

Buffalo Common Council Districts: Masten District

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RESIDENTS OF MASTEN DISTRICT	
Total Population ¹	27,671
Under age 18	25.6%
Age 18-64	59.3%
Age 65+	15.1%
Unemployed ²	11.3%
Born outside the U.S. ³	4.7%
Speak a language other than English at home ⁴	6.7%
Population with a disability ⁵	22.6%

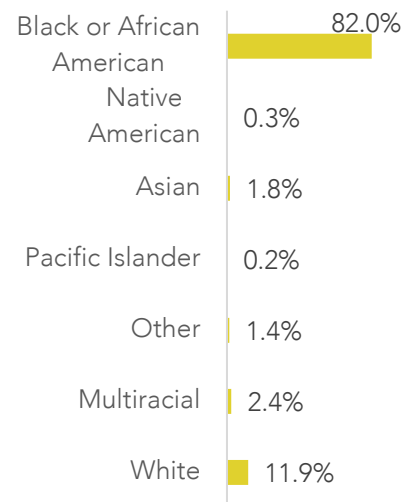
Demographics

Masten has a larger proportion of youth and seniors than most other council districts, with a smaller proportion of residents age 18-64. At 11.3%, Masten has the highest unemployment rate of the districts. It also has the second smallest population of residents born outside of the United States: just 4% of the

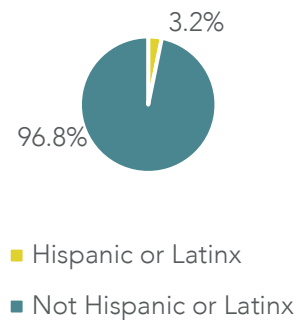
district. Most district residents identify as black (82%), while roughly one in ten identifies as white.⁶ The district's Hispanic community is quite small, at 3.2% of the population.⁷

COMMUNITY LANDMARKS
Tri-Main Building
Erie County Medical Center
Martin Luther King, Jr. Park
Delavan Grider Community Center
Hamlin Park Historic Neighborhood

MASTEN DISTRICT
POPULATION BY RACE,
2014-2018



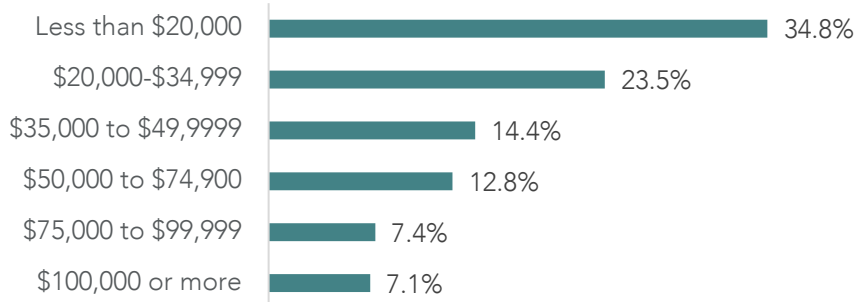
MASTEN DISTRICT
POPULATION BY
HISPANIC OR LATINX
ETHNICITY, 2014-2018



Median Income⁸

Most households in the Masten District have an income less than the city-wide median income (58.3%). One in every three households has an annual income less than \$20,000.

ANNUAL HOUSEHOLD INCOME IN MASTEN DISTRICT, 2014-2018



POVERTY AND UNAFFORDABILITY	
Population living below poverty ⁹	35.6%
Total households with unaffordable housing ¹⁰	5,137
Owner-occupied households with unaffordable housing ¹¹	24.6%
Renter-occupied households with unaffordable housing ¹²	60.3%

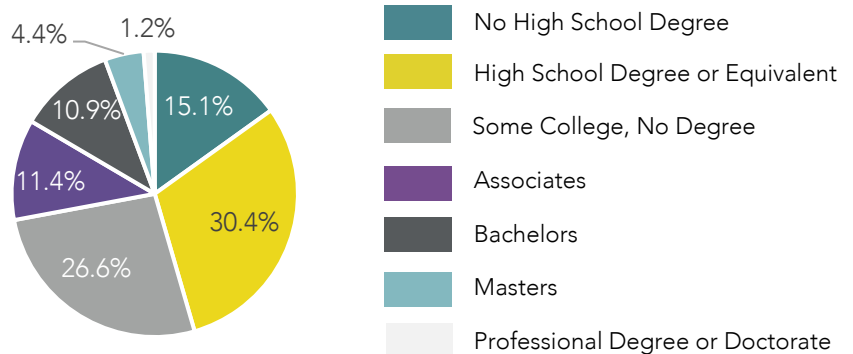
Poverty and Unaffordable Housing

Over a third of the district’s residents have an income below the poverty line. Most renter households in the district (60%) cannot afford their housing costs, (meaning that housing costs exceed 30% of the household’s income). The same is true for about one in every four owner-occupied households. Over 5,000 Masten households (renters *and* owners) live in unaffordable housing, 45% of all Masten district households.

Education¹³

85% of Masten residents age 25 or older are high school graduates. Most of the district’s residents (55%) have pursued higher education.

EDUCATIONAL ATTAINMENT FOR MASTEN DISTRICT RESIDENTS AGE 25 OR OLDER, 2014-2018



Sources

¹ United States Census Bureau, “Sex by Age,” Table B01001, American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.

² United States Census Bureau, “Employment Status for the Population 16 Years and Over,” Table B2305, American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.

³ United States Census Bureau, “Allocation of Citizenship Status,” Table B99051, American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.

⁴ United States Census Bureau, “Age by Language Spoken at Home by Ability to Speak English for the Population 5 Years and Over,” Table B16004, American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.

⁵ United States Census Bureau, “Age by Veteran Status by Poverty Status in the Past 12 Months by Disability Status for the Civilian Population 18 Years and Over,” Table C21007, American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.

⁶ United States Census Bureau, “Race,” Table B02001, American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.

⁷ United States Census Bureau, “Hispanic or Latino Origin,” Table B03003, Five-Year Estimates, 2014-2018, authors’ calculations.

⁸ United States Census Bureau, “Household Income in the Past 12 Months (in 2018 Inflation-Adjusted Dollars),” Table B19001,

American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.

⁹ United States Census Bureau, “Poverty Status of Individuals in the Past 12 Months by Living Arrangement,” Table B17021, American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.

¹⁰ United States Census Bureau, “Age of Householder by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months,” Table B25093, American Community Survey, Five-Year Estimates, 2014-2018; United States Census Bureau, “Gross Rent as a Percentage of Household Income in the Past 12 Months,” Table B25070, American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.

¹¹ United States Census Bureau, “Age of Householder by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months,” Table B25093, American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.

¹² United States Census Bureau, “Gross Rent as a Percentage of Household Income in the Past 12 Months,” Table B25070, American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.

¹³ United States Census Bureau, “Sex by Educational Attainment for the Population 25 Years and Over,” Table B15002, American Community Survey, Five-Year Estimates, 2014-2018; authors’ calculations.



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