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 streetcar 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.
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 PAST AND ONGOING 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.
WHAT DO SAY ABOUT THE UNIVERSITY HEIGHTS?

**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)
- 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)
- The Bailey Avenue Project (1997)

**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)
- Buffalo City Plan (1977)
- Buffalo Master Plan (1971)

**Regional Plans**

- Buffalo Niagara's Strategic Plan for Prosperity (2017)
- One Region Forward: A New Way to Plan for Buffalo Niagara (2015)
- 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.

Exploring the University Heights: The University Heights and UB School of Architecture and Planning
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.

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.

**Age Composition of Residents, 2015**

<table>
<thead>
<tr>
<th>Age Group</th>
<th>University Heights</th>
<th>City of Buffalo</th>
<th>Buffalo Niagara</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 18</td>
<td>20%</td>
<td>23%</td>
<td>21%</td>
</tr>
<tr>
<td>18-24</td>
<td>28%</td>
<td>13%</td>
<td>13%</td>
</tr>
<tr>
<td>25-34</td>
<td>13%</td>
<td>16%</td>
<td>10%</td>
</tr>
<tr>
<td>35-54</td>
<td>22%</td>
<td>24%</td>
<td>26%</td>
</tr>
<tr>
<td>55-64</td>
<td>10%</td>
<td>12%</td>
<td>14%</td>
</tr>
<tr>
<td>65+</td>
<td>7%</td>
<td>12%</td>
<td>16%</td>
</tr>
</tbody>
</table>

**% Change in Population, 1990-2015**

- University Heights: -5% 2010 to 2015 (compared to -7% across the City)
- City of Buffalo: -20% (compared to -1% across the City)

**% Change in Population by Age, 2010-2015**

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

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.

Population by Race/Ethnicity, 1990-2015

<table>
<thead>
<tr>
<th>Year</th>
<th>White</th>
<th>African American</th>
<th>Asian or Pacific Islander</th>
<th>Hispanic or Latino</th>
<th>Mixed/Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>12,763</td>
<td>3,809</td>
<td>1,259</td>
<td>509</td>
<td>24</td>
</tr>
<tr>
<td>2000</td>
<td>4,143</td>
<td>9,034</td>
<td>1,890</td>
<td>830</td>
<td>403</td>
</tr>
<tr>
<td>2010</td>
<td>4,143</td>
<td>9,034</td>
<td>1,890</td>
<td>830</td>
<td>403</td>
</tr>
<tr>
<td>2015</td>
<td>4,143</td>
<td>9,034</td>
<td>1,890</td>
<td>830</td>
<td>403</td>
</tr>
</tbody>
</table>


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

<table>
<thead>
<tr>
<th>Age Group</th>
<th>University Heights</th>
<th>City of Buffalo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 18 yrs</td>
<td>43%</td>
<td>49%</td>
</tr>
<tr>
<td>18-24 yrs</td>
<td>56%</td>
<td>40%</td>
</tr>
<tr>
<td>25-34 yrs</td>
<td>26%</td>
<td>19%</td>
</tr>
<tr>
<td>35-44 yrs</td>
<td>19%</td>
<td>26%</td>
</tr>
<tr>
<td>55-64 yrs</td>
<td>16%</td>
<td>22%</td>
</tr>
<tr>
<td>65+ yrs</td>
<td>11%</td>
<td>16%</td>
</tr>
</tbody>
</table>

WHAT DOES THE DATA SAY ABOUT JOBS AND WORKFORCE?

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.

Industry Composition of Jobs, 2014

- Health & Social Services: 45%
- Education: 37%
- All Other: 6%
- Leisure & Hospitality: 6%
- Retail: 6%
- Under 5 employees: 67%
- 5 to 9 employees: 13%
- 10 to 19 employees: 11%
- 20 to 49 employees: 6%
- 50+ employees: 2%

% Businesses by # of Employees, 2016

- Under 5 employees: 67%
- 5 to 9 employees: 20%
- 10 to 19 employees: 11%
- 20 to 49 employees: 6%
- 50+ employees: 2%

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.

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

<table>
<thead>
<tr>
<th>#</th>
<th>ZIP Code</th>
<th>Commuters</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>14221</td>
<td>459</td>
</tr>
<tr>
<td>#2</td>
<td>14202</td>
<td>372</td>
</tr>
<tr>
<td>#3</td>
<td>14203</td>
<td>361</td>
</tr>
<tr>
<td>#4</td>
<td>14215</td>
<td>341</td>
</tr>
<tr>
<td>#5</td>
<td>14225</td>
<td>313</td>
</tr>
<tr>
<td>#6</td>
<td>14228</td>
<td>287</td>
</tr>
<tr>
<td>#7</td>
<td>14226</td>
<td>219</td>
</tr>
<tr>
<td>#8</td>
<td>14221</td>
<td>198</td>
</tr>
<tr>
<td>#9</td>
<td>14214</td>
<td>162</td>
</tr>
<tr>
<td>#10</td>
<td>14150</td>
<td>160</td>
</tr>
</tbody>
</table>

Industry Composition of Workforce, 2014

- Health Services: 23%
- Professional & Business Services: 14%
- Leisure & Hospitality: 12%
- Education: 10%
- Retail: 10%
- Trade, Transportation & Utilities: 7%
- Other Services: 7%
- Manufacturing: 6%
- 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%

Exploring the University Heights: The University Heights and UB School of Architecture and Planning

WHAT DOES THE DATA SAY ABOUT JOBS AND WORKFORCE?

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 bachelor’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.

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.

WHAT DOES THE DATA SAY ABOUT JOBS AND WORKFORCE?

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.

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.

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.

**More than half of land is devoted to residential uses.**

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 places contribute to the neighborhood’s character.**

**Table: Land Use Distribution, 2016**

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>52%</td>
</tr>
<tr>
<td>Community Services</td>
<td>21%</td>
</tr>
<tr>
<td>Wild, Forested, Conservation Lands, Public Parks</td>
<td>17%</td>
</tr>
<tr>
<td>Commercial</td>
<td>7%</td>
</tr>
<tr>
<td>Vacant Land</td>
<td>3%</td>
</tr>
<tr>
<td>Recreation and Entertainment</td>
<td>1%</td>
</tr>
<tr>
<td>Public Services</td>
<td>0.3%</td>
</tr>
</tbody>
</table>

*Source: Erie County Parcel Data, January 2016.*

**Map: Historic Districts and Buildings, 2016**

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.

Community and Recreational Assets, 2016

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

<table>
<thead>
<tr>
<th>Selling Price</th>
<th>% Sales</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; $25k</td>
<td>9%</td>
</tr>
<tr>
<td>$25k - $50k</td>
<td>36%</td>
</tr>
<tr>
<td>$50k - $75k</td>
<td>20%</td>
</tr>
<tr>
<td>$75k - $100k</td>
<td>15%</td>
</tr>
<tr>
<td>$100k - $150k</td>
<td>11%</td>
</tr>
<tr>
<td>+ $150k</td>
<td>8%</td>
</tr>
</tbody>
</table>

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.

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.

The neighborhood is connected via diverse transportation modes.
**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.

**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.

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

[Graph showing the decline in violent crimes over the years]


### Violent Crimes per 1,000 Residents, 2016

<table>
<thead>
<tr>
<th>Type</th>
<th>University Heights</th>
<th>City of Buffalo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assault</td>
<td>11.1</td>
<td>11.4</td>
</tr>
<tr>
<td>Homicide</td>
<td>0.2</td>
<td>0.2</td>
</tr>
<tr>
<td>Robbery</td>
<td>5.0</td>
<td>3.7</td>
</tr>
<tr>
<td>Rape</td>
<td>0.9</td>
<td>1.1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>17.2</td>
<td>16.4</td>
</tr>
</tbody>
</table>


### 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

WHAT DOES THE DATA SAY ABOUT CRIME AND SAFETY?

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 Chart](chart.png)

**Property Crimes per 1,000 Residents, 2016**

<table>
<thead>
<tr>
<th></th>
<th>University Heights</th>
<th>City of Buffalo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Larceny</td>
<td>20.7</td>
<td>26.8</td>
</tr>
<tr>
<td>Burglary</td>
<td>13.5</td>
<td>10.8</td>
</tr>
<tr>
<td>Motor Vehicle Theft</td>
<td>3.1</td>
<td>3.8</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>37.3</strong></td>
<td><strong>41.4</strong></td>
</tr>
</tbody>
</table>


![Concentration Map](map.png)

**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

APPENDIX: DATA SOURCES AND NOTES

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

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

% Change in Population by Age, 2010-2015

Population Change by Race/Ethnicity, 1990-2015


Racial-Ethnic Composition of Residents, 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

Jobs and Workforce (Pgs. 16-19)

Industry Composition of Jobs, 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

Industry Composition of Workforce, 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.
Exploring the University Heights: The University Heights and UB School of Architecture and Planning

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


Labor Force Participation Rates by Educational Attainment Ages 25-64

Young People Out of the Labor Force and School, 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

Median Household Income, 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 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).

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
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
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).
- 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**
- Transit Commuters by # of Vehicles in Household, 2015

### Crime and Safety (Pgs. 26-27)

**Violent Crimes, 2009-2016**

**Violent Crimes per 1,000 Residents, 2016**

**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).

**Property Crimes, 2009-2016**

**Property Crimes per 1,000 Residents, 2016**

**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