

- Around the industrial zones, dumpsters take up much of the sidewalk space, making it difficult for pedestrians to walk
- Some businesses use the sidewalks as their own property
- Some areas do not even have sidewalks
- Many homeless people live on the railroad tracks. Transitional housing may be needed for the homeless population
- The City should create a pedestrian plan, modeled after what was done in Sacramento CA
- A catch basin on Lakeview and Maryland Ave has been open for over a year. There are several other instances of these hazards
- A substantial portion of the City is controlled by absentee landlords. This is the biggest business in the City
 - The City needs to work with landlords to help them take care of their property
 - The cost for obtaining permits is often prohibitive to improving and maintaining properties
 - There is little incentive for absentee landlords to maintain their property to a suitable standard
 - When improvements are made, it increases the property taxes
- Discarded television sets are not picked up by the garbage collection, and instead sit on the curb for several weeks at a time. This can be hazardous due to heavy metals inside, as well as visually blighting
- The intersection of Wabash and Crooks near the McDonalds and Wells Fargo Bank is very troublesome. Many accidents happen here and people are afraid to cross the street
- The crux of the problems in Paterson is that many municipal employees are not properly doing their jobs, and no one is held accountable
- Many homes that are zoned and constructed as single family homes are illegally converted and used as multi-family dwellings. This creates parking problems with cars on front yards and on sidewalks
- There are no more decent supermarkets in town. People go out of town to get groceries
- Route 20 is a commercial corridor that could be much bigger. People in Paterson go to Clifton and Totowa to shop, but some of that business could be in Paterson
- Paterson is not geared towards big box stores or chain retailers
- People would like to see greater variety in commercial stores. There are too many "junk stores" and liquor stores and beauty salons. Would like to see things like a decent bakery, deli, starbucks....
- Getty Ave between Thomas and Madison is a potential location for large scale community retail, such as a Target
- Unwanted businesses are intruding into residential areas. The residential areas should be strictly residential. Most businesses should only be permitted in designated commercial corridors
- Railway Ave could be built up as a bigger commercial corridor
- People don't want to live in Paterson. They are afraid of the crime and they don't want to send their children to Paterson schools

- Newark could be looked at as a model for development. Newark is still a very dangerous city with many problems, but has significantly cleaned up the areas where targeted commercial enterprises are to go
- All new commercial areas should provide ample parking and sufficient lighting so that people feel safe
- Special Improvement Districts (SID's BID's), such as was established in Times Square should be utilized by area merchants to help clean up the commercial areas
- There is not sufficient outdoor recreation areas in the City
 - A soccer field is sorely needed
 - People play on school grounds where they are not supposed to
 - More basketball courts are needed

Census Data

The 2010 population of Ward 6 in Paterson, NJ was 24,366 persons, which occupies 16.7% of the total City population. The ward has a population density of 27.2 persons per acre. Of the 7,549 housing units which were in this ward, 94.5% or 7,131 units were occupied leaving only 5.5% as vacant. Of those occupied, 34.6% (2,466 units) were owner occupied, leaving the majority 65.4% (4,665 units) as renter occupied. Nearly half (45.0% or 188 units) of the vacant housing is for rent. Table 1 gives population and housing unit data for Ward 6 and Paterson.

The racial composition of Ward 6 is unlike the rest of the City in 2010. In the City, the White American population represented more than a third (34.7%) of the population followed by the African American population which represented slightly less than that (31.7%). In Ward 6, over half (53.3%) of the population was White, and more than a quarter (27.3%) was of another race. The African American population only made up 9.8% of the Ward population and a mere 5.2% of the City's total African American population and the White American population made up over a quarter (25.6%) of the City's total white population. Table 2 depicts the racial composition of Ward 6 and Paterson.

Ward 6 had 7,131 households in 2010. Of these households, 77.0% were family households and the latter (23.0%) were non-family households. The breakdown of household size in Ward 2 followed a similar pattern as the City. Table 3 compares the household data from the 2010 Census in Ward 6 and Paterson.

Using the 2010 Census data, the majority of the population in Ward 6 was between the ages of 25 to 54. This twenty-year age cohort represents 43.6% of the total population in the Ward, which was a pattern that can be seen in the overall City; 42.2% of the total City's population falls within the ages of 25 to 34. Although this Ward had a higher population of females than males, males outnumbered females in all the age cohorts that were under 44 years of age. Females only outnumbered males in age cohorts greater than 45 years of age. The ratio of females to males is slightly more than 1 to 1 (1.005 to 1 respectively). Table 4 associates different age cohorts for the total population, male population and female population of Ward 6 and Paterson.

Land Use

The existing land use of Ward 6 in Paterson is unique. Due to its geographic location, this ward contains 76.3% of the total railroad area in the City. The railroad property is located along the western border, along the northern part of East Railway Avenue. This area also contains a majority of the industrial property. Ward 6 also contains more than a fifth (22.0%) of the City's total commercial property. Coincidentally, a majority of the commercial property is also found around both East and West Railway Avenues, as well as along Main Street, and 21st Avenue. However, within the Ward, half of its parcel area is residential property, which occupies a majority of the western portion and the south eastern corner of the Ward. Table 5 gives a detailed analysis of the existing land use in Ward 6 as well as in Paterson.

Table 1					
General Data	Ward 6		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
Population	24,366	-	146,199	-	16.7%
Housing Units	7,549	100.0%	47,946	100.0%	15.7%
Occupied Units	7,131	94.5%	44,329	92.5%	16.1%
Owner Occupied	2,466	32.7%	13,118	27.4%	18.8%
Renter Occupied	4,665	61.8%	31,211	65.1%	14.9%
Vacant Housing	418	5.5%	3,617	7.5%	11.6%
For Rent	188	2.5%	1,868	3.9%	10.1%
Rented not occupied	11	0.1%	48	0.1%	22.9%
For sale only	27	0.4%	391	0.8%	6.9%
Sold not occupied	11	0.1%	103	0.2%	10.7%
Seasonal, recreational, or occasional use	7	0.1%	36	0.1%	19.4%
Other	174	2.3%	1,171	2.4%	14.9%
Area (acres)	894.8	-	5,563.2	-	16.1%

Table 2					
Racial Composition	Ward 6		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
White Only	12,993	53.3%	50,706	34.7%	25.6%
Black Only	2,395	9.8%	46,314	31.7%	5.2%
Asian Only	458	1.9%	4,878	3.3%	9.4%
Native American/Alaskan	241	1.0%	1,547	1.1%	15.6%
Hawaiian/Pacific Islander	12	0.0%	60	0.0%	20.0%
Other Race	6,662	27.3%	34,999	23.9%	19.0%
Two or More	1,605	6.6%	7,695	5.3%	20.9%
Hispanic or Latino (of any race)	16,389	67.3%	84,254	57.6%	19.5%

Table 4					
Types of Households	Ward 6		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
Family Household	5,494	77.0%	32,731	73.8%	16.8%
Non-Family Household	1,637	23.0%	11,598	26.2%	14.1%
Household Size					
1-Person	1,241	17.4%	9,316	21.0%	13.3%
2-Person	1,472	20.6%	9,468	21.4%	15.5%
3-Person	1,332	18.7%	8,088	18.2%	16.5%
4-Person	1,262	17.7%	7,250	16.4%	17.4%
5-Person	879	12.3%	4,960	11.2%	17.7%
6-Person	429	6.0%	2,534	5.7%	16.9%
7 or More Person	516	7.2%	2,713	6.1%	19.0%
Total Households	7,131	100.0%	44,329	100.0%	16.1%

Table 4					
Age Profile	Ward 6		Paterson		Percentage in Ward
	Number	Percentage	Number	Percentage	
Total	24,366	100.0%	146,199	100.0%	16.7%
Under 5	1,976	8.1%	11,730	8.0%	16.8%
5 to 9	1,861	7.6%	11,053	7.6%	16.8%
10 to 14	1,709	7.0%	10,816	7.4%	15.8%
15 to 19	1,939	8.0%	12,099	8.3%	16.0%
20 to 24	1,860	7.6%	11,730	8.0%	15.9%
25 to 34	3,719	15.3%	21,679	14.8%	17.2%
35 to 44	3,463	14.2%	20,649	14.1%	16.8%
45 to 54	3,440	14.1%	19,462	13.3%	17.7%
55 to 59	1,290	5.3%	7,648	5.2%	16.9%
60 to 64	1,067	4.4%	6,314	4.3%	16.9%
65 to 74	1,213	5.0%	4,513	3.1%	26.9%
75 to 84	618	2.5%	7,197	4.9%	8.6%
85 and older	211	0.9%	1,309	0.9%	16.1%
Males					
Under 5	1,003	8.3%	6,006	8.5%	16.7%
5 to 14	1,842	15.2%	11,185	15.8%	16.5%
15 to 24	1,935	15.9%	11,921	16.9%	16.2%
25 to 34	1,869	15.4%	10,455	14.8%	17.9%
35 to 44	1,801	14.8%	9,983	14.1%	18.0%
45 to 54	1,705	14.0%	9,365	13.3%	18.2%
55 to 64	1,138	9.4%	6,468	9.2%	17.6%
65 and over	858	7.1%	5,286	7.5%	16.2%
Total	12,151	100.0%	70,669	100.0%	17.2%
Females					
Under 5	973	8.0%	5,724	7.6%	17.0%
5 to 14	1,728	14.1%	10,684	14.1%	16.2%
15 to 24	1,864	15.3%	11,908	15.8%	15.7%
25 to 34	1,850	15.1%	11,224	14.9%	16.5%
35 to 44	1,662	13.6%	10,666	14.1%	15.6%
45 to 54	1,735	14.2%	10,097	13.4%	17.2%
55 to 64	1,219	10.0%	7,494	9.9%	16.3%
65 and over	1,184	9.7%	7,733	10.2%	15.3%
Total	12,215	100.0%	75,530	100.0%	16.2%

Table 5					
Existing Land Use	Ward 6		Paterson		Percentage in Ward
	Acreage	Percent	Acreage	Percent	
Vacant	14.1	2.3%	174.6	4.5%	8.1%
Residential	321.1	53.2%	1,633.0	42.5%	19.7%
Commercial	125.7	20.8%	570.2	14.8%	22.0%
Industrial	60.2	10.0%	311.5	8.1%	19.3%
Apartment	12.3	2.0%	124.2	3.2%	9.9%
Railroad Class I	20.0	3.3%	26.2	0.7%	76.3%
Public School	10.8	1.8%	113.6	3.0%	9.5%
Other School	0.2	0.0%	5.1	0.1%	3.9%
Public Property	10.6	1.8%	454.7	11.8%	2.3%
Church & Charitable	7.7	1.3%	110.8	2.9%	6.9%
Cemetaries & Graveyards	0.0	0.0%	111.0	2.9%	0.0%
Other Exempt	13.6	2.3%	120.0	3.1%	11.3%
No Data	7.6	1.3%	91.2	2.4%	8.3%
Total Area	603.9	100.0%	3846.1	100.0%	15.7%