

# WEST SENECA, NY

## LAND USE MAP & CENSUS DATA SUMMARY

### Population & Age

2021 Total Population **45,390** Median Age **45.0**

The population was **44,719** in 2010, a **1.5%** change. Median age was **44.0** in 2010.

**20.4%** are age 65 and over. **18.1%** are age 17 and younger. (19.5% in 2010)

### Income & Housing

Median Household Income **\$70,358** Approximately **6.7%** of Residents are living in Poverty.

Total Housing Units in 2021 **20,877** Total Housing Units in 2010 **19,340**

Housing Units Occupied by Renters **21.3%** in 2010 **22.3%** in 2021 Median Gross Rent (2017-2021) **\$921**

### 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."  
**40.1%** of renters spend over 30% of their income on housing. 39.0% in 2010

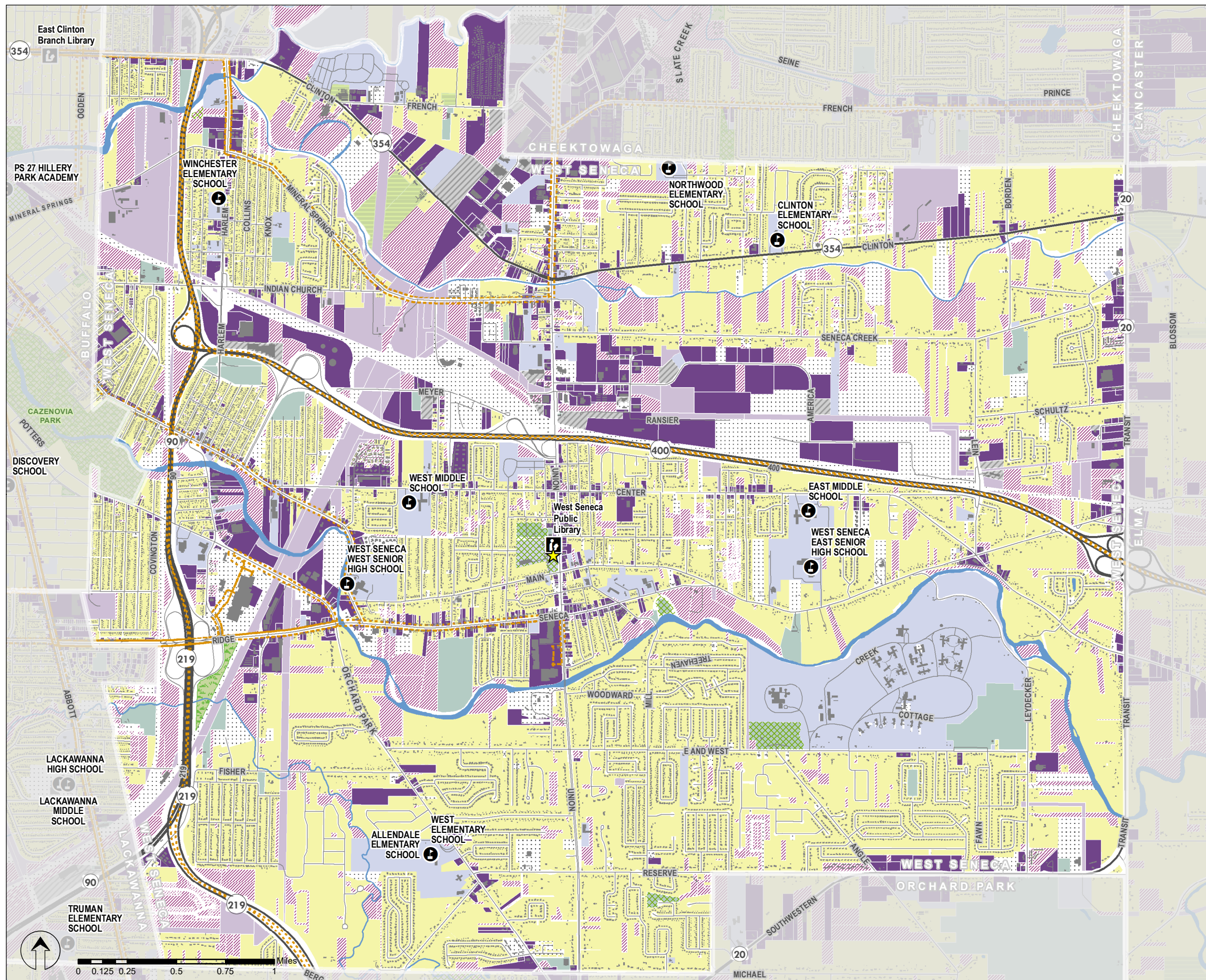
**14.7%** of home owners spend over 30% of their income on housing. 22.0% in 2010

**20.4%** of all households spend over 30% of their income on housing. 25.7% 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



NFTA BUS ROUTES CURRENT TO SPRING, 2023.  
 LAND USE BASED ON NYS REAL PROPERTY CLASS CODES & ERIE COUNTY TAX PARCELS, 2021.  
 CENSUS DATA BASED ON AMERICAN COMMUNITY SURVEY (ACS) 2022 5-YEAR DATASETS UNLESS NOTED.  
 PREPARED BY ERIE COUNTY OFFICE OF GIS WITH LNEWELL ERIE, AUGUST, 2023.

- ★ Municipal Hall
- Ⓧ Public School
- 📖 Library
- 🚌 NFTA Bus Route (Spring 2023)

#### Land Use by Tax Parcel

- 🌾 Agriculture
- 🏢 Commercial

- 🏠 Community Services
- 🏭 Industrial
- 🏛️ Public Services

- 🎡 Recreation and Entertainment
- 🏡 Residential
- 🏠 Vacant Land

- 🌳 Wild and Conservation Land
- 🔍 Unknown
- 🌳 Park

