



- ★ Municipal Hall
- 📍 Public School
- Land Use by Tax Parcel
- 🏢 Community Services
- 🎮 Recreation & Entertainment
- 🌳 Wild & Conservation Land
- 🚌 NFTA Bus Route
- 📖 Library
- 🌾 Agriculture
- 🏭 Industrial
- 🏠 Residential
- 🔍 Unknown
- 🏢 Commercial
- 🏛️ Public Services
- 🏠 Vacant Land
- 🌳 Park

Population & Age

2021 Total Population **21,340** Median Age **44.6**

The population was **19,974** in 2010, a **6.8%** change. Median age was **42.1** in 2010.

18.9% are age 65 and over. **20.4%** are age 17 and younger. (11.8% 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 **\$97,128** Approximately **3.6%** of Residents are living in Poverty.

Total Housing Units in 2021 **9,061** Total Housing Units in 2010 **7,940**

Housing Units Occupied by Renters Median Gross Rent (2017-2021) **\$1,134**

19.2% in 2010 **20.5%** in 2021

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."

30.7% of renters spend over 30% of their income on housing. (36.5% in 2010)

18.7% of home owners spend over 30% of their income on housing. (23.5% in 2010)

21.1% of all households spend over 30% of their income on housing. (26.0% in 2010)