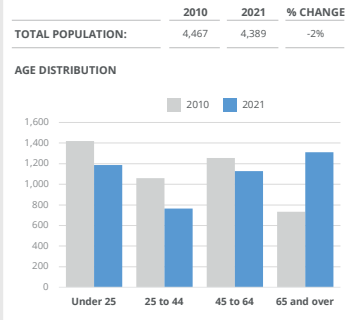


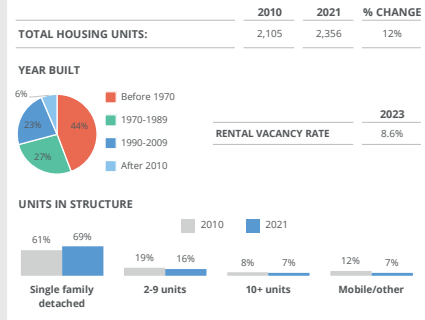
PLACE: **Buffalo**

Population 2010: **4,467** Population Forecast 2030: **4,781** Population Change from 2010: **7%**

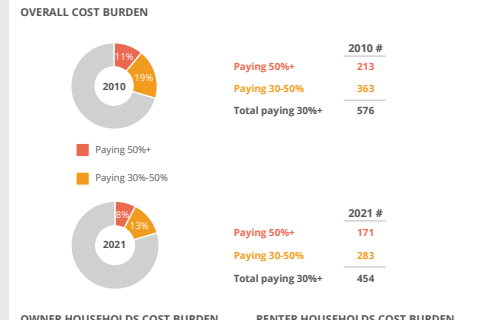
POPULATION BY AGE



HOUSING STOCK



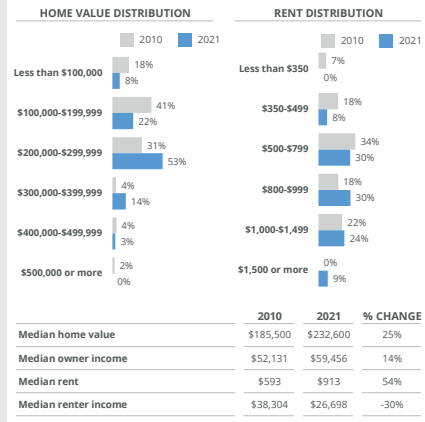
HOUSING NEEDS



SOCIOECONOMIC MAKE-UP

	2010	2021	CHANGE
Households	1,941	2,224	283
Median income	\$45,632	\$51,111	\$5,479
Average household size	2.25	1.93	-0.32
Homeownership rate	64%	65%	1%
Poverty rate	8%	18%	10%
Disability rate	N/A	14%	N/A
Pct. households with children	28%	16%	-12%
Pct. single parents	7%	4%	-3%
Pct. non-family households	41%	51%	10%
Pct. senior (65+) living alone	14%	22%	9%

HOUSING MARKET TRENDS

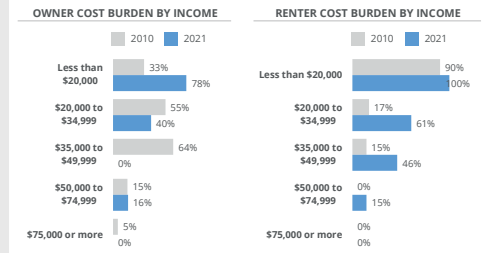


OWNER HOUSEHOLDS COST BURDEN

	2010	2021
All Owners:	29%	15%

RENTER HOUSEHOLDS COST BURDEN

	2010	2021
All Renters:	30%	31%



OVERCROWDING

	2010	2021
All	3%	4%
Owners	2%	3%
Renters	4%	4%

MARKET MISMATCH

	2010	2021
Renters with income <\$25,000	32%	42%
Rental units affordable to them	53%	14%
Renters with income <\$100,000	95%	95%
Ownership units affordable to them	93%	83%

WORKER AFFORDABILITY

OCCUPATION	2010 % EMPLOYMENT	2021 % EMPLOYMENT	2021 MEDIAN EARNINGS	CAN AFFORD MEDIAN RENT?		CAN AFFORD MEDIAN PRICE?	
				MAX RENT	YES/NO	MAX PURCHASE PRICE	YES/NO
Management, business, and financial occupations	14%	19%	\$48,438	\$1,211	Yes	\$210,227	No
Education, legal, community service, arts, and media occupations	15%	17%	\$68,681	\$1,717	Yes	\$298,085	Yes
Office and administrative support occupations	19%	12%	\$40,388	\$1,010	Yes	\$175,289	No
Computer, engineering, and science occupations	3%	10%	\$26,929	\$673	No	\$116,875	No
Production occupations	1%	9%	\$55,221	\$1,381	Yes	\$239,666	Yes
Sales and related occupations	12%	6%	\$52,925	\$1,323	Yes	\$229,701	No
Healthcare support occupations	2%	6%	\$36,059	\$901	No	\$156,501	No
Food preparation and serving related occupations	3%	6%	\$17,194	\$430	No	\$74,624	No
Building and grounds cleaning and maintenance occupations	7%	4%	N/A	N/A	N/A	N/A	N/A
Healthcare practitioners and technical occupations	2%	4%	\$79,410	\$1,985	Yes	\$344,650	Yes