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NEIGHBORHOOD ANALYSIS

PATERSON MASTER PLAN REPORT 7

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NEIGHBORHOOD ANALYSIS

PATERSON MASTER PLAN

REPORT 7

PATERSON PLANNING BOARD

BOORMAN AND DORRAM, INC., CONSULTANTS

JULY 1966

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NEIGHBORHOOD ANALYSIS
PATERSON MASTER PLAN REPORT 7

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PREFACE

The Planning Board presents herewith its seventh and final survey report, Neighborhood Analysis, in a program directed toward comprehensively revising the City's Master Plan. The technical staff of the Planning Board and its Consultants are now in the process of completing preliminary plans for future land use patterns, traffic circulation, and a capital improvement program. The planning phase of this two-stage program is expected to be completed by the end of 1966.

This program had been initiated by and is being carried out under Mayor Frank X. Graves, Jr.

Paterson is a central city forming the hub of a metropolitan area in its own right, that lower portion of Passaic County which is fully urbanized. This portion is comprised of the Cities of Clifton, Passaic, and Paterson. Further, Paterson is the third largest city in the State of New Jersey with a 1965 estimated population of approximately 150,000 people. Between 1950 and 1960 it was the only central city in New Jersey which experienced a population growth; all others lost population.

Paterson has always exerted considerable economic and social influence in the region. These influences have, since the end of World War II, been seriously challenged by both suburban growth in the hinterland and major changes in the City's physical and socioeconomic make-up. This change is a result of swiftly developing industrial technologies, rising incomes, standards of living, greater dependence upon vehicular travel, and, in general, society's recent ability, need and/or desire for mobility.

It may be stated that four general forces shape a city, as well as whole regions. These are:

1. Employment
2. Accessibility to that Employment
3. Open Spaces
4. Housing and Its Quality

Paterson in the past exerted a socioeconomic influence in the immediate region in the years prior to World War II because it was a strong regional center. However, since the last war Paterson's role in the region has changed and its impact on regional growth has in many respects diminished. The reasons for this were not only the emergence of growing suburban communities and new competitive population centers, but also changes related to the above mentioned four factors:

1. Employment--The character of employment opportunities changed with the wider diversification of the industrial base, sometimes requiring new skills.
2. Access to Employment--With increased urbanization, car ownership, need for offstreet parking facilities, etc., the ease of access to places of employment has often become more difficult than it was 20 years ago.
3. Open Spaces--which is considered to be the lungs of the city, an amenity that enhances city living--have been considerably reduced by growing urbanization.
4. Housing and Its Quality--with the exception of new apartment and post war one-family developments--has on the whole considerably aged and deteriorated.

To summarize this point: In order for Paterson to regain its prominent regional position, many present trends will need to be changed. To name a few:

1. New industrial development--probably through urban renewal--must be encouraged.
2. The main City circulation system--as will be proposed in the next volume of the Master Plan--must be considerably improved.
3. Open spaces and other much needed community facilities will have to be developed, and
4. Housing through code enforcement rehabilitation and urban renewal will have to be greatly improved.

Paterson must face and deal with change and contemporary needs of dense urban living. This report, dealing with the third and fourth of the above items, can be considered one of the most important of the Master Plan survey series. The findings will be scrutinized and evaluated carefully as they will play an important part in the development of a plan to guide Paterson in the future.

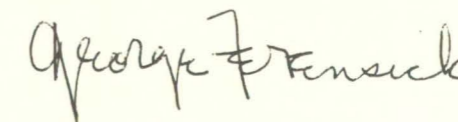
Among other things, the analysis presents, on a neighborhood by neighborhood basis, data on:

1. The location and extent of both residential and non-residential blight;
2. The general causes of blight;
3. The characteristics of families affected by poor housing;
4. The adequacy of community facilities; and
5. The measures required to eliminate existing blight and prevent future blight.

The report will be very helpful to most City agencies in administering to Paterson's problems of obsolescence and dynamic social change.

This report could not have been written without the gracious cooperation of many municipal officials and departments. To note them all here would require an extensive list. However, among those deserving special recognition are Chief John T. O'Brien of the Police Department, Chief Harold Kane of the Fire Department, Chief Building Inspector Ralph Ventrella and Frank Sciro, City Clerk, for their aid in developing statistical trends requiring considerable probing.

As for Planning Board Staff and Consultant contributions, a debt of gratitude goes to Consultant Dean K. Boorman for his aid in the preparation of this report; Donald A. Ferguson, Senior Planner on the staff, gave special attention and time in gathering data and developing its analysis; Mrs. Iris Bluestein, a past Senior Planner, also assisted in the development of certain sections. The contribution of these staff members have added immeasurably to the quality of work produced herein.



George Ferensick, Director
City Planning Board
Paterson, New Jersey
August, 1966

NEIGHBORHOOD ANALYSIS

PATERSON MASTER PLAN REPORT 7

I. INTRODUCTION

PURPOSE OF STUDY

This report's primary objectives in relation to the comprehensive revision of the Master Plan are to:

1. Delineate Paterson's existing neighborhood areas and define their characteristics;
2. Determine the extent and degree of residential and non-residential blight;
3. Ascertain general causes of existing blight;
4. Define the characteristics of families affected by poor housing;
5. Evaluate the adequacy of community facilities in relation to housing conditions; and
6. Outline general steps necessary to abate and eliminate existing blight, and to prevent future blight.

It is evident to the Planning Board that Paterson cannot revitalize its deteriorated physical plant with urban renewal clearance projects alone. The fiscal and dislocation costs make it prohibitive. The only practical approach to ultimately saving core cities such as the City of Paterson is to apply redevelopment projects to priority problem areas providing the greatest all-around returns, while using rehabilitation-type urban renewal projects and independent programs of code enforcement and conservation in other areas where blight is or can become a problem.

As a basis for this report, a building-by-building outside inspection has been made of the entire City, some 5,000 structures in all, plus a sample detailed interior survey of 100 structures as described in Appendix B. All available Census and other information on housing and structural conditions has also been analyzed. This work gives an overall picture of blight problems in the City--up to but not including project plans and schedules which could be developed under a Federally-aided Community Renewal Program survey--and provides a basis for the general evaluation made in this report of Paterson's twenty neighborhoods in terms of need for clearance and rebuilding, rehabilitation, or conservation.

FEDERAL REQUIREMENTS

The Neighborhood Analysis Report is also one of the seven elements required by the Federal Government under Paterson's Workable Program, which is a prerequisite for urban renewal grants. The Workable Program's objectives are to insure that while Federal funds are being disbursed to local communities for urban renewal projects, these communities are serious in their own efforts to remove blight and abate its further encroachment on sound neighborhoods. Without adequate measures to assure these objectives, the Federal Government feels that disbursement of renewal monies would be a waste because at the same time that blight is eradicated in one area of a municipality, in others, due to inadequate measures (code enforcement and other measures) new slums and deteriorated areas would be allowed to develop.

WHAT IS A NEIGHBORHOOD?

Historical Development of Communal Living

Prehistoric man ceased his wandering and formed towns when he found that he could make the land support a group of families in relative safety and comparative permanence. It was mutual aid in times of danger and a general working together toward improved living conditions which encouraged man to develop cities. People found that they could make life more amenable for themselves by working together rather than individually. Being a social entity, man seeks the companionship of his fellow man to achieve the maximum amenities of life. Group living also provides man with security.

Development of the Neighborhood

Over the years, as the city grew in size, certain areas developed homogeneous qualities which today are identified as neighborhoods. For instance, people who migrated to the United States most often grouped together with people of their own national origin and language or religious tenets. If some acquired riches and greater mobility provided by horses and carriages, they erected homes on near-by hills, thereby forming more exclusive neighborhoods. These neighborhoods were founded on differences in social and

economic status. Consequently, different environmental living standards were created and those families desiring and having economic ability gathered together in such neighborhoods to maintain these amenities. On the other hand, some neighborhoods developed, as in ancient times, more as a result of restrictions and prejudice, language barriers and economic pressures.

As cities prospered and became more populated, the open spaces were built upon, obliterating previous open spaces or other separations. Neighborhoods therefore began to lose their original identity. The economic levels of the people living in some neighborhoods became too diverse to maintain a standard of physical maintenance. Community services were strained. Decline set in and slums were well on the way toward formation. Families of formerly exclusive neighborhoods would relocate in other neighborhoods of stature to be beyond the reach of changing influences. Improved methods of transportation, communication, and health techniques made it possible for people to live outside while working in the cities.

In Paterson, as in other older core cities, it has become urgently necessary to re-create the residential values associated with the neighborhood unit in order to maintain decent living standards for the City's people as well as to maintain a workable tax base and services for the City's business and industry.

The City may seem to have large stretches of housing areas having little resemblance to neighborhoods, but there is a definite pattern now existing which can be used and expanded as a framework for housing improvement and conservation.

THE NEIGHBORHOOD UNIT CONCEPT

Objectives of the Neighborhood Unit Principle

It can be generally stated that the objectives of the application of the neighborhood concept are to:

1. Fix land use and zoning patterns in an organized way.
2. Limit maximum population density.
3. Set a circulation network for safety and ease of pedestrian and vehicular movement respectively.
4. Establish adequate public facilities to serve the population.

5. Encourage building groups which relate to each other in function and design.

It has become a pragmatic necessity to employ the neighborhood unit, or its counterpart, as a means to recognize and/or create form in the physical environment of the city. However large or small the city may be, there must be a recognizable unit of human scale with which to weave the urban pattern into a workable whole.

Definition of a Neighborhood

Although opinions differ in degree, the definition of the Neighborhood Unit was basically defined by Clarence A. Perry in the Regional Survey of New York and Its Environs in 1929. Today, it is still a valid statement.

The neighborhood, as described by Perry, is a populated area of an average size which would require and support an elementary school with an enrollment of between 1,000 and 1,200 pupils. This would mean a population of between 5,000 and 6,000 people.

This neighborhood unit, or some equivalent of this unit, is repeatedly referred to in proposals for urban reorganization. The suggested form varies widely, but the essential characteristics are fairly consistent. The suggested population appropriate for a unit has ranged between 3,000 and 12,000 people....Despite the variations, the principle of the neighborhood unit runs through all considerations for social, physical, and political organization of the city; it represents a unit of population with basic common needs for educational, recreational, and other service facilities, and it is the standards for these facilities from which the size and design of a neighborhood emerge.¹

1. Gallion, Arthur B., and Eisner, Simon, The Urban Pattern (Princeton: D. Van Nostrand Co., 1963), p. 252.

THE FUTURE OF THE OLD NEIGHBORHOODS

Paterson's old neighborhoods must adapt to contemporary family needs or face decline.

Paterson, founded by Alexander Hamilton in 1792, is the oldest industrial city in the United States. It was completely settled by 1930 with more than 90 per cent of its land area built upon. Its housing types and patterns served reasonably well to accommodate the needs of the population of the City up until 1930. They were developed under an entirely different set of living values, space requirements and transportation needs. Although the population has increased in actual numbers by only 3.1 per cent between 1930 and 1960¹, the surrounding Passaic County has doubled in population.² The number of non-whites in the City during the same period increased tenfold.³

City neighborhoods usually are either:

1. Fine old neighborhoods which are stable and well preserved.
2. Neighborhoods in transition: older houses being converted to other uses or replaced with new buildings.
3. Neighborhoods in decline: old houses inadequately converted to more units; maintenance falling off.
4. Declined neighborhoods: extensive deterioration; no investment being made in new buildings or repairs to old buildings; population moving out or forced to stay because of low incomes.

Consequently, city neighborhoods require housing code enforcement to retain stability wherever it exists and some form of urban renewal treatment for declining or completely declined areas, meaning one or any combination of clearance, rehabilitation, or conservation measures, with or without Federal aid.

1. Paterson Master Plan Report 1, "Population Trends," Table 2.

2. Ibid. The County's population was 302,214 in 1930 and 406,618 in 1960.

3. Ibid. Table 1. The non-white population has risen from 2,952 in 1930 to 21,138 in 1960.

Paterson has been delineated for the purposes of this Master Plan survey into twenty neighborhoods, as shown on Map 1. Some neighborhood boundaries were drawn along natural geographical formations, such as the Passaic River and Garret Mountain. Some boundaries were drawn according to dissimilar physical, social and economic characteristics: land use patterns, housing types, land and building values, population density. Some boundaries were drawn along major traffic arteries or on the basis of a neighborhood being served by local school, park or playground facilities. While any one of these factors might have been important in deciding upon part of a boundary line for a neighborhood, all these factors were evaluated and scrutinized before a complete delineation was made.

As the structural conditions survey and the study of physical and social characteristics of this report show, strict code enforcement and Urban Renewal are unquestionably necessary if Paterson's twenty neighborhoods are to serve the entire City's welfare. Further, more specific concern should be given to the intricate process of Urban Renewal site planning and design. These factors are vital to the success of the renewal process.

URBAN DESIGN AS AN INFLUENCE ON URBAN LIVING

Political administrators, city planners, renewal administrators, architects, economists, builders and others involved in the myriad aspects of city revitalization have come to realize the need to consider the importance of site planning and environmental design in renewal projects whether they be clearance, rehabilitation, preservation or any combination of these in achieving true success. Site planning and environmental design takes into account the use of space to best serve the social, economic and physical needs of those people living within that space.

In old neighborhoods, regardless of their stability or instability, a sympathy for understanding human and physical forces is a necessary prerequisite for physical design. New techniques, accompanied by new Federal aids, have been developed so that urban renewal can save not only old buildings which can economically be repaired, but also can preserve a human scale and prevent excessive dislocation of families in providing for needed new housing construction. The design of the housing itself can be fitted to the special needs of the population, as for example in Paterson's new housing projects for senior citizens. Social workers, health officials, and Anti-Poverty workers, among others, can form part of design teams to work with housing officials, planners, engineers, architects, and the citizens of the neighborhoods themselves to assure that desirable neighborhoods rather than isolated "projects" will be created.

One particular factor now receiving attention in urban design is the location of buildings in relation to open space, as against attention only to the buildings themselves:

"The urban renewal designer resigns himself to the sad or glorious fact that his fabric will be inhabited by a whole succession of activities. It is not his task to find a permanent shell within which they may all be confined, but rather to suggest a general principle of physical order to which the successive activities may attach themselves, and from which they may grow and elaborate. Thus an open space system may be a more important site-planning contribution than would be a pattern of building shapes."

Lynch, Kevin, Site Planning (Cambridge, Mass.: M.I.T. Press, 1962), pp. 174-175.

II. SUMMARY OF CONCLUSIONS

It has been determined that Paterson has twenty fairly distinct neighborhoods: seventeen which are residential; two which are industrial; and one which is commercial.

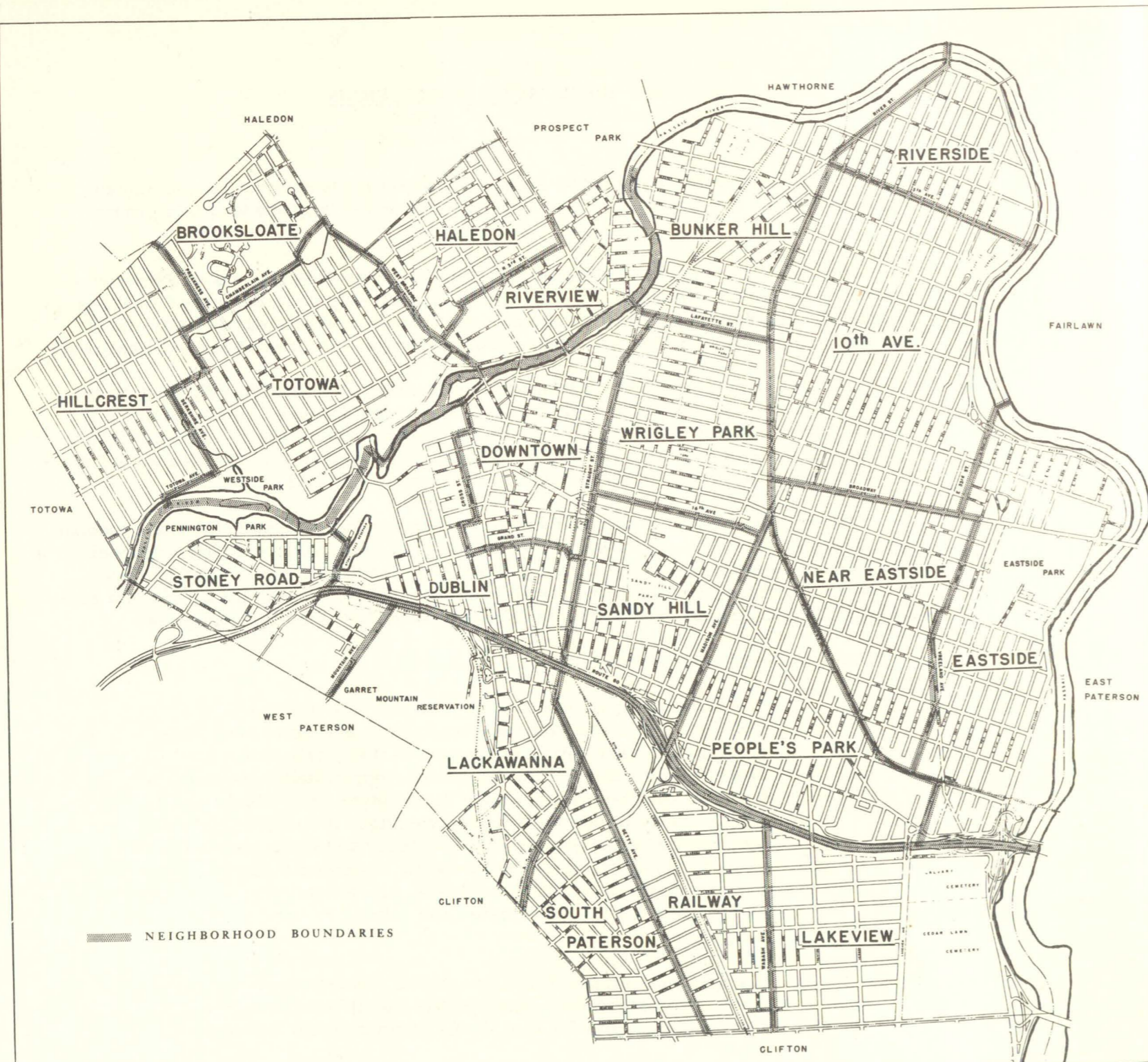
The major finding of the Neighborhood Analysis Report is that six of Paterson's twenty neighborhoods (including the downtown area already under urban renewal) are in need of extensive improvement through urban renewal and related federally-aided and local programs. Further, ten other neighborhoods are in need of limited treatment.

The complex socioeconomic trends and potentials of neighborhoods must be thoroughly understood to determine their future. This report has been able to identify the general extent, degree and causes of blight by neighborhood. The following specific recommendations are made to spur three particular action programs directed toward making each and every neighborhood in Paterson a future sound and stable one.

The implementation of the first program recommended will lead to a more specific plan of urban renewal projects which can be accomplished within the City's financial capabilities, appropriate to the social and economic aspects of each neighborhood. The other two recommend the use of various additional aids which will be of great significance in the upgrading of sliding residential property values and character.

The programs recommended are:

1. The undertaking by the City through the Planning Board of a Community Renewal Program with Federal and State aid. This program will give definite direction to the City's Urban Renewal Program and will develop a strategy suited to Paterson's best and long term interests by determining cost-benefit analysis for the undertaking of future projects. It will precisely determine relocation impact and feasibility and make maximum use of local expenditures toward projects. Besides these and other important aspects of depth analysis, all renewal projects--existing and future--will be coordinated and related to one another in a total concept.
2. The continuation and expansion of the urban renewal program to move into residential neighborhoods sorely needing rehabilitation, using credits for any planned public construction.



CITY OF
PATERSON
HONORABLE FRANK X. GRAVES JR. MAYOR



NEIGHBORHOOD DELINEATION
1965

MASTER PLAN

PATERSON PLANNING BOARD

MAP 1

3. The use of new and expanded Federal aid programs such as rent supplementation in non-profit housing projects, grants to owners for rehabilitation of existing housing, public purchase of existing houses for rehabilitation and resale, grants for expanded Housing Code Enforcement, acquisition of open-space land for parks and playgrounds, and urban beautification projects.

Additional survey findings resulting from the Neighborhood Analysis Report are summarized as follows:

1. From the late 1964 exterior structural survey, of a total of 20,377 residential buildings in Paterson, 17,773 or 87.2 percent were found to be in sound condition, 1,903 or 9.3 percent in deteriorating condition, 701 or 3.4 percent in dilapidated condition. For nonresidential buildings, the corresponding figures are 2,758 total, 2,183 or 79.1 percent sound, 334 or 12.1 percent deteriorating, and 241 or 8.7 percent dilapidated.

The 1960 Census, which counted dwelling units instead of structures, found that of a total of 48,371 dwelling units, 37,960 or 78 percent were in sound condition, 8,212 or 17 percent in deteriorating condition, and 2,469 or 5 percent in dilapidated condition. Of the sound and deteriorating units, 4,802 lacked private baths or hot running water.

The difference apparent between the Planning Board structural survey in late 1964 and the 1960 Census lies chiefly in the fact that the Planning Board survey inspected the exteriors of all structures while the Census of 1960 was by dwelling unit and by the adequacy of dwelling unit facilities. Therefore, the degree of substandardness shown by the Planning Board's survey would be much greater if interior conditions were evaluated. While the two methods cannot be compared for results, the results separately do provide the general magnitude of housing substandardness.

The City's six older central neighborhoods: Downtown, Dublin, Lackawanna, Riverview, Sandy Hill and Wrigley Park contain the heaviest concentrations of deterioration, but scattered blight is found in most other neighborhoods as well.

2. Social problems were found in neighborhoods affected by blight, including overcrowding of families in apartments or rooming units, frequent fires, crime, and juvenile delinquency.
3. An apparent and close correlation was found to exist between poor housing and poverty. However, rents for substandard housing were not found to be correspondingly lower than in many areas of better housing.
4. A sample interior survey of 100 structures indicated that the cost of repairs to minimum Housing Code standards is economically feasible without substantially reducing the return on owner's investments. However, either increased family incomes or special housing programs to reduce rents are needed so that families in poor housing can afford improved housing.
5. A marked degree of inadequate park and playground areas in the crowded central neighborhoods contribute to blight. At the same time improvement of these facilities can help improve housing conditions.
6. A housing market analysis indicates that a net addition of about 300 housing units per year up to 1980 will be necessary to maintain the City's present rate of population growth of approximately 3 percent. Young couples and the elderly will make up a large part of the market for new housing. However, there will continue to be a strong need for the replacement or improvement of existing poor housing. Some of this need will be met through increased incomes; some will need to be met by City aided housing programs.
7. From 1950 to 1960, all of New Jersey's central cities lost population; Paterson, however, gained 4,327 persons, a 3 percent increase. A 1965 Planning Board estimate reveals that an additional 6,202 persons resided in the City. The 1965 estimated total population was 149,851 persons.

III. PHYSICAL CONDITIONS

STRUCTURAL CONDITIONS SURVEY METHOD

Blight

The term "blight" is almost never applied to a single building. It usually refers to an area or district of some size. It refers to no one characteristic or condition, but rather to a wide range of conditions and characteristics. Without trying to make this definition too fine, it would probably be agreed that the basic characteristics of blighted areas are physical deterioration of buildings, lack of modern facilities (bathrooms for example), and/or associated with economic stagnation as in vacant or underutilized buildings.

Blight is also related to land subdivision and layout (size and shape of lots, building coverage, and density); community facilities and services (water, sewers, schools, playgrounds, etc.); and location (nearness to obnoxious uses, unfavorable topography, etc.). When a district is markedly substandard in some or all of these respects, it is usually, but not always blighted.

The main determinant of blight used in the present survey, which was necessarily generalized in scope, was the external condition of structures. An exterior structural condition survey covering the entire City and all structures which could be observed from the street was carried out in person by the Planning Board's consultants, Dean K. Boorman and Peter B. Dorram. The survey findings have been plotted in color on a large base map approximately six feet square, at a scale of 1 inch equals 200 feet, showing the outline of each building as determined from insurance maps, aerial photos, and the survey itself. This map is kept in the Planning Board office.

Buildings were rated as "sound," "deteriorating," or "dilapidated" on the same basis as the U. S. Census, from which these terms were taken.

Dilapidation

A building was classified as dilapidated when it was observed to be:

- in need of major repairs to basic structural members (walls, roof, foundation).
- so extensively deteriorated in its basic structural members as to obviously require demolition.

Examples of conditions indicating need for major repairs are:

1. Loose or missing materials, cracks and holes over a large area of walls, roof or foundation.
2. Sagging or cracking of walls, roof, or foundation.
3. Shaky and unsafe condition of large porches or other major parts of the building.
4. Inadequate original construction, makeshift materials, inadequate conversions of use.
5. A combination of three or more items of minor repairs, as described below.

Deterioration

A building was considered as deteriorating when it was observed to be in need of minor repairs not correctible by normal maintenance.

Examples of conditions indicating need for minor repairs are:

1. Loose or missing materials, cracks, and holes over scattered areas of walls, roof, or foundation.
2. Lack of paint to an extent allowing rotting of structural members of coverings.
3. Rotting window and door frames, deep wear on steps and sills.
4. Inferior grade asbestos etc. siding or roofing evidently covering extensively deteriorated original finish.
5. Sagging or missing materials in chimneys, or small porches or other parts of the building.

TABLE I

STRUCTURAL CONDITIONS BY NEIGHBORHOOD, CITY OF PATERSON
FROM BOORMAN AND DORRAM, INC. EXTERIOR SURVEY, 1964

NEIGHBORHOOD	RESIDENTIAL STRUCTURES			NONRESIDENTIAL STRUCTURES		
	Sound	Deteriorating	Dilapidated	Sound	Deteriorating	Dilapidated
Brooksloate	381	7	-	2	-	-
Bunker Hill	609	102	31	174	34	31
Downtown	119	126	100	432	92	72
Dublin	588	189	67	125	24	17
Eastside	842	16	5	64	7	3
Haledon	883	73	13	49	6	9
Hillcrest	1265	4	3	8	2	-
Lackawanna Plaza	419	118	51	82	20	12
Lakeview	816	10	1	14	1	-
Near Eastside	1325	46	10	70	10	4
People's Park	1445	36	5	130	10	2
Railway	274	47	4	160	23	9
Riverside	1014	74	16	79	23	8
Riverview	614	188	144	59	14	13
Sandy Hill	1056	179	55	151	11	11
South Paterson	1079	41	10	70	10	-
Stoney Road	532	78	16	40	3	4
Tenth Avenue	1776	98	16	180	23	9
Totowa	1704	237	62	141	13	21
Wrigley Park	1032	234	92	153	8	16
	<u>17,773</u>	<u>1,903</u>	<u>701</u>	<u>2,183</u>	<u>334</u>	<u>241</u>
Total Residential Structures		20,377				
Total Non-Residential Structures		2,758				
Percent By Column For Residential Structures	87.2	9.3	3.4			
Percent By Column For Non-Residential Structures				79.1	12.1	8.7

Sound

A building was classified as sound if it was found to be new, in good repair, or subject to minor deterioration correctible by normal maintenance. For example, a building with flaking or discolored paint, or an obsolete and unattractive but not visibly deteriorated building would be classified as sound.

Interior conditions or lack of basic facilities such as private baths or adequate heating system were not evaluated in this survey which was made from exterior inspection only. From general experience as well as Census results which reflected interior surveys, it is expected that many more buildings would have been given adverse ratings if interior conditions could have been included in the survey.

SURVEY FINDINGS

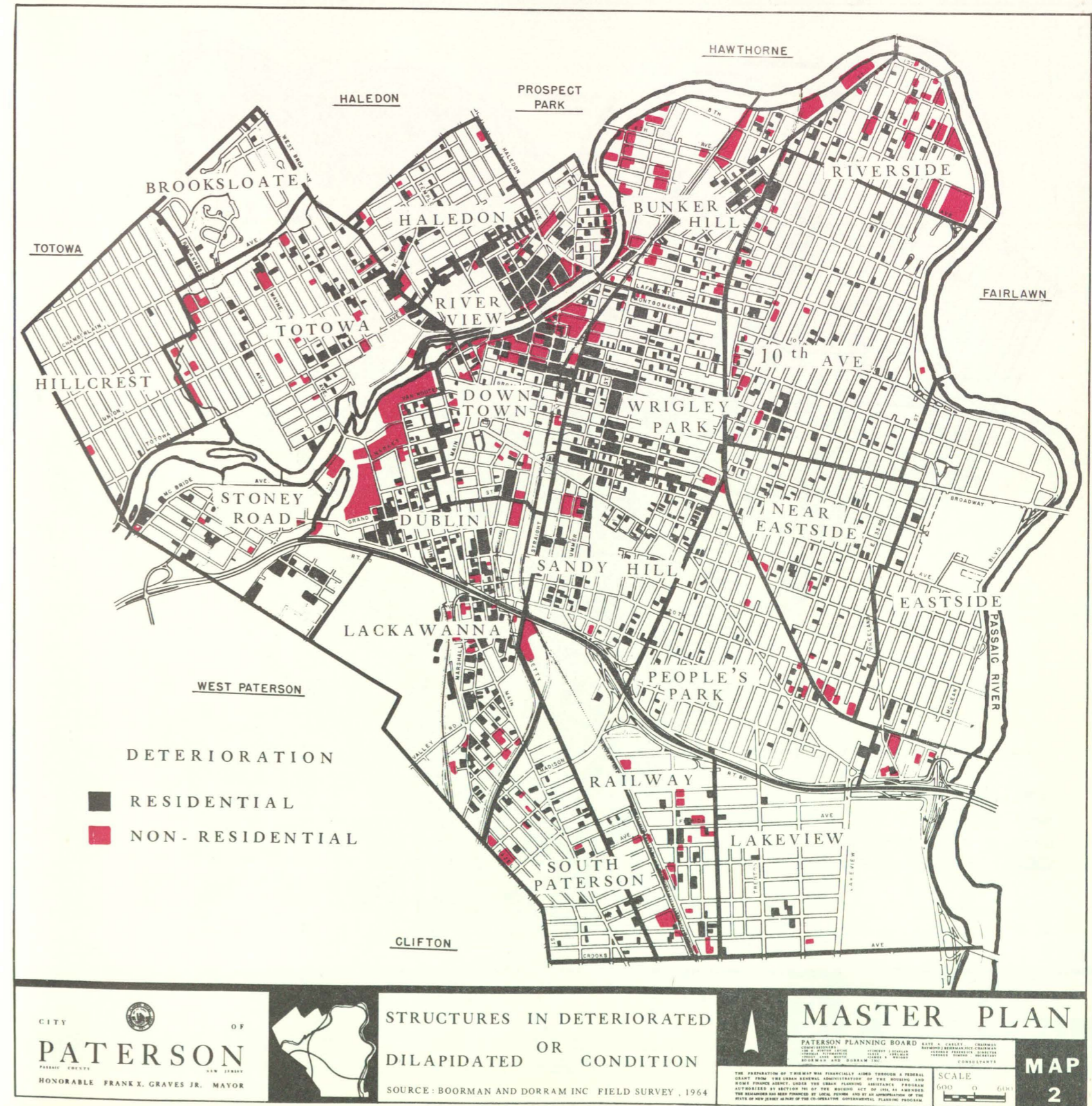
Map 2 indicates the sites of all the residential and nonresidential structures subject to deterioration found in the survey. Maps 3 and 4 present the findings of the survey for residential and nonresidential buildings respectively, summed up by half blocks. These are used instead of full blocks since occasionally opposite sides of a street have a stronger relation than street frontages back to back on the same block. Table I presents a count of structures by neighborhood, according to condition.

It is emphasized that the evaluation of buildings was conservative--only those features readily visible from the outside were taken into account. Undoubtedly in some sections the actual proportion of substandardness is higher than shown on the maps.

Residential Structures

The survey evidenced that six of Paterson's twenty neighborhoods--all located in the central section of the City--suffer from deteriorating and/or dilapidated residential structural conditions to an extent warranting urban renewal treatment:

- | | |
|-----------------|---------------|
| a. Riverview | d. Lackawanna |
| b. Wrigley Park | e. Sandy Hill |
| c. Dublin | f. Downtown |



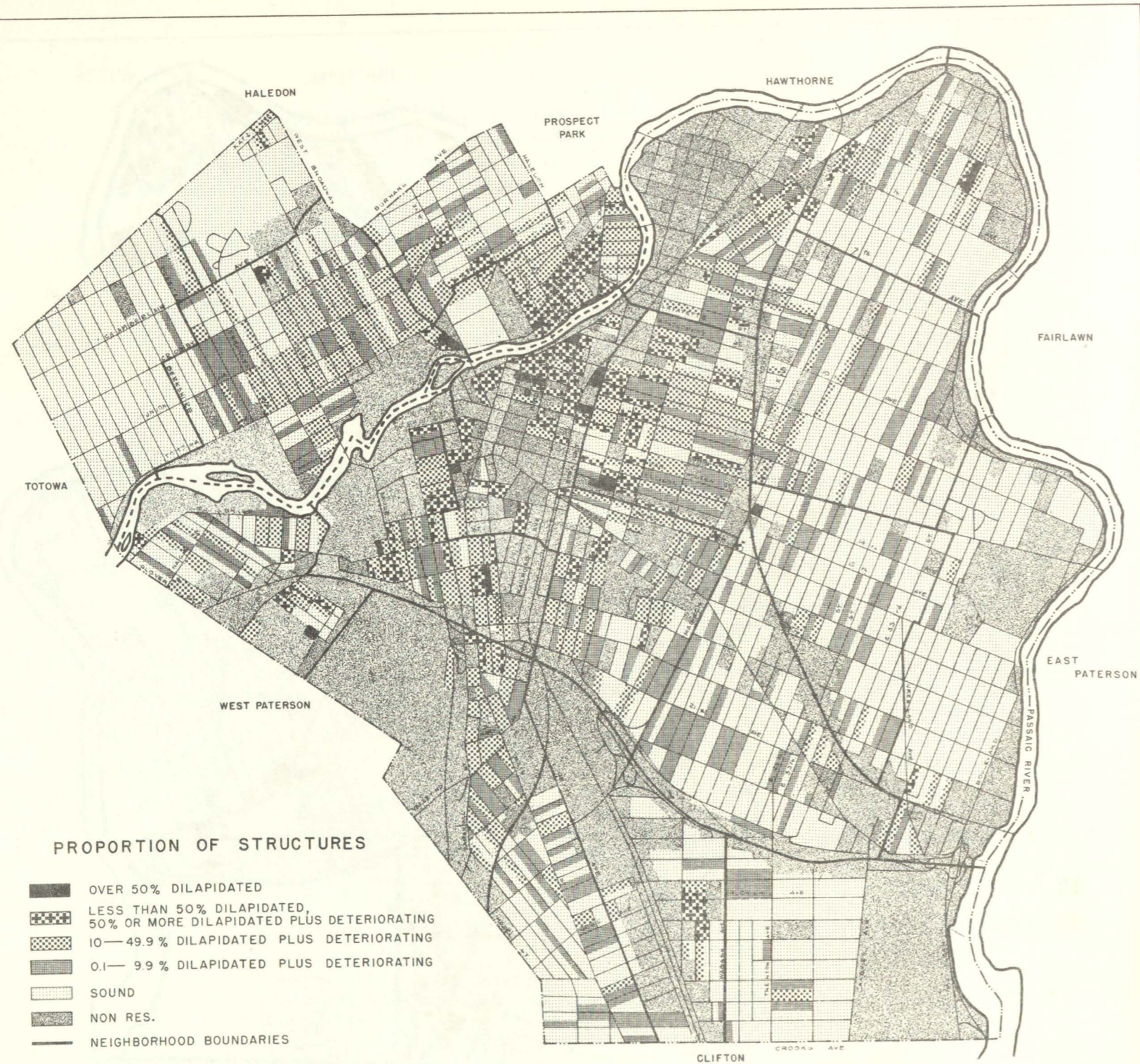
CITY OF
PATERSON
NEW JERSEY
HONORABLE FRANK X. GRAVES JR., MAYOR

STRUCTURES IN DETERIORATED
OR
DILAPIDATED CONDITION

MASTER PLAN

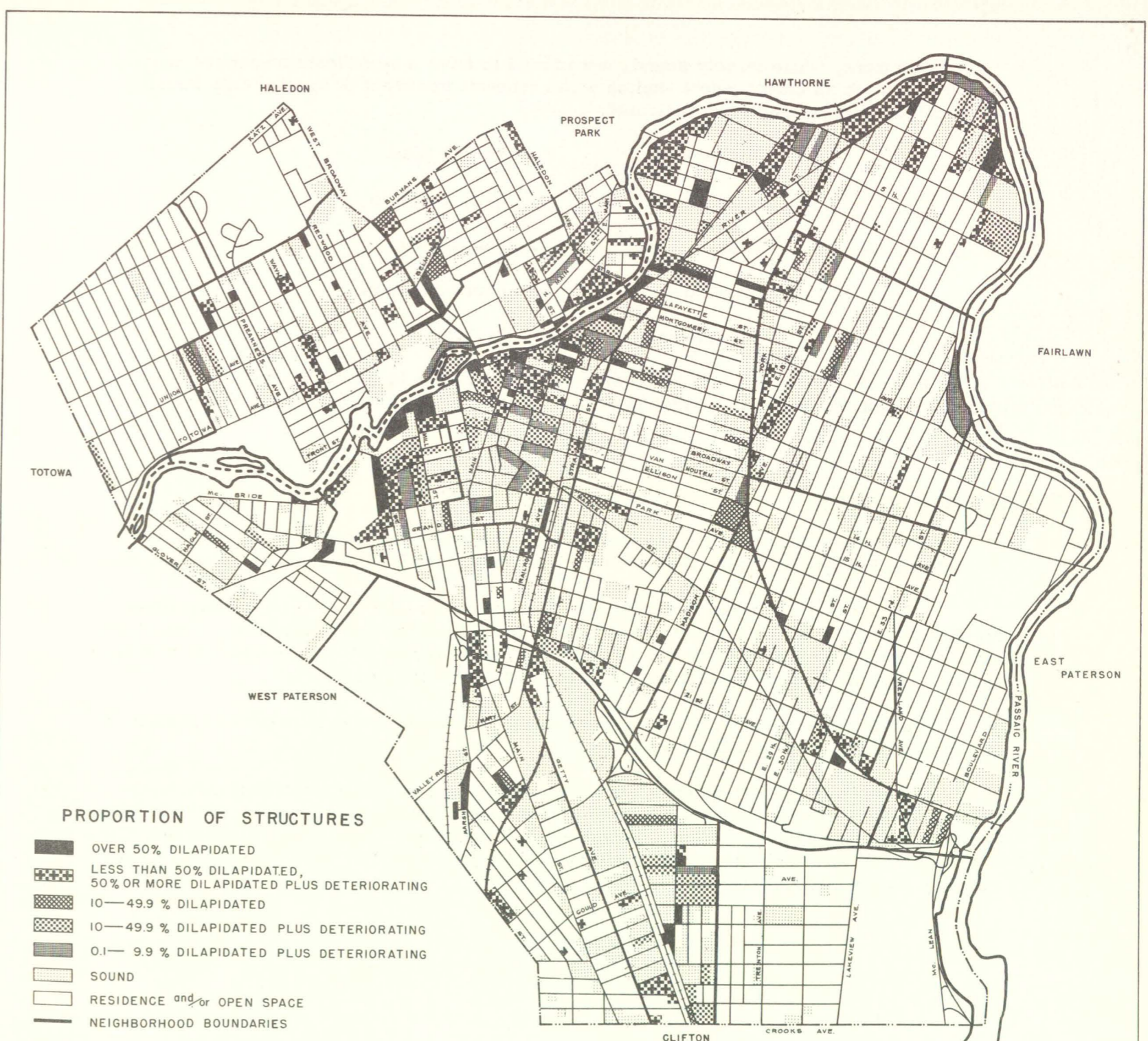
PATERSON PLANNING BOARD
SCALE 600' = 1" MAP 2

SOURCE: BOORMAN AND DORRAN INC FIELD SURVEY, 1964



PROPORTION OF STRUCTURES

- OVER 50% DILAPIDATED
- LESS THAN 50% DILAPIDATED, 50% OR MORE DILAPIDATED PLUS DETERIORATING
- 10—49.9% DILAPIDATED PLUS DETERIORATING
- 0.1—9.9% DILAPIDATED PLUS DETERIORATING
- SOUND
- NON RES.
- NEIGHBORHOOD BOUNDARIES



PROPORTION OF STRUCTURES

- OVER 50% DILAPIDATED
- LESS THAN 50% DILAPIDATED, 50% OR MORE DILAPIDATED PLUS DETERIORATING
- 10—49.9% DILAPIDATED
- 10—49.9% DILAPIDATED PLUS DETERIORATING
- 0.1—9.9% DILAPIDATED PLUS DETERIORATING
- SOUND
- RESIDENCE and/or OPEN SPACE
- NEIGHBORHOOD BOUNDARIES

Ten more, while largely sound, were found to have a significant amount of housing deterioration, to an extent where limited urban renewal treatment or special City housing code enforcement programs are indicated:

- | | |
|-----------------|-------------------|
| a. Bunker Hill | f. Stoney Road |
| b. Haledon | g. Near Eastside |
| c. Totowa | h. Peoples Park |
| d. Riverside | i. South Paterson |
| e. Tenth Avenue | j. Railway |

Eastside, Hillcrest, Lakeview and Brooksloate were found to be free of significant amounts of substandardness, although even in these neighborhoods traces of deterioration exist.

Nonresidential Structures

The survey revealed that Paterson's three primarily nonresidential neighborhoods (Downtown, Bunker Hill and Railway) all showed considerable structural deterioration.

Downtown has a great portion of its substandard structures situated mainly along the Passaic River and the Railroad. The greater part of Bunker Hill's substandard structures exist between the Passaic River and River Street. Railway has a lesser number of substandard structures almost evenly distributed throughout its entire area.

Dublin and Riverside, while predominantly residential, have limited concentrations of substandard nonresidential structures.

Some urban renewal treatment is indicated in these substandard nonresidential sections, together with enforcement of a City nonresidential maintenance code such as has been under study by the Planning Board. Downtown is already in an urban renewal program, while a number of substandard structures in Riverside will be removed by the proposed Peripheral Highway (Route 20 Extension).

TABLE II
CONDITION OF HOUSING UNITS
BY NEIGHBORHOOD
CITY OF PATERSON, 1960

<u>NEIGHBORHOOD</u>	<u>TOTAL UNITS 1960</u>	<u>SOUND UNITS</u>	<u>DETERIORATING UNITS</u>	<u>DILAPIDATED UNITS</u>	<u>PERCENT DETERIORATING AND DILAPIDATED</u>
Brooksloate	605	595	10	0	3
Bunker Hill	1,996	1,475	444	77	26
Downtown	2,317	1,207	836	274	48
Dublin	2,817	1,844	616	357	35
Eastside	1,640	1,607	29	4	2
Haledon	2,026	1,669	317	40	18
Hillcrest	1,294	1,210	77	7	7
Lackawanna Plaza	1,321	987	205	129	39
Lakeview	1,261	1,225	35	1	3
Near Eastside	2,774	2,704	69	1	3
People's Park	3,504	3,436	62	6	2
Railway	597	429	134	34	29
Riverside	2,488	1,878	558	52	25
Riverview	3,978	3,139	720	119	21
Sandy Hill	3,951	2,524	788	396	32
South Paterson	2,272	1,795	380	97	21
Stoney Road	1,124	827	219	78	27
Tenth Avenue	4,135	3,553	509	73	14
Totowa	3,244	2,796	344	104	14
Wrigley Park	<u>4,770</u>	<u>3,171</u>	<u>1,392</u>	<u>207</u>	34
TOTAL	48,114	39,153	7,024	1,937	

Source: Planning Board count of units from the 1960 Census Block Statistics. The total shown is slightly different from the Census total of 48,371 due to small discrepancies in adjusting blocks to neighborhood boundaries.

CENSUS FINDINGS

Another measure of housing deterioration is provided by the 1960 Census which reported structural conditions by dwelling units instead of structures (a building with 10 apartments, for example, was counted as 10 units). The same classification system described above was used--sound, deteriorating, dilapidated--and was based on interior as well as exterior inspection. The Census findings are shown in Table II and summarized by block on Map 5.

The largest number of deficient units was found in Wrigley Park, with 1,599 or 34 percent of the total units in this neighborhood. Some other smaller neighborhoods, however, had higher percentages of the total units, ranging up to 48 percent for Downtown. The Census showed a wider distribution of deterioration than the 1964 structural survey, due probably to the concentration of substandard units in multi-family structures. Eight neighborhoods had over 25 percent deteriorating and dilapidated units:

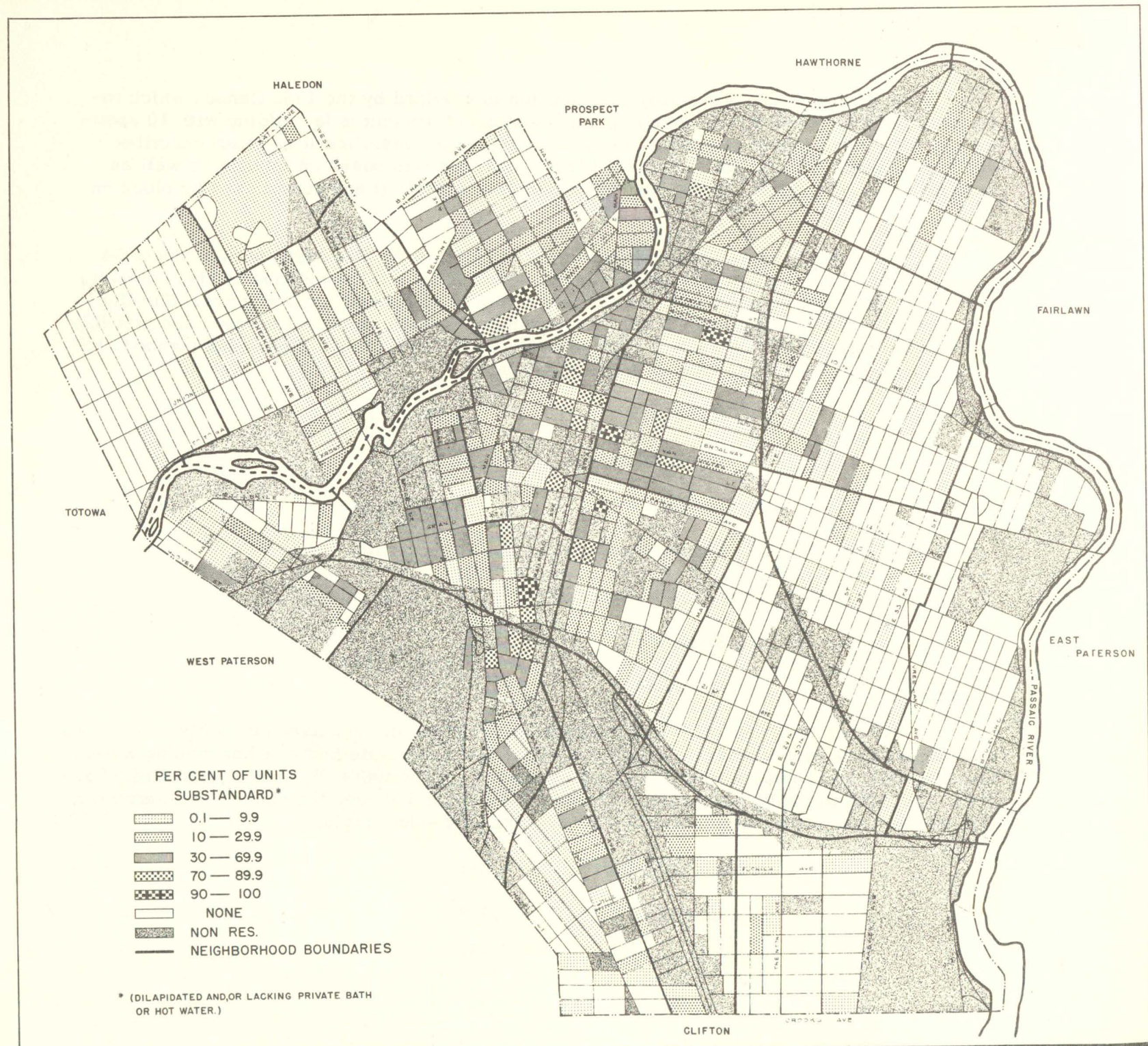
- | | |
|---------------------|----------------|
| a. Downtown | e. Sandy Hill |
| b. Lackawanna Plaza | f. Railway |
| c. Dublin | g. Stoney Road |
| d. Wrigley Park | h. Bunker Hill |

Three more had from 20 to 25 percent:

- | | |
|--------------|-------------------|
| a. Riverside | c. South Paterson |
| b. Riverview | |

The pattern shown on Map 5 indicates percentages of "substandard" units. These are dilapidated units plus sound or deteriorating units lacking private baths or hot running water, and according to general usage of the Census figures are the units which present definite hazards in relation to health and safety. The general relation between the number of deteriorating, dilapidated, and substandard units is shown by the City-wide totals:

Deteriorating Units	8,212
Dilapidated Units	2,469
Substandard Units	7,271



IV. SOCIAL CONDITIONS

As well as structural deterioration, social conditions--poverty, overcrowding, crime, etc.--in which housing conditions and family life are interrelated are an index to and sometimes a product of blight.

While the scope of this survey is necessarily limited and prevents a full social analysis, some of these factors can be identified as they affect Paterson's neighborhoods.

OVERCROWDING

Whenever there are 1.01 or more persons per room in a dwelling unit, the United States Census Bureau terms that dwelling unit as "overcrowded." According to this definition, the following neighborhoods in 1960 had over 10 percent of their total dwelling units overcrowded:

1. Lackawanna Plaza	24.7%
2. Downtown	20.1%
3. Wrigley Park	20.0%
4. Dublin	15.8%
5. Brooksloate	12.7%
6. Sandy Hill	11.0%

The remaining neighborhoods had lesser degrees of overcrowding, as shown in Table III.

Overcrowding usually reflects tenement living in which families cannot afford large enough quarters, and in which the overcrowded conditions tend to encourage deterioration of the buildings involved. It is interesting to note, however, that the Brooksloate neighborhood, one of the best in the City in terms of condition, had a significant amount of overcrowding in 1960. This is probably because of large numbers of children in the smaller one-family homes in the area. There may be a need, at the same time, for the City to be concerned with possible

CITY OF
PATERSON
HONORABLE FRANK X. GRAVES JR. MAYOR

HOUSING CONDITION
1960 CENSUS

MASTER PLAN

PATERSON PLANNING BOARD

SCALE 1" = 1/2 MILE

MAP 5

TABLE III
 OVERCROWDED UNITS BY NEIGHBORHOOD
 CITY OF PATERSON, 1960

<u>NEIGHBORHOOD</u>	<u>TOTAL UNITS</u>	<u>OVERCROWDED UNITS</u>	<u>PERCENT</u>
Brooksloate	605	77	12.7
Bunker Hill	1,996	179	9.0
Downtown	2,317	466	20.1
Dublin	2,817	446	15.8
Eastside	1,640	120	7.3
Haledon	2,026	153	7.5
Hillcrest	1,294	53	4.0
Lackawanna Plaza	1,321	325	24.7
Lakeview	1,261	47	3.7
Near Eastside	2,774	35	1.2
People's Park	3,504	263	7.5
Railway	597	39	6.5
Riverside	2,488	180	7.2
Riverview	3,978	339	8.5
Sandy Hill	3,951	438	11.0
South Paterson	2,272	146	6.4
Stoney Road	1,124	76	6.7
Tenth Avenue	4,135	197	4.7
Totowa	3,244	109	3.3
Wrigley Park	<u>4,770</u>	<u>955</u>	<u>20.0</u>
TOTAL	47,007	4,643	9.6

Source: Planning Board count of units from the 1960 Census Block Statistics. The total shown is slightly different from the Census total of 48,371 due to small discrepancies in adjusting blocks to neighborhood boundaries.

The Census defines overcrowding as 1.01 or more persons per room, comparing the total number of rooms in the unit with the number of occupants.

overcrowding in the new garden apartments in the area. This can lead to eventual deterioration of the buildings as well as tax costs for school children from the overcrowded units. The City's Housing Code can be used to set limits on the number of people occupying apartments.

FIRES

Fires are frequently associated with substandard housing and living conditions. As indicated in Table IV, the neighborhood with the largest number of deficient housing units (from the 1960 Census), Wrigley Park, had far and away the greatest number of residential fires during 1964. This neighborhood reported 109 such fires plus 78 false alarms. The next highest was Riverview, with 44 residential fires and 32 false alarms.

Improving housing conditions clearly has a relation, in reducing fires, to preserving life and property as well as direct cost to the City.

VIOLENT CRIMES

As shown in Table V, the incidence of violent crimes (armed robbery, purse snatching, mugging, rape, and assault and battery) varied widely by neighborhoods in 1964, the latest year for which full figures are available. The heaviest concentrations were in neighborhoods with relatively poor housing conditions. Of the 364 total violent crimes reported, neighborhoods having significant numbers were as follows:

Downtown	112	Tenth Avenue	18
Wrigley Park	95	Dublin	17
Sandy Hill	35	Lackawanna	11
Riverview	30	Totowa	9

TABLE IV

FIRES BY NEIGHBORHOOD, CITY OF PATERSON, 1964

Neighborhood	Residential Buildings	Commercial Buildings	Industrial Buildings	Mixed Use Buildings	Public And Semi-Public Buildings	Open Space Areas*	False Alarm	Total Fires
Brooksloate	3	-	-	-	-	13	3	16
Bunker Hill	10	-	20	3	2	30	10	65
Downtown	41	44	11	22	3	45	46	166
Dublin	25	3	12	9	-	40	27	89
Eastside	7	-	5	-	7	29	4	48
Haledon	12	-	2	1	-	12	6	27
Hillcrest	8	-	-	-	-	9	3	17
Lackawanna Plaza	23	4	4	4	1	51	28	87
Lakeview	2	4	1	-	1	6	3	14
Near Eastside	16	1	4	4	3	16	15	44
People's Park	23	5	3	-	1	18	14	50
Railway	3	4	25	-	-	33	5	65
Riverside	13	1	9	-	-	12	5	35
Riverview	44	1	2	-	2	18	32	67
Sandy Hill	39	3	8	12	1	21	55	84
South Paterson	10	2	4	3	-	18	14	37
Stoney Road	10	-	-	-	-	8	10	18
Tenth Avenue	42	2	4	2	-	26	9	76
Totowa	22	5	4	2	5	39	24	77
Wrigley Park	109	3	17	10	1	22	78	162
TOTAL	462	82	135	72	27	466	391	1,244

* Includes brush fires near railroads.

Source: Fire Department records.

TABLE V

VIOLENT CRIMES BY NEIGHBORHOOD, CITY OF PATERSON, 1964

NEIGHBORHOOD	ARMED ROBBERY	PURSE SNATCHING	MUGGING ASSAULT & ROBBERY	RAPE (FORCIBLE)	ATROCIOUS ASSAULT & BATTERY	TOTAL VIOLENT CRIMES BY NEIGHBORHOOD
Brooksloate	-	-	-	-	-	-
Bunker Hill	4	-	4	-	1	9
Downtown	4	9	53	2	44	112
Dublin	-	2	8	-	7	17
Eastside	-	-	-	-	-	-
Haledon	2	1	3	-	-	6
Hillcrest	-	1	-	-	-	1
Lackawanna Plaza	-	1	6	-	4	11
Lakeview	-	-	-	-	-	-
Near Eastside	2	3	2	-	-	7
People's Park	1	1	1	-	1	4
Railway	-	2	-	-	-	2
Riverside	-	-	1	-	-	1
Riverview	10	6	7	-	8	31
Sandy Hill	1	5	17	2	10	35
South Paterson	-	4	1	-	1	6
Stoney Road	-	-	-	-	-	-
Tenth Avenue	1	5	9	-	3	18
Totowa	1	8	-	-	1	10
Wrigley Park	10	19	24	10	32	95
TOTAL	36	67	136	14	112	365

Source: Paterson Police Department.

TABLE VI

MAJOR JUVENILE DELINQUENCY INFRACTIONS BY NEIGHBORHOOD

CITY OF PATERSON, 1964

<u>NEIGHBORHOOD</u>	<u>NUMBER OF INFRACTIONS</u>
Brooksloate	4
Bunker Hill	20
Downtown	43
Dublin	23
Eastside	4
Haledon	16
Hillcrest	-
Lackawanna Plaza	23
Lakeview	-
Near Eastside	13
People's Park	18
Railway	1
Riverside	12
Riverview	31
Sandy Hill	49
South Paterson	-
Stoney Road	5
Tenth Avenue	20
Totowa	27
Wrigley	<u>82</u>
TOTAL	391

"Juvenile Delinquency" includes the following crime classifications: robbery, larceny, larceny of auto, assault, drunkenness, disorderly person, narcotics, motor vehicle violation and offenses against family.

Source: Paterson Police Department.

V. CHARACTERISTICS OF FAMILIES AFFECTED

BY POOR HOUSING; SAMPLE HOUSING

REHABILITATION SURVEY

One of the elements required by the Federal Government for a Neighborhood Analysis as covered by this report is an analysis of the characteristics of families affected by poor housing. This information is important in planning for urban renewal projects, publicly aided housing projects, and Housing Code enforcement programs.

In order to develop this information, 1960 Census data were analyzed together with--as a special step usually beyond the scope of a Master Plan but considered to be necessary for Paterson in order to obtain a realistic picture--a special sample housing inspection and interview survey covering 100 residential buildings in ten different sections of the City affected by substandard housing. The results of this survey as discussed below bear not only on family characteristics but also on structural conditions, neighborhood environmental problems, and on the financial feasibility of Housing Code enforcement.

CENSUS FINDINGS

While the 1960 Census did not separate out the characteristics of the families occupying substandard housing units, a general pattern can be deduced by comparing the various factors related to housing. One such comparison is between families in the "poverty" group of under \$3,000 yearly income and the number of substandard housing units in the City. The numbers are strikingly similar:

Total Families in "Poverty" Group (Master Plan Report II, <u>Basic Economy</u> , Table XVII)	6,519
White	5,336
Nonwhite	1,183
Total substandard units (last page of Chapter III above)	7,271

The comparison is brought even closer by the point that the Census included a number of substandard units--around 1,000--which were vacant and about to be torn down as part of the First Ward Urban Renewal Project at the time the Census was being taken.

These figures also illustrate that substandard housing in Paterson is not occupied only by Negroes and Puerto Ricans (the latter made up 434 of the 5,336 white families in the poverty group shown above). A larger percentage of Negroes and Puerto Ricans live in substandard housing: Map 7 shows that most Negroes in 1960 lived in areas shown elsewhere in this report to have high concentrations of substandard housing. However, some substandard housing is found in white neighborhoods and is undoubtedly related to the larger total number of white families in the poverty group reported in 1960.

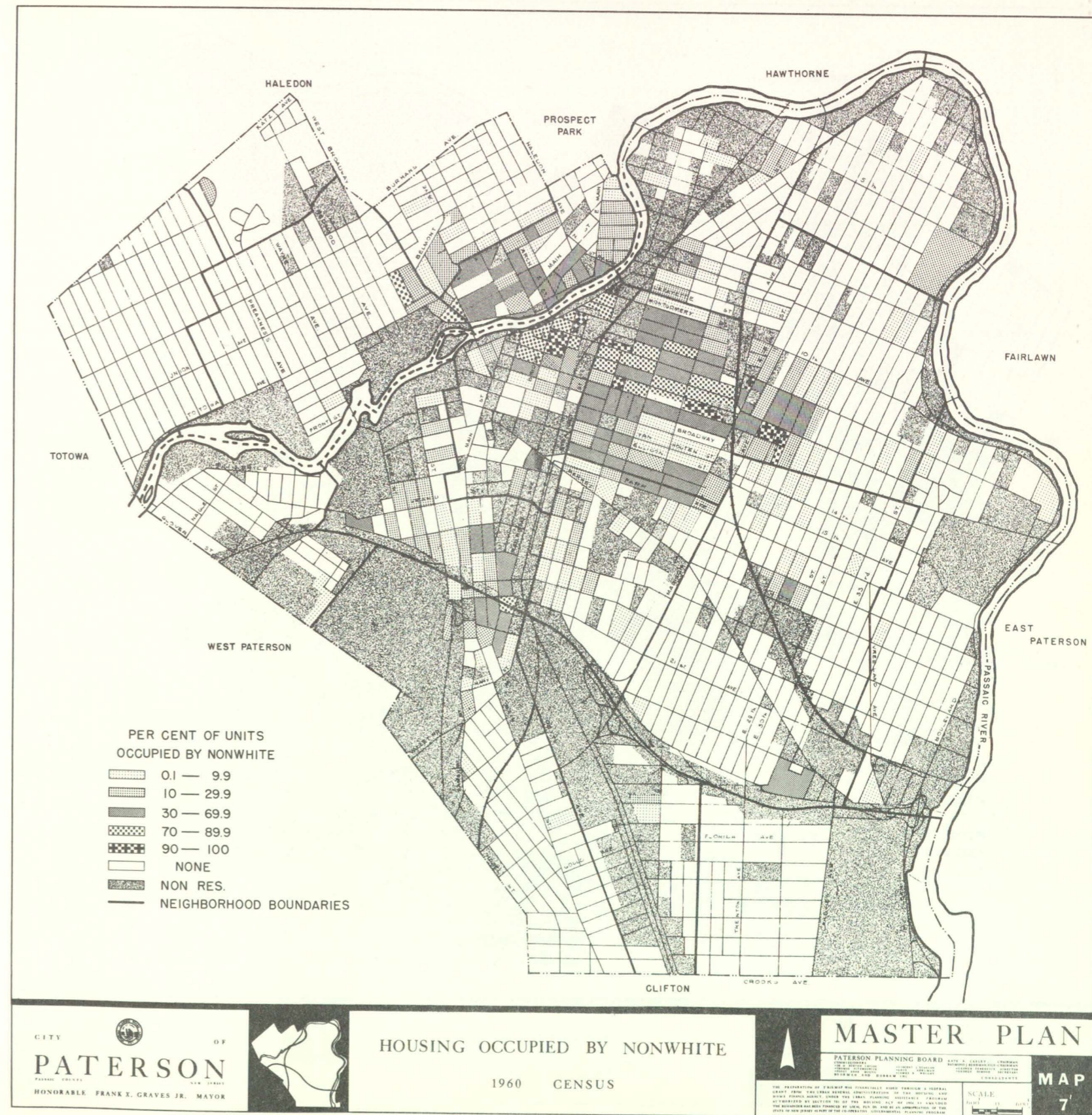
Map 8, Average Rent by Block, shows that at least for Negroes and Puerto Ricans, rent is not directly related to housing condition. Some blocks in Wrigley Park, for example, show relatively high average rents while at the same time, from Map 5, have a high proportion of substandard units. This point, emphasized further in the next section below, is one of the most serious aspects of the housing problem in Paterson and other older cities: poor families have to pay high rents (even where part of the rent is paid by welfare funds) due to a shortage of available housing, which in turn makes the substandard housing profitable to its owners and tends to perpetuate it. A Housing Code such as Paterson has now adopted can force the owners to make repairs up to a minimum standard, which as discussed in the next section below we believe can be done without reducing the profitability of the housing too much; but there is still a need to increase the incomes of the families through attracting more and better business and industry to the City as well as through Anti-Poverty direct aid programs.

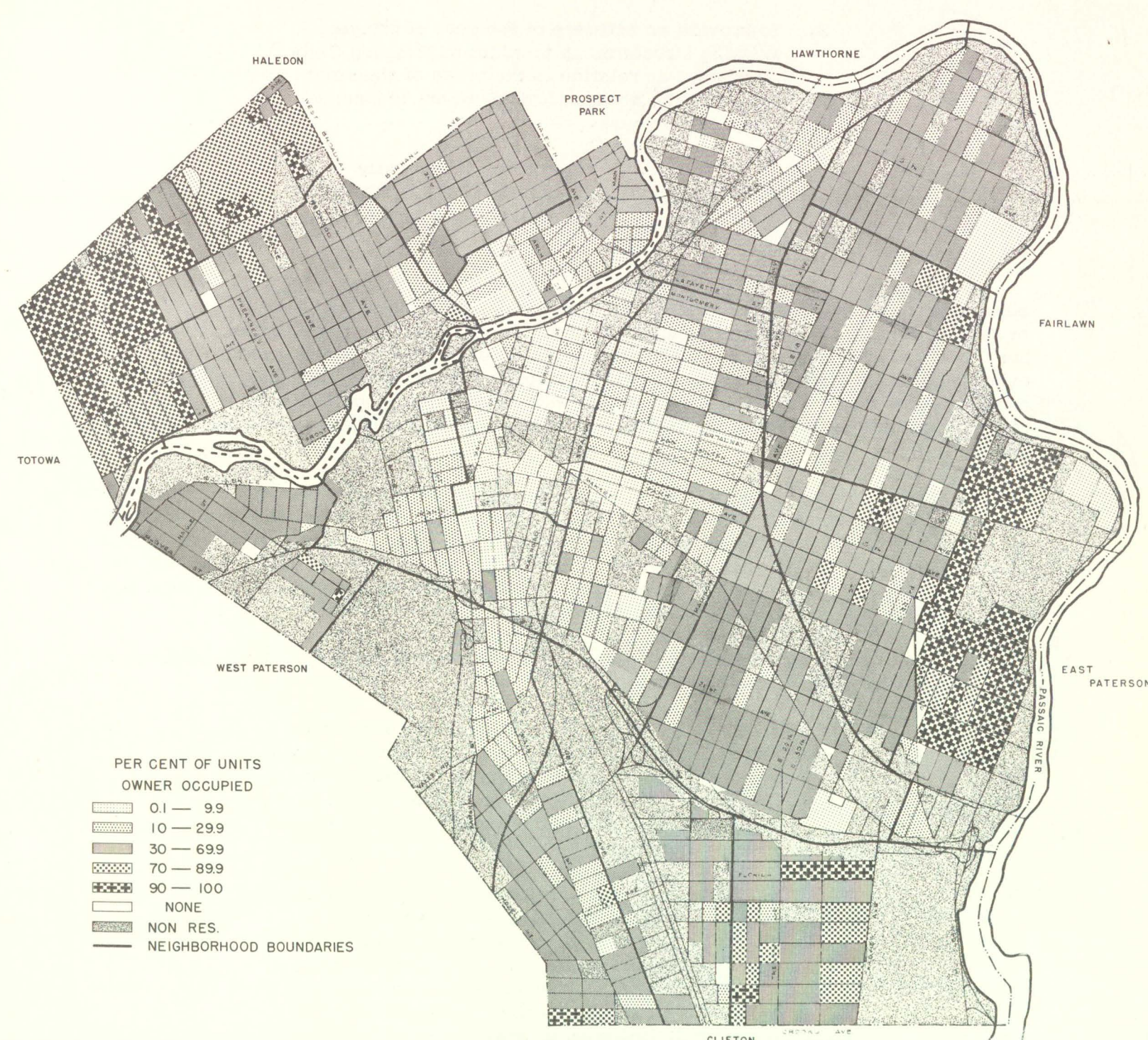
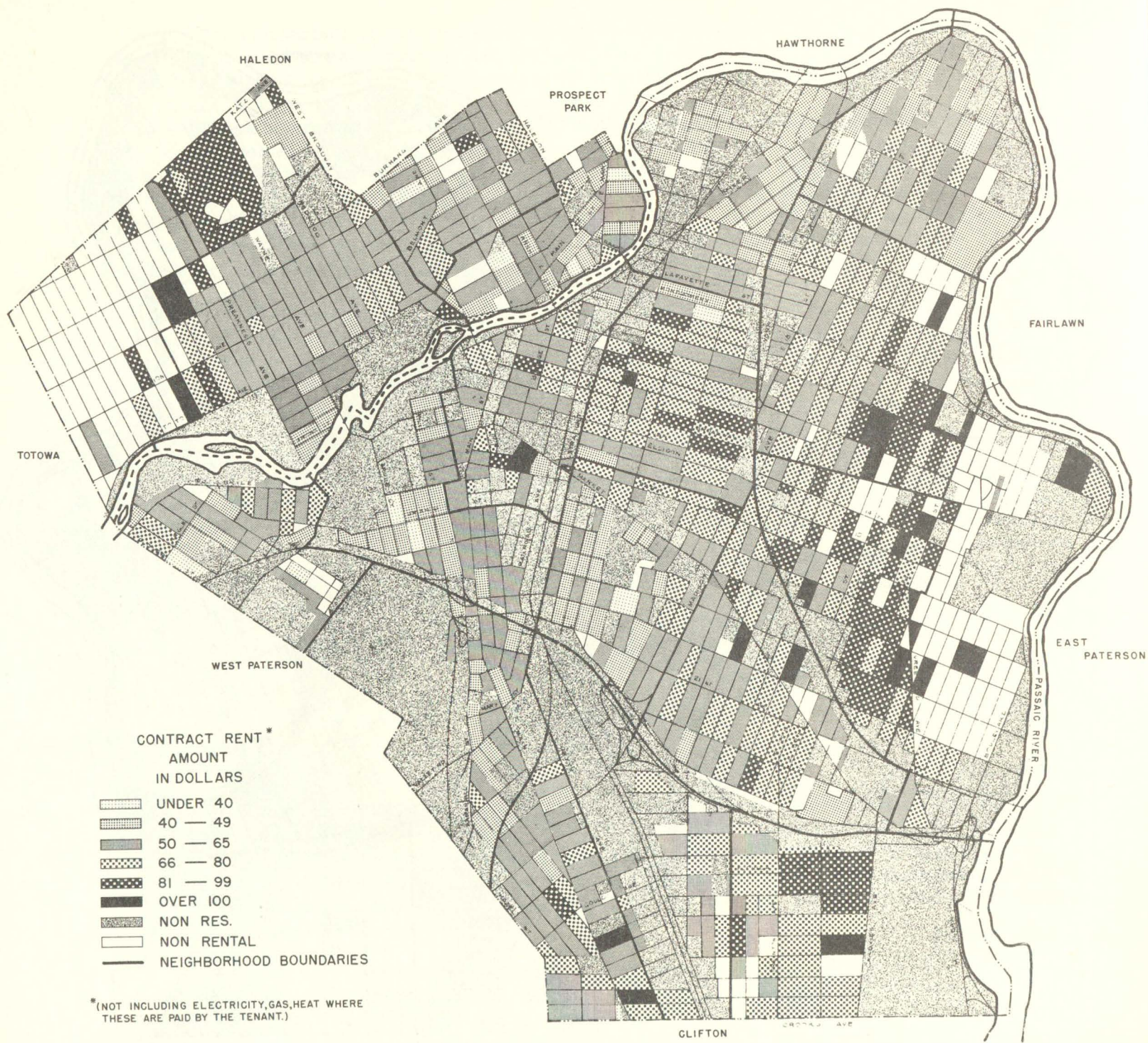
Map 9, Home Ownership, illustrates that in Paterson the problem of substandard housing is largely limited to areas with a high proportion of renters.

SAMPLE HOUSING SURVEY

A sample survey of housing conditions and feasibility of rehabilitation was carried out in late 1964 as part of the Master Plan program by Messrs. William Fox and Joseph Lunnemann of the City of Philadelphia Department of Licenses and Inspections. The survey covered five structures in each of ten different areas of the City selected on the basis of the Boorman and Dorram, Inc. City-wide exterior structural condition and land use survey, and was intended for the following general purposes:

1. To provide a check on the Consultants' evaluation of structural conditions made by looking at structures from the outside. The sample survey consisted of detailed interior as well as exterior inspections.





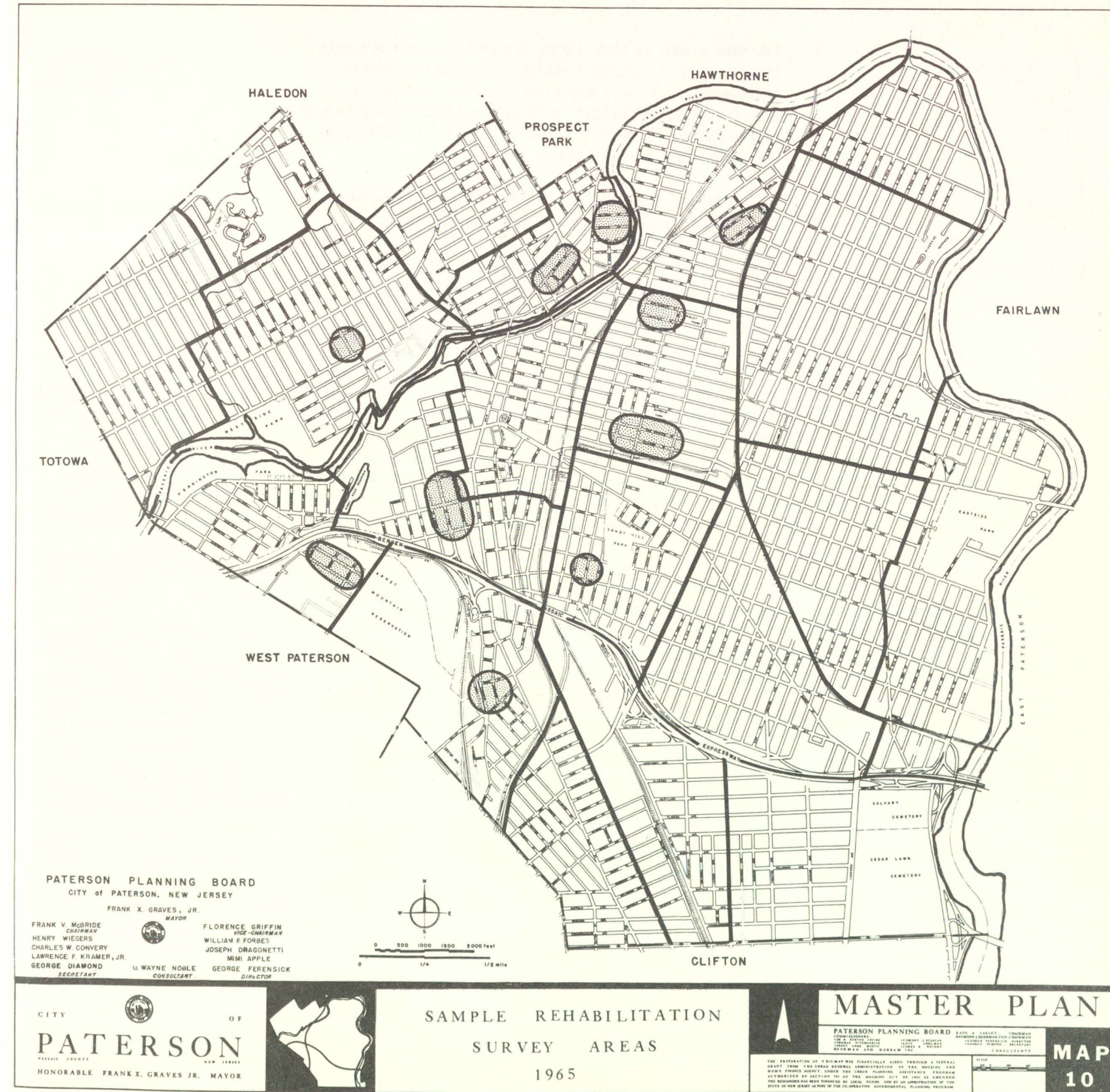
2. To provide an estimate of the cost of bringing existing structures up to minimum Housing Code standards, in relation to the value of the structures and the ability of their owners to finance such improvements.
3. To develop a general picture of the family characteristics and incomes of the occupants of housing subject to deterioration in the City.

Since the Master Plan cannot go into great detail in planning for urban renewal and other neighborhood improvement programs in particular local sections of the City--this would be the function of a Community Renewal Program--this survey was not intended to be comprehensive and was limited by the relatively small number of structures surveyed. However, even though such a survey is not a normal requirement for a Master Plan, it was felt highly desirable to obtain a more practical down-to-earth idea of housing conditions and family characteristics by this means than only by relying on overall statistics and general observations.

It was also intended in the survey to make use of the extensive experience and backgrounds of the surveyors, Messrs. Fox and Lunnemann. The City of Philadelphia, for which Mr. Fox was serving as chief of the Neighborhood Improvement Section of the Department of Licenses and Inspections, has pioneered in the field of housing rehabilitation and has, for example, under Mr. Fox's direction completed one of the few successful rehabilitation projects to date in the nation (the East Poplar Project).

Conclusions drawn from the survey, so far as general conclusions can be drawn on this limited survey base, are as follows:

1. A consistent pattern was found in the areas surveyed, which consisted largely of older housing in various degrees of deterioration, of smaller, older families where occupancy was white, and younger, larger families where occupancy was Negro or Puerto Rican.
2. The estimated cost of repairs to bring the structures to minimum desirable Housing Code standards was generally surprisingly low. For most areas, this averaged around 5 per cent of the assessed value of the structures. Evidently, repairs to meet minimum health standards (but not necessarily full rehabilitation for long-term use) would not work an undue financial hardship on owners and occupants.



3. For the areas in the worst condition, investments in repairing existing buildings beyond minimum code standards are not economically justified, and it would be better to clear and redevelop these areas rather than to try to use existing buildings for long-term occupancy.

4. The level of present rents paid by the occupants does not seem to be related to the condition or desirability of the structure, or the ability of the tenants to pay. The highest rents are paid in Negro areas, and the lowest in stable white areas. However, a few badly dilapidated structures were found with low rents and with extremely low-income Negro occupants.

We conclude that the survey supports the desirability of a large-scale City program of code enforcement and assistance to owners and tenants in making necessary repairs and providing adequate maintenance. Much of the existing housing is basically sound and has adequate facilities, but requires maintenance. There is a strong apparent incentive for property owners in areas where the population is changing to reduce maintenance standards since higher rents can be obtained from Negro and Puerto Rican families regardless of the condition of the housing.

At the same time, the Anti-Poverty Program is badly needed to raise the incomes of Negro and Puerto Rican families or at least provide greater opportunities for their children. Many of these families are evidently now paying rents which they cannot really afford. Raising incomes would be a better alternative than building more public housing, although in view of the size of the problem this may well be needed.

The accompanying Map 10 indicates the ten areas which the survey covered. Table VII summarizes the survey results. The addresses of the particular buildings surveyed are not included in the table so as not to violate the privacy of owners and tenants, and since some of the conditions found may have changed since the survey was made.

Appendix B at the end of this report presents Mr. Fox's narrative comments on the ten areas surveyed, going beyond statistics to indicate the kind of practical understanding of the condition of an area which is a necessary part of urban renewal analysis.

TABLE VII
SUMMARY OF FINDINGS, SAMPLE STRUCTURAL SURVEY, 1964

NEIGHBORHOOD	No. of Families in Building	Owner or Renter Occupied	Assessed Value	Estimated Cost of Repairs	Comments on Condition	Family No. 1: Size of Family	Number Children	No. of Bed-rooms	Head of Family Sr. Citizen?	Rent (Contract)	Rent Incl. Heat?	Annual Income	No. of Years Lived In Unit	In City	Family No. 2: Size of Family	Number Children	No. of Bed-rooms	Head of Family Sr. Citizen?	Rent (Contract)	Rent Incl. Heat?	Annual Income	No. of Years Lived In Unit	In City
Bunker Hill	1	O	\$ 6,000	\$ 97		2		3	Yes	-		\$2,400 (Ret.)	39										
	1	R	10,650	25		3		2	No	\$ 65		8,500	12										
	2	O	7,900	109		1		1	-	-		5,000	30										
	2	O	13,750	Just spent \$3,000 on renovation		2		1	No	-		N. A.	12										
	2	O	17,500	Just spent \$400 rewiring		2		2	Yes	-		8,000	23	23	3	1	1	No	50	Yes	\$3,000 (Ret.)	1	30
Riverview (Northeast Section)	2	R	6,630	1,119	Poor	5 (Negro)	3	2	No	-		2,500	N. A.		8	7	3	No	N. A.		3,500	1	10
	2	O	3,150	947		8	6	3	No	-		4,000	N. A.		1			Yes	40	Yes	-	-	-
	1	R	5,900	151		9 (P.Rican)	7	4	No	35		7,000	1	6				No	Owns		4,000	7	20
	2	O	7,280	254		2 (Negro)	1	1	No	65		3,000 (wel.)	2 mo.	2	7 (Negro)	5	3	No			4,000	7	20
	1	R	4,650	700		5 (Negro)	3	4	No	100								No			4,000	7	20
Riverview (Central Section)	2	O	9,580	293		1		1	Yes	60	Yes	1,500 (Ret.)	2	30	1		1	Yes	-		1,500	30	30
	5	R	13,360	220		2 (Negro)	1	1	No	110	Yes	4,000	3	20									
	1 + Store	R	27,950	1,409		6 (Negro)	3	3	No	50	No	6,000	2	16									
	1	R	11,260	386		5 (Negro)	3	3	No	85	Yes	4,000	1 1/2	5									
	2	R	6,330	242		3		3	No	83	No	4,500	5	10									
Totowa	2, Attached	R	28,050	398		2		2	Yes	48	No	3,000 (Ret.)	6	20			Yes	42	No		1,500 (Ret.)	12	-
	3	O	10,400	None		5	2	2	No	-		N. A.	1 1/2	20	1	2	Yes						
	2	R	27,700	205		2		2	No	-		2,000 (Ret.)	4	10									
	6 + Store	R	12,600	542		1		1	Yes	50	No	1,500	11	68	2	2	No	N. A.			7,000	10	17
	2	O	7,850	126		5	1	3	No	35	No	6,000	4	25	4	2	No	60	No		4,000	7	-
Stoney Road	1	O	4,500	None		2		2	No	-		6,000	28	28							5,000	2	5
	2	R	6,880	470		4 (Negro)	2	4	No	60	No	4,500	4	30	4 (Negro)	2	3	No	70	No	3,000	1	3
	1	O	4,000	405		8	6	2	No	-		5,500	20	20									
	1	O	4,000	283		6	3	2	No	-		6,500	4	41									
	1, Attached	R	4,000	423		7	4	4	No	-		4,500	50	50									
Dublin	2	O	7,150	150		3	1	2	No	-		6,500	12										
	2	O	10,000	13		3		3	Yes	-		1,500	20	20	N. A.	1				80	Yes		
	3	R	16,250	86		6 (P. Rican)	4	1	No	1180	Yes	3,600	1	5 1/2	3 (P.R.)	3	2	No	80	No	3,500	1	5
	1	O	6,300	18		3	1	2	Yes	-	No	6,000	30	30									
	3	R	13,000	57		3	1	2	No	52	No	3,500	5										
Sandy Hill	2	R	7,500	235		6 (P. Rican)	4	?	No	-		4,000	1	4							5,000	2	30
	2	O	8,000	344		5	2	2	Yes	-		5,500	10										
	1 + rooms	O	5,250	484	Poor	4 (Negro + roomer)	3	3	Yes	Room \$10	Yes	2,500	10		5 (P.R.)	3	4	No	65	No	3,000	1	1
	2	R	14,000	15		3	1	2	No	53	No	6,000	30	40									
	2	R	12,630	614		9 (P. Rican)	7	4	No	80	No	under \$3,000	3 mo.	4	5	2	2	No	53	No	6,000	45	45
Wrigley Park (Southern Section)	2	O	13,500	65		2		2	Yes	-	Yes	8,000	20								3,000	1	1
	4 + rooms	R	7,500	483		2		2	No	-		N. A.	1	1									
	3	O	6,400	288		2		?	No	-		owns R.Est.	4	6	1	1	Yes	60	Yes		-	18	
	2 + rooms	O	10,000	303	Poor	2		-	Yes	-		Man.Rm. House	6	6				Apt. Mgr.			5,000	1	
	4	R	11,600	187		1		-	No	-		4,000	3 mo.										
Wrigley Park (Northern Section)	2	O	6,000	374		1		1	Yes	-		1,200	18								2,000 (wel.)	3 mo.	4
	2	O	7,500	71		4 (Negro)	2	2	No	-		4,000	8		1								
	1	O	3,750	25		1		2	Yes	-		1,000	17 1/2										
	2	R	20,500	705		2 (Negro)	1	1	No	50	No	6,000	4	9	2 (Negro)	1	1	No	50	No	3,500	6	20
	1	O	6,650	27		2 (Negro)	3	3	No	-		7,000	35	35									
Lackawanna Plaza	2	R	8,200	111		2		3	-			3,000	4	40	1	2	Yes	40	No		3,000	4	
	2	R	5,900	30		3 (Negro)		-	Yes	40	No	2,500	1 mo.	2 mo.	5 (Negro)	2	2	Yes	40	No	3,000	N.A.	
	2	R	6,800	730	Demol.	9 (Negro)	5	3	No	-		2,500	2								5,000	4 mo.	
	1	R	9,500	722	Demol.	2		2	Yes	-		2,500	6	20									

VI. ADEQUACY OF COMMUNITY FACILITIES

Community facilities--schools, parks, playgrounds, libraries and other facilities provided by the City--frequently have a relation to housing conditions in urban neighborhoods. Master Plan Report 5, Community Facilities Survey, reported on existing facilities in the City and their condition, and projected present and future needs for additional facilities in relation to the City's population. Among other findings, it was noted that there was an immediately foreseeable need for another elementary school; this has now been reflected in the City's decision to proceed with a new school in the Sandy Hill area.

It was noted in the Community Facilities Survey that substantial progress have been made in improving the condition of the schools in the City's older neighborhoods. A relatively small number of schools will need to be replaced in the foreseeable future, but the main problem is one of providing additional capacity for the growing school population in the central sections of the City where there has been a heavy in-migration of young Negro and Puerto Rican families. It was further noted, however, that many of the schools, particularly in these older central sections, are on extremely inadequate sites which provide greatly substandard playground area.

For this present analysis, the adequacy of recreation space as a whole, including parks and playfields as well as playgrounds, is evaluated on a neighborhood by neighborhood basis. Those neighborhoods with the greatest amount of substandard housing are shown by this analysis to have the greatest deficiency in recreation space, a relationship which can be used under potential urban renewal programs to form a basis for community improvement through new and improved recreation facilities in these areas.

PROCEDURE

To determine the adequacy of available public open space and recreation facilities, variables such as the size of the neighborhood and the age, social and economic status of the residents, must be considered along with the availability, quantity, accessibility, design, size, and location of the open space. Other considerations are the quality of supervision, variety and appropriateness of programs, condition and quantity of equipment, and the quality of maintenance. Each of these variables will ultimately affect any precise numerical recommendation for an adequate supply of neighborhood facilities.

Since the variable factors referred to are constantly changing and some are not really measurable, it is necessary to use overall average standards. A number of professional

organizations have done extensive research on such standards.* This report uses a composite of the standards adopted by these national groups with the minimum levels of the recommendations by these professional organizations used in each case.

Minimum Standards Adopted

- Playgrounds: 1 acre per 1,000 population
- Neighborhood Parks: 1 acre per 1,000 population
- Playfields: 1.25 acres per 1,000 population
- Major (Community Parks): 2.5 acres per 1,000 population

Total: 5.75 acres per 1,000 population

Special facilities

- Swimming Pool - several acres or 3% of population at any one time.
- Athletic Stadium - 5 acres

Each neighborhood has been evaluated on the basis of the 1964 population, as projected from the 1960 Census for new housing construction and demolitions, but without taking into account natural increase and migration, for which data are not available.

ADJUSTMENTS

Because the use of recreational facilities and open spaces can overlap one specific neighborhood, adjustment was made in the analysis to accommodate this possibility. Rather than evaluate each neighborhood independently, communities of 2 or 3 abutting neighborhoods were chosen for evaluation for all facilities, except playgrounds. Playgrounds are most often used by young children who are less likely to play outside their immediate neighborhood, and therefore were evaluated at a neighborhood level.

* State of New Jersey, Department of Conservation and Economic Development; Regional Plan Association; American Society of Planning Officials; National Recreation Association; Local Planning Administration; and the American Health Association.

ANALYSIS BY NEIGHBORHOOD (see also Table VIII)

Major Parks

The purposes of major parklands, to provide natural preserves for weekend or vacation activities--swimming, fishing, boating, hiking, riding, camping--necessitate large tracts of land assembled beyond the more densely settled urban areas. Paterson, along with other communities in the area, is served by a number of major park facilities of all kinds. Some examples are the 398 acre Garret Mountain Reservation, the Passaic County Golf Course, Thunder Mountain, Ringwood Manor, Norvin Green State Forest, Bearfort Mountain and Lake Hopatcong State Forest. The Federal government is now preparing a 62,370 acre National Park at Tocks Island in Sussex County. These parks serve the entire region, rather than one city alone.

Playgrounds

There are insufficient public playgrounds in every neighborhood in the City. All neighborhoods have a severe shortage, with a total deficiency of 113.8 acres:

- | | |
|----------------|-----------|
| 1. Brooksloate | 1.8 acres |
| Hillcrest | 2.9 acres |
| Totowa | 7.9 acres |

This community of three neighborhoods, totalling 18,899 persons has a playground deficiency of 12.6 acres.

- | | |
|------------|-----------|
| 2. Haledon | 5.4 acres |
| Riverview | 2.5 acres |

This community of two neighborhoods, totalling 16,417 persons, has a playground deficiency of 10.9 acres.

- | | |
|----------------|-----------|
| 3. Stoney Road | 1.2 acres |
| Dublin | 8.1 acres |
| Part Downtown | 3.0 acres |

This community of two neighborhoods and part of a third neighborhood, totalling 15,892, has a playground deficiency of 12.3 acres.

TABLE VIII

PARKS, PLAYGROUNDS, AND PLAYFIELDS BY NEIGHBORHOOD
COMPARED WITH NATIONAL STANDARDS*, CITY OF PATERSON

NEIGHBORHOOD	School Play-grounds Sch. # Acre	Non-School Play-grounds	Total Ex-isting Play-grounds	Minimum Necessary Playgrounds	Additional Needed Playgrounds	School Play-fields Sch. # Acre	Non-School Play-fields	Total Ex-isting Avail. Play-fields	Minimum Necessary Playfields	Additional Needed Playfields	Neighbor-hood Parks	Total Ex-isting Neighbor-hood Parks	Minimum Necessary Neigh. Parks	Additional Needed Neigh. Parks	1960 Population Under 5	1960 Population 5-14	1960 Population 15-39	1960 Population Over 65	1960 Total Population	1964 Total Population**	Difference 1960-1964	
Brookloate	-	.9	.9	2.7	- 1.8	-	1.1	1.1	4.7	- 3.6	-	1.4	2.7	- 1.3	273	663	792	123	2,425	2,735	+ 310	
Bunker Hill	10 .5	-	1.1	6.4	- 5.3	10 -	3.6	.9	3.4	+ 1.3	1.4	1.4	6.4	- 6.4	667	997	2,070	719	6,251	6,386	+ 135	
Downtown	-	.2	.2	6.3	- 6.1	-	-	-	7.9	- 7.9	-	.2	6.3	- 6.1	797	914	2,284	637	6,369	6,314	- 55	
Dublin	2 .4	.2	1.0	9.1	- 8.1	2 -	.9	.9	11.4	- 10.5	-	-	9.1	- 9.1	1,126	1,655	3,100	917	8,990	9,156	+ 166	
Eastside	20 .7	1.0	1.7	4.5	- 2.8	20 1.0	9.5	10.5	5.6	+ 4.9	.3	.8	4.5	- 3.7	412	926	1,520	462	5,037	4,566	- 471	
Haledon	17 .2	.2	.4	5.8	- 5.4	17 -	1.1	1.1	7.2	- 6.1	.5	-	5.8	- 5.8	532	797	1,720	800	5,625	5,798	+ 173	
Hilcrest	27 1.6	-	1.6	4.5	- 2.9	27 -	-	-	5.6	- 5.6	-	-	4.5	- 4.5	420	828	1,415	335	4,461	4,548	+ 87	
Lackawanna Plaza	8 .8	2.2	3.0	4.3	- 1.3	8 -	2.2	2.2	5.4	- 3.2	.2	.2	4.3	- 4.1	480	778	1,537	398	4,373	4,298	- 75	
Lakeview	25 1.0	-	1.0	4.5	- 3.5	25 3.2	-	3.2	5.6	- 2.4	-	-	4.5	- 4.5	353	577	1,272	364	3,956	4,537	+ 581	
Near Eastside	13 .9	-	.9	7.3	- 6.4	13 -	-	-	9.1	- 9.1	-	-	7.3	- 7.3	534	1,083	2,299	1,129	7,950	7,262	- 688	
People's Park	16 .2	.9	2.0	10.6	- 8.6	16 -	.8	.8	13.1	- 12.3	.1	.5	10.6	- 10.1	1,017	1,914	3,246	1,297	10,589	10,583	- 6	
Railway	-	-	-	2.2	- 2.2	-	-	-	-	-	-	-	2.2	- 2.2	199	328	693	202	2,063	2,204	+ 141	
Riverside	18 .8	.3	2.4	3.9	- 1.5	18 -	1.8	2.8	4.9	- 2.1	-	-	3.9	- 3.9	831	1,233	2,475	786	7,643	3,931	-3,712	
Riverview	4 .6	.8	5.1	10.6	- 5.5	4 -	1.0	1.0	13.2	- 12.2	.3	3.1	10.6	- 7.5	1,086	1,653	2,728	748	8,225	10,619	+2,394	
Sandy Hill	11 .3	.6	.9	12.1	- 11.2	11 3.	2.9	2.9	15.1	- 12.2	-	-	12.1	- 12.1	1,098	1,811	3,856	1,363	11,445	12,113	+ 668	
South Paterson	9 .6	-	.6	7.3	- 6.7	9 -	-	-	9.1	- 9.1	.1	.6	7.3	- 6.7	656	1,048	2,226	975	7,157	7,278	+ 121	
Stoney Road	7 .6	1.8	2.4	3.6	- 1.2	7 -	8.4	8.4	4.5	+ 3.9	-	-	3.6	- 3.6	361	561	1,177	368	3,567	3,579	+ 12	
Tenth Avenue	21 .8	.3	4.7	16.5	- 11.8	21 -	.8	.8	20.6	- 19.8	-	-	16.5	- 16.5	1,040	1,734	3,685	1,474	11,906	16,475	+4,569	
Totowa	5 1.5	1.8	3.7	11.6	- 7.9	5***	5.1	5.1	14.5	- 9.4	.1	.1	11.6	- 11.5	935	1,452	3,295	1,452	11,470	11,616	+ 146	
Wrigley Park	14 .3	-	-	-	-	14 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	211.1	13.7	34.8	148.6	-113.8	7.2	41.1	45.3	185.4	-140.1	10.5	10.5	148.6	-138.1	17,796	27,042	55,553	15,782	143,663	148,850	+5,187	

* Playgrounds: 1.5 Acres Per 1000, Ages 1-14
Playgrounds: 1.5 Acres Per 1000, Ages 15-39
Neighborhood Parks: 1 Acre Per 1000 Total Population.

** From new housing construction and demolitions; not, however, taking into account natural increase and migration, for which data are not available.

*** Hinchcliffe Stadium: Used only on special occasions. Can be rented by Board of Recreation from Board of Education.

- 4. South Paterson 6.7 acres
- Lackawanna 1.3 acres

This community of two neighborhoods, totalling 11,576 persons, has a playground deficiency of 8.0 acres.

- 5. Railway 2.2 acres
- Lakeview 3.5 acres

This community of two neighborhoods, totalling 6,741 persons, has a playground deficiency of 5.7 acres.

- 6. People's Park 8.6 acres
- Sandy Hill 11.2 acres

This community of two neighborhoods, totalling 22,696 persons, has a playground deficiency of 19.8 acres.

- 7. Bunker Hill 5.3 acres
- Wrigley Park 13.6 acres
- Part Downtown 3.1 acres

This community of two neighborhoods and part of a third, totalling 24,395 persons, has a playground deficiency of 22.0 acres.

- 8. Eastside 2.8 acres
- Near Eastside 6.4 acres

This community of two neighborhoods, totalling 11,828 persons, has a playground deficiency of 9.2 acres.

- 9. Riverside 1.5 acres
- Tenth Avenue 11.8 acres

This community of two neighborhoods, totalling 20,406 persons, has a playground deficiency of 13.3 acres.

Playfields

Only three neighborhoods: Brooksloate, Stoney Road, and Eastside have surplus playfield acreage. However, each of these neighborhoods abut other neighborhoods which have such large deficits of playfield space that the surplus acreage is inadequate to serve the larger community population. All communities, therefore, have inadequate playfield space. There is a total deficiency of 137.1 acres for playfield use:

- | | |
|----------------|------------|
| 1. Brooksloate | +1.3 acres |
| Hillcrest | 5.6 acres |
| Totowa | 9.4 acres |

This community has a playfield deficiency of 13.7 acres.

- | | |
|------------|------------|
| 2. Haledon | 6.1 acres |
| Riverview | 12.2 acres |

This community has a playfield deficiency of 18.3 acres.

- | | |
|----------------|------------|
| 3. Stoney Road | +3.9 acres |
| Dublin | 10.5 acres |
| Part Downtown | 3.9 acres |

This community has a playfield deficiency of 10.5 acres.

- | | |
|-------------------|-----------|
| 4. South Paterson | 9.1 acres |
| Lackawanna | 3.2 acres |

This community of two neighborhoods has a playfield deficiency of 12.3 acres.

- | | |
|-----------------|-----------|
| 5. Part Railway | 2.7 acres |
| Lakeview | 2.4 acres |

This community of two neighborhoods has a playfield deficiency of 5.1 acres.

- | | |
|------------------|------------|
| 6. People's Park | 12.4 acres |
| Sandy Hill | 9.2 acres* |

This community of two neighborhoods has a playfield deficiency of 21.6 acres.

- | | |
|----------------|-------------|
| 7. Bunker Hill | - 7.1 acres |
| Wrigley Park | -18.5 acres |
| Part Downtown | - 3.9 acres |

This community of two neighborhoods and part of a third has a playfield deficiency of 29.5 acres.

* This figure includes Bauerle Field, which is actually not available to the general public.

- | | |
|---------------|------------|
| 8. Eastside | +4.9 acres |
| Near Eastside | -9.1 acres |

This community of two neighborhoods has a playfield deficiency of 4.2 acres.

- | | |
|--------------|-------------|
| 9. Riverside | - 2.1 acres |
| Tenth Avenue | -19.8 acres |

This community of two neighborhoods has a playfield deficiency of 21.9 acres.

Neighborhood Parks

All communities, and all individual neighborhoods, have an inadequate supply of neighborhood parks. There is a total deficiency of 138.1 acres for neighborhood parks.

- | | |
|----------------|-------------|
| 1. Brooksloate | - 1.3 acres |
| Hillcrest | - 4.5 acres |
| Totowa | -11.5 acres |

This community has a neighborhood park deficiency of 17.3 acres.

- | | |
|------------|------------|
| 2. Haledon | -5.8 acres |
| Riverview | -7.5 acres |

This community has a neighborhood park deficiency of 13.3 acres.

- | | |
|----------------|------------|
| 3. Stoney Road | -3.6 acres |
| Dublin | -9.1 acres |
| Part Downtown | -3.0 acres |

This community has a neighborhood park deficiency of 15.7 acres.

- | | |
|-------------------|------------|
| 4. South Paterson | -6.7 acres |
| Lackawanna | -4.1 acres |
| Part Railway | -- |

This community has a neighborhood park deficiency of 10.8 acres.

- 5. Part Railway -2.2 acres
- Lakeview -4.5 acres

This community has a neighborhood park deficiency of 6.7 acres.

- 6. People's Park -10.1 acres
- Sandy Hill -12.1 acres

This community has a neighborhood park deficiency of 22.2 acres.

- 7. Bunker Hill - 6.4 acres
- Wrigley Park -11.4 acres
- Part Downtown - 3.1 acres

This community has a neighborhood park deficiency of 20.9 acres.

- 8. Eastside -3.7 acres
- Near Eastside -7.3 acres

This community has a neighborhood park deficit of 11.0 acres.

- 9. Riverside - 3.9 acres
- Tenth Avenue -16.5 acres

This community has a neighborhood park deficit of 20.4 acres.

Special Facilities

The major special recreation facilities in the City include: Hinchcliffe Stadium, 1.4 acres; the Lou Costello Swimming Pool, 6.0 acres; The Youth Center, Overlook Park, and the City Annex Gym.

Consideration should be given by the Board of Recreation to an air-bubble construction over the swimming pool to make it usable year round. In addition, at least one more swimming pool, based on Paterson's total population, and population density, should be constructed for year round utilization.

Bauerle Field and the Hinchcliffe Stadium are both owned by the Board of Education. If these valuable properties were made available to the municipal government (in order to be utilized to a greater extent than they are presently), the effects of the severe recreational shortages could be reduced significantly.

Bauerle Field could be the location for a municipal recreation center housing a variety of sporting facilities at different levels. It is very accessible, it lies within a community with a high concentration of population, and it abuts other communities with heavy concentrations of development. A large recreational center could effectively reduce the lack of recreational facilities for the Downtown, Dublin, Stoney Road, South Paterson, Lackawanna, Railway, People's Park and Sandy Hill neighborhoods.

VII. CAUSES OF BLIGHT

The causes of blight in any older city like Paterson are complex and are related not only to the physical characteristics of the buildings involved but also to social factors such as the incomes of the families, their backgrounds and ways of living, and the economics of the housing market.

To comply with the Federal requirements for a Neighborhood Analysis and also to summarize the principal problems with which any urban renewal and housing programs in the City must deal, the following is a listing of the causes of blight which have emerged from the present survey:

1. Deterioration of Structures

The age of Paterson's housing and related factors of obsolescence are among the underlying causes of blight in the City's central neighborhoods. Paterson's greatest population growth took place between 1870 and 1910. During these forty years, the City added about 92,000 people, or nearly two-thirds of the amount of its present population. The greatest single decade of population growth was between 1890 and 1900 when the City added 26,824 people (U. S. Census of Population, quoted in Master Plan Report 1, Population Trends).

It can be seen from these figures that much of the housing in the City is 55 to 85 years old. Some of this housing was built for the City's wealthier citizens, and with proper maintenance can still be desirable today. Most of the housing, however, was built for the lower-income industrial workers, many of them immigrants, and was built to the minimum standards of their day. One of the most serious factors of obsolescence affecting this housing which cannot be removed by rehabilitation is high lot coverage and location of the building in many cases directly on the sidewalk line with no front yard. Even the original higher-income housing frequently has problems of excessive size and old-fashioned design which make conversion to modern standards difficult and expensive.

Aside from age and structural obsolescence, however, deterioration has also been caused by lack of maintenance. As mentioned above, housing pressures on low-income families have frequently allowed owners to maintain comparatively high rents without providing an adequate degree of maintenance. At the same time, the social problems associated with low income, such as broken families and juvenile delinquency, undoubtedly contribute on the tenants' end to difficulty of maintenance.

Overcrowding of housing units is another factor involved in housing deterioration. As discussed in previous chapters, this is present to a significant extent in Paterson's blighted neighborhoods, especially where there has been a substantial in-migration of Negro and Puerto Rican groups. At the same time, the landlords have contributed to this problem in many instances by carrying out inadequate conversions of dwelling structures to create more units. The City's recent program of registering and inspecting rooming houses can meet an especially urgent need in this regard. Strict building inspection of construction alterations and enforcement of zoning regulations without a granting of excessive variances is also important on the City's part.

2. Environmental Conditions

Many sections of Paterson's older central neighborhoods, as well as isolated sections of the outlying neighborhoods are subject to blight because of an adverse mixture of residential and nonresidential uses, either in the same structure, where apartments are located over stores or other commercial uses, or within the same neighborhood, where houses adjoin commercial or industrial uses. As a related factor, heavy nonresidential traffic through these areas reduces the liveability of the housing and discourages maintenance and improvement.

City actions to rearrange traffic patterns and rationalize zoning boundaries, as will be recommended in this Master Plan, can have a significant effect in reducing these adverse environment conditions. Here again, a policy of holding the line against zoning variances which would upset neighborhood patterns and create new adverse influences can be an important deterrent to blight. In some cases, however, clearance and redevelopment will be necessary for areas in which continued housing use is not practical, such as in sections isolated by industrial uses or in the path of needed industrial expansion in connection with the City's new highways.

3. Community Facilities

The figures on deficiencies in recreation areas presented in Chapter VI above do not indicate as strong a relation as might be expected between neighborhood deterioration and lack of recreation facilities, in that deficiencies in recreation areas apply to nearly all the City's neighborhoods. However, for the older central neighborhoods the lack of recreation space can have a stronger effect on housing conditions in that the residents of the area cannot as readily take advantage of recreation facilities outside the City. Especially in relation to juvenile delinquency, more extensive playground facilities with more effective improvements and organized recreation programs within the neighborhood can have a significant effect in improving overall housing conditions.

In particular areas, deficiencies in public utilities have created problems of housing deterioration. An example of this is the section in Sandy Hill in the vicinity of Essex Street between Summer Street and Straight Street, in which there is inadequate storm drainage and periodic flooding. This condition has been present for many years and is undoubtedly related to the extreme structural deterioration found in these blocks. The City has prepared a comprehensive plan for the improvement of sewer lines, but lack of funds has prevented the carrying out of more than certain sections of this plan.

VIII. DETAILED DESCRIPTION OF NEIGHBORHOODS

Presented below is a series of individual maps of each neighborhood, showing streets, approximate property lines, the outlines of existing buildings, and existing community facilities. While information on land use and structural condition is available in the Planning Board office using these maps as a base, it has not been practical to reproduce this information in this report. However, the pattern of structures itself indicates the density of development in each of the neighborhoods and the general character of its buildings.

Also included is a summary of statistics on each neighborhood and a brief evaluation of the character of the neighborhood and its principal problems where they have been found to exist.

Note: In each of the neighborhood maps, the title block at the lower left includes a small-scale outline map of the City showing the location of the neighborhood in relation to the City as a whole.

BROOKSLOATE

Boundaries: Haledon Borough boundary line on the northwest; West Broadway (the Haledon Borough line) on the northeast; Chamberlain Avenue on the southeast; and Preakness Avenue on the southwest.

Predominant Land Use and Character: Residential - divided between one-family houses and several large garden apartment developments. A scattering of two-family houses on the north and south.

This neighborhood developed mostly during the past two decades. The condition of structures is sound.

Brooksloate is a stable neighborhood which was fully developed by 1965.

Community Facilities: .9 acres of playgrounds, 4.7 acres of playfields, 1.4 acres of neighborhood parks for a total of 7.0 acres.

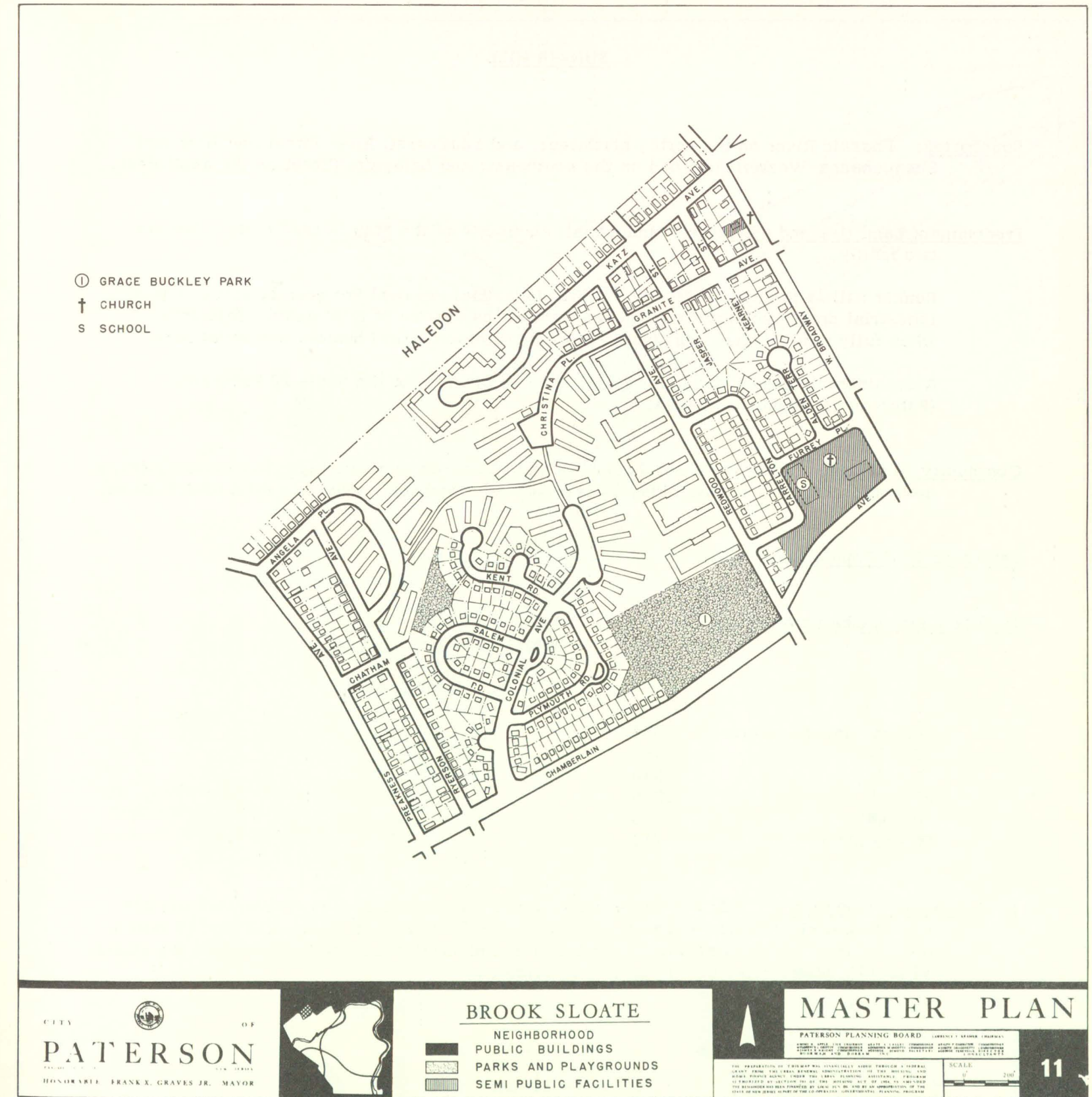
Estimated 1965 Population: 2,735

1960 Population Characteristics:

White Persons:	2203
Negro Persons:	222
Total	2425

Persons under 5 years:	273
5 - 14	663
15 - 24	297
25 - 39	495
40 - 64	574
65 and older	123

1964 Structural Conditions: 390 structures exist in the Neighborhood, 388 residential and 2 non-residential. Of the residential structures, 381 or 98% are sound, 7 or 2% deteriorated and 0 dilapidated. Of the nonresidential structures, 2 or 100% are sound, with none deteriorated or dilapidated.



BUNKER HILL

Boundaries: Passaic River on the north, northwest, and southwest; River Street and New York-Susquehanna-Western Railroad on the southeast; and Lafayette Street on the southwest.

Predominant Land Use and Character: Industrial; about 1/4 of the area is residential, largely two family.

Bunker Hill is the site of Paterson's first Industrial Renewal Project, 21 acres of prime industrial property ready for redevelopment at the writing of this study. This area, when fully redeveloped, will be the home of Paterson's first modern industrial park.

A considerable area along River Street is to be cleared for the Route 20 Extension (Paterson Peripheral Highway).

Community Facilities: Schools 10 and 22 on .49 and .56 acres respectively. 1.1 acres of playgrounds, .9 acres of playfields, .0 acres of neighborhood parks for a total of 2.0 acres.

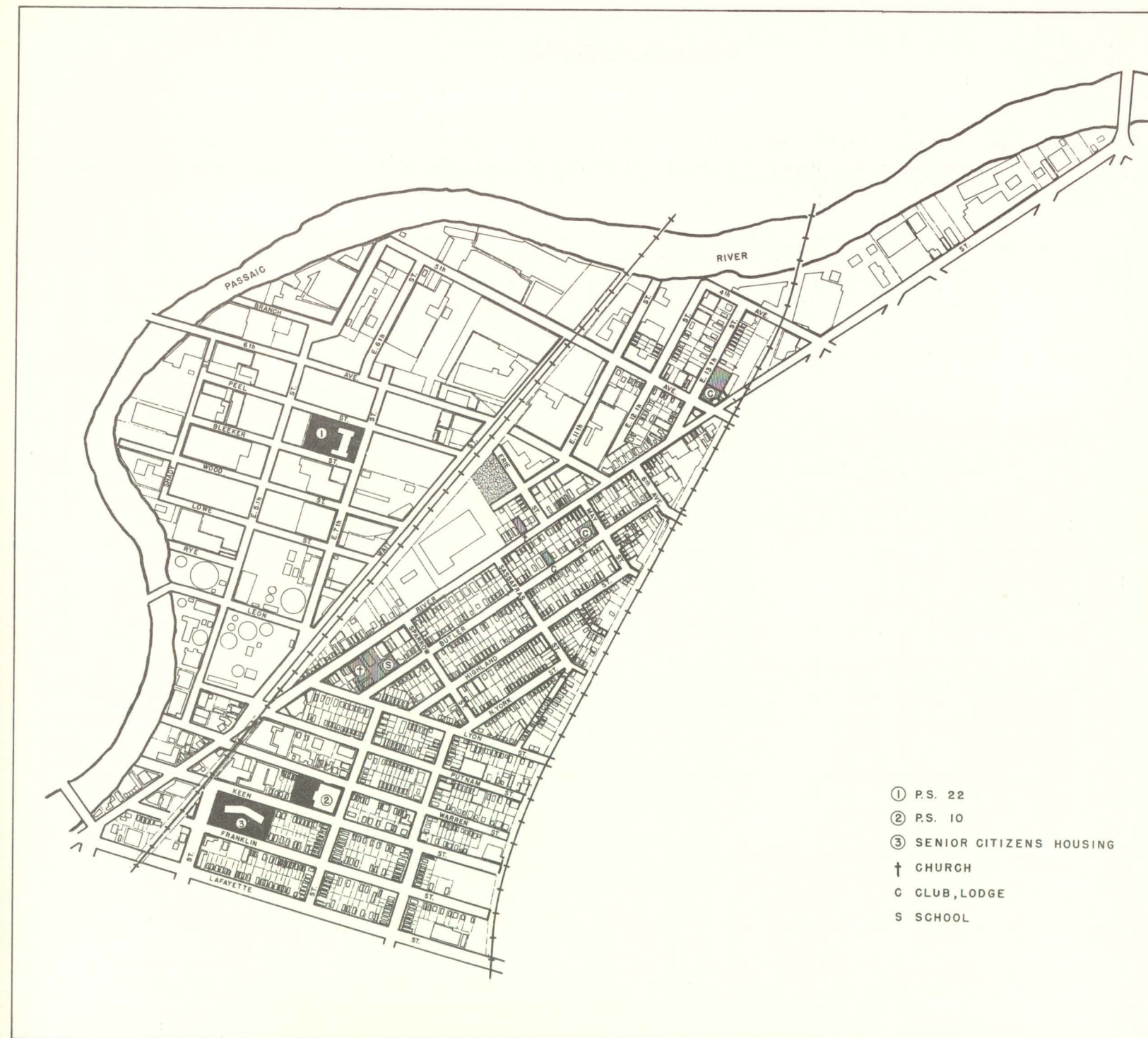
Estimated 1965 Population: 6,386

1960 Population Characteristics:

White Persons:	5986
Negro Persons:	265
Total	6251

Persons under 5 years:	667
5 - 14	997
15 - 24	850
25 - 39	1220
40 - 64	1798
65 and older	719

1964 Structural Conditions: 982 structures exist in the Neighborhood, 743 residential and 239 nonresidential. Of the residential structures, 609 or 82% are sound, 103 or 14% deteriorated and 31 or 4% dilapidated. Of the nonresidential structures, 174 or 73% are sound, 34 or 14% deteriorated and 31 or 13% dilapidated.



- ① P.S. 22
- ② P.S. 10
- ③ SENIOR CITIZENS HOUSING
- † CHURCH
- C CLUB, LODGE
- S SCHOOL

CITY OF

PATERSON

HONORABLE FRANK X. GRAVES JR. MAYOR

BUNKER HILL

NEIGHBORHOOD

- PUBLIC BUILDINGS
- PARKS AND PLAYGROUNDS
- SEMI PUBLIC FACILITIES

MASTER PLAN

PATERSON PLANNING BOARD

SCALE 1" = 100'

12

DOWNTOWN BUSINESS DISTRICT

Boundaries: The Passaic River on the northwest; Lafayette Street on the north; the Erie-Lackawanna Railroad and Straight Street on the east; Grand Street on the south; and Main Street, Cross Street, and Curtis Place on the southwest.

Predominant Land Use and Character: Commercial - buildings old, antiquated street pattern. This neighborhood is the area of Paterson's first commercial redevelopment project. Approximately 1/10 of the area is residential, largely multi-family.

The proposed Peripheral Highway and its direct relation to the downtown Urban Renewal project will be the key to tomorrow's modernized Paterson.

Community Facilities: Central Fire Headquarters; City Welfare Agency; Police Headquarters; City Hall; the County Jail; Central High School on 1.27 acres; the Central High School Annex on .93 acres; a public library branch; the County Court House and Offices; .2 acres of playgrounds and .2 acres of neighborhood parks for a total of .4 acres.

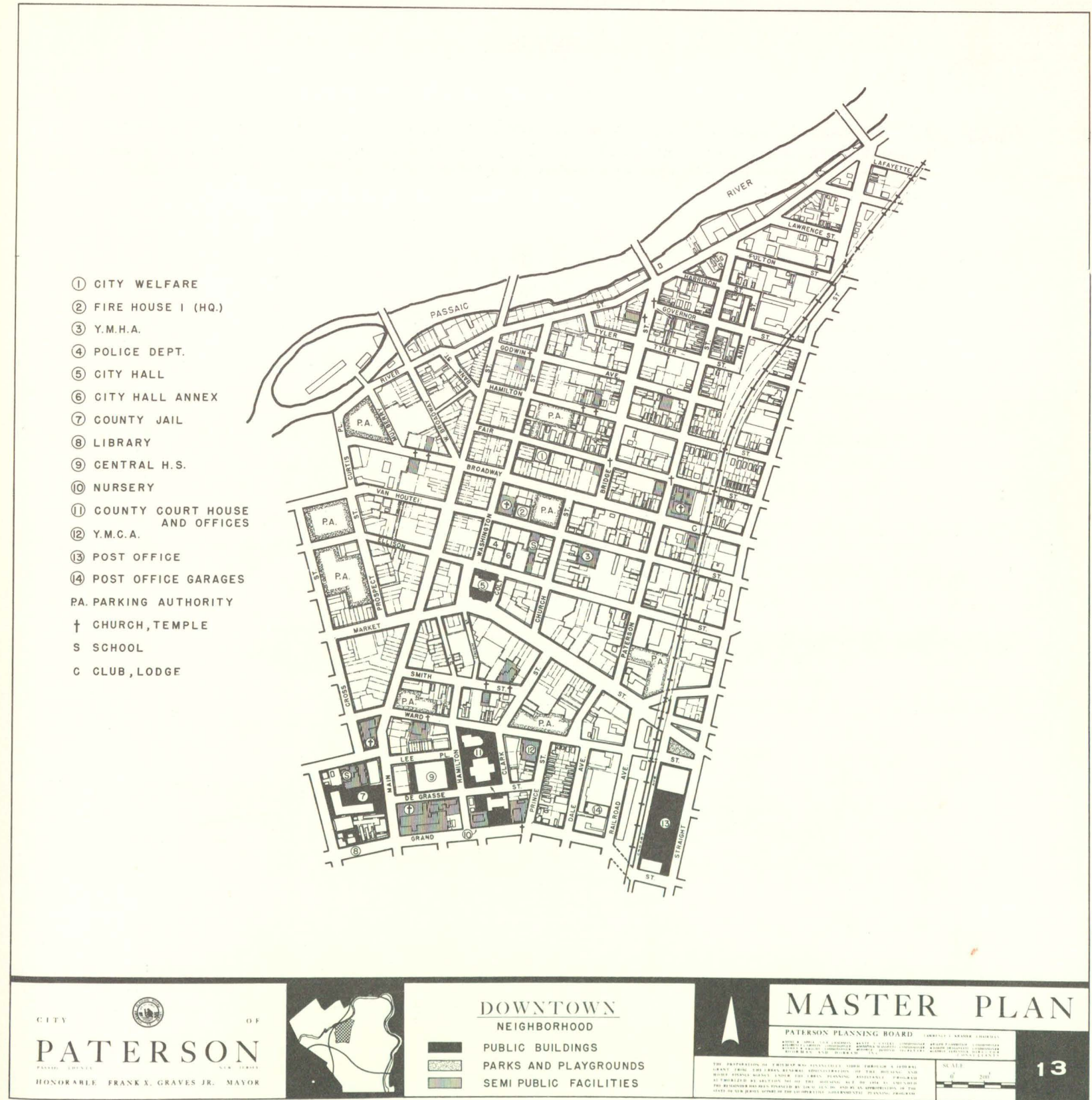
Estimated 1965 Population: 6,314

1960 Population Characteristics:

White Persons:	3872
Negro Persons:	2497
Total	6369

Persons under 5 years:	797
5 - 14	914
15 - 24	856
25 - 39	1428
40 - 64	1737
65 and older	637

1964 Structural Conditions: 943 structures exist in the neighborhood, 347 residential, and 596 nonresidential. Of the residential structures, 119 or 34% are sound, 126 or 37% deteriorated and 102 or 39% dilapidated. Of the nonresidential structures, 432 or 73% are sound, 92 or 15% deteriorated and 72 or 12% dilapidated.



DUBLIN

Boundaries: The Passaic River on the northwest; Curtis Place, Cross Street, Grand Street, and Straight Street on the east; Route 80 (The Bergen-Passaic Expressway) right-of-way on the southwest; and New Street, the Grand Street Reservoir, and Walker Street on the west.

Predominant Land Use and Character: Medium residential shifting to a higher density of residential and industrial use.

The Dublin Neighborhood is at the southeast edge of Downtown, bordered by industrial areas to the east and west. As pressures for intensity of Paterson's urban development increased so did its residential densities, while the quality and structural conditions declined as a result of excessive densities and use.

This was one of the City's stable neighborhoods until the late 1930's. It is now in transition and need of planned and staged redevelopment.

Community Facilities: Schools 2 and 3 on .4 and .4 acres respectively; Overlook Park on 1.75 acres; and Lou Costello Swimming Pool on 6.0 acres; 1.0 acres of playgrounds and .9 acres of playfields for a total of 9.6 acres.

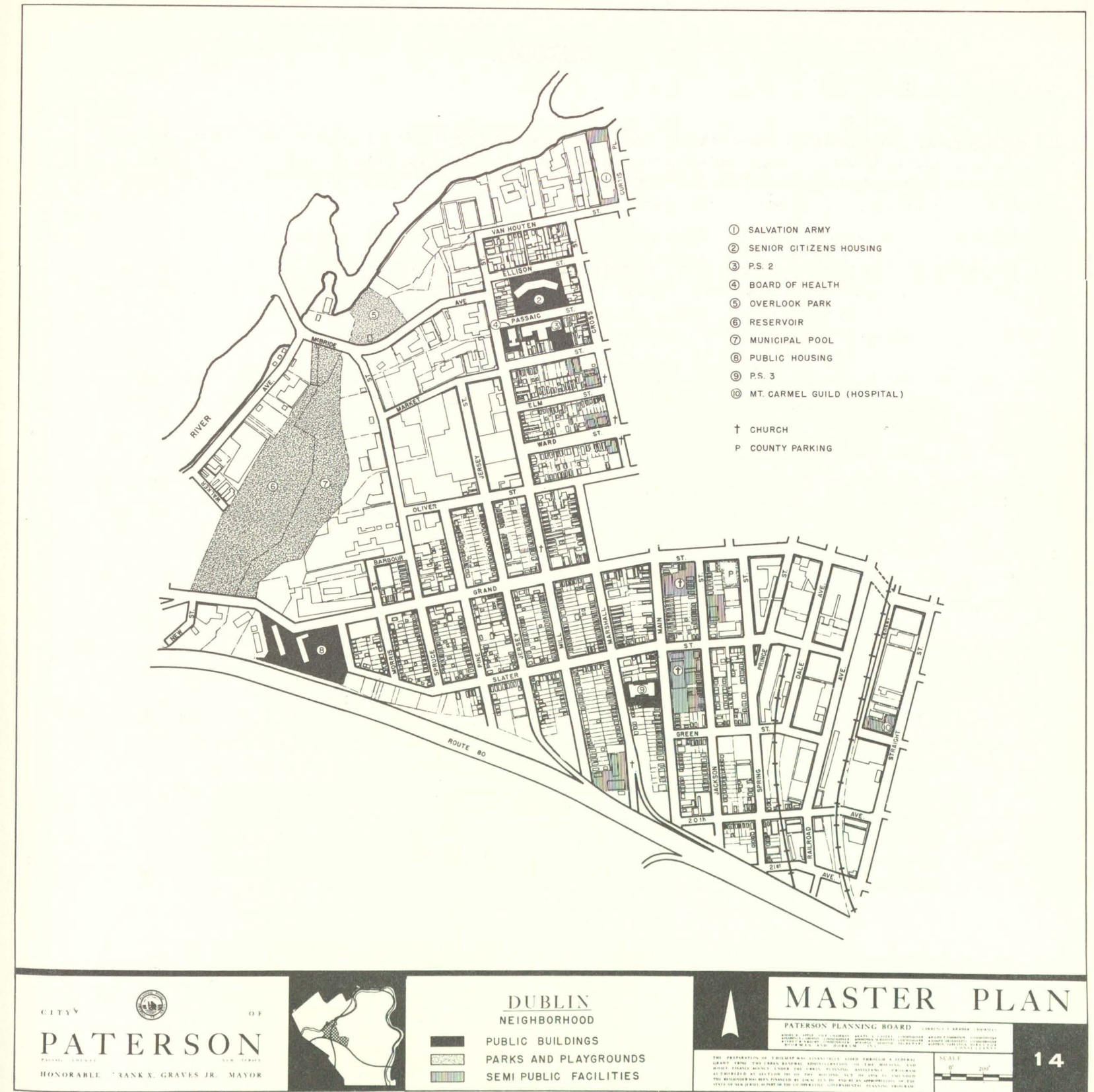
Estimated 1965 Population: 9,156

1960 Population Characteristics:

White Persons:	7413
Negro Persons:	1577
Total	8990

Persons under 5 years:	1126
5 - 14	1655
15 - 24	1126
25 - 39	1974
40 - 64	2192
65 and older	917

1964 Structural Conditions: 1010 structures exist in the neighborhood, 844 residential and 166 non-residential. Of the residential structures, 588 or 70% are sound, 189 or 22% deteriorated and 67 or 8% dilapidated. Of the nonresidential structures, 125 or 75% are sound, 24 or 15% deteriorated and 17 or 10% dilapidated.



EASTSIDE

Boundaries: The Passaic River on the north and east; Route 80 (The Bergen-Passaic Expressway) right-of-way on the south; and East 38th Street, the New York-Susquehanna-Western Railroad, East 36th Street, Vreeland Avenue, East 34th Street, Wall Avenue, Broadway and East 33rd Street on the west.

Predominant Land Use and Character: Residential - the Eastside Neighborhood is Paterson's prestige residential area, surrounding the City's finest open space, Eastside Park. The land use is primarily one-family residential, with Park East Terrace, a multi-family cooperative development of 634 units and some small industries on the east.

This neighborhood is fully developed and is in need of protection from pressures toward mixed uses, conversion, and higher urban densities. Strict code enforcement on the fringe of the area is needed to maintain the neighborhood's fine character.

Community Facilities: Eastside Park encompassing both a playground and playfield on 42.0 acres; School 20 on .7 acres; 1.7 acres of playgrounds; 10.5 acres of playfields and .8 acres of neighborhood parks for a total of 13 acres.

Estimated 1965 Population: 4,566

1960 Population Characteristics:

White Persons:	4835
Negro Persons:	<u>202</u>
Total	5037

Persons under 5 years	412
5 - 14	926
15 - 24	534
25 - 39	986
40 - 64	1717
65 and older	462

1964 Structural Conditions: 937 structures exist in the neighborhood, 863 residential and 74 non-residential. Of the residential structures, 842 or 97% are sound, 16 or 2% deteriorated and 5 or 1% dilapidated. Of the nonresidential structures, 64 or 87% are sound, 7 or 9% deteriorated and 3 or 4% dilapidated.



HALEDON

Boundaries: Burhans Avenue (the Haledon Borough Boundary Line) on the northeast; Cliff and North 3rd Streets on the southeast; and West Broadway on the southwest.

Predominant Land Use and Character: Residential - Haledon is one of Paterson's older neighborhoods, bordering Prospect Park and Haledon on the north.

Only 1/4 of a mile from Downtown, this neighborhood is in transition from originally low residential densities to continuously increased densities. The quality of structural conditions reveals signs of decline as these densities increase.

This neighborhood is fully developed and in need of additional community facilities to serve its population. It also requires protection from conversions and increased densities. Strict code enforcement is recommended.

Community Facilities: School 17, on .2 acres; .4 acres of playgrounds; 1.1 acres of playfields and .0 acres of neighborhood parks for a total of 1.5 acres.

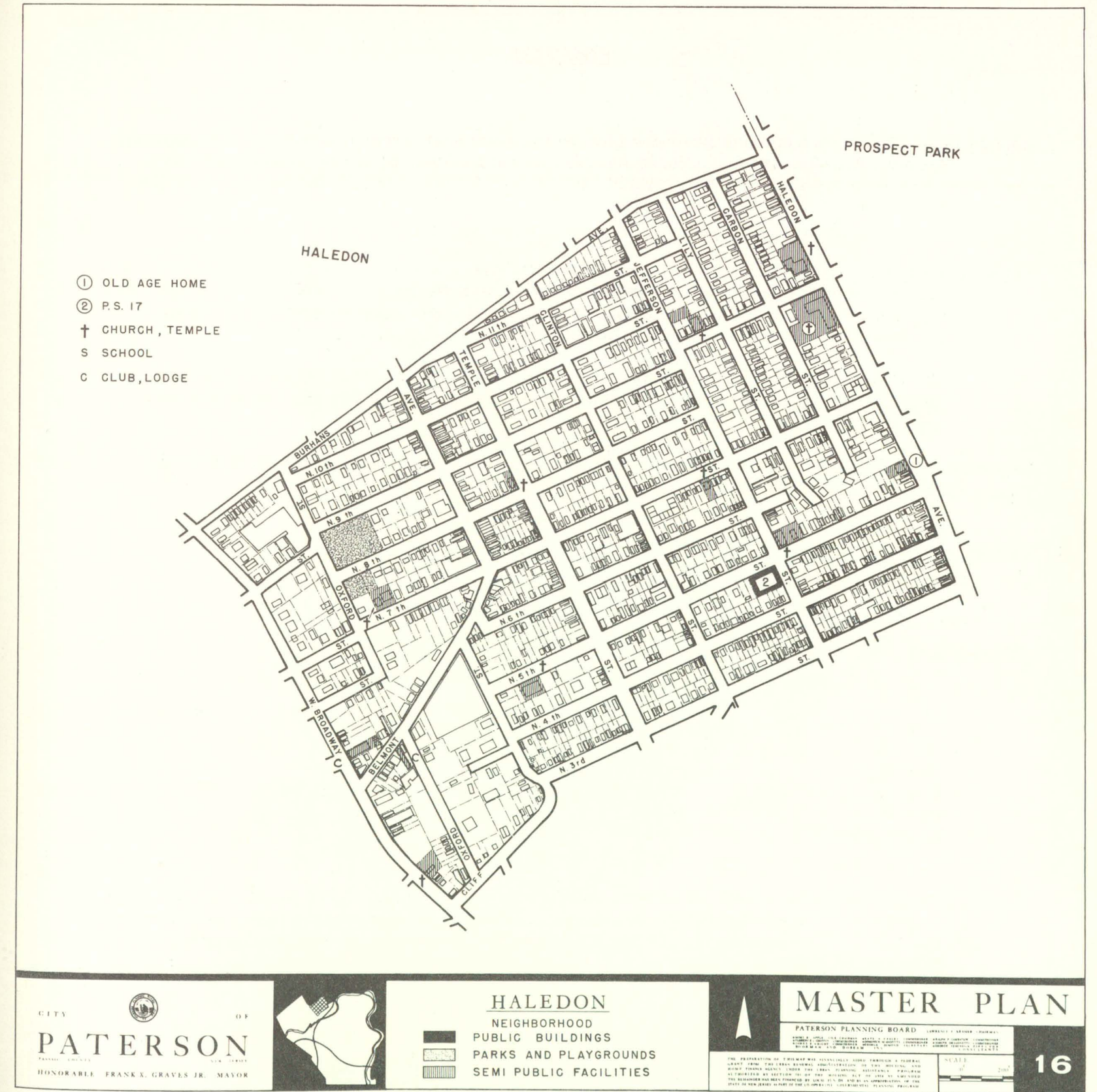
Estimated 1965 Population: 5,798

1960 Population Characteristics:

White Persons:	5389
Negro Persons:	236
Total	5625

Persons under 5 years:	532
5 - 14	797
15 - 24	661
25 - 39	1059
40 - 64	1776
65 and older	800

1964 Structural Conditions: 1033 structures exist in the neighborhood, 969 residential and 64 non-residential. Of the residential structures 883 or 91% are sound, 73 or 8% deteriorated and 13 or 1% dilapidated. Of the nonresidential structures, 49 or 77% are sound, 6 or 9% deteriorated and 9 or 14% dilapidated.



HILLCREST

Boundaries: The Totowa Borough Boundary Line on the northwest; Preakness Avenue, Chamberlain Avenue, Rossiter Avenue, Crosby Avenue, Berkshire Avenue, Totowa Avenue and River Terrace on the east; and Cumberland Avenue (the Totowa Borough Boundary Line) on the southwest.

Predominant Land Use and Character: Residential - Hillcrest is a suburban type one-family neighborhood in one of the recently developed sections of Paterson. There are only a few vacant lots remaining in this neighborhood which will soon be developed. The quality of the condition of structures, which for the most part are new, is excellent.

The Hillcrest area needs the addition of community facilities and protection from conversions and increased population densities to retain its stability and fine character.

Community Facilities: School 27, on 1.6 acres; 1.6 acres of playgrounds; .0 acres of playfields and playgrounds.

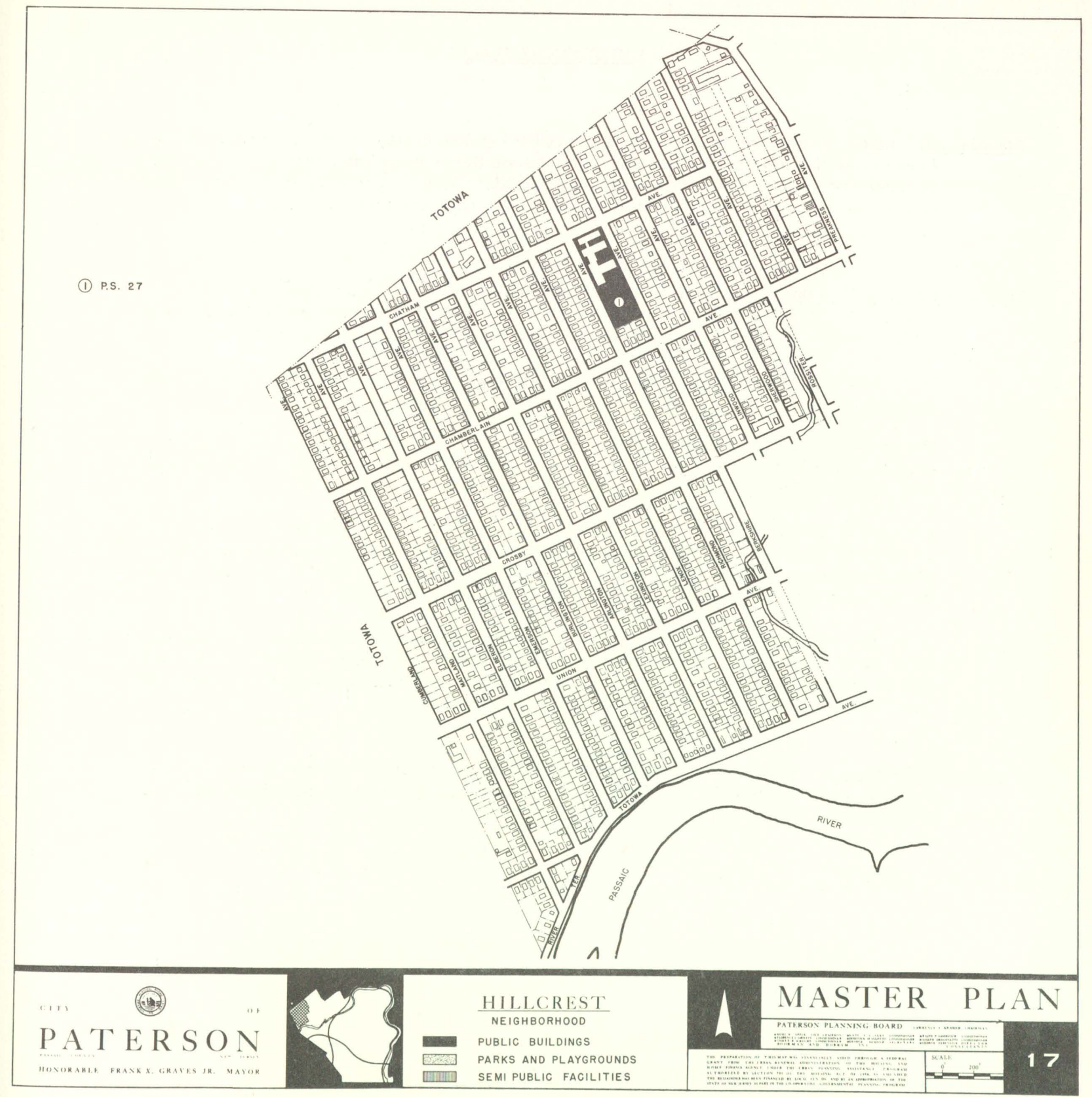
Estimated 1965 Population: 4,548

1960 Population Characteristics:


White Persons:	4461
Negro Persons:	--
Total	4461

Persons under 5 years:	420
5 - 14	828
15 - 24	456
25 - 39	959
40 - 64	1463
65 and older	335

1964 Structural Conditions: 1282 structures exist in the neighborhood, 1272 residential and 10 non-residential. Of the residential structures, 1265 or 99.5% are sound, 4 or .003% deteriorated and 3 or .002% dilapidated. Of the nonresidential structures, 8 or 80% are sound, 2 or 20% deteriorated and 0 dilapidated.



CITY OF

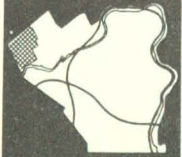


PATERSON

HONORABLE FRANK X. GRAVES JR. MAYOR

HILLCREST

NEIGHBORHOOD



MASTER PLAN

PATERSON PLANNING BOARD

SCALE: 1" = 200'

17

LACKAWANNA PLAZA

Boundaries: Route 80 (the Bergen-Passaic Expressway) right-of-way on the northeast; Getty Avenue and the New York-Western-Susquehanna Railroad on the east; Hazel Road (the boundary line of the City of Clifton), the boundary line for the Borough of West Paterson on the southwest; and Mountain Avenue with its extension to Route 80 on the northwest.

Predominant Land Use and Character: Residential, mixed with other uses. As its name implies, this neighborhood developed adjacent to the Lackawanna Railroad tracks along which, originally, industries located with housing for the workers nearby.

This section serves as a corridor to the Southwest - Clifton, Montclair, and Newark complex.

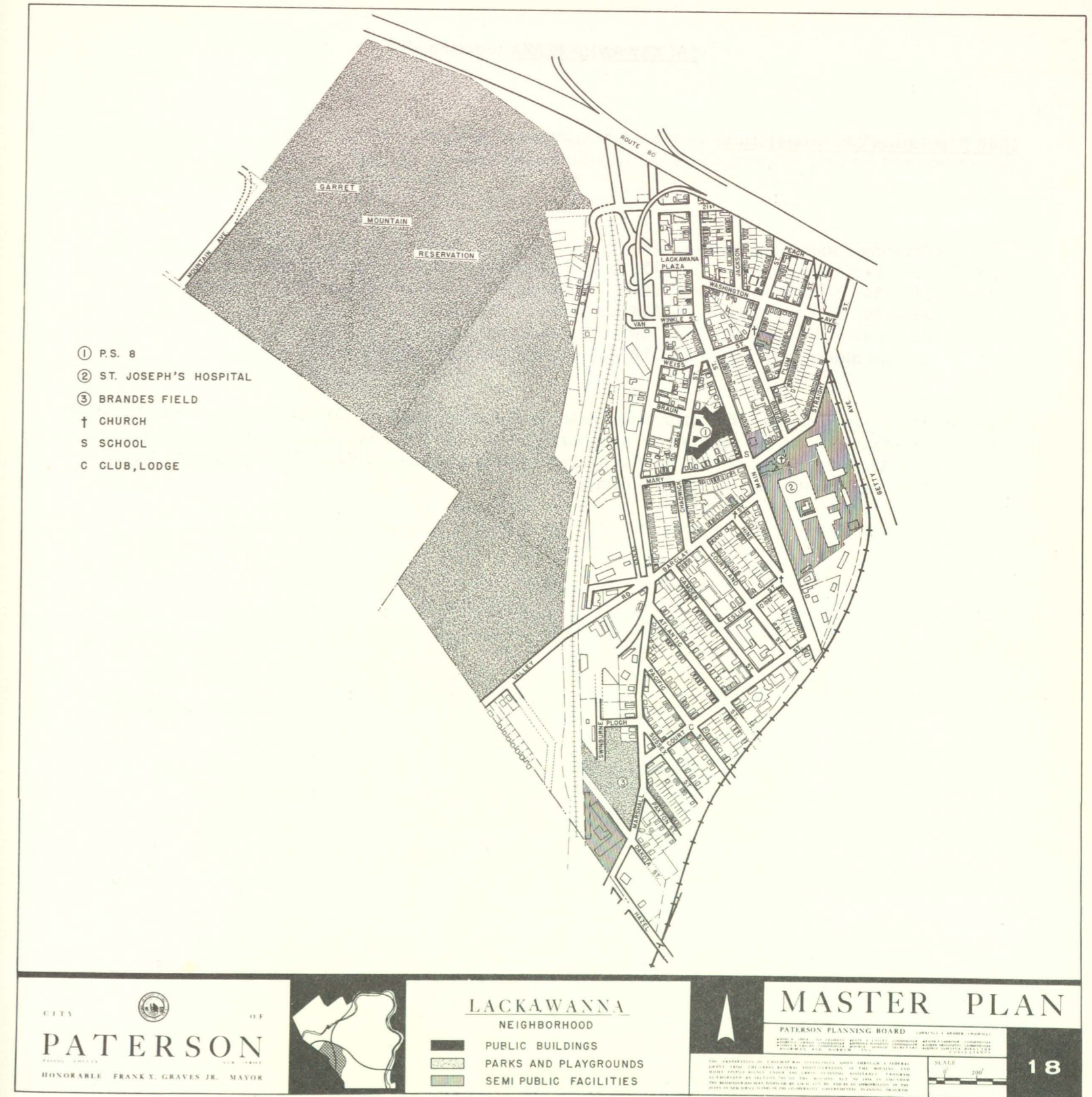
The problems of the out-dated street pattern are compounded by the needs of existing and various truck terminals, warehousing, wholesaling, automotive and industrial establishments which generate considerable truck traffic.

The future development or redevelopment of the Lackawanna neighborhood (presently completely built-up) will be greatly influenced by the strong neighborhood boundaries of this section. These are the steep topography on the West, Route 80 on the North, the railroad line on the East and the City boundary on the South.

One-third of this neighborhood, excluding Garret Mountain Reservation, is residential. Approximately 25% of the residential structures are substandard. Urban renewal therefore is needed to revitalize this neighborhood. Its strategic location at the Route 80 interchange will make redevelopment most attractive.

Community Facilities: Garret Mountain Reservation, on 112.36 acres; School 8, on .8 acres; 3.0 acres of playgrounds; 2.2 acres of playfields; .2 acres of neighborhood parks for a total of 5.4 acres.

Estimated 1965 Population: 4,298



LACKAWANNA PLAZA (continued)

1960 Population Characteristics:

White Persons: 3704
Negro Persons: 669

Total 4373

Persons under 5 years: 480
5 - 14 778
15 - 24 683
25 - 39 854
40 - 64 1180
65 and older 398

1964 Structural Conditions: 703 structures exist in the neighborhood, 588 residential and 115 non-residential. Of the residential structures, 419 or 71% are sound, 118 or 20% deteriorated and 51 or 9% dilapidated. Of the nonresidential structures, 82 or 71% are sound, 21 or 18% deteriorated and 12 or 11% dilapidated.

LAKEVIEW

Boundaries: Route 80 (the Bergen-Passaic Expressway) right-of-way on the north; the Passaic River on the east; Crooks Avenue (the boundary of the City of Clifton) on the south; and Wabash Avenue on the west.

Predominant Land Use and Character: Residential - the Lakeview Neighborhood lies in the south-east corner of Paterson and is primarily a one-family residential neighborhood. Approximately 2/5 of the land area is in cemeteries (Calvary and Cedar Lawn) while the remaining land area is comprised mostly of one-family residential structures, with a trend toward two-family structures dispersed throughout. Multi-family (garden apartment development) exists on the Clifton border at the corners of Crooks-Lakeview and Crooks-Trenton Avenues.

This residential section, which is separate from other parts of Paterson by Route 80 in the north and industries west of Wabash Avenue, is comparatively new with an excellent quality of structural conditions.

Industrial spread into this neighborhood and conversions to higher densities should be prevented with strict codes enforcement. The addition of some community facilities is also needed.

Community Facilities: School 25, on 1.0 acres; 1.0 acres of playgrounds; 3.2 acres of playfields; .0 acres of neighborhood parks for a total of 4.2 acres.

Estimated 1965 Population: 4,537

1960 Population Characteristics:

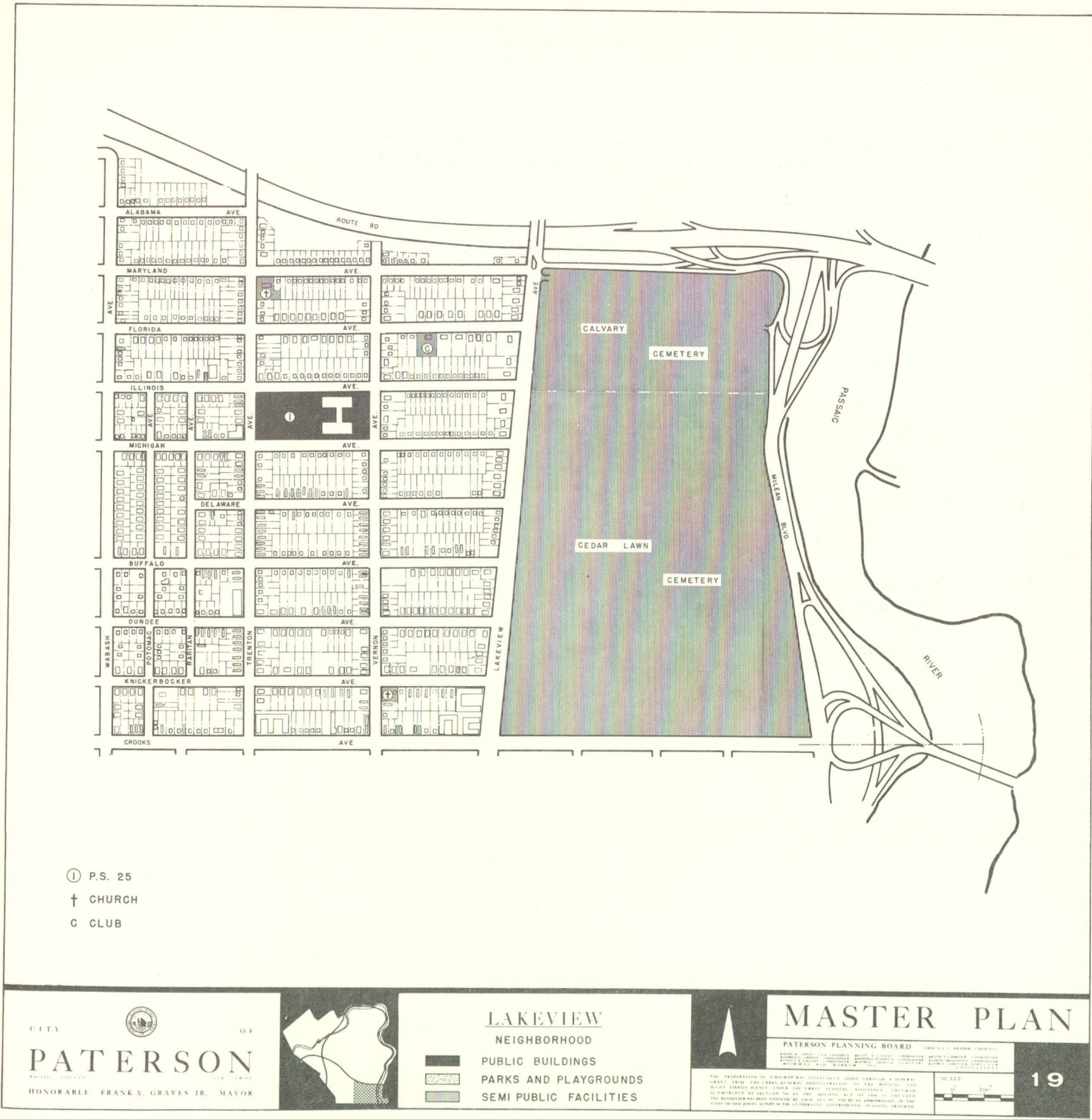
White Persons: 3953
Negro Persons: 3

Total 3956

Persons under 5 years: 353
5 - 14 577
15 - 24 497
25 - 39 775
40 - 64 1390
65 and older 364

LAKEVIEW (continued)

1964 Structural Conditions: 842 structures exist in the neighborhood, 827 residential and 15 nonresidential. Of the residential structures, 816 or 98% are sound, 10 or 1 % are deteriorated and 1 or .01% dilapidated. Of the nonresidential structures, 14 or 93% are sound, 1 or 7% deteriorated and 0 dilapidated.



- ① P.S. 25
- † CHURCH
- C CLUB

CITY OF
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INCORPORATED 1875
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LAKEVIEW
 NEIGHBORHOOD
 PUBLIC BUILDINGS
 PARKS AND PLAYGROUNDS
 SEMI PUBLIC FACILITIES

MASTER PLAN
 PATERSON PLANNING BOARD
 PREPARED BY: [unreadable]
 SCALE: 1" = 200'
19

NEAR EASTSIDE

Boundaries: Broadway on the northeast; Wall Avenue, Vreeland Avenue and East 36th Street on the southeast; and the New York-Susquehanna-Western Railroad on southwest and west.

Predominant Land Use and Character: Transitional residential. This section south of Broadway was originally (1900-1930) a one-family neighborhood, with the prestige the Eastside Neighborhood now enjoys and maintains. However, because of its closer proximity to the downtown and the constant pressure for higher densities, the character of the Near-Eastside Neighborhood has changed and is continuing to do so. At present, the area of two-family and other higher density residential areas exceeds that of the one-family area. In addition there are some industries situated near the New York Western and Susquehanna railroad.

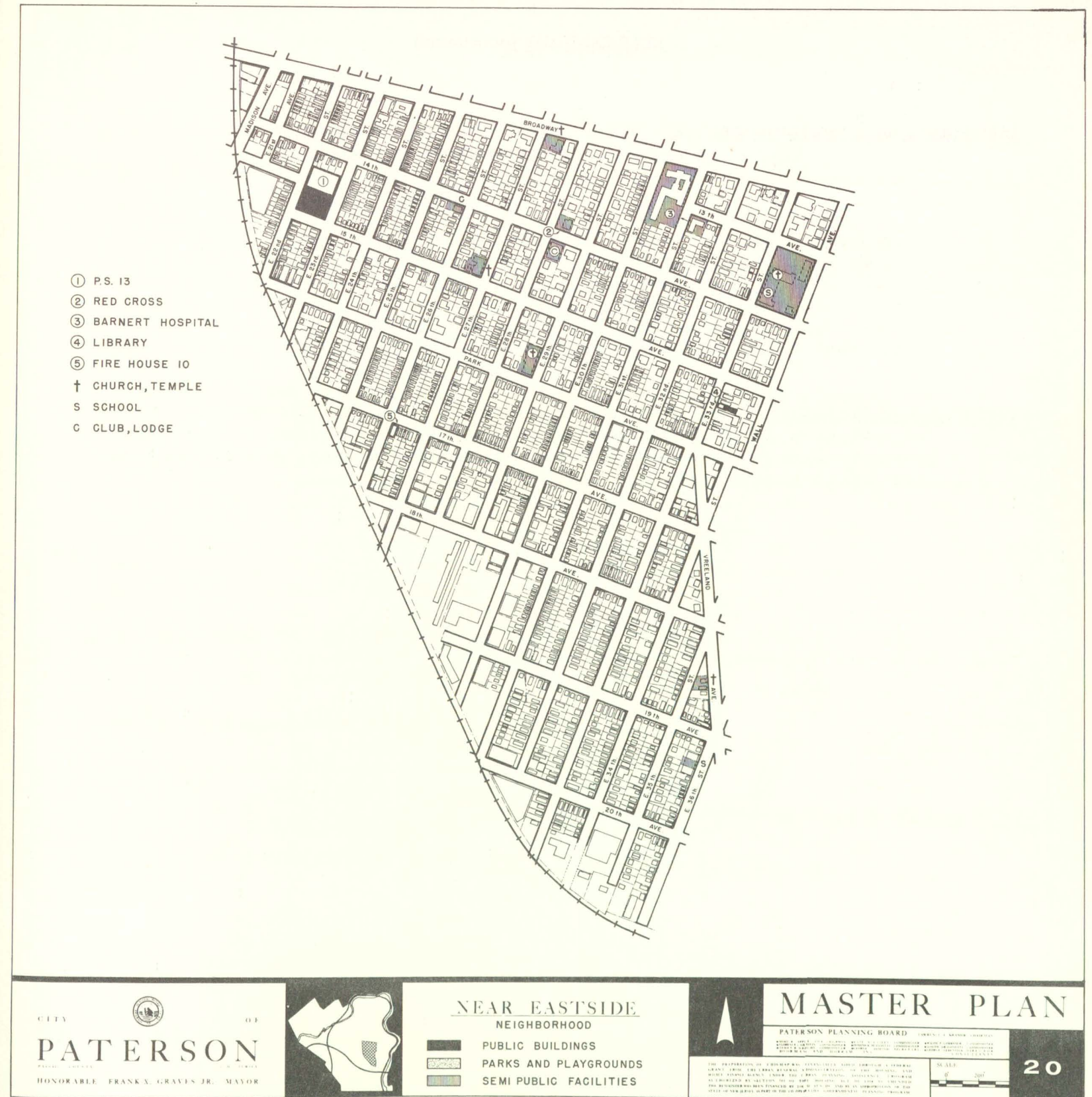
The quality of the condition of structures is generally very good. However, signs of deterioration have been observed in areas of conversions to higher densities.

Special care should be taken to preserve the fine character of this section as development proposals and variance application will tend to change its present state. The area abutting Broadway will tend to change to nonresidential while other parts will tend to convert and re-convert to higher and higher residential densities.

This neighborhood requires rehabilitation and voluntary maintenance of structural standards and character of neighborhood. There should be emphasis on code enforcement to prevent the encroachment of industries and business to abate the neighborhood's further decline. If revitalization of the Near Eastside is not assisted or encouraged, the high standards of the Eastside Neighborhood will, without doubt, become endangered.

Community Facilities: School 13 on .9 acres; a public library branch; Firehouse 10; .9 acres of playgrounds; .0 acres of playfields and neighborhood parks for a total of .9 acres.

Estimated 1965 Population: 7,262



NEAR EASTSIDE (continued)

1960 Population Characteristics:

White Persons: 7731
Negro Persons: 219

Total 7950 ✓

Persons under 5 years: 534
5 - 14 1083
15 - 24 953
25 - 39 1346
40 - 64 2905
65 and older 1129

1964 Structural Conditions: 1,465 structures exist in the neighborhood, 1381 residential and 84 nonresidential. Of the residential structures, 1325 or 96% are sound, 46 or 3% deteriorated and 10 or 1% dilapidated. Of the nonresidential structures, 70 or 83% are sound, 10 or 12% deteriorated and 4 or 5% dilapidated.

PEOPLE'S PARK

Boundaries: The New York-Susquehanna-Western Railroad on the north and northeast; East 38th Street on the east; Route 80 (The Bergen-Passaic Expressway) right-of-way on the south and southwest and Madison Avenue on the northwest.

Predominant Land Use and Character: Two-family residential - the People's Park Neighborhood is basically a two-family residential neighborhood with one-family areas left in portions furthest from downtown. There are some industries grouped along the Susquehanna Railroad on the east. The Alexander Hamilton apartments, a public housing project of 500 units, lies in the southeast corner of the neighborhood. Other areas of multi-family development are concentrated on 21st Avenue and to a lesser extent along Madison Avenue.

People's Park is fully developed and the quality of structural conditions is very good.

In order to take advantage of the benefits accruing from the Route 80-Madison Avenue interchange, it will be necessary to protect the residential character of this neighborhood and to prevent the scattered development of general commercial uses which presently have started to encroach on this section.

To maintain residential character the addition of some community facilities will be necessary.

Community Facilities: Schools 16 and 24 on .2 and .9 acres respectively; Firehouse 13; 2.0 acres of playgrounds; .8 acres of playfields and .5 acres of neighborhood parks for a total of 3.3 acres.

Estimated 1965 Population: 10,583

1960 Population Characteristics:

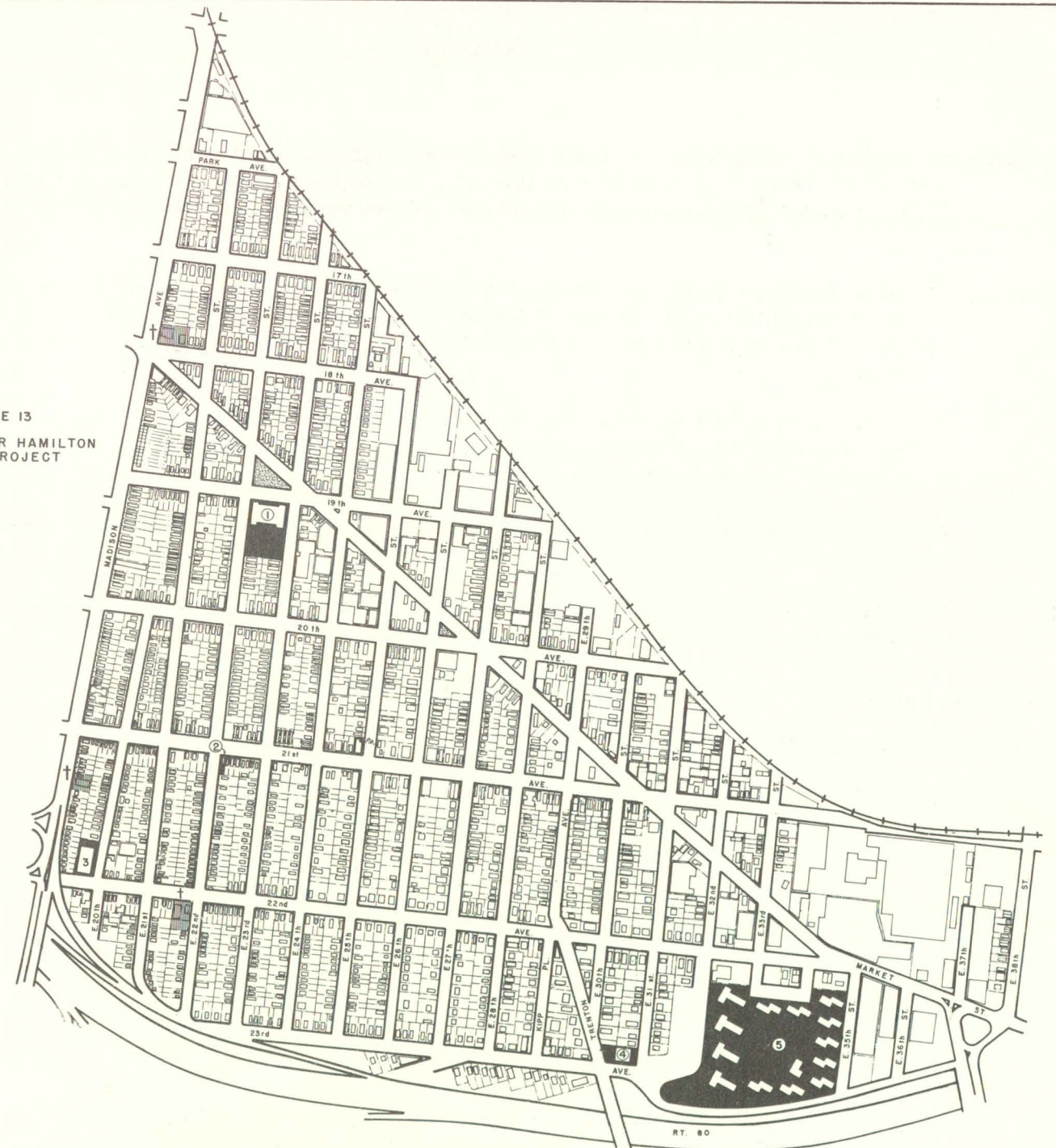
White Persons: 9324
Negro Persons: 1265
Total 10,589

Persons under 5 years: 1017
5 - 14 1914
15 - 24 1209
25 - 39 2037
40 - 64 3115
65 and older 1297


PEOPLE'S PARK (continued)

1964 Structural Conditions: 1628 structures exist in the neighborhood, 1486 residential and 142 nonresidential. Of the residential structures, 1445 or 97% are sound, 36 or .002% deteriorated and 5 or .0001% dilapidated.

- ① P.S. 24
- ② LIBRARY
- ③ P.S. 16
- ④ FIRE HOUSE 13
- ⑤ ALEXANDER HAMILTON HOUSING PROJECT
- † CHURCH



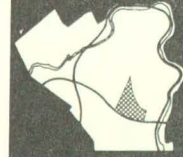
CITY OF



PATERSON

INCORPORATED 1875

HONORABLE FRANK X. GRAVES JR. MAYOR



PEOPLE'S PARK
NEIGHBORHOOD

- PUBLIC BUILDINGS
- PARKS AND PLAYGROUNDS
- SEMI PUBLIC FACILITIES

MASTER PLAN

PATERSON PLANNING BOARD

THE PREPARATION OF THIS MAP WAS FINANCIALLY ASSISTED THROUGH A FEDERAL GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE CITY OF PATERSON HAS RECEIVED A GRANT UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AT PATTERSON, NEW JERSEY, FOR THE PREPARATION OF THIS MASTER PLAN. THE BOARD HAS BEEN ORGANIZED BY THE CITY OF PATERSON AND IS AN INSTRUMENTALITY OF THE CITY OF PATERSON. THE BOARD IS NOT AN INSTRUMENTALITY OF THE STATE OF NEW JERSEY.

SCALE: 1" = 100'

21

RAILWAY

Boundaries: Route 80 (The Bergen-Passaic Expressway) right-of-way on the northeast; Wabash Avenue on the east; Crooks Avenue (the boundary of the City of Clifton) on the south; Getty Avenue on the southwest; and Straight Street on the northwest.

Predominant Land Use and Character: Industrial - over 80% of the land uses in this neighborhood are non-residential. Almost half of the land is in industrial and railroad use. The only public use in the Railway Neighborhood is the County Service Building on Pennsylvania Avenue.

It is anticipated, that with direct accessibility, Route 80 at the intersection of Madison Avenue will make the present and future importance of the industrial character of this neighborhood of greater prominence.

All further residential improvements in this neighborhood should be discouraged with strict code enforcement.

This neighborhood has the largest industrial concentration in all of Paterson; its complete industrialization in the next 20 years is foreseeable.

Community Facilities: County Service Building; .0 acres of open and recreation space.

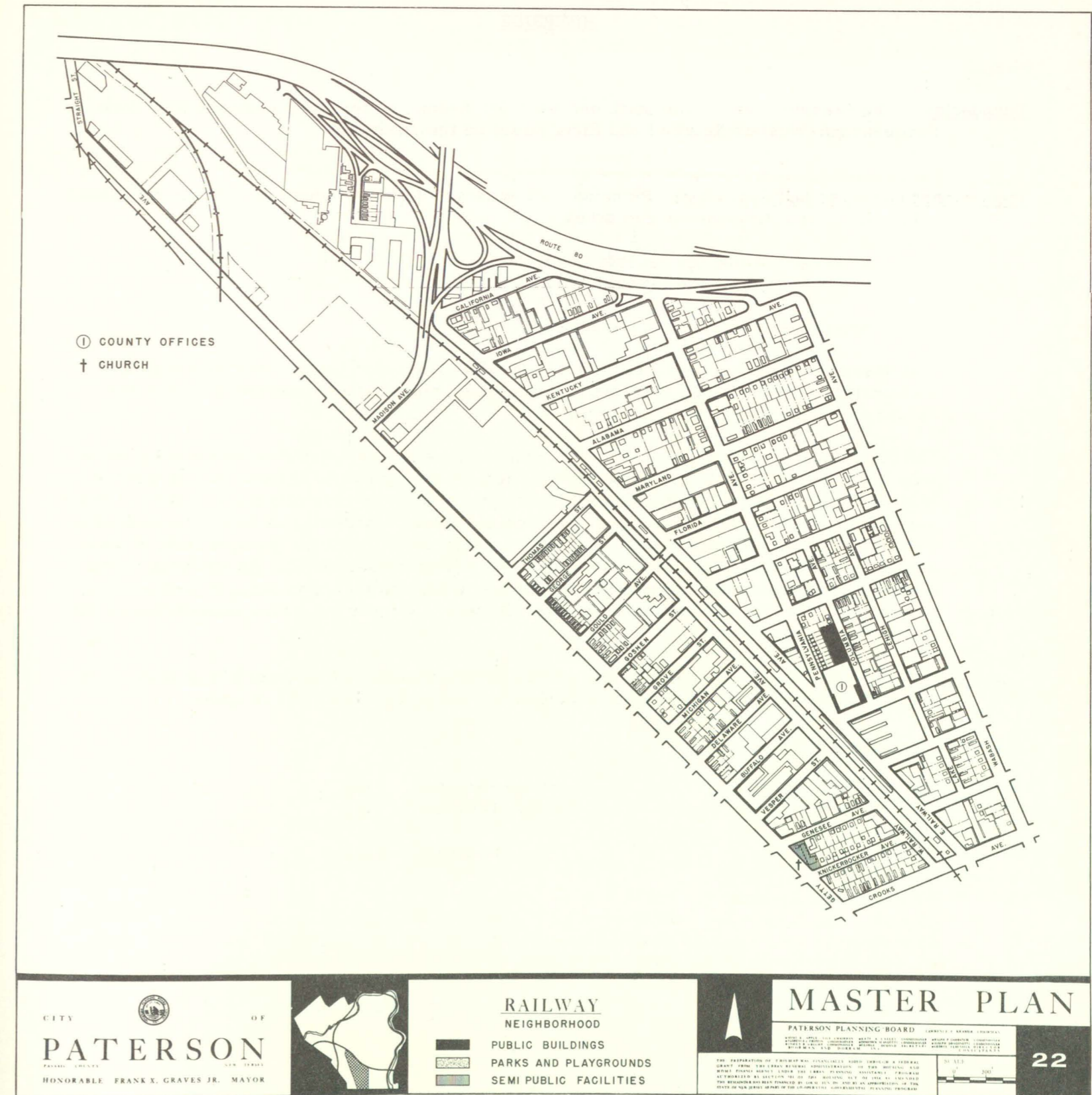
Estimated 1965 Population: 2,204

1960 Population Characteristics:

White Persons:	2060
Negro Persons:	3
Total	2063

Persons under 5 years:	199
5 - 14	328
15 - 24	252
25 - 39	441
40 - 64	641
65 and older	202

1964 Structural Conditions: 512 structures exist in the neighborhood, 320 residential and 192 non-residential structures. Of the residential structures 270 or 86% are sound, 46 or 13% deteriorated and 4 or .01% dilapidated. Of the nonresidential structures, 160 or 83% are sound, 23 or 12% deteriorated and 9 or 5% dilapidated.



RIVERSIDE

Boundaries: The Passaic River on the north and east; 7th Avenue on the southwest; the New York-Susquehanna-Western Railroad and River Street on the northwest.

Predominant Land Use and Character: Paterson is New Jersey's oldest industrial city; its industries originally tended to locate in two areas:

- a. along the Passaic River, and
- b. along the railroad lines,

due to transportation and water power needs.

Both these locational preferences have remained until present times primarily because of transportation advantages. They are becoming less advantageous because of the wide-spread use of trucking.

The condition of residential structures is generally better than that of nonresidential buildings in Riverside. While the proposed Peripheral Highway (Route 20) will reduce the number of structurally deficient nonresidential buildings, most industries will remain intact. There are 14 city blocks out of 40 in which both residences and industries or other nonresidential uses are mixed together. Special care must be exercised to prevent the spreading of poor structural conditions to the residential sections of this neighborhood. An analysis of the distribution of residential structural deficiencies indicates that they occur most frequently either in city blocks of mixed land use, or adjacent to or near industries established in Paterson's earlier history.

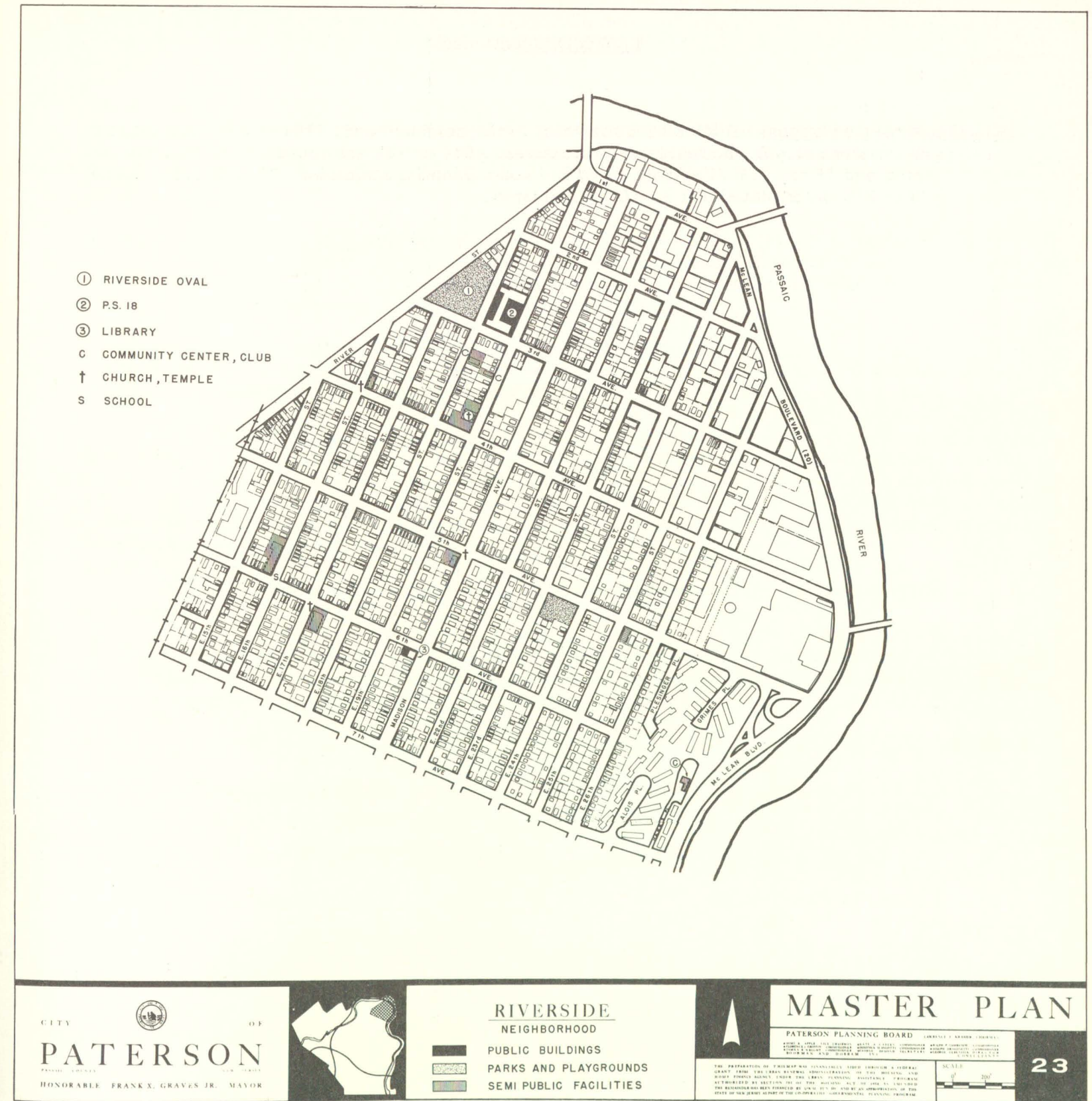
Community Facilities: School 18 on .8 acres; public library branch; 2.4 acres of playgrounds; 2.8 acres of playfields and .0 acres of neighborhood parks for a total of 5.2 acres.

Estimated 1965 Population: 7,931

1960 Population Characteristics:

White Persons:	7208
Negro Persons:	435
Total	7643

Persons under 5 years:	831
5 - 14	1233
15 - 24	942
25 - 39	1533
40 - 64	2318
65 and older	786



CITY OF



PATERSON

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RIVERSIDE

NEIGHBORHOOD



MASTER PLAN

PATERSON PLANNING BOARD

LEGEND

- PUBLIC BUILDINGS
- PARKS AND PLAYGROUNDS
- SEMI-PUBLIC FACILITIES

23

RIVERSIDE (continued)

1964 Structural Conditions: 1215 structures exist in the neighborhood, 1104 residential and 111 nonresidential. Of the residential structures, 1014 or 92% are sound, 74 or 7% deteriorated and 16 or .01% dilapidated. Of the nonresidential structures, 79 or 71% are sound, 23 or 21% deteriorated and 9 or 8% dilapidated.

RIVERVIEW

Boundaries: The Passaic River on the east and southeast; West Broadway on the southwest; Cliff Street, North 3rd Street, Haledon Avenue, and Hopper Street on the northwest; and the boundary line of Prospect Park Borough on the northeast.

Predominant Land Use and Character: Medium to high density residential. This neighborhood is situated between Prospect Park on the north and the Passaic River on the south. Its beautiful name is not altogether matched by conditions of the homes and nonresidential uses which are mostly concentrated along the Passaic River.

Riverview has the largest concentration of structurally deficient homes and buildings of all Paterson's neighborhoods. This is one of the reasons for the substantial and successful redevelopment which has already taken place here.

The major land use in Riverview are the eight high-rise apartment towers--situated on two large city blocks--housing the Christopher Columbus low income Housing Project containing about 500 housing units. Only recently a new shopping center has been developed in conjunction with this housing project. In addition two schools, P. S. 4 and the new modern P. S. 28 serve as a buffer zone between the Housing Project and the deteriorating residential section to the east.

This neighborhood needs further and extensive redevelopment under Urban Renewal.

Community Facilities: Schools 4, 28 and 12 on .63, 2.9 and .29 acres respectively; Firehouse 12; a public library branch; 5.1 acres of playgrounds; 1.0 acres of playfields and 3.1 acres of neighborhood parks for a total of 9.2 acres.

Estimated 1965 Population: 10,619

1960 Population Characteristics:

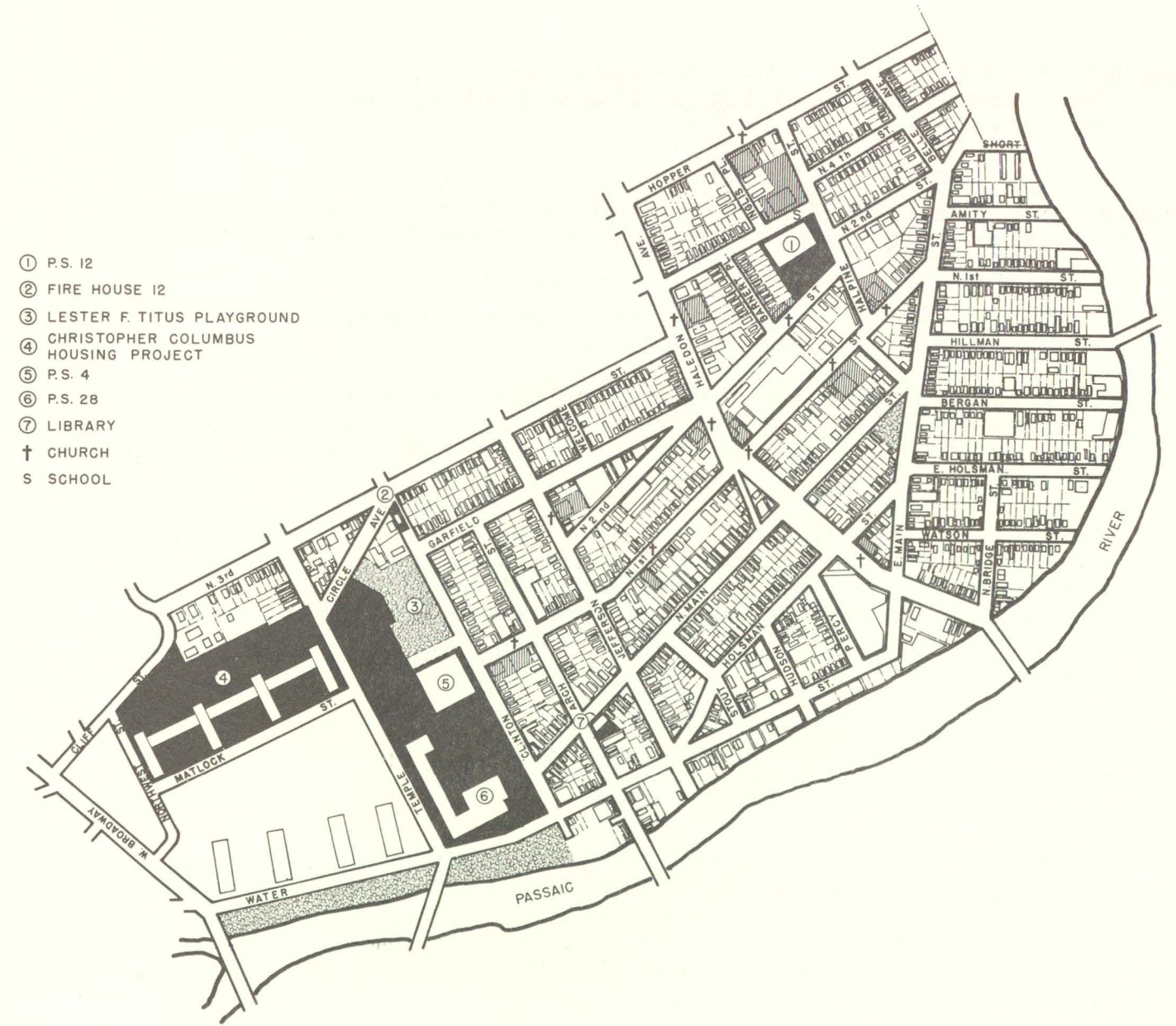
White Persons:	4977
Negro Persons:	<u>3248</u>
Total	8225

Persons under 5 years:	1086
5 - 14	1653
15 - 24	1084
25 - 39	1644
40 - 64	2010
65 and older	748


RIVERVIEW (continued)

1964 Structural Conditions: 1032 structures exist in the neighborhood, 946 residential and 86 nonresidential. Of the residential structures, 614 or 65% are sound, 188 or 20% deteriorated and 144 or 15% dilapidated. Of the nonresidential structures, 59 or 69% are sound, 14 or 16% deteriorated and 13 or 15% dilapidated.

- ① P.S. 12
- ② FIRE HOUSE 12
- ③ LESTER F. TITUS PLAYGROUND
- ④ CHRISTOPHER COLUMBUS HOUSING PROJECT
- ⑤ P.S. 4
- ⑥ P.S. 28
- ⑦ LIBRARY
- † CHURCH
- S SCHOOL




CITY OF



PATERSON

HONORABLE FRANKA GRAVES JR. MAYOR



RIVERVIEW

NEIGHBORHOOD

PUBLIC BUILDINGS

PARKS AND PLAYGROUNDS

SEMI PUBLIC FACILITIES

MASTER PLAN

PATERSON PLANNING BOARD

1964

24

SANDY HILL

Boundaries: 16th Avenue on the northeast; Madison Avenue on the southeast; Route 80 (the Bergen-Passaic Expressway) right-of-way on the southwest; and Straight Street on the northwest.

Predominant Land Use and Characteristics: Medium-high density residential. Sandy Hill lies north of Route 80 and the industrial Railway neighborhood and southeast of Downtown.

Because of its geographic location, this neighborhood is subjected to the pressures of various conflicting demands for land use.

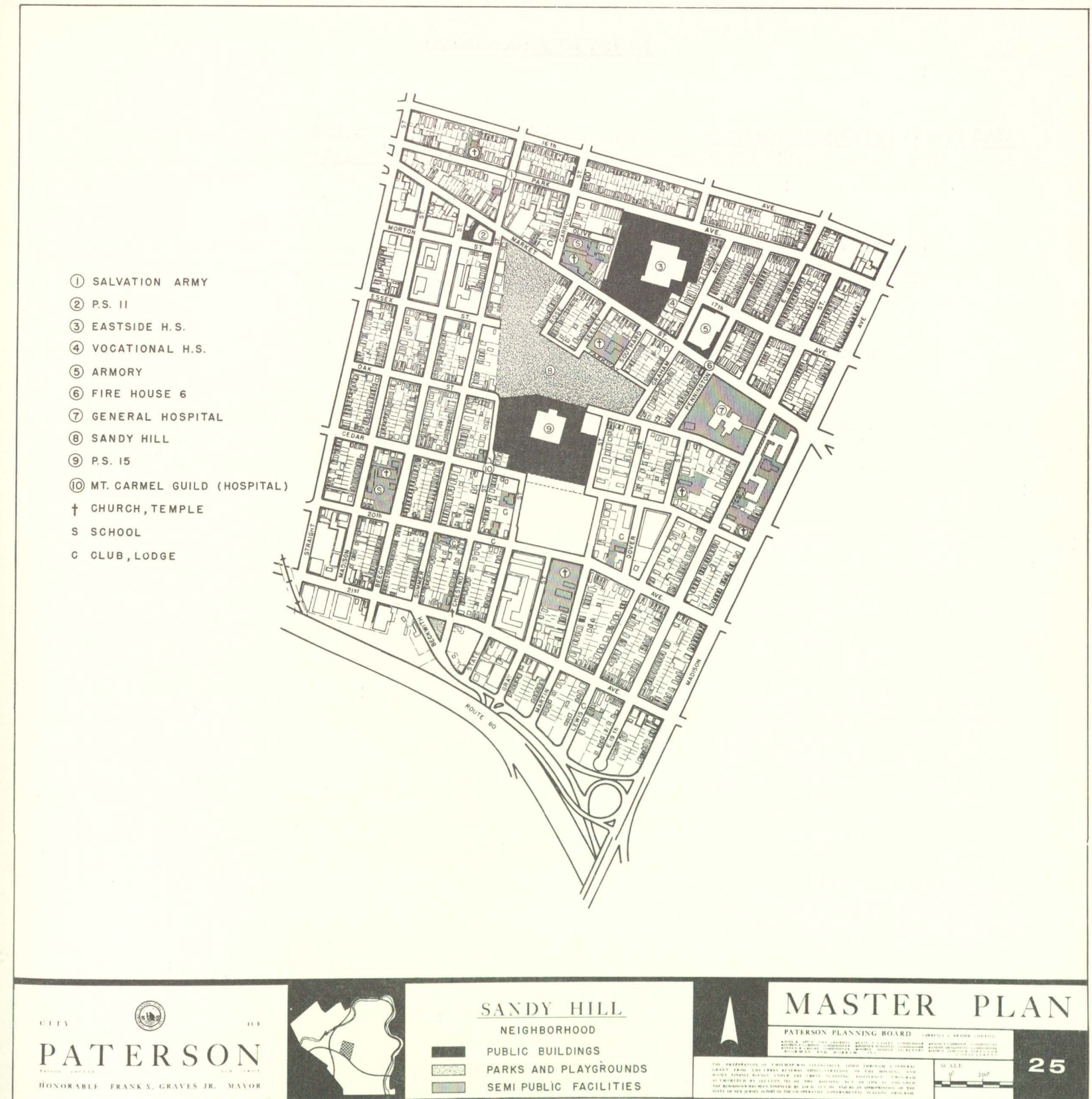
Within Sandy Hill there are the following major public and semi-public facilities: Paterson General Hospital, the Armory, Eastside High School, Sandy Hill Park and Public Schools 11 and 15. These reveal the magnitude of investment represented in this neighborhood.

The predominant residential land uses are two to six family houses, with the largest concentration of multi-family housing prevalent nearest the downtown neighborhood. A fair number of structural deficient buildings are distributed throughout the entire neighborhood, again with the largest concentration nearest Downtown. The area with the best housing quality is adjacent to the People's Park Neighborhood in the vicinity of Madison Avenue.

Since Sandy Hill's land use trends are in a transitional stage as a result of its proximity to Route 80 and downtown, it is necessary to maintain structural conditions with strict code enforcement and rehabilitation.

Community Facilities: Eastside High School, School 15 and School 11 on 3.7, 6.23 and .52 acres respectively; Eastside High School encompasses a football field; Sandy Hill Park, encompassing a playground and playfield, on 19.78 acres; Firehouse 6; Greater Paterson Regional Post Office on 3.21 acres; the Paterson Armory on 1.27 acres; .9 acres of playground; 5.9 acres of playfields and .0 acres of neighborhood parks for a total of 6.8 acres.

Estimated 1965 Population: 12,113



CITY OF
PATERSON
HONORABLE FRANK X. GRAVES JR. MAYOR



SANDY HILL
NEIGHBORHOOD
PUBLIC BUILDINGS
PARKS AND PLAYGROUNDS
SEMI PUBLIC FACILITIES

MASTER PLAN
PATERSON PLANNING BOARD
SCALE 1" = 100'
25

SANDY HILL (continued)

1960 Population Characteristics:

White Persons:	10,284
Negro Persons:	<u>1,161</u>
Total	11,445

Persons under 5 years:	1098
5 - 14	1811
15 - 24	1600
25 - 39	2256
40 - 64	3317
65 and older	1363

1964 Structural Conditions: 1463 structures exist in the neighborhood, 1290 residential and 173 nonresidential. Of the residential structures, 1056 or 82% are sound, 179 or 14% deteriorated and 55 or 4% dilapidated. Of the nonresidential structures, 151 or 87% are sound, 11 or 7% deteriorated and 11 or 6% dilapidated.

SOUTH PATERSON

Boundaries: Getty Avenue on the northeast; Crooks Avenue (the boundary of the City of Clifton) on the south; Hazel Road (the boundary of the City of Clifton) on the west; and the Delaware-Lackawanna and Western Railroad on the northwest.

Predominant Land Use and Characteristics: Two-family residential. South Paterson is somewhat isolated from other parts of Paterson by the railroad on the northwest and an industrial complex (Railway Neighborhood) on the east.

The neighborhood appears to have its strongest link to other residential neighborhoods in the City of Clifton to the south. Originally a one-family neighborhood, which has changed into a predominantly two-family neighborhood at present, it is visibly in transition to become an even higher residential density area in the future.

This neighborhood is fully developed and has relatively few community facilities. Nevertheless, the quality of housing conditions is good with some scattered deterioration and derelict buildings toward the northern end where some mixed land uses appear. Main Street, an axis, has the only other area of mixed residential-business land uses.

Since South Paterson is a stable residential neighborhood with generally good housing conditions, it is recommended that strict code enforcement be applied to retain this stability. Further, additional community facilities should be added to make up for inadequate service coverage and to encourage rehabilitation. Some spot clearance may also be necessary.

Community Facilities: School 9 on .6 acres; .6 acres of playgrounds; .0 acres of playfields and .6 acres of neighborhood parks for a total of 1.2 acres.

Estimated 1965 Population: 7,278

1960 Population Characteristics:

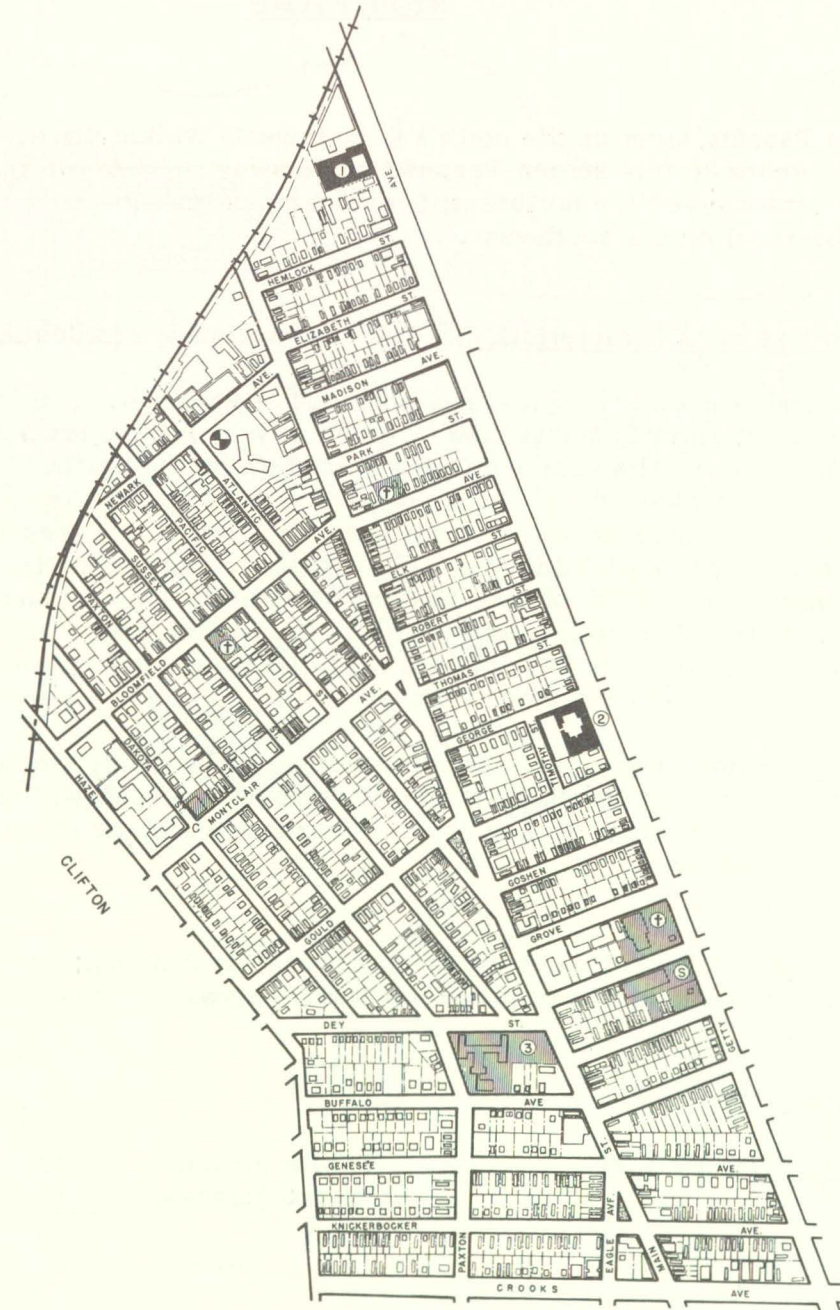
White Persons:	7136
Negro Persons:	<u>21</u>
Total	7157

Persons under 5 years:	656
5 - 14	1048
15 - 24	882
25 - 39	1344
40 - 64	2252
65 and older	975

SOUTH PATERSON (continued)

1964 Structural Conditions: 1213 structures exist in the neighborhood, 1133 residential and 80 non-residential. Of the residential, 1080 or 95% are sound, 42 or 4% deteriorated and 11 or 1% dilapidated. Of the nonresidential structures, 70 or 88% are sound, 10 or 12% deteriorated and 0 or 0% dilapidated.

- ① FIRE HOUSE 9
- ② P.S. 9
- ③ OLD AGE HOME
- † CHURCH, TEMPLE
- C CLUB, LODGE
- S SCHOOL
- ⊕ SENIOR CITIZEN HOUSING



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SOUTH PATERSON
NEIGHBORHOOD
PUBLIC BUILDINGS
PARKS AND PLAYGROUNDS
SEMI PUBLIC FACILITIES



MASTER PLAN

PATERSON PLANNING BOARD
SCALE 1" = 200'
26

STONEY ROAD

Boundaries: The Passaic River on the north and northwest; Walker Street, New Street and its extension, Route 80 (the Bergen-Passaic Expressway right-of-way), and Mountain Avenue and its extension on the northeast; Glover Avenue (the boundary line of the borough of West Paterson) on the southwest.

Predominant Land Use and Characteristics: One and two family residential.

Stoney Road is another isolated neighborhood of Paterson. It is one of the few neighborhoods, almost entirely surrounded by green areas: Pennington Park on the north, Grand Street Reservoir on the east and Garret Mountain on the south. This attractively located neighborhood, which was originally a one-family area, is now changing. The Nagle Street-Glover Avenue-Route 80 interchange will further add pressures to changing trends toward higher residential densities. While partly developed, this neighborhood contains a relatively large amount of deteriorating structures. The residential area south of Route 80 will require substantial treatment while the vacant area south at the West Paterson boundary has a very fine development potential for apartment construction, as generally described in the Land Use Report Survey.

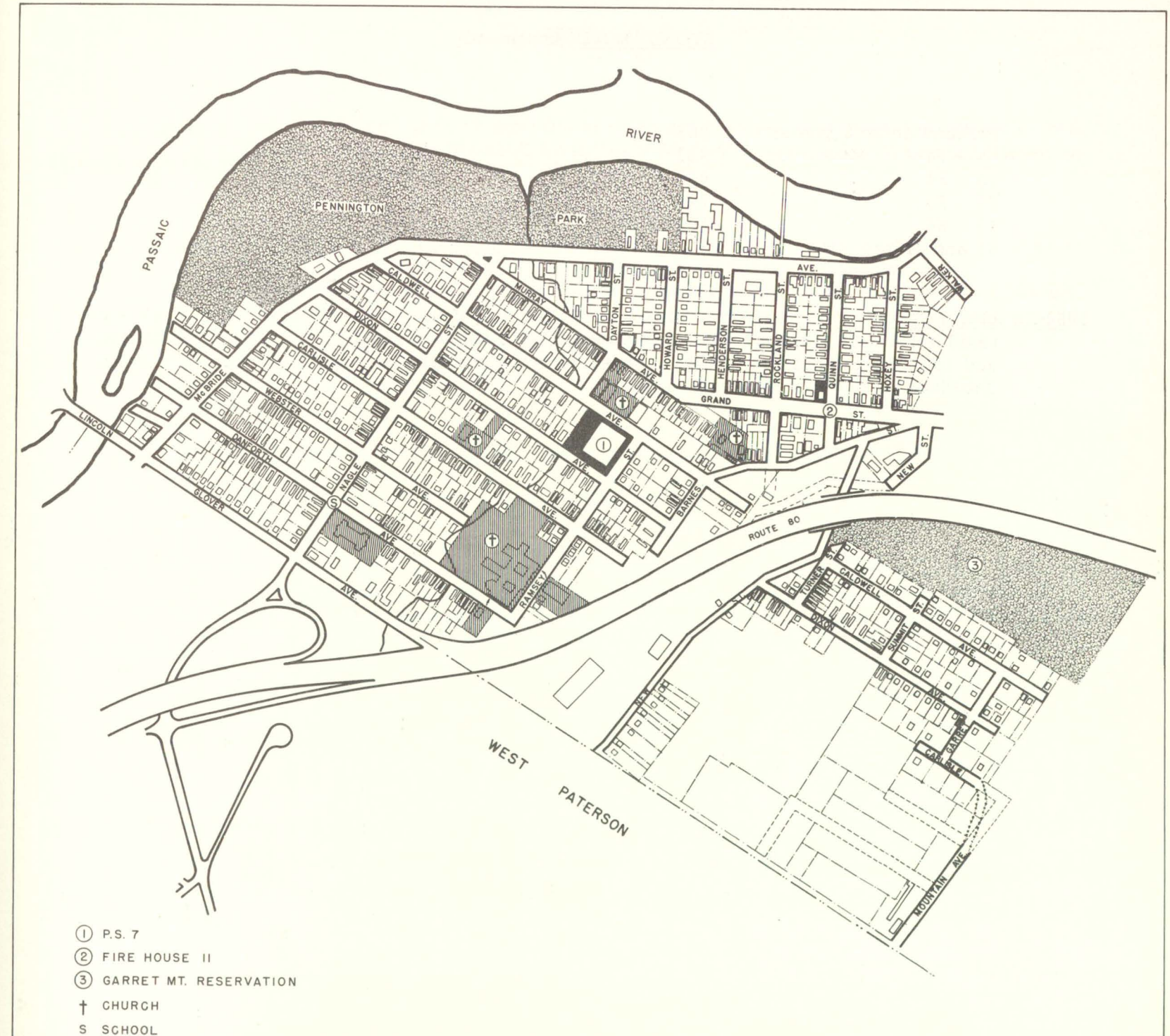
In order to maintain and up-grade the condition of housing, the entire range of available programs from voluntary rehabilitation to various urban renewal programs is required. Because of its small size, Stoney Road would require a block by block scrutiny to establish appropriate treatment.

Community Facilities: School 7 on .6 acres; Firehouse 11; Pennington Park on 26.62 acres; 2.4 acres of playgrounds; 8.4 acres of playfields and .0 acres of neighborhood parks for a total of 10.8 acres.

Estimated 1965 Population: 3,579

1960 Population Characteristics:

White Persons:	3552
Negro Persons:	15
Total	3567



CITY OF

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STONEY ROAD

NEIGHBORHOOD

■ PUBLIC BUILDINGS

■ PARKS AND PLAYGROUNDS

■ SEMI PUBLIC FACILITIES

MASTER PLAN

PATERSON PLANNING BOARD

SCALE 1" = 200'

27

STONEY ROAD (continued)

Persons under 5 years:	361
5 - 14	561
15 - 24	428
25 - 39	749
40 - 64	1100
65 and older	368

1964 Structural Conditions: 673 structures exist in the neighborhood, 626 residential and 47 non-residential. Of the residential structures, 532 or 85% are sound, 78 or 12% deteriorating and 16 or 3% dilapidated. Of the nonresidential structures, 40 or 85% are sound, 3 or 6% deteriorated and 4 or 9% dilapidated.

TENTH AVENUE

Boundaries: 7th Avenue on the northeast; the Passaic River on the east; East 33rd Street on the southeast; Broadway on the southwest; the New York-Susquehanna-Western Railroad on the west and northwest.

Predominant Land Use and Characteristics: Residential. The Tenth Avenue section is a predominantly one-family neighborhood in transition. Two-family residences are scattered in great numbers throughout the neighborhood, especially in its western portions. Riverside Terrace near McLean Boulevard is a modern new low-income housing project of 300 units. Other areas of multi-family use are relatively scarce. Tenth Avenue is Paterson's largest neighborhood in both population and area.

The condition of housing is excellent, requiring only continued good maintenance.

Available facilities are relatively few, needing expansion and additions.

Vigorous code enforcement would maintain this neighborhood and its generally stable character.

Community Facilities: Schools 26 and 21 on 3.1 and .8 acres respectively; a City Firehouse Number 3; and the City Yards on 2.75 acres; 4.7 acres of playgrounds; .8 acres of playfields and .0 acres of neighborhood parks for a total of 5.5 acres.

Estimated 1965 Population: 16,475

1960 Population Characteristics:

White Persons:	10,798
Negro Persons:	1,108
Total	11,906

Persons under 5 years:	1040
5 - 14	1734
15 - 24	1464
25 - 39	2221
40 - 64	3973
65 and older	1474

1964 Structural Conditions: 2102 structures exist in the neighborhood, 1890 residential and 212 nonresidential. Of the residential structures, 1776 or 94% are sound, 98 or 5% deteriorated and 16 or 1% dilapidated. Of the nonresidential structures, 180 or 85% are sound, 23 or 11% deteriorated and 9 or 4% dilapidated.

TOTOWA

Boundaries: Chamberlain Avenue on the northwest; West Broadway on the northeast; the Passaic River on the southeast; Totowa Avenue, Berkshire Avenue, Crosby Avenue, and Rossiter Avenue on the southwest.

Predominant Land Use and Characteristics: Two-family residential. Totowa is the second largest of Paterson's neighborhoods in area and third in population. It is a neighborhood in transition from predominantly one family residential to two family residential. It lies between the Hillcrest Neighborhood, a single-family neighborhood, and the Riverview Neighborhood, one of the oldest of Paterson's neighborhoods which includes the City's first urban renewal project area.

Retail commercial concentrations exist on both sides of Union Avenue (the main axis of this neighborhood) and the West Broadway-Chamberlain Avenue shopping center. A number of other nonresidential land uses are grouped in the vicinity of Molly Ann's Brook. Their further encroachment into residential areas should be prevented. While there is a good number of community facilities available, the population growth experienced from 1960 to present requires the extension of existing facilities and the addition of new ones.

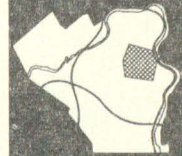
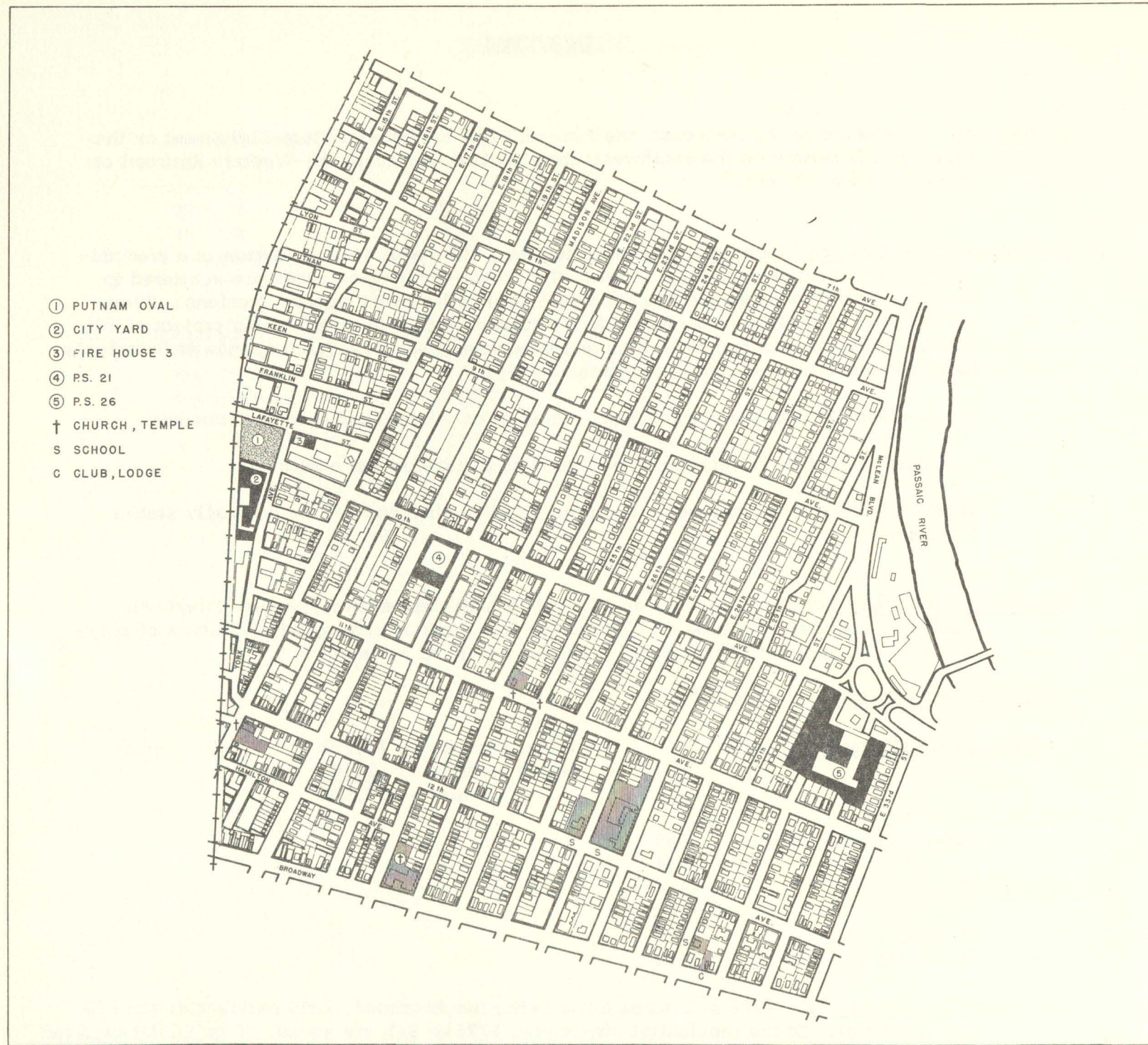
There is a general scattering of deteriorated and dilapidated housing throughout the neighborhood. The condition of housing will further deteriorate unless code enforcement and rehabilitation is vigorously undertaken.

Community Facilities: Schools 19, 14, 5, and Westside High School on .1, .3, 1.5 and 9.9 acres respectively. School 5 encompasses Hinchcliff Stadium on 1.38 acres. Vacant School 5; Firehouse Number 8; the Paterson Heliport on 22 acres; a public library branch; and Westside Park on 26.2 acres; 3.7 acres of playgrounds; 5.1 acres of playfields and .1 acres of neighborhood parks for a total of 8.9 acres.

Estimated 1965 Population: 11, 616

1960 Population Characteristics:

White Persons:	10,921
Negro Persons:	549
Total	11,470



TOTOWA (continued)

Persons under 5 years:	1061
5 - 14	1632
15 - 24	1447
25 - 39	2262
40 - 64	3616
65 and older	1452

1964 Structural Conditions: 2173 structures exist in the neighborhood, 1998 residential and 175 nonresidential. Of the residential structures, 1700 or 85% are sound, 236 or 12% deteriorated and 62 or 3% dilapidated. Of the nonresidential structures, 141 or 81% are sound, 13 or 7% deteriorated and 21 or 12% dilapidated.



WRIGLEY PARK

Boundaries: Lafayette Street on the north; New York-Susquehanna-Western Railroad on the east; 16th Avenue on the southwest; and Straight Street and the Erie Railroad on the west and northwest.

Predominant Land Use and Characteristics: Medium to high density residential.

Wrigley Park has the second largest neighborhood population and has experienced the greatest population change of all neighborhoods in the shortest period of time. Because of its proximity to Downtown and the Erie-Lackawanna and the New York-Susquehanna-Western Railroads, and as a result of its being one of Paterson's older neighborhoods, there is a considerable mixing of land uses and residential densities.

The population composition of this neighborhood has been changing and is now predominantly non-white. Because of the increased population density and family size, numerous facilities will need expansion and/or addition.

Since 1960 there have been trends toward office and retail structures in place of residential uses on both sides of Broadway.

The concentration of deficient structural conditions is one of the largest and most acute in this neighborhood, requiring immediate attention, especially since indications are that the utilization of land will be put to more and more intense uses.

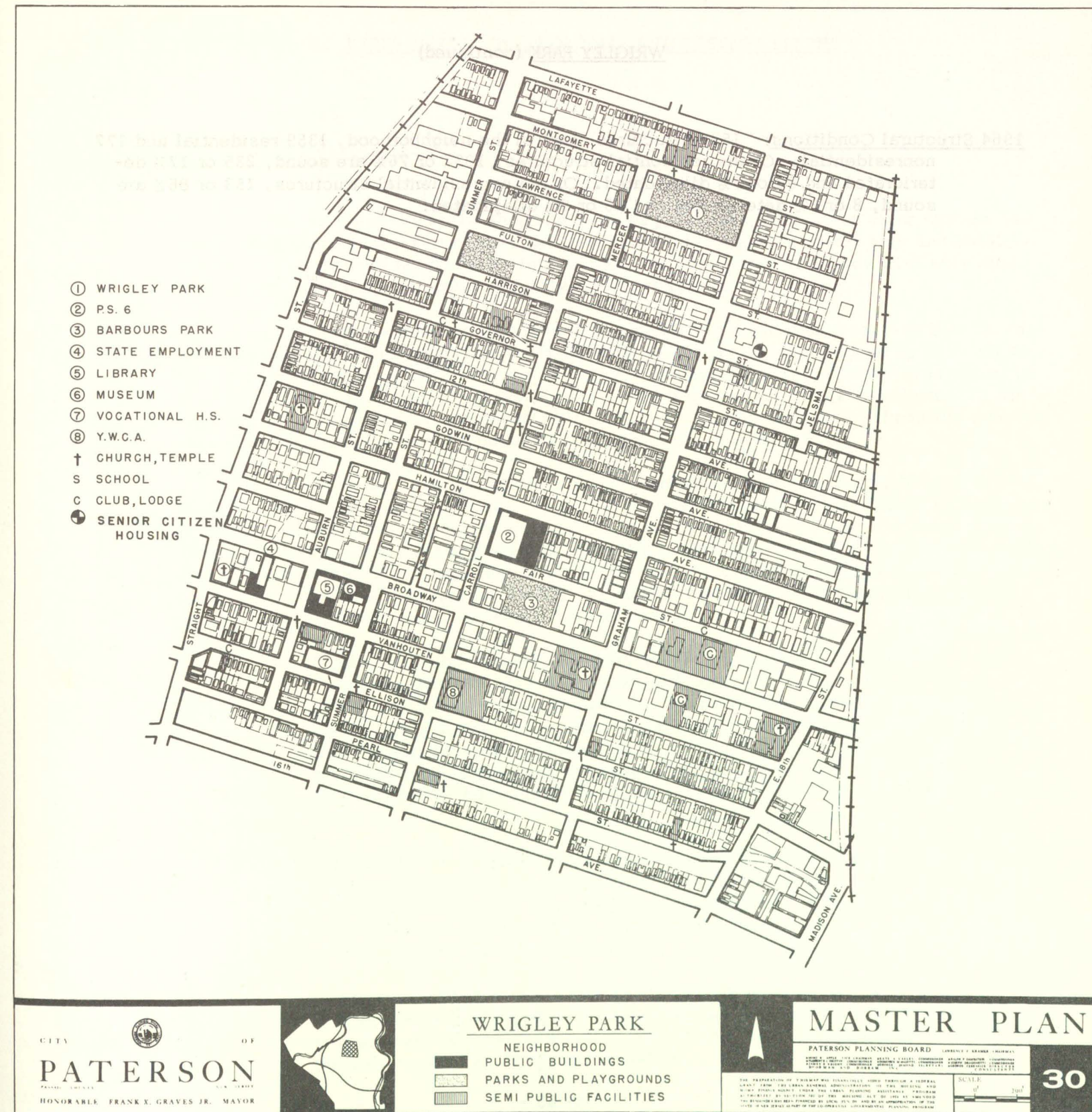
Community Facilities: School 6 on .5 acres; the Main Public Library; the City Museum, and a Technical Vocational High School; 1.2 acres of playgrounds; .0 acres of playfields and 3.6 acres of neighborhood parks for a total of 4.8 acres.

Estimated 1965 Population: 14,853

1960 Population Characteristics:

White Persons:	6,275
Negro Persons:	<u>7,871</u>
Total	14,146

Persons under 5 years:	1796
5 - 14	2042
15 - 24	2208
25 - 39	3345
40 - 64	3522
65 and older	1233



WRIGLEY PARK (continued)

1964 Structural Conditions: 1536 structures exist in the neighborhood, 1359 residential and 177 nonresidential. Of the residential structures, 1032 or 76% are sound, 235 or 17% deteriorated and 92 or 7% dilapidated. Of the nonresidential structures, 153 or 86% are sound, 8 or 5% deteriorated and 16 or 9% dilapidated.

IX. STEPS NEEDED TO ELIMINATE AND PREVENT BLIGHT

COMMUNITY RENEWAL PROGRAM

The size and extent of Paterson's blight problems, as in other older Eastern Seaboard cities, are such as to require the use of the full range of Federal aids and local administrative powers which relate to neighborhood improvement. These available aids and powers have been increasing rapidly in recent years.

What particular kinds of programs are needed in particular areas and how these can be scheduled and financed urgently need to be studied and determined by the City to form a comprehensive overall renewal strategy. The Master Plan, of which this report is a part, can provide necessary guidelines as to desirable kinds of new development, zoning, traffic improvements, and community facilities. Designating and scheduling specific renewal projects, however, is beyond the scope of the Master Plan.

For this purpose--and this is a major recommendation of this Neighborhood Analysis--the City should undertake, as soon as possible, the preparation of a Community Renewal Program (CRP). Both Federal and State aid is available: Federal grants for two-thirds of the total cost, State grants for one-ninth. The local share, as in the Master Plan, can come from the use of staff time contributed by the Planning Board and other City agencies. The purpose and nature of the CRP is summed up as follows (Community Renewal Program Policy, Urban Renewal Administration, 1963):

"The Community Renewal Program (CRP) is a method for assessing in broad terms the community's overall needs for urban renewal and developing a staged program for action to meet these needs, commensurate with the resources available to the community. The CRP covers the entire community, including both residential and nonresidential areas, and takes into consideration renewal activities which may be undertaken either with or without Federal assistance.

The CRP is not only an intensive study of community needs but also a specific program for action to meet these needs. The action orientation of the CRP is of paramount importance. Other important characteristics of the CRP are (1) its comprehensive and community-wide character, (2) its consideration of both immediate and long-range needs and resources, and (3) its continuing nature. While most communities will undertake a major effort in the initial preparation of the CRP, it is equally important that the continuing changes in local renewal problems and potentials be taken into account through periodic revision of the CRP."

The CRP supplements and extends the work done under the Master Plan in providing:

1. A more detailed survey of present blight problems, both physical and social.
2. Specific delineation of areas for Federal and non-Federal improvement projects, together with cost estimates, market feasibility studies, and family relocation analyses.
3. A recommended schedule of project implementation within the City's financial means.

Ordinarily, the preparation of the main CRP reports will take 18 to 24 months. Roughly six months will be required for the Government to process the application for the planning funds. As indicated above, funds are also available for continuous updating of the CRP after the initial survey; these can be used for the Planning Board's staff to supplement its budget in carrying on comprehensive plans related to future renewal projects, and can help the Board a great deal in its present function of reviewing project plans prepared by the Paterson Housing Authority.

The total cost of the program would have to be determined in the course of preparing the application for funds. It is noted, however, that cities in Paterson's population range have received Federal grants in excess of \$200,000 for CRP preparation.

URBAN RENEWAL, HOUSING, AND RELATED FEDERAL AIDS

Federal aid programs for improving neighborhoods and combating blight have been in effect for a number of years. The earliest, and one of which Paterson has taken full advantage, was low-rent public housing in which slum dwellings are eliminated and new housing is built and operated by the City for low-income families and elderly persons. Another important program also utilized in Paterson was slum clearance and urban redevelopment, involving clearance of blighted areas and the resale of land for new private development. This has now been broadened to include--as is proposed in Paterson's downtown project--the rehabilitation and improvement of existing buildings by their owners in the project areas. Paterson has also made use of aids for middle-income cooperative housing in the First Ward Project and for middle-income housing for the elderly as in the Teshon Village area. The location of projects under these programs in Paterson is illustrated on Map 31.



The City is now considering the expansion of its urban renewal program to include a second industrial redevelopment project, this time in the Dublin and Lackawanna Plaza neighborhoods around the Route 80-Route 20 Extension interchange. A residential redevelopment and rehabilitation project around the site of a needed new school in the Sandy Hill area is also proposed. Both projects should have high priority: the construction of Route 80 has already led to offers by leading firms to build new plants near the interchange, which would lead to large increases in tax ratables as in the Bunker Hill Project with its \$4,500,000 gain; the construction of the needed new school in Sandy Hill will produce a credit to obtain a Federal urban renewal grant of around \$9,000,000 with no additional city expenditure.

Additions to the Housing Act made this year and in 1965 provide new assistance for community improvement efforts especially in residential neighborhoods (as opposed to the downtown area or industrial sections). A listing of these programs as they may be applicable to Paterson's neighborhoods is as follows:

1. Rehabilitation-Type Urban Renewal Projects

Under these projects, the Government provides three-fourths of the net cost of drawing up an area plan, establishing a project staff to work with residents and property owners, acquiring and clearing buildings too far gone to fix up, and installing public improvements such as streets and schools. The local one-fourth share can come entirely from the construction of these public improvements.

Where families or businesses have to move to new quarters as part of the project, the Government will pay all of their moving costs. Also, the Government will now make direct grants to owner occupants of deteriorated houses to help finance repairs, and will make low-interest rate loans to owners of rental housing.

It may also be possible now, in rehabilitation-type projects, for the City itself through its urban renewal agency to buy houses and resell them at a reduced price to purchasers who will agree to rehabilitate them to given standards. This approach has not been extensively used in other cities but is receiving increasing attention as a means for expediting rehabilitation.

2. Code Enforcement and Rehabilitation Outside Urban Renewal Projects

Under this new program adopted in 1965, the Government will make direct grants to the City, not the urban renewal agency, for concentrated Housing Code enforcement in rundown areas. The programs can include the cost of extra City housing inspectors, as well as improving the streets, sidewalks, street lighting, etc., in the

areas. The City must pay one-third of the cost, but this can be in the form of improvements. Paterson is already spending, for example, considerable amounts of money on repaving and improving streets in some of its deteriorated areas, which could count toward obtaining these Federal grants.

The same Federal grants for moving expenses and for rehabilitation loans and grants are available as in urban renewal projects.

3. Grants for Urban Beautification

The Government will now pay 50 percent of the cost of beautifying and improving neighborhood parks and street landscaping. There are also some funds available for a demonstration program with 90 percent grants.

4. Grants for Neighborhood Facilities

The Government will pay 75 percent of the cost of neighborhood facilities such as community or youth centers, health stations, or similar public buildings. These grants are tied in with the Anti-Poverty program in which Paterson is participating.

5. Flexible Public Housing

Public housing can now include buying or renting available private housing for the use of low-income families, thus avoiding a "bulldozer" approach and large institutional-type projects.

6. Private Non-Profit Housing

Several programs for the financing of moderate cost housing projects by non-profit groups, both for elderly and non-elderly families are available. For some kinds of this housing, lower interest rates are made available than previously.

7. Open-Space Land Grants

The Government will pay 50 percent of the cost of both acquiring and improving land for parks and playgrounds. The State has also been providing 50 percent of the cost of land acquisition under its Green Acres Program, although the initial funds are now almost used up. These aids can make needed expansion of recreation facilities in Paterson's older neighborhoods possible with little cost to the City.

8. Demonstration Cities

A limited appropriation has been made available this year for a group of "Demonstration Cities" to be designated over the nation. These cities would be given Federal grants of 80 percent of the cost of rehabilitating entire neighborhoods. A special Federal field representative would be assigned to each project to bring in all the different kinds of programs such as those described above and help them operate quickly and effectively, with the total proportion of Federal aid balanced out at the 80 percent level.

While Governor Hughes has made a special request that six New Jersey cities including Paterson be designated for this aid, the Government has stated that only those cities most fully prepared and organized to carry through a rapid, successful program will be given this aid, due to limitations of funds. Philadelphia and Newark, among other cities, have already been given allocations. Since Paterson has not yet applied for this program it may be doubtful that the City will qualify.

HOUSING CODE ENFORCEMENT

The City scored a major advance in its own program to eliminate housing blight (outside of the Federally-aided programs listed above) when the courts recently upheld the Housing Code adopted by the Board of Health. This is a modern code requiring adequate structural maintenance, full bathrooms, adequate heating facilities, and sufficient living space for occupants in all housing units. Health Department inspectors are available for enforcement, assisted by the City Housing Coordinator. It is understood that an application for Federal funds for additional inspectors is being submitted under the aid program described under No. 2 above.

Another major advance has recently been made in requiring the inspection and registration of all rooming houses. Inspections under this ordinance are under the Building Department, as well as the Department of Health.

The Planning Board has had under study for a number of months a nonresidential building maintenance code similar to those which have been adopted and successfully used in East Orange and Trenton. This code could help to strengthen the City's commercial and industrial areas by providing a means to treat abandoned or dilapidated buildings affecting nearby sound businesses or industrial operations. Also, East Orange has used the code to encourage merchants to join voluntary programs of improving and coordinating the appearance of stores, signs, and grounds adjoining stores.

APPENDIX A

LAND USE BY NEIGHBORHOOD

APPENDIX A
 EXISTING LAND USE BY NEIGHBORHOOD, CITY OF PATERSON,
 FROM 1964 BOORMAN AND DORRAN, INC. FIELD SURVEY

	SINGLE FAMILY		TWO FAMILY		3-6 FAMILIES		6 OR MORE FAMILIES		PARKING		GENERAL COMMERCIAL		AUTOMOTIVE		WHOLESALE WAREHOUSE		INDUSTRIAL		UTILITIES, R.R.		PUBLIC		SEMI-PUBLIC		MIXED		VACANT		RETAIL BUSINESS		TOTAL LAND USE FOR NEIGHBORHOOD	
	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
Brookslate	1,682,600	38.63	203,100	4.66	-	-	1,234,700	28.34	-	-	-	-	-	-	-	-	-	-	2,000	.05	352,550	8.09	75,100	1.72	-	-	608,700	13.97	-	-	4,158,750	95.47
Bunker Hill	565,125	12.97	1,098,250	25.21	510,450	11.72	90,000	2.07	18,350	.42	685,675	15.74	138,100	3.19	222,200	6.10	2,895,875	66.48	1,000,850	22.98	167,500	3.85	128,000	2.94	246,250	5.65	955,900	21.94	211,075	4.85	8,933,600	205.09
Downtown District	93,500	2.15	268,925	6.17	230,125	5.28	171,325	3.93	885,800	20.34	544,875	12.50	319,000	7.32	94,750	2.18	456,400	10.48	352,800	8.10	434,850	9.98	260,075	5.97	347,475	7.98	122,400	2.80	1,749,700	40.17	6,332,000	145.36
Dublin	176,400	4.05	819,150	18.81	552,400	12.68	321,250	7.37	30,500	.70	185,500	4.26	110,900	2.57	278,000	6.38	3,540,350	81.28	508,000	11.66	1,093,700	25.11	238,900	5.48	392,650	9.01	521,100	11.96	321,700	7.39	9,090,500	208.69
Eastside	5,077,475	116.56	378,200	8.68	33,300	.76	610,825	14.02	119,500	2.74	89,600	2.06	300,150	6.89	163,750	3.76	859,800	19.74	204,200	4.69	2,409,220	55.19	884,650	19.39	31,250	.72	829,050	19.03	102,200	2.35	12,048,170	276.59
Haledon	1,107,250	25.41	1,910,000	43.85	547,650	12.57	76,500	1.76	-	-	114,550	2.63	61,200	1.40	2,500	.17	177,700	4.08	5,000	.11	84,000	1.93	100,000	2.30	148,700	3.41	192,000	4.41	90,500	2.08	4,622,550	106.12
Hillcrest	6,521,750	149.78	217,600	5.00	-	-	64,300	1.48	-	-	106,000	2.43	5,000	.11	-	-	14,000	.32	-	-	126,000	2.89	-	-	22,400	.51	721,000	16.55	-	-	7,798,050	179.02
Lackawanna Plaza	387,700	8.90	778,200	17.87	313,100	7.19	13,000	.30	-	-	735,200	16.88	116,100	3.69	59,000	1.35	247,600	5.68	421,400	9.67	4,493,100	103.15	647,500	14.86	120,700	2.77	392,300	9.01	41,900	.96	8,755,100	200.99
Lakeview	3,643,025	83.63	1,254,275	28.79	55,250	1.27	95,500	2.19	-	-	24,200	.56	-	-	-	-	30,000	.69	-	-	210,000	4.82	3,204,650	73.57	31,875	.73	57,750	1.33	35,600	.82	8,642,125	198.40
Near Eastside	2,505,975	57.53	2,982,650	68.47	356,000	8.17	115,850	2.66	-	-	455,750	10.46	147,750	3.39	40,000	.92	289,825	6.65	261,700	6.01	60,000	1.38	283,100	6.50	152,275	3.50	222,400	5.11	374,150	8.59	8,247,425	189.33
People's Park	1,582,950	36.34	4,071,200	93.46	154,200	3.54	506,100	11.62	45,000	1.03	241,600	5.55	629,450	14.45	-	-	986,900	22.66	297,700	6.83	40,125	.92	115,100	2.64	200,175	4.60	223,400	5.13	346,400	7.95	9,440,300	216.72
Railway	902,175	20.71	634,300	14.56	165,300	3.79	16,500	.38	15,000	.34	891,100	20.46	187,650	4.30	805,175	18.48	3,749,975	86.08	675,300	15.50	82,500	1.90	17,000	.39	27,650	.63	457,300	10.91	171,150	3.93	8,798,075	201.98
Riverside	2,242,950	51.49	2,031,190	46.63	370,750	8.51	598,000	13.73	-	-	251,800	5.78	195,925	4.58	101,250	2.32	1,963,275	33.59	-	-	176,900	4.06	93,750	2.15	129,350	2.97	212,400	4.88	197,625	4.50	8,065,165	185.15
Riverview	512,300	11.76	1,350,875	31.01	371,600	8.53	797,700	18.31	-	-	144,350	3.31	169,850	3.85	16,500	.38	183,000	4.20	-	-	483,600	11.10	274,875	6.31	193,800	4.45	134,700	3.09	23,900	.55	4,657,050	106.91
Sandy Hill	446,200	10.24	1,855,550	42.60	710,075	16.30	194,075	4.46	-	-	238,425	5.47	190,965	4.57	34,000	.78	536,625	12.32	-	-	391,475	8.99	583,550	13.40	473,725	10.88	322,275	7.40	163,625	3.76	6,140,525	140.97
South Paterson	1,033,975	23.74	2,364,700	54.29	463,900	10.65	107,750	2.47	37,500	.86	193,600	4.44	144,050	3.40	171,650	3.99	82,600	1.90	82,200	1.19	44,375	1.09	197,000	4.52	280,050	6.43	207,475	4.76	153,500	3.52	5,564,325	127.74
Stoney Road	1,602,150	36.78	991,750	22.76	85,150	1.95	51,925	1.19	-	-	60,250	1.38	12,500	.29	-	-	174,000	3.99	-	-	522,800	12.00	282,750	6.49	101,450	2.33	1,765,925	40.54	53,500	1.23	5,704,150	130.95
Totowa	2,666,100	61.21	2,951,350	67.75	574,800	11.82	198,500	4.56	48,000	1.10	321,900	7.39	292,100	6.70	32,000	.73	672,200	15.43	339,300	7.78	2,340,100	53.72	381,100	8.75	372,475	8.55	905,250	20.78	387,000	8.88	12,422,175	285.17
Wrigley Park	436,075	10.01	2,403,025	55.17	904,525	20.77	448,925	10.31	73,900	1.70	475,100	10.90	327,375	7.26	112,500	2.58	341,925	7.85	-	-	339,850	7.80	352,125	8.08	168,175	3.86	226,725	5.20	390,150	8.96	7,000,375	160.71
10th Avenue	2,949,425	67.70	3,352,025	76.95	852,875	19.58	358,750	8.24	-	-	575,350	13.21	390,500	9.07	51,000	1.17	892,875	20.50	156,950	3.60	179,500	4.12	436,400	10.01	310,250	7.12	245,400	5.63	375,000	8.61	11,126,300	255.42
Totals	36,135,100	829.59	31,916,315	732.70	7,191,450	165.09	6,071,075	139.38	1,273,500	29.24	6,190,475	145.41	3,738,525	87.03	2,189,275	50.29	17,594,925	403.92	4,307,400	98.88	14,027,147	322.09	8,515,625	195.49	3,750,675	86.10	9,323,450	214.43	5,188,675	119.14	157,414,012	3613.73

APPENDIX B

PATERSON HOUSING SURVEY

APPENDIX B

PATERSON HOUSING SURVEY

INTERVIEWER'S NARRATIVE COMMENTS

1964 BOORMAN AND DORRAM, INC. SAMPLE

HOUSING REHABILITATION AND FAMILY SURVEY

AREA 1. BUNKER HILL

GENERAL COMMENTS

Most of the structures in the area visited are one or two family residences. Owner occupancy seems high. Residents are foreign born and first generation Italians; some Polish and German people are also present. No non-white occupants were noted. Most houses were well maintained and in good condition; frequently yards were well maintained and gardens noted in rear of structures.

Semi-skilled workers and retired persons apparently predominate in the area; some supplement income by renting out part of the property. Some difficulty in establishing rapport with families was encountered since in some cases they spoke little or no English. One of the properties surveyed on Highland Avenue was recently renovated. Most of the work was in recovering the exterior with asbestos shingles at a cost of \$3,000.

A factory incompatible with residential uses was noted on Highland Avenue. Part of the structure was also used for residential purposes. The building is obviously out of plumb.

ANALYSIS AND CONCLUSIONS

This is an area of narrow streets and small houses crowded on small lots. These potentially adverse factors are counterbalanced, however, by the strong ethnic (Italian) character of the area and high degree of home ownership, which evidently has maintained neighborhood pride.

The large investments and improvements made in two of the houses surveyed are encouraging. Investments of this type are not for minimum repairs but for modernization on a longer-term basis. Probably a strong neighborhood character and pride is necessary for this kind of investment; this is a challenge for urban renewal or neighborhood improvement programs in other areas.

AREA 1. BUNKER HILL

(continued)

Families in the area evidently are older, with children having grown up and moved away. Rents are low, but probably apartments are rented largely to family friends and acquaintances. The future of this area, when the older families are no longer living, is a potential problem. City code enforcement would be useful now for isolated run-down and nonresidential structures, but will be more important for the area as a whole in the future.

AREA 2. RIVERVIEW

GENERAL COMMENTS

Area 2 was one of mixed quality with many poorly maintained structures present. Costs for minimum repairs to bring the properties visited up to basic health and safety levels were as follows: \$151, \$254, \$533, \$700 and \$947.

Due to poor conditions prevailing in the area it is doubtful that extensive rehabilitation beyond minimum code standards is feasible at this time.

Possible treatment might include some clearance along the river front to provide for a park and for an additional street with removal of substandard structures in the area and rehabilitation of those remaining.

ANALYSIS AND CONCLUSIONS

This is evidently one of the prime areas into which large young families of Negroes and Puerto Ricans have been moving. The fact that all families interviewed had both mothers and fathers present indicates social stability. Incomes were found to average about \$4,000 or just above the "poverty" level. Rents averaged over the 25% maximum considered adequate for a decent standard of living.

Deterioration appeared to be quite advanced in the structures in this area, with costs of minimum repairs being about 15% of total value for two of the structures and 25% for a third. This area could probably, then, be considered for clearance under urban renewal as it may not be economically feasible to upgrade the area sufficiently by rehabilitation.

AREA 3. RIVERVIEW

GENERAL COMMENTS

This area especially along North Main Street is one of declining desirability. Marginal business and converted residential structures poorly maintained predominate. Most occupants are Negro although one structure occupied by white persons was visited. Occupants were widows of modest means who were unable to escape from the area. They were extremely critical of neighbors. Some evidence of migrant tenants and short periods of occupancy was noted.

In its present state the area does not warrant extensive expenditure by owners of residential structures. Codes should be enforced to maintain minimum standards but a plan including more drastic treatment for the area should be developed.

ANALYSIS AND CONCLUSIONS

For exterior inspection, this area appears worse than Area 2, and is close to being a "hard core" blighted area for which total clearance is the only treatment. Somewhat surprisingly, however, the families interviewed all had mothers and fathers present (this is a good index of social stability) and incomes were no lower than in Area 2. It is possible, however, that there is high incidence of broken families, but that these were not reached by the interviewers. Again, most families were above the minimum "poverty" level of \$3,000 per year, so could maintain themselves without additional help if decent housing could be made available at a lower rental than the families are now paying.

It would be interesting to find out why these families have not moved into the new middle-income housing in the First Ward Urban Renewal Project. Probably the rents are somewhat above their capacity to pay. State or Federal aids to reduce these rents just enough to meet the needs of these families could be extremely effective.

AREA 4. TOTOWA

GENERAL COMMENTS

Properties in this area are generally good. New construction of apartments were noted on Albion Street. One-family structures prevail with several two-family structures present. Some rehabilitation is currently under way by property owners. Some action should be taken in regard to the old school building at Sherman and Totowa. The mixed uses and residential uses on Totowa Avenue are generally not in as good shape as structures on side streets.

No non-white occupants were observed. Worst structure noted was on Totowa between Wayne and Maple near Sherman. Extensive repairs are needed but appear to be justified by general area conditions.

ANALYSIS AND CONCLUSIONS

This is an area of exclusively white occupancy, with a high incidence of elderly tenants. Incomes are considerably higher than in the Negro areas, and at the same time the rents are lower. The problem here is probably to induce the property owners to charge a higher rental and to use the money to improve the appearance and condition of the structures. This could be done by Housing Code enforcement, if done tactfully and with neighborhood support, so as to enlist the cooperation of the property owners and the tenants. New housing for the elderly can also have a good effect in attracting elderly persons into the new projects instead of staying in the old structures which they would have no incentive to improve.

AREA 5. STONY ROAD

GENERAL COMMENTS

This area by reason of its high location and isolation from undesirable environmental factors provides the best conditions for residential use of any of the areas visited. Noise, traffic, commercial intrusions and overcrowding of structures on the land are at a minimum.

Many of the homes are in good condition. One family houses predominate with some two and three family dwellings present. One structure visited was occupied by Negroes; the rest of the area is occupied by white people mostly native born. It seems eminently justifiable to institute a conservation program here. Rehabilitation is recommended for all structures, unless the Master Plan proposes a change from one-family zoning for this area and the existing houses are replaced by apartments.

ANALYSIS AND CONCLUSIONS

This is an isolated area on a steep mountainside, in a section which will now have a greatly increased value for apartment construction when the building of the new Route 80 is completed. There are a number of larger families, but with relatively low incomes. The structures themselves have very low values. There is a scattering of Negro occupancy. Replacing the present houses with new apartment development might be a possibility, but careful consideration would have to be given to the rehousing needs of the present families.

AREA 6. DUBLIN

GENERAL COMMENTS

Most properties in this area are suitable for rehabilitation with minimum expenditures. Generally white occupants are found. Action should be taken only after consideration of conditions and development of programs for adjacent areas.

ANALYSIS AND CONCLUSIONS

This is an area of two-story attached one and two-family houses, in an area which was considered at one time for the route of the Route 20 extension (Paterson Peripheral Highway). Probably now, however, the highway will not affect the immediate area surveyed.

Although the housing is old and obsolete, it is significant to note that it is in relatively good condition with few repairs needed. However, the population is changing from Italian to Puerto Rican, and City Housing Code enforcement will be badly needed soon to prevent owners from dropping minimum maintenance standards. From the apparent general pattern of higher rents for minority groups, it should be completely feasible from an economic standpoint to enforce strict requirements on the owners.

AREA 7. SANDY HILL

GENERAL COMMENTS

Properties surveyed in this area were between Chestnut, Summer, Cedar and 20th Avenue. The area seems predominantly white with working class home owners and renters both present. Although there is some fear of changing occupancy, most properties are in pretty good shape and conditions are fairly stable. The properties inspected are suitable for rehabilitation within reasonable costs.

ANALYSIS AND CONCLUSIONS

This is an area in which some maintenance has been allowed to lapse. Two of the structures surveyed included roomers, and one in particular was in very poor condition. Some immediate remedial repairs are needed, but not to about over 5 percent of the value of the structures.

AREA 8. WRIGLEY PARK

GENERAL COMMENTS

All structures inspected in Area 8 were on Ellison Street. One white owner occupied property was noted which was occupied by a retired man and his wife with one apartment rented to a friend. They obviously would like to move from the area but can find no buyers at a reasonable price and do not have the money for a new home elsewhere.

Most of the houses in this area are converted to apartments for low income occupancy. Negroes, Puerto Ricans, mixed couples and poor white families and individuals were noted. Two of the houses inspected had recently been renovated so as to meet basic code requirements and contained adequate toilet facilities and showed the effects of recent cleaning and painting; although absentee owned there was a resident superintendent who was attempting to maintain satisfactory conditions. The type of tenants available indicates, however, that this will be an uphill battle.

Two properties surveyed contained both apartments and rooming units and did not have adequate facilities nor were they in good condition with regard to maintenance.

These properties pose a problem for owners and for the City in that complete rehabilitation would not raise income and care of property by tenants is such that almost continuous expenditures would be required to maintain first class living conditions. Strict code enforcement is recommended as a palliative measure rather than complete rehabilitation; although tenant education programs and some cooperative approach to landlords might provide the basis for more improvements in the future.

ANALYSIS AND CONCLUSIONS

This is an area of higher-valued, larger structures close to the downtown area. Some rooming houses were noted, as well as a broken family living on welfare subsistence. This is one of the few sections where lack of private bath was noted, in that units were sharing a bath; however, the rents were not lower than in other structures or areas for these units. This should be prohibited by the Housing Code.

This area with its strategic location is probably one of the critical sections to "hold the line" on deterioration.

AREA 9. WRIGLEY PARK

GENERAL COMMENTS

This area is of mixed white and Negro occupancy. Several single family owner occupied homes were noted as well as Negro apartment houses. Homes around the park between Mercer and Graham Avenues appeared to be in good condition. The single occupant of a house at Mercer and Montgomery was about 90 years old and should require institutional help soon.

The Summer Street frontage consists of commercial and industrial uses and properties in the rear of these businesses were in worse condition than others in the area. They had lower class tenants and tended to drag the area down. One such structure on Lawrence Street is located less than six inches from an industrial use on the corner of Summer and Lawrence. Light and air are inadequate for residential purposes on the first floor. We recommend the removal of this structure. Actually it would be desirable to provide a buffer strip which could be utilized for offstreet parking and loading between commercial and residential uses, since most properties in the area are worth maintaining and rehabilitation costs would not be great.

ANALYSIS AND CONCLUSIONS

This is apparently a largely Negro area with a somewhat established character and with a relatively low amount of repairs needed. The families interviewed had been living in the area for a period of years. Rents were relatively low, but apparently are not of a speculative nature as in some of the other areas surveyed. Code enforcement to remove adverse environmental influences such as run-down factory buildings would be extremely helpful to maintain and improve the relatively good character of the area.

AREA 10. LACKAWANNA

GENERAL COMMENTS

Properties inspected were on Marshall, Mary and Chadwick Streets. Both white and Negro occupants were noted. Houses were one and two family. Some larger units were noted in the vicinity. Construction was frame with various types of siding. The Marshall and Mary Street properties were not in need of extensive repairs and should be maintained by the owners. Both owner and tenant occupied structures are found in the area with an apparent tendency for owners to leave the area and for properties to be operated by investors.

The properties on Chadwick Street were the worst encountered during the survey, lacking in facilities and poorly maintained. They should be demolished as almost any reuse would be an improvement.

Generally, this area seems to be slipping and is suitable for a conservation approach. Most structures are still in pretty good condition but some clearance is desirable.

ANALYSIS AND CONCLUSIONS

This is a lower-value, lower-rent area in which the housing probably had been allowed to deteriorate long before Negro families moved in. Structures were observed in an advanced state of dilapidation, and their demolition should be enforced by the City. The families in these structures included broken families and extremely low-income families receiving welfare payments; rents in these structures should not, if possible, be subsidized by these welfare payments. If included in an urban renewal program, this area could benefit by "spot" or limited clearance of the structures, which would encourage the improvement of the remaining houses.

APPENDIX C

HOUSING MARKET ANALYSIS

HOUSING MARKET ANALYSISSUMMARY OF CONCLUSIONS

1. Paterson's present housing supply is estimated at just over 50,000 units. The largest proportion of units, about 43 percent, are in two-family houses. About 16 percent are in one-family detached homes. Apartments of five families or more account for around 24 percent.
2. Single-family house construction has tapered off since 1956. Almost 2,800 new units have been built since 1950 in public and middle-income housing. A wave of private apartment building since 1958 has accounted for nearly over 2,000 units. Offsetting these increases, over 1,700 units have been demolished since 1960, mainly for highway and urban renewal projects.
3. A projection of future housing demand indicates that a net addition of about 300 housing units per year will have to be made to Paterson's housing supply up to 1980 to maintain the City's present modest rate of population growth.
4. Some 1,500 families in the under-\$3,000 per year "poverty" group appear to be paying more for their housing than they can afford and need some kind of remedial action. About 1,900 families in the \$10,000 per year and over income range could afford to upgrade their housing and form a potential housing market.
5. Future population trends will continue to generate housing demand from young couples and the elderly. However, there will be a substantial increase in Negro family heads in the 30-39 age group, and these will be able to afford upgraded housing.
6. Turnover and vacancies in existing housing are the City's most important sources of housing availability, amounting to nearly 5,000 units per year. Conserving and improving the existing housing supply with available Federal aids can be the City's most important housing program.
7. New single-family homes will be in limited future supply due to exhaustion of available land. New private apartments will continue to have a market from higher income groups. There is a need and potential for continuation of the City's large-scale programs of aided housing for low and middle-income families and the elderly, with sites to be provided by further urban renewal projects.

PRESENT HOUSING SUPPLY

A calculation of the City's present housing supply as presented in Table C-I indicates that the City had approximately 50,800 housing units as of the beginning of 1966.

This amount represents a net increase of about 12,500 units from the figure of 48,350 given by the 1960 Census. This net increase is the result of two offsetting factors:

- New construction from 1960 through 1963 together with units added by conversion totaled 4,120. This new construction was largely in new apartment units (Table C-II).
- Housing demolitions in the same period were reported at 1,702. These demolitions were largely the result of new Route 80 construction and clearance of substandard housing in the First Ward and Bunker Hill Urban Renewal Projects.

In type of housing, Paterson is predominantly a city of two-family homes. As indicated in Table C-I this kind of housing (including a few one-family attached houses) comprised 43.5% of the City's housing in 1960. One-family detached homes were 15.3% of the total housing supply. Apartment buildings of five families and more accounted for 21.2% of the total. This proportion has been increased by the new apartment construction since 1960 and is now probably on the order of 25%.

Changes in the housing supply since 1950 are shown in Table C-II. Through 1956, there was a substantial volume of new single-family housing built each year, reaching a peak in 1954 with 251 new homes. Total single-family units built since 1950 amount to 1,606 units, but the rate has now slowed down to under 60 a year because of shortage of available land. At varying intervals since 1950 a number of new public housing and middle-income projects have been built, totaling 2,746 units through 1965. In 1958, a wave of new private apartment construction began, accounting for 2,040 units since that year.

There is considerably more housing available in the form of vacancies in the City now than there were in the earlier postwar years. This is indicated by Table C-III which shows that housing vacancies as reported by the Census increased from 374 to 1123 between 1950 and 1960, and that newspaper advertisements of apartments to rent increased by a larger proportion during the same period and up to 1965. At the same time, as discussed in Master Plan Report 1, the average number of persons per housing unit decreased between 1950 and 1960 from 3.20 to 3.06, meaning a less intensive occupancy of housing.

TABLE C-I
AMOUNT AND TYPE OF HOUSING SUPPLY
CITY OF PATERSON, 1966

Number of Housing Units, 1960 Census		48,350
Increase 1960 through 1965, from Paterson Building		
	Department records of building and demolition permits:	
	New Construction	3,830
	Units Added by Conversion	290
		<u>4,120</u>
	Less Demolitions	<u>1,702</u>
	Net Increase 1960-1963	<u>2,418</u>
Total Units, January 1964		50,768
<u>From 1960 Census:</u>		
	<u>Number</u>	<u>Percent</u>
1 Family Detached	7,661	15.8
1 Family Attached and 2 Family	20,950	43.5
3 and 4 Family	9,486	19.5
5 Family and Over	<u>10,253</u>	<u>21.2</u>
All Units	48,350	100.0

TABLE C-II
HOUSING CHANGE 1950-1965
CITY OF PATERSON

	<u>One-Family Houses</u>	<u>Two- Family</u>	<u>Three-Ten Family</u>	<u>Over Ten Family</u>	<u>Total New Units</u>	<u>Units Added by Conversion</u>	<u>Units De- molished</u>	<u>Alterations to Residences</u>	<u>Additions to Residences</u>	<u>Public Housing or Middle Income</u>	<u>Over Ten Family, Not Public or Mid- dle Income</u>
1950	198	30	-	246	474	-	50	645	78	246	-
1951	171	30	8	513	722	15	52	811	56	498	15
1952	201	64	4	-	269	47	3	775	88	-	-
1953	137	26	-	-	163	41	21	688	70	-	-
1954	251	82	4	160	497	32	29	586	69	160	-
1955	151	74	-	-	225	50	25	791	100	-	-
1956	160	84	8	61	313	71	26	940	120	-	61
1957	56	64	4	18	142	83	37	962	102	-	18
1958	51	46	39	776	903	77	50	1,139	42	498	278
1959	30	84	128	285	536	59	103	1,172	68	-	285
1960	33	44	134	326	537	55	674	1,354	188	192	134
1961	39	86	24	318	467	40	800	1,482	58	-	318
1962	54	52	74	916	1,096	58	64	1,371	44	752	164
1963	61	34	40	92	227	34	-	1,197	37	-	92
1964	25	26	133	699	883	60	28	1,096	119	212	487
1965	<u>17</u>	<u>26</u>	<u>52</u>	<u>525</u>	<u>620</u>	<u>43</u>	<u>135</u>	<u>1,320</u>	<u>18</u>	<u>188</u>	<u>337</u>
Total Units	1,635	852	652	4,935	8,074	765	2,097	16,329	1,257	2,746	2,189

Source: Paterson Building Department

TABLE C-III
 HOUSING VACANCIES, CITY OF PATERSON
 1950-1963

Vacancies as Reported by the Census

Units Vacant, Not Dilapidated, Available for Sale or Rent:

1950	374
1960	1,123

Vacancies From Newspaper Advertisements

	<u>Apartments and Rooms For Rent Unfurnished</u>	<u>Apartment Developments</u>	<u>Apartments and Rooms, Furnished</u>
1950	6	2	16
1955	20	1	16
1960	99	3	18
1963	125	8	40
1965	129	8	46

Source: Average of number of advertisements on the first three Fridays
 in December in the Paterson Evening News.

FUTURE DEMAND: AMOUNT OF HOUSING

A general indication, although not a precise estimate, of the amount of housing that will be required in the future for the City's population is provided by a projection of the total population. Such projections have been presented in Master Plan Reports 1 and 5, using the cohort-survival method in which individual age and sex groups are projected taking into account trends in birth and death rates. These projections assume a continuation of the 1950-1960 migration rate.

The projected population totals, as compared with the 1960 figure of 143,663, are 145,702 for 1970 and 152,230 for 1980. However, a separate estimate by the Planning Board staff indicates that the 1965 population had already reached 148,500. The State Department of Conservation and Economic Development estimates the 1965 population at 147,480.

A study was made of converting the projected age and sex groups into future households by projecting marriages, household formations, and household dissolutions, but it was decided that too many unsupported assumptions were involved to make this approach meaningful. However, a general approximation can be made by using estimates of average family size.

On this basis, it may be assumed that the average number of persons per household in 1970 and 1980 will be on the order of 3.00, as compared with 3.20 in 1950 and 3.06 in 1960. This results in a calculation of about 2,000 new households by 1970 and another 1,400 by 1980:

<u>Year</u>	<u>Pop. Total</u>	<u>Pop. in Households</u>	<u>Pop. Not In Households</u>	<u>Persons Per Household</u>	<u>Households</u>	<u>Ten Year Increase</u>
1960 (Actual)	143,663	139,887	3,776	3.06	46,107	-
1970 (Proj.)	148,057*	144,357	3,700	3.00	48,119	2012
1980 (Proj.)	152,230*	148,630	3,600	3.00	49,543	1424

* Based on the original Boorman and Dorram, Inc. projection which is somewhat low, as discussed three paragraphs above; recent new construction has evidently increased the present population but not necessarily the amount of future increases.

Future housing demand will also be generated as well as by population, by the need to replace housing to be demolished for public projects such as highways. At this time there is no detailed estimate of prospective housing demolition for new highways except for the Route 20 extension (Paterson Peripheral Highway). The Planning Board and Housing Authority have estimated that for one possible route for this highway, approximately 700 housing units would be demolished.

Still another factor adding to housing demand is the need to replace vacated or demolished substandard housing through code enforcement and urban renewal projects. As discussed in the following chapter below, the 1960 Census found about 2400 units in dilapidated condition. It would be a reasonable assumption that at least half of this number, or 1200, cannot be rehabilitated and will be demolished or abandoned by 1980.

In terms of total numbers, then, there is likely to be an over-all demand by 1980 of about 5300 housing units. Perhaps 600 of these units will be made up by absorption of vacancies, assuming the vacancy rate will drop to 1% from the present 2 1/2%, due to increased population pressure. About 4700 new housing units, or an average of about 300 units per year, will have to be added to Paterson's housing supply if the City is to maintain a modest population growth rate comparable to the recent past.

KIND OF FUTURE HOUSING DEMAND

Income and Housing Demand

The basic factor in the demand for housing is income. A family's income determines how much the family can afford to pay for its housing and still have enough left over for other items in the family budget. Like every other kind of expenditure, however, housing expenditures are also affected by such factors as habit, social background, and fashions and fads, as well as the practical realities of the kind and cost of housing which is actually available.

The extent to which housing expenditures do not balance with income represents one important kind of potentially unsatisfied and therefore active housing demand. At the bottom end of the income scale, some families pay more for housing than they can really afford because they have no choice; this represents a demand for subsidies or special measures to reduce the cost of housing below what is being offered on the private market (this is the function being carried out by Paterson's public housing and middle-income projects). At the upper end of the scale, there are families not spending as much for housing as they could afford. To the extent that this is due to better housing not being made available with sufficient attractiveness to offset their desire to use their money for something else, such families represent a potential demand for upgrading of housing which private builders and developers can utilize.

A general idea of the extent of demand represented by these two extremes is given by Table C-IV, which compares incomes to housing costs for one-family homes and for rental housing. From this table, according to the 1960 Census there were 6,091 families who had annual incomes of under \$3,000. However, there were only about 4,600 housing units selling or renting at prices corresponding to this income bracket. Thus, about 1,500 families in the \$3,000-and under income group (the "poverty" group under the new Federal program) were paying more for their housing than they could reasonably afford without making real sacrifices in other items of their budgets. These sacrifices very probably include essential items of food, clothing, and education which are harmful for health and tend to perpetuate the poverty cycle.

This estimate does not include single individuals living in houses or apartments. While data on the incomes of the 7,313 unrelated individuals reported by the Census as living in housing units in 1960 are not available, many of these individuals undoubtedly are also in the very low income brackets and are spending more for housing than they can afford.

For the upper end of the income scale, Table C-IV shows that 1,267 one-family homes and about 200 apartments had a cost in 1960 which could be afforded only by families with incomes of \$10,000 or more. The Census does not give cost ranges for owner-occupied two-family houses, but it may be assumed that perhaps another 1200 units of this type are in this cost bracket, for an overall total of 2600 units in all types of housing corresponding to the \$10,000 a year and over income bracket. According to the tabulation of family incomes, approximately 4,560 Paterson families could afford housing in this range. Thus, the potential market for housing upgrading to a cost level corresponding to a \$10,000 a year income or more is approximately 1900 units. There is also a potential for upgrading the brackets between about \$6,000 a year and \$10,000.

The potential for housing upgrading of higher-income families can be reflected in future demand for luxury apartments in the City. However, in these income brackets families are comparatively mobile; i.e. they will move to apartments in Clifton and other suburban locations unless good buildings in attractive surroundings are provided in Paterson.

In the future, some housing upgrading will be encouraged by nationwide trends toward increased family incomes. For example, the McGraw-Hill Publishing Company in their 1961 report, The American Economy, predicted that the average income of families and individuals would increase by 25.5% between 1960 and 1970 and by another 27% between 1970 and 1980. This is in "constant dollars," eliminating the effect of price inflation which has been averaging about 1.5% per year.

TABLE C-IV
INCOMES COMPARED TO HOUSING COST, 1960

Income Range	Number of Families	No. of Unrelated Individuals in Housing Units	No. of One-Family Homes Converted to Income*	Value of One-Family Homes	Other Owner-Occupied Housing Units	No. of Rental Units, Rent Converted to Income *	Rent Ranges, Gross Rent Incl. Utilities Per Month
TOTAL	38,607	7,313			8,717		
Under \$1,000	1,886					under 1,200	83
1,000-1,999	2,344					1,200-2,400	1,389
			under 2,500	172	under \$ 5,000	2,400-3,600	5,457
2,000-2,999	2,861		2,500-		5,000	3,600-4,800	10,160
3,000-3,999	3,979		5,000	1,296	9,900	4,800-6,000	7,801
4,000-4,999	4,480					6,000-9,000	4,125
5,000-5,999	6,017		5,000-	2,320	10,000		
6,000-6,999	4,601		7,500		14,900		
7,000-7,999	3,321		7,500-	2,253	15,000		
8,000-8,999	2,417		10,000		19,900		
9,000-9,999	1,641					over 9,000	306
10,000-14,999	3,394		10,000-	800	20,000		150 and over
			12,500		24,900		
15,000-24,999	890		12,500 and over	467	25,000 and over		
25,000 and over	276						

* Basis for converting housing cost to maximum income at which housing can be afforded: one-family home value two times annual income; rent 20% of income.

Source: Boorman and Dorram, Inc. calculations from 1960 Census of Housing.

Whether the future increase in income will contribute very substantially to added housing demand, however, is doubtful. The cost of housing will undoubtedly continue to increase in the future as it has since 1950, although hopefully not at as rapid a rate. Between 1950 and 1960, rent levels increased faster than incomes, and prices of one-family homes at about the same rate:

	<u>1950</u>	<u>1960</u>
Median Income Families and Unrelated Individuals	\$3,064	\$4,828
% Increase	-	57.6
Median Contract Rent	\$ 31	\$ 61
% Increase	-	96.8
Median Gross Rent	\$ 44	\$ 75
% Increase	-	70.5
Value of One-Family Homes	\$9,700	\$14,800
% Increase	-	52.6

Source: U. S. Census of Housing. Income figures are actually for the full years 1949 and 1959.

This tabulation also reveals the worsening of the low-income housing situation between 1950 and 1960. Referring back to the calculation above of the number of families with incomes under \$3,000 who were paying more than they could afford for housing in 1960, a similar calculation was made for 1950. In that year, 22,485 housing units in the City were renting for under \$50 per month, the level for which these families can afford, as against 22,640 families and also individuals living in apartments who were in this income bracket. Thus, in 1950 no families in the "poverty" bracket, at least on balance, were spending more than they could afford for housing. In 1960, as indicated above, about 1500 families were in this category.

Housing Demand by Age Groups

From the population projection of age groups in 1970 and 1980, it appears that increased housing demand in the future will be mainly from young families in the age group which normally rents instead of purchases, and in the over-65 age group requiring housing suitable for the elderly. This is illustrated by the following summary, which indicates also that the house-buying age group, generally considered to be between ages 30 and 39, will actually decrease in future years:

	<u>1960</u>	<u>1970</u>	<u>1980</u>
Males - 20 to 29	8,978	9,953	9,525
Males - 30 to 39	9,514	8,223	9,050
Males - 65 and over	7,168	8,299	8,880
Females - 65 and over	8,619	9,486	10,260

Source: U. S. Census Population for 1960; 1970 and 1980 figures from Boorman and Dorram, Inc., Cohort Survival Projections, assuming continuation of past migration trends except eliminating effect of in-migration in the Hillcrest and Lakeview sections.

From this tabulation, there will be a heavy demand in the near future from new families formed by the marriages of males 20 to 29 years of age. The present wave of new garden apartment building is undoubtedly in response to this demand. From 1970 to 1980, there will be a substantial increase in the number of persons 65 years of age and older, representing in many cases a new housing demand because of needs for smaller units, fewer stairs, more central location, lower cost, etc. This older age group will also include a substantial number of one-person families as evidenced by the surplus of females over the males. Thus, demand for housing for the elderly is expected to continue at a high level through 1980.

The Minority Group Housing Market

Paterson's Negro and Puerto Rican families represent in some respects a special housing market, due to the different income and occupancy patterns of these families and the constraints which exist in some instances on housing available to these families. The above projection of housing demand applies somewhat differently to these groups than to the City's white families.

Some aspects of this special housing market are brought out by 1960 Census figures. About 15% of the City's 1960 population was non-white and an additional 2 to 3% (estimated) were white Puerto Ricans. At the same time, about 25% of the "poverty group" families with incomes under \$3,000 per year were Negroes and Puerto Ricans. In 1960 the median family income for the City as a whole was \$5,541, as against \$4,335 for Negro families and \$3,506 for Puerto Rican families.

There is a heavier concentration of Negro and Puerto Rican families living in substandard housing than white families. Of the housing units listed by the Census as dilapidated in 1960, 834 or 34.6% were occupied by non-whites (not including white Puerto Ricans). Of units with 1.5 one or more per room, indicating an excessive degree of overcrowding, 696 or 46.5% were occupied by non-whites. However, it is significant that the majority of families subject to both low incomes and substandard housing are not Negro or Puerto Rican.

In relation to future housing demand, the following tabulation of projected population groups indicates somewhat different future needs for Negroes (not including white Puerto Ricans) than the total age group projection given above:

	<u>1960</u>	<u>1970</u>	<u>1980</u>
Males - 20 to 29	1,813	2,598	3,100
Males - 30 to 39	1,629	2,675	4,200
Males - 65 and over	229	575	600
Females - 65 and over	175	680	850

Source: U. S. Census Population for 1960; 1970 and 1980 figures from Boorman and Dorram, Inc., Cohort Survival Projections, assuming continuation of past migration trends except eliminating effect of in-migration in the Hillcrest and Lakeview sections.

As indicated by these figures, over half of the increase in the number of males 20 to 29 years of age will be made up of non-whites. There will be a substantial increase of non-white males 30 to 39, meaning a corresponding loss of white males in this age group since as discussed above the group as a whole is not expected to increase. There will also be an increase in non-whites of the 65 and over age group, but the total number will be small in comparison with the increase in whites of this age group. Most of the increased housing requirements for non-whites will undoubtedly be made up, as in the past, by moves into existing housing formerly occupied by whites. However, more new subsidized low-income and middle-income housing will undoubtedly need to be built and will be used by non-whites. It is also to be expected that the non-whites will have a higher proportional increase in their incomes in the coming years and some will be able to purchase new private housing.

FUTURE HOUSING SUPPLY

Turnover and Vacancies in Existing Housing

In considering the future supply of housing which will be available to meet the needs of the City's increasing and changing population, the largest single component --and one which may not be immediately obvious--is the stock of housing which presently exists. This is brought out by the figure of 1123 vacant housing units reported by the Census in 1960, and also by figures shown in the 1950 Census on the year in which families moved into their housing units. This is a good indication of turnover, or the rate at which people move out of housing, making it available for new occupancy. The Census figures are as follows:

	<u>Year Moved Into Unit</u>	
	<u>Owner Occupied</u>	<u>Renter Occupied</u>
1959 - March 1960	913	7,777
1958	701	3,844
1957	842	2,824
1954 - 1956	2,174	5,137
Total Existing Units, 1960	16,021	30,086

Source: 1960 Census of Housing

While these figures give a somewhat exaggerated picture of turnover in existing housing because they include moves into new housing units made available during the respective years, a good indication is provided that on the order of 800 sales units of existing housing become available through turnover each year in Paterson, and somewhat over 4,000 rental units. The sharp increase in moves shown in rental housing between 1958 and 1959 may be a significant indication of accelerating neighborhood change in the City.

Vacancies in existing housing, as expressed in a "vacancy rate," are partly related to turnover and partly not. If a housing unit is vacant for more than a short time it takes on a different aspect from a unit in which another family immediately moves in; it is more widely advertised and reaches a wider market or is abandoned and removed to all intents and purposes from the housing supply.

The 1960 Census reported relatively few vacant units available for purchase, but a large number of units available for rent:

Units Vacant Available for Sale -- 87

Prices Asked:	Less than \$5,000	3	
	\$5,000 - \$9,900	8	
	\$10,000 - \$14,900	22	
	\$15,000 - \$19,900	15	
	\$20,000 - \$24,900	15	
	\$25,000 or more	24	
Median price asked:			\$18,500

Units Vacant Available for Rent* -- 1,036

Rents Asked:	Less than \$30	24	
	\$30 - \$39	108	
	\$40 - \$59	239	
	\$60 - \$79	250	
	\$80 - \$99	174	
	\$100 - \$119	62	
	\$120 or more	179	
Median rent asked:			
	with all utilities in rent		\$ 72
	with some or no utilities in rent		65

Duration of Vacancy, Units Available for Sale: 80

	Less than 4 months	74
	4 to 6 months	3
	6 months or more	3

Duration of Vacancy, Units Available for Rent: 1,490

	Less than 1 month	718
	1 to 4 months	520
	4 to 6 months	85
	6 months or more	167

Source: 1960 Census of Housing

* Excludes dilapidated units, seasonal units, and units rented awaiting occupancy or held off the rental market for other reasons.

The above figures indicate a strong, stable, trend in the value and occupancy of one-family homes in the City as of 1960. Rental units, however, showed a considerable turnover at the lowest rent levels as well as higher levels. The availability of lower-rent housing has influenced the recent in-migration of lower income groups. At the same time, such housing is valuable in meeting the needs of these groups and its conservation and rehabilitation is important.

An analysis of Census block statistics shows that vacancies in 1960 were concentrated in the older central sections of the City. Some were also accounted for in new housing projects and the First Ward Urban Renewal Project which was then under construction.

In terms of total numbers, it is existing rather than new housing which will determine the City's future as a place to live. The extent to which the City's people maintain their existing housing or move out to make way for lower-income groups will depend on how viable the City's tax structure will be and the extent to which slums or blight will spread or be contained.

So far, there is no widespread evidence that housing in the City's older areas are being abandoned wholesale as has been reported in some older cities such as Philadelphia and Baltimore. There is some danger that this may happen in the future. At the same time, present housing conditions in some of the City's neighborhoods indicate strongly that turnover of population is bringing a progressive worsening of maintenance and a spread of housing blight.

It is, therefore, vital for the future of the City that any available programs to conserve and improve the existing housing supply be used to the fullest. As discussed in Chapter IX above, such new Federal aids as loans at 3 percent interest to property owners for rehabilitation and grants for housing code enforcement in urban renewal areas show promise if adopted and pursued vigorously.

Private Housing

It is unlikely that new single-family houses will be a significant factor in future new housing in the City. As indicated in the Present Land Use and Zoning Report, only about 34 acres are still available in the City zoned for one-family housing, and some of this land is not for sale or is unbuildable for various reasons.

There seems to be a considerable long-range market and potential, however, for garden apartments and high-rise luxury apartments. While specific sites for these developments as they may take place in the future will be investigated in the forthcoming Land Use Plan, some open land is still available and it can be assumed that more will come on the market through urban renewal or private replacement of existing older housing.

At the present time, a one-bedroom apartment in a new garden apartment development is renting for approximately \$120 and a two-bedroom unit for \$150. Under the assumption that a family can pay 20 percent of its income for housing, this means that such housing is available for families with incomes of \$6,200 to \$9,000 per year, or, at the 1960 distribution of incomes as reported by the Census, about 22 percent of the City's families.

New high-rise luxury apartments which will include extra conveniences such as air conditioning, doormen, more central location, balconies or attractive views, are renting for \$150 and considerably higher. The market for these units is restricted to the upper 13 percent of the City's family income range, and like garden apartments has special appeal for young childless couples in this income range or for older couples whose children have grown up and who no longer wish to maintain a house.

Publicly Aided Housing

In common with all the nation's older cities, Paterson has recognized its problem of housing deterioration and inadequate living conditions for low-income groups by utilizing a number of Federal assistance programs designed to help special sectors of the housing market. Programs now in effect or planned in the City include low-rent public housing, low-rent public housing designed specially for the elderly, middle-income housing projects under private sponsorship but with limitations on profits and on incomes of families admitted, and urban renewal projects aimed at improving housing conditions as well as making possible the redevelopment of blighted areas.

The Paterson Housing Authority now operates five low-rent public housing projects with a total of 1698 housing units. The rents in these projects are scaled according to the incomes of the families, with the difference between the rents and the operating costs of the projects being wholly made up by grants from the Federal Government. Payments in lieu of taxes to the City are included in the operating costs of the projects.

The maximum income limits for admission to the projects, for a two-person family, are \$4,560 per year for families relocated from urban renewal projects and \$3,700 per year for other families. A scale of higher incomes is allowed for families with children. Families cannot remain in these projects when their incomes increase over a certain figure; for a two-person family, this income limit is \$4,625 per year.

Two low-rent public housing projects designed for the elderly are now being operated by the Housing Authority and three more are under construction for a total of 400 units. These developments are limited to families over 62 years of age and are specially constructed with such features as skid-proof bathtubs and communications systems for summoning medical aid.

A third kind of aided housing is under private sponsorship but with special Federal financing allowing lower-than-normal rents, while at the same time having restrictions on profits of the owners and on the incomes of the families admitted. The largest such project is Riverview Towers, four fourteen-story apartment buildings built in the First Ward Urban Renewal Area. A two-bedroom apartment in this development rents for approximately \$125 per month, while the income of a two-person family is restricted to \$6,450 per year. A limited tax exemption is granted by the City for this type of project. A similar arrangement is proposed for a middle-income church-sponsored project for the elderly planned on the site of the former Teshon Village veterans' housing in the Sandy Hill section. This development will have efficiency and one-bedroom apartments renting from \$80 to \$115 per month with a middle-income limitation for admission.

The Housing Authority's urban renewal program has also had a substantial effect on the housing supply. The First Ward Urban Renewal Project, as mentioned above, provided the site for the Riverview Towers development with its 852 new middle-income units, and at the same time removed approximately 700 largely sub-standard old housing units. The Bunker Hill project resulted in the clearance of approximately 300 old housing units. The General Neighborhood Renewal Plan area in central Paterson presents a longer range projection of future new housing and rehabilitation of existing housing, with the Downtown Project being the first proposed for actual execution. This first project involves only a limited amount of residential clearance and a limited amount of new housing construction. The treatment of the rest of the General Neighborhood Renewal area will depend on future project planning determinations.

As can be seen from this summary, each of the programs meets specific needs and it is anticipated that extensions of these programs will be needed in the future. Since there is virtually no open land available for such programs, future action to provide new housing through this means will be closely linked with programs to remove slums and blight and allow the progressive rebuilding of sections of the City which need replacement instead of conservation.

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