



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

## Population & Age

2021 Total Population **2,540** Median Age **44.1**

The population was **2,568** in 2010, a **-1.1%** change.

Median age was **36.9** in 2010.

**17.8%** are age 65 and over. **19.1%** are age 17 and younger. (13.6% 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 **\$55,000** Approximately **12.0%** of Residents are living in Poverty.

Total Housing Units in 2021 **1,364** Total Housing Units in 2010 **1,293**

**Housing Units Occupied by Renters** **42.5%** in 2010 **43.0%** in 2021  
Median Gross Rent (2017-2021) **\$603**

## Cost-Burdened by Housing

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

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."

**36.2%** of **renters** spend over 30% of their income on housing. (50.5% in 2010)

**27.0%** of **home owners** spend over 30% of their income on housing. (24.0% in 2010)

**31.0%** of **all households** spend over 30% of their income on housing. (35.3% in 2010)