

728.1

1308

F22

Buffalo, N. Y.

1965

HOUSING  
OFFICE

WASHINGTON

1965

*Analysis of the*  
**BUFFALO, NEW YORK  
HOUSING MARKET**

**as of April 1, 1965**

**A Report by the  
FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C. 20411  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**November 1965**

ANALYSIS OF THE  
BUFFALO, NEW YORK, HOUSING MARKET  
AS OF APRIL 1, 1965

FIELD MARKET ANALYSIS SERVICE  
FEDERAL HOUSING ADMINISTRATION  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

## Table of Contents

	<u>Page</u>
Summary and Conclusions	i
Housing Market Area	1
Map of Area	3
Economy of the Area	
History and Character	4
Work Force	4
Employment	4
Principal Employers	7
Unemployment	8
Future Employment Prospects	9
Income	9
Demographic Factors	
Population	11
Households	13
Housing Market Factors	
Housing Supply	15
Residential Building Activity	16
Tenure of Occupancy	18
Vacancy	18
Sales Market	20
Rental Market	22
Mortgage Market	23
Urban Renewal and Redevelopment	24
Public Housing	27
Demand for Housing	
Quantitative Demand	29
Qualitative Demand	29
Housing for the Elderly	32
Nursing Homes	34

ANALYSIS OF THE  
BUFFALO, NEW YORK, HOUSING MARKET  
AS OF APRIL 1, 1965

Summary and Conclusions

1. The present economy of the Buffalo Standard Metropolitan Statistical Area (SMSA) is marked by a heavy reliance on durable goods manufacturing, particularly the primary metals and transportation equipment industries which accounted for slightly over one-third of all manufacturing employment in 1964. In common with most major metropolitan centers, Buffalo has a substantial number of persons employed in the trade, services, governmental, and other nonmanufacturing industries. Nonagricultural wage and salary employment increased substantially from a 1958 average of 432,300 employees to a 1960 average of 441,700 workers, declined by 18,700 in 1961 and has been increasing since. The gains since 1961 have not restored the economy to the levels attained prior to the 1961 recession. However, in 1964, unemployment averaged 26,800 workers, representing an unemployment ratio of 5.2 percent of the work force, the lowest level recorded during the 1958-1964 period. It should be noted that the decline in unemployment during this period reflects a decrease in the size of the work force as well as the decline in the number of unemployed. Over the April 1965- April 1967 forecast period, nonagricultural employment is expected to increase by about 3,500 jobs a year, assuming that the general economy of the Nation continues its present upward trend.
2. The current median income of all families in the SMSA, after deduction of Federal income taxes, is about \$7,225, and that of tenant families, \$6,075.
3. The current population of the SMSA is set at 1,360,000 persons, an increase of about 53,050 (four percent) since 1960. Population growth since 1960 has averaged approximately 10,600 persons a year compared with the 1950-1960 decennial gain of about 21,750 persons annually. By April 1, 1967, the population is expected to total 1,388,000 persons, an average gain of 14,000 a year over the present level. Households in the area total 405,900 at present, a gain of about 19,300, or 3,850 annually, since 1960. Between 1950 and 1960, the increase averaged 8,050 households a year. Household growth during the next two years is expected to approximate 4,250 annually.

4. The current housing inventory of 427,600 units represents a net addition of 17,800 units, or about 3,575 a year since 1960; the average gain between 1950 and 1960 was approximately 9,230 units annually. New residential building activity, as measured by building permits issued, declined markedly during the 1955-1964 period, dropping from 10,600 units in 1955 to 5,225 in 1964. The proportion of units occupied by owners increased from 53.8 percent in 1950 to 60.9 percent in 1960. The current proportion is estimated at 61.6 percent, indicating a continued shift from tenant to owner status.
5. There are currently an estimated 8,600 available vacant housing units in the SMSA of which about 3,200 are available for sale, representing a homeowner vacancy ratio of 1.3 percent, slightly above the 1960 level of 1.0 percent. The remaining 5,400 available vacant units are for rent, a rental vacancy ratio of 3.3 percent, substantially below the 1960 ratio of 5.3 percent.
6. The number of additional housing units needed to meet the requirements of anticipated household increases and result in establishing more acceptable demand-supply relationships in the market is estimated to be 4,700 housing units annually, 3,500 sales units and 1,200 rental units.
7. Total demand for 3,500 sales houses a year is distributed by price classes in the table on page 30. Distribution by gross monthly rent and by unit size of the total annual demand for 1,200 rental units is presented in the table on page 31.
8. Elderly households, not seeking special services or care, may live in any housing available. In view of the limited over-all rental market, the market for conventional-type housing for the elderly, which is a part of the total, is very limited.
9. There is an estimated demand for a maximum of about 385 additional "skilled care" nursing home beds during the next two years.

ANALYSIS OF THE  
BUFFALO, NEW YORK, HOUSING MARKET  
AS OF APRIL 1, 1965

Housing Market Area

For the purposes of this analysis, the Buffalo housing market area is defined as being coterminous with the Buffalo Standard Metropolitan Statistical Area (SMSA), Erie and Niagara Counties, New York. Major cities in the SMSA include Buffalo, Niagara Falls, North Tonawanda, Lackawanna, Lockport, and Tonawanda.

The Buffalo SMSA is situated in the extreme northwestern end of New York State, bounded on the west by Lake Erie and the Niagara River; on the east by Orleans, Genesee, and Wyoming Counties; on the south by Cattaraugus County; and on the north by Lake Ontario and the Dominion of Canada. The main topographical feature of the region is Niagara Falls, which is a major tourist attraction as well as one of the largest hydroelectric power sources in the United States.

The area is served by a fine highway system. The 500-mile New York State Thruway (Interstate 90) from New York City to Buffalo, Niagara Falls, and extending southward to the Pennsylvania line is the major artery. Other major highways include U. S. Routes 62, 104, and 219. Buffalo is approximately 70 miles west of Rochester, New York, 90 miles north of Erie, Pennsylvania, and 110 miles south of Toronto, Canada. Air transportation is provided at the Buffalo International Airport. Jet service was recently initiated at this facility.

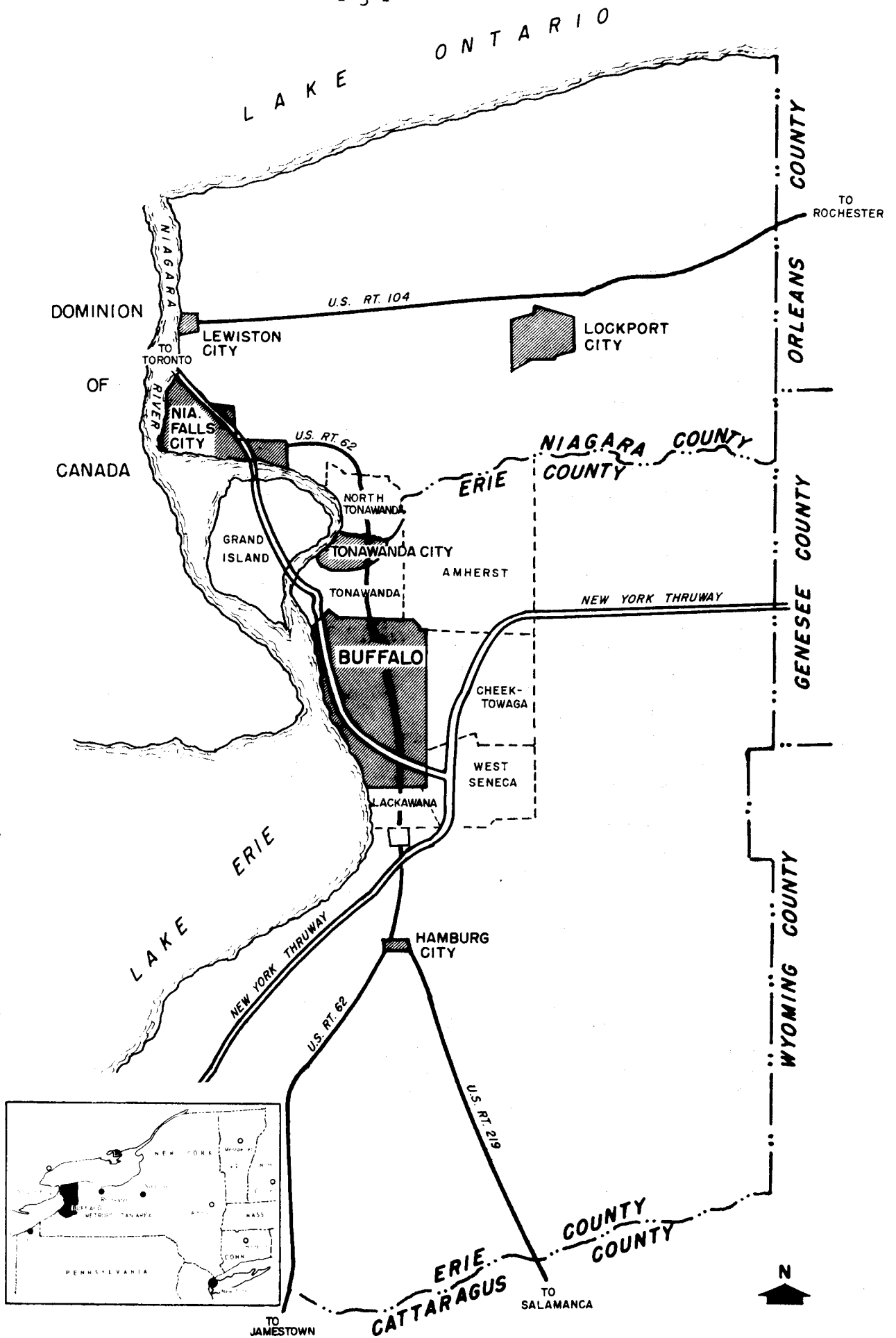
The SMSA is a large rail center with approximately 30 railroads operating in the area, offering both freight and passenger service. The transportation system of the region is rounded out by the excellent water transport facilities, including several canals, the Port of Buffalo, and a large number of terminal facilities. The St. Lawrence Seaway has made the Port of Buffalo the first inbound, last outbound major U. S. port of call on the Great Lakes. Buffalo, however, lost part of its unique position as a trans-shipment point for grain because of the Seaway. Grain, which for many years was stored and transferred from lake vessels to rail in Buffalo for foreign markets, now goes directly to overseas ports via the Seaway. This loss is partially balanced, however, by an increase in other foreign water-borne cargoes.

According to the 1960 census, there was a net in-commutation, in 1960, of about 5,600 workers to the Buffalo SMSA with 5,500 area residents

commuting to work outside the area and 11,100 commuting daily to jobs in the area. Of the workers who traveled each day to work in the area, approximately 56 percent (6,270) came from the counties which are contiguous to the SMSA.



BUFFALO, NEW YORK, STANDARD METROPOLITAN STATISTICAL AREA



## Economy of the Area

### History and Character

General Description. The Buffalo area was first settled in the late 1700's. It received its first strong impetus toward urbanization from the Erie Canal which opened in 1825 and, later, from its position as the eastern rail terminus of the Great Lakes. The area became a trans-shipment point for all types of cargoes from lake vessels to and from canal boats and railroads. The trans-shipping function of the region, which stimulated its early commercial growth as a grain center, later developed the milling industry in the area and the SMSA is now the largest grain and milling center in the United States. At the beginning of the twentieth century, the steel industry was established in the Buffalo area. Buffalo, receiving coal coming north and ore and limestone coming east along the Great Lakes, began to boom as an industrial rather than commercial center. Power from Niagara Falls became commercially available by the late 1800's, and led to the development of the chemical industry in Niagara Falls.

Principal Economic Activities. The present economy of the Buffalo SMSA is marked by a heavy reliance on durable goods manufacturing, particularly the primary metals and transportation equipment industries which accounted for slightly over one-third of all manufacturing employment in 1964. The lack of diversity in the manufacturing base represents an economic disadvantage in periods of economic distress, as such "heavy industry" is usually more sensitive to cyclical changes in the economy. For example, the durable goods industries accounted for almost 49 percent of the 18,700-job loss experienced in the area during the 1960-1961 recession. Such manufacturing losses during the past seven years have been offset by the expanding nonmanufacturing segment of the economy. In common with most major metropolitan centers, Buffalo has a substantial number of persons employed in the trade, services, governmental, and other nonmanufacturing industries.

### Work Force

Employment. In January and February 1965, the work force of the Buffalo SMSA averaged 514,000, down slightly from the 1964 annual average of 517,200. The 1964 level was unchanged from that of the preceding year. During the 1958-1963 period, however, the work force steadily declined from an average of 549,600 in 1958 to 517,200 in 1963, a decrease of 32,400 persons. The decline in the size of the

work force reflects the out-migration of workers and the withdrawal of second wage earners, younger workers and other marginal members of the work force from the labor market in response to the lack of job opportunities available to them (see table I).

Current Estimate. Total nonagricultural employment averaged 481,300 in 1964, representing an increase of 6,500 over the 1963 level, but a decrease of 2,200 since 1958.<sup>1/</sup> At 479,900 in the first two months of 1965, nonagricultural employment was 3 percent above the same period in 1964. During the entire 1958-1964 period, nonagricultural employment experienced year-to-year increases ranging from a low of 100 to a high of 6,500 jobs, with the exception of the 1960-1961 recession period when such employment declined by 19,700 jobs. Wage and salary employment averaged 434,700 in 1964, a gain of 6,300 over the preceding year, but only 2,400 above the 1958 level. All other nonagricultural employment has decreased over the past seven years and averaged 46,600 in 1964 (see table I).

Past Trend. As shown in the following table, nonagricultural wage and salary employment increased from 1958 to 1960, declined sharply in 1961 and has been increasing since. The gains since 1961, however, have not restored the economy of the levels attained prior to the 1961 recession.

Trend of Nonagricultural Wage and Salary Employment  
Buffalo, New York, SMSA  
Annual Averages, 1958-1964

<u>Year</u>	<u>Manu- facturing</u>	<u>Non- manufacturing</u>	<u>Total wage and salary employment</u>	<u>Change in total</u>
1958	175,500	256,800	432,300	-
1959	173,900	261,900	435,800	3,500
1960	176,500	265,200	441,700	5,900
1961	164,400	258,600	423,000	-18,700
1962	165,800	260,900	426,700	3,700
1963	164,900	263,500	428,400	1,700
1964	167,700	267,000	434,700	6,300

Source: New York State Department of Labor, Division of Employment.

<sup>1/</sup> Comparable employment data are available for the years 1958-1964 only.

Manufacturing employment has fluctuated during the 1958-1964 period. Such employment during the past seven years reached its peak in 1960 when 176,500 workers were employed, representing an increase of about 1,000 (less than one percent) over the 1958 level and a gain of 2,600 (about 1.5 percent) over the 1959 total. During the 1960-1961 recession, manufacturing industries experienced a severe loss of 12,100 jobs (seven percent), which they have yet to recover as 1964 average manufacturing employment totaled 167,700, still 8,800 (five percent) below the 1960 high and 7,800 (four percent) below the 1958 level. The more detailed employment data shown in table II indicate that the bulk of the manufacturing losses registered for the 1958-1959 and 1960-1961 periods were attributable to industries in the durable goods sector, particularly the primary metals and transportation equipment industries.

Employment in nonmanufacturing has grown by 10,200 (four percent) during the 1958-1964 period. This over-all increase resulted from excellent gains in the government, services, and finance, insurance, and real estate groups which were not offset by over-all losses in all other industries. During the 1960-1961 recession period, however, nonmanufacturing employment decreased by 6,600 as a result of large losses registered by the construction, trade, and transportation, communications, and public utility industries.

Employment by Industry. Of the 434,700 wage and salary workers employed in the Buffalo SMSA in 1964, about 167,700 (39 percent) were employed by manufacturing industries and 267,000 (61 percent) by non-manufacturing industries.

Approximately 67 percent of all manufacturing employment was provided by the durable goods industries which had an average employment of 112,400 in 1964. The primary metals and transportation equipment industries, alone, accounted for over one-third of total manufacturing jobs. The primary metals industry, which employed an average of 31,600 workers in 1964 (seven percent of total wage and salary employment), was the largest manufacturing employer, closely followed by the transportation equipment industry with 26,500 employees (six percent of wage and salary employment). The food industry was the third largest manufacturing employer with 15,400 workers. The chemical (14,700), fabricated metals (14,100), nonelectrical machinery (14,100), and electrical machinery (13,000) industries each employed about three percent of total wage and salary employment in 1964. No other single manufacturing group accounted for as much as two percent of wage and salary employment.

The wholesale and retail trade group, the services industry, and the various governmental agencies in the SMSA provided nearly half (46 percent) of all nonagricultural wage and salary employment in 1964. The wholesale and retail trade industry was the largest single employing group, engaging 85,400 workers (20 percent of wage and salary employment). The government group employed 59,900 (14 percent), closely followed by the services industry with 56,700 employees (13 percent). Other industries with smaller employment totals in 1964 include the transportation, communications, and public utilities group with 30,900 workers (seven percent), the construction industry which employed 17,800 (four percent), and the finance, insurance, and real estate group which engaged 16,400 (four percent).

The importance of the primary metals and transportation equipment industries to the economy of the area is revealed by the examination of the detailed employment data shown in table II, which shows that these two industries principally have been responsible for much of the manufacturing gains and losses during the past seven years, although a continuing decline in the chemical industry contributed to employment declines during the 1958-1964 period. Preliminary estimates for the first two months of 1965 indicate that only the primary metals, nonelectrical machinery, and printing and publishing industries have reached or surpassed their peak levels experienced during the earlier part of the 1958-1964 period.

Although most of the nonmanufacturing industries have been increasing during the 1958-1964 period, the construction, trade, and transportation, communications, and public utilities industries have experienced losses during the past seven years. The construction industry experienced a sharp reduction totaling nearly 9,000 employees during the 1960-1963 period as labor requirements at the Niagara Power Project were drastically cut. The transportation, communications, and public utility industries have shown an almost constant decline over the past seven years, reflecting not only the national trend of railroad decreases, but also the loss of part of the grain shipment function of the area due to the completion of the St. Lawrence Seaway. The losses experienced in trade during the 1958-1961 period reflect the dampening effect on this industry of losses in the other sectors of the economy. Trade employment has increased since 1961, reflecting the general prosperity of the region. Construction has also picked up recently, because of increased commercial and residential building.

#### Principal Employers

In January 1965, twenty-three firms provided nearly 50 percent of all manufacturing employment in the Buffalo SMSA. The largest firms are in the primary metals and transportation equipment industries.

Blast furnace operations provide the bulk of employment in the primary metals industry. The Bethlehem Steel Corporation in Lackawanna is the largest employer, providing over 56 percent of all steel jobs in January 1965. The next largest employer is Republic Steel, followed by Western Electric. During the 1960-1961 recession, losses at Bethlehem Steel accounted for a large proportion of the total manufacturing decrease, although most of the other primary metal firms also registered declines. The one exception was the Western Electric wire and cable plant which, of course, does not compete on the open market. At present, most of these firms have surpassed their 1964 employment levels with Bethlehem Steel showing an increase. This increase reflects, in part, the hedge against a possible steel strike. To the extent that steel consumers are building up inventories against a possible steel strike, there may well be a decline in steel production and employment this summer or fall, whether or not a strike occurs, since some needs for steel will have been satisfied in advance.

The transportation equipment industry is composed of the manufacture of automotive components and accessories and firms engaged in the production of aeronautical equipment. The Chevrolet Division of General Motors is the largest employer with about 40 percent of total transportation equipment jobs in January 1965, followed by the Harrison Radiator Division of General Motors and the Trico Products firm (automotive parts and accessories). The major firm in the aircraft segment is the Bell Aerosystems Company. This industry also accounted for a large portion of the 1960-1961 recession losses in manufacturing. The two General Motors divisions have employment levels higher than in the same period in 1964, and these gains more than balance slight declines in all other firms in this industry.

Other major employers in the area include Carborundum (abrasives), Westinghouse (electrical equipment), Dupont (chemicals), and Hooker Chemical Corporation.

#### Unemployment

There was an average of 26,800 workers unemployed in the Buffalo SMSA in 1964, representing an unemployment ratio of 5.2 percent of the work force compared with 6.6 percent (33,900) in 1963. This indicates a substantial improvement during the year. The 1964 level was the lowest during the entire 1960-1964 period. Unemployment represented 7.0 percent of the work force in 1960. In 1961 unemployment jumped to 9.1 percent and since then has continually declined. It should be noted that the

decline in the unemployment ratio during the 1960-1964 period reflects a decrease of 22,300 in the size of the labor force as well as the decline of 11,000 in the number unemployed. Unemployment for the first two months of 1965 equaled 5.5 percent, a decrease from the 1964 ratio of 7.4 percent.

#### Future Employment Prospects

Based on the employment pattern exhibited since 1961 and on limited information from local sources, nonagricultural employment in the Buffalo SMSA is expected to increase by about 7,000 jobs (3,500 annually) during the April 1965-April 1967 period. The volatility of past trends in the Buffalo area indicates that forecasting employment growth is hazardous at best. For example, the annual growth of 3,500 jobs forecast is below the 1958-1960 average of 4,450 jobs a year, but is above the 2,870 increase experienced since 1961.

This employment projection is based upon the premise that the general economy of the Nation will not decline during the next two years, but will continue the present upward trend. On this basis, it is not unreasonable to expect that demand for steel, automobiles, and capital goods such as industrial machinery will remain at least as high as current data indicate. Continued demand for durable goods should help the Buffalo area recover employment in manufacturing lost during the 1960-1961 recession and should also result in further increases in nonmanufacturing. If, however, the National economy trends downward, area employment will probably be lower than the foregoing prediction.

#### Income

Wages. The average weekly earnings of manufacturing production workers in the Buffalo area have shown increases each year during the 1958-1964 period. In 1964 such wages averaged about \$126 compared with \$99 in 1958. As shown in the following table, durable goods workers have consistently had higher wages during the past seven years than nondurable goods workers. Steel and auto workers generally led all other durable goods employees during the period.

Average Weekly Earnings of Manufacturing Production Workers  
Buffalo, New York, SMSA  
1958-1964

<u>Year</u>	<u>Durable</u> <u>goods</u>	<u>Primary</u> <u>metals</u>	<u>Transportation</u> <u>equipment</u>	<u>Nondurable</u> <u>goods</u>	<u>Total</u> <u>manufacturing</u>
1958	\$101.06	\$102.44	\$105.15	\$ 94.66	\$ 98.83
1959	108.81	114.52	108.41	100.50	105.92
1960	111.17	113.72	113.75	102.49	108.31
1961	113.39	117.87	116.71	105.40	110.70
1962	120.20	122.58	131.50	107.89	116.11
1963	125.03	128.15	137.38	110.30	120.30
1964	132.26 a/	136.59 a/	143.44 a/	114.77 a/	125.74

a/ Ten-month average.

Source: New York State Department of Labor, Division of Employment.

The latest estimates of earnings show that manufacturing wages averaged \$131 in February 1965 as compared with \$122 a year ago.

Current Estimate. The current median annual income of all families in the Buffalo SMSA, after deduction of Federal income taxes, is about \$7,225, and that of tenant families, \$6,075. By 1967 the median annual after-tax income of all families is expected to approximate \$7,550, while the tenant median income is expected to rise to \$6,350. Table III presents the distribution of all families and tenant families by income classes at 1965 and 1967 income levels.



## Demographic Factors

### Population

Current Estimate. The total population of the Buffalo SMSA is approximately 1,360,000 as of April 1, 1965, an increase of about 53,040 (four percent) over the April 1960 level. The current total represents an annual average gain of 10,600 persons since 1960, including 9,250 in Erie County and 1,350 in Niagara County.

Approximately 84 percent of the population growth in Erie County since 1960 has been concentrated in the outlying towns and villages. The bulk of the growth has taken place in the ring of towns immediately surrounding the city of Buffalo, including the towns of Amherst, Cheektowaga, Tonawanda, and West Seneca. The cities of Lackawanna and Tonawanda have shown some growth since 1960, but it is judged that Buffalo has lost population at an average annual rate of about 2,150 persons (less than one percent).

In Niagara County, the bulk of population growth (about 70 percent) also has taken place in the suburban areas. Since 1960, the population in these areas has grown by about 950 (one percent) a year, while the cities of Niagara Falls, Lockport, and North Tonawanda have increased by only 400 a year. Additional details may be found in table IV.

Past Trend. In general, population growth in the SMSA since 1960 has been substantially below the 1950-1960 rate. This decline primarily was due to the severe employment losses experienced in the area during the late 1950's, the 1960-1961 recession, and the subsequent slow recovery, compared with the better economic conditions in the area in the early 1950's.

Between 1950 and 1960, the total population in the SMSA grew by about 217,730 persons, an annual gain of approximately two percent. Erie County grew by 16,545 persons a year (two percent), while Niagara County increased by 5,230 (three percent) during the 1950-1960 period.

Practically all of the decennial population increase in Erie County occurred in suburban and outlying areas. Slightly more than five percent of the growth took place in the cities of Lackawanna and Tonawanda, while the city of Buffalo registered a loss of about 47,370 persons. In Niagara County, growth was nearly equally divided between the major cities and the suburban areas. The cities of Niagara Falls, Lockport, and North Tonawanda grew by about 2,280 a year, equal to approximately 44 percent of the annual growth for the entire county. A major determinant of population growth in Niagara County was the large influx of workers for the Niagara Power Project (see table IV).

Future Population Growth. On the basis of anticipated employment gains, the total population in the Buffalo SMSA is expected to increase by about 28,000 (14,000 persons a year) to an April 1967 total of 1,388,000 persons. The projected annual growth of 14,000 persons is somewhat above the 1960-1965 annual increase of 10,600, but is substantially below the yearly increment of 21,770 persons which occurred during the 1950-1960 decade.

Natural Increase and Migration. Net natural increase (excess of resident live births over resident deaths) in the Buffalo area averaged about 17,240 a year during the 1950-1960 decade. Since the population increased by approximately 21,770 annually, an annual net in-migration of around 4,530 persons, equal to nearly 21 percent of the total annual growth is indicated. Migration into Erie County totaled about 2,920 a year, while Niagara County had an in-migration of approximately 1,610 persons. The cities of Buffalo and Niagara Falls experienced an outward movement of population of 10,755 and 665 persons a year, respectively, during the decade (see table V). The migration of population into the SMSA during the 1950-1960 period reflects the favorable economic conditions of the early 1950's, while the movement of persons from the central cities is a reflection of the suburban movement.

Since 1960, the SMSA has experienced a net out-migration of population averaging approximately 4,850 a year. This outward movement of population is a result of the severe employment losses which occurred during the late 1950's and of the 1960-1961 recession. All parts of the area showed losses, with the exception of the suburban towns and villages in Erie County which undoubtedly attracted some of the population which moved from the city of Buffalo (see table V).

Age of Population. A comparison of the total population in the SMSA by age in 1950 and 1960 is presented in the following table. The distribution shows that the greatest rates of growth occurred in the age groups under twenty years and in the 60 years and over age groups, reflecting the high birth rates of the post-World War II and Korean Conflict periods and the improvement in the mortality rates as a result of advances in medicine and other techniques for prolonging life and the general aging of the population. The decline shown for the 20 to 29 age group and the relatively small increase in the 30 to 39 age group reflects, principally, the low birth rates of the 1920-1940 period.

Age of Population  
Buffalo, New York, SMSA  
April 1950-April 1960

<u>Age</u>	<u>1950</u>	<u>1960</u>	<u>Change</u>	
			<u>Number</u>	<u>Percent</u>
0 - 9	197,880	285,744	87,864	44.4
10 - 19	139,055	202,354	63,299	45.5
20 - 29	170,903	148,137	-22,766	-13.3
30 - 39	174,692	188,358	13,666	7.8
40 - 49	145,397	174,639	29,242	20.1
50 - 59	127,231	134,379	7,148	5.6
60 - 69	84,480	102,690	18,210	21.6
70 and over	49,592	70,656	21,064	42.5
Total	1,089,230	1,306,957	217,727	20.0

Source: 1950 and 1960 Censuses of Population.

Households

Current Estimate. Since 1960, the number of households (occupied housing units) in the Buffalo SMSA has increased by about 19,300 (five percent) to an April 1965 total of 405,900 households, an annual gain of around 3,850. The greatest increases occurred in Erie County, with an annual growth of approximately 3,450 annually (one percent) compared with only 400 a year (less than one percent) in Niagara County. About two-thirds of the household growth in Erie County took place in the towns of Amherst, Cheektowaga, Tonawanda, and West Seneca, while the major cities in the county accounted for only nine percent of the growth. Although the city of Buffalo has lost population since 1960, there has been a growth of about 100 households a year (one percent) as a result of a decreased average household size. In Niagara County, approximately 69 percent of the growth occurred in the suburban areas (see table VI).

Past Trend. Between 1950 and 1960, the number of households in the SMSA grew by 8,050 a year (nearly three percent) from 306,059 in April 1950 to 386,572 in April 1960. The bulk of the growth took place in Erie County, 6,420 households a year. The major cities in both counties accounted for a greater proportion of the 1950-1960 household increase than they did of the 1960-1965 gain. The cities of Buffalo, Lackawanna, and Tonawanda accrued over twelve percent of the growth in Erie County and the cities of Niagara Falls, Lockport, and North Tonawanda accounted for nearly 55 percent of the gain in Niagara County from 1950 to 1960 (see table VI).

While the greater rate of household increase in the 1950-1960 decade, compared with the 1960-1965 period, resulted largely from the more rapid population growth, in part it reflects a conceptual change from "dwelling unit" in the 1950 census to "housing unit" in 1960. This definitional increment had its greatest impact in the central cities which had a greater share of the 1950-1960 household growth than of the growth since. In part, of course, the slowing of household growth in the larger cities of the SMSA represents "real" factors such as the continued suburbanization of the population and the lack of suitable vacant building sites within the cities.

Future Household Growth. On the basis of anticipated population gains and average household size, the number of households in the area will total about 414,400 as of April 1967, a gain of 8,500 (4,250 annually). This rate of growth is somewhat above the 1960-1965 increase, reflecting the anticipated continuation of employment gains in the area.

Household Size. The average number of persons per household in the SMSA has decreased from 3.43 in 1950 to 3.31 in 1960, and to 3.28 as of April 1965. The decline in the average size of households is a reflection of the increase in marriages, in the number of one-person households, and in the number of elderly persons. In contrast to the over-all area trend, the city of Tonawanda and the towns of Tonawanda, West Seneca and the other smaller towns and villages in the two counties have shown an increasing average household size. Also, the household sizes in the suburban towns of Amherst and Cheektowaga, although declining, are relatively high at the present time (see table VI). By 1967, the average household size in the SMSA as a whole is expected to be about 3.28 persons, no change from the current figure.

## Housing Market Factors

### Housing Supply

Current Estimate. The current housing inventory in the Buffalo SMSA totals about 427,600 units, a net gain of around 17,800 units (four percent) since April 1960. The April 1960 Census of Housing enumerated 409,765 housing units, an increase of about 92,340 (29 percent) over the 1950 total of 317,423 units. The growth of the inventory averaged about 9,230 units a year during the 1950-1960 decade, about 3,575 units annually since then (see table VII).

Type of Structure. About 58 percent of the housing units now in the SMSA are in one-unit structures (including trailers), somewhat above the 1960 proportion of approximately 56 percent reported by the Census of Housing. Two-unit structures now comprise 25.5 percent of the total, compared with 26.2 percent in April 1960. Units in structures with three or more units presently constitute around 17 percent of the total inventory, slightly lower than the 1960 ratio of 17.5 percent. The slight decrease in the proportion of duplex and multiple-unit structures during the 1960-1965 period reflects both demolition by governmental action (urban renewal and highway construction) and the relatively small number of multiple dwellings that have been built.

### Housing Inventory, by Type of Structure Buffalo, New York, SMSA - 1960 and 1965

<u>Units in</u> <u>structure</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1965</u>	<u>Percent of total</u> <u>1960</u>	<u>1965</u>
One unit	230,699 <sup>a/</sup>	246,800 <sup>a/</sup>	56.3	57.7
Two units	107,426	109,100	26.2	25.5
Three or more units	71,580	71,700	17.5	16.8
Total units	409,705 <sup>b/</sup>	427,600	100.0	100.0

<sup>a/</sup> Includes trailers.

<sup>b/</sup> Differs slightly from the count of all housing units (409,765) because units by structural size were enumerated on a sample basis.

Source: 1960 Census of Housing.

1965 estimated by Housing Market Analyst.

Year Built. A large proportion of the housing inventory in the Buffalo area is old. Based on the 1960 Census of Housing and estimates derived from building permit and demolition data, it is judged that about 55 percent of the current inventory was built before 1930 and nine percent between 1930 and 1939. As shown below, only five percent of the total current inventory was built subsequent to March 1960.

Distribution of the Housing Inventory by Year Built  
Buffalo, New York, SMSA, as of April 1, 1965

<u>Year built</u>	<u>Percentage distribution</u>
April 1960 - April 1965	5
1955 - March 1960	11
1950 - 1954	10
1940 - 1949	10
1930 - 1939	9
1929 or earlier	<u>55</u>
Total	100

Source: Estimated by Housing Market Analyst.

Condition of the Inventory. Slightly over 93 percent of the current housing inventory in the SMSA is not dilapidated and has all plumbing facilities, a slight improvement over the 1960 ratio of about 92 percent. The improvement in the condition of the inventory results from the demolition of substandard units by governmental action since 1960. There should continue to be slight improvements in the condition of the inventory as 500 units (the bulk of which are substandard) are removed within the next two years by governmental action.

Residential Building Activity

Last Ten Years. Residential construction dropped each year from the 1955 high of 10,600 to 1961 when 3,676 units were authorized. Since 1961, the number of units authorized has increased each year, but the 1964 number of units authorized has increased each year, but the 1964 total of 5,225 is still about 51 percent below the 1955 level. A total of 2,289 units of public housing were authorized over the period (see table VIII).

All areas in the SMSA, except the town of Amherst, had a declining construction volume during the 1955-1964 period. During the past few years, however, permit authorizations in the towns of Cheektowaga and West Seneca have shown an increasing trend to levels which have nearly equaled the highs of 1955. In Niagara County, the construction volume has remained far below the 1955 highs in all areas. The large decline in the construction volume during the past ten years is a reflection of the decline in growth of population and household which has resulted from the lack of expanding employment opportunities in the area.

The following table presents the number of units authorized since 1960, by size of structure. Note that multifamily authorizations have been increasing since 1961.

Housing Units Authorized by Building Permits  
Buffalo, New York, SMSA  
1960-1965

<u>Year</u>	<u>1 family</u>	<u>2-4 family</u>	<u>5 or more family</u>	<u>Total</u>
1960	3,713	645	134	4,492
1961	3,181	351	144	3,676
1962	3,450	343	470	4,263
1963	3,429	554	364	4,347
1964	3,680	761	780	5,221
1964 (Jan.-Feb.)	266	107	8	381
1965 (Jan.-Feb.)	216	46	58	320

Source: Bureau of the Census, C-40 Construction Reports.

The most active multiple dwelling areas (including duplexes) have been Buffalo City and the towns of Amherst and Cheektowaga. Building permit data by structural size are not readily available for the SMSA for the years before 1960. Special census data and limited local information, however, indicate that as many as 1,100 to 1,200 multiple units (including duplexes and public housing) were authorized annually during the 1950-1960 decade, somewhat higher than the 900-unit annual average volume since 1960.

Units Under Construction. On the basis of a postal vacancy survey conducted in April 1965, building permit authorizations, and personal observation, it is found that approximately 1,300 units are currently in some stage of construction in the Buffalo SMSA. About 600 (46 percent) of the units under construction are single-family units and 700 are multifamily units. The bulk of the single-family housing under construction is located in the towns of Amherst, Cheektowaga, and the other outlying areas in Erie County. Most of the multifamily housing under construction is in the city of Buffalo and the towns of Amherst and Cheektowaga.

Demolition and Conversion Trends. Losses to the inventory resulting from demolition activity have been rather significant since 1960, totaling slightly over 3,500 units. Nearly 94 percent (3,290) of the total number of demolitions resulted from the clearance programs in the Ellicott Urban Renewal project in Buffalo and the Rainbow Center and Allen-MacKenna projects in Niagara Falls, and from the expressway programs in the area. During the next two years, the local housing market will receive diminished support from demolition activity as only 550 units are scheduled for removal in all urban renewal projects in the area. The number of units to be lost through highway construction is not known, but local sources indicated that this number would also be considerably smaller than in the past.

A total of about 130 units have been added to the inventory by conversion from other uses since 1960. It is anticipated that net additions through conversions will continue at 20 to 30 a year.

#### Tenure of Occupancy

There are 405,900 occupied housing units in the Buffalo area as of April 1, 1965, of which 250,000 (61.6 percent) are owner-occupied and 155,900 (38.4 percent) are renter-occupied. During the 1950-1960 decade, owner-occupancy increased from 53.8 percent in 1950 to 60.9 percent in 1960 (see table VII). The continuing increase in homeownership is a reflection of the preponderance of sales-type new construction since 1960 and the fact that the area has, undoubtedly, lost a large proportion of its young people (a group which usually occupies new rental construction) as a result of the rather unfavorable economic conditions of the recent past.

#### Vacancy

Last Census. In April 1960, there were 10,800 vacant, nondilapidated, nonseasonal housing units available for sale or rent in the Buffalo SMSA, an over-all net vacancy ratio of 2.7 percent, according to the census reports. Of the total number of available vacancies, 2,275 were for sale, or a homeowner vacancy ratio of 1.0 percent. The remaining 8,500 available vacancies were for rent, representing a rental vacancy ratio of 5.3 percent. Of the available vacant units, 100 sales units and 1,750 rental units lacked some or all plumbing facilities.

Postal Vacancy Survey. The twenty principal post offices in Erie and Niagara Counties conducted a postal vacancy survey in the first part of April 1965. The survey covered nearly 88 percent of the current number of housing units in the area. The results of the survey are summarized in the following table and are presented in detail in table IX.

#### Summary of Results Post Office Vacancy Survey Buffalo, New York, SMSA, April 1965

<u>Area</u>	<u>Total units surveyed</u>	<u>Units vacant</u>	<u>Percent vacant</u>
Erie County	312,791	5,640	1.8
Niagara County	<u>61,204</u>	<u>1,748</u>	<u>2.9</u>
SMSA total	373,995	7,388	2.0

Source: FHA Postal Vacancy Survey conducted by collaborating postmasters.



Vacancy ratios revealed by postal vacancy surveys are not strictly comparable with those reported by the 1960 Census of Housing since the Census Bureau enumerates vacancies by intended tenure, whereas postal carriers report vacancies by type of structure.

Vacancies in FHA-Insured Projects. According to the March 15, 1965, occupancy survey, there were 3,400 older type units in 53 projects in the SMSA which are insured by FHA. The survey reports indicate that there were 146 vacancies in these projects, or a vacancy ratio of 4.3 percent.

The current vacancy situation in these projects represents a substantial improvement since 1960. In that year, there were 447 vacancies in 3,996 units, or a vacancy ratio of 11.2 percent, compared with a 1961 ratio of 10.9 percent, 9.6 percent in 1962, and a 1963 ratio of 9.3 percent. In 1964, there were 213 vacancies out of 3,346 units reporting, or a vacancy ratio of 6.4 percent. During the 1960-1964 period, six projects accounted for most of the vacancies. In 1960 these projects accounted for 64 percent of the total vacancies compared with over 62 percent in 1961, 59 percent in 1962 and 1963, and 54 percent in 1964. As of March 15, 1965, four of these projects had achieved nearly 100 percent occupancy, while two still accounted for most of the total number of vacancies.

There are four newer rental projects insured by FHA in the area with a total of about 400 units; these projects have had some occupancy difficulty. Two are in foreclosure and one is requesting amortization deferments. However, there are four FHA insured nursing homes projects which have done well.

Current Estimate. On the basis of postal vacancy survey results, information from local realtors, FHA surveys, and personal observation, it is found that there are currently about 8,600 available vacant housing units in the SMSA, an over-all net vacancy ratio of 2.1 percent. Of the total available vacancies, 3,200 are for sale, representing a homeowner vacancy ratio of 1.3 percent, and 5,400 units are available for rent, or a rental vacancy rate of 3.3 percent. As shown in table VII, the current estimate of sales vacancies is substantially above the 1960 census total, while the present number of rental vacancies is far below the 1960 total, reflecting the large number of demolitions in the past five years.

Despite the fact that the over-all vacancy level is substantially below that reported in the 1960 census, it is still too high for a slow growing area. The excess is concentrated in the sales market,

where vacancies have jumped above the 1960 level. Rental vacancies are at levels which indicate a reasonable balance between demand and supply, in the market as a whole. Difficulties are concentrated in the newer high-rise projects.

Approximately 3,070 of the currently available vacant sales units and 4,860 of the available vacant rental units are judged to be acceptable vacancies in that they contain all plumbing facilities. The present proportion of "substandard vacancies" is substantially below that reported by the 1960 census, reflecting the elimination of several hundred such units through governmental demolition activity.

### Sales Market

General Market Condition. The market for new sales houses has softened somewhat during the past few years. This is evidenced by the current excess of sales vacancies above an adjusted acceptable level, by an increasing unsold inventory of new sales houses, and by the length of time a house remains on the market. Although these indicators of weakness are present, there is no substantial evidence of any serious deterioration of the market. In fact, some of the realtors in the area **are of the opinion that the market is quite strong**, and multiple listing data revealed that new home prices have not changed from last year. Although data on the used home market are limited, it appears that this segment is relatively firm. The strength of this market probably reflects the demolition of some of the older sales units, the transfer of older houses from the sales to the rental market, and the purchase by segmental groups.

Major Subdivision Activity. There are three areas of major subdivision activity in the SMSA, which ring the city of Buffalo. The first area is north of Buffalo and includes part of the towns of North Tonawanda and Amherst. There are about 20 to 25 subdivisions in this area. The area is bounded roughly by the Niagara River on the west, Tonawanda Creek on the north, Hopkins Road on the east, and Sheridan Street on the south. The second area, east of Buffalo, is in the southern part of Cheektowaga Town and the northern part of West Seneca Town. There are about 15 to 20 subdivisions in this area which extends from the Buffalo Air Park southward to the Orchard Park Airport, eastward to South Park Avenue, and westward to U. S. 20. The third area of major activity, southeast of Buffalo, is around the Buffalo Municipal Airport and Depew Village. There are about ten subdivisions in this area which is roughly bounded by Genessee, Transit, and Union Roads, and Broadway Street. Some minor activity has occurred around Lewiston, Lockport, Niagara Falls, Lackawanna, and Hamburg, as well.

Price Trends. There is no evidence to suggest that prices for new homes have changed, at least during the past few years. Multiple listing information indicated that the new home prices currently average about \$19,600, no change from the preceding year. There was very little construction in the \$12,500 and under price class, and only a small number were built to sell for \$30,000 or more. Construction in 1963 also was concentrated in the \$12,500 to \$30,000 price ranges. Multiple listing data suggest that used home prices have increased by about \$200 from an average of \$15,000 in 1963 to \$15,200 in 1964.

Unsold Inventory of New Houses. The annual surveys of unsold new sales houses which were conducted by the Buffalo Insuring Office in January 1964 and 1965 covered subdivisions in which five or more houses were completed in the twelve months preceding the survey date. The January 1965 survey covered 94 subdivisions in the Buffalo SMSA in which 1,654 houses were completed during 1964. Of that number, 1,330 were sold before the start of construction, and 324 were built speculatively. Of the speculatively built houses, 73 were unsold, a ratio of 22.5 percent. The survey indicated that slightly over one percent of the units unsold had been on the market for one month or less, 34 percent for two to three months, 49 percent for four to six months, and 15 percent for seven to twelve months. In addition, one unit had been unsold for more than twelve months (see table X).

The comparable January 1964 survey counted 1,437 houses in 98 subdivisions completed in 1963, of which 1,145 were sold before the start of construction and 292 were speculatively built. Of the speculatively built houses, 56 were unsold, 19.2 percent. The 1964 survey showed that nearly four percent of the unsold houses were on the market for one month or less, 68 percent for two to three months, and 16 percent for four to six months. No units were tabulated as being unsold for seven to twelve months, but four houses were reported unsold for twelve months or more.

There was little difference between the two surveys in regard to the price of new homes constructed, as shown in the following table.

Price Distribution, New House Completions  
Buffalo, New York, SMSA, 1963 and 1964

<u>Price</u>	<u>Percent of total completions</u>	
	<u>1963</u>	<u>1964</u>
\$10,000 - \$12,499	1.2	1.1
12,500 - 14,999	19.5	18.2
15,000 - 17,499	27.5	26.6
17,500 - 19,999	18.7	18.8
20,000 - 24,999	12.7	12.7
25,000 - 29,999	11.9	11.9
30,000 - 34,999	3.1	6.3
35,000 and over	<u>5.4</u>	<u>4.4</u>
Total	100.0	100.0

Source: Federal Housing Administration.

A comparison of the two surveys suggests a very slight weakening of the sales market in 1964, as evidenced by a ratio of 22.5 percent unsold speculatively built houses registered in January 1965 compared with 19.2 percent as of January 1964 and the longer length of time units remained unsold.

FHA-Acquired Properties. FHA acquisitions of single-family homes in the SMSA have increased each year since 1960. In 1960 the FHA acquired 12 properties compared with 19 in 1961, 32 in 1962, 68 in 1963, 83 in 1964, and 17 for the first three months of 1965, a total of 231 single-family homes. Sales have kept apace with acquisitions and the FHA had only 42 properties on hand as of March 31, 1965.

Rental Market

General Market Conditions. In general, the rental market in the Buffalo area is relatively firm. Vacancies are at fairly reasonable levels and occupancy in many of the projects has been satisfactory. These favorable market conditions reflect, mainly, the fact that several thousand rental units have been removed from the market through governmental action during the past five years which has helped the occupancy experience in the remaining units and the fact that the SMSA has not yet experienced the boom in rental construction as have other

metropolitan areas throughout the Nation. The one exception to the rather favorable condition of the market is the new, high-rise apartment market. Although information is limited, evidence indicates that the conventionally-financed garden apartments built in the suburban areas are achieving satisfactory occupancy.

It appears that the market for rental units in the SMSA priced over \$200 a month is quite limited. However, almost all of the older FHA projects have achieved excellent occupancy (less than five percent vacancy out of 3,400 units) and the bulk of the units rent for \$130 or less a month. The older high-rise units along Delaware Avenue in Buffalo are reported to have occupancy of 90 percent or better with units renting for less than \$200 a month (the majority rent for \$150 or less). In contrast, the newer, high-rise projects in the area with rents of \$130 to \$225 for one-bedroom units, \$170 to \$315 for two-bedroom units, and \$360 for three-bedroom units are experiencing occupancy difficulties.

Rental Housing Under Construction. Currently, there are about 700 multifamily units in some stage of construction in the SMSA, including 148 public housing units. Most of the units under construction are in garden-type developments, with the exception of two high-rise projects in Williamsville totaling about 100 units. There is one low rent project now under construction in Buffalo in the Ellicott District Redevelopment area. All of the units currently under construction should be ready for occupancy before the end of this year.

FHA Foreclosures. There are two FHA-insured, rental projects in the Buffalo SMSA totaling 290 units, which are now Commissioner-held. In addition, two projects in the city of Buffalo are now being processed for foreclosure. The latter two projects reflect the limited luxury, high-rent market in the city of Buffalo.

#### Mortgage Market.

The mortgage market of the Buffalo SMSA is amply supplied with funds at the present time. In fact, one institution in the area has invested several million dollars in mortgages on out-of-State properties. Savings banks in the area offer mortgage loans up to 90 percent of appraised value on one- and two- family homes which are less than twelve years old. The interest charged varies from 5½ to 6 percent with a typical term of 25 years. The FHA provides a relatively small share of mortgage insurance for new construction in the SMSA. No difficulties could be discerned with regard to apartment financing. The two high-rise projects now being built in Williamsville are being financed by a local institution.

### Urban Renewal and Redevelopment

At present, there are several urban renewal projects in execution or planning in the cities of Buffalo, Niagara Falls, Lockport, Tonawanda, and Lackawanna and in the villages of Lancaster and Hamburg. The available data on these projects are summarized below:

The Ellicott District Redevelopment Project (N.Y. 1-1) in the city of Buffalo covers an area of slightly over 161 acres near the downtown section. The area is bounded roughly on the north by Willaims Street, on the west by Michigan Avenue, on the south by Swan Street, and on the east by Jefferson Street.

The future development of the land in the project area is a "mix" of residential, commercial, institutional, and public re-use. Present plans call for the initial construction of about 220 units of (Section 221(d)(3)) housing this year, with nearly 700 more to follow later. In addition, the construction of about 150 single-family houses is planned. Six models were built (in the \$15,900 to \$19,900 price range) when the original developer withdrew. The Buffalo urban renewal agency hopes to locate another developer soon to build lower cost sales housing. The models are now vacant and the urban renewal agency may make them available for rent.

The project site is surrounded by substandard neighborhoods. Substandard residential and commercial land uses are on the north, east, and south sides of the area; on the west is the poorer-quality section of the central business district. The urban renewal agency hopes to initiate urban renewal projects for some of the peripheral areas this year.

Practically all of the demolition in the project area has been completed, and approximately 2,220 families were relocated. At the present time, the first 220 units of housing are now under construction. The first 40 units are supposed to be completed by June of this year. Final completion of this project is estimated to take at least five years.

The Waterfront Redevelopment Project (N.Y. R-35) covers an area of nearly 293 acres in Buffalo. Project boundaries are roughly Niagara and Virginia Streets on the north and northwest, Lake Erie and the Buffalo River on the west and south, and the central business district on the east.

Land re-use within the project area is directed toward middle and upper income residential markets, with supporting commercial facilities, in

addition to specialized water-oriented recreational uses. There are 3,330 housing units contemplated for this area. Two prospective developers plan the construction of 1,500 units in four 20-story structures and 1,830 units of low rent housing, including 200 townhouses at prices up to \$19,500.

Approximately 1,300 housing units are to be demolished during the next five years, with nearly 360 units to be removed by the end of 1966. At present, about one-fourth of the second acquisition appraisals have been completed with the remainder to be finished by the end of this year. Demolition and relocation work is expected to start some time this year also. Final completion of the project will take between seven and ten years.

The Masten Park General Neighborhood Renewal Plan (N.Y. R-36) in Buffalo contains the five projects of the Fruit Belt, Cold Spring, Oak Street, Masten Park, and Glenwood areas. The total project area covers about 766 acres. This project will remain dormant until progress is made in the Ellicott District and Waterfront areas. The Thruway Industrial Park area in Buffalo also will remain inactive until the completion of the Ellicott project and the execution of the Waterfront program. Within this area, however, the city of Buffalo has financed a pilot project. The project is now in execution and the urban renewal agency hopes that a successful completion will indicate to the Federal Government that the remainder of the project should be started as soon as possible.

The non-assisted Downtown Pilot Project in Buffalo is now in execution. Demolition of substandard commercial facilities are underway. The re-use of the land has been precommitted and will consist of new commercial facilities.

The Allen-Mackenna Project (N.Y. R-42) in Niagara Falls is delineated roughly by Cudaback Avenue on the north, by Twenty-second Street on the west, by Twenty-seventh Street on the east, and by the Erie Railroad on the south.

Re-use of the land is divided into two parts. The area along Allen Avenue is to be developed as a semi-industrial area (warehousing and other such uses), while along MacKenna Avenue there will be residential re-use, including multifamily housing. To the north and west sides of the project site there are now many homes, duplexes and some multifamily developments which were built in the 1920's and 1930's. On the south side of the project is a heavy industrial area and to the east, a parking area.

There were 179 residential units demolished in this area and 75 families were relocated. All such work is now completed. At present, some industrial facilities are being built in the areas designated, but no residential proposals have yet been received for the MacKenna portion.

The Highland-Hyde Park Industrial Area (N.Y. R-91) in Niagara Falls covers an area of about 28 acres and is bounded roughly by James Avenue on the north, by Hyde Park Boulevard on the east, by Massachusetts Avenue on the south, and Highland Avenue on the west.

Future re-use of this land will be for heavy industry. The area is now surrounded by heavy and light industry on three sides and general commercial facilities on the other. There are about 40 residential properties to be eliminated by the end of this year. The project is now in execution and the first demolition contracts are anticipated by mid-1965. There are eleven families yet to be relocated. The project should be finished within two or three years.

The Rainbow Center General Neighborhood Renewal Project (N.Y. R-92) is a vast area including virtually all of downtown Niagara Falls. The first area containing about 78 acres in the over-all plan is delineated by Niagara Street on the north, by the Erie and Lackawanna Railroad on the east, by Prospect Street on the west, and by part of Jefferson Street on the south. This area is to be redeveloped into a retail business center. The area is surrounded by commercial and older residential properties. There are about 300 families and individuals to be relocated, but no demolitions are expected until next spring. The project is still in the planning stage and the first part of the loan and grant application is to be submitted in June. Acquisition of properties is anticipated for the fall of this year. It is expected that this project will take five years to complete.

The Central Business Area Project (N.Y. R-86) in Lockport is bounded by the Washburn and Walnut Streets, the New York State Barge Canal, and the New York Central Railroad. The project covers about 68 acres.

Project plans call for commercial, industrial warehousing, and some residential re-use. The area is surrounded by residential neighborhoods on three sides and a canal on the other. About 25 housing units have already been demolished with nearly 90 more to be removed during the next two years. At present, approximately one-third of the land has been acquired. Final completion is anticipated by mid-1969.



In addition to the preceding projects, the city of Tonawanda hopes to complete Federal contracts soon for a 45-acre, six-block shopping section in the city. Lackawanna City hopes to have a pilot renewal project underway this year which will serve as a basis for future redevelopment. Renewal officials in Lancaster Village hope to have final approval soon for a downtown village renewal program, and village officials in Hamburg have been informed that approval for a 14-acre downtown business section should be forthcoming soon.

While there is extensive urban renewal activity in the SMSA, few of the projects have yet to test their success by redeveloping and marketing the cleared renewal sites. In Buffalo, only the Ellicott project has reached that stage and results to date have been poor. Renewal activity in the city of Buffalo has had political and administrative difficulties in the past, problems which might be mitigated by a success in the Ellicott and Waterfront projects. Indeed, as now set-up, other projects will not proceed until a solution of the problems of the two initial efforts is worked out.

### Public Housing

There are 7,875 public housing units in the Buffalo SMSA, of which 5,225 are in Federally-aided projects and 2,650 are in State-aided projects. In addition, there are 150 Federally-aided units under construction in Lackawanna. About 830 units are presently in the planning stage in the area, 780 Federal- and 50 State-aided, of which only 230 are approved for construction. Of the planned units, 330 are to be built specifically for the elderly.

#### Public Housing Buffalo, New York, SMSA, April 1, 1965

<u>Area</u>	<u>Total</u>	<u>Federally- aided</u>	<u>State- aided</u>	<u>Under construction</u>	<u>Planned</u>
Buffalo	6,221	4,287	1,934	-	233 *
Niagara Falls	958	658	300	-	500
Lackawanna	271	271	-	148	50 *
North Tonawanda	200	-	200	-	50 *
Tonawanda	214	-	214	-	-
Total	7,864	5,216	2,648	148	833

\* To be built for the elderly.

Source: Local housing authorities.

Rentals for units in the Federally-aided projects range between \$30 and \$98 while rents in State-aided units range between \$38 and \$100 a month, including all utilities. Maximum income limits for admission to the Federally-aided projects range from \$3,600 to \$6,600, and the maximum income limit for continued occupancy is \$4,600 to \$7,900, depending on the number of dependents. Income limits in the State-aided projects range between \$2,520 and \$6,840. As of February 28, 1965, there were 228 vacancies (200 Federal and 28 State units) in the various projects in the SMSA, representing a vacancy ratio of 2.9 percent.

## Demand for Housing

### Quantitative Demand

This demand for new housing over the April 1, 1965, to April 1, 1967, forecast period is based on household growth, projected at 4,250 annually, adjusted for the number of units expected to be lost through demolitions, conversions, catastrophe, and other losses, for the need to reduce somewhat the number of acceptable vacancies to levels consonant with the long-term needs of the Buffalo SMSA, and for the number of units now under construction. Consideration is given also to the current tenure composition of households, the continued slow trend toward homeownership, and the fact that some portion of the demand for rental housing will continue to be met from the single-family housing inventory.

On this basis, approximately 4,700 housing units will be in demand annually during the next two years, including 3,500 units of sales-type housing and 1,200 rental units. The addition of 4,700 new units a year is slightly above the average of about 4,400 units a year authorized by building permits since 1960, but is below the 5,220 units authorized in 1964, many of which are not yet on the market. The sales demand estimate of 3,500 units annually, however, is at about the 1960-1964 annual average volume and is only slightly below the 3,680 units authorized in 1964. During the past five years, multifamily building authorizations averaged about 900 units annually, although there were 1,540 units authorized in 1964, including public housing. The estimated demand for 1,200 units annually of additional rental housing includes public assisted housing and moderate-income housing.

### Qualitative Demand

Sales Housing. Based on current family income, on typical ratios of income to purchase price, and on recent market experience, the annual demand for 3,500 sales units is expected to be distributed by price as shown in the following table. Single-family houses that meet FHA minimum standards cannot be produced in the Buffalo SMSA to sell for less than \$10,000.

Estimated Annual Demand for New Sales Houses by Price Classes  
Buffalo, New York, SMSA  
April 1965 to April 1967

<u>Price range</u>	<u>Households</u>
\$10,000 - \$12,499	35
12,500 - 14,999	210
15,000 - 17,499	630
17,500 - 19,999	770
20,000 - 24,999	1,015
25,000 and over	840
Total	3,500

The distribution shown above differs from that on page 22, which reflects only selected subdivision experience during the years 1963 and 1964. It must be noted that the 1963-1964 data do not include new construction in subdivisions with fewer than five completions during the year, nor do they reflect individual or contract construction on scattered lots. The demand estimates above reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Rental Housing. On the basis of projected tenant-family incomes and ratios of rent to income which are typical in the area, the annual demand for 1,200 rental units is expected to be distributed by monthly gross rent levels and by unit size according to the pattern indicated in the following table. Net additions at these rentals may be accomplished by new construction or rehabilitation at the specified rent levels with or without public benefits or assistance through tax abatement or aid in financing or in land acquisition. The production of units in the higher ranges of rent will result in a competitive filtering of existing accommodations.

Under current costs, minimum rents (including utilities) at which new privately-owned rental units can be produced in the area at market interest rate financing are approximately \$110 a month for efficiencies, \$120 for one-bedroom units, \$130 for two-bedroom units, and \$140 for three-bedroom units. At and above these minimum rents, there is a prospective annual demand for approximately 760 units. At the lower rents achievable with some form of public benefits or assistance, an additional 440 units a year probably can be absorbed.

Estimated Annual Demand for New Rental Housing  
Buffalo, New York, SMSA  
April 1965 to April 1967

Monthly gross rent <u>a/</u>	Size of unit			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$100 and over	130	-	-	-
105 " "	120	440	-	-
110 " "	110	410	450	-
115 " "	105	370	410	180
120 " "	100	320	360	160
125 " "	90	285	300	135
130 " "	75	245	250	115
135 " "	65	215	225	95
140 " "	60	185	190	80
145 " "	50	160	170	70
150 " "	45	140	145	55
160 " "	35	115	110	50
170 " "	25	80	85	35
180 " "	15	55	55	25
200 " "	-	10	10	5

a/ Includes all utilities.

Note: The above figures are cumulative, i.e., the columns cannot be added vertically.

It is quite evident from the preceding table that demand falls sharply with each higher rent level. Thus, it appears that demand will be quite thin at the rent levels which will be necessary for the high-rise luxury units proposed for the Waterfront Urban Renewal Area.

The preceding distribution of average annual demand for new apartments is based on tenant family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area. It cannot be construed rigidly but represents what may be assumed to be an appropriate pattern over a period of several years. Occasionally, in brief periods and in specific rent ranges, because of special factors for individual projects there may be successful marketing of rental units in other than these quantities. It should not be assumed, however, that such a divergency represents a change in the continuing ability of the area to absorb new rental housing. In any case, particular proposals must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or submarkets.

On the basis of past trends and patterns, it is judged that the areas most favorable for market absorption of both sales and rental units will be in the towns and villages contiguous to the city of Buffalo, i.e., the towns of Amherst, Cheektowaga, Tonawanda, and West Seneca. Low and moderate-rent apartment units which may be provided under some form of financial assistance will probably be best absorbed in the city of Buffalo where such housing is needed for relocation of displaced families and housing other lower-income groups. The luxury apartment market is quite questionable, in view of the poor occupancy experience of the projects which have been built in the area during the past few years and in view of projected renter-family incomes.

#### Housing for the Elderly

The demand for new conventional housing especially designed for the elderly will come from couples and individuals 62 years of age and over. Such persons equaled 11.3 percent of the total population in April 1960. At present, the elderly population totals about 156,700, or 11.5 percent of the total population, and by April 1967 this population cohort will total approximately 160,500, or 11.6 percent of the total population.

Income. The current median after-tax income of elderly households in the SMSA is about \$4,450. This is about \$2,775 less than the current after-tax median for all families in the area. Deriving demand on the basis of elderly income is hazardous, however, because financial help from children and other relatives, cumulative assets derived from the sale of properties, and other forms of "hidden" assets are not reflected in the following distribution.

Distribution of After-Tax Income  
for Households Whose Head is 60 Years Old and Over  
Buffalo, New York, SMSA, 1965

<u>Annual income</u>	<u>Percent distribution</u>
Under \$1,000	11
\$1,000 - \$1,999	15
2,000 - 2,999	12
3,000 - 3,999	9
4,000 - 4,999	8
5,000 - 5,999	8
6,000 - 6,999	8
7,000 - 9,999	16
10,000 and over	<u>13</u>
Total	100
Median	\$4,450

Source: Estimated by Housing Market Analyst.

Mobility. Although the number of elderly couples and individuals who will move into new rental housing designed specially for them is largely a matter of speculation, there is some evidence that the proportion of such households that move to new housing is relatively small. During the 1955-March 1960 period, only about 800 households with heads age 60 years or more moved into new rental units according to special tabulations from the 1960 Census of Housing, an average of about 150 elderly households a year.

Current Market Situation. Since the demand for conventional rental housing specially designed for the elderly is part of the over-all rental demand, competitive factors in the conventional rental market must be taken into consideration in determining demand for conventional (limited-service) housing for the elderly.

There are relatively few special provisions for the elderly housing market in the SMSA. There are only about ten or fifteen private boarding homes for the well, aged in the area. Capacity information was not readily available, but is likely to be small. In addition, there are thirteen church-sponsored homes for the aged with a capacity of slightly over 900, and one FHA-insured, project with 109 units. A survey of ten of the church-sponsored projects with a total of 618 units revealed that only 12 vacancies existed as of April 1965, a vacancy ratio of 1.9 percent. The project manager of a rather new retirement home reported that occupancy was proceeding at a rate of two or three residents a week and that the 120 units in this development should be filled by early fall of this year. In contrast, another project had very poor occupancy in March 1965 and the sponsors offer accommodations to anyone, regardless of age.

All of the church-sponsored homes are the special service type of facility, i.e., providing room, board, medical care, and some social services. Of these homes, only two require an admission fee; the monthly charges typically range between \$105 to \$175.

Demand for Elderly Housing. Although elderly households will account for a sizable portion of the rental housing demand in the SMSA during the next two years, these households may, if they choose, continue to utilize existing housing and any new housing which may be built. The poor occupancy experience of the one conventional-type project specially designed for the elderly suggests that the demand for such units is very limited. On the other hand, additional housing for the elderly with special services could probably be absorbed satisfactorily, if well-designed, offering a good line of services, and if rents are not much higher than those now being charged in the area.

#### Nursing Homes

Existing Nursing Homes. As of January 1965, there were 3,357 nursing home beds in the Buffalo SMSA, of which 2,637 were in Erie County and 720 were in Niagara County. Of the total beds, 1,881 (56 percent) were in proprietary nursing homes, 917 (27 percent) were in public homes, 438 (13 percent) were in church-sponsored homes, and 121 (four percent) were in other non-profit homes. All of the public, church, and other non-profit nursing home beds in the area are classified as "skilled" care beds (registered nurse on duty 24 hours a day) and all but 151 of the proprietary beds were so classified.



Of the 3,357 nursing home beds in the area, approximately 270 are currently vacant, an occupancy rate of nearly 92 percent. Almost half of the vacancies are in two projects which have been on the market since mid-1964 and have not yet reached full operating capacity. If these two projects are omitted from the tabulation, the occupancy rate increases to over 95 percent.

The State of New York classifies nursing home beds as "suitable" or "unsuitable". The criteria used is primarily whether the structure is fire-resistive. Of the 3,357 beds in the area, 854 (all proprietary) were classified as unsuitable. In Erie County there were 573 unsuitable beds and in Niagara County, 281 beds. Practically all of the unsuitable beds were in nursing homes which had been converted from some other residential use.

Monthly charges in most of the nursing homes range between \$200 and \$300 a month. Some of the new homes have charges up to \$450 a month. Typically, a ward bed costs the patient about \$9 to \$10 a day, semi-private accommodations cost about \$11 to \$12 a day, and private rooms cost around \$13 to \$16 a day.

Beds Under Construction or Approved. In addition to the existing beds in the area, there are about 325 beds under construction or definitely approved for construction, 271 beds in Erie County and 54 in Niagara County. Of these beds, 288 represent additional proprietary beds and 37 represent church-sponsored, non-profit beds.

Characteristics of Patients. The Buffalo Office of the New York State Department of Social Welfare reported that practically all of the nursing home patients are area residents. The bulk of patients in the Erie County homes were from that county and the same was true for the Niagara County patients. Slightly over 56 percent (1,886) of the nursing home patients in the area are welfare patients. In Erie County homes, such patients occupied about 65 percent (1,701) of the existing beds, and in Niagara County, almost 26 percent (185). Welfare rates in Erie County may run as high as \$270 a month with separate payments made for the physician and medicines. In Niagara County the payment is somewhat lower, at about \$200 to \$230 a month. All of the nursing home patients in the area are at least 65 years of age with the average age running between 70 and 80 years.

Nursing Home Bed Demand. Based on information now available, it is judged, that 33 beds per 1,000 elderly persons is an appropriate formula for planning purposes. Applying this formula to the projected 1967 elderly population of 128,400 persons 65 years of age or over in the Buffalo SMSA, a total need of 4,225 nursing home beds in the area by 1967 is indicated. After deductions are made to reflect the number of suitable existing beds (2,500) and the number of new beds under construction or definitely approved for construction (325), the need for additional home beds is reduced to 1,400.

The 1,400-bed need estimated for the Buffalo area represents "medical need" not economic demand. Approximately 40 percent of the existing beds in the SMSA are in proprietary nursing homes. Adjustment of the "medical need" must be made to reflect the probable demand for additional proprietary beds, a demand which reflects ability to pay the cost of such care. Such adjustments indicate an estimated demand for 650 proprietary nursing home beds in the area. However, the current total of 270 vacant beds in the area reduces demand to a maximum of approximately 380 additional proprietary beds during the next two years, 330 in Erie County and 50 in Niagara County.

## APPENDIX TABLES

Table I

Work Force Components  
Buffalo, New York, SMSA  
Annual Averages, 1960-1964  
(in thousands)

<u>Component</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>First two months</u>	
						<u>1964</u> <u>a/</u>	<u>1965</u> <u>b/</u>
Civilian work force	<u>539.5</u>	<u>529.8</u>	<u>521.2</u>	<u>517.2</u>	<u>517.2</u>	<u>509.7</u>	<u>514.0</u>
Unemployment	37.8	48.2	38.2	33.9	26.8	37.5	28.2
Percent of work force	7.0%	9.1%	7.3%	6.6%	5.2%	7.4%	5.5%
Agricultural employment	8.6	8.4	8.2	8.0	7.9	6.3	6.2
Workers involved in labor disputes	.7	.6	.2	.4	1.3	.1	-
Nonagricultural employment	<u>492.4</u>	<u>472.7</u>	<u>474.7</u>	<u>474.8</u>	<u>481.3</u>	<u>465.8</u>	<u>479.9</u>
Wage and salary	414.7	423.0	426.7	428.4	434.7	420.6	435.0
Other nonag. employment <u>c/</u>	50.8	49.6	48.0	46.4	46.6	45.2	44.9

Note: Subtotals may not add to totals because of individual rounding.

a/ Revised.

b/ Preliminary.

c/ Includes the self-employed, unpaid family workers, and domestics.

Source: New York State Department of Labor, Division of Employment.

Table II

Nonagricultural Wage and Salary Employment by Industry  
Buffalo, New York, SMSA  
Annual Averages, 1958-1964

(in thousands)

First two months

Industry	1958	1959	1960	1961	1962	1963	1964	1964 <sup>a/</sup>	1965 <sup>b/</sup>
Wage and salary employment	<u>432.3</u>	<u>435.8</u>	<u>441.7</u>	<u>423.0</u>	<u>426.7</u>	<u>428.4</u>	<u>434.7</u>	<u>420.6</u>	<u>435.0</u>
Manufacturing	<u>175.5</u>	<u>173.9</u>	<u>176.5</u>	<u>164.4</u>	<u>165.8</u>	<u>164.9</u>	<u>167.7</u>	<u>164.1</u>	<u>172.8</u>
Durable goods	<u>114.9</u>	<u>112.2</u>	<u>117.5</u>	<u>108.4</u>	<u>110.5</u>	<u>110.3</u>	<u>112.4</u>	<u>110.7</u>	<u>117.8</u>
Stone, clay, & glass	8.5	9.0	8.9	8.4	8.6	8.1	7.9	7.4	7.7
Primary metals	31.2	30.6	33.6	29.1	30.0	30.2	31.6	29.6	33.7
Fabricated metals	14.3	14.2	14.8	14.1	13.6	13.4	14.1	13.9	14.3
Machinery (except elec.)	13.1	13.3	14.2	13.6	13.5	13.4	14.1	13.6	15.0
Electrical machinery	11.8	13.4	13.8	13.3	13.0	12.9	13.0	13.1	13.6
Transportation equip.	30.6	26.0	26.5	24.6	26.4	26.8	26.5	27.8	28.7
Other durable goods	5.5	5.7	5.7	5.3	5.5	5.6	5.2	5.4	5.1
Nondurable goods	<u>60.6</u>	<u>61.7</u>	<u>59.1</u>	<u>56.0</u>	<u>55.3</u>	<u>54.6</u>	<u>55.3</u>	<u>53.4</u>	<u>54.9</u>
Food and kindred prods.	<u>16.4</u>	<u>16.5</u>	<u>15.9</u>	<u>15.4</u>	<u>15.1</u>	<u>15.1</u>	<u>15.4</u>	<u>14.7</u>	<u>15.0</u>
Apparel & textiles	4.2	4.4	4.2	3.9	3.6	3.5	3.6	3.5	3.7
Paper & allied prods.	7.2	7.4	7.4	7.0	7.0	6.7	6.7	6.6	6.7
Printing & publishing	7.6	7.7	7.7	7.5	7.5	7.4	7.7	7.7	7.7
Chemicals	17.5	18.1	16.7	15.4	15.3	15.0	14.7	14.4	14.7
Rubber & misc. plastics	4.0	4.2	4.0	3.6	3.8	3.9	4.0	3.9	4.0
Other nondurable goods	3.7	3.5	3.2	3.2	3.0	2.9	3.2	2.8	3.2
Nonmanufacturing	<u>256.8</u>	<u>261.9</u>	<u>265.2</u>	<u>258.6</u>	<u>260.9</u>	<u>263.5</u>	<u>267.0</u>	<u>256.5</u>	<u>262.3</u>
Construction	22.5	25.6	25.7	20.0	17.2	16.8	17.8	13.5	14.7
Trans., comm., & pub. util.	34.3	34.1	33.4	31.7	32.0	31.3	<b>30.9</b>	29.9	30.0
Wholesale & retail trade	86.6	85.5	84.5	82.2	83.3	84.5	85.4	82.6	84.4
Finance, ins., & real est.	15.5	15.6	15.8	16.0	16.2	16.3	16.4	16.2	16.3
Services	51.4	53.0	54.9	55.8	56.8	56.0	56.7	55.0	56.6
Government	46.4	48.1	50.9	52.9	55.5	58.8	59.9	59.5	60.4

a/ Revised.

b/ Preliminary.

Note: Subtotals may not add to totals, because of individual rounding.

Source: New York State Department of Labor, Division of Employment.

Table III

Estimated Percentage Distribution of Family Income  
After Deducting Federal Income Tax  
Buffalo, New York, SMSA  
1965 and 1967

<u>Annual family income</u>	<u>1965 incomes</u>		<u>1967 incomes</u>	
	<u>All families</u>	<u>Tenant families</u>	<u>All families</u>	<u>Tenant families</u>
Under \$4,000	15	22	14	21
\$ 4,000 - 4,999	6	11	6	9
5,000 - 5,999	11	16	9	14
6,000 - 6,999	14	15	12	16
7,000 - 7,999	14	12	14	12
8,000 - 8,999	10	8	11	9
9,000 - 9,999	8	5	8	6
10,000 - 12,499	13	8	15	9
12,500 and over	<u>9</u>	<u>3</u>	<u>11</u>	<u>4</u>
Total	100	100	100	100
Median income	\$7,225	\$6,075	\$7,550	\$6,350

Source: Estimated by Housing Market Analyst.

Table IV

Population Trends  
Buffalo, New York, SMSA  
April 1950-April 1965

<u>Area</u>	<u>April 1950</u>	<u>April 1960</u>	<u>April 1965</u>	<u>Average annual change <sup>a/</sup></u>			
				<u>1950-1960</u>	<u>1960-1965</u>	<u>1950-1960</u>	<u>1960-1965</u>
	<u>Number</u>	<u>Pct.</u>	<u>Number</u>	<u>Pct.</u>	<u>Number</u>	<u>Pct.</u>	<u>Pct.</u>
<u>Erie County</u>	<u>899,238</u>	<u>1,064,688</u>	<u>1,111,000</u>	<u>16,545</u>	<u>1.8</u>	<u>9,250</u>	<u>0.9</u>
Buffalo City	580,132	532,759	522,000	-4,737	-.8	-2,150	-.4
Lackawanna City	27,658	29,564	30,800	191	.7	250	.8
Tonawanda City	14,617	21,561	23,000	694	4.8	275	1.3
Amherst Town	33,744	62,837	75,100	2,909	8.6	2,450	3.9
Cheektowaga Town	45,354	84,056	96,500	3,870	8.5	2,500	3.0
Tonawanda Town	55,270	105,032	111,600	4,976	9.0	1,300	1.3
West Seneca Town	17,417	33,644	41,300	1,603	9.3	1,525	4.6
Remainder of county	125,046	195,235	210,700	7,019	5.6	3,100	1.6
<u>Niagara County</u>	<u>189,992</u>	<u>242,269</u>	<u>249,000</u>	<u>5,228</u>	<u>2.8</u>	<u>1,350</u>	<u>.6</u>
Niagara Falls City	90,872	102,394	102,500	1,152	1.3	20	.02
Lockport City	25,133	26,443	26,900	131	.5	90	.3
North Tonawanda City	24,731	34,757	36,200	1,003	4.1	290	.8
Remainder of county	<u>49,256</u>	<u>78,675</u>	<u>83,400</u>	<u>2,242</u>	<u>6.0</u>	<u>950</u>	<u>1.2</u>
SMSA total	1,089,230	1,306,957	1,360,000	21,773	2.0	10,600	.8

a/ Rounded.

Source: 1950 and 1960 Censuses of Population.  
1965 estimated by Housing Market Analyst.

Table V

Components of Population Change  
Buffalo, New York, SMSA  
1950-1965

<u>Area</u>	<u>Average annual</u>		
	<u>Population increase</u>	<u>Natural increase</u>	<u>Net migration</u>
<u>Erie County:</u>			
1950-1960	16,545	13,620	2,925
1960-1965	9,250	12,200	-2,950
<u>Buffalo City:</u>			
1950-1960	-4,737	6,015	-10,752
1960-1965	-2,150	4,300	-6,450
<u>Remainder of county:</u>			
1950-1960	21,282	7,605	13,677
1960-1965	11,400	7,900	3,500
<u>Niagara County:</u>			
1950-1960	5,228	3,620	1,608
1960-1965	1,350	3,250	-1,900
<u>Niagara Falls City:</u>			
1950-1960	1,152	1,815	-663
1960-1965	20	1,200	-1,180
<u>Remainder of county:</u>			
1950-1960	4,076	1,805	2,271
1960-1965	1,330	2,050	-720
<u>SMSA total:</u>			
1950-1960	21,773	17,240	4,533
1960-1965	10,600	15,450	-4,850

Source: 1950 and 1960 Censuses of Population.  
New York State Department of Health.



Table VI

Households and Household Size Trends  
Buffalo, New York, SMSA  
April 1950-April 1965

Area	Households			Average annual change <sup>a/</sup>				Household size		
	April	April	April	1950-1960		1960-1965		April	April	April
	1950	1960	1965	Number	Percent	Number	Percent	1950	1960	1965
<u>Erie County</u>	<u>252,247</u>	<u>316,459</u>	<u>333,700</u>	<u>6,421</u>	<u>2.6</u>	<u>3,450</u>	<u>1.1</u>	<u>3.43</u>	<u>3.29</u>	<u>3.26</u>
Buffalo City	164,685	169,086	169,600	440	.3	100	.06	3.37	3.06	2.99
Lackawanna City	6,634	8,224	8,860	159	2.4	130	1.5	3.97	3.52	3.41
Tonawanda City	4,364	6,298	6,640	193	4.4	70	1.1	3.33	3.41	3.45
Amherst Town	9,523	17,918	21,490	840	8.8	710	4.0	3.48	3.46	3.45
Cheektowaga Town	12,457	23,510	27,900	1,105	8.9	880	3.7	3.58	3.55	3.44
Tonawanda Town	16,039	29,221	30,690	1,318	8.2	290	1.0	3.43	3.58	3.62
West Seneca Town	4,862	9,267	11,290	441	9.1	410	4.4	3.52	3.61	3.64
Remainder of county	33,683	52,935	57,230	1,925	5.7	860	1.6	3.54	3.57	3.58
<u>Niagara County</u>	<u>53,812</u>	<u>70,113</u>	<u>72,200</u>	<u>1,630</u>	<u>3.0</u>	<u>400</u>	<u>.6</u>	<u>3.44</u>	<u>3.40</u>	<u>3.39</u>
Niagara Falls City	25,754	30,833	30,900	508	2.0	10	.04	3.44	3.29	3.28
Lockport City	7,480	8,343	8,500	86	1.2	30	.4	3.27	3.11	3.11
North Tonawanda City	6,980	9,903	10,320	292	4.2	85	.8	3.50	3.50	3.50
Remainder of county	<u>13,598</u>	<u>21,034</u>	<u>22,480</u>	<u>744</u>	<u>5.5</u>	<u>275</u>	<u>1.4</u>	<u>3.50</u>	<u>3.63</u>	<u>3.60</u>
SMSA total	306,059	386,572	405,900	8,051	2.6	3,850	1.0	3.43	3.31	3.28

<sup>a/</sup> Rounded.

Source: 1950 and 1960 Censuses of Housing.  
1965 estimated by Housing Market Analyst.

Table VII

Components of the Housing Inventory  
Buffalo, New York, SMSA  
1950-1965

<u>Component</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total housing inventory	<u>317,423</u>	<u>409,765</u>	<u>427,600</u>	<u>9,230</u>	<u>2.9</u>	<u>3,560</u>	<u>0.9</u>
Total occupied	<u>306,059</u>	<u>386,572</u>	<u>405,900</u>	<u>8,050</u>	<u>2.6</u>	<u>3,860</u>	<u>1.0</u>
Owner occupied	<u>164,652</u>	<u>235,582</u>	<u>250,000</u>	<u>7,090</u>	<u>4.3</u>	<u>2,880</u>	<u>1.2</u>
Percent of total occupied	53.8%	60.9%	61.6%	-	-	-	-
Renter occupied	<u>141,407</u>	<u>150,990</u>	<u>155,900</u>	<u>960</u>	<u>.7</u>	<u>980</u>	<u>.7</u>
Percent of total occupied	46.2%	39.1%	38.4%	-	-	-	-
Vacant housing units	<u>11,364</u>	<u>23,193</u>	<u>21,700</u>	<u>1,180</u>	<u>10.4</u>	<u>-300</u>	<u>-1.3</u>
Available vacant	<u>2,560</u>	<u>10,781</u>	<u>8,600</u>	<u>820</u>	<u>32.1</u>	<u>-440</u>	<u>-4.0</u>
For sale	<u>1,003</u>	<u>2,277</u>	<u>3,200</u>	<u>130</u>	<u>12.7</u>	<u>180</u>	<u>8.1</u>
Homeowner vacancy rate	.6%	1.0%	1.3%	-	-	-	-
For rent	<u>1,557</u>	<u>8,504</u>	<u>5,400</u>	<u>690</u>	<u>44.6</u>	<u>-620</u>	<u>-7.3</u>
Rental vacancy rate	1.1%	5.3%	3.3%	-	-	-	-
Other vacant	<u>8,804</u>	<u>12,412</u>	<u>13,100</u>	<u>360</u>	<u>4.1</u>	<u>140</u>	<u>1.1</u>

Source: 1950 and 1960 Censuses of Housing.  
1965 estimated by Housing Market Analyst.

Table VIII

Housing Units Authorized by Building Permits  
Buffalo, New York, SMSA  
1955-1964

<u>Area</u>	<u>1955</u>	<u>1956</u>	<u>1957</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
<u>Erie County</u>	<u>8,784</u>	<u>7,791</u>	<u>5,767</u>	<u>4,684</u>	<u>4,396</u>	<u>3,719</u>	<u>3,245</u>	<u>3,605</u>	<u>3,900</u>	<u>4,685</u>
Buffalo City	989	1,799	605	232	227	268	294	392	283	333
Lackawanna City	389	218	256	111	82	90	67	103	115	287
Tonawanda City	340	321	225	183	127	48	67	66	33	48
Amherst Town	847	700	743	813	760	717	545	485	702	1,055
Cheektowaga Town	1,548	966	1,094	985	877	839	739	812	915	1,137
Tonawanda Town	1,856	1,324	820	516	628	414	331	265	204	241
West Seneca Town	541	557	368	405	383	348	291	431	482	479
Remainder of county	2,274	1,906	1,656	1,439	1,312	995	911	1,051	1,166	1,105
<u>Niagara County</u>	<u>1,815</u>	<u>1,680</u>	<u>1,241</u>	<u>1,508</u>	<u>996</u>	<u>773</u>	<u>431</u>	<u>658</u>	<u>447</u>	<u>536</u>
Niagara Falls City	573	434	289	245	226	231	63	202	29	49
Lockport City	111	106	65	43	71	39	50	45	40	40
North Tonawanda City	416	484	298	355	226	94	56	86	111	83
Remainder of county	<u>715</u>	<u>656</u>	<u>589</u>	<u>865</u>	<u>473</u>	<u>409</u>	<u>262</u>	<u>325</u>	<u>267</u>	<u>364</u>
SMSA total	10,599 <sup>a/</sup>	9,471 <sup>b/</sup>	7,008	6,192 <sup>c/</sup>	5,392	4,492 <sup>d/</sup>	3,676	4,263	4,347	5,221 <sup>e/</sup>

- <sup>a/</sup> Includes 371 public housing units.  
<sup>b/</sup> Includes 1,353 public housing units.  
<sup>c/</sup> Includes 317 public housing units.  
<sup>d/</sup> Includes 100 public housing units.  
<sup>e/</sup> Includes 148 public housing units.

Source: Buffalo Chamber of Commerce;

Bureau of the Census, C-40 Construction Reports.

Table IX

## Buffalo, New York, Area Postal Vacancy Survey

April 5-16, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	373,995	7,388	2.0	6,334	1,054	1,838	302,772	4,334	1.4	3,622	712	1,149	71,223	3,054	4.3	2,712	342	689	1,885	140	7.4
Erie County	312,791	5,640	1.8	4,719	921	1,523	259,285	3,748	1.4	3,134	614	927	53,506	1,892	3.5	1,585	307	596	1,051	104	9.9
Buffalo	253,451	3,770	1.5	3,131	639	1,016	209,096	2,414	1.2	2,027	387	551	44,355	1,356	3.1	1,104	252	465	470	46	9.8
Branches:																					
Amherst	11,344	73	0.6	38	35	72	9,730	42	0.4	27	15	34	1,614	31	1.9	11	20	38	-	-	-
Blasdell	3,305	29	0.9	25	4	12	2,251	24	1.1	20	4	12	1,054	5	0.5	5	-	-	209	11	5.3
Cheektowaga	16,243	233	1.4	90	143	131	15,040	199	1.3	64	135	131	1,203	34	2.8	26	8	-	228	29	12.7
Hiler	9,819	28	0.3	25	3	20	8,581	20	0.2	19	1	20	1,238	8	0.6	6	2	-	-	-	-
Kenmore	9,975	37	0.4	30	7	46	8,925	20	0.2	19	1	-	1,050	17	1.6	11	6	46	-	-	-
Lackawanna	9,126	192	2.1	177	15	207	8,589	143	1.7	128	15	49	537	49	9.1	49	-	158	33	6	18.2
West Seneca	9,126	121	1.3	26	95	93	9,040	105	1.2	25	80	93	86	16	18.6	1	15	-	-	-	-
Williamsville	9,746	158	1.6	52	106	338	9,554	146	1.5	40	106	160	192	12	6.3	12	-	178	-	-	-
Stations:																					
A	12,906	81	0.6	72	9	7	12,906	81	0.6	72	9	4	-	-	-	-	-	3	-	-	-
B	10,314	159	1.5	157	2	31	9,761	114	1.2	112	2	25	553	45	8.1	45	-	6	-	-	-
C	6,689	271	4.1	158	113	1	1,896	82	4.3	82	-	1	4,793	189	3.9	76	113	-	-	-	-
D	8,065	111	1.4	110	1	25	8,065	111	1.4	110	1	9	-	-	-	-	-	16	-	-	-
E	18,111	338	1.9	337	1	-	4,759	49	1.0	48	1	-	13,352	289	2.2	289	-	-	-	-	-
F	10,930	184	1.7	183	1	2	10,930	184	1.7	183	1	2	-	-	-	-	-	-	-	-	-
G	14,123	237	1.7	237	-	-	13,711	162	1.2	162	-	-	412	75	18.2	75	-	-	-	-	-
H	10,139	49	0.5	47	2	13	10,139	49	0.5	47	2	1	-	-	-	-	-	12	-	-	-
J	8,929	110	1.2	110	-	-	2,024	93	4.5	93	-	-	6,905	17	0.2	17	-	-	-	-	-
Bidwell	6,499	258	4.0	172	86	4	2,624	28	1.1	28	-	2	3,875	230	5.8	144	86	2	-	-	-
Ellicott	13,702	646	4.7	640	6	-	11,178	428	3.8	422	6	-	2,524	218	8.6	218	-	-	-	-	-
Hertel	11,879	47	0.4	45	2	7	11,879	47	0.4	45	2	3	-	-	-	-	-	4	-	-	-
Kensington	19,885	90	0.5	87	3	4	17,557	59	0.3	58	1	2	2,328	31	1.3	29	2	2	-	-	-
Niagara Square	10,282	236	2.3	236	-	-	7,643	146	1.9	146	-	-	2,639	90	3.4	90	-	-	-	-	-
South Park	12,314	82	0.7	77	5	3	12,314	82	0.7	77	5	3	-	-	-	-	-	-	-	-	-
Other Post Offices	59,340	1,870	3.2	1,588	282	507	50,189	1,334	2.7	1,107	227	376	9,151	536	5.9	481	55	131	581	58	10.0
Akron	1,983	31	1.6	21	10	7	1,965	28	1.4	18	10	7	18	3	16.7	3	-	-	-	-	-
Alden	1,975	64	3.2	48	16	30	1,909	54	2.8	40	14	28	66	10	15.2	8	2	2	35	2	5.7
Angola	3,091	540	17.5	530	10	8	2,818	519	18.4	511	8	8	273	21	7.7	19	2	-	60	40	66.7
Depew	5,108	103	2.0	68	35	63	3,901	57	1.5	24	33	58	1,207	46	3.8	44	2	5	103	3	2.9
East Aurora	4,374	135	3.1	112	23	4	4,047	89	2.2	66	23	4	327	46	14.1	46	-	-	78	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e., a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FIA postal vacancy survey conducted by collaborating postmaster(s).

Table IX (continued)

## Buffalo, New York, Area Postal Vacancy Survey

April 5-16, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
Eden	1,973	53	2.7	50	3	7	1,920	49	2.6	47	2	7	53	4	7.5	3	1	-	18	1	5.6
Grand Island	2,931	142	4.8	123	19	29	2,696	81	3.0	67	14	17	235	61	26.0	56	5	12	-	-	-
Hamburg	8,344	146	1.7	116	30	61	6,648	97	1.5	72	25	42	1,696	49	2.9	44	5	19	138	5	3.6
Lancaster	5,609	128	2.3	101	27	36	4,510	80	1.8	53	27	24	1,099	48	4.4	48	-	12	-	-	-
Orchard Park	3,738	128	3.4	86	42	39	3,650	109	3.0	67	42	39	88	19	21.6	19	-	-	-	-	-
Springville	1,910	82	4.3	76	6	11	1,422	46	3.2	41	5	7	488	36	7.4	35	1	4	54	4	7.4
Tonawanda	18,304	318	1.7	257	61	212	14,703	125	0.9	101	24	135	3,601	193	5.4	156	37	77	95	3	3.2
Niagara County	61,204	1,748	2.9	1,615	133	315	43,487	586	1.3	488	98	222	17,717	1,162	6.6	1,127	35	93	834	36	4.3
Lewiston	2,770	67	2.4	60	7	66	2,696	55	2.0	48	7	12	74	12	16.2	12	-	54	2	2	100.0
Lockport	11,699	255	2.2	225	30	55	8,126	92	1.1	62	30	48	3,573	163	4.6	163	-	7	134	2	1.5
Middleport	1,354	34	2.5	33	1	1	1,185	27	2.3	26	1	1	169	7	4.1	7	-	-	37	-	-
Newfane	1,634	32	2.0	28	4	3	1,599	23	1.4	19	4	3	35	9	25.7	9	-	-	57	13	22.8
Niagara Falls	30,592	1,069	3.5	1,011	58	40	19,648	261	1.3	237	24	32	10,944	808	7.4	774	34	8	580	15	2.6
Main Post Office	2,725	150	5.5	150	-	-	897	16	1.8	16	-	-	1,828	134	7.3	134	-	-	-	-	-
Stations:																					
Bridge	7,856	238	3.0	235	3	12	5,329	69	1.3	66	3	12	2,527	169	6.7	169	-	-	-	-	-
Falls	5,689	386	6.8	371	15	-	2,171	41	1.9	41	-	-	3,518	345	9.8	330	15	-	-	-	-
La Salle	9,823	161	1.6	121	40	28	8,754	102	1.2	81	21	20	1,069	59	5.5	40	19	8	580	15	2.6
New Market	4,499	134	3.0	134	-	-	2,497	33	1.3	33	-	-	2,002	101	5.0	101	-	-	-	-	-
North Tonawanda	12,032	258	2.1	227	31	143	9,156	110	1.2	79	31	119	2,876	148	5.1	148	-	24	2	-	-
Youngstown	1,123	33	2.9	31	2	7	1,077	18	1.7	17	1	7	46	15	32.6	14	1	-	22	4	18.2

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table X

FHA Survey of Unsold Inventory of New Sales Houses  
Buffalo, New York, SMSA  
1964 and 1965

<u>Sales price</u>	<u>Total completions</u>	<u>Units sold before const. start</u>	<u>Speculative construction</u>			
			<u>Total</u>	<u>Sold</u>	<u>Unsold</u>	<u>Percent unsold</u>
<u>Houses completed in 1963 a/</u>						
\$10,000-\$12,499	17	13	4	3	1	25.0
12,500- 14,999	280	227	53	47	6	11.3
15,000- 17,499	395	316	79	74	5	6.3
17,500- 19,999	269	206	63	57	6	9.5
20,000- 24,999	182	143	39	22	17	43.6
25,000- 29,999	172	142	30	21	9	30.0
30,000- 34,999	44	33	11	3	8	72.7
35,000 and over	<u>78</u>	<u>65</u>	<u>13</u>	<u>9</u>	<u>4</u>	<u>30.8</u>
Total	1,437	1,145	292	236	56	19.2
<u>Houses completed in 1964 a/</u>						
\$10,000-\$12,499	19	18	1	-	1	100.0
12,500- 14,999	301	225	76	61	15	19.7
15,000- 17,499	440	390	50	35	15	30.0
17,500- 19,999	311	268	43	31	12	27.9
20,000- 24,999	210	160	50	35	15	30.0
25,000- 29,999	197	134	63	53	10	15.9
30,000- 34,999	104	72	32	28	4	12.5
35,000 and over	<u>72</u>	<u>63</u>	<u>9</u>	<u>8</u>	<u>1</u>	<u>11.1</u>
Total	1,654	1,330	324	251	73	22.5

a/ Survey includes only subdivisions with five or more completions during the year.

Source: Annual Unsold Inventory Survey conducted by the Buffalo Insuring Office.