

Section 3: Neighborhood and Demographic Trend Analysis

East Buffalo Overview

Covering 5.2 square miles and containing just fewer than 34,000 residents, East Buffalo is comprised of five distinct neighborhoods—Broadway-Fillmore, Emerson, Lovejoy, Babcock, and Kaisertown. These communities collectively form the East Buffalo Good Neighbors' Planning Alliance. The physical boundaries of East Buffalo include: Smith Street to the west, Best Street and Walden Avenue to the north, the City line to the east, and the I-190 and the Buffalo River to the South.

In many ways, the dimensions of this GNPA epitomize the historical working-class and immigrant neighborhoods that developed within America's great industrial cities during the late 19th and early 20th centuries. Characterized by its narrow side streets and lengthy commercial thoroughfares, the region consists of modest homes and magnificent churches. In addition, well-mannered brick and wooden structures line the streets, offering basic services to nearby residents. Adding to the rich texture of this community are the rail lines that meander like rivers of iron, forming man-made barriers between neighborhoods and bridging streets in wide viaducts. Aligned with these railways many factories and warehouses, both old and new, where generations of East Buffalo residents have labored.

On the other hand, East Buffalo also reflects the forces of deindustrialization, decentralization, and suburbanization that permeated the latter half of the 20th century in all American cities. Vacant housing, empty storefronts, and shuttered factories affect each of East Buffalo's neighborhoods to varying degrees. Although each of the five neighborhoods of the East Buffalo GNPA are unique, they have all felt the impact by the common destructive forces of the past few decades and, as a result, share a number of common issues and struggles.

East Buffalo

Population

- 1/3 of residential loss since 1970
- accelerated decline during the 1990s
- 1/3 loss of young adults (ages 20-34) during the 1990s
- larger proportion of residents under age 19 is greater today than at any time since 1970

Housing

- higher vacancy rates today, than at any time in recent history
- decline in home ownership since 1980

Education

- increases over the past 30 years in the percentage of residents who are high school graduates
- percentage of residents with at least 4 years of college is far below the City average of 18%

Labor Force

- higher proportion of neighborhood residents working in the suburbs (close to 50%, on average)
- decrease in the proportion of workers engaged in manufacturing over the past 30 years
- service and sales jobs now employ over half of the workers

Income/Poverty

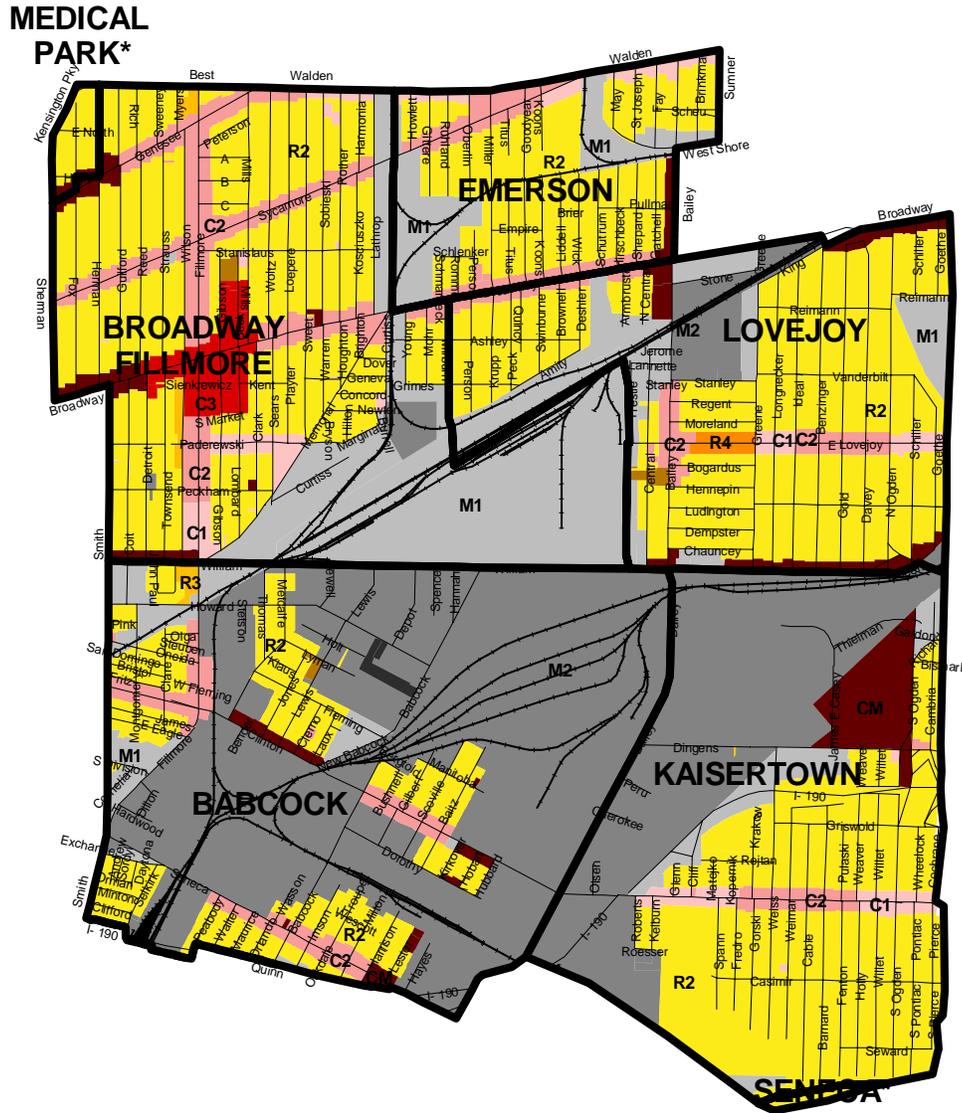
- median household incomes below the City average in 2000
- incomes grew more slowly during the 1990s than incomes in the rest of the City

As the neighborhoods of East Buffalo share common struggles, so do they share common interests. These interests include a desire for well-maintained parks, safe streets, good schools, a clean environment, and the amenities that make a neighborhood not just a place to live, but a place to live well. In short, the neighborhoods of East Buffalo envision a shared future, recognizing that neighborhoods rarely decline or prosper in isolation.

The East Buffalo GNPA provides a forum through which East Buffalo's neighborhoods may acknowledge their commonalities as well as their dissimilarities. It is a means by which these diverse places can form a united front, collective in its goals, influential by its sheer size and formidable in the fight for resources to achieve its goals. In order to more fully understand the makeup of this GNPA, it is necessary to gain a better understanding of each neighborhood by itself. The following are analyses of the social and economic trends that have affected each neighborhood since 1970. While certain trends have affected different neighborhoods to varying degrees, it remains clear that many trends are shared by the neighborhoods of East Buffalo.

East Buffalo Zoning and Transportation Map

The East Buffalo Zoning and Transportation Map shows the relationship of zoning to transportation. Residential zoning is bordered by commercial zoning, both present along street networks. Industrial zoning shares space with railroad networks. Transportation is further discussed in Section 4.



EAST BUFFALO GNPA ZONING AND TRANSPORTATION

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
4/2006

- LEGEND**
- STREET
 - RAILROAD**
 - PLANNING NEIGHBORHOOD
 - ZONING
 - Neighborhood Business District - C1
 - Community Business District - C2
 - Central Business District - C3
 - General Commercial District - CM
 - Light Industrial District - M1
 - General Industrial District - M2
 - Heavy Industrial District - M3
 - One-Family District - R1
 - Dwelling District - R2
 - Dwelling District - R3
 - Apartment District - R4
 - Apartment-Hotel District - R5

*Only areas of this neighborhood located inside the GNPA boundary are shown on this map.

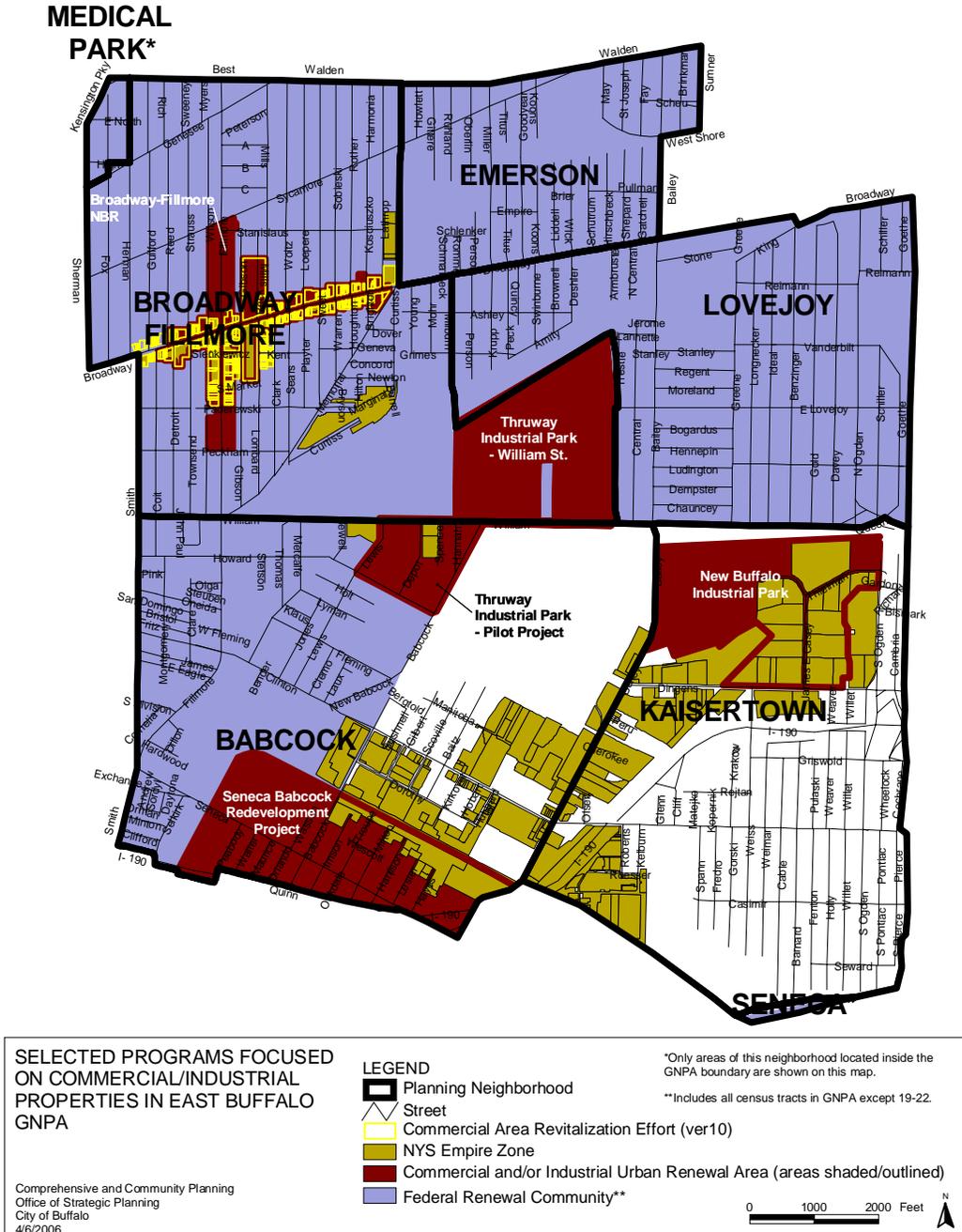
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0 0.25 0.5 Miles



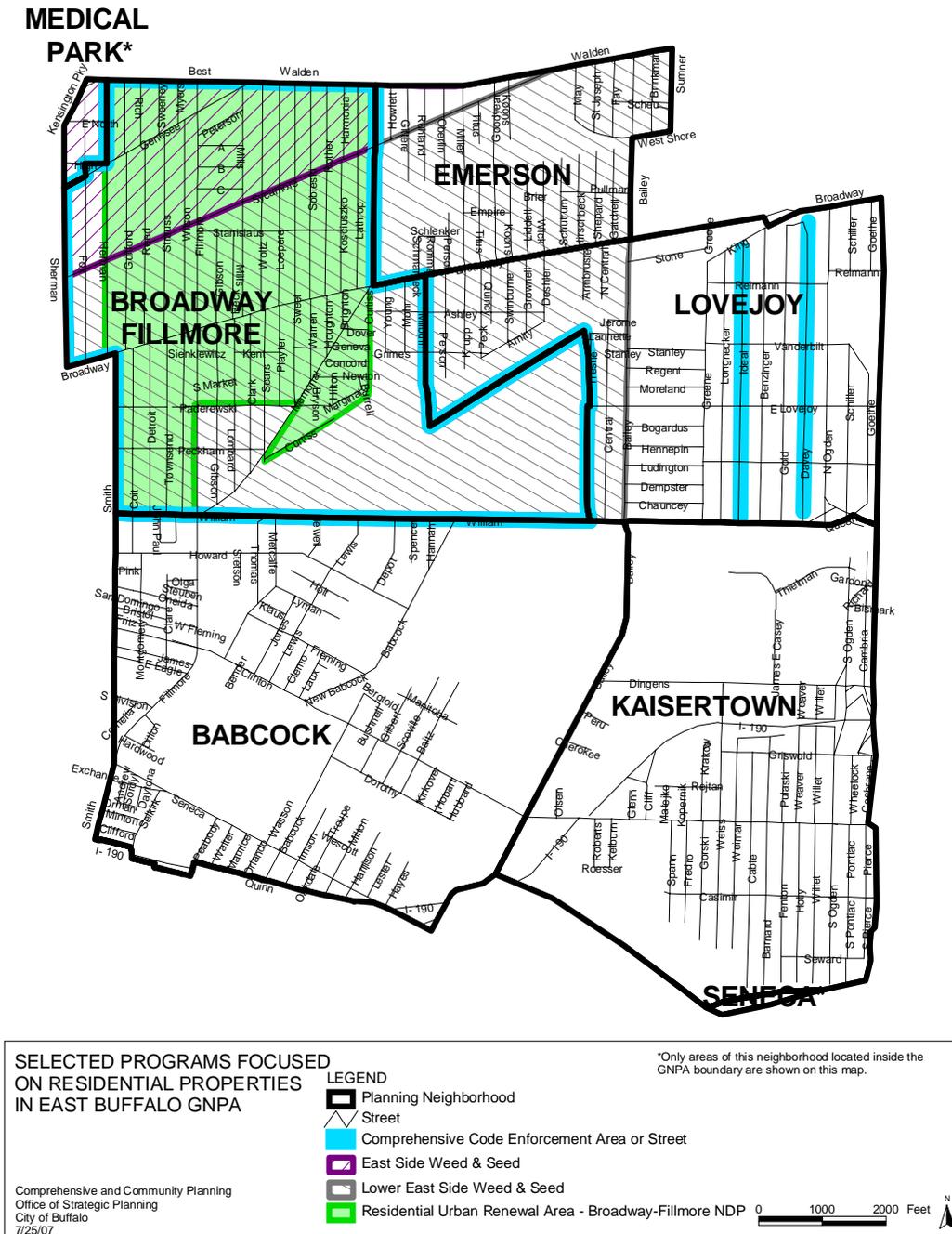
East Buffalo Selected Programs Focused on Commercial/Industrial Properties Map

The map below shows selected government-sponsored programs dedicated to the improvement of commercial and industrial properties in East Buffalo. Significant economic benefits are available to enterprises located in these areas that qualify.



East Buffalo Selected Programs Focused on Residential Properties Map

The map below shows selected government-sponsored programs dedicated to the improvement of residential properties in East Buffalo. Comprehensive Code Enforcement, Lower East Side Weed & Seed, East Side Weed & Seed, and Residential Urban Renewal Area designations mean that the benefits of these programs are available in the geographic areas indicated while they are in operation.



Broadway-Fillmore

At the heart of the Broadway-Fillmore neighborhood stands the Broadway Market. In many ways it defines this neighborhood – a fixture of both the past and present, serving generations of Buffalo residents. As one of the oldest public markets in the country, the Broadway Market witnessed the influx of Polish immigrants in the late 19th and early 20th centuries. These are the immigrants who settled in modest homes on streets in the vicinity of the intersection of Broadway and Fillmore Avenue, and who erected the massive and ornate Catholic churches that still dominate the neighborhood's streetscapes. At the end of the booming 1920s, the market watched as the art deco tower of the New York Central Terminal dominated the neighborhood's skyline. The Broadway Market remained strong as the Broadway corridor emerged as a regional commercial hub in the middle of the 20th century. The region saw an era where that avenue was lined with numerous department stores and its sidewalks bustled with shoppers from throughout the City.

Today, the Broadway Market is still very much the core of the Broadway-Fillmore neighborhood. Although the neighborhood's Polish population has dwindled, the Central Terminal stands empty (for the time being), and the commercial traffic on Broadway is not what it was a generation ago, the Broadway Market remains a vital crossroad for the neighborhood's residents and visitors alike.

Assets and Opportunities

Even with the decline of the Polish population in recent decades, the neighborhood survived with the benefit of an influx of Black and, more recently, Asian residents. This has kept alive the multicultural feel of a historically international neighborhood. Many community centers and social organizations serve the various communities, creating a rich social fabric that can be used toward the advantage of the whole area. It is not only the people that contribute to the vibrancy of this neighborhood.

Broadway-Fillmore houses many of Buffalo's historic features. Of course, the Broadway Market stands out as one of its most outstanding assets. However, the Broadway Market is only one of many historic buildings, including its numerous churches and the Central Terminal. These symbols of neighborhood heritage anchor Broadway-Fillmore's identity and historic value. They may serve as points around which revitalization efforts can be focused. The rehabilitation of Street Mary of Sorrows Church on Genesee Street into the King Urban Life Center stands as an example of the potential that the neighborhood's historic structures have to rejuvenate their surroundings.

Another asset to the neighborhood is the land north of William Street and east of the Central Terminal. Much of this land was formerly occupied by stockyards and railroad yards. Some of that land has been turned into industrial parks in the past few decades, but many vacant acres still remain. With the redevelopment of former railroad property in East Buffalo being a priority of the City's Comprehensive Plan, this land could accommodate a number of uses beneficial not only to the neighborhood, but also to the City as a whole.

Weaknesses and Threats

Broadway-Fillmore's weaknesses include increased crime, poverty, and unemployment rates, and housing vacancy rates that far exceed the averages for East Buffalo overall and for the City. The higher than average housing vacancy is largely due to the neighborhood's sharp population loss in recent decades, including a 50% drop between 1970 and 2000. All of these factors have seriously undermined the neighborhood's stability and serve as the greatest threats to the neighborhood's long-term viability.

Population

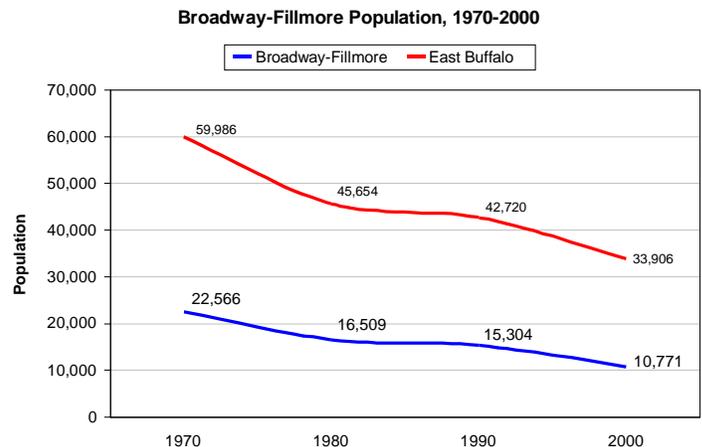
At a Glance...

- Broadway-Fillmore is East Buffalo's most populous neighborhood.
- The neighborhood experienced a 52% population loss between 1970 and 2000—the greatest rate of loss in East Buffalo.
- Population loss accelerated in the 1990s after a slowdown in the 1980s.

Broadway-Fillmore was East Buffalo's most populous neighborhood in 2000. Its 10,771 residents represented almost one-third of East Buffalo's population. Compared to previous decades, however, Broadway-Fillmore's 2000 population was a significant decline from previous years, and represented the sliding position of the neighborhood's once dominant place within East Buffalo.

Between 1970 and 2000, Broadway-Fillmore experienced a population loss of just over 50%, the greatest rate of decline experienced by any East Buffalo neighborhood and greater than the City's overall rate of decline. In each of those three decades, the rate of population loss in Broadway-Fillmore was more severe than the rate of loss in East Buffalo as a whole. The neighborhood incurred significant losses during the 1970s, and then saw a rapid slowing of its decline in the 1980s, a decade in which Broadway-Fillmore lost population at a lower rate than the City.

The 1990s were marked by a rapid acceleration in the neighborhood's decline, as it lost population at a rate three times faster than the overall City, making the 1990s the neighborhood's worst decade in terms of percent population loss (-29.6%). Both the City and East Buffalo as a whole experienced their greatest losses in the 1970s.



Source: U.S. Census Bureau

Race and Ethnicity

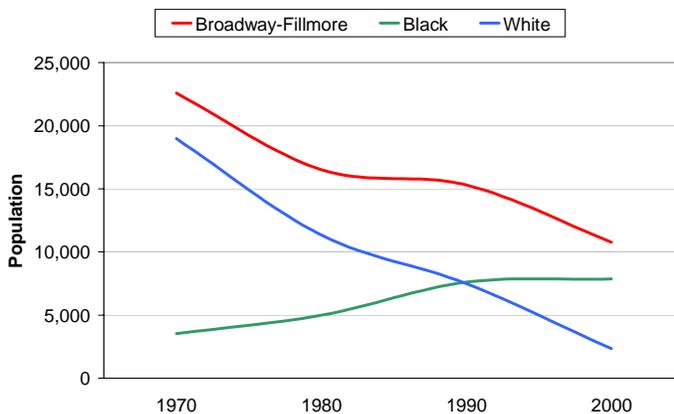
At a Glance...

- Broadway-Fillmore had the highest proportion of Black and Asian residents in East Buffalo in 2000.
- The neighborhood's racial composition shifted from 84% White and 16% Black in 1970 to 73% Black and 22% White in 2000.

Throughout the past three decades, Broadway-Fillmore has been one of East Buffalo's more diverse neighborhoods. In 2000, for example, it had a greater proportion of Black and Asian residents than any other neighborhood in East Buffalo. Broadway-Fillmore's racial and ethnic composition has not, however, remained static over time.

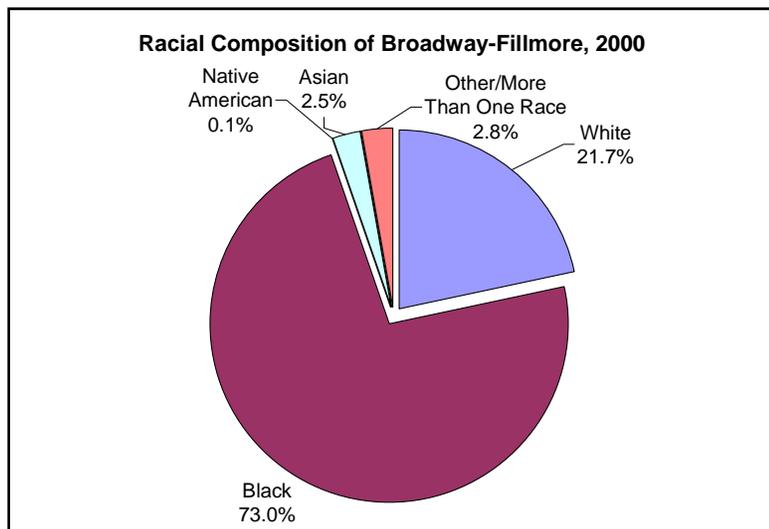
Broadway-Fillmore's racial character has flip-flopped in recent decades, going from 84% White and 16% Black in 1970, to 73% Black and 22% White in 2000. In

Racial Composition of Broadway-Fillmore, 1970-2000



Source: U.S. Census Bureau

Racial Composition of Broadway-Fillmore, 2000



Source: U.S. Census Bureau

total numbers, the White population declined from 18,968 in 1970 to 2,341 in 2000; the Black population increased from 3,538 in 1970 to 7,859 in 2000. That change occurred at a fairly steady rate over 30 years, with 1990 serving as the point where the White and Black populations were almost equal in number.

The 1990s saw a new development in the neighborhood's diversification as the Asian population made a significant increase—from 25 persons in 1990 to 266 in 2000. At the same time the ethnic Hispanic population experienced a slight decline from 269 to 233 persons. In 2000, almost 3% of neighborhood residents identified themselves to the Census Bureau as being “other” or “more than one race.”

Age

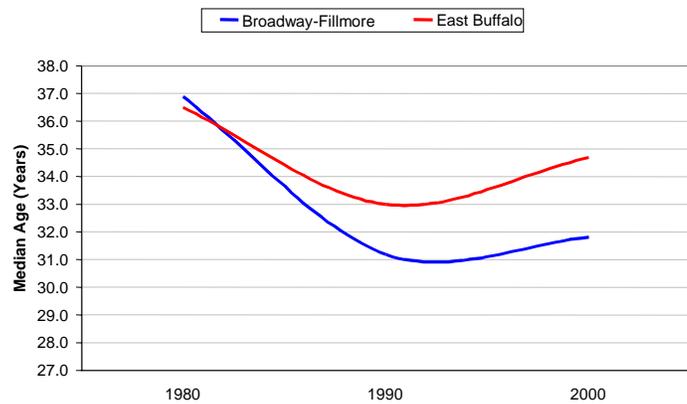
At a Glance...

- Broadway-Fillmore's population was younger, in 2000, than the overall East Buffalo population and the City.
- The neighborhood's median age declined from 36.9 years in 1980 to 31.8 in 2000.
- The number of young adults (ages 20-34) declined by 52% during the 1990s.

Broadway-Fillmore's population has become more youthful in the past few decades, declining from a median age of 36.9 in 1980 to 31.8 in 2000. In 2000, the neighborhood's median age was younger than that of Buffalo (median age 33.6) and the overall median age of East Buffalo (median age 34.7).

The youth of Broadway-Fillmore is reflected in the fact that, in 2000, persons under the age of 19 comprised 36.2% of the neighborhood, making that age group more dominant than young adults (ages 20-34), middle-aged adults (ages 35-64), and senior citizens (65 and over). Middle-aged adults formed the second largest age group in 2000, followed by young adults and senior citizens.

Median Age of Population in Broadway-Fillmore, 1980-2000



Source: U.S. Census Bureau

During the 1990s, the young adult age group experienced the most significant decline in the neighborhood, falling by 52%. This represents a drastic turnaround from the 1980s when that group actually increased by 7.6% despite the overall decline of the neighborhood's population. The number of senior citizens in the neighborhood fell by a similarly dramatic 46.8% in the 1990s, a much greater rate of decline than seen in previous decades. The number of young persons and middle-aged adults also fell in the 1990s, though at a rate much lower than the neighborhood's overall decline.

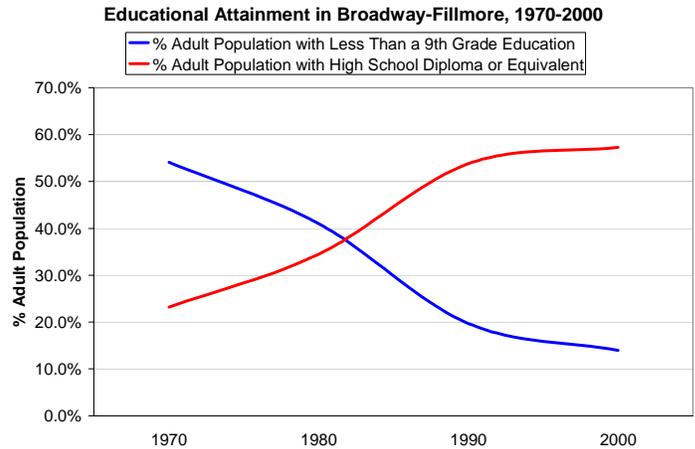
Education

At a Glance...

- Education levels in Broadway-Fillmore improved dramatically between 1970 and 2000.
- By all measures, education levels are below East Buffalo and City averages.

In the past three decades, education levels in the Broadway-Fillmore neighborhood have improved significantly. Between 1970 and 2000, the proportion of adults with less than a 9th grade education declined from 54.1% to 14.0%. At the same time the percentage of adults with at least a high school diploma increased from 23.2% to 57.3%.

Despite these impressive gains, Broadway-Fillmore's education levels still lagged the City and the overall East Buffalo in 2000, as it did in 1970. The proportion of neighborhood adults with at least a high school diploma (57.3%) in 2000 trailed the rest of East Buffalo (63.7%) and was significantly below the City average (74.6%), while the percentage of adults with less than a 9th grade education (14.0%) was slightly above East Buffalo (11.5%) and City (7.9%) averages.



Source: U.S. Census Bureau

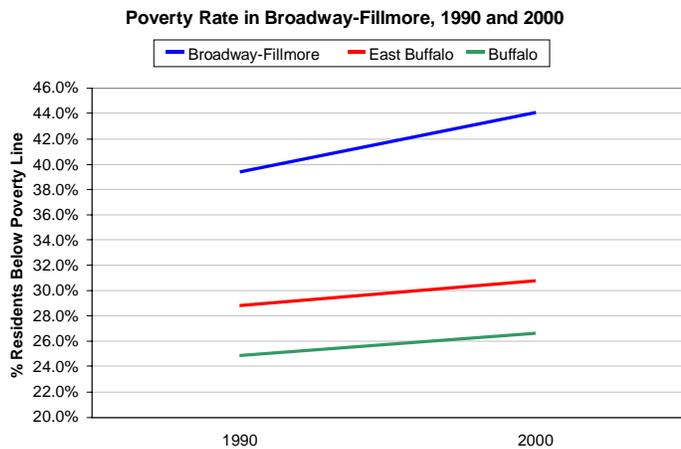
Broadway-Fillmore experienced a setback in its trend of improving education levels in the 1990s with a drop in the proportion of adults with at least a four-year college degree. That proportion, which had increased during the 1970s and 1980s, fell from 6.7% in 1990 to 4.0% in 2000. With that decline, the neighborhood slipped below East Buffalo's average in 2000 (5.7%) and remained well below the City average (18.3%).

Income and Poverty

At a Glance...

- Broadway-Fillmore had the highest poverty rate in East Buffalo in 2000.
- For every dollar earned by Buffalo households in 1999, Broadway-Fillmore households earned only \$0.56.

In 2000 Broadway-Fillmore was East Buffalo's most impoverished neighborhood. The percentage of its residents living below the poverty line (44.1%) was significantly higher than East Buffalo (30.8%) and City (26.6%) averages. That condition was reflected in the fact that the median household income in Broadway-Fillmore in 1999 (\$13,807) was 68% of East Buffalo's median income and 56.3% of the City's median figure. In other words, for every dollar earned by households in the City as a whole, Broadway-Fillmore households earned only \$0.56.



Source: U.S. Census Bureau

During the 1990s, poverty in Broadway-Fillmore increased at a faster rate than in overall East Buffalo and the City. As poverty rates increased between 1989 and 1999 from 24.9% to 26.6% in the City and from 28.8% to 30.8% in East Buffalo, the percentage of persons living in poverty in

Broadway-Fillmore increased from 39.4% to 44.1%. Broadway-Fillmore also lost ground to both East Buffalo and the City in the 1990s in terms of income growth, with its median income dropping from 79% to 68% of East Buffalo's median income between 1989 and 1999, and from 68% to 56% of the City's median income.

In 2000, Broadway-Fillmore had the second highest Female Head of Household (no husband) rate in East Buffalo with a rate of 30%. Broadway-Fillmore's Female Head of Household (no husband) rate was higher than both the overall rate of East Buffalo (25%) and the City (14%).

Labor Force

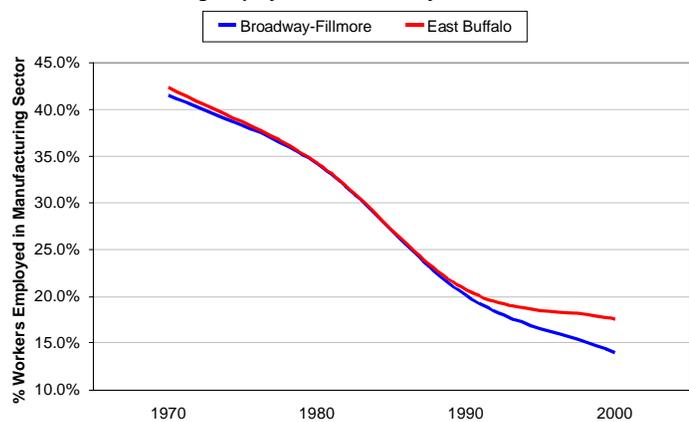
At a Glance...

- Broadway-Fillmore had East Buffalo's highest unemployment rate in 2000 (19.8%).
- The percentage of workers employed in the manufacturing sector dropped sharply between 1970 and 2000.
- The education, health, and social services sector employed close to one-third of neighborhood workers in 2000.

Broadway-Fillmore's unemployment rate in 2000 (19.8%) was the highest rate among East Buffalo's neighborhoods and much higher than the City average (12.5%). The 2000 rate did not, however, represent a drastic increase over the neighborhood's rate in 1990 (18.7%), or even 1980 (15.1%), although unemployment in Broadway-Fillmore was higher than East Buffalo's average in each of those years.

Between 1970 and 2000, the industry sectors employing Broadway-Fillmore's workers experienced a significant shift. The proportion of the neighborhood's workers employed in manufacturing, for example, fell from 41.6% in 1970 to 14.0% in 2000, a proportion that was slightly above the City-wide rate of 13.1% but below the GNPA average of 17.6%. In 2000, the industry sector with the highest share of Broadway-Fillmore workers was education, health, and social services, employing 31.5% of the neighborhood's labor force.

Manufacturing Employment in Broadway-Fillmore, 1970-2000



Source: U.S. Census Bureau

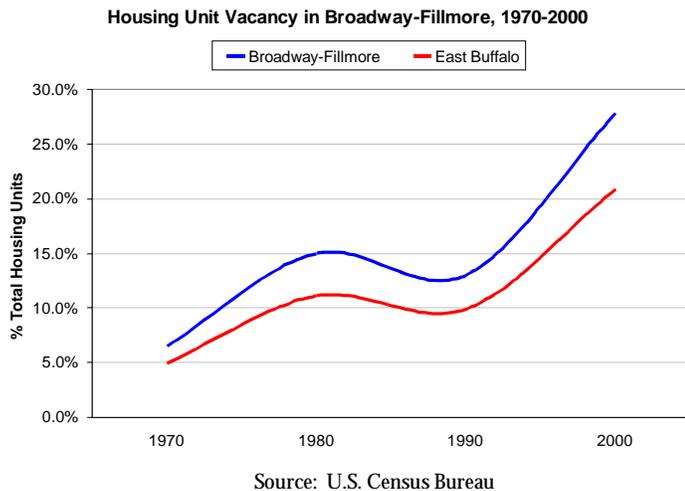
The locations where neighborhood residents were employed also shifted in recent decades, with 30.7% employed in the suburbs in 2000 compared to 21.8% in 1990, although overall East Buffalo and the City saw higher proportions of suburb-bound workers in 2000 (42.6% and 38.8%, respectively).

Housing

At a Glance...

- Broadway-Fillmore lost 30.5% of its housing units between 1970 and 2000.
- Vacancy in the neighborhood was much higher, in 2000, than East Buffalo and City averages.
- Owner-occupied homes in Broadway-Fillmore had the lowest median value (\$25,800) of any East Buffalo neighborhood in 2000.

In 2000, Broadway-Fillmore trailed East Buffalo and the City of Buffalo in a number of housing condition indicators. The neighborhood had a much higher rate of housing unit vacancy (27.8%) than East Buffalo (20.9%) and the City (15.7%). Its owner-occupancy rate (32.3%) was lower than East Buffalo (46.0%) and the City (43.5%). And, the median value of the neighborhood's owner-occupied homes (\$25,800 in 2000 dollars) was well below the median figures for East Buffalo (\$39,700) and the City (\$58,800).



Broadway-Fillmore's housing situation in 2000 reflected the neighborhood's ongoing trends of decreasing population and increasing poverty. Although the neighborhood lost 30.5% of its housing units between 1970 and 2000, the rate of vacancy in its remaining units went from 6.5% in 1970, to 13.0% in 1990, to 27.8% in 2000. Owner-occupancy in the neighborhood was lower in 2000 (32.3%) than it was in 1980 (38.8%) or 1970 (37.6%), although it was almost double the aberrational low-point hit in 1990 (17.0%).

Crime

At a Glance...

- Broadway-Fillmore had East Buffalo's highest crime rate in 2002, and one of the highest in the City.
- The neighborhood experienced a greater than average drop in its crime rate between 1998 and 2002.

In 2002, Broadway-Fillmore had the highest crime rate in East Buffalo and one of the highest crime rates in Buffalo. Its rate of 267 crimes per 1,000 persons was almost 1.5 times higher than the average rate for East Buffalo and almost twice as high as the City's average crime rate. As high as the crime rate was in 2002, it represented a 16.4% drop from the rate in 1998. That was

the sharpest drop in crime in East Buffalo during that time period and sharper than the 13.6% drop in crime experienced by the City as a whole.

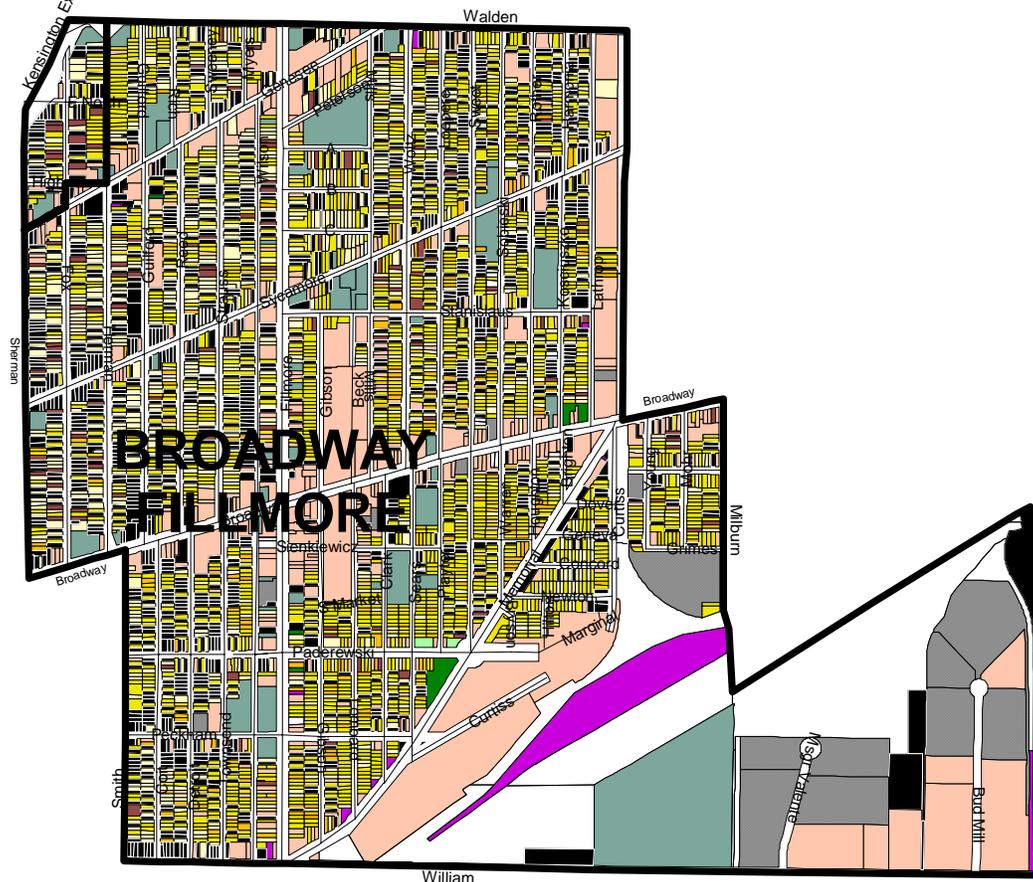
Crime in Broadway-Fillmore, 1998-2002		
	Crimes Per 1,000 People (2002)	Change in Crime Rate, 1998-2002
Broadway-Fillmore	267	-16.4%
East Buffalo	180	-8.2%
Buffalo	138	-13.6%

Source: Buffalo Police Dept. and *The Buffalo News*

Broadway-Fillmore Land Use Map

Residential uses with vacant parcels and community service uses interwoven in them dominate much of Broadway-Fillmore. Many community service uses represent religious institutions. Along major commercial streets, parcels with commercial uses are predominant, while many vacancies signal opportunities for renewal. Land use in the southeast portion reflects commercial and industrial uses there, along with those of the Central Terminal and Post Office.

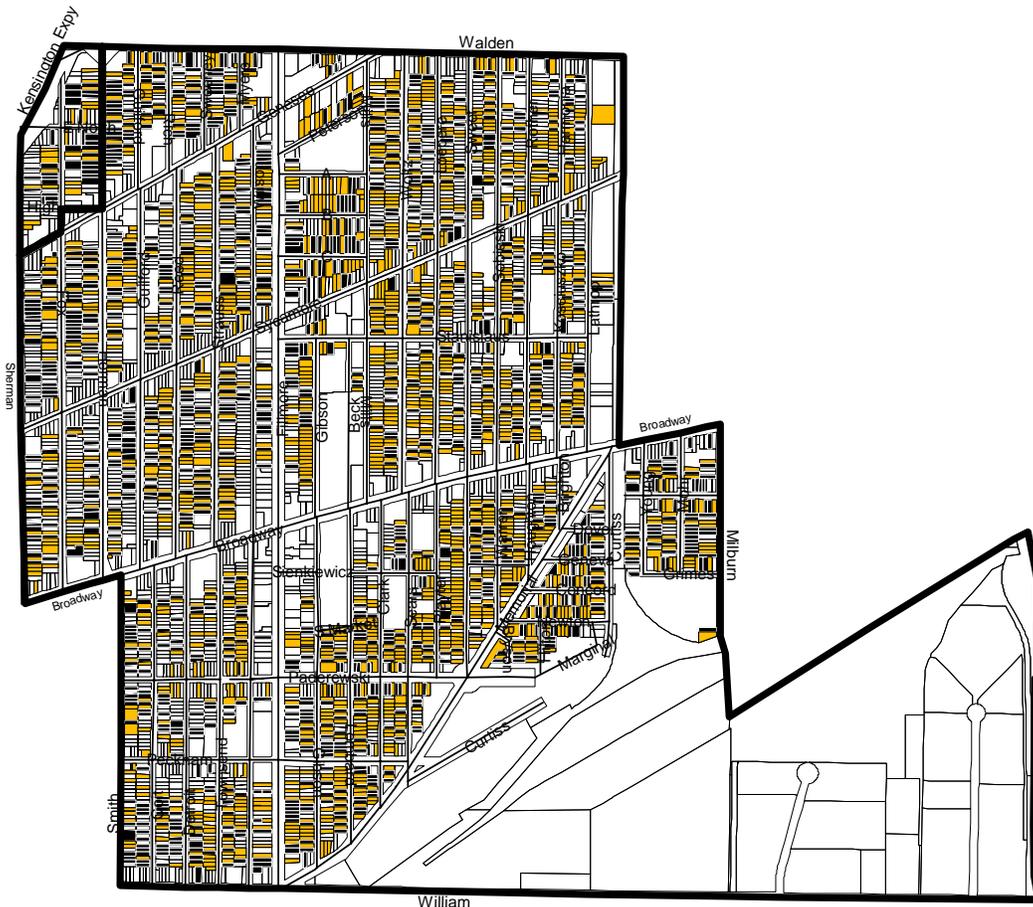
MEDICAL PARK*



EAST BUFFALO GNPA LAND USE - BROADWAY FILLMORE NEIGHBORHOOD	LEGEND	<p>*Only areas of this neighborhood located inside the GNPA boundary are shown on this map.</p> <p>Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.</p>
	<p>STREET</p> <p>PLANNING NEIGHBORHOOD</p> <p>PARCEL LAND USE</p> <ul style="list-style-type: none"> Residential single family Residential two family Residential three family Residential other Vacant Commercial Recreational Community Service Industrial Public Service Conservation Areas / Parks No Data 	
<p>Comprehensive and Community Planning Office of Strategic Planning City of Buffalo 9/23/2005</p>	<p>0 500 1000 Feet</p> <p>N</p>	

Broadway-Fillmore Owner- vs. Renter-Occupied Residential Properties Map

Broadway-Fillmore housing is characterized by lower owner-occupancy than other East Buffalo neighborhoods. Figures from the 2000 U.S. Census (see page 18) indicate the area's owner-occupancy rate (32.3%) is lower than East Buffalo (46.0%) and the City (43.5%). This map, based on Assessor data (as all maps are in this section of the plan), seems to confirm the low level of owner-occupancy (in black) compared to renter-occupancy (in orange).



**EAST BUFFALO GNPA
OWNER- VS. RENTER-
OCCUPIED RESIDENTIAL
PROPERTIES*
- BROADWAY/FILLMORE
NEIGHBORHOOD**

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
10/24/2005

LEGEND

- ▲ STREET
- ▭ PLANNING NEIGHBORHOOD
- ▭ RESIDENTIAL PROPERTY*
- ▭ OWNER-OCCUPIED
- ▭ RENTER-OCCUPIED
- ▭ OTHER LAND USE

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

Residential Properties for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

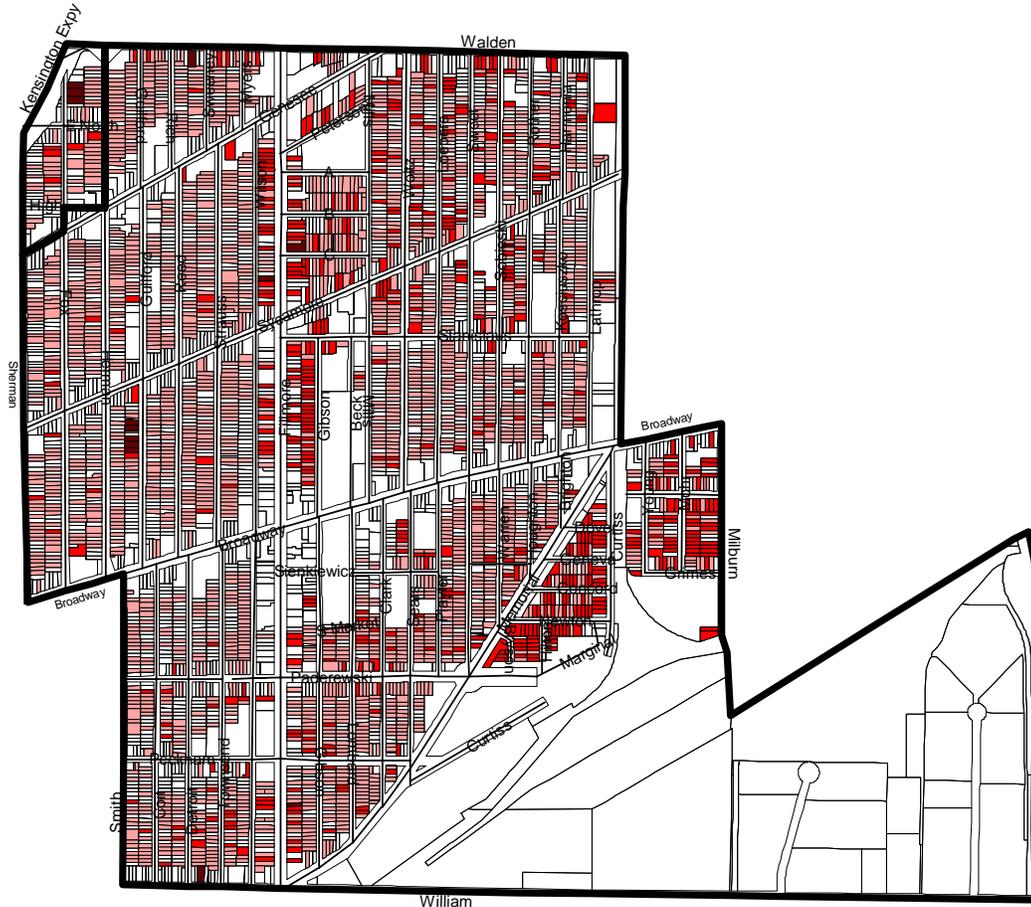
All data as of August, 2004.

0 500 1000 Feet

N

Broadway-Fillmore Assessed Value for Residential Properties Map

Broadway-Fillmore has most of its residential properties in the \$1,200 to \$20,099 dollar range for assessed value (80%). Some concentrations of higher residential property values appear to be located to the east of Memorial Drive and along parts of Fillmore Avenue.



EAST BUFFALO GNPA ASSESSED VALUE OF RESIDENTIAL PROPERTIES* - BROADWAY/FILLMORE NEIGHBORHOOD

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
11/9/2005

LEGEND

	STREET
	PLANNING NEIGHBORHOOD
	ASSESSED VALUE, RESIDENTIAL* (Count)
	\$1,200 - \$20,099 (2196)
	\$20,100 - \$43,999 (524)
	\$44,000+ (14)
	OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

Residential Properties for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

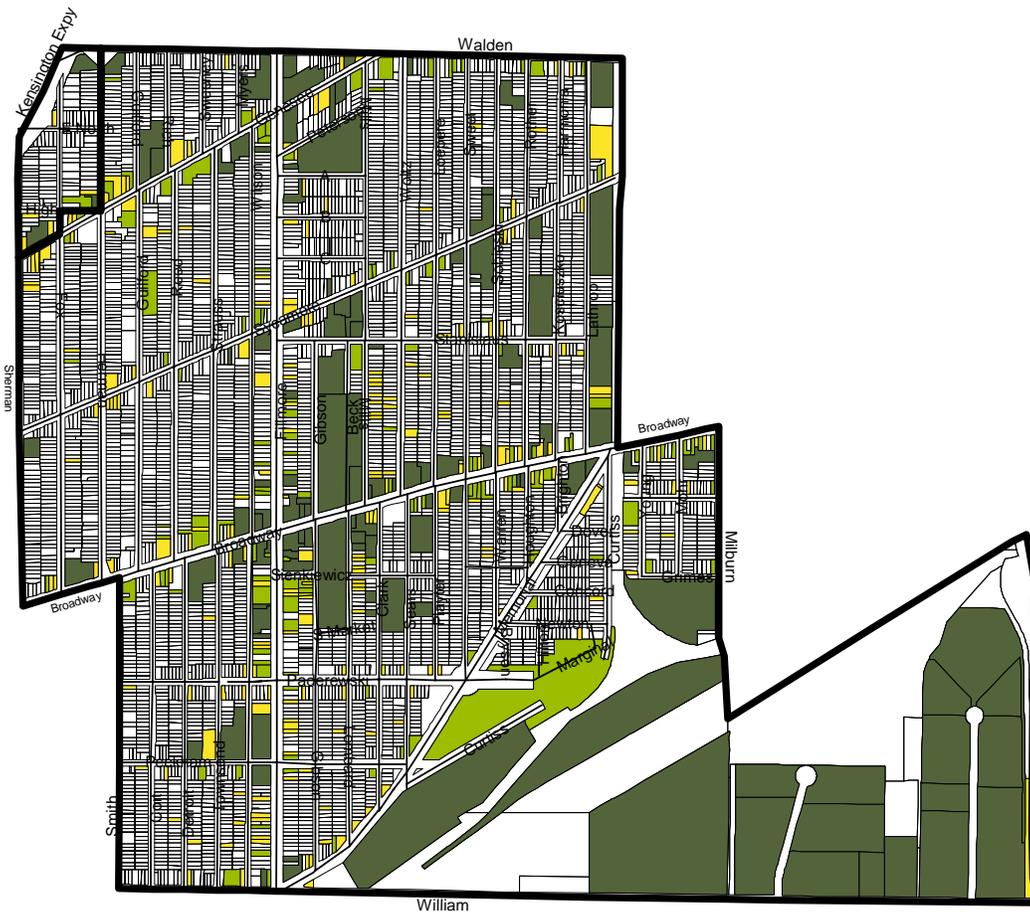
The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Residential properties* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Residential properties* GNPA-wide = \$33,210. This neighborhood has 2734 Residential properties*, while there are 9894 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet



Broadway-Fillmore Assessed Value for Non-Residential Properties Map

Broadway-Fillmore's non-residential properties with the highest assessments are mostly found along commercial streets (Broadway, Genesee, and Fillmore) and in the southeast area of the neighborhood. However, within residential areas many important non-residential properties with moderate or high assessments also exist (for example, along Peckham and at Sobieski and Sycamore).



EAST BUFFALO GNPA ASSESSED VALUE OF NON-RESIDENTIAL PROPERTIES* - BROADWAY/FILLMORE NEIGHBORHOOD

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
10/24/2005

LEGEND

	STREET
	PLANNING NEIGHBORHOOD
	ASSESSED VALUE, NON-RESIDENTIAL*
	\$400 - \$29,099 (223)
	\$29,100 - \$64,999 (135)
	\$65,000+ (123)
	OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

*"Non-Residential Properties" for the purposes of this map are: Commercial, Industrial, Community Service, and Public Service land uses. "Other Land Uses" would be Residential, Vacant, Recreational, and Conservation Areas/Parks.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Non-Residential properties* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Non-Residential properties* GNPA-wide = \$169,750. This neighborhood has 481 Non-Residential properties*, while there are 1382 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet



Emerson

The smallest of East Buffalo's neighborhoods in terms of both population and land area, Emerson is a largely residential neighborhood split in half by railroad tracks. The portion of the neighborhood to the north of the tracks contains a combination of single- and multi-family homes. These homes are situated on side streets that connect to the Sycamore Street and Walden Avenue thoroughfares, both of which have considerable commercial vacancies. The largest land use north of the tracks is the newly refurbished School #97 – Harvey Austin School and its adjacent playground. South of the tracks, residential side streets connect to Broadway, which is heavily commercial and also suffering from high vacancy.

Assets and Opportunities

School #97 – Harvey Austin School was formerly Emerson Vocational High School, built in 1926. It is the neighborhood's largest building and was part of the Joint Schools Construction program, Buffalo Public School's \$1 billion reconstruction effort. Its complete renovation, estimated to cost approximately \$10 million, included its conversion from a high school to a middle school. The renovation has given the neighborhood a completely modern school building as well as an infusion of City resources. The City is intent on focusing money for infrastructure and housing improvements around newly renovated schools, including School #97 – Harvey Austin School, creating hope that the school can serve as an anchor for revitalization efforts.

Weaknesses and Threats

Emerson's sharp population decline during the 1990s (-33.4%) was the most severe in the East Buffalo GNPA. The heavy losses destabilized the neighborhood's housing market, causing housing unit vacancy to hit almost 35% in 2000. Combined with high poverty, unemployment, and crime rates, and a dramatic turnover in the neighborhood's population during the 1990s, Emerson is in the midst of a jarring transition. All of this threatens the neighborhood's long-term viability. It is hoped that improvements in and around the new School #97 – Harvey Austin School will restore confidence in the neighborhood and spur a turnaround.

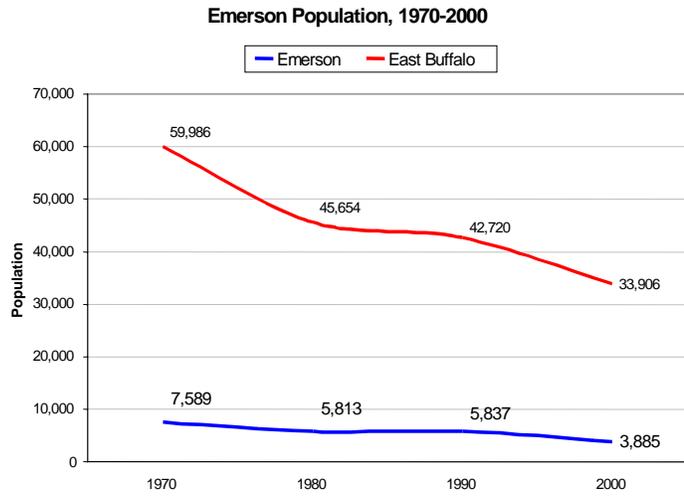
Population

At a Glance...

- Emerson is East Buffalo's least populous neighborhood.
- Between 1970 and 2000, Emerson lost close to half of its population.
- The neighborhood's 33% population loss in the 1990s was the steepest decline in East Buffalo during that decade.

Between 1970 and 2000, Emerson lost close to half of its population, a rate outpacing that of overall East Buffalo (43.5%) and the City (36.7%). The 1990s represented by far the most significant decade of decline.

With its 3,885 residents in 2000, Emerson is the least populous of East Buffalo's five neighborhoods. Its 11% share of East Buffalo's population in 2000 marked a decline from in previous decades. Emerson experienced the steepest population decline of all East Buffalo neighborhoods during the 1990s, with a loss of one-third of its residents. That decline represented a drastic turnaround from the 1980s when Emerson was the only neighborhood in East Buffalo to gain population, albeit at the slow rate of 0.4%. The gain of the 1980s followed a significant decline (23.4%) during the 1970s.



Source: U.S. Census Bureau

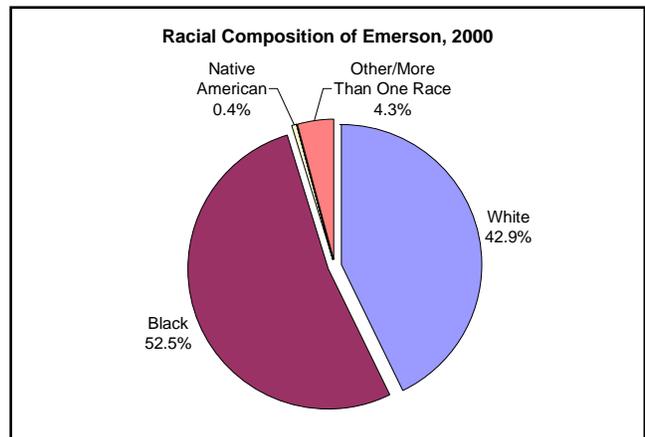
Race and Ethnicity

At a Glance

- Emerson's population was East Buffalo's most racially balanced in 2000.
- The neighborhood's racial composition shifted from 97% White and 2% Black in 1980 to 53% Black and 43% White in 2000.

In 2000, Emerson was the most racially balanced of East Buffalo's neighborhoods. Its racial proportions in that year—53% Black and 43% White—did not, however, represent a history of racial balance.

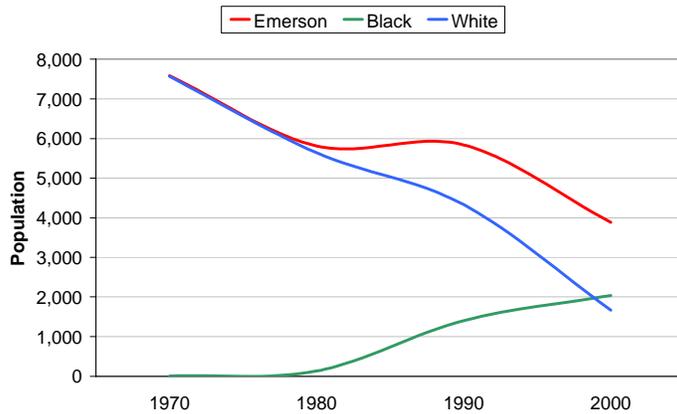
The Emerson neighborhood experienced a dramatic turnover in its population between 1980 and 2000. In 1980, 97% of Emerson's population was White and only 2% was Black. Between 1980 and 2000, the White population fell from 5,640 to 1,665, while the



Source: U.S. Census Bureau

Black population increased from 129 to 2,038. The 1990s represented the greatest decade of decline for the White population, while providing a time of increased growth for the Black population. In fact, during the 1980s the White population decreased by almost the same number that the Black population increased, resulting in the neighborhood experiencing a net population increase of 24 persons (0.4%) for the decade.

Racial Composition of Emerson, 1970-2000



Source: U.S. Census Bureau

Age

At a Glance...

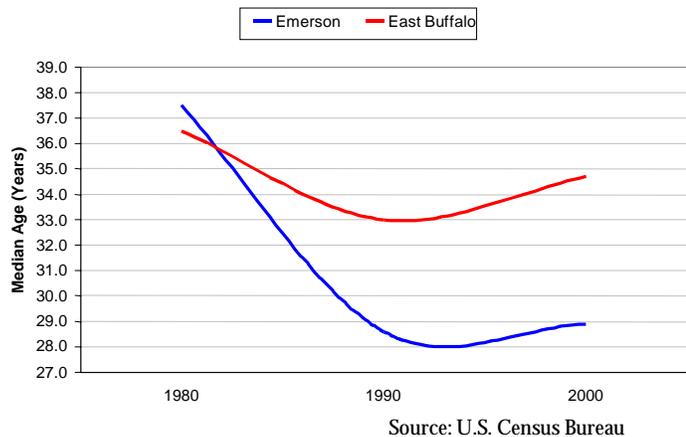
- Emerson's population was East Buffalo's youngest in 2000.
- The neighborhood's median age declined from 37.5 years in 1980 to 28.6 in 1990.
- The number of young adults (ages 20-34) declined by 47% during the 1990s, while the number of senior citizens fell by 53%.

In 2000, Emerson had East Buffalo's youngest population with a median age of 28.9. It was almost five years younger than Buffalo's median age (33.6) and almost six years younger than East Buffalo (median age 34.7).

Emerson was East Buffalo's youngest neighborhood in 1990 as well (median age 28.6), a sharp drop from 1980 when it was East Buffalo's second oldest neighborhood (median age 37.5). The neighborhood got much younger during the 1980s as part of the rapid turnover of its population. The sharp decline in the neighborhood's older White population was offset by a rapid increase in the younger, incoming Black population, resulting in an overall younger population.

During the 1980s, the middle-aged adult (ages 35-64) and senior citizen population (65+) fell considerably while the number of young people (under age 19) and young adults (ages 20-34) increased rapidly. The neighborhood's rapid population loss during the 1990s affected some population groups more than others. The senior citizen population was the most affected, plummeting by 53%. That loss of older persons was offset by a similarly dramatic loss of youth:

Median Age of Population in Emerson, 1980-2000



Source: U.S. Census Bureau

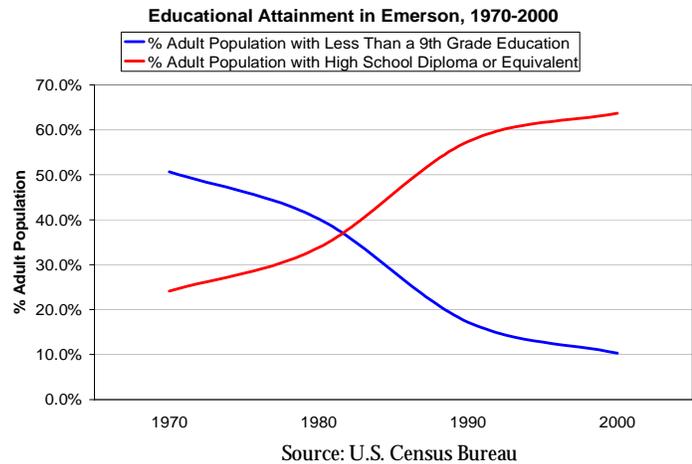
the young adult population declined by 47% and the number of persons under age 19 fell by 25%. The middle-aged adult population was the most stable, by comparison, falling by only 18%.

Education

At a Glance...

- Education levels in Emerson improved dramatically between 1970 and 2000.
- By all measures, education levels in Emerson are below City averages.

Between 1970 and 2000, the Emerson neighborhood experienced major gains in the education levels of its residents. In those three decades, the proportion of adults with less than a 9th grade education fell from 50.7% to 10.3%, while the proportion of adults with at least a high school diploma increased from 24.1% to 63.7%.



A comparison of Emerson's education levels in 2000 to those of East Buffalo and the overall City reveals a mixed picture. The proportion of Emerson adults with less than a 9th grade education (10.3%) was lower than East Buffalo's average (11.5%), but higher than the City's average (7.9%). And the neighborhood's proportion of adults with at least a high school diploma (63.7%) was equal to East Buffalo's average, but lower than the City's average (74.6%).

One aspect of Emerson's education levels in 2000 that ran counter to the overall trend of improvement was a drop in the proportion of adults with a bachelor's degree or higher. In 2000, 2.1% of neighborhood adults had a bachelor's degree or higher, compared with 2.9% in 1990, 5.3% in 1980, and 2.9% in 1970. In 2000, Emerson had a lower proportion of college graduates than the East Buffalo average (5.7%) and a much lower rate than the City average (18.3%).

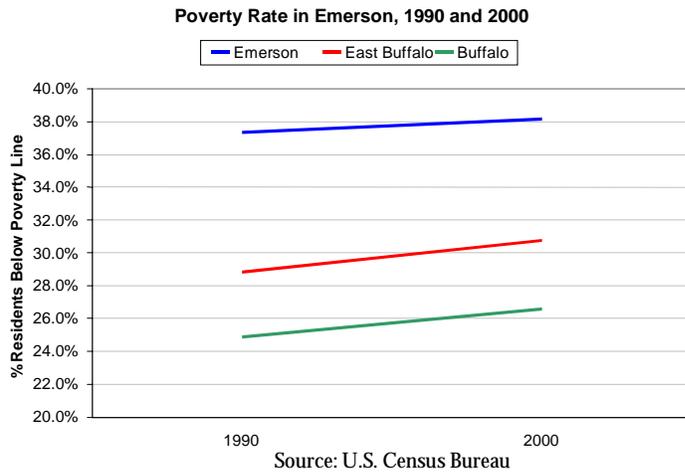
Income and Poverty

At a Glance...

- Emerson's poverty rate in 2000 (38.2%) was well above East Buffalo and City averages.
- For every dollar earned by Buffalo households in 1999, Emerson households earned only \$0.70.

In 2000, residents in Emerson were more likely to live in poverty than residents of Buffalo and overall East Buffalo. The percentage of Emerson residents living below the poverty line in 2000 was 38.2%, compared to 30.8% for East Buffalo and 26.6% for the City. Emerson's relatively high

poverty level was reflected in the fact that the neighborhood's median household income in 1999 (\$17,203) was 85% of East Buffalo's median income (\$20,295) and 70% of the City's (\$24,536).



Although Emerson's poverty rate in 2000 was high compared to East Buffalo and City averages, the neighborhood's poverty rate increased during the 1990s at a slower rate than the rest of East Buffalo and the City. Between 1990 and 2000, Emerson's poverty rate increased from 37.4% to 38.2%, while the rate increased in East Buffalo from 28.8% to 30.8% and in the City from 24.9% to 26.6%.

In 2000, Emerson had the highest Female Head of Household (no husband) rate in East Buffalo with a rate of 37%. Emerson's Female Head of Household (no husband) rate was higher than both the overall rate of East Buffalo (25%) and the City (14%).

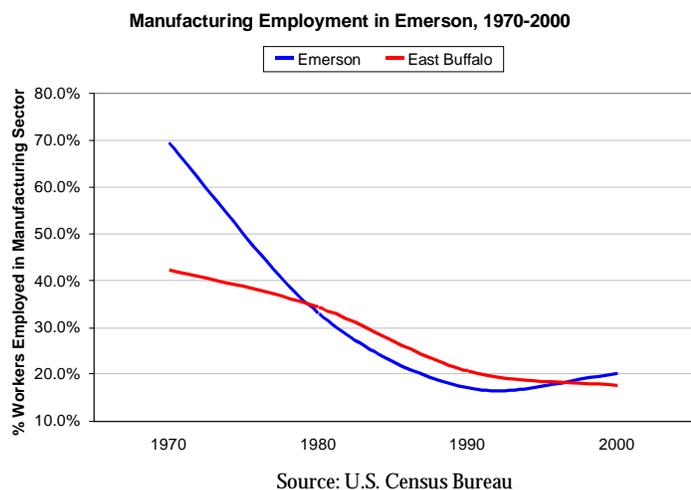
Labor Force

At a Glance...

- Emerson's unemployment rate in 2000 (19.1%) was the second highest in East Buffalo.
- The percentage of workers employed in the manufacturing sector dropped sharply between 1970 and 2000.
- The retail sales sector was the largest employer of Emerson residents in 2000, followed closely by manufacturing.

The Emerson neighborhood's unemployment rate in 2000 (19.1%) was significantly higher than East Buffalo (13.6%) and City (12.5%) averages. The unemployment rate in 2000 also represented a notable increase from the rate in 1990 (13.5%) and 1980 (10.1%).

Between 1970 and 2000, there was a dramatic shift in the type of employment in which Emerson's residents were engaged. In 1970, for example, almost 70% of Emerson workers were employed in manufacturing – a proportion that dropped steadily thereafter – reaching 20.2% in 2000. Despite the dramatic drop, the 20.2% of Emerson workers in manufacturing in 2000 was still higher than East Buffalo (17.6%) and City averages (13.1%). Emerson was the only East Buffalo neighborhood to see an



increase in the proportion of workers in manufacturing during the 1990s (although it did experience a net loss of manufacturing workers). The economic sector employing the most Emerson residents in 2000 was retail sales with 20.4% of the neighborhood’s workers—a much higher proportion than East Buffalo (11.7%) and City (10.7%) averages for that sector.

In 2000, 41.9% of Emerson residents were employed in jobs outside the City limits, a dramatic increase from 29% in 1990 and 24% in 1980. The percentage of Emerson workers employed outside the City was slightly lower than East Buffalo’s average (42.6%) and slightly above the City average (38.8%).

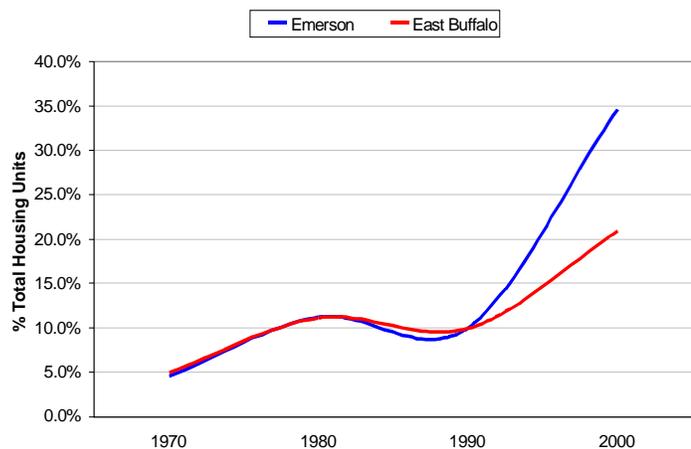
Housing

At a Glance...

- Emerson’s housing vacancy rate in 2000 (34.7%) was East Buffalo’s highest.
- Vacancy in Emerson more than tripled during the 1990s.
- Owner-occupancy rates and median home values trailed the rest of East Buffalo and the City in 2000.

Emerson’s housing situation in 2000 was representative of the neighborhood’s increased poverty rate and population changes of the 1990s. The neighborhood’s rate of housing unit vacancy in 2000 (34.7%) was much higher than vacancy in East Buffalo (20.9%) and the City (15.7%), and was significantly higher than its own 10.0% vacancy rate in 1990. It is notable that Emerson’s 34.7% vacancy rate in 2000 was almost equal to the neighborhood’s rate of population loss in the 1990s and may well have been much higher if the neighborhood had not also lost 11.5% of its housing units during that period.

Housing Unit Vacancy in Emerson, 1970-2000



Source: U.S. Census Bureau

The 2000 owner-occupancy rate in Emerson (37.5%) trailed East Buffalo (46.0%) and the City (43.5%), and was well below the neighborhood’s 48.7% ownership rate of 1980. The median value of owner-occupied homes (\$30,200) was also below East Buffalo (\$39,700) and City’s (\$58,800) median values.

Crime

At a Glance...

- Emerson’s crime rate in 2002 was the second highest in East Buffalo.
- The neighborhood’s crime rate remained stable between 1998 and 2002.

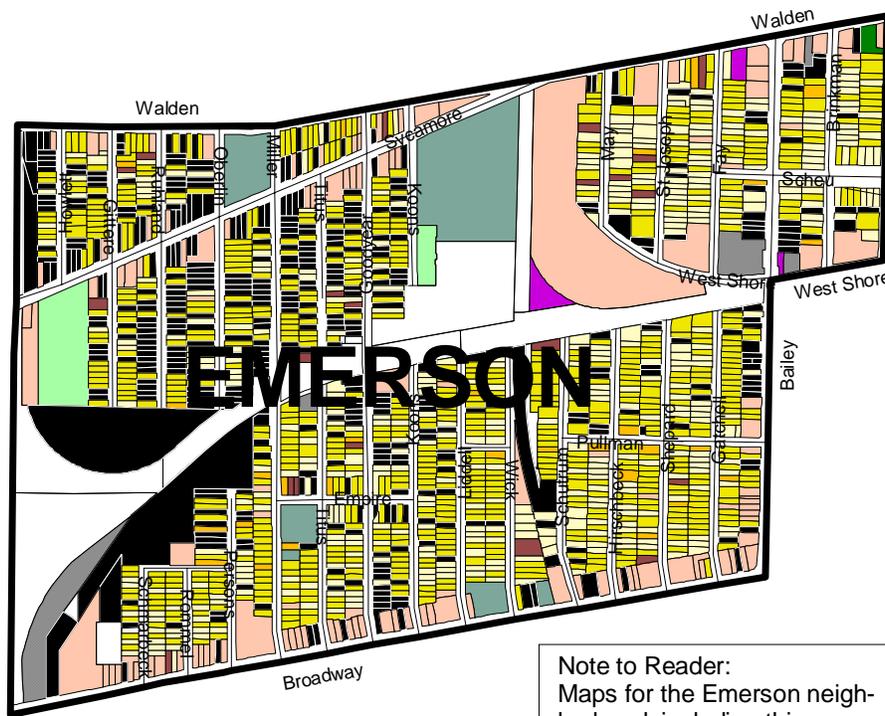
In 2002, Emerson had the second highest crime rate in East Buffalo. Its rate of 252 crimes per 1,000 persons was 1.4 times greater than the average for East Buffalo, and 1.8 times greater than the average for the overall City. Between 1998 and 2002, Emerson's crime rate remained flat, making it one of only two neighborhoods in East Buffalo not to see its crime rate decline in that time period.

Crime in Emerson, 1998-2002		
	Crimes Per 1,000 People (2002)	Change in Crime Rate, 1998-2002
Emerson	252	Flat
East Buffalo	180	-8.2%
Buffalo	138	-13.6%

Source: Buffalo Police Dept. and *The Buffalo News*

Emerson Land Use Map

Residential uses are interspersed with vacant parcels in the interior of neighborhood blocks in Emerson, while along commercial streets like Sycamore and Broadway parcels with commercial uses are predominant. Large parcels representing School 97 – Harvey Austin School, its playground, and a commercial parcel owned by Bison Truck Parts can be found in the center of the neighborhood just north of the railroad tracks.



Note to Reader:
 Maps for the Emerson neighborhood, including this one, have been enlarged in comparison to other neighborhood maps, to make them more readable.

**EAST BUFFALO GNPA
 LAND USE - EMERSON
 NEIGHBORHOOD**

Comprehensive and Community Planning
 Office of Strategic Planning
 City of Buffalo
 9/23/2005

LEGEND

- △ STREET
- ▭ PLANNING NEIGHBORHOOD
- PARCEL LAND USE**
- Residential single family
- Residential two family
- Residential three family
- Residential other
- Vacant
- Commercial
- Recreational
- Community Service
- Industrial
- Public Service
- Conservation Areas / Parks
- No Data

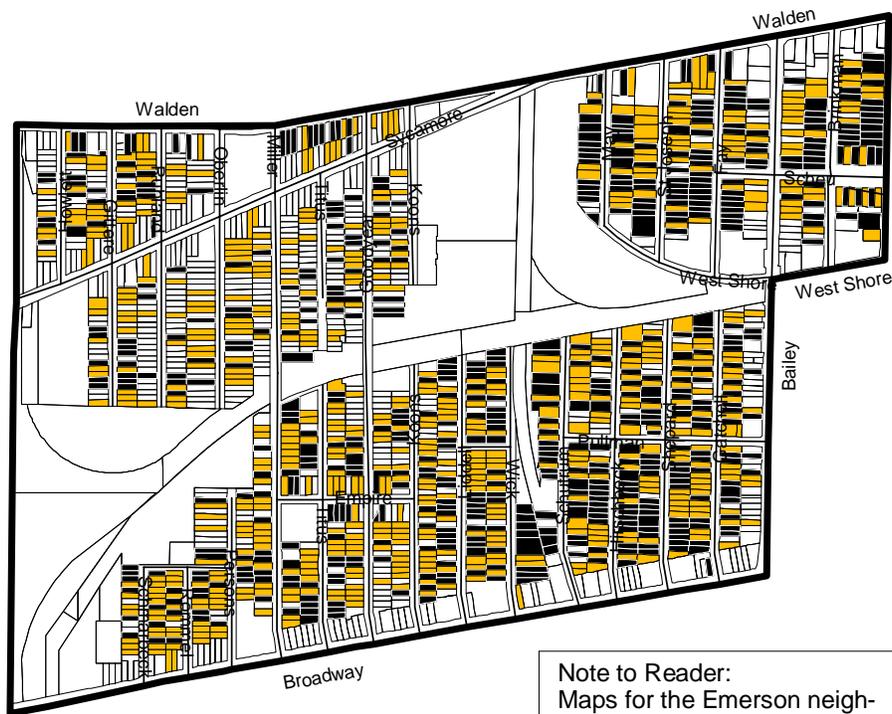
Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

0 500 1000 Feet

N

Emerson Owner- vs. Renter-Occupied Residential Properties Map

Emerson is characterized by a nearly equal mix of owner- (black) and renter-occupied (orange) residential properties in the northeast (above West Shore) and in the southeast (near Bailey Avenue), while to the southwest (west of Wick Street) fewer owner-occupied homes exist, and to the northwest, above the railroad tracks and west of Koons, renter-occupied homes seem to be the predominant type of housing tenure.



Note to Reader:
 Maps for the Emerson neighborhood, including this one, have been enlarged in comparison to other neighborhood maps, to make them more readable.

**EAST BUFFALO GNPA
 OWNER- VS. RENTER-
 OCCUPIED RESIDENTIAL
 PROPERTIES*
 - EMERSON
 NEIGHBORHOOD**

Comprehensive and Community Planning
 Office of Strategic Planning
 City of Buffalo
 10/24/2005

LEGEND

- STREET
- PLANNING NEIGHBORHOOD BOUNDARY
- RESIDENTIAL PROPERTY*
- OWNER-OCCUPIED
- RENTER-OCCUPIED
- OTHER LAND USE

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

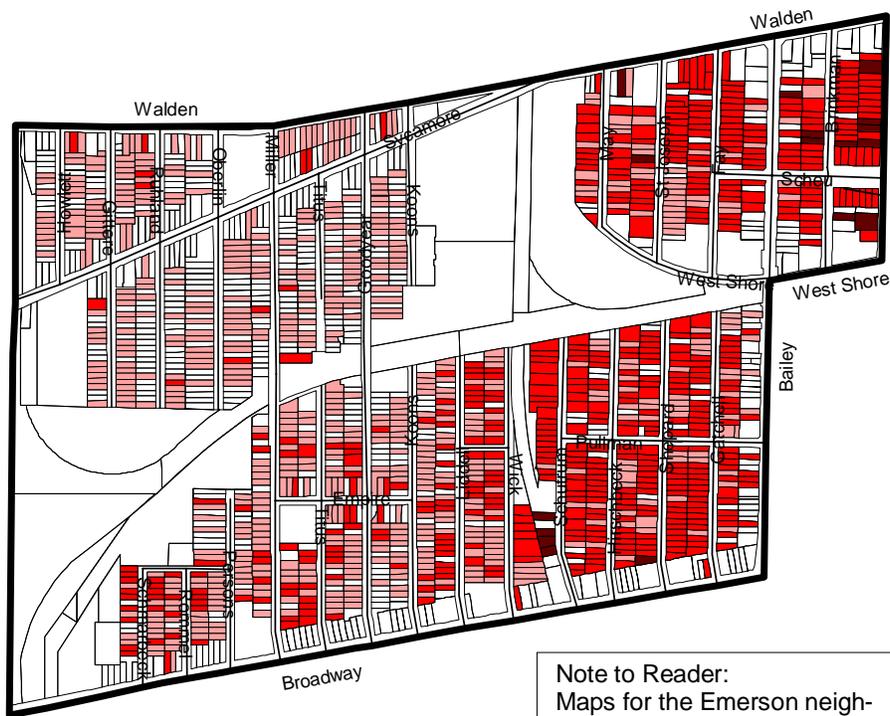
Residential Properties for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

All data as of August, 2004.

0 500 1000 Feet

Emerson Assessed Value for Residential Properties Map

The pattern of assessed value of residential properties in Emerson shows some contrast. The strongest residential values are found in the northeast and southeast, while the northwest, west of Koons, seem to show the softest values. The pattern of values in the southwest, west of Wick Street, is mixed.



Note to Reader:
 Maps for the Emerson neighborhood, including this one, have been enlarged in comparison to other neighborhood maps, to make them more readable.

**EAST BUFFALO GNPA
 ASSESSED VALUE
 OF RESIDENTIAL
 PROPERTIES*
 - EMERSON
 NEIGHBORHOOD**

Comprehensive and Community Planning
 Office of Strategic Planning
 City of Buffalo
 11/9/2005

LEGEND

- ▲ STREET
- ▭ PLANNING NEIGHBORHOOD
- ASSESSED VALUE, RESIDENTIAL* (Count)
- \$1,200 - \$20,099 (618)
- \$20,100 - \$43,999 (521)
- \$44,000+ (17)
- OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

*"Residential Properties" for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Residential properties* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Residential properties* GNPA-wide = \$33,210. This neighborhood has 1156 Residential properties*, while there are 9894 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet

Emerson Assessed Value for Non-Residential Properties Map

This map highlights a relative lack of non-residential properties on the interior of blocks in the Emerson neighborhood. Non-residential properties appear to be concentrated along the predominantly commercial streets of Sycamore and Broadway, where a mixture of assessed values is found. However, there are some larger parcels with high assessed values in Emerson. Comparing these with the Land Use Map, we find that they have mostly industrial, commercial, and community service uses.



Note to Reader:
 Maps for the Emerson neighborhood, including this one, have been enlarged in comparison to other neighborhood maps, to make them more readable.

**EAST BUFFALO GNPA
 ASSESSED VALUE
 OF NON-RESIDENTIAL
 PROPERTIES*
 - EMERSON
 NEIGHBORHOOD**

Comprehensive and Community Planning
 Office of Strategic Planning
 City of Buffalo
 10/24/2005

LEGEND

- ▲ STREET
- PLANNING NEIGHBORHOOD
- ASSESSED VALUE, NON-RESIDENTIAL*
- Light Green: \$400 - \$29,099 (67)
- Medium Green: \$29,100 - \$64,999 (44)
- Dark Green: \$65,000+ (25)
- White: OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

Non-Residential Properties for the purposes of this map are: Commercial, Industrial, Community Service, and Public Service land uses. *Other Land Uses* would be Residential, Vacant, Recreational, and Conservation Areas/Parks.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Non-Residential properties* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Non-Residential properties* GNPA-wide = \$169,750. This neighborhood has 136 Non-Residential properties*, while there are 1382 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet N

Lovejoy

Surrounded on three sides by rail corridors and on a fourth side by the Town of Cheektowaga, Lovejoy's physical isolation from the rest of the City has cultivated a strong sense of community over the past century. That sense is conveyed by Lovejoy's nickname, Iron Island, which fittingly describes a neighborhood enveloped by rivers of rail. Within the neighborhood, E. Lovejoy Street serves as the primary commercial corridor. Lined with a range of small businesses and dignified public buildings, Lovejoy's railroading heritage is always present in the silhouette of the Central Terminal, which dominates the street's western vista.

Despite its location near numerous industrial corridors, Lovejoy has a strong residential orientation. The residential streets that cross E. Lovejoy Street are lined with mature trees and well-maintained single- and multi-family homes. Numerous churches dot the residential landscape, as do community facilities such as the Mead Library and the Hennepin Park Community Center. Hennepin Park, a rectangular park extending into the neighborhood from Bailey Avenue, is Lovejoy's largest green space.

Assets and Opportunities

Lovejoy's strong sense of identity and its numerous community facilities are its greatest assets. The Iron Island Preservation Society nurtures the neighborhood's appreciation of its own heritage. Other assets include the neighborhood's attractive residential streets, Hennepin Park, and the E. Lovejoy Street commercial corridor. Factors working in favor of Lovejoy's long-term viability are its below-average poverty and housing vacancy rates (compared to City and East Buffalo averages). Although Lovejoy has lost population in recent decades, those losses have been less severe than losses in the rest of East Buffalo and the overall City.

Weaknesses and Threats

Although Lovejoy's poverty and housing vacancy rates are below average for the City and East Buffalo, the neighborhood saw a sharp increase in both measures during the 1990s. Lovejoy's poverty rate increased from 17.4% in 1990 to 25.9% in 2000, while the percentage of vacant housing units jumped from 7.5% in 1990 to 14.2% in 2000. Further increases in those measures could have a destabilizing effect.

Population

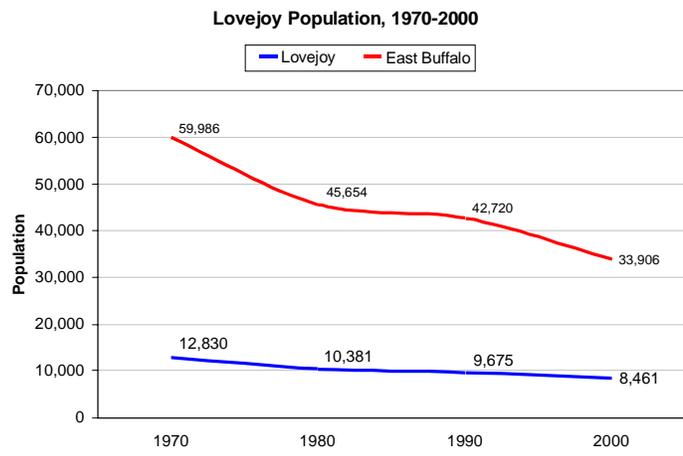
At a Glance...

- Lovejoy is East Buffalo's second most populous neighborhood.
- Between 1970 and 2000, Lovejoy lost one-third of its residents.
- Lovejoy's population losses in recent decades were less severe than East Buffalo's and the City's.

In 2000, Lovejoy was the second largest neighborhood in East Buffalo with 8,461 residents. Although its 2000 population marked a significant drop from previous decades, Lovejoy's

population losses were, on the whole, less dramatic than the overall losses of East Buffalo and the City.

Between 1970 and 2000, Lovejoy lost approximately one-third of its population, the second lowest rate of population loss in East Buffalo and just below the City's rate of decline for that time period (-36.7%). Population loss in Lovejoy was less severe than East Buffalo's average in the 1970s and 1990s, but slightly more severe during the 1980s. Compared to the City, Lovejoy lost people at a slower rate in the 1970s and 1980s, but at a slightly higher rate in the 1990s. The 1970s represented the worst period of decline for the neighborhood (-19.1%) in the past thirty years, followed by the 1990s (-12.5%). The 1990s represented an acceleration of decline, as population was lost at a rate that was almost double the 1980s figure of -6.8%.



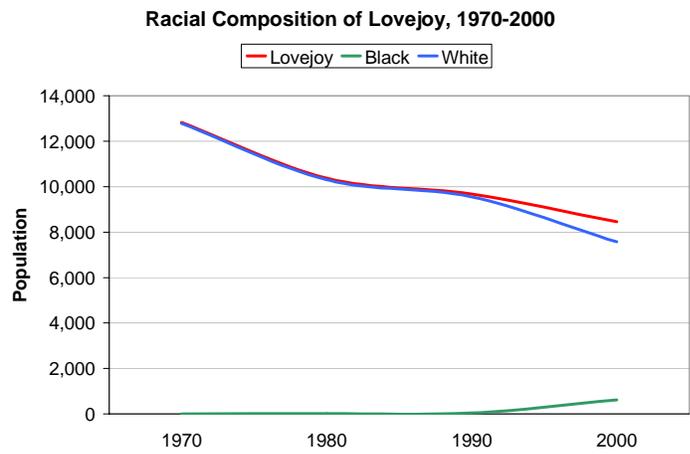
Source: U.S. Census Bureau

Race and Ethnicity

At a Glance...

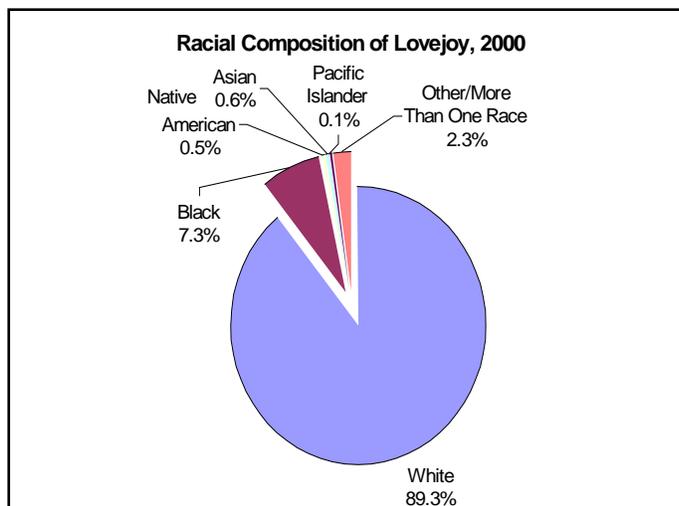
- Lovejoy's population was 89.5% White in 2000.
- The neighborhood became more diverse during the 1990s, going from 98.8% White and 0.4% Black in 1990 to 89.5% White and 7.3% Black in 2000.

Traditionally a homogenous neighborhood, Lovejoy experienced a significant increase in the diversity of its population during the 1990s. Between 1990 and 2000 the proportion of the neighborhood that was White dropped from 98.8% to 89.5%, while the proportion of Black residents increased from 0.4% to 7.3%. In whole numbers, the White population declined from 9,558 to 7,573 during the 1990s while the Black population increased from a mere 39 to 616.



Source: U.S. Census Bureau

Other minority groups also increased in number during the 1990s in Lovejoy, including Asians, American Indians, and Pacific Islanders, although each group comprised less than 1% of the total population. The ethnic Hispanic population also increased during the 1990s and, with 103 persons, comprised 1.3% of the total population in 2000. Almost 200 people in Lovejoy (2.3%) identified themselves as being "other" or "more than one race" in 2000.



Source: U.S. Census Bureau

Age

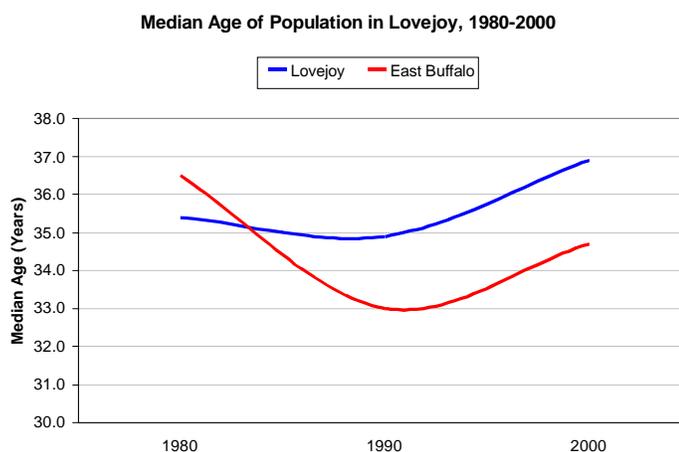
At a Glance...

- Lovejoy had East Buffalo's second oldest population in 2000, with a median age of 36.9 years.
- The neighborhood lost 31.1% of its young adults (ages 20-34) during the 1990s.

In 2000, Lovejoy had East Buffalo's second oldest population, with a median age of 36.9 years. That made Lovejoy's population almost two years older than East Buffalo's (median age 34.7 years) and almost three years older than the overall City's (median age 33.6 years).

The fact that Lovejoy grew older during the 1990s was reflected in the 31.1% decline in the young adult population (ages 20-34) during that period. The number of young people in the neighborhood (aged 19 and under) decreased by 4.3% during the 1990s and the population of senior citizens fell by 20.1%. The only age group to increase in number during the 1990s was the middle-aged adult cohort (ages 35-64), which grew by 0.5%.

The loss of young adults and senior citizens marked a reversal in the trend experienced by those two groups in the previous two decades, while the increase in middle-aged adults also marked a turnaround from recent decades. The neighborhood steadily lost young people (under 19) between 1970 and 2000, although the decline of that group was least severe during the 1990s.



Source: U.S. Census Bureau

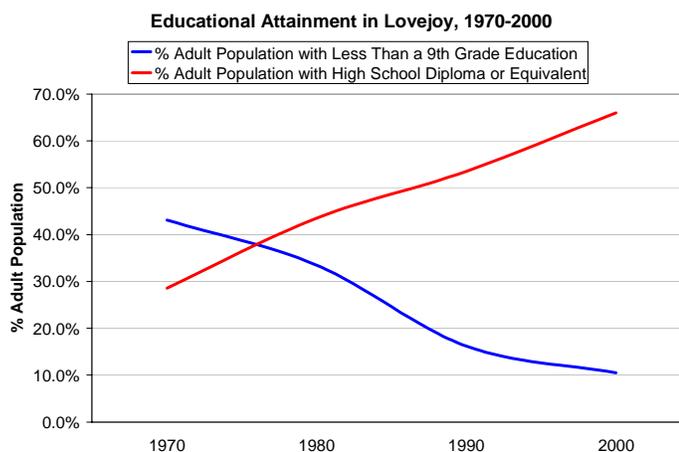
Education

At a Glance...

- Education levels in Lovejoy improved dramatically between 1970 and 2000.
- By all measures, Lovejoy's education levels were higher than East Buffalo's and lower than the City's in 2000.

The education levels of Lovejoy residents improved dramatically between 1970 and 2000. The proportion of adults with less than a 9th grade education dropped from 43.1% to 10.5%, while the percentage of adults with a high school diploma increased from 28.6% to 66.0%. The percentage of adults with at least a bachelor's degree also increased from 1.8% in 1970 to 7.4% in 1990.

Compared to East Buffalo and City averages, Lovejoy's education rates were mixed in 2000. Lovejoy fared better than East Buffalo but worse than the City in terms of its proportion of adults with less than a 9th grade education (Lovejoy: 10.5%; GNPA: 11.5%; City: 7.9%), holders of high school diplomas (Lovejoy: 66.0%; GNPA: 63.7%; City: 74.6%) and persons with at least a bachelors degree (Lovejoy: 7.4%; GNPA: 5.7%; City: 18.3%).



Source: U.S. Census Bureau

Despite its population loss, Lovejoy saw a significant increase in the total number of neighborhood residents with at least a bachelor's degree during the 1990s, going from 320 persons in 1990 to 420 in 2000. Lovejoy was one of only two neighborhoods in East Buffalo (the other being Kaisertown) to see such an increase during the 1990s.

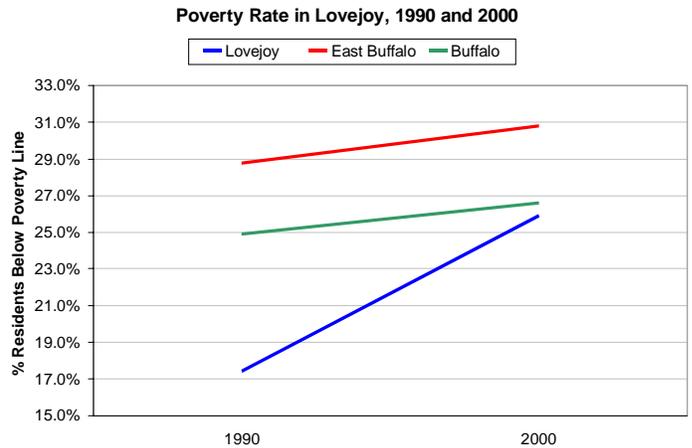
Income and Poverty

At a Glance

- Lovejoy's poverty rate in 2000 (25.9%) was lower than East Buffalo and City averages.
- The neighborhood's poverty rate increased faster during the 1990s than any other East Buffalo neighborhood.

In 2000, Lovejoy had less poverty than overall East Buffalo and the City. The percentage of persons in the neighborhood living below the poverty line in 2000 was 25.9%, compared to East Buffalo's 30.8% and the City's 26.6%. Despite the lower poverty rate, Lovejoy's median income in 1999 (\$21,749) was only 88.6% of the City's median income, although it was also 107.2% of East Buffalo's figure.

During the 1990s, Lovejoy experienced a significant increase in its poverty rate, rising from 17.4% in 1990 to 25.9% in 2000, the sharpest increase in East Buffalo. Lovejoy also lost ground during the 1990s to East Buffalo and the City in terms of median income. In 1989 Lovejoy's median income was 101.6% of the City's median, compared to only 88.6% in 1999, while the neighborhood's median income in 1989 was 117.8% of East Buffalo's median, compared to 107.2% in 1999.



Source: U.S. Census Bureau

In 2000, Lovejoy had a Female Head of Household (no husband) rate of 15%.

Lovejoy's Female Head of Household (no husband) rate was lower than the overall rate of East Buffalo (25%) and slightly higher than the rate of the City (14%).

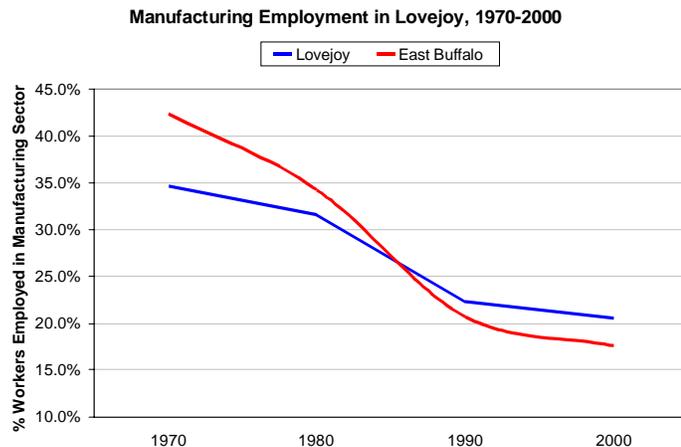
Labor Force

At a Glance...

- Lovejoy had the lowest unemployment rate (8.3%) in East Buffalo in 2000.
- The percentage of Lovejoy's workers engaged in manufacturing in 2000 (20.5%) was the highest rate in East Buffalo for that industry sector.
- Lovejoy was East Buffalo's only neighborhood in which manufacturing was the dominant economic sector in 2000.

Lovejoy's unemployment rate in 2000 (8.3%) was the lowest rate among East Buffalo's neighborhoods (average rate: 13.6%) and lower than the City's rate (12.5%). Lovejoy's 2000 rate represented a notable decline from its unemployment rates in 1990 (10.5%) and 1980 (10.4%).

In 2000, 20.5% of Lovejoy's working residents were employed in manufacturing. This represents the highest percentage in the GNPA and much higher than in the overall City (13.1%). Between 1970 and 2000, the proportion of Lovejoy's workforce engaged in manufacturing declined from 34.7% to 20.5%. Although a significant decline, this was the least jarring decline in manufacturing employment of any East Buffalo neighborhood. The manufacturing sector employed the highest proportion of Lovejoy's workers in 2000, making it the only neighborhood in East Buffalo where that sector dominated. In recent



Source: U.S. Census Bureau

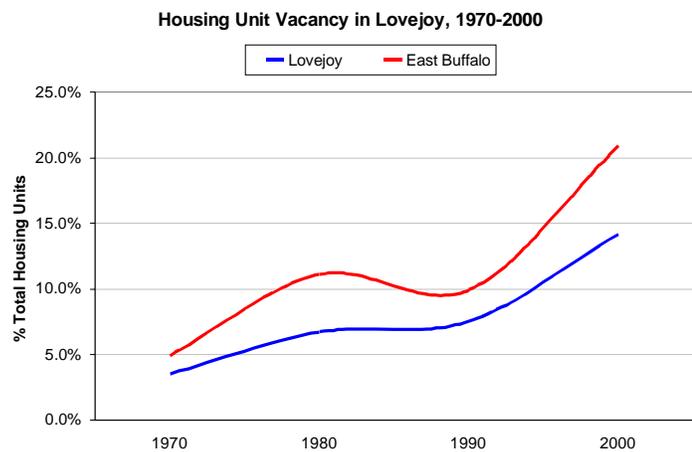
decades, an increasing number of Lovejoy residents have been finding work in the suburbs. Between 1980 and 2000, the percentage of neighborhood residents employed in the suburbs increased from 29.9% to 47.1%. The proportion of Lovejoy workers who were employed in the suburbs in 2000 was higher than in the overall East Buffalo and City.

Housing

At a Glance...

- Housing unit vacancy in Lovejoy was lower in 2000 than in overall East Buffalo and the City.
- Lovejoy had a higher owner-occupancy rate in 2000 than East Buffalo and the City.
- Vacancy in Lovejoy almost doubled during the 1990s.

In 2000, Lovejoy fared well on a number of housing indicators. The neighborhood's rate of owner-occupancy (52.0%) was higher than East Buffalo (46.0%) and City (43.5%) averages. Lovejoy's rate of unit vacancy (14.2%) was below East Buffalo (20.9%) and City (15.7%) averages. And, the median value of owner-occupied homes in Lovejoy (\$52,300) was well-above East Buffalo's median (\$39,700) and not far from the City's median value (\$58,800).



Source: U.S. Census Bureau

Although it was low compared to East Buffalo and the City, Lovejoy's vacancy rate in 2000 (14.2%) represented an almost doubling of its 1990 rate (7.5%). Lovejoy's owner-occupancy rate also took a hit during the 1990s, declining from 55.6% to 52.0%.

Crime

At a Glance...

- Lovejoy's crime rate in 2002 was among the lowest in East Buffalo and lower than the City average.
- Lovejoy was one of the few neighborhoods in the City to see an increase in its crime rate between 1998 and 2002.

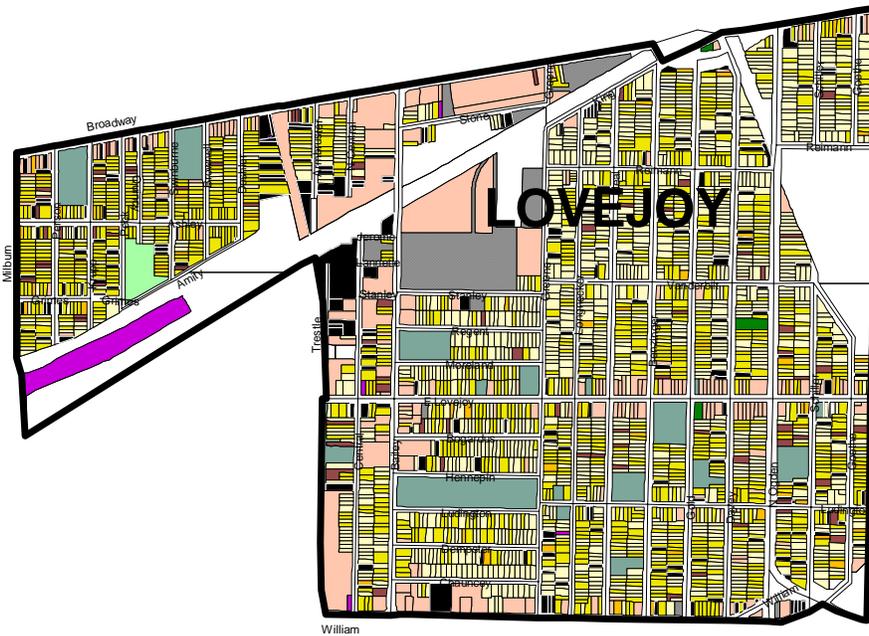
In 2002, Lovejoy had the second lowest crime rate in East Buffalo. Its rate of 117 crimes per 1,000 persons was significantly below East Buffalo's average crime rate and slightly below the City's average rate. Although Lovejoy's crime rate in 2002 was relatively low, it represented an increase of 11.8% over the neighborhood's crime rate in 1998. Lovejoy was East Buffalo's only neighborhood see an increase in its crime rate during that five year period, and was one of the few neighborhoods in the City to see an increase.

Crime in Lovejoy, 1998-2002		
	Crimes Per 1,000 People (2002)	Change in Crime Rate, 1998-2002
Lovejoy	117	11.8%
East Buffalo	180	-8.2%
Buffalo	138	-13.6%

Source: Buffalo Police Dept. and *The Buffalo News*

Lovejoy Land Use Map

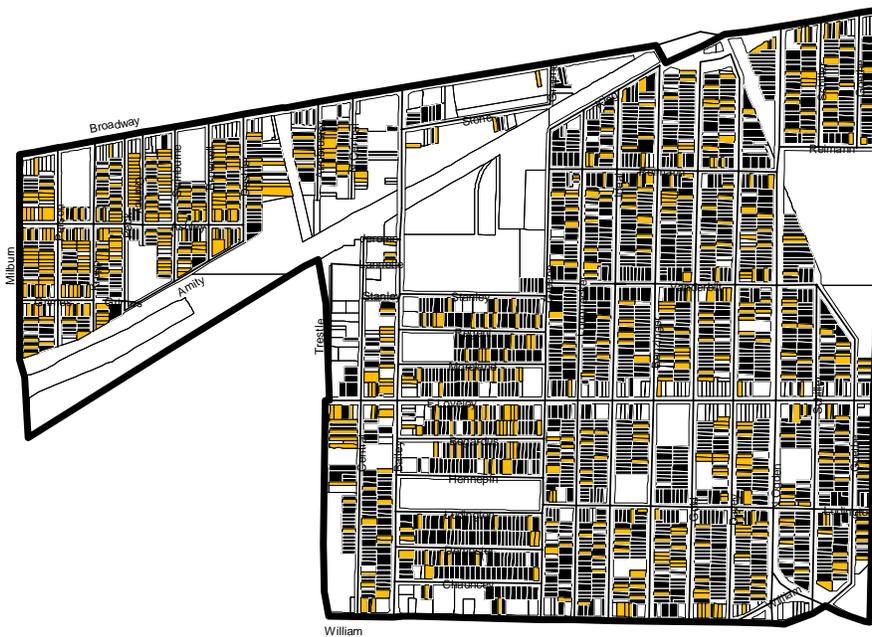
A large commercial/industrial area is in the center-north area of Broadway. More commercial properties can be found along commercial streets like Broadway, Bailey, E. Lovejoy and William. The Zoning and Transportation Map on page 9 shows that much of Lovejoy is surrounded by rail. The map below shows many residential areas border those railways. Beyond commercial streets are Residential and Community Service uses, with few vacant parcels to be found.



<p>EAST BUFFALO GNPA LAND USE - LOVEJOY NEIGHBORHOOD</p> <p>Comprehensive and Community Planning Office of Strategic Planning City of Buffalo 9/23/2006</p>	<p>LEGEND</p> <p>STREET</p> <p>PLANNING NEIGHBORHOOD</p> <p>PARCEL LAND USE</p> <ul style="list-style-type: none"> Residential single family Residential two family Residential three family Residential other Vacant Commercial Recreational Community Service Industrial Public Service Conservation Areas / Parks No Data 	<p>Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.</p> <p>Please note also that the Lovejoy neighborhood boundary is based on census tracts and may not correspond to the boundaries current residents identify with.</p> <p>0 500 1000 Feet</p> <p>N</p>
	<p>0 500 1000 Feet</p> <p>N</p>	

Lovejoy Owner- vs. Renter-Occupied Residential Properties Map

Owner-occupancy (represented by the color black in this map) is a strong characteristic of the Lovejoy neighborhood in comparison to other neighborhoods in East Buffalo. South of a line stretching from King Street in the northeast and extending along the railroad right-of-way, owner-occupancy is the predominant type of housing tenure. The northwest area of the neighborhood, bounded by Broadway, Milburn, and Amity, has more renter-occupied than owner-occupied housing.



**EAST BUFFALO GNPA
OWNER- VS. RENTER-
OCCUPIED RESIDENTIAL
PROPERTIES*
- LOVEJOY
NEIGHBORHOOD**

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
10/24/2005

LEGEND

- △ STREET
- ▣ PLANNING NEIGHBORHOOD
- ▣ OWNER-OCCUPIED
- ▣ RENTER-OCCUPIED
- ▣ OTHER LAND USE

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

Please note also that the Lovejoy neighborhood boundary is based on census tracts and may not correspond to the boundaries current residents identify with.

Residential Properties for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

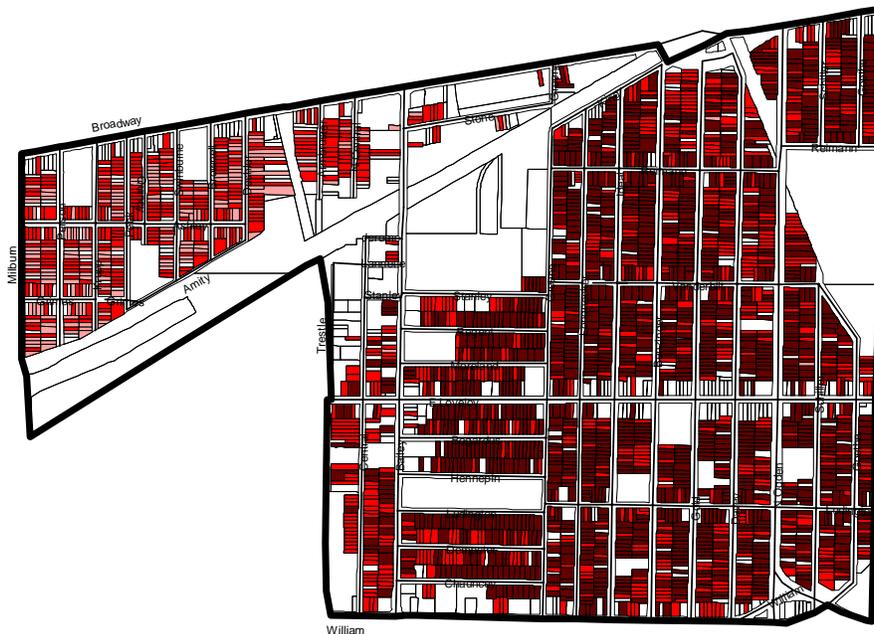
All data as of August, 2004.

0 500 1000 Feet

N

Lovejoy Assessed Value for Residential Properties Map

In a pattern similar to owner- versus renter-occupancy in the map above, residential assessed values are stronger in the area south of King and the railroad right-of-way, while softer residential assessed values are to be found in the northwest area of the neighborhood bound by Broadway, Milburn, and Amity. It is good news that the majority of residential properties in Lovejoy are in the \$44,000+ value range (55%).



**EAST BUFFALO GNPA
ASSESSED VALUE
OF RESIDENTIAL
PROPERTIES*
- LOVEJOY
NEIGHBORHOOD**

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
11/9/2005

LEGEND

- ▬ STREET
- ▭ PLANNING NEIGHBORHOOD
- ASSESSED VALUE, RESIDENTIAL* (Count)
- Light Red: \$1,200 - \$20,099 (179)
- Medium Red: \$20,100 - \$43,999 (972)
- Dark Red: \$44,000+ (1422)
- White: OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

Please note also that the Lovejoy neighborhood boundary is based on census tracts and may not correspond to the boundaries current residents identify with.

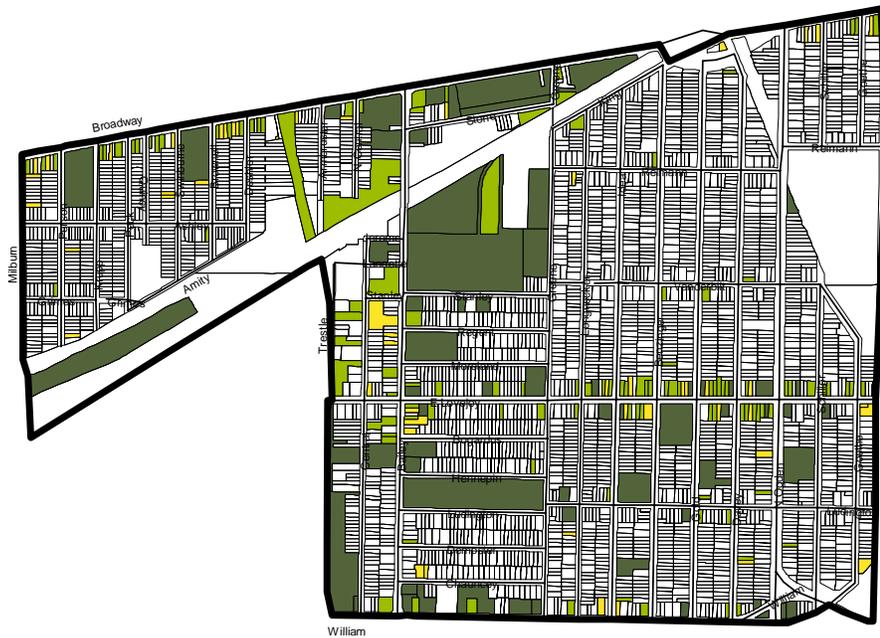
*"Residential Properties" for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Residential properties* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Residential properties* GNPA-wide = \$33,210. This neighborhood has 2573 Residential properties*, while there are 9894 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet N

Lovejoy Assessed Value for Non-Residential Properties Map

Properties with non-residential land use are located along commercial streets of Broadway, E. Lovejoy, William, and Bailey, and within blocks in certain instances as well. Most of the larger parcels have the highest assessed values; however, some smaller ones along E. Lovejoy and William also exhibit high values.



EAST BUFFALO GNPA ASSESSED VALUE OF NON-RESIDENTIAL PROPERTIES* - LOVEJOY NEIGHBORHOOD

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
10/24/2005

LEGEND

- STREET
- PLANNING NEIGHBORHOOD
- ASSESSED VALUE, NON-RESIDENTIAL*
 - \$400 - \$29,099 (52)
 - \$29,100 - \$64,999 (115)
 - \$65,000+ (63)
- OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

Please note also that the Lovejoy neighborhood boundary is based on census tracts and may not correspond to the boundaries current residents identify with.

*"Non-Residential Properties" for the purposes of this map are: Commercial, Industrial, Community Service, and Public Service land uses. "Other Land Uses" would be Residential, Vacant, Recreational, and Conservation Areas/Parks.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Non-Residential properties* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Non-Residential properties* GNPA-wide = \$169,750. This neighborhood has 230 Non-Residential properties*, while there are 1382 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet

N

Babcock

Bounded to the north by William St, to the south by the I-190, to the east by Bailey Avenue, and to the west by Smith Street, Babcock is a neighborhood split between residential and commercial uses. Railroads and industry have a long history in the neighborhood, and the need to house those who worked on the rails and in the factories led to the creation of a number of distinct residential clusters, each separated from the others by rail lines and industrial acreage. There are four major residential clusters in Babcock, including (1) the area near Seneca and Babcock, (2) the area centered along Clinton Street near Babcock, (3) the Lewis Street area on the north side of Clinton Street, and (4) the streets between Smith and Fillmore south of William Street

In each residential cluster, there exists a combination of single- and multi-family residential properties as well as commercial frontage on major thoroughfares to service local residents. Franczyk Park, the neighborhood's only formal green space, is located on Lewis Street. The industrial properties that stand between the residential clusters range from brand-new buildings along New Babcock Street to century-old buildings along Clinton Street. Some of the largest industrial properties are located on the neighborhood's eastern edge, such as Niagara Ceramics (formerly Buffalo China) and the sprawling buildings of the Niagara Frontier Food Terminal and the adjacent Clinton-Bailey Market.

Assets and Opportunities

Babcock has a number of assets that can play a role in improving the neighborhood and East Buffalo as a whole. Its abundance of underused industrial properties (such as the Niagara Frontier Food Terminal) and vacant land, as well as its proximity to the I-190 and major rail lines, put Babcock in a position to attract businesses and expand the job base of East Buffalo and the City. Similar to areas in Broadway-Fillmore, property in Babcock is part of a "strategic investment corridor" stretching along rail lines from South Buffalo and through East Buffalo, making it a priority for City investment.

Often overshadowed by the neighborhood's industrial heritage is its agricultural heritage. Along Clinton Street, near Smith Street, stands one of the City's few remaining barns. Currently, there are plans to restore the barn and make it the centerpiece of a program to initiate urban farming and promote agricultural tourism in the City and region. During the 1990s, Babcock was one of the City's few neighborhoods to see a decline in its poverty rate, which went from 25.5% in 1990 (slightly above the City average) to 24.8% in 2000 (slightly below the City average). Continued declines in its poverty rate would bode well for the neighborhood's stability.

Weaknesses and Threats

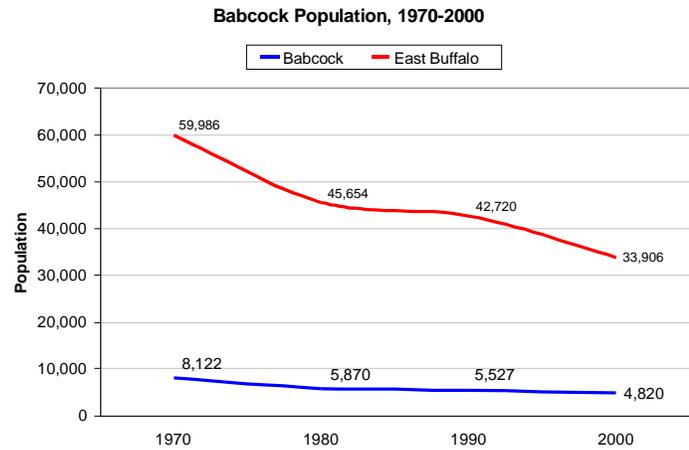
Just as an abundance of underused industrial buildings and land can be classified as an asset, it can also be a liability. Another part of Babcock's industrial heritage is pollution. In many cases, the businesses that polluted their properties are long gone, but the pollution is still present and may endanger nearby residents and inhibit property or land from being reused. That makes the cleaning of these brownfields an essential step to turning polluted properties from liabilities to assets.

Population

At a Glance...

- Between 1970 and 2000, Babcock lost population at a slower rate than East Buffalo overall, but at a faster rate than the City.
- Babcock lost population in the 1990s at a rate that was twice as fast as the decline of the 1980s.

Babcock was the second smallest neighborhood in East Buffalo in 2000 with 4,820 residents. Its 2000 population represented a significant decline from previous decades, although Babcock declined at a rate slightly less than that of East Buffalo as a whole. Between 1970 and 2000, Babcock lost 40.7% of its population, a slower rate of loss than overall East Buffalo (-43.5%), but higher than the City (-36.7%). Babcock's population loss during the 1970s (-27.7%) was the sharpest decline among East Buffalo neighborhoods in that decade and was, by far, the worst decade of decline in the neighborhood's recent history.



Source: U.S. Census Bureau

The 1980s and 1990s saw significantly lower rates of decline (-5.8% and -12.8%, respectively) than the 1970s and, in both decades, Babcock declined at a slower rate than East Buffalo. The 1990s did represent an accelerated pace of decline from the 1980s, and Babcock's rate of population loss between 1990 and 2000 was higher than that of the overall City.

Race and Ethnicity

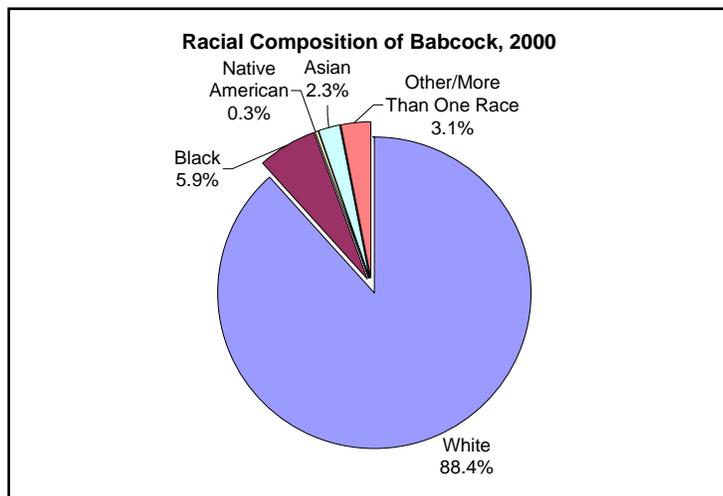
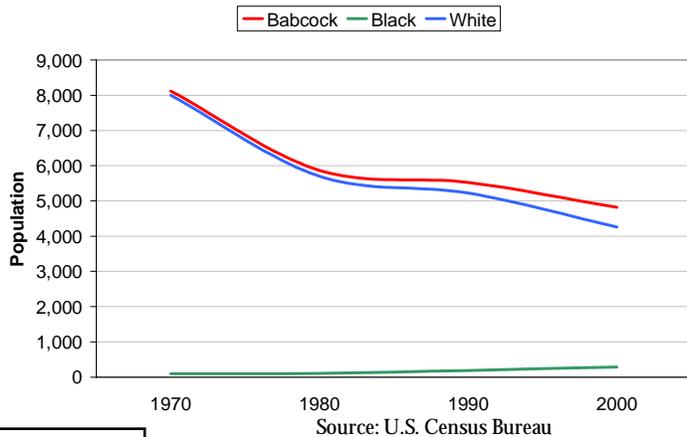
At a Glance...

- In 2000, Babcock was a predominately White neighborhood, although White residents declined from 94.5% of the total population in 1990 to 88.4% in 2000.
- During the 1990s, Babcock's Black, Asian, and Hispanic population grew rapidly.

Babcock, although still a predominately White neighborhood, became gradually more diverse between 1970 and 2000. The 1990s, in particular, saw significant increases in a number of minority groups. At the same time that the White population fell in proportion from 94.5% of the population in 1990 to 88.4% in 2000, the neighborhood's Black, Asian, and Hispanic populations grew rapidly.

The neighborhood's Black population proportionally increased from 3.4% in 1990 to 5.9% in 2000 (an increase from 187 to 284 persons), while the Asian population grew from 0.1% to 2.3% of the population (increasing from 8 to 109 persons), and the ethnic Hispanic population increased from 2.2% to 4.5% of Babcock's population (going from 121 to 219 persons). Compared to other East Buffalo neighborhoods, Babcock had the most Hispanic residents as a proportion of

Racial Composition of Babcock, 1970-2000



the neighborhood population in 2000.

Age

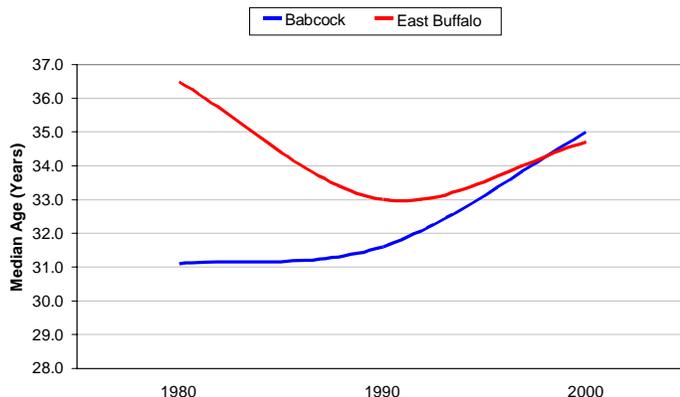
At a Glance...

- With a median age of 35.0 years, Babcock's population was slightly older than overall East Buffalo and the City in 2000.
- Babcock's population aged during the 1990s, as the neighborhood's population of young adults (ages 20-34) declined by almost one-third.

Babcock's population aged significantly during the 1990s, with its median age increasing from 31.6 years in 1990 to 35.0 years in 2000. Compared to overall East Buffalo and the City, Babcock was slightly older than East Buffalo (median age 34.7 years) and more than a year older than the City (33.6 years).

Source: U.S. Census Bureau

Median Age of Population in Babcock, 1980-2000



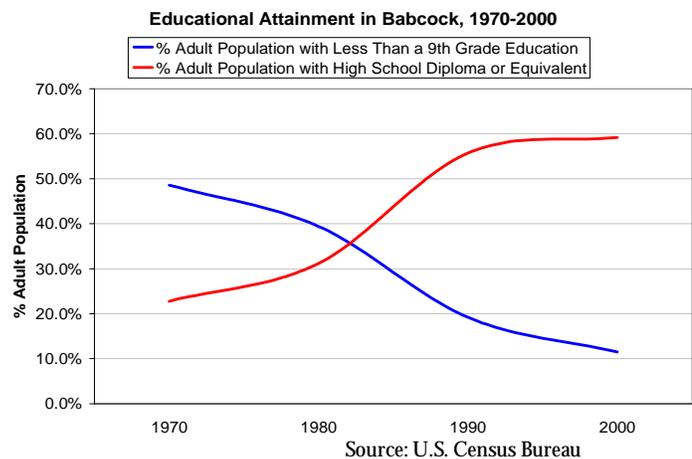
A major component of Babcock's aging during the 1990s was the 31.1% decline in its young adult population (ages 20-34). The number of young people in the neighborhood (aged 19 and under) also declined during the 1990s, though at a slower rate (-7.1%). Among Babcock's older age groups, its population of middle-aged adults (ages 35-64) increased by 5.0% while the number of senior citizens declined by 26.4%. The sharp declines in the young-adult and senior citizen cohorts during the 1990s represented a turnaround from the 1980s when both cohorts grew in number.

Education

At a Glance...

- Education levels in Babcock improved significantly between 1970 and 2000.
- In 2000, Babcock's education levels trailed those of the City and overall East Buffalo.

Education levels in Babcock improved significantly between 1970 and 2000. The proportion of adults with less than a 9th grade education dropped from 48.6% to 11.5%, while the percentage of adults with a high school diploma increased from 22.8% to 59.2%. The percentage of adults with at least a bachelors degree also increased, albeit slightly, from 1.6% in 1970 to 3.8% in 1990.



Despite the impressive gains, Babcock's education levels lagged, for the most part, the City and overall East Buffalo in 2000. The proportion of neighborhood adults with at least a high school diploma (59.2%) in 2000 trailed the overall East Buffalo (63.7%) and was significantly below the City average (74.6%), while the percentage of adults with less than a 9th grade education (11.5%) was equal to East Buffalo's average (11.5%) but higher than the City's average (7.9%).

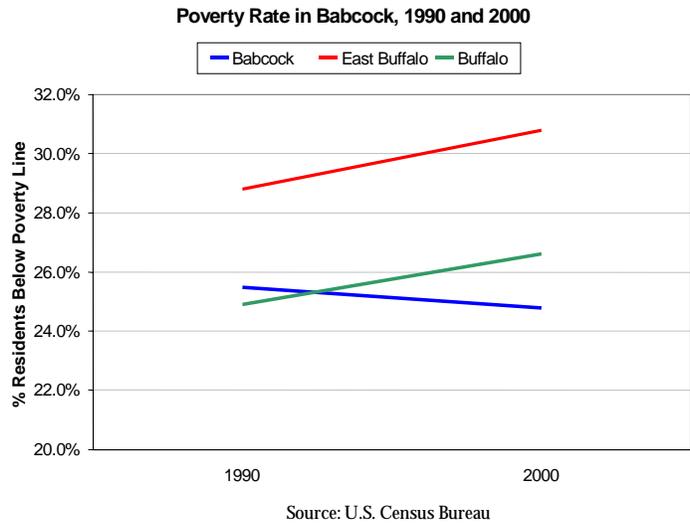
Babcock experienced a setback in its trend of improving education levels in the 1990s with a drop in the proportion of adults with at least a four-year college degree. That proportion, which had increased during the 1970s and 1980s, fell from 6.3% in 1990 to 3.8% in 2000. With that decline, the neighborhood slipped below East Buffalo average in 2000 (5.7%) and remained well below the City average (18.3%).

Income and Poverty

At a Glance...

- In 2000, Babcock's poverty rate was lower than East Buffalo and City averages.
- Babcock was one of only two neighborhoods in East Buffalo to see its poverty rate decline during the 1990s.

In 2000, Babcock had less poverty than East Buffalo and the City. The percentage of persons in the neighborhood living below the poverty line in 2000 was 24.8%, compared to East Buffalo's 30.8% and the City's 26.6%. Despite the lower poverty rate, Babcock's median income in 1999 (\$21,616) was only 88.1% of the City's median income, although it was also 106.5% of East Buffalo's figure. During the 1990s, Babcock experienced a slight decrease in its poverty rate, dropping from 25.5% in 1990 to 24.8% in 2000, and making it one of only two East Buffalo neighborhoods to see a decline in poverty during the decade.



Despite this decline in poverty, Babcock lost ground during the 1990s to East Buffalo and the City in terms of median income. In 1989 Babcock's median income was 94.6% of the City's median, compared to only 88.1% in 1999, while the neighborhood's median income in 1989 was 109.6% of East Buffalo's median, compared to 106.5% in 1999. In 2000, Babcock had a Female Head of Household (no husband) rate of 20%. Babcock's Female Head of Household (no husband) rate was lower than the overall rate of East Buffalo (25%) and slightly higher than the rate of the City (14%).

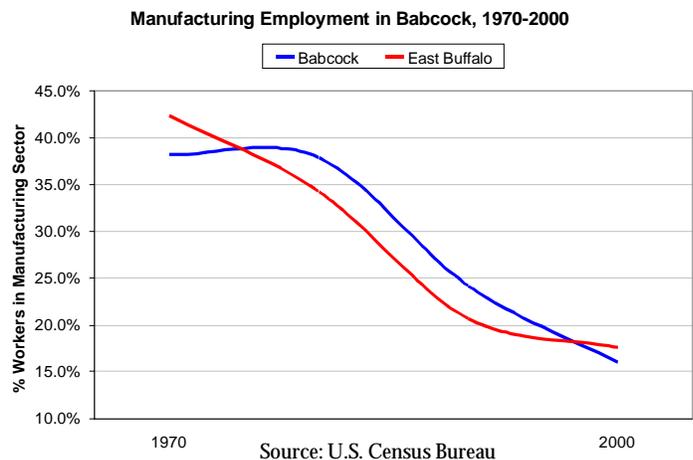
Labor Force

At a Glance...

- Babcock's unemployment rate in 2000 was slightly higher than East Buffalo and City averages.
- The industry sector employing the most Babcock workers in 2000 was education, health, and social services (17.1% of the workforce).

The neighborhood's unemployment rate in 2000 (14.3%) was slightly higher than East Buffalo (13.6%) and City (12.5%) averages. The unemployment rate in 2000 did, however, represent a decrease from the rates in 1990 (14.5%) and 1980 (15.7%), making Babcock the only neighborhood in East Buffalo to experience a decline in unemployment in both the 1980s and 1990s.

Between 1970 and 2000, there was a dramatic shift in the type of employment engaged in by Babcock's residents. In 1970, for example, almost 38.2% of Babcock



workers were employed in manufacturing, a proportion that dropped to 16.0% by 2000. In 2000, the proportion of Babcock workers in manufacturing was above the City average for that sector (13.1%), but below East Buffalo's average (17.6%). The industry sector employing the most Babcock residents in 2000 was education, health and social services (17.1%), followed by manufacturing.

In 2000, 40.7% of Babcock residents were employed in jobs outside the City limits, a dramatic increase from 28.5% in 1990 and 23.8% in 1980. The percentage of Babcock workers employed outside the City was slightly lower than East Buffalo's average (42.6%) and slightly above the City average (38.8%).

Housing

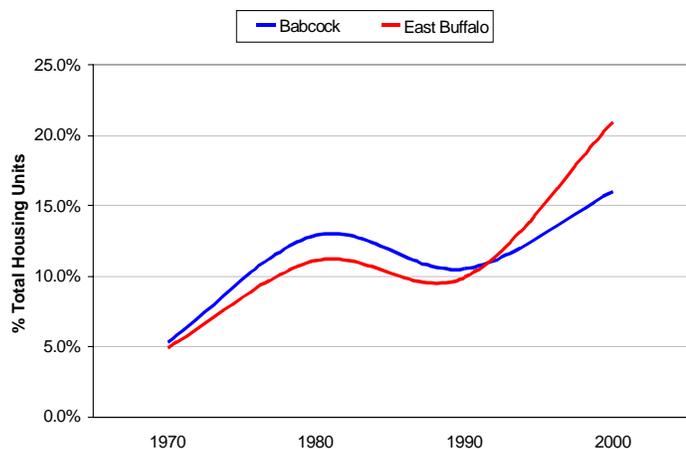
At a Glance...

- In 2000, Babcock had a higher rate of owner-occupancy and a lower rate of vacancy than East Buffalo overall.
- Babcock's vacancy rate increased significantly during the 1990s (from 10.5% to 16.0%).

In 2000, the housing situation in Babcock was mixed when compared to the rest of East Buffalo and the City. The neighborhood's rate of owner-occupancy (49.3%) was higher than East Buffalo (46.0%) and City (43.5%) averages, and its rate of unit vacancy (16.0%) was below East Buffalo's average (20.9%) and almost even with the City average (15.7%). The median value of owner-occupied homes in Babcock (\$35,100), however, was below East Buffalo's average (\$39,700) and well-below the City's average (\$58,800).

Although low when compared to East Buffalo average, Babcock's vacancy rate in 2000 (16.0%) represented a significant increase from its 1990 rate (10.5%). Babcock's owner-occupancy rate was steady during the 1990s, declining only slightly from 50.0% to 49.3%.

Housing Unit Vacancy in Babcock, 1970-2000



Source: U.S. Census Bureau

Crime

At a Glance...

- Babcock's crime rate in 2002 was close to East Buffalo and City averages.
- The neighborhood experienced a slight decline in its crime rate between 1998 and 2002.

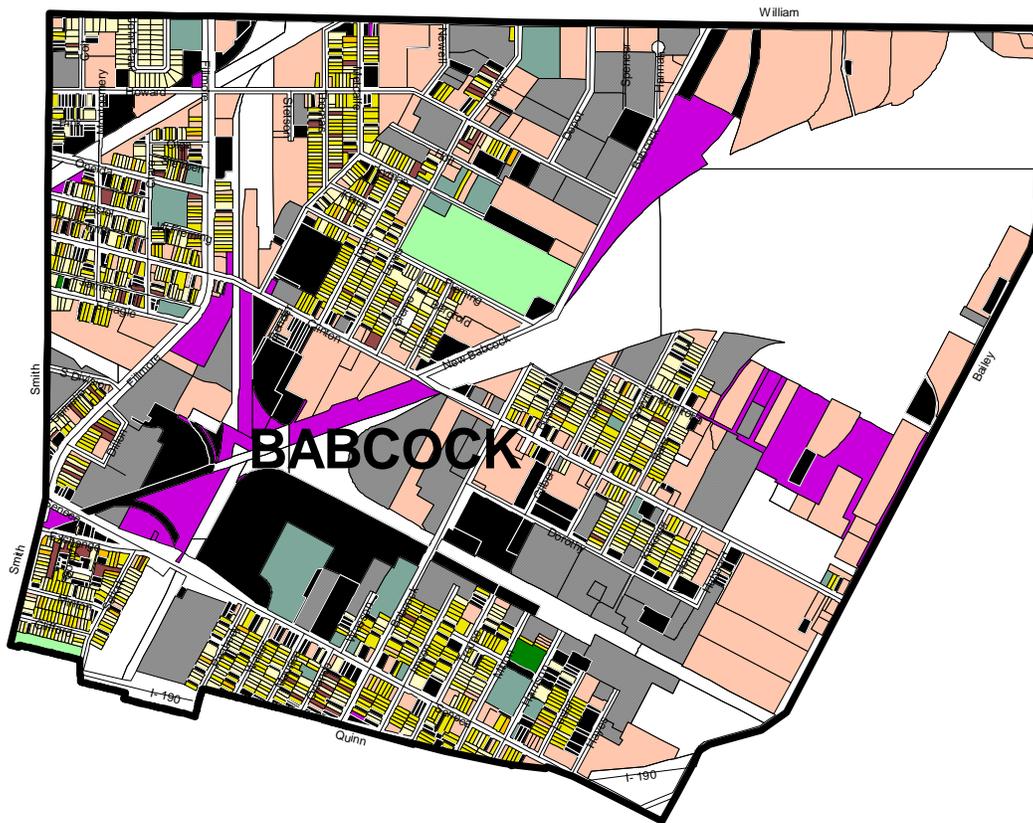
In 2002, Babcock’s crime rate was reflective of the average crime rates in East Buffalo and the City. Its rate of 165 crimes per 1,000 persons was slightly below East Buffalo’s average and slightly above the City average. Between 1998 and 2002, Babcock’s crime rate fell by 6.1%. That drop was close to East Buffalo’s average drop in crime during that time period, though less than half the rate of decline in the overall City.

Crime in Babcock, 1998-2002		
	Crimes Per 1,000 People (2002)	Change in Crime Rate, 1998-2002
Babcock	165	-6.1%
East Buffalo	180	-8.2%
Buffalo	138	-13.6%

Source: Buffalo Police Dept. and *The Buffalo News*

Babcock Land Use Map

Land use in Babcock is strongly influenced by the railways that traverse it (see a map showing rail lines on page 9). Residential uses make up a smaller proportion of the geography than in other neighborhoods in East Buffalo. Sizable commercial, industrial, and public service (utilities, for example) uses occupy most of the land next to the railways and along much of the street network.



<p>EAST BUFFALO GNPA LAND USE - BABCOCK NEIGHBORHOOD</p> <p>Comprehensive and Community Planning Office of Strategic Planning City of Buffalo 9/23/2005</p>	<p>LEGEND</p> <p>STREET</p> <p>PLANNING NEIGHBORHOOD</p> <p>PARCEL LAND USE</p> <ul style="list-style-type: none"> Residential single family Residential two family Residential three family Residential other Vacant Commercial Recreational Community Service Industrial Public Service Conservation Areas / Parks No Data 	<p>Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.</p> <p>0 500 1000 Feet</p> <p>N</p>
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Babcock Owner- vs. Renter-Occupied Residential Properties Map

The number of owner-occupied properties (shown in black) among housing in Babcock appears nearly equal in all residential areas to renter-occupied properties (shown in orange), according to the August, 2004 Assessor data used in this map. 2000 U.S. Census figures place the rate of owner-occupancy at 49.3% (see page 51).



**EAST BUFFALO GNPA
OWNER- VS. RENTER-
OCCUPIED RESIDENTIAL
PROPERTIES*
- BABCOCK
NEIGHBORHOOD**

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
10/24/2005

LEGEND

- STREET
- PLANNING NEIGHBORHOOD
- RESIDENTIAL PROPERTY*
- OWNER-OCCUPIED
- RENTER-OCCUPIED
- OTHER LAND USE

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

Residential Properties for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

All data as of August, 2004.

0 500 1000 Feet

N

Babcock Assessed Value for Residential Properties Map

Assessed values for residential properties in the Babcock neighborhood are highest in a cluster of parcels in the northwest, where John Paul Court residences are located. Moderately strong residential values can be found as being predominant in other areas, with the exception of the blocks bound by Howard, Fillmore, and South Division, where some softness in assessed values can be detected.



**EAST BUFFALO GNPA
ASSESSED VALUE
OF RESIDENTIAL
PROPERTIES*
- BABCOCK
NEIGHBORHOOD**

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
11/9/2005

LEGEND

- ▲ STREET
- ▭ PLANNING NEIGHBORHOOD
- ASSESSED VALUE, RESIDENTIAL* (Count)
- ◻ \$1,200 - \$20,099 (263)
- ◻ \$20,100 - \$43,999 (1026)
- ◻ \$44,000+ (69)
- ◻ OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

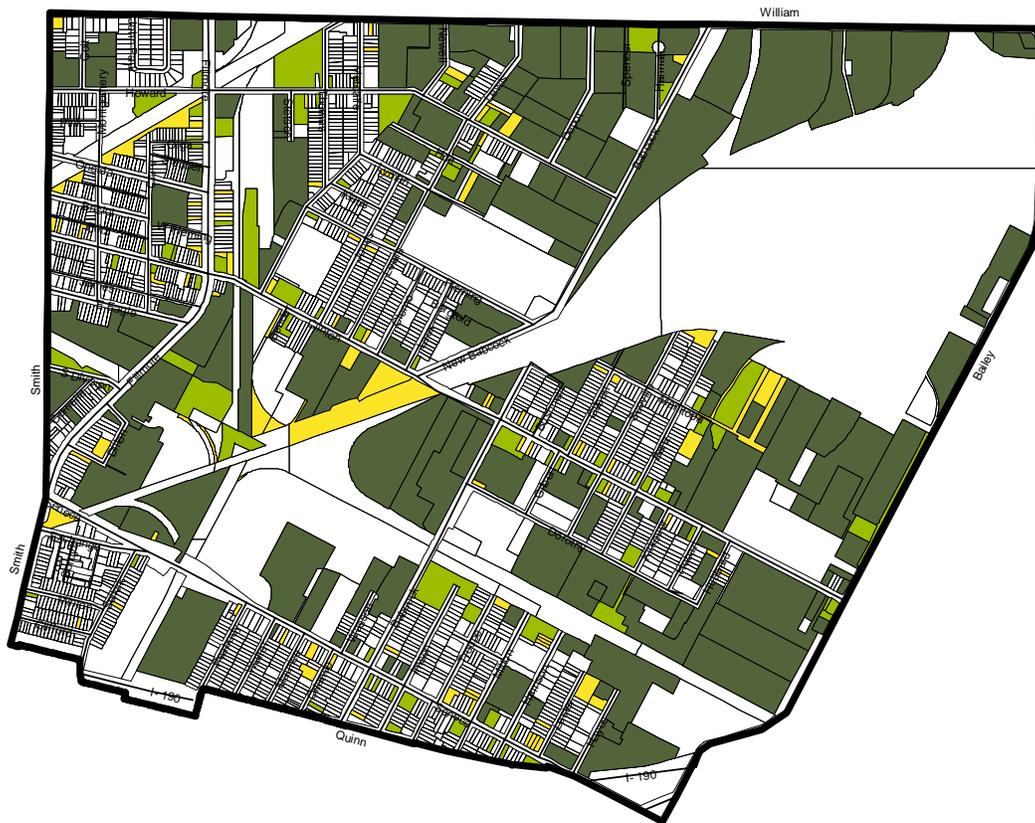
*"Residential Properties" for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Residential properties* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Residential properties* GNPA-wide = \$33,210. This neighborhood has 1358 Residential properties*, while there are 9894 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet

Babcock Assessed Value for Non-Residential Properties Map

A high number of non-residential properties in the Babcock neighborhood in the highest range of assessed value is easy to detect in this map. By comparing pattern of these properties to the land use mapped on page 53, it is possible to see that there is much commerce and industry operating in the neighborhood.



EAST BUFFALO GNPA ASSESSED VALUE OF NON-RESIDENTIAL PROPERTIES* - BABCOCK NEIGHBORHOOD

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
10/24/2005

- LEGEND**
- STREET
 - PLANNING NEIGHBORHOOD
 - ASSESSED VALUE, NON-RESIDENTIAL***
 - \$400 - \$29,099 (93)
 - \$29,100 - \$64,999 (84)
 - \$65,000+ (147)
 - OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

*"Non-Residential Properties" for the purposes of this map are: Commercial, Industrial, Community Service, and Public Service land uses. "Other Land Uses" would be Residential, Vacant, Recreational, and Conservation Areas/Parks.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Non-Residential properties* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Non-Residential properties* GNPA-wide = \$169,750. This neighborhood has 324 Non-Residential properties*, while there are 1362 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet



Kaisertown

Kaisertown occupies the southeast corner of East Buffalo and is bordered on the west by Bailey Avenue, on the north by William Street, on the east by the Towns of Cheektowaga and West Seneca, and on the south by the Buffalo River. The neighborhood received its name from its founding population, German-Americans, who settled the neighborhood in the 19th century. Although Polish-Americans have predominated in the neighborhood for decades, the name “Kaisertown” remains and provides the neighborhood with a strong sense of identity.

Kaisertown is bisected by the I-190, which separates the neighborhood into two distinct halves. The majority of neighborhood residents live in the Clinton Street corridor between the I-190 and the Buffalo River. Here, well-maintained single- and multi-family homes line shaded side streets. Tucked away on one of these streets is St. Casimir Catholic Church, Kaisertown’s largest religious building. The side streets connect to Clinton Street, a vibrant street of wood-frame buildings with storefronts and apartments, which serves as the neighborhood’s principle commercial corridor. Houghton/Stachowski Park, the largest green space in East Buffalo, occupies land between Clinton Street and the Buffalo River. To the north of the I-190 is a mixture of large commercial and industrial properties. Off of Dingens Street is the New Buffalo Industrial Park, one of the City’s most successful industrial parks.

Assets and Opportunities

Kaisertown’s strong sense of community is one of its greatest assets. The vital Clinton Street commercial corridor exemplifies that and provides a strong backbone to the surrounding residential streets, whose homes have much lower vacancy rates and higher values, on average, than homes in the rest of the City. Houghton/Stachowski Park is a valuable recreational amenity for the residents of Kaisertown and East Buffalo, and the Buffalo River on the neighborhood’s southern boundary has the potential to be the same. Between the I-190 and William Street, underused industrial and commercial properties hold the potential to attract new business to East Buffalo. The success of the New Buffalo Industrial Park serves as an example of this potential.

Weaknesses and Threats

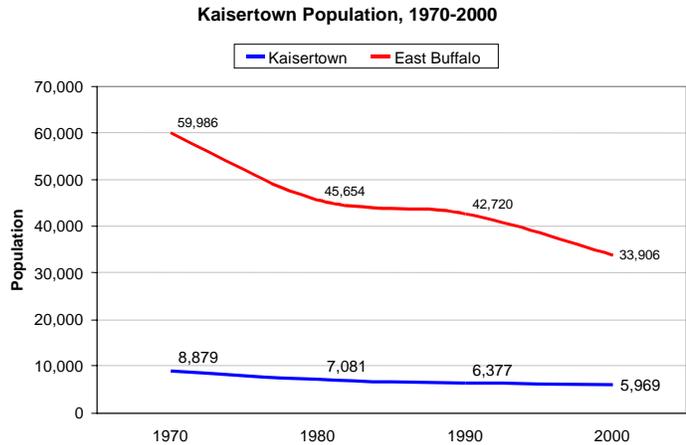
Although the housing unit vacancy rate in Kaisertown in 2000 (8.2%) was well below East Buffalo and City averages, it was well above the neighborhood’s rate of housing vacancy in 1990 (4.8%), mostly due to a declining population. One of the most troubling aspects of the neighborhood’s population loss in the 1990s, and one that may threaten the future vitality of Kaisertown, was the substantial decline (-31.2%) in the number of young adults (ages 20-34).

Population

At a Glance...

- Between 1970 and 2000, Kaisertown lost population at a slower rate than the City and East Buffalo overall.
- Kaisertown was the only neighborhood in East Buffalo to decline more slowly in the 1990s than in the 1980s.

In 2000, Kaisertown ranked third in East Buffalo in population with 5,969 residents. Although the neighborhood's population declined in recent decades, its descent was slower than that of the overall City and all of the other neighborhoods in East Buffalo. Between 1970 and 2000, Kaisertown lost 32.8% of its population, a number that compared favorably to the average losses of the City (36.7%) and East Buffalo (43.5%).



Source: U.S. Census Bureau

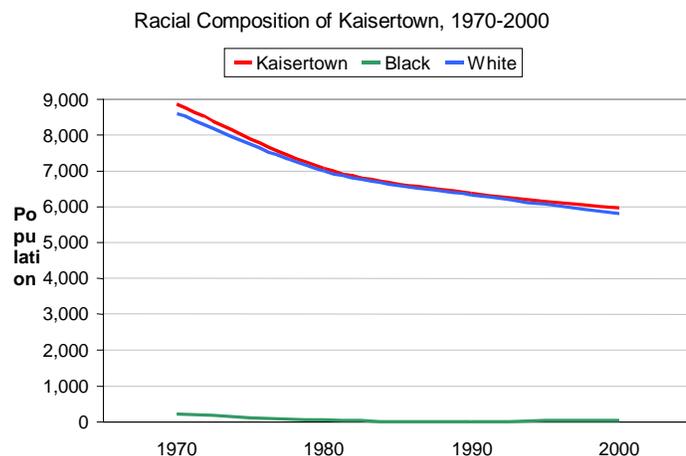
During the 1990s, Kaisertown experienced a welcome trend when its rate of population loss dipped below the rates of the previous two decades, falling to -6.4% (a rate lower than City and East Buffalo averages) from a rate of -9.9% in the 1980s and -20.3% in the 1970s. The overall City and the other neighborhoods of East Buffalo saw an acceleration of decline in the 1990s after a slowdown in the 1980s. Interestingly, Kaisertown had the highest rate of population decline in East Buffalo in the 1980s, and the lowest in the 1990s.

Race and Ethnicity

At a Glance...

- Kaisertown was East Buffalo's most homogenous neighborhood in 2000, with its White residents comprising 97.4% of the total population.
- The neighborhood's Hispanic and Black populations grew during the 1990 though they represented a small fraction of the total population.

Kaisertown was East Buffalo's most homogenous neighborhood in 2000, with 97.4% of its residents being reported as White. The ethnic Hispanic population was the neighborhood's largest minority group, comprising 2.3% of the total population. The Hispanic population was the second largest in the GNPA in terms of its share of the neighborhood population, symbolic of the relatively small number of Hispanics in East Buffalo compared to the rest of the City.

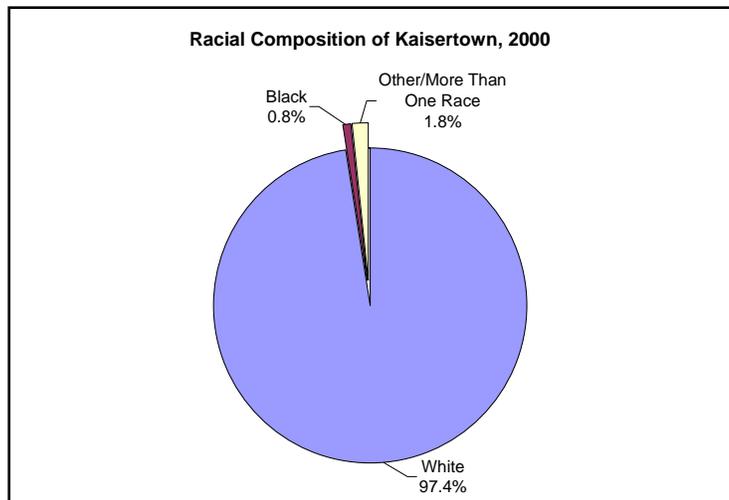


Source: U.S. Census Bureau

During the 1990s, the neighborhood became slightly more diverse as the proportion of White residents dropped from 99.4% to 97.4%. Significant gains were made in the Hispanic population (which went from 30 to 139 persons), the population classified as "other" or "more than one race" (which went from 7 to 106

persons), and the Black population (which went from 20 to 47 persons). The 1990s were the opposite of the 1980s, a time in which the neighborhood actually became less diverse. During that decade the Black population declined from 52 to 20 residents.

Source: U.S. Census Bureau



Age

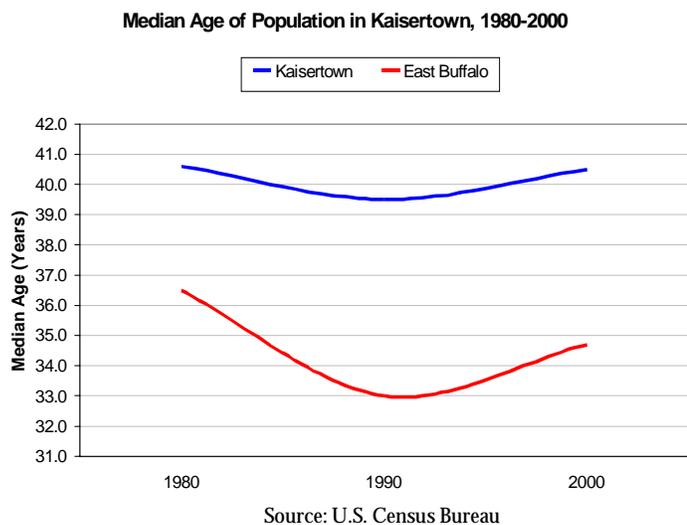
At a Glance

- Kaisertown had East Buffalo's oldest population in 2000, with a median age of 40.5 years.
- Young adults (ages 20-34) were the fastest declining age group in Kaisertown during the 1990s, falling by 31.3%.

Kaisertown had, by far, the oldest population in East Buffalo in 2000, with a median age of 40.5 years. That figure was far higher than that of East Buffalo (34.7 years) and the overall City (33.6 years). The neighborhood's median age in 2000 did not, however, represent a major change from previous decades. Indeed, Kaisertown has historically been the oldest neighborhood in East Buffalo.

During the 1990s, there were significant declines in two major age groups: the number of young adults (ages 20-34) fell by 31.3%, and the number of senior citizens (65+) fell by 18.0%. The population of young people (aged 19 and under) fell only slightly, down 3.6%. The only age group to increase in number during the 1990s was the middle-aged adult population (ages 35-64), which grew by 18.8%.

What happened to the various age groups during the 1990s represented sharp differences from the 1980s. In that decade, senior citizens were the only group to increase in number (up 17.9%).



All of the other groups declined, led by young people (down 20.5%—which likely contributed to the decline of young adults in the 1990s) and followed by middle-aged adults (down 19.8%) and young adults (down 6.2%).

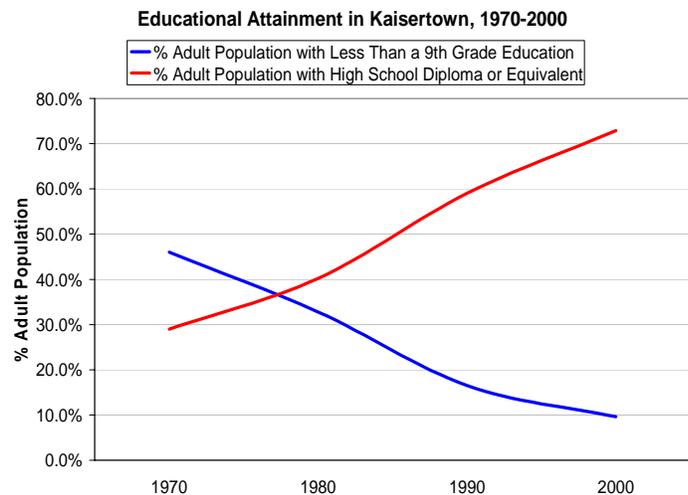
Education

At a Glance...

- In 2000, Kaisertown had the highest education levels in East Buffalo.
- The percentage of adults with at least a bachelors degree, although the highest in East Buffalo, was only half the City average.

In 2000, Kaisertown had the highest education levels in East Buffalo. Those levels represented significant gains over previous decades, gains that were similarly experienced throughout East Buffalo and the City. Despite its gains, Kaisertown trailed the City on key indicators of educational attainment.

Between 1970 and 2000, the proportion of adults in Kaisertown with less than a 9th grade education plummeted from 46.0% to 9.6%, the lowest rate in East Buffalo in 2000, but slightly higher than the City average (7.9%). The proportion of neighborhood adults with at least a high school diploma, meanwhile, increased sharply from 29.0% in 1970 to 72.9% in 2000, the highest rate in East Buffalo in 2000, but just below the City average (74.6%).



The percentage of adults with at least a bachelor's degree also increased sharply from 2.9% in 1970 to 9.1% in 2000, once again the highest rate in East Buffalo, but only half the City average (18.3%). The fact that the overall number of adults with at least a bachelor's degree increased during the 1990s (from 293 to 405 persons) made Kaisertown one of only two neighborhoods in East Buffalo (the other being Lovejoy) to see an increase in that number.

Income and Poverty

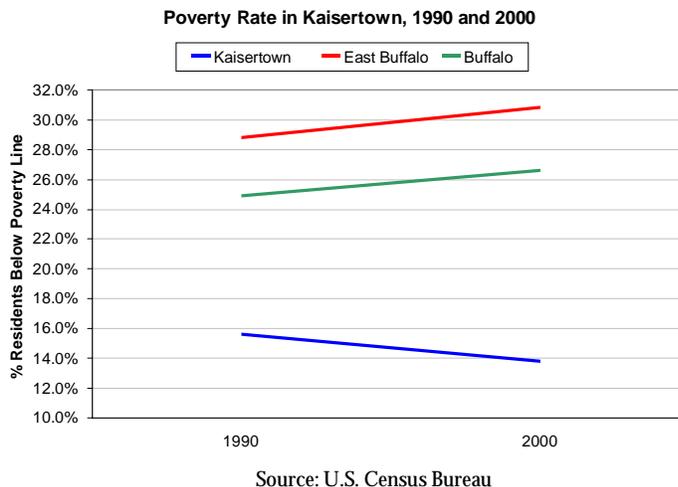
At a Glance...

- Kaisertown had the lowest poverty rate in East Buffalo in 2000, and its rate was well below the City average.
- Kaisertown had a higher median household income in 2000 than East Buffalo and the City.

Kaisertown had East Buffalo's lowest poverty levels in 2000. In fact, the proportion of neighborhood residents living below the poverty line in 2000 (13.8%) was sharply lower than East Buffalo's average (30.8%) and almost half the City average (26.6%). Kaisertown's low

poverty rate, compared to East Buffalo and the City, was to a large extent due to the neighborhood's median household income in 1999 (\$30,789) being 152% of East Buffalo's median income and 125% of the City's median income.

During the 1990s, Kaisertown was one of only two neighborhoods in East Buffalo to see a decline in its poverty, as it fell from 15.6% to 13.8%. Kaisertown was also the only neighborhood in East Buffalo to gain ground, in terms of median household income, on both East Buffalo and the City during the 1990s. The neighborhood's median household income went from being 130% of East Buffalo's in 1989 to 152% in 1999, and it went from being 112% of the City's median income in 1989 to 125% in 1999. In 2000, Kaisertown had a Female Head of Household (no husband) rate of 7%. Kaisertown's Female Head of Household (no husband) rate was significantly lower than both the overall rate of East Buffalo (25%) and the rate of the City (14%).



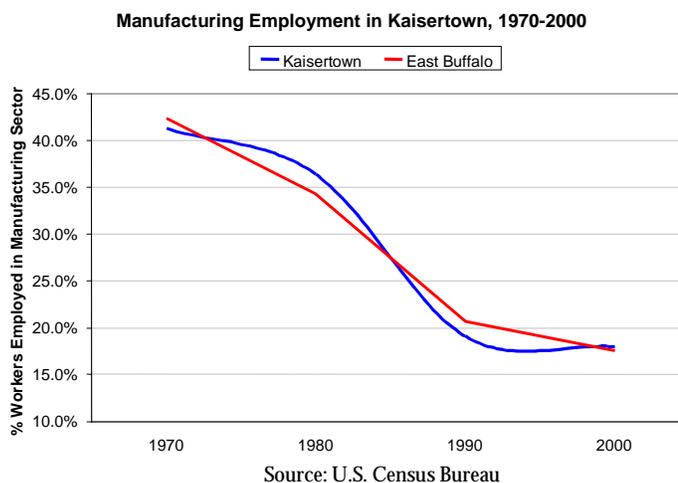
Labor Force

At a Glance...

- Kaisertown's unemployment rate in 2000 was lower than East Buffalo and City averages.
- The percentage of Kaisertown residents engaged in manufacturing declined sharply between 1970 and 2000.

Kaisertown's unemployment rate in 2000, 8.7%, was the second lowest in East Buffalo and lower than the City's rate of 12.5%. Although it was relatively low, the neighborhood's unemployment rate in 2000 was significantly higher than its rate in 1990 (4.7%). The rate, however, did represent a drop from the high reached in 1980 (9.1%).

Between 1970 and 2000, manufacturing declined as the neighborhood's dominant source of employment, as the proportion of Kaisertown workers engaged in that activity dropped from 41.3% to 18.0%. The proportion of manufacturing workers in 2000 was, however, higher than East Buffalo (17.6%) and City (13.1%) averages. The industry sector with the greatest share of Kaisertown workers in 2000 was education, health, and social services (19.7%), followed by manufacturing.



In 2000, Kaisertown was the only neighborhood in East Buffalo to have more than half of its workers engaged in employment outside of the City. During the 1990s, the share of Kaisertown workers employed in the suburbs increased dramatically from 32.9% in 1990 to 52.0% in 2000.

Housing

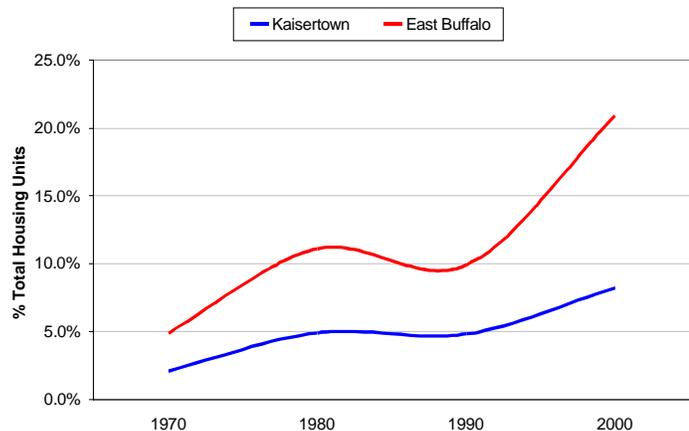
At a Glance...

- In 2000, Kaisertown's owner-occupancy rate was much higher and its vacancy rate much lower than East Buffalo and City averages.
- Kaisertown was East Buffalo's only neighborhood in 2000 whose median value for owner-occupied homes was higher than the City median value.

In 2000, the housing situation in Kaisertown compared favorably to that of overall East Buffalo and the City. The neighborhood's rate of housing unit vacancy (8.2%) was much lower than East Buffalo (20.9%) and City (15.7%) averages, while its owner-occupancy rate (63.9%) was much higher than East Buffalo (46.0%) and City (43.5%) averages. The median value of owner-occupied homes in Kaisertown (\$63,400) made it the only neighborhood in East Buffalo to surpass the City's median value (\$58,800). Kaisertown also had the youngest housing stock in East Buffalo in 2000, as it was the only neighborhood to have more than 40% of its housing stock built since 1940.

Although Kaisertown's vacancy and owner-occupancy rates compared favorably to City and East Buffalo averages in 2000, they did indicate declines during the 1990s. Between 1990 and 2000, the neighborhood's owner-occupancy rate dropped from 65.5% to 63.9%, while its vacancy rate increased sharply from 4.8% to 8.2%.

Housing Unit Vacancy in Kaisertown, 1970-2000



Source: U.S. Census Bureau

Crime

At a Glance...

- Kaisertown had the lowest crime rate in East Buffalo in 2002.
- The neighborhood's crime rate declined between 1998 and 2002.

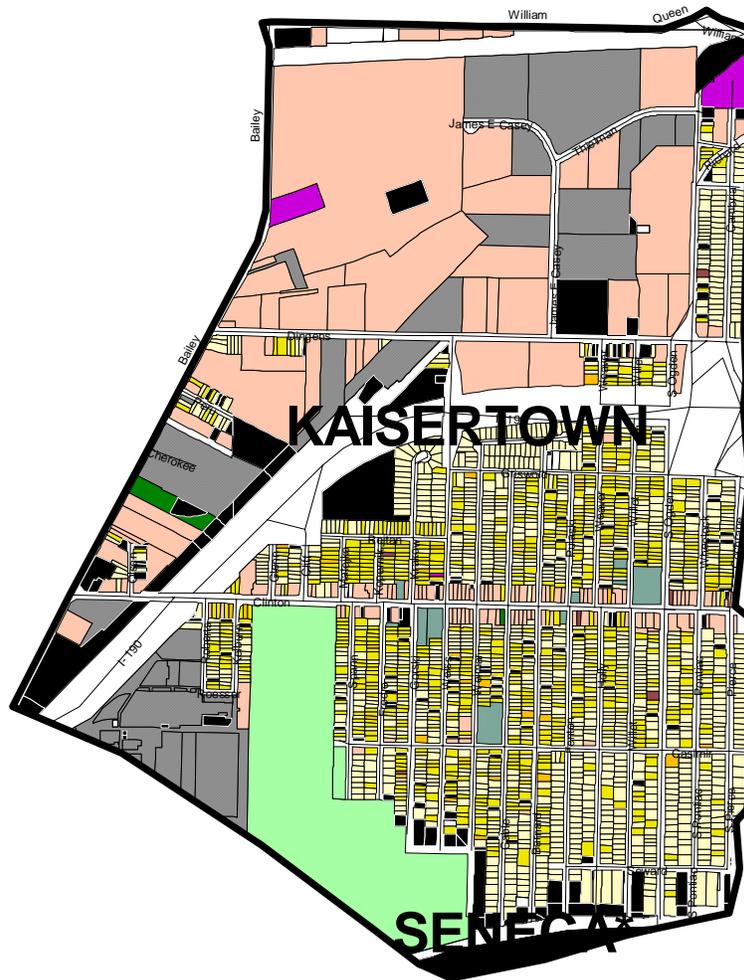
In 2002, Kaisertown's crime rate was, by far, the lowest in East Buffalo and one of the lowest in Buffalo. Its 77 crimes per 1,000 persons represented a rate that was approximately half the City's average rate, and it was well-below East Buffalo's average rate. Although Kaisertown's crime rate was very low in 2002 (compared to the rest of East Buffalo and the City), its rate in that year actually represented a decline of 7.8% from its crime rate in 1998.

Crime in Kaisertown, 1998-2002		
	Crimes Per 1,000 People (2002)	Change in Crime Rate, 1998-2002
Kaisertown	77	-7.8%
East Buffalo	180	-8.2%
Buffalo	138	-13.6%

Source: Buffalo Police Dept. and *The Buffalo News*

Kaisertown Land Use Map

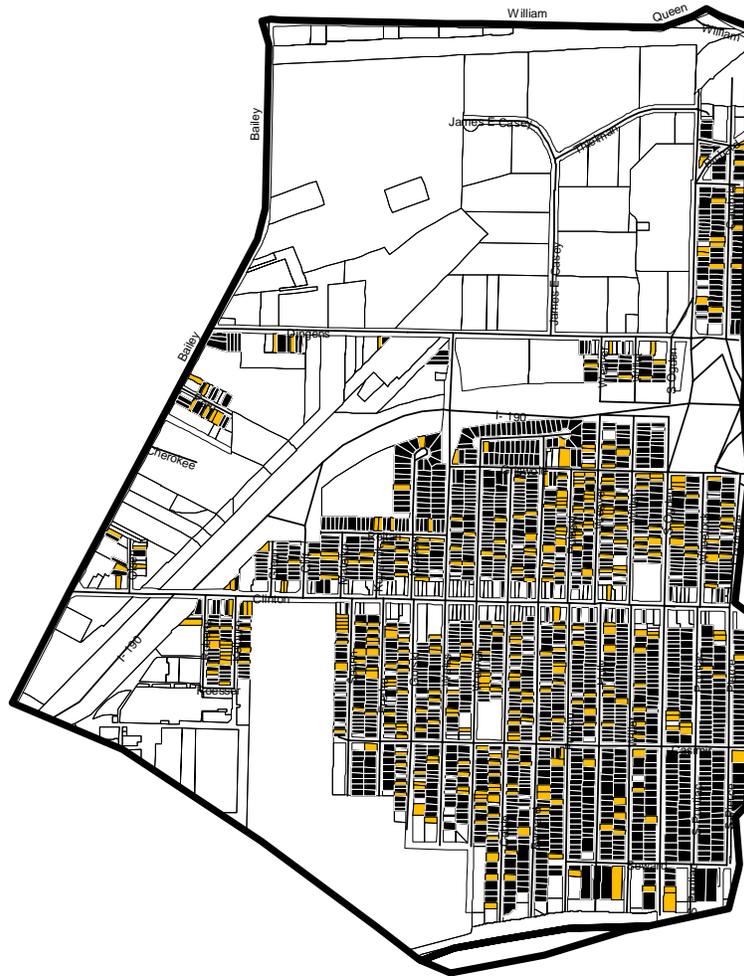
Land use in the Kaisertown neighborhood generally-speaking is characterized by two distinct patterns: larger tracts of primarily commercial and industrial uses north and west of the I-190 highway, and smaller parcels used for residential, commercial, and community services purposes (with the exception of Stachkowski/Houghton Park and nearby industrial uses) to the south and east of I-190.



<p>EAST BUFFALO GNPA LAND USE - KAISERTOWN NEIGHBORHOOD</p> <p>Comprehensive and Community Planning Office of Strategic Planning City of Buffalo 9/23/2005</p>	<p>LEGEND</p> <p>STREET</p> <p>PLANNING NEIGHBORHOOD</p> <p>PARCEL LAND USE</p> <ul style="list-style-type: none"> Residential single family Residential two family Residential three family Residential other Vacant Commercial Recreational Community Service Industrial Public Service Conservation Areas / Parks No Data 	<p>*Only areas of this neighborhood located inside the GNPA boundary are shown on this map.</p> <p>Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.</p> <p>0 500 1000 Feet</p> <p>N</p>
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Kaisertown Owner- vs. Renter-Occupied Residential Properties Map

Kaisertown has a clear majority of owner-occupied housing, as reflected in the map below based on Assessor data. This is confirmed by 2000 U.S. Census Bureau figures (see page 62), which show that Kaisertown has a owner-occupancy rate (63.9%) much higher than East Buffalo (46.0%) and City (43.5%) averages.



**EAST BUFFALO GNPA
OWNER- VS. RENTER-
OCCUPIED RESIDENTIAL
PROPERTIES*
- KAISERTOWN
NEIGHBORHOOD**

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
10/24/2005

LEGEND

- ▲ STREET
- ▭ PLANNING NEIGHBORHOOD
- ▭ RESIDENTIAL PROPERTY*
- ▭ OWNER-OCCUPIED
- ▭ RENTER-OCCUPIED
- ▭ OTHER LAND USE

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

*"Residential Properties" for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

All data as of August, 2004.

0 500 1000 Feet

N

Kaisertown Assessed Value for Residential Properties Map

The assessed values of residential properties in the Kaisertown neighborhood, according to the Assessor data used in this map, are high in comparison with other East Buffalo neighborhoods, with 89% of residential properties carrying an assessed value of \$44,000+.



**EAST BUFFALO GNPA
ASSESSED VALUE
OF RESIDENTIAL
PROPERTIES*
- KAISERTOWN
NEIGHBORHOOD**

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
11/9/2005

LEGEND

- STREET
- PLANNING NEIGHBORHOOD
- ASSESSED VALUE, RESIDENTIAL* (Count)**
- \$1,200 - \$20,099 (16)
- \$20,100 - \$43,999 (212)
- \$44,000+ (1785)
- OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

*"Residential Properties" for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Residential properties* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Residential properties* GNPA-wide = \$33,210. This neighborhood has 2013 Residential properties*, while there are 9894 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet

N

Kaisertown Assessed Value for Non-Residential Properties Map

With few exceptions, non-residential properties in Kaisertown can be found in two areas: along commercial Clinton Street, and in the large non-residential parcels north and west of I-190 (plus a cluster just south of Clinton in the southwest part of the neighborhood). The properties along Clinton Street exhibit mostly moderate-to-high assessed values, while the larger parcels are characterized by high assessed values, almost all over \$65,000.



EAST BUFFALO GNPA ASSESSED VALUE OF NON-RESIDENTIAL PROPERTIES* - KAISERTOWN NEIGHBORHOOD

Comprehensive and Community Planning
Office of Strategic Planning
City of Buffalo
10/24/2005

LEGEND

- STREET
- PLANNING NEIGHBORHOOD
- ASSESSED VALUE, NON-RESIDENTIAL***
- \$400 - \$29,099 (25)
- \$29,100 - \$64,999 (73)
- \$65,000+ (113)
- OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

*"Non-Residential Properties" for the purposes of this map are: Commercial, Industrial, Community Service, and Public Service land uses. "Other Land Uses" would be Residential, Vacant, Recreational, and Conservation Areas/Parks.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Non-Residential properties* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Non-Residential properties* GNPA-wide = \$169,750. This neighborhood has 211 Non-Residential properties*, while there are 1382 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet

