

Summary of Issues raised by meeting participants:

- The City needs to take control of abandoned properties. The banks are the largest owners of land due to foreclosures
 - The banks just pay the fines, but don't really take care of the properties they control
 - The City should pressure the banks into donating some of the properties to the city, as part of their CRA obligation
- The City should consider homesteading, or selling abandoned properties back through a "sweat equity" process
- The biggest issues in the 4th ward are crime and property taxes
- Specific high crime "hotspots" include:
 - Hamilton Ave
 - Rosa Parks
 - Godwin
 - Governors
 - 10th Ave
 - 25th-28th
- There are too many 99 cent stores, and not enough quality supermarkets
- Kids loitering around liquor stores and 99 cent stores often block entry to the store
- 4th ward is a very economically depressed area. Job creation needs to be a central focus of any plan
- Planning and zoning must be conducive to businesses that will bring jobs to the neighborhood
- The small shops and restaurants do not bring economic development, as they are family owned and operated and do not bring jobs
- All the abandoned properties are a blight on the community, but also a great potential resource for change
- Many residents are unprepared for life after school, and ill equipped for the job market
- The greatest asset to the 4th ward is its people. Many residents know their neighbors
- The 4th ward is a very spiritual community
- Local businesses often operate illegally, without the proper zoning permits or business licenses
- Far too many liquor stores in the neighborhood
- There are no banks in the 4th ward
- Most people leave the city entirely for most of their shopping
- 4th ward residents don't go downtown to shop because you have to pay for parking
- Markets in the area do not provide fresh and nutritious food. They are overpriced and low on quality compared to larger chain supermarkets in other towns
- Most of the supermarkets in town cater only to the Hispanic residents
- The health department has already undertaken a quality of life survey of residents
- Code enforcement is lacking. Even once illegal operations are identified, it takes several years before anything changes

- No one seems to be held accountable for enforcing the laws and codes that are already on the books
- Eminent domain should be more heavily utilized by the City on the abandoned properties
- More transitional housing may be needed
- Residents need to be educated about personal finances and foreclosure options
- Liquor licenses are not permanent. They are renewable and should be used by the City as leverage to get liquor stores and other businesses to cooperate with the City's goals
- Community gardens and a community pool would be welcome in the neighborhood
- The local non-profit organizations should be empowered to more effectively provide services to the area residents
- Affordable home ownership opportunities is a pressing need for the community
- Residents want a decent place to live. Most new construction is very poor quality.
- There are a significant amount of homeless people living in the 4th ward
- Homeless shelters are often full, leaving people on the streets to sleep on church steps
- The amount of homelessness has increased in the past few years
- Temporary rental assistance only lasts 2 years. People needing assistance get caught in a cycle of going between shelters and living on TRA
- Rental housing is too expensive
- Landlords ask for more money because they know some of it will come from Section 8, making all rental housing more expensive
- Generally parks are well utilized during the day, but are considered dangerous at night
- Lack of community recreation areas, (bowling alley, skating rink)
- Many vacancies in senior housing
- The process of going through planning/zoning for development is too expensive for many small businesses and non-profit organizations. They can't afford to pay attorneys, planners, and engineers as well as everything else.
- The streets and sidewalks need to be repaired
- Gang activity has increased after the police's gang unit was dismantled
- There is very little police presence on the streets
- Underground oil tanks make redevelopment problematic in many properties
- There are very few after-school programs or activities for kids, but there are plenty of gang recruiters on every street corner
- Property tax valuation is too high on many properties. A re-evaluation is necessary so that people are paying property taxes based on the actual worth of their property
- Several areas could be reconfigured as commercial corridors, much like Main St. is in the downtown area. These include:
 - Broadway
 - Lafayette Street
 - Madison Ave
- New construction should include more solar energy infrastructure

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4th Ward Meeting
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- More residential garages are needed, but in the rear yard rather than right up to the street
- Special Improvement Districts (SID) could be established to help local businesses thrive and bring much needed improvements
- Public transportation in the area is very good

Census Data

In 2010, Ward 4 had a population of 24,178 persons with a population density of 31.7 persons per acre. There were 8,711 housing units, 88.0% or 7,669 units being occupied and 12.0% or 1,042 units being vacant. Four-fifths (80.3% or 6,159) of the occupied units were renter occupied, leaving the remainder (19.7% or 1,510 units) to be owner occupied. There are significantly more renters (80.3%) in this Ward when compared to the overall City (70.4%). This Ward also contains the highest number of vacant housing units out of all the Wards. Approximately half (516 units or 49.5%) of the vacant units are for rent. See Table 1 for a more detailed analysis.

The area of the Ward, 762.7 acres, makes up 13.2% of the total area of the City, making Ward 4 the second smallest Ward in terms of acreage.

The racial composition of Ward 4 is similar to that of the City's. However, there is a significantly higher percentage of African Americans in Ward 4 (41.2%) than in the City (31.7%). The population of White Americans in the Ward (29.8%) is slightly less than that of the City's entirety (34.7%). Overall, Ward 4 makes up over a quarter (27.5%) of the City's African American population. Table 2 gives a more detailed analysis of the racial composition in Ward 4 and in the City.

Like the City, Ward 4 has a significantly higher number of family households (5,494 households or 71.6%) than non-family households (2,175 households or 28.4%). The size of the households compares favorably to that of the City, with the majority of the households being one or two person households, while the minority of the households consists of six or seven persons. Overall, the 7,669 households that make up Ward 4 comprise 17.3% of the total households in the City. Table 3 depicts a more detailed analysis of the households in Ward 4 and in the City.

Table 4 shows the age profiles of the population within Ward 4 and within the City. It also gives a breakdown of population by sex. 53.2% of the population in Ward 4 is female, making the latter 46.8% male. The ratio of females to males is slightly higher than that of the City, where it is 51.7% to 48.3% respectively. Like several of the previous Wards, females outnumber males in all age categories except for those under the age of 14.

The breakdown of by age cohort for the total population as well as per male/female in Ward 4 runs extremely similar to the overall trend of the City, where the majority of the population tends to be within the age range of 25 to 54.

Land Use

The existing land use of Ward 4 makes up only 14.1% of the total parcel area of the City. However, Ward 4 contains the highest acreage of industrial properties (93.3 acres). This makes up almost one-third (30.0%) of the City's overall industrial property. The industrial properties are concentrated in the northern part of the ward, predominately to the west of River Street. This area is also intermixed with commercial and vacant properties as well. Ward 4 also contains over a quarter (26.2% or 29.0 acres) of the City's church & charitable land use. A majority of this use is located in the south western corner of the Ward along Broadway Avenue. Only 208.8 acres or 38.4% of this Ward is designated as residential land use, which is the lowest percentage of residential land use in a Ward, however Ward 5 has the lowest acreage of residential land use (152.3 acres). Table 5 compares the acreage and percentage of the Existing Land Use in Ward 4 to that of the City.

Table 1					
General Data	Ward 4		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
Population	24,178	-	146,199	-	16.5%
Housing Units	8,711	100.0%	47,946	100.0%	18.2%
Occupied Units	7,669	88.0%	44,329	92.5%	17.3%
Owner Occupied	1,510	17.3%	13,118	27.4%	11.5%
Renter Occupied	6,159	70.7%	31,211	65.1%	19.7%
Vacant Housing	1,042	12.0%	3,617	7.5%	28.8%
For Rent	516	5.9%	1,868	3.9%	27.6%
Rented not occupied	14	0.2%	48	0.1%	29.2%
For sale only	114	1.3%	391	0.8%	29.2%
Sold not occupied	32	0.4%	103	0.2%	31.1%
Seasonal, recreational, or occasional use	7	0.1%	36	0.1%	19.4%
Other	359	4.1%	1,171	2.4%	30.7%
Area (acres)	732.7	-	5,563.2	-	13.2%

Table 2					
Racial Composition	Ward 4		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
White Only	4,826	29.8%	50,706	34.7%	9.5%
Black Only	12,750	41.2%	46,314	31.7%	27.5%
Asian Only	108	3.2%	4,878	3.3%	2.2%
Native American/Alaskan	233	1.1%	1,547	1.1%	15.1%
Hawaiian/Pacific Islander	10	0.0%	60	0.0%	16.7%
Other Race	5,189	19.5%	34,999	23.9%	14.8%
Two or More	1,062	5.3%	7,695	5.3%	13.8%
Hispanic or Latino (of any race)	11,296	51.9%	84,254	57.6%	13.4%

Table 3					
Types of Households	Ward 4		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
Family Household	5,494	71.6%	32,731	73.8%	16.8%
Non-Family Household	2,175	28.4%	11,598	26.2%	18.8%
Household Size					
1-Person	1,735	22.6%	9,316	21.0%	18.6%
2-Person	1,669	21.8%	9,468	21.4%	17.6%
3-Person	1,422	18.5%	8,088	18.2%	17.6%
4-Person	1,206	15.7%	7,250	16.4%	16.6%
5-Person	788	10.3%	4,960	11.2%	15.9%
6-Person	432	5.6%	2,534	5.7%	17.0%
7 or More Person	417	5.4%	2,713	6.1%	15.4%
Total Households	7,669	100.0%	44,329	100.0%	17.3%

Table 4					
Age Profile	Ward 4		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
Total	24,178	100.0%	146,199	100.0%	16.5%
Under 5	2,083	8.6%	11,730	8.0%	17.8%
5 to 9	1,778	7.4%	11,053	7.6%	16.1%
10 to 14	1,886	7.8%	10,816	7.4%	17.4%
15 to 19	2,332	9.6%	12,099	8.3%	19.3%
20 to 24	2,043	8.4%	11,730	8.0%	17.4%
25 to 34	3,338	13.8%	21,679	14.8%	15.4%
35 to 44	3,432	14.2%	20,649	14.1%	16.6%
45 to 54	3,082	12.7%	19,462	13.3%	15.8%
55 to 59	1,168	4.8%	7,648	5.2%	15.3%
60 to 64	976	4.0%	6,314	4.3%	15.5%
65 to 74	1,261	5.2%	4,513	3.1%	27.9%
75 to 84	595	2.5%	7,197	4.9%	8.3%
85 and older	204	0.8%	1,309	0.9%	15.6%
Males					
Under 5	1,097	9.7%	6,006	8.5%	18.3%
5 to 14	1,928	17.1%	11,185	15.8%	17.2%
15 to 24	2,092	18.5%	11,921	16.9%	17.5%
25 to 34	1,544	13.7%	10,455	14.8%	14.8%
35 to 44	1,519	13.4%	9,983	14.1%	15.2%
45 to 54	1,384	12.2%	9,365	13.3%	14.8%
55 to 64	949	8.4%	6,468	9.2%	14.7%
65 and over	791	7.0%	5,286	7.5%	15.0%
Total	11,304	100.0%	70,669	100.0%	16.0%
Females					
Under 5	986	7.7%	5,724	7.6%	17.2%
5 to 14	1,736	13.5%	10,684	14.1%	16.2%
15 to 24	2,283	17.7%	11,908	15.8%	19.2%
25 to 34	1,794	13.9%	11,224	14.9%	16.0%
35 to 44	1,913	14.9%	10,666	14.1%	17.9%
45 to 54	1,698	13.2%	10,097	13.4%	16.8%
55 to 64	1,195	9.3%	7,494	9.9%	15.9%
65 and over	1,269	9.9%	7,733	10.2%	16.4%
Total	12,874	100.0%	75,530	100.0%	17.0%

Table 5					
Existing Land Use	Ward 4		Paterson		Percentage in Ward
	Acreage	Percent	Acreage	Percent	
Vacant	36.8	6.8%	174.6	4.5%	21.1%
Residential	208.8	38.4%	1,633.0	42.5%	12.8%
Commercial	102.3	18.8%	570.2	14.8%	17.9%
Industrial	93.3	17.2%	311.5	8.1%	30.0%
Apartment	17.4	3.2%	124.2	3.2%	14.0%
Railroad Class I	0.6	0.1%	26.2	0.7%	2.3%
Public School	7.2	1.3%	113.6	3.0%	6.3%
Other School	0.0	0.0%	5.1	0.1%	0.0%
Public Property	20.1	3.7%	454.7	11.8%	4.4%
Church & Charitable	29.0	5.3%	110.8	2.9%	26.2%
Cemetaries & Graveyards	0.0	0.0%	111.0	2.9%	0.0%
Other Exempt	10.3	1.9%	120.0	3.1%	8.6%
No Data	17.7	3.3%	91.2	2.4%	19.4%
Total Area	543.5	100.0%	3846.1	100.0%	14.1%