

COMMUNITY

A Publication of the New Jersey Department of Community Affairs



FIRST FAMILY — Governor Richard J. Hughes (holding child) presents the key to University Court to Mrs. June Robinson and her daughter, Angela, at dedication ceremonies July 30 in Newark. Donald S. MacNaughton, president of Prudential Insurance Company, is to the left of the Governor. At right are Newark Mayor Hugh J. Addonizio and Commissioner Paul N. Ylvisaker. Story on page 2.

—Photo by Dwight J. Johnson, New Jersey Newsphotos.

State Allocates Funds to 9 Model Cities

The Department has announced the allocation of \$1,286,000 in State Model Cities assistance funds to nine New Jersey cities participating in the program.

The cities and the amounts allocated to each are: Newark, \$399,625; Trenton, \$234,500; Hoboken, \$191,875; Jersey City, \$85,000; and Atlantic City, East Orange, Paterson, Perth Amboy and Plainfield, \$75,000 each.

The funds are being allocated from a \$2-million legislative state aid appropriation for Model Cities in the Department's 1969-70 budget.

The allocations to the first three cities, which are preparing to enter the execution phase of the program, are made according to a formula that takes into account population, size of the neighborhood involved, and progress toward preparation of a final plan. Those to the latter six cities, whose applications received federal approval at a later date than the first three, are based on need for immediate planning funds.

Commissioner Paul N. Ylvisaker, in announcing the allocations, said that

the Department was following the "forward funding" principle under which agencies receiving financial aid from a higher level of government for an established program are notified that funds have been reserved for their use in advance of the actual awarding of grants.

"The early announcement of these allocations is critical to the Model Cities planning process," Ylvisaker said. "This announcement assures the city agencies administering the Model Cities program locally that a specific amount of state funds will be available to them to finance the programs they are now planning."

All nine cities have received federal Model Cities planning grants from the U.S. Department of Housing and Urban Development (HUD), which administers the Model Cities program nationally. All the cities have also previously received State Model Cities grants and technical assistance from the Department to help them prepare applications and plans for the federal program, and to initiate local projects while they are developing comprehen-

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4 DCA Programs Cited for Awards

Four innovative community assistance programs initiated by the Department have been selected as regional winners in the 1969 Urban Development Intergovernmental Awards program.

The program, sponsored by the U.S. Department of Housing and Urban Development (HUD), seeks to promote cooperation among all levels of government and to recognize outstanding achievement in the field.

It was the third consecutive year in which the Department had been cited by HUD for these awards. This year's recognition was given for the Debt Management Team of the Division of Local Finance, the State-Local Cooperative Housing Inspection program of the Division of Housing and Urban Renewal, the Day Care One Hundred Program of the Office of Economic Opportunity, and the State Urban Affairs Council, an independent agency created by Governor Richard J. Hughes in March to focus the attention and resources of New Jersey government on the problems of its urban areas.

As regional winners, all four programs are now in competition for HUD's national intergovernmental cooperation awards, which are expected to be announced this fall.

The debt management team, formed on an experimental basis in May, 1968, works to improve the credit ratings of New Jersey jurisdictions — municipalities, counties and school districts — in an effort to help them market their bonds at the lowest possible interest rates. Within eight months after its creation, the three-member team had saved local jurisdictions more than \$2 million in interest costs.

In addition, the team has provided training and assistance to 278 of the State's 588 municipalities and counties. As of March, 1969, it had provided assistance that affected at least 20 per cent of the dollar volume of New Jersey local bond issues.

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University Court Opens in Newark: A 2 Year Success Story

The New Jersey Housing Finance Agency's first new construction development, University Court in central Newark, was completed and dedicated last month and is now occupied by 35 families.

The development, consisting of attractive three-story red brick garden apartments, will accommodate 269 families in one, two and three-bedroom units. It is located within five minutes' walking distance of downtown Newark on an 8.6 acre site bounded by West Kinney, High, Court and Washington Streets and University Avenue.

University Court contains free parking spaces, play areas for youngsters, and a community room with kitchen facilities. Schools and shopping areas are nearby.

University Court is located at the heart of one of the State's most critical areas of need for low-cost housing — an area torn by rioting in the summer of 1967. Newark residents cited "bad housing conditions" as the leading cause of the disorders.

The development was built in less than two years' time as a result of pioneering financial commitments made jointly by the State Housing Fi-

nance Agency (HFA) and the Prudential Insurance Company, whose national headquarters are in Newark. In addition, federal housing subsidy programs are making it possible for families with annual incomes as low as \$4,500 to live in the development for as little as \$92 a month.

University Court was the first development to receive a mortgage commitment from HFA, totaling about \$4.65 million. Prudential provided construction financing and will purchase the tax-free bonds to be issued by HFA to provide permanent financing. The Prudential commitment was the first to be made from the life insurance industry's \$2-billion urban investment program.

It will also be the first apartment development in New Jersey to use the new federal interest reduction subsidy program under the Housing Act of 1968. The program helps needy families secure decent housing at costs not exceeding 25 per cent of their income.

Families with incomes ranging from \$4,500 to about \$8,800 will be eligible for this federal assistance program, while families with incomes of up to \$15,000 annually can live in the development without subsidy.

University Court is built on urban renewal land made available by the Newark Housing Authority. Jack Parker Associates of New Jersey, Inc., was the builder and developer.

Ownership of the development will be turned over to the residents themselves. They will form a nonprofit cooperative corporation and will be responsible for management and upkeep.

University Court contains 36 one-bedroom, 197 two-bedroom and 36 three-bedroom apartment units. Downpayments are \$535, \$625 and \$725, respectively, with monthly carrying charges of \$123, \$150 and \$175, respectively. Families eligible for federal interest reduction subsidy assistance would pay as little as \$92, \$112 and \$131 per month in carrying charges, respectively. The amount of subsidy provided varies with the families' incomes, after allowable deductions.

Certain lower-income families will also be eligible to receive grants from the Department to assist them in making downpayments under a legislative state aid appropriation. Priority consideration is given to families forced to relocate because of urban renewal and other public construction programs.

First Fines Levied under State Multiple Dwelling Law

The Department obtained consent judgments this month against two Newark landlords accused of violating state housing maintenance standards.

The convictions are the first to be obtained by the Department under revised statewide housing regulations promulgated by Community Affairs Commissioner Paul N. Ylvisaker on July 19, 1968.

Ylvisaker issued the regulations under provisions of the Hotel and Multiple Dwelling Health and Safety Act of 1967, which sets minimum statewide standards for the construction and maintenance of hotels and multiple dwellings throughout New Jersey. Under the act, the Department may sue for penalties against owners who fail to comply with the regulations after receiving a written order to do so.

After trials held July 31, 1969, Judge John A. Marzulli of the Essex

County District Court imposed a total of \$6,100 in fines against Mel Ferranda, owner of a 3-family dwelling at 537 Summer Avenue, and James Smith, owner of a 6-family dwelling at 177 Nye Avenue. Of the total, Judge Marzulli suspended \$5,800 on the provision that the two owners correct the violations.

Deputy State Attorney General Fred Kieser, Jr., assigned to the Department's Division of Housing and Urban Renewal, represented the State.

Under terms of the consent judgment, Ferranda and Smith were required to pay \$200 and \$100, respectively, to the State in monthly installments beginning August 15. The remainder of the fines — \$3,800 for Ferranda and \$2,000 for Smith — were suspended.

Ferranda was ordered to begin making the repairs within two months and

Smith was told to start immediately. The judge said all work "shall be completed within four months."

Under the law, violators may be fined from \$100-\$500 for each day a violation is permitted to exist. Kieser said each of the two buildings contained more than 40 violations, ranging from deteriorating walls to faulty electrical wiring.

The housing regulations, governing all factors concerning the safe construction and maintenance of buildings, consist of 19 articles covering all dwellings for three or more families.

Among the measures are standards governing the size and structural adequacy of buildings; fire warnings and extinguisher systems; construction and maintenance materials; entrances and exits; electrical wiring and outlets; chimneys and central heating units; water connections; and acoustics control.

Nonprofit Housing Groups Assisted

Four nonprofit housing groups have been awarded funds totaling \$81,800 from the \$3.7 million Department of Community Affairs Housing Development and Demonstration Grant Fund to support a variety of housing activities in their communities.

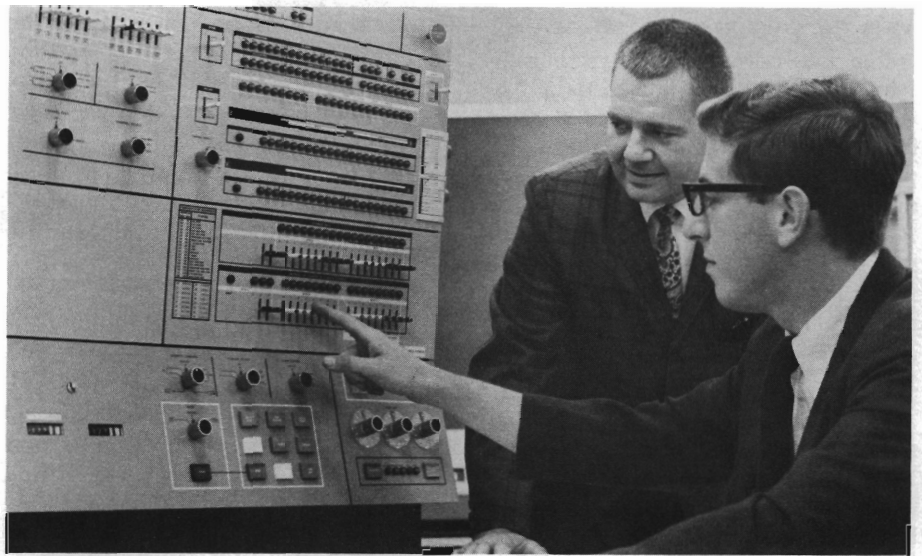
The awards were announced by Thomas V. Seessel, executive director of the New Jersey Housing Finance Agency (HFA) and administrator of the fund.

The Carpenters Community Development Corporation, whose offices are in Springfield, received an interest-free loan of \$63,800 to develop plans for a nonprofit rental project in Camden. The corporation plans to build 495 high- and low-rise apartments for moderate-income families on a 10.9-acre site in Camden's Northgate II urban renewal area, and anticipates obtaining an estimated \$11.25 million in mortgage financing from HFA.

Another interest-free loan, of \$12,500, was made to the Senior Residence Housing Corporation of Union Township for preparation of plans to construct a 122-unit three story apartment building for moderate-income elderly persons. The corporation plans to seek HFA mortgage financing and expects to utilize federal subsidies to decrease rents.

A third interest-free loan, of \$3,000, was made to the Penns Grove Housing Corporation to conduct a housing market analysis of the Penns Grove (Salem County) area. Lewis Wright, president of the nonprofit corporation, said that if the market analysis showed sufficient housing demand, the corporation would develop plans for an eight story moderate income apartment building, primarily for the elderly.

The fourth award was a \$2,500 grant to the American Baptist Management Corporation of New York City to develop a model training program in housing management for inner city residents. The grant will be supplemented with \$7,500 in federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Training program. Seessel said that after developing a curriculum, the corporation would train two prospective housing managers in Camden.



AID TO EFFICIENCY — This automatic data processing machine at Mercer County Community College will be used to instruct local officials in the forthcoming course sponsored jointly by the College and the Department's Division of Local Finance. Lawrence Wolgin, assistant chief of training in the Division, sits at the console. Looking on is Charles Prettyman, laboratory technician at the College.

ADP Courses Offered to Local Officials

A special three-day course designed to orient local government officials to the use of computers and automatic data processing equipment will be offered 12 times this fall and winter by the Department's Division of Local Finance.

The course, sponsored jointly by the Division and seven community colleges, will be conducted at the college campuses and the Camden County administration building beginning in late September and continuing through February, 1970. They will be open to municipal and county employees and officials, especially those with little or no experience in the use of computers or ADP equipment.

The training sessions will be offered at no cost to the participating municipalities, counties, officials or employees.

Community colleges in Bergen, Camden, Morris, Essex, Mercer, Middlesex and Ocean Counties are cooperating in the training sessions. Each course will consist of a three-day, 16-hour training seminar taught by two instructors — one from the Division's fiscal management training development office and one from the faculty of the host college.

A computer available in each college will be used for demonstration purposes.

James A. Alloway, Director of the Division of Local Finance, said the course is primarily designed to provide municipal and county decision-makers with an objective and working knowledge of the use of computers and ADP equipment. He said before this course was developed, the only ADP orientation available to them was through private companies who manufacture and sell the equipment.

Each course will accommodate about 25 enrollees. There is no limit on the number of enrollees from a given community. Applicants may enroll at any of the colleges depending on their preference for location and date.

The course will be offered according to the following schedule: Bergen County College, Sept. 30-Oct. 2 and Oct. 21-23; Camden County Office Building, Oct. 14-16; Camden County College, Oct. 21-23; County College of Morris, Oct. 28-30; Essex County College, Sept. 24-26 and Oct. 21-23; Mercer County College, Oct. 8-10 and Oct. 22-24; Middlesex County College, Oct. 7-9 and Feb. 17-19; and Ocean County College, Oct. 14-16.

Interested local officials should send letters of application directly to the county college where they wish to attend. The letters should include the applicant's name, title, the community he represents and his preference of meeting site and dates.

Newark, 3 Other Cities Get State Urban Renewal Grants

The Newark Housing Authority has received a \$587,859 urban renewal capital grant from the Department to help meet local share costs of two of its federally aided renewal projects — Lower Clinton Hill and Central Ward.

The grant, announced last month, is the largest single award made to date from the Department's \$1.5 million state aid fund for urban renewal assistance in the 1968-69 budget. Grants totaling \$51,469 were also made recently to Paterson, Bridgeton and Passaic.

Newark will receive \$324,075 for its Lower Clinton Hill project, encompassing 78.2 acres or 16 city blocks. It is essentially a rehabilitation project. According to Robert Kennedy, acting chief of the Department's bureau of urban renewal, 30 per cent of the area will eventually be cleared for construction of residential structures, new parks and playgrounds, shopping facilities and off-street parking. The remaining 70 per cent will be rehabilitated.

The Central Ward project, encompassing 94.6 acres or 26 city blocks, will be aided by the remaining \$263,784. Plans call for total clearance within five years of the area bounded by Avon and Belmont Avenues and by 17th and Bergen Streets. Redevelopment of the area will include 460 large-family public housing units and 366 units of housing for the elderly. Shopping facilities and a new elementary school will be built, and the General Electric Company and New Jersey Bell Telephone Company plants will be expanded.

The two projects, both in central Newark, are 1½ miles west of the city's central business district.

Paterson received a \$25,000 capital grant to cover half the local share costs of its federally aided demolition project. The city plans to demolish 50 structurally unsound and unsafe houses within a 99-city block area in the northern section of the city. The houses, mostly two- and three-story frame structures with commercial space on the bottom floor, are now vacant due to local code enforcement activities.

The Bridgeton Redevelopment Agency received a \$19,719 advance to de-

velop renewal plans for a 104-acre area in downtown Bridgeton, surrounding the city's Project One Urban Renewal area and including part of an adjacent industrial area. The major redevelopment activities will be clearance and rehabilitation of residential and commercial structures and construction of moderate-income housing, industrial, and public recreational facilities.

The Passaic Redevelopment Agency received a \$6,750 grant to develop plans for rehabilitating, clearing, and constructing moderate-income housing under the NDP in an area adjacent to the Downtown Passaic urban renewal

project.

Both the Bridgeton and the Passaic redevelopment agencies will use part of the grant funds to conduct a relocation survey.

As a condition of receiving the grant, Bridgeton has agreed to participate in the Department's State-Local Cooperative Housing Inspection program, under which local inspectors register, and later inspect, hotels, motels, and multiple dwellings in return for state grant-in-aid credits. Newark, Paterson, and Passaic are already participating in the registration phase of this program.

Shift Aid to Urban Needs: Ylvisaker

New Jersey would fare better in obtaining federal aid if national program priorities were shifted to allocate more federal tax revenues toward meeting urban needs, Commissioner Paul N. Ylvisaker told a special commission of the State Legislature at a public hearing last month.

The eight-member commission, chaired by Assemblyman Robert K. Haelig, Jr., of Middlesex County, was created to study New Jersey's participation in federal grant programs and to find ways by which the State could obtain more federal aid.

The Commissioner also urged changes in "unrealistic" federal aid allocation formulas and support of efforts to simplify and consolidate federal aid programs. He said New Jersey should build more educational and health facilities, provide necessary matching funds and legislation needed to qualify for federal programs, and offer financial and technical help to local governments and institutions to obtain maximum possible federal assistance.

"Some of these recommendations can be provided only through action by the national administration and Congress," Ylvisaker said. "Others require cooperative efforts by the States and the federal government. Some are tasks we must undertake ourselves."

He said that a study soon to be published by the Department revealed that New Jersey received \$417-million in federal aid during fiscal year 1967 under programs having national appropriations totaling \$21.8-billion.

According to the study, he said, New Jersey received less per-capita aid than all the States and the District of Columbia, and ranked 46th out of the 50 States on the basis of federal aid received as a percentage return on total federal taxes collected within the States.

He said that national program priorities and federal aid distribution formulas now favor rural rather than urban States. He said New Jersey's high per-capita income, lack of state matching funds and lack of educational and health facilities have also limited its participation in federal aid programs.

"On its own, New Jersey's government has done much to improve its share of federal aid funds," he told the commission. He cited the work of the Department's Office of Community Services — particularly its State Model Cities and Community Development Training programs — as well as the New Jersey Housing Finance Agency and the Hackensack Meadowlands Development Commission as examples where aggressive state action had produced increased aid.

However, he cautioned that New Jersey "should not expect, nor should we desire, first place in the statistical standings. . . . An improved, rational federal grant system would channel funds to the areas that need help the most, and New Jersey has such areas. But we should not expect to replace the Mississippi of this nation in the standings."

Consolidation, Personnel, Purchasing Studies Issued

Three administrative studies were completed last month by the Department for Princeton Township and Borough, the City of Plainfield and the City of Bridgeton (Cumberland County).

The studies were prepared by the Department's Office of Community Services at the request of each locality.

Princeton Township and Borough are considering the possibility of consolidation. The study, which investigated the financial aspects of the proposed consolidation, found that since 1964, the tax disparities between the two municipalities had decreased to a "negligible margin." An earlier consolidation study, made in 1965 by a joint local committee, recommended against consolidation because of the differences in the communities' general and school tax rates.

Since 1964, the difference in the equalized general tax rates has decreased from 29 per cent to 7 per cent, the Department's study showed. The township has the higher general and school taxes.

The two municipalities have operated a single regional school district since 1966. Township residents pay more taxes to the district because of their larger pupil enrollment. Under consolidation, however, taxation would be permitted only on the basis of property valuation. The result, accord-

Trenton, Hoboken Get Rat Control Aid

Hoboken and Trenton have been named as the first two New Jersey cities to share in a federal grant awarded to the State last year to finance local demonstration projects to control rats, mice and insects.

Hoboken has been allocated \$353,372 and Trenton \$493,354 from a fund of \$2,825,104 provided by the U.S. Department of Health, Education and Welfare. The State Departments of Community Affairs and Health collaborated in drawing up the proposal for the grant, which was one of the first and largest awarded in the nation. The Health Department is administering the fund.

Hoboken and Trenton are both participating in the Model Cities program. Their Model Cities applications were approved in the "first round" of selec-

ing to the study, would be a school tax rate increase of 28 cents per \$100 of assessed valuation for the borough and a decrease of 13 cents for the township.

The study urged that the factors involved in consolidation be given further review, particularly the township's potential land development and its effect on taxes.

The report also urged a study of projected costs of service consolidation, planning and administrative reorganization, capital needs and financial administration.

The Plainfield personnel ordinance was drafted by the Department in close cooperation with the State Department of Civil Service and representatives of city employees' associations. Firemen, police, public works employees, and other municipal employees were represented.

The ordinance establishes basic policies, regulations, and procedures for uniform personnel administration. It combines applicable New Jersey State Civil Service regulations and local personnel practices and establishes outside employment, overtime, sick leave, vacation and holiday regulations.

The third study, conducted under the Department's Municipal Personnel Interchange program, involved drafting of a purchasing manual for Bridgeton's city departments. The

tions late in 1967. Under the direction of Governor Richard J. Hughes, the Health Department is giving priority consideration to approved Model Cities in allocating the rodent and insect control funds.

Both cities will use their shares to finance one-year demonstration projects in which local residents will be employed in new career jobs in municipal sanitation, health services and neighborhood improvement.

The object of the program is to promote the health of low-income people in older urban neighborhoods through pilot projects demonstrating effective sanitary practices for control of pests. In addition, the pilot projects are expected to provide a framework for maintaining permanently the progress achieved in the first year.

manual sets forth improved procedures for the purchasing of merchandise and services.

The manual was written by Sidney H. Stone, business administrator of Rahway.

The studies are available at \$1.00 a copy from the Office of Community Services, New Jersey Department of Community Affairs, P.O. Box 2768, Trenton, New Jersey 08625.

Legislature Amends Urban Aid Law

An amended version of the \$12 million urban aid law passed by the State Legislature in June was signed on August 6 by Governor Richard J. Hughes.

The law in its original form provided for distribution of the funds to New Jersey's six largest cities for "upgrading and augmenting programs and facilities for disadvantaged persons in the fields of education, public health, public safety, recreation and libraries."

The amendment permits the cities to use the funds for the additional purpose of increasing the compensation of public employees in these fields. It was approved by the General Assembly and the State Senate in special sessions on August 5 and 6, respectively.

The cities and the amounts of aid each is eligible to receive are: Newark, \$5,405,184; Trenton, \$1,860,129; Jersey City, \$1,764,624; Camden, \$1,275,244; Paterson, \$906,182; and Elizabeth, \$788,637. The amendment did not provide any additional funds.

Governor Hughes requested the amendment after an opinion by State Attorney General Arthur J. Sills stated that the language in the original version did not authorize use of the funds for raising the salaries of public employees. The opinion was challenged in court by the City of Newark, but was upheld by Superior Court Judge H. Curtis Meanor.

Under the law, the cities must now submit applications setting forth their plans for using the state funds to the Division of Local Finance of the Department of Community Affairs.

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The State-Local Cooperative Housing Inspection program, launched in November, 1968, makes use of local housing inspectors to carry out the major portion of the State's registration and inspection responsibilities. Under the Multiple Dwelling Health and Safety Act of 1967, the State is responsible for registering and inspecting an estimated 115,000 hotels, motels, and apartment buildings throughout New Jersey.

Under the plan, each participating municipality receives a \$10 credit from the Department for every hotel, motel and multiple dwelling which its local inspectors help to register. Later, the municipality receives additional credits to cover the costs of each building it inspects for the State.

Money received from the credits enables the local governments to expand and upgrade their local inspection capacities. The Department's inspection force conducts inspections in municipalities not participating in the program.

By June, 1969, 42 New Jersey municipalities had elected to participate in the program, sharing in nearly \$500,000 in state aid housing inspection funds (credits). Through their efforts, more than 23,000 buildings have been added to the State housing inventory and the rate of new additions now exceeds 500 buildings a week.

The Day Care program, launched in 1968 as a pilot project, is designed to provide developmental opportunities for children of working mothers by offering improved social, medical and

dental services, as well as better learning experiences. This entry was submitted by the Model Cities Agency in East Orange, which administers the program there.

Last year, the Department was cited as a regional winner for its Municipal Personnel Interchange program. In 1967, it received a national HUD award for assisting communities in applying for federally aided programs.

There were 11 entries from HUD's Region II in this year's regional awards competition. Of these, seven (including the four Department programs) were selected. Region II includes Pennsylvania, New Jersey, Delaware, Maryland, Virginia, West Virginia and the District of Columbia. There are six other regions in the nation.

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sive Model Cities plans.

Under the Model Cities program, 150 cities in 45 states have received grants from HUD to plan massive, coordinated attacks over a five-year period on social and physical problems of a specified area, or "model neighborhood," where problems are most severe.

The programs are planned with direct involvement of neighborhood residents and private enterprise, and are to be carried out with the aid of regular federal and state grant and loan programs and with special Model Cities supplementary grants for innovative approaches not covered by existing programs.

Ylvisaker said that the nine cities

could draw upon their allocations to supplement their planning efforts and to help finance programs which are part of the Model Cities plans.

New Jersey's State Model Cities program has helped all nine cities obtain federal Model Cities planning grants — a total exceeded only by California. State grants and technical assistance have also been given to four other New Jersey communities.

Ylvisaker said that the remaining \$714,000 of State Model Cities funds would be reserved for allocation later and for use in training and technical assistance activities for the Model Cities as a statewide group.

Jersey Joe Named To Youth Board

Jersey Joe Walcott of Camden, former world heavyweight boxing champion, has been appointed to a three-year term on the New Jersey State Youth Commission.

Walcott, whose real name is Arnold Cream, was nominated to the commission by Governor Richard J. Hughes. His appointment was confirmed by the State Senate in a special session on August 6.

The nine-member Youth Commission is a component body of the Department. Its responsibilities are to study, coordinate and disseminate information on youth programs.

Walcott has been active in youth work since retiring from boxing. He has worked in the Camden juvenile bureau. He succeeds William Pistone of Cherry Hill on the commission.

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NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

OFFICE OF PUBLIC INFORMATION

RICHARD J. HUGHES, *Governor*

PAUL N. YLVISAKER, *Commissioner*

P. O. BOX 2768 TRENTON, N. J. 08625

(609) 292-6055

