Buffalo, NY

40.4 mi² | Pop: 258,071 | 78th Most Populous U.S. City | Est. 1801

Blocks of older, smaller, mixed-age buildings play a critical role in fostering robust local economies, inclusive neighborhoods, and sustainable cities. The Preservation Green Lab report, _Older, Smaller, Better,_ leveraged the ideas of **Jane Jacobs** to show why preservation and building reuse matter for successful communities. The _Atlas of ReUrbanism_ expands this research to 50 U.S. cities, demonstrating that **Character Counts.**

In **Buffalo**, compared to areas with large, new structures, character-rich **blocks of older, smaller, mixed-age buildings** contain...

72% greater population density

Nearly 70% more women and minority-owned businesses

Higher proportions of foreign-born residents

The building blocks for an inclusive, diverse, economically vibrant city, Buffalo's older, smaller buildings are irreplaceable assets. For more information about Buffalo's high-character areas, **please see reverse.**

Built Character in Buffalo

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*The Atlas of ReUrbanism uses the Character Score to classify building stock by age and size. Higher scoring areas in **red** represent blocks of older, smaller, mixed-aged buildings. Lower scoring areas in **blue** represent newer, larger, similar-aged development.*

0   1   2   3   4 Miles

High Score ━━━━━━━━━━━━ Low Score

Blocks of older, smaller, mixed-aged buildings — *Blocks of newer, larger, similar-aged buildings*
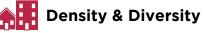
High v. Low Character Score

Use the table below to compare high- and low-character score areas in terms of their density and diversity, inclusiveness, and economic vitality.

■ **High Character Score Areas** (red)   ■ **Low Character Score Areas** (blue)

Density & Diversity

	High Character Score Areas	Low Character Score Areas
Avg. Population/Grid Square†	80.5	46.8
Median Age (Years)†	35.5	37.6
Avg. Between Age 18-34†	26.1%	25.9%
Avg. Foreign Born††	8.7%	6.6%
Avg. New to County††	2.6%	3.0%
Avg. People of Color†	58.9%	48.0%
Avg. Housing Units/Grid Square†	42.6	23.2
Avg. Vacant Homes†	19.5%	12.1%
Avg. Owned Homes†	40.8%	49.4%

Inclusiveness

	High Character Score Areas	Low Character Score Areas
Total Women and Minority-Owned Businesses†††	482	286
Avg. Affordable Rental Housing Units†	95.2%	94.6%

Economic Vitality

	High Character Score Areas	Low Character Score Areas
Total Jobs in Small Businesses††††	8,509	8,059
Total Jobs in New Businesses††††	1,328	1,288
Total Jobs in Creative Industries††††	5,419	9,937

†Data from the 2010 Census
††Data from the 2010-2014 5-Year Estimates of the American Community Survey
†††Data from Dun & Bradstreet, 2016.
††††Data from LEHD LODES, 2014

Building and Preservation Facts

Parcels/Buildings	Buffalo	50-City Average
Total	93,398	204,038
Per Square Mile	2,313	1,436
Median Year Built	1920	1952
On Nat'l Register of Historic Places	4.9%	6.8%
Locally Designated	*Data Unavailable*	4.3%
Historic Tax Credit Projects	45	27.5

Year Built By Period, **Buffalo** | 50-City Average

41.1% | 22.2% 1920-1945
9.6% | 27.9% 1945-1967 (50+ Years)
44.7% | 15.7% Pre-1920
4.6% | 34.2% 1967-2017

93,398 Buildings