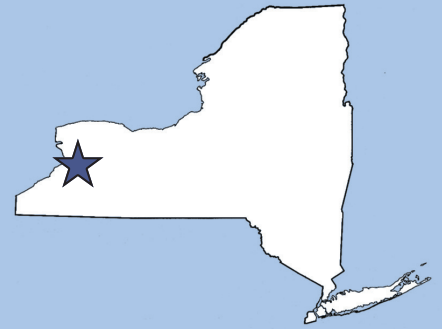


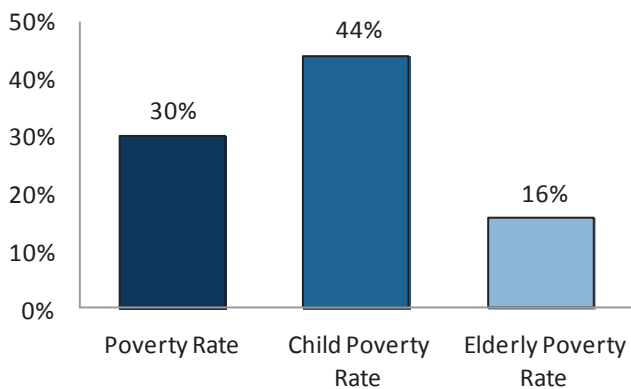
Community Dashboard

BUFFALO



An index of community and economic health

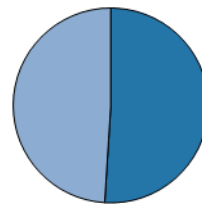
The **median annual income** in Buffalo is \$30,230. 30% of Buffalo residents live in poverty.



Source: American Community Survey 2007-2011.

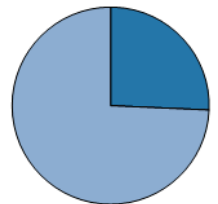
% of Renters	57.4%
% of Homeowners	42.6%

Vacancy Rate	17.8%
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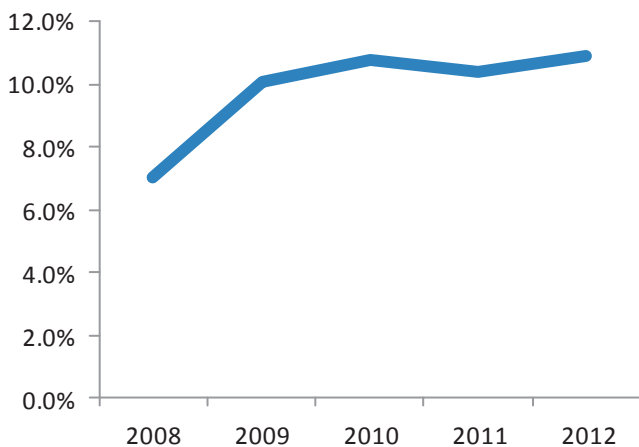
51% of renters spend more than 1/3 of their income on housing

26% of homeowners spend more than 1/3 of their income on housing



Source: American Community Survey 2007-2011.

Unemployment in Buffalo has risen from 7.0% in 2008 to 10.9% in 2012.



Source: New York State Department of Labor.

	Fair Market Rent	Annual Income Needed to Afford FMR
Zero-Bedroom	\$597	\$23,880
One-Bedroom	\$599	\$23,960
Two-Bedroom	\$719	\$28,760
Three-Bedroom	\$889	\$35,560
Four-Bedroom	\$982	\$39,280

Working at the minimum wage, a family in the Buffalo-Niagara region must have 1.9 full-time wage earners — or one full-time earner working 76 hours per week — to afford a two-bedroom apartment at fair market rent. **More than half (53%) of renters cannot afford a modest two-bedroom apartment.**

Source: "Out of Reach 2012," National Low Income Housing Coalition.