

Downtown Employment Previous Sources:

Downtown Employment Source	Date	Estimate	Methodology/Concern
US Census Transportation Planning Program (CTPP) – Census Tract 165	2014 reported in 2016	34,639	<ul style="list-style-type: none"> - Geography does not include whole CBD - Estimates in some Transportation Analysis Zones were significantly less than reported by building operators - 40% loss of employment since 2000 was not consistent with observed increases in CBD occupied office space and number of parked cars
BUDC 2016 Downtown Buffalo Development Guide; Provided from CBRE from Neilson products	2015	67,156	<ul style="list-style-type: none"> - May include all employees in organizations headquarter in the CBD, rather than just those who work in the CBD - Based on estimated employment per square foot. Vacancy may be underestimated.
ESRI Estimate of Census Tract 165, Provided by Invest Buffalo Niagara	2016	41,331	<ul style="list-style-type: none"> - Geography does not include whole CBD
Buffalo Niagara CLS, provided by Invest Buffalo Niagara	2016	45,175	<ul style="list-style-type: none"> - Loss of employment since 2000 Buffalo Place Inc. survey is not consistent with observed increases in occupied office space and number of parked cars.
Downtown Resident Source	Date	Estimate	Methodology/ Concern
Buffalo Place CBD Housing units and Census estimate	2017	1,586 - 2,011	<ul style="list-style-type: none"> - # of housing units X Census 75% or BUDC 97% estimated occupancy rates X 2013 American Survey Census tract 165 number of residents per unit
2016 American Community Survey – US Census	2016	1,012	<ul style="list-style-type: none"> - 1611 residents in Census Tract 165 less 599 living in group quarters (Holding Center) - Uses low, 75%, occupancy rate - Does not include residential blocks between Tupper and Edward/Goodell
2018 Buffalo Place Access Survey	2018	1,691	<p>74 residents took the Access Survey and reported a downtown work intersection (residents without a work intersection were not compiled). Survey response rate of 6% indicates that each respondent represents 16 others who were not surveyed, resulting in 1,184 downtown residents who are in the workforce. The 2016 American Survey reports 70% of residents in Census tract 165 are in the workforce. This percentage was used to add in non- workforce CBD residents. Results are close to the Buffalo Place 2017 Housing Unit estimate.</p>