



- ★ Municipal Hall
- Land Use by Tax Parcel
- Community Services
- Recreation and Entertainment
- Wild and Conservation Land
- ⋯ NFTA Bus Route (Spring 2023)
- Agriculture
- Industrial
- Residential
- Unknown
- Ⓧ Public School
- Commercial
- Public Services
- Vacant Land
- Park
- 📖 Library

Population & Age

2021 Total Population **44,732** Median Age **45.9**

The population was **40,993** in 2010, a **9.1%** change. Median age was **39.8** in 2010.

19.7% are age 65 and over. **18.3%** are age 17 and younger. (14.3% in 2010)

Qualifying Income for Affordable Housing

Affordable housing unit eligibility is based on a household income of **60% or less of area median income (AMI) in Erie County** and household size.

Household Size	60% AMI	Household Size	60% AMI
1	\$36,840	5	\$56,880
2	\$42,120	6	\$61,080
3	\$47,400	7	\$65,280
4	\$52,620	8	\$69,480

Income & Housing

Median Household Income **\$79,908** Approximately **4.1%** of Residents are living in Poverty.

Total Housing Units in 2021 **20,193** Total Housing Units in 2010 **16,677**

Housing Units Occupied by Renters **22.2%** in 2010 **22.0%** in 2021 Median Gross Rent (2017-2021) **\$871**

Cost-Burdened by Housing

HUD defines housing cost-burdened residents as those "who pay more than 30 percent of their income for housing" and "may have difficulty affording necessities such as food, clothing, transportation, and medical care."

Based on 2017-2021 American Community Survey Data, US Census Bureau.

41.7% of renters spend over 30% of their income on housing. (40.8% in 2010)

15.5% of home owners spend over 30% of their income on housing. (23.6% in 2010)

21.3% of all households spend over 30% of their income on housing. (27.4% in 2010)