

Summary of Issues raised by meeting participants:

- St. Paul's CDC is currently preparing a neighborhood plan for the 5th Ward area near their office
- People want more recreation space for children
- More affordable housing is a big need
- St Paul's has constructed 11 two family units, which were each sold to an owner-occupier who would then rent out the other unit in the duplex. This has been a good model to provide homeownership opportunities for residents
- The biggest issue in the neighborhood is crime
- Prostitution/Commercial sex trade is an issue in particular areas
- Liquor stores are magnets for loitering
- Often, prostitution goes on in vacant/abandoned properties, many of which may be City owned
- Passaic County DOL has moved their office from Broadway/Rosa Parks to a new space downtown, and their previous space is vacant
- The government offices in the downtown bring people to work, but does not generate any revenue
- Surrounding the Armory area are many schools
- Maintaining the Armory will be very expensive. The City may not have the funds to do it
 - Perhaps the Armory should be turned into a commercial property that could sustain itself economically rather than being a public property
 - Suggested that the Armory could be an indoor water park, or a roller skating rink
- Would not like to see any more surface parking lots
- There may be more demand for single room occupancy type structures, transitional housing
- 4th Ward has similar levels of crime compared to 5th Ward, but more violent crime in 4th Ward
- Enforcement is one of the biggest issues. Parking, building standards, signage, crime, etc. The actual codes are not the problem, but enforcing the existing laws is the problem
- Illegal clubs and activity take place in garages and other spaces at night. People play dominoes and sell beer
- Neighborhood retail businesses are struggling. There are too many liquor stores, bodegas, and laundromats
- Neighborhood food stores and restaurants don't use commercial garbage service. They put their trash on the street to be picked up like residential garbage. It ends up all over the place
- In other towns, people follow the rules because they will be fined, which is not the case in Paterson
- Code enforcement could be a source of revenue for the City
- Foreclosures have also been a major issue in this area of the City
- Casa de Don Pedro, a CDC in Newark has done a good job of dealing with foreclosure. Perhaps Paterson could start a program modeled after this
- In general, park space is OK, but access to these parks is an issue, and gangs take over the parks, especially at night

- Lots of crime takes place in senior housing, not by seniors but by relatives who use the housing, which makes the seniors that live there feel unsafe
- Most of the problems regarding crime revolve around the liquor stores
- Sherriff's department is more likable than Paterson police, and have always been involved in helping to patrol Paterson
- Zoning issues
 - Many industrial uses are not permitted in areas where they may be viable
 - Zoning should be more business friendly
 - Should be more mixed use zones
 - The map is very cluttered, should be cleaned up. The zones are spotty
- Transportation is good in Paterson
 - Free trolley is used by seniors
 - Lots of bus service which is highly utilized
 - Sidewalks need repairs
- People steal the UEZ garbage cans

Census Data

In 2010, Ward 5 had a population of 24,691 persons, which was 16.9% of the total population of Paterson. This Ward had a population density of 43.0 persons per acre, making it the most densely populated Ward in the City. In contrast to the high population density, Ward 5 had the least number of housing units (7,389 units) with only 92.6% (6,840 units) being occupied. Of the occupied units, only 18.3% were occupied by the owner, leaving the remaining 81.7% to be renter occupied. The outstanding vacant units made up 7.4% (549 units) of total housing. More than half (312 units or 56.8%) of the vacant housing units are for rent.

Ward 5 is the smallest in terms of area. It is only 574.2 acres, making up a mere 10.3% of the City.

Table 1 shows data in relation to population, housing units, and area.

The racial composition of the Ward is more diverse than that of the City. White Americans make up 33.3% of the Ward, followed by the Other Race category, which makes up 29.0% of the Ward. African Americans make up 28.5%, and the remaining ethnicities or categories (Asian, Native American/Alaskan, Hawaiian/Pacific Islander, and Two or More) make up the remaining percentages. Nearly a quarter (23.0%) of all the Native Americans/Alaskans was found in Ward 5, which is the highest concentration out of all six wards. It is also interesting that 7 out of 10 persons were of Hispanic or Latino descent. For a more detailed analysis of the racial composition, see Table 2.

Ward 5 consists of 6,840 households, 72.5% (7,956) of which that were family households, leaving the remaining 27.5% (1,884) as non-family households. The household size of the Ward follows a similar pattern as the City; a 1-person household is the most common and as the household size increases, the less common it becomes. However, in Ward 5, there were a higher number of households consisting of 7 or more persons (519 households) than a 6-person household (471 households). Table 3 gives a detailed analysis of household data.

The age profile of Ward 5 is similar to that of the City; the percentage of each age cohort is within 2.5% of City. What is different, is that the Male population out number females in all cohorts with the exception of 65 and over. Table 5 shows the age profile of the total, male and female population of Ward 5 and Paterson.

Land Use

There is only 390.4 acres of parcel area in Ward 5, which only makes up 10.2% of the City's total parcel area. Nearly two-fifths (39.0% or 152.3 acres) of this area is designated as residential property, with another 18.4% (or 71.9 acres) as commercial property. The commercial property is concentrated around the intersection of Park Avenue and Market Street, along the freight line which cuts through the eastern part of the Ward, and along Grand Street in the western part of the Ward. Interesting enough, Ward 5 hosts nearly one-third (29.7% or 33.7 acres) of the Public School property for the City as well as almost a fifth (19.5% or 21.6 acres) of Church & Charitable property. Table 5 gives the breakdown of the existing land use in Ward 5 and Paterson.

Table 1					
General Data	Ward 5		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
Population	24,691	-	146,199	-	16.9%
Housing Units	7,389	100.0%	47,946	100.0%	15.4%
Occupied Units	6,840	92.6%	44,329	92.5%	15.4%
Owner Occupied	1,255	17.0%	13,118	27.4%	9.6%
Renter Occupied	5,585	75.6%	31,211	65.1%	17.9%
Vacant Housing	549	7.4%	3,617	7.5%	15.2%
For Rent	312	4.2%	1,868	3.9%	16.7%
Rented not occupied	6	0.1%	48	0.1%	12.5%
For sale only	47	0.6%	391	0.8%	12.0%
Sold not occupied	14	0.2%	103	0.2%	13.6%
Seasonal, recreational, or occasional use	5	0.1%	36	0.1%	13.9%
Other	165	2.2%	1,171	2.4%	14.1%
Area (acres)	574.2	-	5,563.2	-	10.3%

Source: 2010 Census

Table 2					
Racial Composition	Ward 5		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
White Only	8,222	33.3%	50,706	34.7%	16.2%
Black Only	7,038	28.5%	46,314	31.7%	15.2%
Asian Only	275	1.1%	4,878	3.3%	5.6%
Native American/Alaskan	356	1.4%	1,547	1.1%	23.0%
Hawaiian/Pacific Islander	6	0.0%	60	0.0%	10.0%
Other Race	7,170	29.0%	34,999	23.9%	20.5%
Two or More	1,624	6.6%	7,695	5.3%	21.1%
Hispanic or Latino (of any race)	17,327	70.2%	84,254	57.6%	20.6%

Source: 2010 Census

Table 3					
Types of Households	Ward 5		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
Family Household	4,956	72.5%	32,731	73.8%	15.1%
Non-Family Household	1,884	27.5%	11,598	26.2%	16.2%
Household Size					
1-Person	1,558	22.8%	9,316	21.0%	16.7%
2-Person	1,256	18.4%	9,468	21.4%	13.3%
3-Person	1,139	16.7%	8,088	18.2%	14.1%
4-Person	1,045	15.3%	7,250	16.4%	14.4%
5-Person	852	12.5%	4,960	11.2%	17.2%
6-Person	471	6.9%	2,534	5.7%	18.6%
7 or More Person	519	7.6%	2,713	6.1%	19.1%
Total Households	6,840	100.0%	44,329	100.0%	15.4%

Source: 2010 Census

Table 4					
Age Profile	Ward 5		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
Total	24,691	100.0%	146,199	100.0%	16.9%
Under 5	1,885	7.6%	11,730	8.0%	16.1%
5 to 9	1,840	7.5%	11,053	7.6%	16.6%
10 to 14	1,816	7.4%	10,816	7.4%	16.8%
15 to 19	2,081	8.4%	12,099	8.3%	17.2%
20 to 24	2,199	8.9%	11,730	8.0%	18.7%
25 to 34	3,727	15.1%	21,679	14.8%	17.2%
35 to 44	3,474	14.1%	20,649	14.1%	16.8%
45 to 54	3,233	13.1%	19,462	13.3%	16.6%
55 to 59	1,224	5.0%	7,648	5.2%	16.0%
60 to 64	999	4.0%	6,314	4.3%	15.8%
65 to 74	1,422	5.8%	4,513	3.1%	31.5%
75 to 84	621	2.5%	7,197	4.9%	8.6%
85 and older	170	0.7%	1,309	0.9%	13.0%
Males					
Under 5	949	7.6%	6,006	8.5%	15.8%
5 to 14	1,869	15.0%	11,185	15.8%	16.7%
15 to 24	2,258	18.1%	11,921	16.9%	18.9%
25 to 34	1,958	15.7%	10,455	14.8%	18.7%
35 to 44	1,744	14.0%	9,983	14.1%	17.5%
45 to 54	1,617	13.0%	9,365	13.3%	17.3%
55 to 64	1,123	9.0%	6,468	9.2%	17.4%
65 and over	955	7.7%	5,286	7.5%	18.1%
Total	12,473	100.0%	70,669	100.0%	17.6%
Females					
Under 5	936	7.7%	5,724	7.6%	16.4%
5 to 14	1,787	14.6%	10,684	14.1%	16.7%
15 to 24	2,022	16.5%	11,908	15.8%	17.0%
25 to 34	1,769	14.5%	11,224	14.9%	15.8%
35 to 44	1,730	14.2%	10,666	14.1%	16.2%
45 to 54	1,616	13.2%	10,097	13.4%	16.0%
55 to 64	1,100	9.0%	7,494	9.9%	14.7%
65 and over	1,258	10.3%	7,733	10.2%	16.3%
Total	12,218	100.0%	75,530	100.0%	16.2%

Table 5					
Existing Land Use	Ward 5		Paterson		Percentage in Ward
	Acreage	Percent	Acreage	Percent	
Vacant	15.7	4.0%	174.6	4.5%	9.0%
Residential	152.3	39.0%	1,633.0	42.5%	9.3%
Commercial	71.9	18.4%	570.2	14.8%	12.6%
Industrial	33.6	8.6%	311.5	8.1%	10.8%
Apartment	12.3	3.2%	124.2	3.2%	9.9%
Railroad Class I	1.3	0.3%	26.2	0.7%	5.0%
Public School	33.7	8.6%	113.6	3.0%	29.7%
Other School	0.8	0.2%	5.1	0.1%	15.7%
Public Property	29.5	7.6%	454.7	11.8%	6.5%
Church & Charitable	21.6	5.5%	110.8	2.9%	19.5%
Cemetaries & Graveyards	0.0	0.0%	111.0	2.9%	0.0%
Other Exempt	11.3	2.9%	120.0	3.1%	9.4%
No Data	6.4	1.6%	91.2	2.4%	7.0%
Total Area	390.4	100.0%	3846.1	100.0%	10.2%

Summary of Issues raised by meeting participants:

- What progress has been made since the last master plan?
- Will the documents be made public?
- The strengths of the 6th Ward are the ethnic enclaves and the Farmers Market
- The Great Falls Plan needs to be linked with the Master Plan
- The National Park Service and those preparing the Great Falls Plan are not concerned with economic development
- The Great Falls area should be more than just a park. It should have an info center, an amphitheater, etc....
- Lakeview Ave, which is a County road, has recently been designated as a truck route. This is a residential road in the R-1 zone. It should not be a truck route. Tractor Trailers drive through this residential street very fast making it dangerous for children to play outside
 - Street trees acting as buffers along Lakeview Ave might help
 - The cemetery wall on Lakeview Ave is very ugly
 - Cars that park on Lakeview often get hit by the trucks as they go through
 - Re-routing truck traffic to Crooks would be preferable
 - Perhaps if the median were more narrow, there would be more space for cars to park
- Maryland Ave between Lakeview and Pennsylvania – Vehicles don't obey traffic signs, use it as a drag strip just to get to I-80
- Not everyone can get to the Farmers Market, but there is potential to set up a travelling farmers market, or mobile markets of some kind to be strategically set up in areas, such as around the Falls
 - Access to nutritious food is critical for Paterson residents
- The Farmers Market also serves as an activity center for the area. Shopping in the market can be an experience in itself
 - Farmers market produces a lot of garbage, which often ends up on the streets
- Existing codes and laws are not enforced. Many of the problems in the City are enforcement issues rather than issues with laws and regulations
 - Businesses operate illegally
 - Zoning and building regulations are sidestepped
 - Streets and sidewalks are not cleaned
 - Liquor stores stay open all night, bringing people from out of town into Paterson just to get cheap liquor
 - You can do anything in Paterson, and there is no penalty
- Hinchcliffe Stadium and the Armory need to be revitalized. These are historic resources that have great potential
- Harp Academy, the healthcare specialized high school, is in a very poor location downtown. The school should be relocated in a dedicated building closer to the hospital
- Teenagers hang out in abandoned homes, doing drugs and other illegal activity
- Illegal dumping is an issue around school 9