



- ★ Municipal Hall
- ⋯ NFTA Bus Route (Spring 2023)
- 🏫 Public School
- 📖 Library
- 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 **5,419** Median Age **46.9**

The population was **5,320** in 2010, a **1.9%** change. Median age was **42.9** in 2010.

28.2% are age 65 and over. **18.5%** are age 17 and younger. (21.2% 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 **\$87,457** Approximately **7.3%** of Residents are living in Poverty.

Total Housing Units in 2021 **2,734** Total Housing Units in 2010 **2,554**

Housing Units Occupied by Renters Median Gross Rent (2017-2021) **\$1,170**

34.7% in 2010 **30.5%** 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."

39.6% of renters spend over 30% of their income on housing. (38.7% in 2010)

14.7% of home owners spend over 30% of their income on housing. (20.1% in 2010)

22.3% of all households spend over 30% of their income on housing. (26.6% in 2010)

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 LIVEWELL ERIE, AUGUST, 2023.