consumers

### **Merchant Perspective on Neighborhood/ Commercial Area Conditions**

- Measure merchant perspective on commercial corridors quality and capacity to meet shoppers' demand

### **Merchant to Community/ Institutional Relationships**

- Measure extent of merchants' connections to Community- Based and Cultural Institution

### **Merchant Interrelationships**

- Measure extent to which other businesses add value to goods/services of interviewee (i.e. in form of complimentary goods/services)

## **IV. DRAFT QUESTIONNAIRE (by category)**

### **Merchant History Profile**

#### **1. Document merchant characteristics:**

**Address** \_\_\_\_\_

#### **Corridor (select one):**

- 125<sup>th</sup>
- 116<sup>th</sup>
- 3<sup>rd</sup> Avenue
- 106<sup>th</sup>

**Store Category: (check all that apply)**

- Retail
- Services
- Both

**Indicate Type(s) of Goods/ Services Sold:** \_\_\_\_\_

**Gender of Merchant:** \_\_\_\_\_

**Ethnicity of Merchant (check one):**

- White
- Black
- White (Hispanic)
- Black (Hispanic)
- Asian/ Pacific Islander
- Native American

**Years Experience**

**Indicate Length of time** \_\_\_\_\_

- In business \_\_\_\_\_
- In current storefront \_\_\_\_\_
- In East Harlem \_\_\_\_\_
- In NYC \_\_\_\_\_

**East Harlem Resident?** (Yes, No)

**If not neighborhood of residence** \_\_\_\_\_.

**Number of stores owned in East Harlem:** \_\_\_\_\_

**Number of stores owned in Manhattan:** \_\_\_\_\_

**Number of stores owned total:** \_\_\_\_\_

**Merchant Perspective on Business and Economic Conditions**

**2. Measure merchant perspective on market environment overall:**

**Rate on Scale of 1 (Poor) –5 (Excellent)**

- Profitability \_\_\_\_\_
- Customer base \_\_\_\_\_
- Neighborhood condition \_\_\_\_\_

**3. Measure merchant perspective of whether the market environment has evolved over \_\_\_ period of time and to what extent: (before 9/11 and/or bet. 9/11 and (2007/2008 economic collapse) – link it to time periods for ease in interviewee recollection**

**Over the past \_\_\_ years business has (check one):**

- Improved
- Improved somewhat
- Remained the Same
- Declined
- Declined Considerably

**Overall, to what extent has the neighborhood changed:**

- Substantial Change
- Some Change
- No Change

**In what direction and too what degree has neighborhood changed:**

- Improved
- Improved somewhat
- Remained the Same
- Declined
- Declined Considerably

**How has Consumer Base changed:**

- Substantial Change
- Some Change
- No Change

**In what direction and too what degree has neighborhood changed:**

**Consumer Base**

- Improved
- Improved somewhat
- Remained the Same
- Declined
- Declined Considerably

**How has consumer base changed, note all observations**

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**4. Measure merchant perspective on area residents and consumers**

**Customers are drawn into your store by (check all that apply):**

- Word of mouth

- Street traffic
- Special Events
- Marketing/ advertising

**Rate on Scale of 1 (poor) – 5 (excellent)**

Residents’ ability to purchase your goods/services (available disposable income) \_\_\_\_\_

Residents’ willingness to purchase in East Harlem overall (compared to downtown) \_\_\_\_\_

Shopping experience (level of comfort) in East Harlem Compared to downtown \_\_\_\_\_

Residents Attitude towards East Harlem merchants \_\_\_\_\_

**Storefront Conditions and Leasing Terms**

**5. Document terms of merchants lease (to distinguish landlord perspectives from perspectives of business environment overall)**

**Describe Storefront Lease Terms**

- Type of lease (i.e. triple net...)
- Range of monthly lease (use 5 ranges use monthly, estimate from annual \$/sq. ft. )
- Leasing cost Compared to market, locally, city-wide (perception)
- Sanitation cost range
- Maintenance cost range
- Approximate square footage

**6. Measure whether (and extent to which) merchant is satisfied with commercial lease**

**Rate Storefront Conditions Overall (Poor 1 – Excellent 5) \_\_\_\_\_**

**Identify barriers to improving storefront conditions (check all that apply)**

- Financial
- Landlord Approval
- Department of Health
- Fire Department

**How has condition of store front changed over past \_\_\_\_ years:**

- Substantial Change
- Some Change
- No Change

**Who or what was responsible for this change \_\_\_\_\_.**

**How has condition of store front change over past \_\_\_\_ years:**

- Improved
- Improved somewhat
- Remained the Same
- Declined
- Declined Considerably

**7. Measure merchant perception of their facility’s capacity to meet needs of consumers:**

Rate from (1 Poor – 5 Excellent)

Degree to which storefront allows merchant to achieve quality and quantity of goods/ services that he/she seeks to provide to consumers \_\_\_\_\_

**Merchant Perspectives on Commercial Area Conditions**

**8. Measure merchant perspective on commercial corridors quality and capacity to meet shoppers’ demand:**

**Commercial Area**

Rate on Scale of 1 (poor) –5 (excellent)

Overall satisfaction with doing business in this area \_\_\_\_\_

**Streetscape Appearance**

Rate 1 (poor) -5 (excellent)

- Sidewalk \_\_\_\_\_
- Lighting \_\_\_\_\_
- Cleanliness \_\_\_\_\_
- Trees/ Plants Open Space \_\_\_\_\_

**Neighborhood Conditions**

Rate 1 (poor) -5 (excellent)

- Crime \_\_\_\_\_
- Parking \_\_\_\_\_
- Pedestrian Friendly \_\_\_\_\_
- Vermin \_\_\_\_\_

**Merchant Perspectives on Interrelationships (merchant to merchant)**

**9. Measure extent to which other businesses add value to goods/services of interviewee (i.e. in form of complimentary goods/services)**

Indicate Nature of Relationship to other merchants on corridor and indicate types of merchants with which respondent has formed specific relationship (check all that apply)

- Cross Marketing  
List all types of businesses \_\_\_\_\_.
- Pooling Resources  
List all types of businesses \_\_\_\_\_.
- Coverage (during absence, temporary closing)  
List all types of businesses \_\_\_\_\_.
- Other \_\_\_\_\_  
List all types of businesses \_\_\_\_\_.

How often do you engage in activities with other area small business (business to business; social or other)

- Frequently (daily to monthly)

- Sometimes (quarterly to annually)
- Rarely (annually or less)
- Never

How beneficial/ profitable are business interrelationships for your business

- Very Beneficial
- Beneficial
- Somewhat Beneficial
- Not Beneficial at All

## Merchant Perspectives on Merchant to Community/ Institution Relationships

### Connections to Community- Based and Cultural Institution

Your businesses has benefited from the following community-based and institutional resources:

(Check all that apply)

- Cross Marketing
- Discounts
- Event Promotion
- Merchant Services

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#### Notes: Interviewer Observations

English speaking owner/ manager

Store condition

Additional interviewee questions/ comments

#### References

[http://books.google.com/books?id=BZBB9NoqICYC&printsec=frontcover&dq=designing+survey+questions&hl=en&ei=oylHTMqtAcH98Aa77ZmrBQ&sa=X&oi=book\\_result&ct=result&resnum=1&ved=0CDIQ6AEwAA#v=snippet&q=figure%202.1&f=false](http://books.google.com/books?id=BZBB9NoqICYC&printsec=frontcover&dq=designing+survey+questions&hl=en&ei=oylHTMqtAcH98Aa77ZmrBQ&sa=X&oi=book_result&ct=result&resnum=1&ved=0CDIQ6AEwAA#v=snippet&q=figure%202.1&f=false)

## MERCHANT SURVEY - SPANISH TRANSLATION

### Cuestionario para Comerciantes en Harlem del Este

#### A. Percepción del Negocio y las Condicionas Económicas

1. Califique en una escala del 1 (pobre) al 5 (excelente):

- a. Sus ganancias: \_\_\_\_\_
- b. Su base de consumidores: \_\_\_\_\_
- c. Condición de la vecindad de su negocio: \_\_\_\_\_

2. Durante los últimos 2 a 3 años el negocio ha (marque uno):

- Mejorado
- Mejorado un poco
- Permaneció igual
- Empeorado
- Empeorado considerablemente

3. ¿Cómo ha cambiado la vecindad de su negocio en los últimos 2-3 años?

- Mejoro                       Mejoro un poco                       Siguió igual  
 Empeoro                       Empeoro bastante

4. ¿Cómo ha cambiado la base de sus clientes?

- Ha mejorado                       Ha mejorado un poco                       Sigue igual  
 Ha declinado                       Ha declinado bastante

Note todas sus observaciones sobre el cambio de su base de clientes:

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### **B. Percepción del Negociante Sobre los Residentes y Clientes del Área.**

1. Clientes son atraídos a su negocio por (indique todo el que aplique):

- Palabra de boca                       Tráfico de la calle  
 Eventos especiales                       Publicidad de comercialización

**Indique en una escala del 1(pobre) al 5(excelente)**

2. Habilidad de los residentes para comprar mercancía y servicios que vende: \_\_\_\_\_

(Ingresos dispensables disponibles)

3. Voluntad de los residentes para comprar en Harlem del Este: \_\_\_\_\_

(Comparado al bajo Manhattan)

4. Nivel de comodidad de los residentes en ir de compras en Harlem del Este: \_\_\_\_\_

(Comparado al bajo Manhattan)

5. Actitud de los residentes hacia los negociantes de Harlem del Este: \_\_\_\_\_

Indique en una escala del 1(pobre) al 5(excelente).

6. Do you believe that there is a local demand for the goods/services offered by your business:

- Yes                       No

Are you able to meet the demands of all local residents:

- Yes                       No

¿Presentemente, deja su negocio que usted proporcione a sus clientes la calidad y cantidad de servicios o mercancías que desea?                       Sí                       No

Explique: \_\_\_\_\_

### **C. Percepción del Negociante Sobre las Condiciones del Área Comercial**

Clasifique en una escala del 1 (pobre) al 5 (excelente)

1. Área Comercial

a. Satisfacción total en negociar en el área: \_\_\_\_\_

2. Apariencia de la calle

a. La acera: \_\_\_\_\_

b. La iluminación: \_\_\_\_\_

c. La limpieza: \_\_\_\_\_

d. Los arboles/plantas/espacios abiertos: \_\_\_\_\_

3. Condiciones de la vecindad. Clasifique en una escala del 1 (escaso) al 5 (abundante)

a. El crimen: \_\_\_\_\_

b. El estacionamiento: \_\_\_\_\_

c. Amistoso peatonal: \_\_\_\_\_

d. Los bichos/parásitos: \_\_\_\_\_

e. Tráfico: \_\_\_\_\_

**D. Percepción del Negociante Sobre Interrelaciones Mercantiles**

1. ¿Cómo se relaciona con otros negociantes en la vecindad (marque todo el que aplique)?

- Comercialización cruzada
- Reunión de recursos
- Cobertura (durante ausencia, cierre temporal)
- No relación
- Otro: \_\_\_\_\_

2. ¿Qué tan frecuentemente participa en actividades con otros negocios pequeños en el área (negocio a negocio, social u otro)?

- Frecuentemente (diario a mensual)
- A veces (trimensual a anualmente)
- Raramente (anual o menos)
- Nunca

3. ¿Qué tan beneficioso/lucrativas son las interrelaciones de negocios para su negocio?

- Muy Beneficial
- Beneficial
- Poco beneficioso
- No son beneficiosos

**E. Percepción de Relaciones Entre Negociantes y la Comunidad e Instituciones.**

1. ¿Ha beneficiado su negocio de los siguientes recursos comunitarios e institucionales? (seleccione todo el que aplique)

- Comercialización cruzada
- Descuentos
- Promoción de eventos
- Servicios mercantiles

**F. Condiciones de la Tienda y Términos del Contrato del Arrendamiento**

**F. Storefront Conditions and Leasing Terms**

1. Your monthly store leasing costs are:

- Very Affordable
- Affordable
- Somewhat Affordable

Unaffordable

2. Monthly sanitation and maintenance costs for your business are:

Very Affordable

Affordable

Somewhat Affordable

Unaffordable

3. Approximate size of your store (in square feet): \_\_\_\_\_ sqft.

4. Clasifique condiciones del frente de la tienda en una escala del 1 (pobre) al 5 (excelente): \_\_\_\_\_

5. Identifique obstáculos para mejorar las condiciones del frente del su tienda.

(Compruebe todo el que apliqué)

Finanzas

Departamentos de Salud, Bomberos, o Edificios

Aprobación del propietario

Ningunos

Otro: \_\_\_\_\_

6. ¿Cómo ha cambiado la condición de su tienda durante los 2-3 años pasados?

Han:  Mejorado

Mejorado un poco

Seguido igual

Empeorado

Han empeorado considerablemente

7. ¿Está satisfecho(a) con el arrendo comercial?

Bastante satisfecho(a)

Un poco satisfecho(a)

Insatisfecho(a)

Muy insatisfecho(a)

### **G. Características Mercantil:**

1. Dirección de su negocio(opcional): \_\_\_\_\_

2. Sexo:  Femenino  Masculino

3. Pasillo en el cual su negocio está localizado (Marque uno):

Calle 12

Calle 116

3<sup>ra</sup> Avenida

Calle 106

4. Categoría de Tienda:  Ventas al por menor  Servicios  Ambos

5. Indique tipos de mercancía o servicios vendidos: \_\_\_\_\_

6. Origen étnica (marque uno):

- Blanco  Negro  Hispano  
 Nativo Americano  Asiático/Isleño pacífico

7. Indique tiempo de experiencia:

- a. Negociando: \_\_\_\_\_ b. En la tienda presente: \_\_\_\_\_  
c. En Harlem del Este: \_\_\_\_\_ d. En la ciudad de Nueva York: \_\_\_\_\_

8. ¿Es residente de Harlem del Este?  Sí  No

9. Si no, ¿en qué vecindad reside? \_\_\_\_\_

10. ¿Cuántas tiendas tiene en Harlem del Este? \_\_\_\_\_

11. ¿Cuántas tiendas tiene en Manhattan? \_\_\_\_\_

12. ¿Cuántas tiendas tiene en total? \_\_\_\_\_