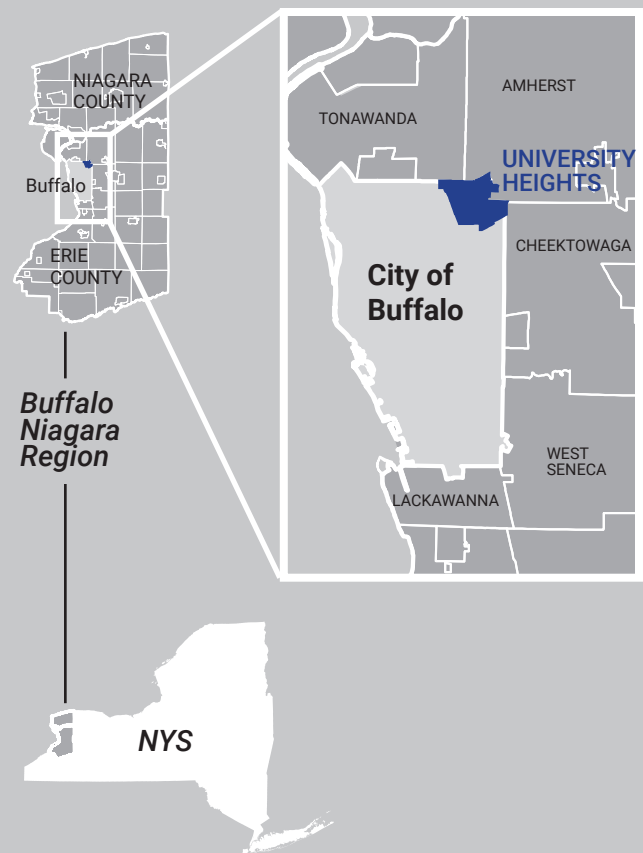# **WHERE IS** THE UNIVERSITY HEIGHTS?

The University Heights is a neighborhood in the northeast corner of Buffalo, NY, the largest city in Erie County and the Buffalo Niagara region. Originally planned as a street-car suburb of the City, the University Heights neighborhood borders the towns of Tonawanda, Amherst, and Cheektowaga.

Today, the neighborhood serves as the northern terminus of the City's Metro Rail system as well as the home to the University at Buffalo's South Campus, whose presence creates a unique cultural and demographic dynamic.

Most of the neighborhood consists of single family and multifamily residential homes. Two major commercial corridors, Main Street and Bailey Avenue, differentiate distinct areas of the neighborhood; a third commercial corridor, Kenmore Avenue, runs along the northern border of the neighborhood.
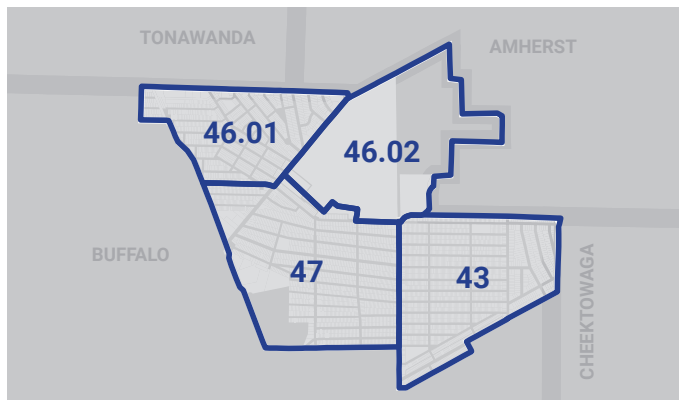
THE UNIVERSITY HEIGHTS STUDY AREA
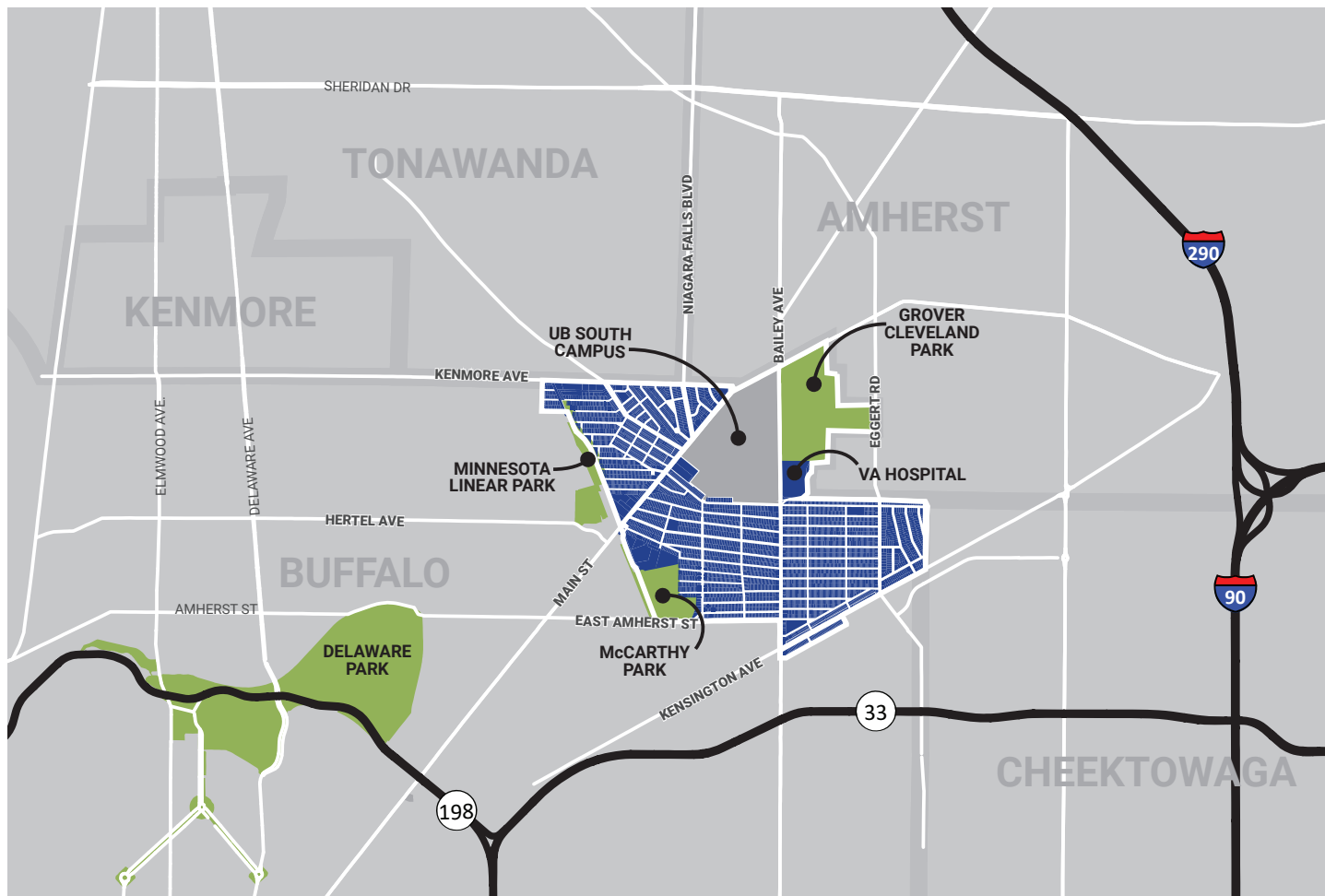
This geography is bordered by Kenmore Avenue and Main Street to the north; Eggert Road, Grover Cleveland Park and the Buffalo VA Hospital to the east; Kensington Avenue and East Amherst Street to the south; and McCarthy Park, William Price Parkway, and Minnesota Linear Park to the west.

CENSUS TRACTS IN THE UNIVERSITY HEIGHTS

Although the edges of a neighborhood are often more ambiguous than lines drawn on a map, for the purposes of this initiative, the neighborhood boundaries are defined by Census Tracts 43, 46.01, 46.02, and 47.

WHAT DO PLANS SAY ABOUT THE UNIVERSITY HEIGHTS?

Looking at plans
for insights on the community

Plans create a guide for the future of a place and offer insights into the needs, desires, values, and vision of a community. A review of 29 plans that have influenced the University Heights neighborhood reveals seven predominant themes important to planning and design work in the community. The plans' objectives, recommendations and visions for the future offer insights into some of the challenges, opportunities, and aspirations that the neighborhood identified in the past. The plan review covered a geographical spectrum ranging from small-scale neighborhood and corridor plans to regional plans for all of Western New York. While plans written specifically for the University Heights provide a greater understanding of priorities at the neighborhood level, citywide and regional plans offer broader implications for the future of the neighborhood.

Neighborhood/Corridor Plans

Buffalo Promise Neighborhood Housing Strategies (2016)
Bailey Fights Blight (2016)
University District Demographic and Socioeconomic Profiles (2016)
University District: A Multimodal Community (2016)
LISC MetroEdge Analysis and Recommendation for Action (2015)
ReTree the District (2014)
Buffalo Promise Neighborhood Community Needs and Perceptions Survey Summary of Findings (2014)
Buffalo Promise Neighborhood Crime and Safety Community Brief (2014)
Public School 63 Brief (2013)
Buffalo Promise Neighborhood Needs Assessment Study (2011)
Northeast Neighborhood News (2004)
The Bailey Avenue Project (1997)
Ken-Bailey Project: A Study in Commercial Revitalization (1978)

City Plans

City of Buffalo Green Code Land Use Plan (2016)
City of Buffalo Green Code Unified Development Ordinance (2016)
City of Buffalo Bicycle Master Plan (2016)
Queen City in the 21st Century: Buffalo's Comprehensive Plan (2006)
Buffalo City Plan (1977)
Buffalo Master Plan (1971)

Regional Plans

Buffalo Niagara's Strategic Plan for Prosperity (2017)
A Strategy for Prosperity Progress Report (2016)
One Region Forward: A New Way to Plan for Buffalo Niagara (2015)
The Racial Equity Dividend: Buffalo's Great Opportunity (2016)
Complete Communities for a Changing Region (2014)
Initiatives for a Smart Economy (2013)
The Buffalo Billion Investment Development Plan (2013)
Framework for Regional Growth (2011)
A Strategy for Prosperity (2011)
Building UB: The Comprehensive Physical Plan (2009)

OVERVIEW OF
7 PLANNING THEMES
IDENTIFIED IN
THE PLANS

Revitalizing neighborhood commercial corridors is prioritized in neighborhood, citywide, and regional plans. Commercial corridors like Main Street, Bailey Avenue, and Kenmore Avenue are seen as critical to advancing community and economic interests in the University Heights. Plans call for reinvesting in infrastructure and encouraging sustainable development along commercial corridors to make them more aesthetically appealing, safer, and easier to access.

Transit-oriented development along public transit routes is a growing priority for the City and region. Valued for its potential to create more vibrant, walkable, and sustainable neighborhoods, transit-oriented development (TOD) is increasingly promoted as a strategy for revitalizing commercial districts, as well as providing greater access to employment opportunities and services across the region. Given the concentration of multi-modal transit infrastructure in the neighborhood, which includes bike lanes, trails, bus and rail, the commercial corridors in University Heights are seen as a prime location for reaping the benefits of TOD.

Leveraging the university as both a community partner and a catalyst for economic growth is a key theme of plans focused on the University Heights. Connectivity to the university is an important part of the neighborhood's identity, yet its physical proximity to the campus poses challenges and opportunities. It enables the neighborhood to benefit from service learning activities, social and economic entrepreneurship opportunities, UB programs and events, and more. For many residents, it also raises quality of life concerns, especially given the high concentration of transient students in the neighborhood. Opportunities to improve neighborhood-university community relationships, as well as the physical connectivity between campus and the neighborhood, can be critical to a stronger University Heights and a stronger UB.

Promoting equity and opportunity for the residents of the University Heights is an important community priority. The University Heights is diverse in race, culture, income, education, and family structure, so recommendations for its future should address varying needs of diverse residents, and take into account the impact of actions on different populations. Improving educational attainment is also a key strategy for breaking the cycle of poverty and preparing children to enter the workforce of the 21st century.

An engaged and collaborative community is the crux of a vibrant and healthy neighborhood. The University Heights has a strong and storied history of community collaboration engaging residents, business owners, community stakeholders, and community organizations in initiatives and planning efforts. When citizens are active participants in planning, solutions to community problems are also more likely to directly address the needs and desires of neighborhood residents.

Quality of life improvements like crime reduction, increased safety, improved public services, and maintenance of public spaces are all part of the vision for enhancing the neighborhood as a place for people and business to thrive. Neighborhood-level and citywide plans emphasize community collaboration and citizen participation in various programs and initiatives to improve the quality of life for all residents in the University Heights.

Preserving community character is often lifted up as a community priority for the University Heights. Neighborhood-level plans for the University Heights emphasize preserving and reinvesting in the area's unique housing stock and neighborhood landmarks like churches, schools, and businesses that contribute to the community's character. Through sustainable and equitable development practices, residents also desire the enhancement and revitalization of commercial districts that were once the pride of the neighborhood.

WHAT DOES THE DATA SAY ABOUT THE UNIVERSITY HEIGHTS?

Looking to the data
to understand the community

Current conditions of the University Heights show a resilient neighborhood that is shaped by both challenges and opportunities. This section covers data on neighborhood demographics, economic trends, land use patterns, real estate, crime, and more. Combined with the themes taken from past and ongoing planning work, the knowledge of existing conditions in the University Heights can help guide community decisions, investments, and future student-based planning and design studies in the neighborhood.

Demographics

The neighborhood is home to many young, college-age adults.
The neighborhood's population is shrinking.
The racial and ethnic composition of the neighborhood is changing.
Many children and young adults in the neighborhood live in poverty.

Jobs and Workforce

Jobs are concentrated in five major industries.
Most employed residents work outside the neighborhood.
Educational attainment of adults lags behind the City.
Labor force participation rates are lower than the City.
More young people are out of work and school than in the rest of the City.
Household incomes are slightly higher than across the City but below the region.

Built Environment

More than half of land is devoted to residential uses.
Historic places contribute to the neighborhood's character.
The neighborhood has a variety of community and recreational assets.

Real Estate Market

There have been many home sales in recent years.
Commercial vacancy rates are more than double residential vacancy rates.

Transportation Options

The neighborhood is connected via diverse transportation modes.
More residents take public transit or walk to work than across the City and region.
Compared to the City, public transit is more of a choice than necessity for residents.
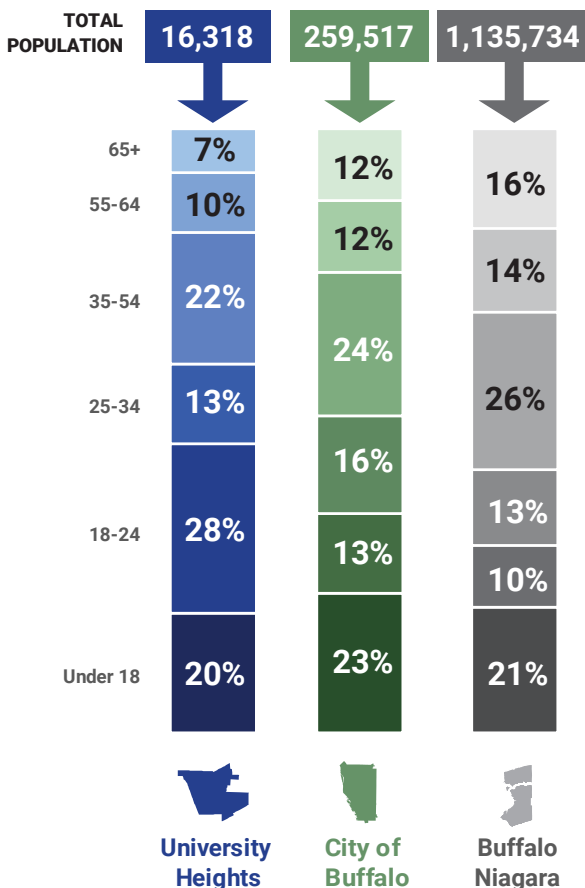
Crime and Safety

Violent crimes are less prevalent than across the City.
Property crimes in the neighborhood are on the decline.

DEMOGRAPHICS

The neighborhood is home to many young, college-age adults.

Nearly 30% of residents of the University Heights are between the ages of 18 and 24— more than double their share across the City and nearly triple their share across the region. Compared to the City and region, the University Heights has smaller shares of working-age adults ages 25-54 and seniors ages 65 and over. However, this trend doesn't extend to all parts of the neighborhood. Areas east of Bailey Avenue have higher proportions of children and adults ages 35-54, while the area west of Main Street has a higher share of young people ages 18-34.

Age Composition of Residents, 2015

| TOTAL POPULATION	16,318	259,517	1,135,734
65+	7%	12%	16%
55-64	10%	12%	14%
35-54	22%	24%	26%
25-34	13%	16%	
18-24	28%	13%	13%
			10%
Under 18	20%	23%	21%
	University Heights	City of Buffalo	Buffalo Niagara

Source: UBRI analysis of data from the US Census Bureau, American Community Survey, 5-year estimates, 2011-2015.

## The neighborhood's population is shrinking.

From 1990 to 2010, the rate of population loss in Buffalo was four times greater than the University Heights. But between 2010 and 2015, while the population across the City remained relatively stable, the neighborhood lost 7% of its total population. Driving this decline is the significant drop in the number of young people in the neighborhood, especially among children under 18, whose numbers declined by 19% from 2010 to 2015. Contributing to this decline may also be a decrease in the number of households with marriages, with or without children, during this time period.

% Change in Population, 1990-2015
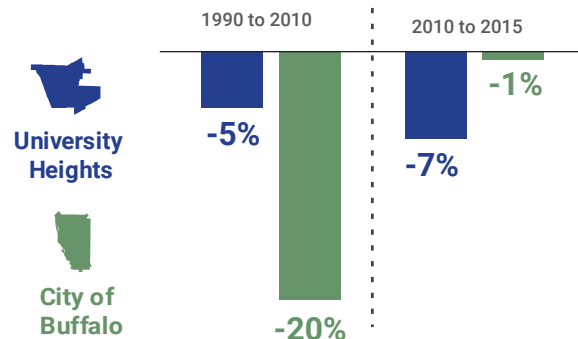
	1990 to 2010	2010 to 2015
University Heights	-5%	-7%
City of Buffalo	-20%	-1%

Source: UBRI analysis of data from the US Census (2010); American Community Survey, 5-year estimates, 2011-2015.

% Change in Population by Age, 2010-2015

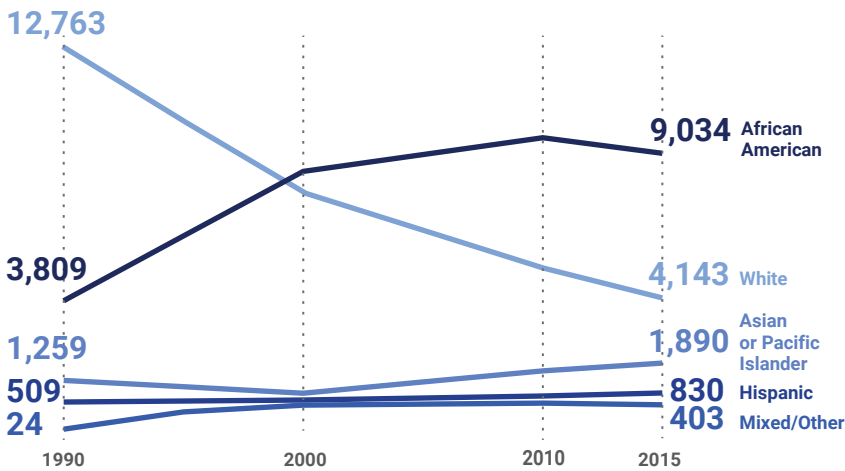| Under 18 yrs	18-24 yrs	25-34 yrs	35-64 yrs	65+ yrs
-19%	-10%	-0.3%	0.2%	2.1%

University Heights
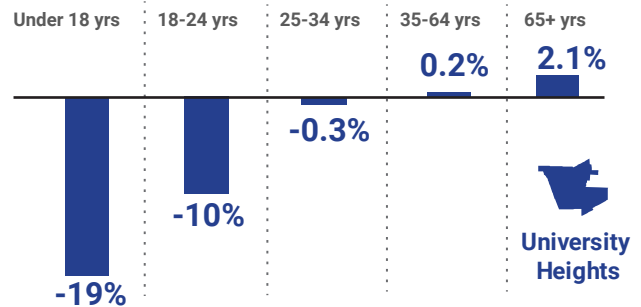
Source: UBRI analysis of data from the US Census (2010); American Community Survey, 5-year estimates, 2011-2015.

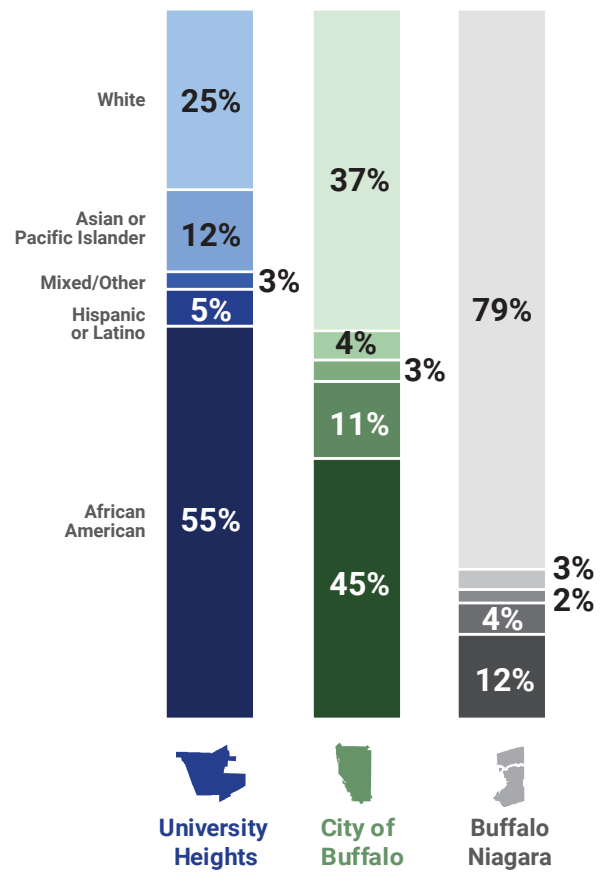# The racial and ethnic composition of the neighborhood is changing.

With non-Hispanic Whites making up only 25% of residents in the University Heights, the neighborhood is considerably more racially diverse than the City and region. The neighborhood is predominantly African American, but this is a recent trend. During the 1990s the neighborhood underwent a demographic shift that saw Whites leaving and African Americans arriving. Additionally, about 12% of residents in the neighborhood are foreign born—greater than the share across the City and nearly double the share across the region.

Racial-Ethnic Composition of Residents, 2015

Source: UBRI analysis of data from the US Census Bureau, American Community Survey, 5-year estimates, 2011-2015.

Population by Race/Ethnicity, 1990-2015

Source: UBRI analysis of data from the US Census (1990, 2000, and 2010); American Community Survey, 5-year estimates, 2007-2011; 2008-2012; 2009-2013; 2010-2014; 2011-2015.

Many children and young adults in the neighborhood live in poverty.

Nearly one third of all University Heights residents live in poverty, which is on par with the city-wide rate. Poverty rates are highest among young adults ages 18-24 and children under 18. While most age groups in the neighborhood experience lower rates of poverty compared to their counterparts across the City, young adults ages 18-24 are significantly more likely to live in poverty. Higher rates of poverty in this age group may be explained by the neighborhood's large student population, as students often do not earn incomes above the poverty line while enrolled in school.

Poverty Rates by Age, 2015

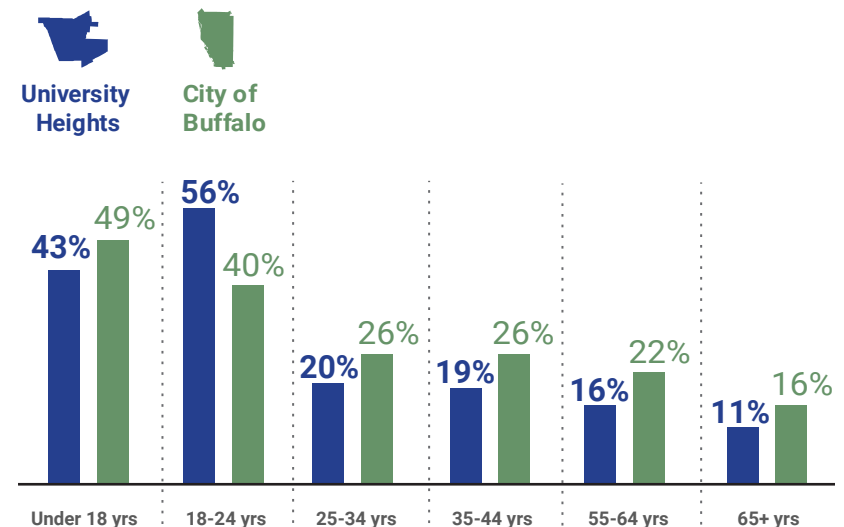Source: UBRI analysis of data from the US Census Bureau, American Community Survey, 5-year estimates, 2011-2015.

JOBS AND WORKFORCE

Jobs are concentrated in the Health and Education sectors.

Four out of five of the 7,300 jobs in the University Heights are in the Education or Health and Social Services sectors. Many of these jobs are supported by the neighborhood's two largest employers - the Veterans Administration Hospital and the University at Buffalo.

Smaller businesses in the neighborhood are located primarily along the commercial corridors of Kenmore Avenue, Main Street, Bailey Avenue, and Kensington Avenue. Many of these jobs are in Retail or the Leisure & Hospitality sectors and are supported by small businesses. In fact, of the 573 businesses in the neighborhood, those that employ fewer than five people make up 67% of the neighborhood's businesses, while those that employ 20 or more people only constitute about 8% of the neighborhood's businesses.
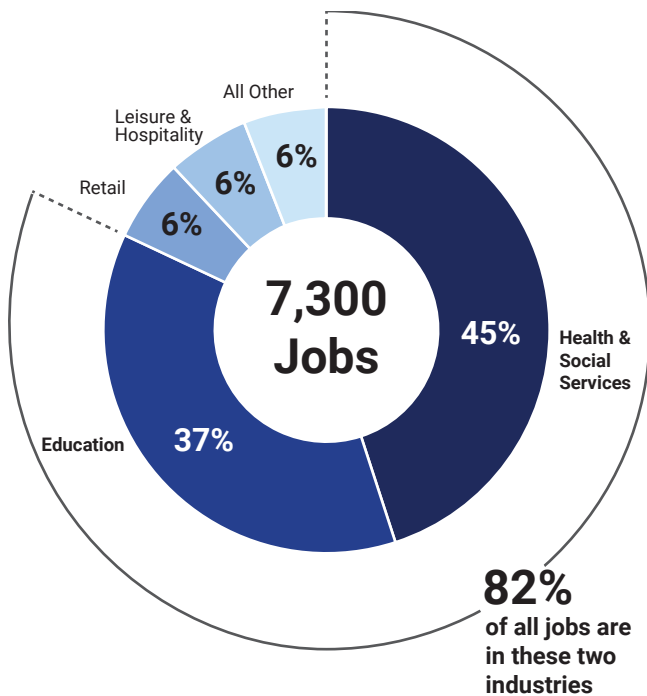
University Heights

573 EMPLOYERS

7,300 JOBS

Businesses by # of Employees, 2016

# of Employees
- 10
- 50
- 100
- 500
- 1,000

Source: UBRI analysis of data from Infogroup, Reference USA Business Database (2016).

Industry Composition of Jobs, 2014

All Other **6%**

Leisure & Hospitality **6%**

Retail **6%**

Education **37%**

7,300 Jobs

Health & Social Services **45%**

82% of all jobs are in these two industries
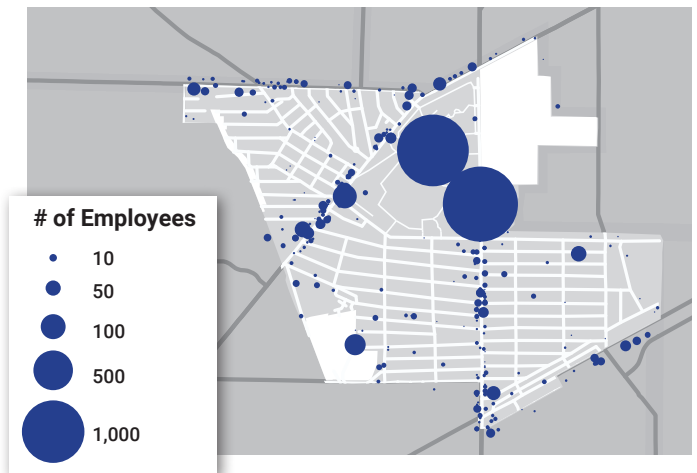
Source: UBRI analysis of data from the US Census Bureau, OnTheMap Application, LEHD, LODES data (2014).

% Businesses by # of Employees, 2016
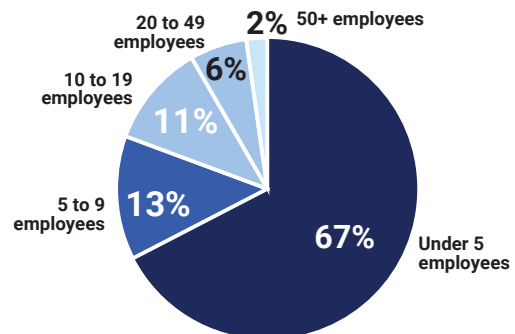

20 to 49 employees **6%**

50+ employees **2%**

10 to 19 employees **11%**

5 to 9 employees **13%**

Under 5 employees **67%**

Source: UBRI analysis of data from Infogroup, Reference USA Business Database (2016).

Most employed residents work outside the neighborhood.

Of the 7,597 workers living in the University Heights, only 4% work at businesses located inside the neighborhood. Most employed residents commute to work outside the neighborhood, and many to jobs in the City of Buffalo and its first-ring suburbs like Amherst, Cheektowaga, and Tonawanda. Nearly 70% of workers living in the neighborhood are employed in one of five industries: Health Services, Professional and Business Services, Leisure and Hospitality, Education, and Retail.
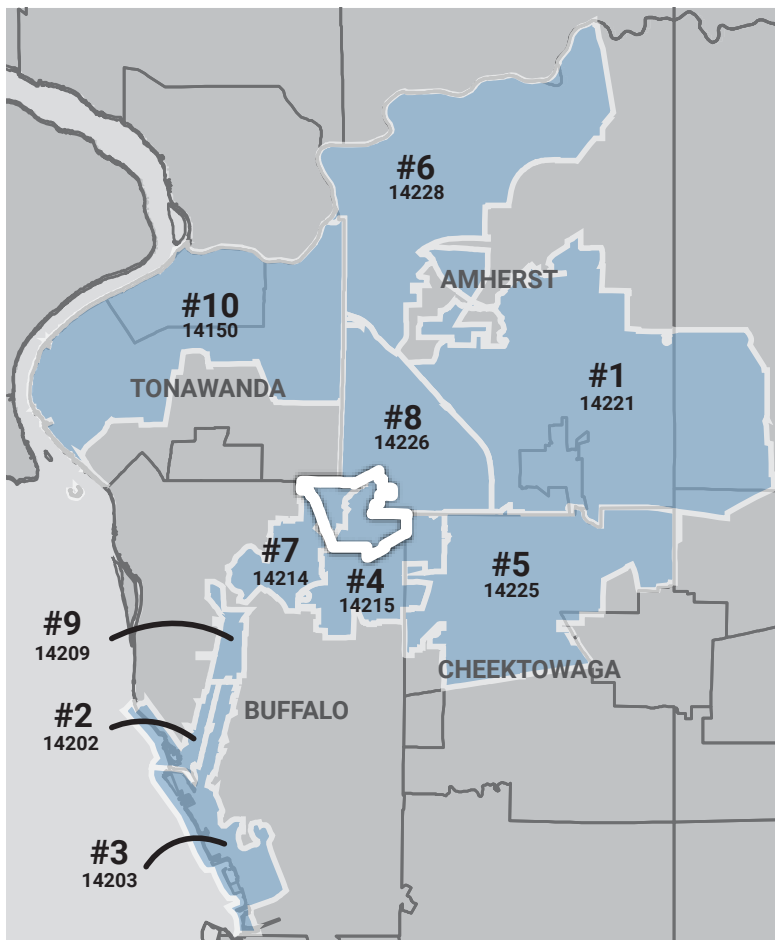
7,597 RESIDENTS IN THE LABOR FORCE

96% working outside the University Heights

4% working in the University Heights

Top 10 ZIP Codes Where University Heights Residents Commute to Work, 2014

#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
14221	14202	14203	14215	14225	14228	14214	14226	14209	14150
459	*372*	*361*	*341*	*313*	*287*	*219*	*198*	*162*	*160*

↑ # of Commuters from University Heights

Industry Composition of Workforce, 2014

Public Administration	4%
Financial Activities	6%
Manufacturing	6%
Other Services	7%
Trade, Transportation & Utilities	7%
Retail	10%
Education	10%
Leisure & Hospitality	12%
Professional & Business Services	14%
Health Services	23%

Source: UBRI analysis of data from the US Census Bureau, OnTheMap Application, LEHD, LODES data (2014).
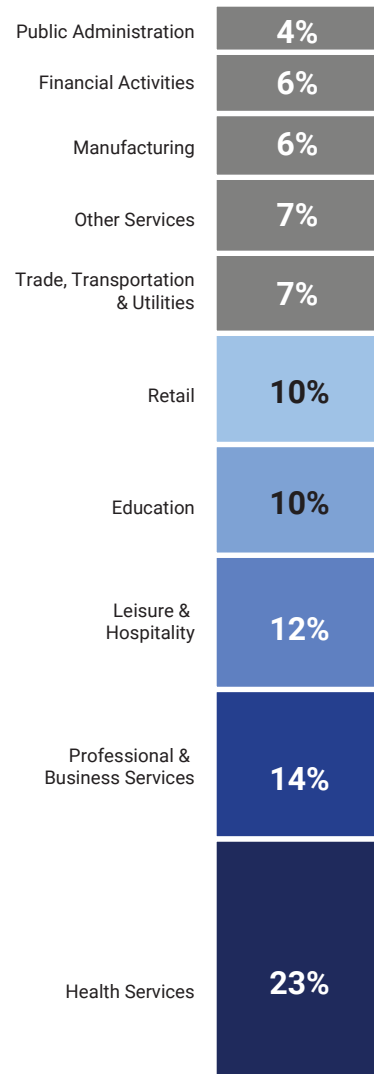
Source: UBRI analysis of data from OnTheMap Application, LEHD, LODES data (2014).

Educational attainment of adults lags behind the City.

Nine out of 10 adults ages 25 to 64 in University Heights have at least a high school diploma. Compared to the City and region, a larger share of residents in the neighborhood has completed some college education or an associate's degree – but a smaller share has a bach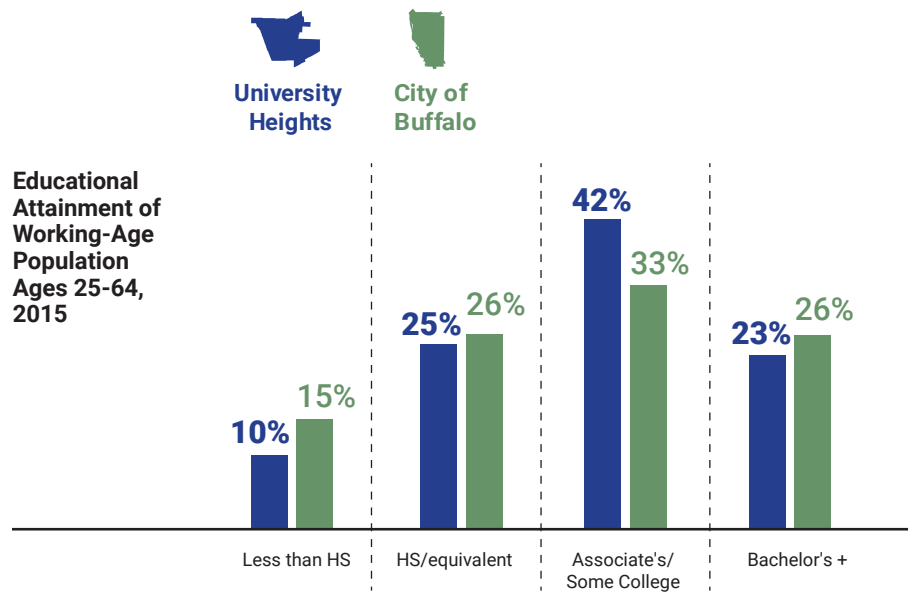elor's degree or higher. The relatively higher proportion of adults in the University Heights that have completed some college or an associate's degree may be related to the large student population living in the neighborhood.

University Heights **City of Buffalo**

Educational Attainment of Working-Age Population Ages 25-64, 2015

	Less than HS	HS/equivalent	Associate's/Some College	Bachelor's +
University Heights	10%	25%	42%	23%
City of Buffalo	15%	26%	33%	26%

Source: UBRI analysis of data from the US Census Bureau, American Community Survey, 5-year estimates, 2011-2015.
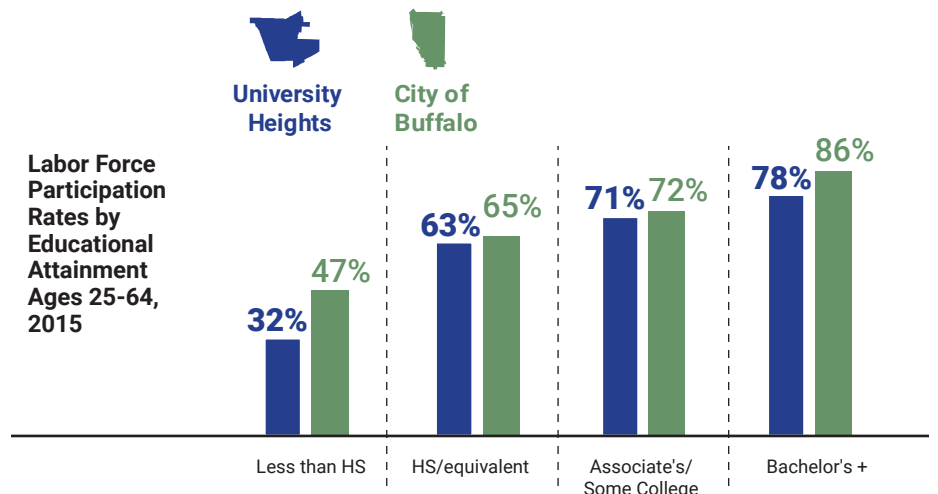
Labor force participation rates are lower than the City.

While two-thirds of residents ages 25 to 64 in the University Heights are employed or looking for work, this proportion is slightly smaller than for the City. Labor force participation rates of neighborhood residents ages 25 to 64 lag behind the City even when controlled for level of educational attainment. At every level of educational attainment, there is a smaller proportion of residents in the University Heights employed or looking for a job than for residents across the City. The gap is greatest for residents with less than a high school diploma and with a bachelor's degree or more.

Labor Force Participation Rates of Working-Age Population Ages 25-64, 2015
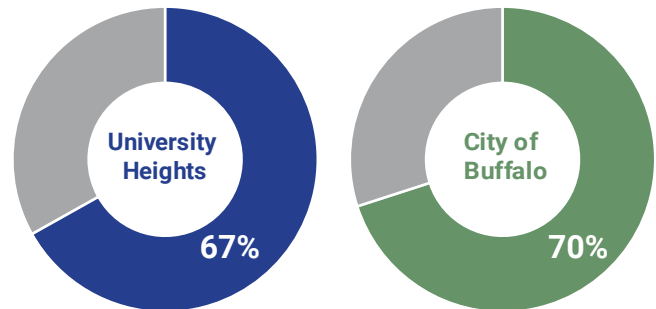
University Heights 67%

City of Buffalo 70%

University Heights **City of Buffalo**

Labor Force Participation Rates by Educational Attainment Ages 25-64, 2015

|	Less than HS	HS/equivalent	Associate's/Some College	Bachelor's +
University Heights	32%	63%	71%	78%
City of Buffalo	47%	65%	72%	86%

Source: UBRI analysis of data from the US Census Bureau, American Community Survey, 5-year estimates, 2011-2015.

More young people are not in school or working than in the rest of the City.

Of the 1,777 young people ages 16 to 19 living in the University Heights, 14% are neither employed nor enrolled in school. Young people in the neighborhood ages 16 to 19 are more likely to be not enrolled in school and unemployed or outside of the labor force than in the rest of the City.
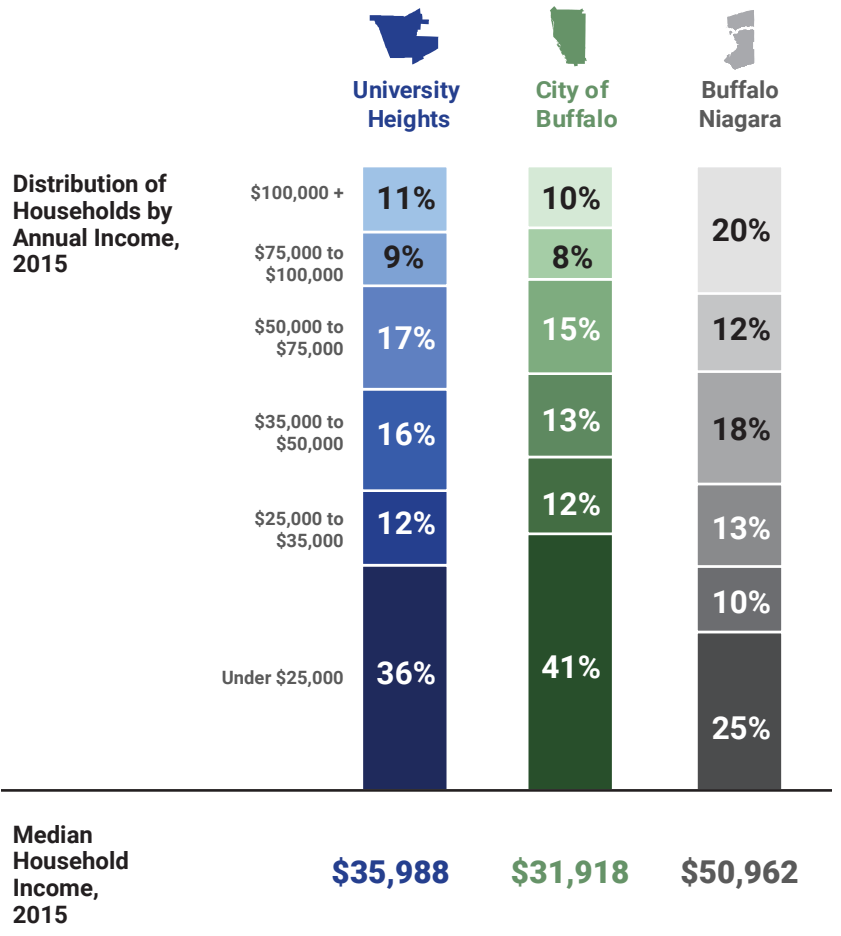
Young People Not Working or in School, 2015
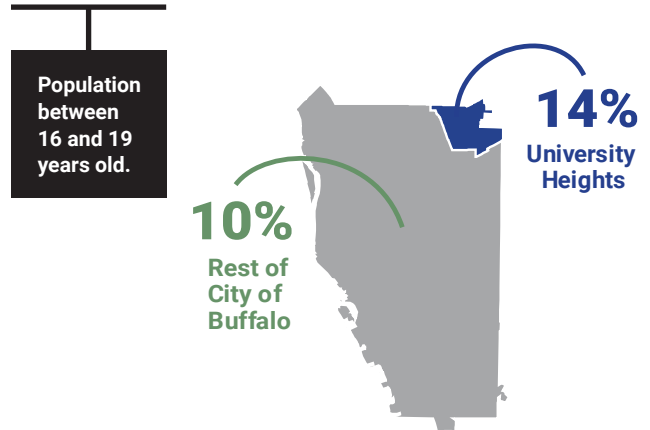
Population between 16 and 19 years old.

14%
University Heights

10%
Rest of City of Buffalo

Source: UBRI analysis of data from the US Census Bureau, American Community Survey, 5-year estimates, 2011-2015.

Household incomes are slightly higher than across the City but below the region.

The median household income in the University Heights is $35,988, which is slightly higher than the median household income for the City, but only about two-thirds of the median household income for the region. While the neighborhood has a slightly lower percentage of households with annual incomes under $25,000 compared to the City, over a third of households in the neighborhood fall in this category.

Distribution of Households by Annual Income, 2015

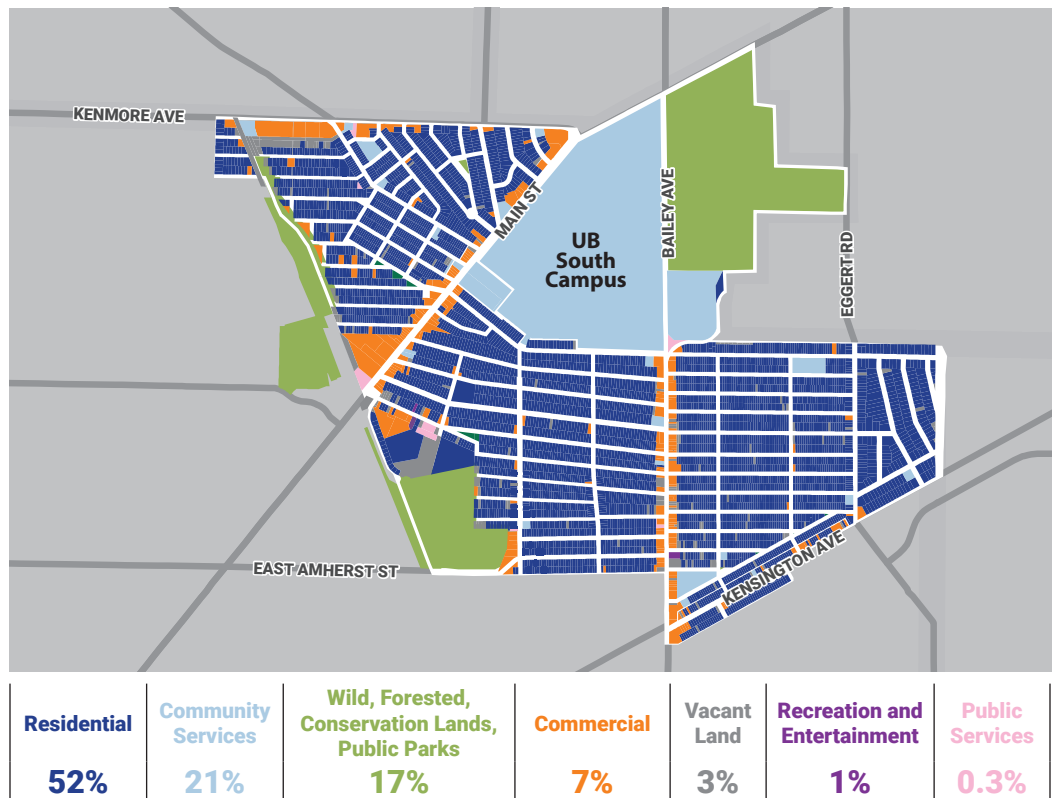|	University Heights	City of Buffalo	Buffalo Niagara
$100,000 +	11%	10%	20%
$75,000 to $100,000	9%	8%	
$50,000 to $75,000	17%	15%	12%
$35,000 to $50,000	16%	13%	18%
$25,000 to $35,000	12%	12%	13%
			10%
Under $25,000	36%	41%	25%
Median Household Income, 2015	**$35,988**	**$31,918**	**$50,962**

Source: UBRI analysis of data from the US Census Bureau, American Community Survey, 5-year estimates, 2011-2015.

BUILT ENVIRONMENT

More than half of land is devoted to residential uses.

Although more than half of the land area in the University Heights is devoted to residential uses, a variety of land uses are located throughout the neighborhood. A fifth of the land area in the neighborhood is designated for community services, including the UB South Campus and the Veterans Administration Hospital. Nearly another fifth of the neighborhood's land area is dedicated to wild, forested, conservation lands or public parks such as McCarthy Park and Grover Cleveland Park. Commercial uses are concentrated along the major corridors of Kenmore Avenue, Main Street, and Bailey Avenue, and comprise about 7% of the land area in the neighborhood.

Land Use Distribution, 2016

Residential	Community Services	Wild, Forested, Conservation Lands, Public Parks	Commercial	Vacant Land	Recreation and Entertainment	Public Services
52%	21%	17%	7%	3%	1%	0.3%

Source: Erie County Parcel Data, January 2016.

Historic places contribute to the neighborhood's character.

The University Heights is home to a number of federally recognized historic sites, including two historic districts and several historic buildings that are listed on the National Register of Historic Places. There is also a third proposed historic district that would encompass a considerable area of the neighborhood stretching from Main Street to Kensington Avenue and Eggert Road.

Historic Districts and Buildings, 2016

● University Heights NRHP Historic Sites

■ University Heights NRHP Historic Districts

■ University Heights NRHP PROPOSED Historic Districts

Source: UBRI analysis of Erie County Parcel Data, January 2016; UBRI Property Analysis of Neighborhood; National Register of Historic Places Geospatial Dataset, 2014; University Bailey District Historical Context Survey, 2016; New York State Historic Preservation Office, Cultural Resource Information System, 2017.
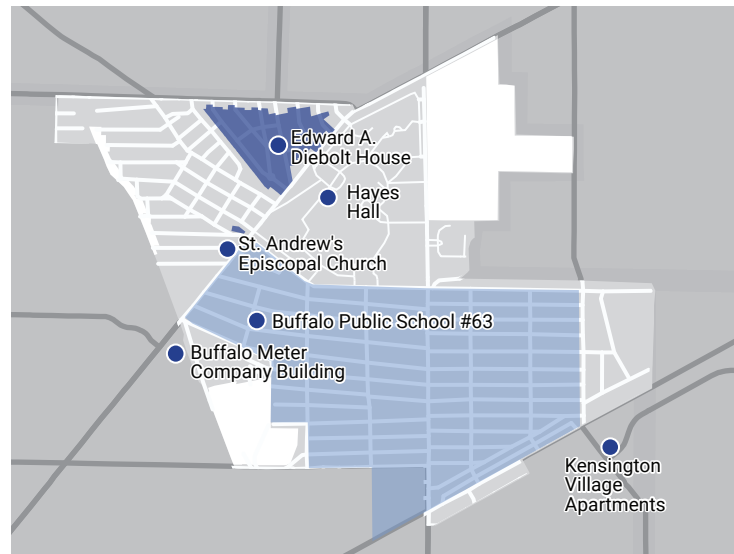
The neighborhood has a variety of community and recreational assets.

The University Heights is home to a variety of community assets and recreational facilities, including: an art gallery, community gardens, schools, community centers with services and activities, a theater and music venue, places of worship, community organizations, and a university campus. Nearly 30 block clubs are located on streets throughout the neighborhood. Several parks are located on the edges of the neighborhood and pocket parks are located throughout residential areas.

Block Clubs

1 Berkshire Block Club
2 Custer/West Northrup Block Club
3 Dartmouth Avenue Block Club #1
4 Dartmouth Park Block Club
5 Dartmouth Rising Stars Block Club
6 Dunlop Avenue Block Organization
7 Heath Street Block Club
8 Hewitt/Comstock BC
9 Hewitt Harmony Block Club
10 Hewitt-Westminster Block Club
11 Highgate Ave. BC
12 Judges Row Block Club
13 Kensington,Orleans to Bailey BC
14 Lisbon Ave. BC
15 Merrimac Street Block Club
16 Minnesota Avenue Block Club
17 Montrose Block Club
18 Northrup - East Winspear Block Club
19 Rounds Avenue One Block Club
20 Rounds Avenue Block Club #2
21 Shirley Avenue Block Club #1
22 Stockbridge Avenue Block Club #1
23 Stockbridge Avenue Block Club #2
24 Stockbridge #3
25 University Park Block Club
26 William Price Parkway BC
27 Winspear Avenue Block Club

Community Centers, services and organizations

1 Bailey Ave. Business Association
2 Friendship Foundation Inc
3 Gloria J Parks Community Center
4 University Heights Community Development Association
5 University Heights Community Laboratory
3 University Heights Tool Library
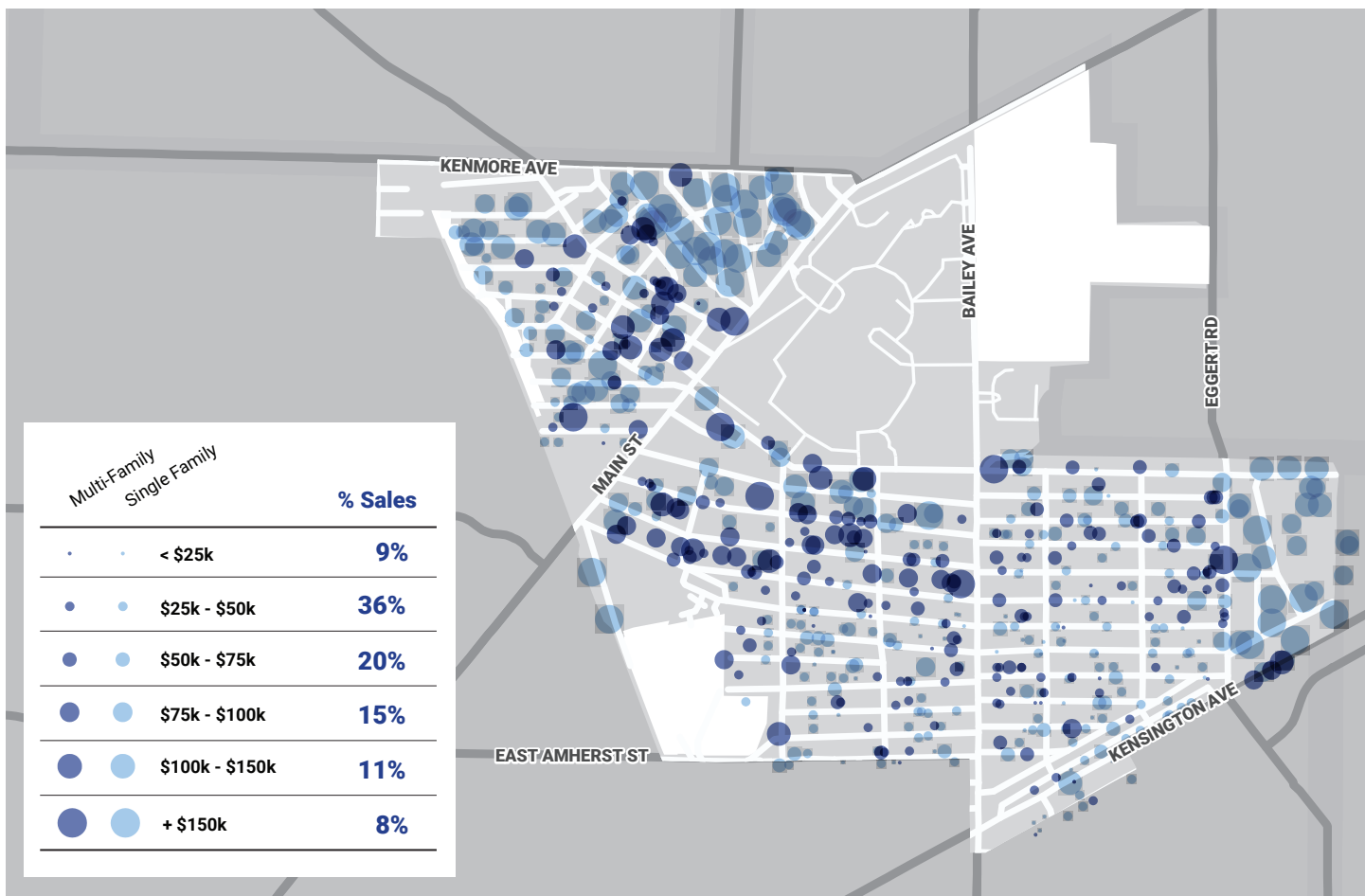
Community and Recreational Assets, 2016

Source: UBRI analysis of Erie County Parcel Data, January 2016; UBRI Property Analysis of Neighborhood; Grassroots Gardens WNY Online Community Garden map, accessed at grassrootsgardens.org/community-gardens, 2017; University Heights Collaborative Block Club List, accessed at ourheights.org/block-clubs, 2017.

REAL ESTATE MARKET

There have been many home sales in recent years.

Since 2014, over 380 homes were sold in the University Heights, with total sales of nearly $27.7 million. From 2015 to 2016, annual home sales in the neighborhood increased by 16%. However, 36% of the homes sold in the University Heights since 2014 sold for $25,000 - $50,000, which is less than the median home value for both the neighborhood ($63,882) and the City ($68,800). Home sales are distributed throughout the entire neighborhood, but higher value sales are concentrated in the northwest corner of the neighborhood, directly south of UB South Campus, and east of Eggert Road. Home sale values close to Bailey Avenue and Kensington Avenue are particularly low compared to other parts of the neighborhood. Selling prices also appear to be higher in areas of the neighborhood with concentrated sales of single-family homes compared to areas with more multi-family home sales.

Home Sales by Selling Price, 2014-2017

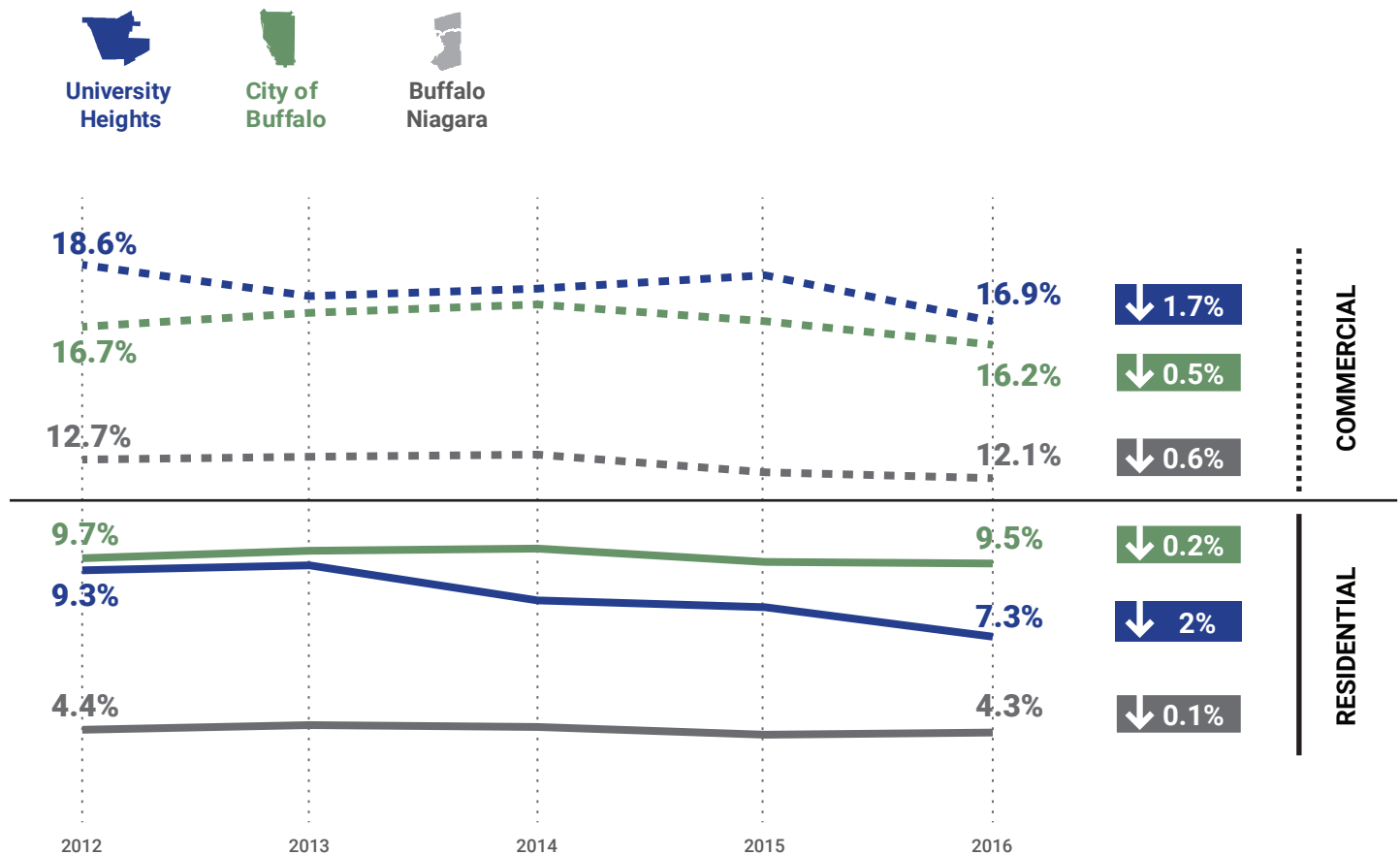| Multi-Family	Single Family		% Sales
·	·	< $25k	9%
•	•	$25k - $50k	36%
•	•	$50k - $75k	20%
•	•	$75k - $100k	15%
•	•	$100k - $150k	11%
•	•	+ $150k	8%

Source: UBRI analysis of Redfin Sales Data, 2014-2017. *NOTE: Excludes sales in January, 2014.

Commercial vacancy rates are more than double residential vacancy rates.

Since 2013 vacancy rates for both commercial and residential properties in the University Heights declined at a greater level compared to the City and region. Residential vacancy rates of about 7% for the University Heights are lower than across the City, but commercial vacancy rates of nearly 17% for the neighborhood are higher than both the City and region. Residential vacancy rates are lowest in the northwest corner of the neighborhood but increase to the east and south. Vacant residential properties also tend to appear more frequently further away from UB South Campus.

Average Annual Vacancy Rates for Commercial and Residential Addresses, 2012-2016

University Heights **City of Buffalo** **Buffalo Niagara**

COMMERCIAL

18.6% .... 16.9% ↓ 1.7%
16.7% .... 16.2% ↓ 0.5%
12.7% .... 12.1% ↓ 0.6%

RESIDENTIAL

9.7% .... 9.5% ↓ 0.2%
9.3% .... 7.3% ↓ 2%
4.4% .... 4.3% ↓ 0.1%

2012   2013   2014   2015   2016

Source: UBRI analysis of HUD Aggregated USPS Administrative Data on Address Vacancies, 2012 to 2016.

TRANSPORTATION OPTIONS

The neighborhood is connected via diverse transportation modes.

There are two NFTA Metro Rail stations located in the University Heights and both stations provide free parking services for riders through Park and Ride lots. Bus routes are located along the major streets of the neighborhood and the University Metro Rail Station is served by over 10 bus routes that provide service to areas within the City and surrounding suburbs. UB also offers shuttle service and car-sharing service to members of the university. Several bike lanes and trails intersect the neighborhood and there are Reddy Bikeshare racks close to the campus.
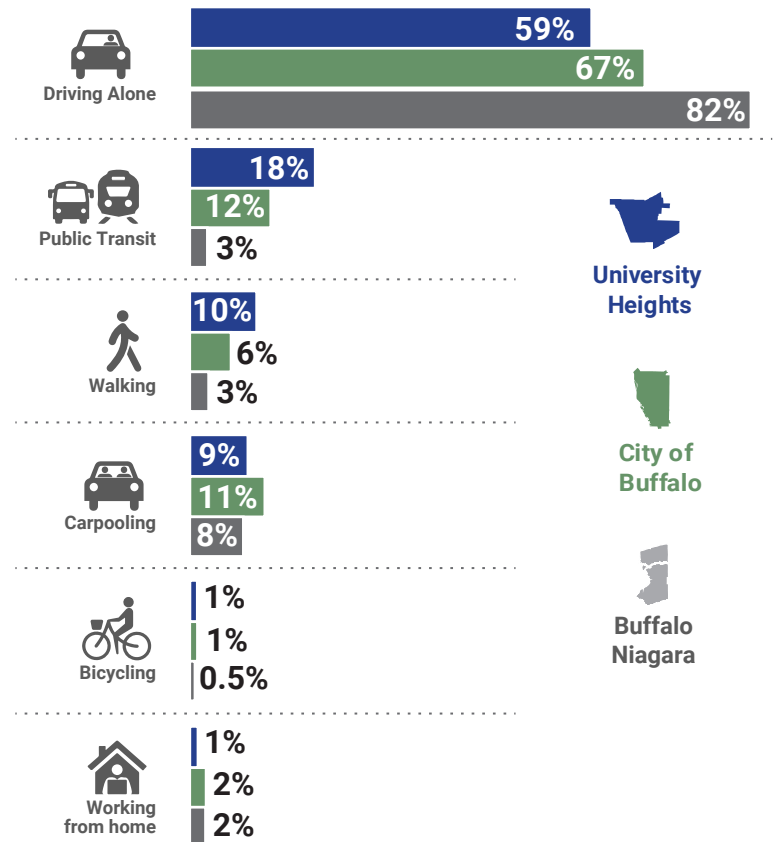
Transportation Options, 2016

Source: UBRI analysis of Erie Co. Parcel Data (2015); NFTA (2016); City of Buffalo Master Bicycle Plan (2016); City of Buffalo Department of Public Works Proposal to City of Buffalo Bicycle and Pedestrian Advisory Board (2017); Reddy Bikeshare System Map accessed at reddybikeshare.socialbicycles.com/#map.

More residents take public transit or walk to work than across the City and region.

Nearly 20% of workers in the University Heights take public transit to commute to work and 10% of workers walk to work. Alternative modes of travel, like public transportation and walking, are more commonly used by workers in the University Heights to commute to work than by workers across the City and region.
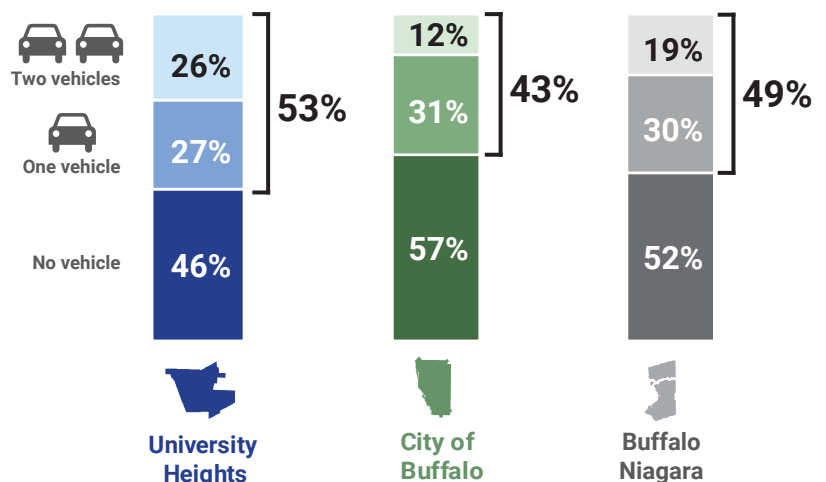
How People Travel to Work, 2015

Driving Alone
59%
67%
82%

Public Transit
18%
12%
3%

Walking
10%
6%
3%

Carpooling
9%
11%
8%

Bicycling
1%
1%
0.5%

Working from home
1%
2%
2%

University Heights

City of Buffalo

Buffalo Niagara

Source: UBRI analysis of data from the US Census Bureau, American Community Survey, 5-year estimates, 2011-2015.

Compared to the city, public transit is more of a choice than necessity for residents.

About 53% of transit commuters in the University Heights have at least one vehicle in their household, which is higher than the city-wide rate of 43%. Furthermore, 26% of transit commuters in the neighborhood have two vehicles in their household, which is more than double the percentage across the City. About 46% of transit commuters in the University Heights do not have a vehicle in their household, meaning the necessity of riding transit is not as high as it is across the City, where 57% of transit commuters have no vehicle.

Transit Commuters by # of Vehicles in Household, 2015

Two vehicles
One vehicle
No vehicle

University Heights
26%
27% } 53%
46%

City of Buffalo
12%
31% } 43%
57%

Buffalo Niagara
19%
30% } 49%
52%

Source: UBRI analysis of data from the US Census Bureau, American Community Survey, 5-year estimates, 2011-2015.

CRIME AND SAFETY

Violent crimes are on the decline.

With the exception of robbery, rates of all violent crime types are equal to or slightly lower in the University Heights than across the City. Between 2009 and 2016, the neighborhood saw a noticeable decline in the number of violent crimes. Incidents of violent crime tend to concentrate around Main Street and Bailey Avenue south of UB's campus, but are also dispersed into the residential areas immediately adjacent to Bailey Avenue.

Violent Crimes, 2009-2016
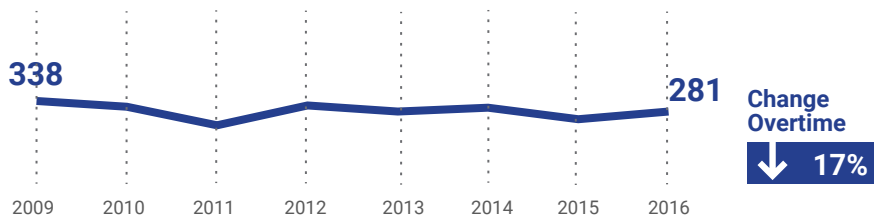
338

281

Change Overtime

↓ 17%

2009   2010   2011   2012   2013   2014   2015   2016

Source: UBRI analysis of Buffalo Police Department data, (2009-2016), accessed at socrata.com, 2017.

Violent Crimes per 1,000 Residents, 2016

	University Heights	City of Buffalo
Assault	11.1	11.4
Homicide	0.2	0.2
Robbery	5.0	3.7
Rape	0.9	1.1
TOTAL	17.2	16.4

Source: UBRI analysis of Buffalo Police Department data, (2009-2016), accessed at socrata.com, 2017.

Concentration of Violent Crime Compared to City-wide average, 2009-2016

- over 5 times higher
- 4 - 5 times higher
- 3 - 4 times higher
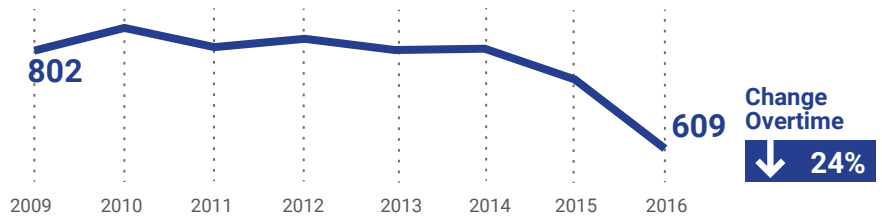- 2 - 3 times higher
- 1 - 2 times higher

Source: UBRI analysis of Buffalo Police Department data, (2009-2016), accessed at socrata.com, 2017. UBRI Analysis.

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Property crimes are less prevalent than across the City.

From 2009 to 2016, the number of property crimes in the University Heights fell by about 24%. Similar to violent crime, property crime is concentrated in areas on Main Street and Bailey Avenue, but is more dispersed through smaller side streets in the neighborhood. The University Heights also has a lower overall rate of property crime compared to the City.

Property Crimes, 2009-2016

802

609

Change Overtime
↓ **24%**

2009 2010 2011 2012 2013 2014 2015 2016

Source: UBRI analysis of Buffalo Police Department data, (2009-2016) accessed at socrata.com, 2017.

Property Crimes per 1,000 Residents, 2016

	University Heights	City of Buffalo
Larceny	20.7	26.8
Burglary	13.5	10.8
Motor Vehicle Theft	3.1	3.8
TOTAL	37.3	41.4

Source: Buffalo Police Department data, (2009-2016), accessed at socrata.com, 2017.

Concentration of Property Crimes Compared to City-wide average, 2009-2016

- over 5 times higher
- 4 - 5 times higher
- 3 - 4 times higher
- 2 - 3 times higher
- 1 - 2 times higher
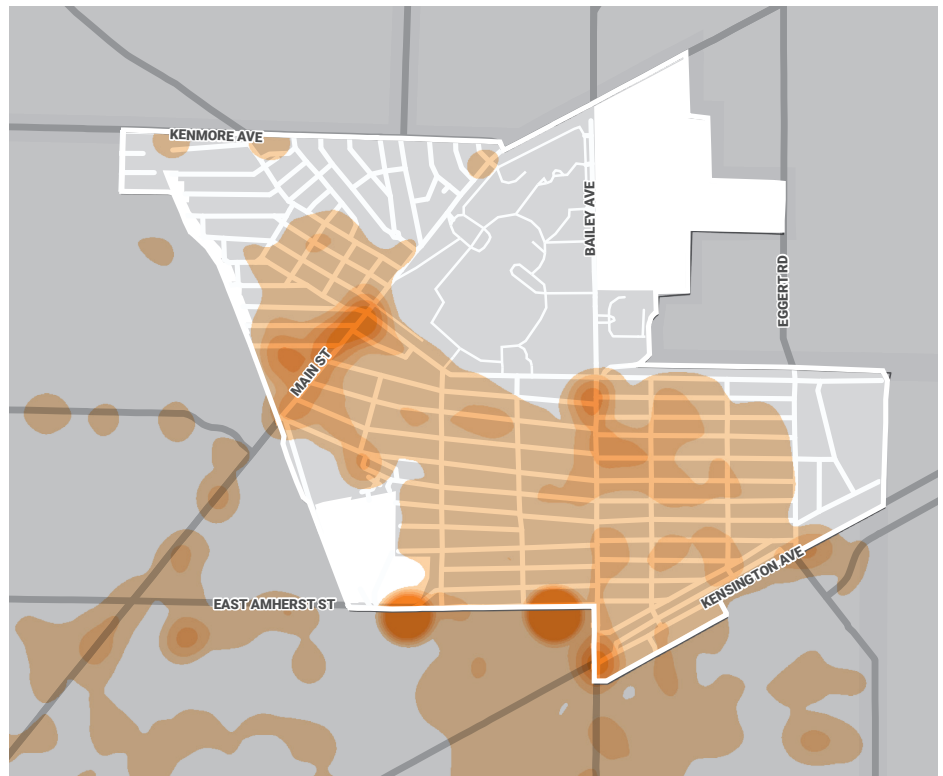
Source: UBRI analysis of Buffalo Police Department data (2009-2016) accessed at socrata.com, 2017. UBRI Analysis.

DATA SOURCES AND NOTES

General Notes

References to "the University Heights" are always a reference to the area covered by four census tracts: 43, 46.01, 46.02, and 47.

References to the Buffalo Niagara Region are always a reference to Erie and Niagara counties.

Demographics (Pgs. 14-15)

Age Composition of Residents, 2015

US Census Bureau, American Community Survey, 5-year estimates (2011-2015).

The information about geographic differences in age is also from the American Community Survey 5-year estimates for 2011-2015, broken down at the census tract level. "Areas east of Bailey Avenue" refers to census tract 43 and "areas west of Main Street" refer to census tract 46.01.

% Change in Population, 1990-2015

US Census Bureau, US Decennial Census (1990, 2000, and 2010).

US Census Bureau, American Community Survey, 5-year estimates (2011-2015).

% Change in Population by Age, 2010-2015

US Census Bureau, US Decennial Census (1990, 2000, and 2010).

US Census Bureau, American Community Survey, 5-year estimates (2011-2015).

Population Change by Race/Ethnicity, 1990-2015

US Census Bureau, US Decennial Census (1990, 2000, and 2010).

US Census Bureau, American Community Survey, 5-year estimates for 2010, 2011, 2012, 2013, 2014, and 2015.

This graphic uses the population count by race/ethnicity from the US Decennial Census of 1990, 2000, and 2010, as well as the ACS 5-year estimates for 2011 (2007-2011), 2012 (2008-2012), 2013 (2009-2013), 2014 (2010-2014), and 2015 (2011-2015). Foreign-born population information came from the American Community Survey 5-year estimates for 2011-2015. The Census broadly defines "foreign born" as anyone not living in the U.S. at the time of birth, including: naturalized U.S. citizens, lawful permanent residents, temporary migrants, humanitarian migrants, and unauthorized migrants.

Racial-Ethnic Composition of Residents, 2015

US Census Bureau, American Community Survey, 5-year estimates (2011-2015).

The Census makes a distinction between race and Hispanic ethnicity. The data on race reflects the racial identities of people who do not identify as Hispanic or Latino (that is, White alone, Black or African American alone, etc.). The data on Hispanic or Latino reflects people of all races who identify as Hispanic or Latino.

Poverty Rates by Age, 2015

US Census Bureau, American Community Survey, 5-year estimates (2011-2015).

Jobs and Workforce (Pgs. 16-19)

Industry Composition of Jobs, 2014

US Census Bureau, OnTheMap Application, Longitudinal-Employer Household Dynamics Program, LODES Data (2014).

This graphic demonstrates the breakdown by industry of jobs located within the University Heights. LODES data includes all jobs covered under state unemployment insurance law plus most civilian federal employment. It does not cover people who are self-employed, people in military employment, employees of the U.S. Postal Service, and informal employment.

Businesses by # of Employees, 2016

Infogroup, Reference USA Business Database (2016).

% Businesses by # of Employees, 2016

Infogroup, Reference USA Business Database (2016).

Top 10 ZIP Codes Where University Heights Residents Commute To Work, 2014

US Census Bureau, OnTheMap Application, Longitudinal-Employer Household Dynamics Program, LODES Data (2014).

Industry Composition of Workforce, 2014

US Census Bureau, OnTheMap Application, Longitudinal-Employer Household Dynamics Program, LODES Data (2014).

This graphic demonstrates the breakdown by industry of jobs held by residents of the University Heights, regardless of where the job itself is located. LODES data includes all jobs covered under state unemployment insurance law plus most civilian federal employment. It does not cover people who are self-employed, people in military employment, employees of the U.S. Postal Service, and informal employment.

Educational Attainment of Working –Age Population Ages 25-64, 2015

US Census Bureau, American Community Survey, 5-year estimates (2011-2015).

Labor Force Participation Rates of Working Age Population Ages 25-64, 2015

US Census Bureau, American Community Survey, 5-year estimates (2011-2015).

Labor Force Participation Rates by Educational Attainment Ages 25-64

US Census Bureau, American Community Survey, 5-year estimates (2011-2015).

Young People Out of the Labor Force and School, 2015

US Census Bureau, American Community Survey, 5-year estimates (2011-2015).

"Disconnected Youth" is a term often used to indicate young people who are not enrolled in high school or college and are either unemployed or out of the labor market. Because the data on disconnected youth in the American Community Survey is limited to people ages 16-19, this age range was used for the purposes of this report. However, there is not a well-defined consensus among researchers that a specific age range should be used when referring to "disconnected youth".

The phrase "Rest of City of Buffalo" refers to the geographical area of the city of Buffalo, excluding the geography of the University Heights.

Distribution of Households by Annual Income, 2015

US Census Bureau, American Community Survey, 5-year estimates (2011-2015).

Median Household Income, 2015

US Census Bureau, American Community Survey, 5-year estimates (2011-2015).

Built Environment (Pgs. 20-21)

Land Use Distribution, 2016

Erie County Parcel Data, provided by Erie County Office of Geographic Information Services, (2016).

Historic Districts and Buildings, 2016

Erie County Parcel Data, provided by Erie County Office of Geographic Information Services, (2016).

University at Buffalo website, http://www.buffalo.edu/news/releases/2016/07/019.html, accessed August 11, 2017.

National Register of Historic Places Geospatial Dataset, (2014).

University Bailey District Historical Context Survey, (2016).

The boundary of the proposed University District Historic District was created based on the project outline of the University Bailey District Historical Context Survey, from the figure titled "Streetcar Routes" (no page number provided).

Historical districts and buildings were identified using the National Register of Historic Places Geospatial Dataset for 2014, retrieved from https://irma.nps.gov/DataStore/Reference/Profile/2210280. However, because the dataset is somewhat outdated, Hayes Hall on UB's South Campus was not present. Hayes Hall was listed on the National Register of Historic Places in June 2016, confirmed through UB's website at http://www.buffalo.edu/news/releases/2016/07/019.html.

Community and Recreational Assets, 2016

Erie County Parcel Data, provided by Erie County Office of Geographic Information Services, (2016).

Grassroots Gardens WNY Online Community Garden map, accessed at grassrootsgardens.org/community-gardens, (2017).

University Heights Collaborative Block Club List, accessed at ourheights.org/bock-clubs, (2017).

UBRI Property Analysis of the Neighborhood.

The UBRI analysis of the neighborhood included internet searches related to block clubs, community organizations, religious institutions, recreation areas, community gardens, and other community assets. The analysis also incorporated a review of past planning documents, and outreach to several local community stakeholders from block clubs and neighborhood community organizations.

Real Estate Market (Pgs. 22-23)

% of Home Sales by Selling Price, 2014-2017

Redfin Sales Data, accessed at https://www.redfin.com/blog/data-center, (2014-2017).

This data excludes sales in January of 2014, because data from Redfin is only available for the past three years. This data set was downloaded in February of 2017, and therefore the earliest data available was February 2014.

Home Sales by Selling Price

Redfin Sales Data, accessed at https://www.redfin.com/blog/data-center, (2014-2017).

This data excludes sales in January of 2014, because data from Redfin is only available for the past three years. This data set was downloaded in February of 2017, and therefore the earliest data available was February 2014.

Sales data was downloaded for the entire city of Buffalo, and then mapped in ArcGIS by address. Addresses with sales were then clipped to the University Heights boundaries, excluding sales outside of the neighborhood on the map.

Annual Averages of Commercial and Residential Units with Undeliverable Addresses, 2012-2016

HUD Aggregated USPS Administrative Data on Address Vacancies, 2012 to 2016.

USPS vacancy data was downloaded at the 2010 Census Tract level for the city of Buffalo and the Buffalo Niagara Region. Vacancy is defined as an address (either commercial or residential) that has not collected mail for 90 days or longer, according to delivery staff on urban routes. It does not include addresses of businesses or homes under construction and not yet occupied.

Vacant addresses are different from vacant parcels; a vacant parcel, as identified by the New York State property class code designated in parcel data, is a lot that is not developed or only has minor improvements. A vacant address, as identified in the USPS vacancy data, is for every unit with an address in a building; therefore, one building or parcel can have both vacant addresses and active addresses.

Transportation Options (Pgs. 24-25)

Transportation Options, 2016

Erie County Parcel Data, provided by Erie County Office of Geographic Information Services, (2015).

Niagara Frontier Transportation Authority, Route and Stop Data, (2016).

City of Buffalo Master Bicycle Plan, (2016).

City of Buffalo Department of Public Works Proposal to City of Buffalo Bicycle and Pedestrian Advisory Board, (2017).

Reddy Bikeshare System Map, accessed at reddybikeshare. socialbicycles.com/#map (August 2017).

University at Buffalo, Interactive Campus Map, accessed at http://www.buffalo.edu/home/visiting-ub/CampusMaps/maps. html#south, August 11, 2017.

University at Buffalo, South Campus Shuttle Map, accessed at https://www.buffalo.edu/content/dam/www/shared_assets/ campus_maps/SouthCampus_bus-routes-opt.pdf, August 11, 2017.

The Amherst Street bike lane project boundaries are defined in the City of Buffalo Department of Public Works Proposal to City of Buffalo Bicycle and Pedestrian Advisory Board. Proposed bike lanes on Parkridge are identified as a priority project in the City of Buffalo Bicycle Master Plan. ZipCar locations and UB Stampede stops are identified on the South Campus Shuttle Map.

How People Travel to Work, 2015

US Census Bureau, American Community Survey, 5-year estimates, (2011-2015).

Transit Commuters by # of Vehicles in Household, 2015

US Census Bureau, American Community Survey, 5-year estimates, (2011-2015).

Crime and Safety (Pgs. 26-27)

Violent Crimes, 2009-2016

Buffalo Police Department, (2009-2016), accessed at socrata.com, 2017.

Violent Crimes per 1,000 Residents, 2016

Buffalo Police Department, (2009-2016), accessed at socrata.com, 2017.

Concentration of Violent Crimes Compared to the City, 2009-2016

Erie County Parcel Data, provided by Erie County Office of Geographic Information Services, (January 2016).

UBRI analysis of data from the Buffalo Police Department, (2009-2016), accessed at socrata.com, 2017.

Property Crimes, 2009-2016

Buffalo Police Department, (2009-2016), accessed at socrata.com, 2017.

Property Crimes per 1,000 Residents, 2016

Buffalo Police Department, (2009-2016), accessed at socrata.com, 2017.

Concentration of Violent Crimes Compared to the City, 2009-2016

Erie County Parcel Data, provided by Erie County Office of Geographic Information Services, (January 2016).

UBRI analysis of data from the Buffalo Police Department, (2009-2016), accessed at socr