

OPPORTUNITY

A Publication of the New Jersey Office of Economic Opportunity, Department of Community Affairs

At a Trenton press conference in the Governor's office, Community Affairs Commissioner Paul N. Ylvisaker hailed the new \$4.5 million middle income housing proposal announced by the State Housing Finance Agency and the Prudential Insurance Company of America, stating:

"For nearly a generation, the flow of private mortgage money into the cities has dried up. We're now beginning to see it flow again. This is what the public sector has been waiting for.

"This is the State taking the lead. This is what we call creative federalism. And this is a tremendous take-off point, a break-through which should result in many more housing projects throughout New Jersey. We consider the project a wonderful symbolic beginning." (For complete details, see story at right.)

OEO Cites Two Local Antipoverty Agencies For Helping Prevent or Cool Summer Riots

Antipoverty agencies throughout the nation, including at least two from New Jersey, helped prevent and reduce violence in American cities this past summer, according to a recent report of the U. S. Office of Economic Opportunity.

The report, based on a nationwide survey of cities that both did and did not experience civil disturbances, was conducted by OEO's Inspection Office. It disputes what the report called the "many charges that some of our recent riots have been caused by persons associated with the poverty program."

The two New Jersey agencies credited with riot prevention and cooling activities were the Monmouth Community Action Program (MCAP), the Monmouth County antipoverty organization, and the Community Action for Economic Opportunity (CAFEO), the Elizabeth CAP.

The report said MCAP workers helped quell a neighborhood disturbance by teen-agers in Asbury Park, while CAFEO staffers, after a night of tension in Elizabeth,

formed a special peacekeeping group that helped calm the situation.

"The truth is that the poverty program has done a tremendous job in preventing and reducing violence—as testified to by mayors and police chiefs and community leaders in city after city," said Hyman Bookbinder, assistant director of US OEO in a letter accompanying the report. "Not only do we not apologize for our role during this difficult period, we are proud and gratified."

In the 32 cities that did not experience riots or civil disturbances, the survey found that:

▶ not one police chief or mayor said OEO heightened tensions;

▶ most mayors and police officials felt OEO summer programs had helped to prevent violence in their communities;

▶ local antipoverty agencies in 15 cities specifically calmed bad situations;

▶ local antipoverty agencies in 13 cities formed special groups to pa-

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N.J. Housing Agency Funds First Project With The Pru's Help

The New Jersey Housing Finance Agency, just four months after it was formed, has announced plans to finance its first middle income housing project—setting something of a record for speedy approval.

The agency, created by legislation enacted May 31, has received a commitment from the Prudential Insurance Company of America to purchase \$4.5 million worth of tax-exempt revenue bonds to finance a 270-unit cooperative, middle income housing project on a vacant tract in the Newark ghetto. The proposed housing, consisting of 16 three-story garden apartments, would accommodate about 1,100 persons in low-rent one, two and three bedroom apartments.

The project, located on a nine-acre urban renewal site bounded by Washington, Kinney, Court and High Streets, will be just four blocks from the proposed New Jersey College of Medicine and Dentistry. Prior to the July riot in Newark, many Negro residents charged that they would be unnecessarily displaced by the new medical complex.

According to Community Affairs Commissioner Paul N. Ylvisaker and Prudential President Orville E. Beal, groundbreaking for the project should begin sometime next month. Construction is expected to take a year.

"The significant thing is the speed with which this project has been approved and launched," said Ylvisaker. "Our State Housing Finance Agency and the Prudential, in a partnership we call creative federalism, have combined to provide long-talked-about and much needed middle income housing in Newark. Significantly, the housing

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trol troubled areas and serve as communications liaison between police and the slum area;

► municipal police departments and community action agencies in 14 cities had joint programs to prevent riots; and

► the juvenile arrest rate declined this past summer in eight cities, largely due to more summer jobs.

The report then cited the Monmouth County and Elizabeth anti-poverty agencies for effective riot-cooling and preventing activities in their respective areas.

When a group of Asbury Park Negro teen-agers set fire to a car and threw rocks at cars driving through the neighborhood, the report said MCAP staffers entered the area, talked with the teen-agers and reported all rumors of trouble to the police.

"The efforts of MCAP in working with the police has certainly had a positive effect on reducing racial tensions," said Asbury Park Police Chief Maurice Fitzgerald. "The racial climate in Asbury Park is better because of the work of MCAP."

Rep. James J. Howard, who represents Monmouth County in Congress, said, "MCAP has done everything it could in the tense areas. The poverty program has had a lot to do with keeping things cool."

The report also singled out Elizabeth as one of 13 cities in which "special groups formed to patrol trouble areas and serve as a bridge between the police and the slum areas . . ." After a night of "high tension," the report said CAFEO workers set up a group called the "Peace Keepers" to calm the community. The group was composed of antipoverty workers and community leaders.

"The Peace Keepers helped to assure that no problems would occur on the most dangerous night of tension, and we haven't had any problems since then," said Elizabeth Mayor Thomas G. Dunn. "(Poverty Workers) kept their headquarters open late at night when this was needed."

Community Services Gets HUD Award



URBAN DEVELOPMENT—Vice President Hubert H. Humphrey presents one of ten Urban Development Intergovernmental Awards, created by the Federal Department of Housing and Urban Development (HUD), to Herbert Rosen, deputy director of the Office of Community Services of the Department of Community Affairs. The award was given to Community Services and its predecessor, the Governor's Task Force on Model Cities and Metropolitan Government, "for its technical assistance program to help communities applying for and working with federally-aided programs, including model cities."

Police Chief Michael D. Roy and Union County Sheriff Ralph Oriscello agreed.

"The CAP summer programs have had a good effect relieving tensions since the majority of CAP officials are actively concerned with keeping peace . . .," said Chief Roy. "I feel it (the Peace Keepers) did plenty of good as it cooled the crowd and got better spirits."

Sheriff Oriscello said, "Without the Peace Keepers there would have been many skirmishes with the police."

In the 32 cities where rioting did occur this past summer, the survey found that:

► only 16 of more than 30,000

antipoverty workers were arrested and none were convicted;

► only six of the 16 were full-time employees (the rest were nine summer workers and a VISTA volunteer.);

► none of the 244 poverty program buildings, located in the heart of the riot areas, were burned or destroyed;

► only \$1,840 worth of damage was done to community action (anti-poverty) buildings, while \$300 million worth of property damage was reported in the riot cities; and

► only one antipoverty worker was arrested in Newark and none were arrested in Detroit, scenes of the worst urban disturbances.

80 Summer Interns Complete Training With An Evaluation

The State's first community intern program, conducted over a 10-week period during the past summer, ended earlier this month with a day-long evaluation session in the State Museum.

The program, known as Interns in Community Service, employed 80 outstanding undergraduate and graduate students in jobs with state agencies, local and county governments and community action (anti-poverty) organizations throughout New Jersey. It was sponsored by the Division of Training of the Department of Community Affairs.

According to Community Affairs Commissioner Paul N. Ylvisaker, the program proved to be an outstanding success.

"When we began this program last spring, we had the highest of hopes for these young men and women," he said. "From the reports I get they have been no disappointment. I only hope that we will be seeing these interns in the future—as full-fledged practitioners of the art of government."

Considering the list of meaningful and interesting job assignments, many of the interns may do just that:

► One intern pursuing a doctoral degree in political science spent the summer as an aide to Governor Richard J. Hughes;

► Another, who is seeking a master's in industrial relations, worked with the Newark Office of Economic Development in inspecting and assessing property damage caused by the Newark riots;

► An intern assigned to New Brunswick City Hall drafted the first personnel ordinance in the city's history;

► A Negro intern, working for the Department, helped solve many community relations problems during and after the outbreak of summer violence in New Jersey;

► Several interns, assigned to Newark, took the initiative in transporting foodstuffs to victims of the

city's disturbances, after learning that some supplies had been delayed in a Jersey City warehouse;

► Two interns worked for the Governor's Blue Ribbon Commission investigating the causes of the summer riots; and

► Two interns researched and helped prepare the preliminary draft of the Governor's special State-Urban Relations Study Committee.

"Of the 80 interns, 12 were asked by their sponsoring agency to remain in their jobs until the beginning of the Fall semester," said Donald B. Edwards, project director. "And several were told that there was a job waiting for them upon graduation."

Edwards said the division was carefully studying essay evaluations of the program which all interns were asked to complete. These evaluations were submitted at the close of the summer program.

"In retrospect, the summer of 1967 resulted in but one firm conviction—Community Services awaits needed personnel in an ever growing and challenging environment," said one city hall intern in his essay.

Another intern, assigned to a state agency, said she soon realized that she was "not a special student guest after all; you're employed here and you're expected to do a job." She added:

"Interns in Community Service could have been just a summer job, but this time the title implied substance. . . . It is an opportunity to 'show your stuff' if you can, dependent, and rightly so, on your ability to go get work and make yourself known. It has demanded of you a decisiveness and a creativity you had not experienced before in summer work."

And another intern, who worked in a big city urban renewal agency, thought the program was valuable for "bringing young people of varied backgrounds together to analyze and cross-criticize the problems of New Jersey cities. This summer . . . has indeed brought the focus of the aware American onto the problem of urban development, and the program has given us an active feeling of involvement."

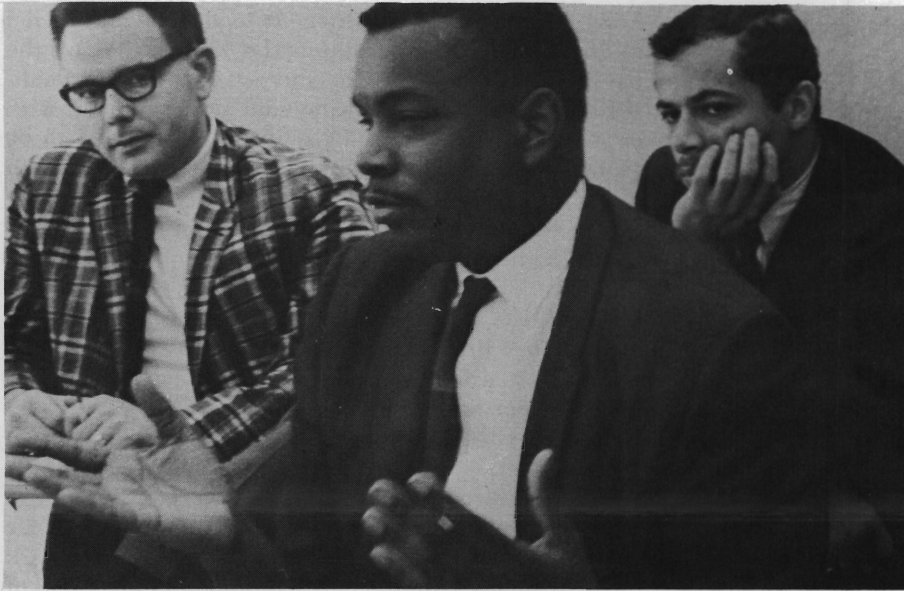
According to Ylvisaker, many encouraging reports came from intern supervisors, as well.

Paul J. C. Yang, planning director of Plainfield, said the intern assigned to his section "satisfactorily completed his internship in Plainfield and left a great deal of good impression behind."

"The summer intern program has undoubtedly proven to me to be of significant value. . . .," Yang wrote Ylvisaker. "I certainly feel this program should be continued. . . ."



EVALUATION — Several Interns in Community Service discuss the value of the Community Affairs government intern program, which ended September 1. The interns spent the summer working in meaningful jobs in state, county and local governments throughout New Jersey.



SEMINARS—Three more summer interns, through special discussion seminars, debate the issues and challenges facing modern-day communities. At the close of the program, the interns submitted essays to Commissioner Ylvisaker including their suggestions for helping the Department meet the needs of these communities.

Academic Year Intern Program Developed For Qualified Part-time Graduate Students

A new statewide Academic Year Intern Program offering part-time government jobs for qualified graduate students has been developed by the Department of Community Affairs.

The new program, patterned on the department's summer intern program, is scheduled to begin Oct. 16 and will run for 26 weeks during the 1967-68 academic year. It will be open to approximately 40 outstanding men and women pursuing graduate degrees in fields related to the work of the Department.

"In general, the academic year intern program supplements our recently concluded summer intern project," said Paul N. Ylvisaker, commissioner of community affairs, in announcing the new program. "Based on the best experiences of this program, the new project will again attempt to involve qualified graduate students in practical government experiences in their fields of interest in the hopes of attracting them to careers in state and local government."

Ylvisaker said the interns will be hired for jobs in municipal, county, and state agencies and local community action (antipoverty) organ-

izations. They will work up to 12 hours a week at the State Civil Service rate of \$3.00 an hour, to be financed by the department.

The department's division of training, which administered the summer program, will also conduct the new project. Thomas B. Hartmann is division director.

Hartmann said announcement of the names of interns selected would be made shortly. He said priority would be given "to New Jersey residents and to students attending New Jersey colleges."

"As in the summer program, however, the principal criteria for selection will be academic achievement, interest in community affairs and intent to pursue a public service career," Hartmann explained. "Each applicant also must submit a two-to-three-page essay outlining his own solution to some critical community problem facing our society today."

The deadline for applying is Oct. 1.

Hartmann said most of the jobs will be in municipal and county government, where the interns will receive on-the-job training from qualified professionals.

Ylvisaker Advocates Consolidated Funds To State, Local Units

Community Affairs Commissioner Paul N. Ylvisaker urged earlier this month that the federal government's system of grants to state and local governments be simplified and consolidated.

He advocated greater use of consolidated grants to allow more flexibility at the state and local levels.

"The problems of this nation have become far too complex to be dealt with in single, solid nationwide masses," Ylvisaker said in a speech September 16 before a Local Development Clinic co-sponsored by the Passaic County Planning Board and the Department of Community Affairs. The clinic, the first of its kind in the State, was held at the Alexander Hamilton Hotel, Paterson, New Jersey.

Ylvisaker was the main speaker, following a series of workshop discussions on such subjects as fiscal problems; modernizing master plans; organizing local government for action, water, sewers and air pollution; recreation and open spaces, traffic and transportation; urban renewal and low-income housing; and law enforcement and public safety.

The Community Affairs Commissioner said federal, state and local governments have already begun to create the machinery for simplifying the grant structure. He cited the establishment of the U. S. Department of Housing and Urban Development (HUD), his own department and the Passaic County Clinic as moves in the right direction.

"What we need to do now is to begin immediately consolidating present grants and simplifying the grant structure," he said. "One helpful course might be to channel any added federal flows through flexible grants. A start should also be made on gathering some of our present clusters of program grants into simpler packages."

"We should be aiming for the point where one community or one state would go to Washington once a year with a total package."

Police Cadet Corps Formed By Monmouth CAP & Long Branch

A special Police Cadet Corps, designed to improve police-community relations and to attract ghetto residents to law enforcement careers, has been launched by the Monmouth Community Action Program, Monmouth County's official antipoverty agency.

The program, which began with five teen-aged enrollees in mid-August, is administered by MCAP's Neighborhood Youth Corps and the City of Long Branch Police Department. The Neighborhood Youth Corps offers work experience and training, guidance and job counseling, and basic education to unemployed problem youths from low-income families.

According to Joseph M. Taylor, MCAP director, it is the first Police Cadet Corps in New Jersey to be financed exclusively through the Neighborhood Youth Corps.

Under the program, the cadets receive regular NYC training in basic education, guidance and job counseling from MCAP and in-service training as school crossing guards, hall patrolmen, meter men, traffic directors and other non-hazardous police duties from the Long Branch Police Department. Later, they attend the regular eight-week police training course at the Newark Police Academy.

The corpsmen receive \$1.40 an hour and work a 40-hour week under the program.

"One of the purposes of the Cadet Corps is to teach these teen-agers some sense of responsibility and to give them insights into police problems," said Taylor. "By exposing them to regular police operations, we hope to correct false images held by some ghetto youths that all policemen are bad."

Long Branch Police Chief Thomas Pesano added that his Department considers the major goal of the program "to try to meet the increasing need for qualified patrolmen." Chief Pesano said Long Branch, with a population of approximately 30,000, is entitled to 60 patrolmen. (State Police ratios consider two patrolmen necessary to protect every 1,000 people.)

"Unfortunately, our Department now has a total of 44 patrolmen—about 16 short of our quota," the Chief explained.

He said the young corpsmen, wearing specially-designed police uniforms, badges, gloves and hats, are assigned to a different police function each week, "to acquaint them with normal police duties."

Detective Curtis Gillmore, who supervises the department's phase of the corps, said the boys ride in police cars, assist in traffic duty, and work inside police headquarters in the records and juvenile areas. He said they are then transported daily to the Newark Police Academy for recruit training. (The City of Newark operates its own Cadet Corps.)

"The corpsmen are never placed in hazardous positions, carry no weapons, and always are on duty with a regular police officer," Chief Pesano explained. "When possible, they are assigned to duties that will bring them in contact with others of their own age group, such as school crossing and patrolling functions."

Although the program has been in operation for only a short time, Chief Pesano said reports from policemen indicate that the boys are "showing a willingness to learn."

Of the five original recruits, all but one are high school graduates, a goal which Chief Pesano considers as an essential requirement. The Chief said he is encouraging all recruits to complete their high school educations as they continue in the program.



CADET CORPS — Long Branch Mayor Paul Nastasio, Jr., congratulates four charter members of the Police Cadet Corps, as two police officials look on. The Corps is sponsored jointly by the Long Branch Police Department and the Monmouth Community Action Program, the county's official antipoverty agency. It is administered through MCAP's Neighborhood Youth Corps.

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will be ready in less than half the time that the Federal government would have taken."

Ylvisaker praised the State HFA, an independent body within the Department of Community Affairs, for providing the machinery through which such a project could work. He said the New York Housing Finance Agency, created under the well-known Mitchell-Lama Law, did not launch its first project until more than two years after its formation.

Under the agreement, the Prudential promised to buy tax-free bonds at a low interest rate from the State HFA, which will then use the bond proceeds to make a low-interest, long-term mortgage loan to a qualified local housing sponsor. In this case, the housing sponsor will be a local tenant cooperative group consisting of a majority of community representatives.

Like antipoverty boards, this tenant cooperative group will have full responsibility for selecting and selling shares to prospective buyers (tenants) and for managing the housing. Ylvisaker said the Department will help organize this corporation.

In the end, the shareholders (tenants) of the cooperative will become owners of their apartment units.

In addition, Prudential agreed to give a construction loan to the Jack Parker Construction Corp, the proj-

ect developer, to facilitate the building process. Eventually, the project will be taken over by the tenant group after it obtains its HFA mortgage.

Another significant feature of the agreement, Ylvisaker explained, is that the Newark Housing Authority is negotiating to buy a number of housing units in the project and make them available to low-income families.

"This will be the closest thing to a rent supplement plan yet developed in New Jersey," Ylvisaker said, "since the Newark Housing Authority, as owner of a certain number of apartments, would, in effect, sub-let its units to low-income families at reduced rents, paying the difference with housing authority funds."

Ylvisaker said the Department also pledged to use the new Demonstration Housing Grant Fund to guarantee the housing unit down payments that must be paid by each prospective occupant. The required down payments would range from about \$600 for a one-bedroom unit to about \$1,000 for a three-bedroom apartment.

"This feature removes still another impediment to low and middle income families, who otherwise might not be able to meet down payment costs," he said. "With the housing grant fund as a guarantee, these families will be able to obtain regular loans to cover these payments and buy into the apartment

project."

This revolving grant fund, administered by Ylvisaker, was created in the new Community Affairs Demonstration Housing Grant Law of 1967, one of six new community affairs laws signed by Governor Hughes in May. The Commissioner can use the fund to make interest-free loans to non-profit, limited-profit and mutual housing associations to build or rehabilitate housing for low and moderate income families. The fund would also serve as "front money" to launch imaginative housing proposals and to attract federal and other sources of mortgage financing.

According to Joel H. Sterns, assistant commissioner of community affairs, occupants of the new project will pay an average of about \$27 a month per room in the new housing, a figure he said was comparable to many of the rents now being paid by families living in dilapidated tenements near the proposed site.

Sterns said the Prudential agreement was just the first of many other housing proposals now pending before the Housing Finance Agency. He said at least five community groups have expressed interest in sponsoring housing projects in Newark alone.

"It is important to emphasize that many more millions of dollars worth of HFA bonds will be sold in the future to finance middle income housing projects in Newark and other communities."

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