

# COMMUNITY

*A Publication of the New Jersey Department of Community Affairs*



**FIELDING QUESTIONS**—Mayor John V. Lindsay of New York City and Commissioner Paul N. Ylvisaker discuss issues of planning at the annual State Planning Conference. Lindsay gave the keynote address. Ylvisaker chaired the morning session.

## **Governor Names Six Meadowlands Commissioners**

Governor Hughes has submitted the names of six appointees to the newly-created Hackensack Meadowlands Development Commission to the State Senate for confirmation.

They are Dr. Jess H. Davis of Hoboken, to serve a five-year term; Myles Spector of Tenafly, five years; Isadore Glauberman of Jersey City, four years; Dr. John E. Vaughan of Rutherford, three years; William D. McDowell of North Arlington, two years; and Dr. Irwin W. Silverman of North Bergen, one year.

Commissioner Paul N. Ylvisaker is the seventh member. The Commissioner of Community Affairs serves ex-officio.

Davis, president of Stevens Institute of Technology since 1951, is a mechanical engineer and former commissioner of the Port of New York Authority. He belongs to several professional engineering societies and is on the boards of directors of several large firms, including Prudential Insurance Company of America.

Spector also has an engineering background. He is founder and president of Responsive Environments Corp., Englewood Cliffs, an educational technology firm that produces computer-based systems for education.

Glauberman is senior partner of the Jersey City law firm of Glauberman and Weiss.

Vaughan, vice-president for development of Fairleigh Dickinson University, was formerly professor of management marketing there. He is a member of the Governor's Commission on Air and Water Pollution.

McDowell, of the McDowell & McEvoy insurance brokerage firm of Belleville, is a Bergen County

## **Lindsay Tells Pros: 'Plan with People'**

People will develop greater confidence in their government if public leaders involve them in the planning process, Mayor John V. Lindsay of New York City told an audience of nearly 500 professional planners and public officials at the 12th annual State Planning Conference earlier this month.

"All of us who have a responsibility for planning this region's future—local, state and federal officials—must begin to move toward a kind of planning which

opens the way toward participation and toward decision-making by people themselves," the mayor said.

"Further, I believe we will find from this new kind of planning not simply more participation, but a rebuilding of faith between people and their government, and better planned regions as well."

Lindsay said that citizen participation had helped to speed completion of projects in New York. "In one neighborhood," he said, "where development had been stilled for nine years by delay and dispute, a major project was approved less than a year after community groups were brought into the planning process."

He said that long delays resulting from legal action and political disputes had been ended through agree-

## **Department Gets Grant from Ford**

The Ford Foundation has granted \$551,735 to the Department to support urban development programs, the foundation announced last month.

One beneficiary will be the Center for Urban and Environmental Research at Princeton University, which works with community groups to build housing and promote economic development. The grant will also assist manpower programs operated by the State Department of Civil Service and the New Jersey Alliance of Businessmen, as well as two programs being developed in Newark.

Part of the grant is to be held in reserve to support small projects ineligible for funding elsewhere, the foundation said.

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## **Harvard Computer Returns Quick Verdicts on Housing**

A computer located in Massachusetts is helping New Jersey housing officials make better and quicker decisions about proposals to build moderate-income housing.

The New Jersey Housing Finance Agency (HFA), a state agency which provides mortgage loans to sponsors of moderate-income housing in the State, has access to the computer via a teletype console connected to a telephone line.

When a proposal is submitted to HFA by a prospective sponsor, officials feed the computer various housing cost data. The computer makes rapid calculations that help HFA determine quickly whether the proposal would be economically feasible.

The computer program was developed for the HFA by the Harvard University Program on Technology and Society. Robert P. O'Block, a research associate for Harvard, worked with HFA over an eight-month period to bring the program into operation.

To be "economically feasible," an HFA-financed project must yield enough rental or carrying-charge income paid by moderate-income residents of the project to pay its debt service. Yet the rents or carrying charges must be low enough so that residents can afford to live in the housing.

The computer program works this way:

Various cost data from a sponsor's application—land acquisition costs, interest rates, construction costs, fees, profits, taxes, maintenance reserves, and the like—are fed into the computer. Within seconds, the computer comes up with the amount of rent a tenant would have to pay for the finished apartment.

If this figure is too high, some of the variables can be changed. New computations can be made to determine the effect on economic feasibility of various levels of subsidies, such as state and federal rent supplements.

Through this process of "trade-off," HFA officials can arrive at modifications needed to achieve financial feasibility. They then work with the sponsor and builder in an effort to

reach agreement on an acceptable mixture of cost factors.

"Not only is this a major time-saving tool for us, but it is also a unique service to builders not now offered by any comparable program," said Thomas V. Seessel, HFA executive director.

"It allows us to run instantaneous computations of total development costs, projected rent levels, maximum mortgage amounts, and the like," Seessel said. "It also makes it possible to see immediately what happens to development costs and rents if one or a number of cost elements change.

"In addition, the computer program makes it possible for a builder-sponsor to analyze his profit possibilities by

participating in one of our programs, and also shows various benefits to him of using different methods of depreciation of the project."

HFA has been using the computer program for four months. Seessel said that the computer will ultimately help reduce the overall time required for processing applications. The program is still experimental. When a routine is worked out, HFA intends to phase the program into the state government computer system.

The Department's Human Resources Planning Project has also consulted with O'Block on the computer program. The planning project, directed by Alan Mallach, has made studies of housing need in New Jersey.

## **Bayonne, Trenton Join Inspection Drive**

A new phase of the Department's State-Local Cooperative Housing Inspection program began this month, with the cities of Bayonne and Trenton agreeing to inspect multi-family dwellings and hotels under grant-in-aid contracts with the State.

The State, through the Department's Bureau of Housing Inspection, is responsible for registering

and inspecting an estimated 115,000 hotels, motels and multiple dwellings in New Jersey, but may delegate this responsibility to municipalities under State supervision. Last September, the Department began contracting with local governments to register such buildings within their borders.

Participating municipalities receive a \$10 grant-in-aid credit for each building registered, and a varying sum depending on the size of the building for performing an inspection. The credits may be used toward hiring more local inspectors, purchasing equipment, or otherwise strengthening local inspection programs.

The credits, designed to reimburse localities in full for the costs of the additional inspection responsibilities, are paid from a \$500,000 state aid appropriation in the current budget.

Schuyler Jackson, director of the Department's Division of Housing and Urban Renewal, said that the contract with Bayonne provides for local registration of some 1,900 buildings and inspections of about 400 buildings containing about 3,000 housing units. The city stands to receive up to \$49,000 in state aid credits, he said.

Trenton's contract provides for registration of about 2,500 buildings and inspection of about 2,900 units in 500 buildings, he said, with the State paying up to \$54,000 in credits.

## **Ylvisaker Honored By Upsala College**

Commissioner Paul N. Ylvisaker received an honorary doctor of laws degree at a convocation marking the 75th anniversary of Upsala College, East Orange, on January 30.

In an address, he praised the college's Timothy J. Still memorial scholarship program, which aids 20 students from poverty environments. The program, named for the late antipoverty leader from Newark, was inaugurated last fall under the State Community Service and Continuing Education program, administered by the Department.

"This program demonstrates Upsala's determination to serve the needs of its community," he said. "It demonstrates a commitment to human advancement and service that represents the best traditions as well as the newest challenges of education."



## Store Front Academies Open Paths To Diplomas and College for Dropouts

New Jersey's Street Academy program, designed to help high school dropouts and underachievers, has had two dropouts of its own this month.

One of them, Linda Ward, will go to the University of Pennsylvania in the fall on a full scholarship. She is now doing preparatory study at Mercer County Community College in Trenton. Originally from Fort Myers, Fla., Miss Ward has a high school diploma, but her study program did not give her college preparatory subjects.

The other, Irene Roberts, has completed her assignments at the Trenton Street Academy. She and 12 other students now commute from Trenton to Newark each day to attend the Newark Preparatory School. She hopes to earn a diploma there and eventually go on to college. She finished the 9th grade in Trenton and came into the street academy program through a friend.

"These kids didn't have it easy. Most have left school, but they still want to make it. Something or somebody just tuned them out while they were in the school system," said Tyrone Wong, state project director

and former street worker for the model Harlem store-front schools.

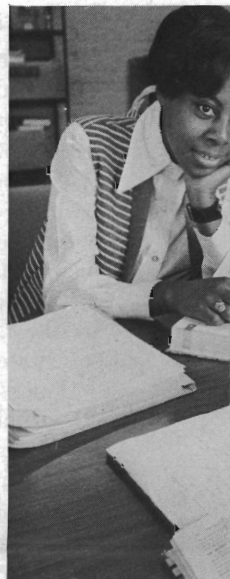
Street academies, officially known as neighborhood education centers, are now operating in Trenton and Paterson. Street workers in Newark are recruiting out-of-school teenagers for a third academy program to be started there soon. Eventually, street academies will be established in seven cities throughout the State. Additional centers will be set up if private industries agree to sponsor them, as they have done in New York.

The academies, administered by the Department, are funded by a special \$480,000 legislative appropriation which was requested by Governor Hughes in his Moral Re-commitment message last spring.

They are located in inner-city store front buildings. Trenton's academy is in an east side ghetto neighborhood, nearly surrounded by a factory. Paterson's is on a busy corner in the heart of the city, advertised by a large colorful sign.

The academies are staffed by street workers and teachers, each playing an important role in helping young people find and fulfill their educational potential. Street workers find the kids, get to know them, and after

*AT WORK—Student Linda Ward (left) discusses an assignment with teacher Monica Nix in the Trenton Street Academy. Six months of preparatory work there helped Miss Ward win a full scholarship to the University of Pennsylvania.*



a few weeks lead them to the academies. Then the teachers take over.

Street workers dress like young people and hang out where they do—in pool rooms, recreation centers, on black-topped basketball courts. They come to know the city and its youth, and soon get to the heart of the teenagers' problems. They find out the reasons why the youths have left school.

To help the 16- to 21-year-olds in the academies, street workers must be aware of such available services as legal aid, health and dental care, employment opportunities and recreation programs, and must know how to help young people utilize these services. As with recruiting for the academies, this is largely a job of building relationships of trust and confidence.

The street workers continue to keep in touch with the kids once they are in the academies and even after they finish their study there. They help iron out difficulties the new students encounter in returning to school after months, or even years.

The teachers often have prior experience as street workers, and many have taught in the public schools as well. They are sensitive to individual needs, and allow each student to begin at his own level and proceed at his own pace.

"These kids have come from large city high schools where they felt like just another face in an overloaded class," said Jose Gonzalez, resident teacher of the Trenton academy.



**ON THE SCENE**  
—Street Worker John Morton (left) talks with students Arthur McCoy and Irene Roberts on a Trenton corner. These informal contacts help the academies become quickly known in the community.





—Photos by Martin D'Arcy, The Evening Times, Trenton.

"Here, we pay close attention to their capabilities and their progress. There are only 20 to 30 students in the whole academy, so the setting allows for much closer relationships."

The goals of the academies are to increase student reading ability to the eighth grade level, and to develop a sense of self-discipline through flexible study schedules rather than classes at regular hours.

When the student masters these, he will move on to a transitional type of school, where the atmosphere is more structured and classes are larger, and where assignments are on the early high school level. No transition schools are yet in operation, but Wong is making plans for them.

The final phase of the neighborhood education center program will be conducted in preparatory schools. Newark Prep, the only such school now included in the program, is an established private secondary school accredited by the State Department of Education. Having earned prep school diplomas, the students may then choose to go on to college.

Besides providing remedial education, academy staffers work with students in local high schools to encourage them to remain in school and make the most of the experience.

Wong plans to set up parent groups and youth businesses, both of which would help raise scholarship funds. Trenton students have plans under way to sell tennis shoes as a money-raising sideline.

## **Five Localities Share Renewal Aid**

Five New Jersey communities will share in state aid for urban renewal loans and grants totaling \$78,665, announced by the Department during the past month.

They are Hoboken, East Orange, Plainfield, South Plainfield and Flemington. All are planning projects under the new Neighborhood Development program (NDP), authorized by the federal Housing Act of 1968. It is viewed as a quicker, more efficient alternative to conventional urban renewal projects.

As part of the state aid agreement, all five communities will participate in the Department's State-Local Cooperative Housing Inspection program by registering and inspecting hotels and multi-family dwellings within their respective jurisdictions. Each municipality will earn grant-in-aid credit toward its own housing inspection program based on the number of buildings registered and inspected.

Hoboken will receive a \$26,850 advance to cover the cost of preparing an NDP application for its Model Cities neighborhood.

The East Orange Housing Author-

ity will receive an \$8,000 advance for converting its Brick Church urban renewal project to the NDP approach. The Brick Church area is an older shopping district bordering a newly developing business area. The housing authority plans to clear and rehabilitate the area for large-scale office and commercial use, creating new ratables and an estimated 20,000 jobs.

Plainfield will receive a \$9,000 advance to plan renewal projects under NDP, with concentration on residential rehabilitation.

South Plainfield will use a \$4,000 advance to convert its Borough Center urban renewal project to NDP. A highlight of the project is a planned highway overpass.

Flemington will receive a \$15,815 grant to prepare an NDP application for renewing its downtown area, and also an interest-free loan of \$15,000 to pay a deposit on a parcel of land in the renewal area. Improved street and parking facilities are first-year objectives of its program.

The grants and loans were made from the Department's \$1.5-million Urban Renewal Assistance Fund.

## **Paterson, Camden Housing Groups Aided**

More than \$100,000 in state aid grants and loans was awarded by the Department during the past month to help three nonprofit housing groups plan the construction and rehabilitation of 278 housing units for low- and moderate-income families in Paterson and Camden.

The awards were made from the \$2.25-million Community Affairs Revolving Housing Development and Demonstration Grant Fund, administered by the New Jersey Housing Finance Agency.

The Movement to Improve and Rehabilitate Areas (MIRA), a coalition of Roman Catholic, civic and Puerto Rican community groups in Camden, received a combination grant and loan totaling \$26,500 to rehabilitate about 40 homes a year in that city for resale to low-income families.

Inner-City Christian Action for

Housing, Inc., of Paterson received a \$43,500 interest-free loan to plan construction of 150 apartments for cooperative purchase by moderate-income families. The group, formed by 15 clergymen, will build on a 6.5-acre site in Paterson's downtown urban renewal area. The development will be called Hamilton Gardens.

The New Jersey Community Union Housing Corporation, formed by the United Auto Workers, received a \$30,400 loan to plan an 88-unit development in downtown Paterson for rental or cooperative purchase by low- and moderate-income families. The group has applied for federal housing subsidies.

The fund thus far has awarded 35 interest-free loans or grants to sponsors in 12 communities. This financial assistance is expediting plans for 3,187 new and 755 rehabilitated dwelling units.





*AMITY VILLAGE—Some 35 families have moved into these homes, newly rehabilitated by a Newark community organization with mortgage financing from the New Jersey Housing Finance Agency. Above, Eddie Stubbs with his four children in their living room at 100 19th Ave. At right, Mrs. Daisy Curtis in her kitchen at 98 19th ave.*



## ***Self-Help Housing In Newark***

### ***State Receives \$75,000 to Bolster Model Cities Services***

The Department has received a \$75,000 federal grant for the expansion of state services to the 13 New Jersey communities participating in the Model Cities program.

The grant, announced late last month by the federal Department of Housing and Urban Development (HUD), will provide for a five member staff for the State Model Cities Interdepartmental Group. It will be matched by \$37,500 in state funds.

Under the Model Cities program, designated communities—large and small—receive federal money to plan and execute broad-scale, long-range attacks on major social and environmental problems in selected ghetto neighborhoods. In New Jersey and a few other States, additional money and staff help are provided the communities by the state government.

New Jersey's State Model Cities-

Community Development program, administered by the Department, has a current budget of \$610,000. It has helped nine communities win federal Model Cities planning grants—more than in any other State except California—which have brought them additional federal aid totaling more than \$14 million. The state program also has helped four cities whose applications are pending.

The State Model Cities Interdepartmental Group was formed a year ago to coordinate the services and programs provided by 12 departments of state government to the communities involved in the program.

The job of the new staff will be to analyze, plan, implement and evaluate effective means for the concentration of state governmental and other resources into the Model Cities target neighborhoods. It also will develop effective procedures for citizen par-

ticipation in the local programs, and will encourage departments to earmark funds they administer for priority use in connection with local programs.

James Shue, director of the State Model Cities program, said that the work of the new staff would greatly increase the program's impact on New Jersey's urban conditions.

Participating with Community Affairs in the Interdepartmental Group are the Departments of Agriculture, Banking and Insurance, Civil Service, Conservation and Economic Development, Education, Higher Education, Health, Institutions and Agencies, Labor and Industry, Law and Public Safety, and Transportation.

Shue said that most of the federal funds to be used in the Model Cities programs will flow through these departments.



## Local Officials Give Views in Poll

Nearly half of the respondents to a Community Affairs Poll taken by the Department at the annual conference of the New Jersey State League of Municipalities last November said that their communities had shortages of housing for low- and moderate-income families.

The poll, similar to one conducted by the Department at the New Jersey State Fair, drew responses from 101 persons. Of these, 26 were elected officials, 28 were other office holders and 47 indicated no official position. The purpose of the poll was to give conference-goers a chance to express their views on state and local issues, and was not intended to be a scientific sampling of opinion.

The 49 persons who indicated local housing shortages were given a chance to suggest desirable methods of meeting the shortage. Most frequently cited were methods involving private enterprise—a major element of state housing policy.

New Jersey needs stronger laws to ensure orderly development of its land, in the view of seven out of ten respondents—a need emphasized by Governor Hughes in his recent Annual Message to the Legislature. Half of the respondents, however, indicated that greater state and county controls over land development would violate the home rule concept as they understand it.

One question asked for opinions on state and local financing patterns five years from now. Six out of ten respondents predicted higher prop-

erty taxes and a state income tax. Eighteen of the 26 elected officials who participated shared these views; none of the elected officials believed there would be no state income tax, or unchanged or lower property taxes. Thirty-seven persons foresaw more state aid; 34 expected more state bond financing; and 29 anticipated a higher state sales tax.

### MEADOWLANDS from page 1

Freeholder and former Mayor of North Arlington.

Silverman, a retired attorney and commercial banker, was chief counsel in the Office of Territories, U.S. Department of the Interior, from 1933 to 1952. He was occupied with private banking in the Virgin Islands and in New Jersey from 1952 to 1966. He played a major role in the "Operation Bootstrap" economic and political development program in Puerto Rico, and also in preparing Alaska and Hawaii for statehood. He is president of the United Nations Association of New Jersey.

The Meadowlands Commission's main task will be to formulate a master plan for development of the 18,000-acre Meadowlands District. The commission will employ a full-time staff and consultants, and will work closely with a committee of mayors of the 14 Meadowlands municipalities. It will also work closely with the U.S. Army Corps of Engineers whose task will be to prepare and carry out a plan for reclamation of the vast tidal marsh.

### CONFERENCE from page 1

ment reached through citizen participation.

"Burdensome as this process is, it is one important way to fight the growth of alienation and disaffection which threatens our strongest asset in America—the trust and confidence we have in each other," the mayor said.

Lindsay was the keynote speaker at the day-long conference, held February 4 in Asbury Park. It was co-sponsored by the Department's Division of State and Regional Planning and the New Jersey Federation of Planning Officials.

In a luncheon address, Governor Hughes urged planners to speak out forcefully on such important state issues as bond financing of capital needs, additional state aid programs and increased revenue to pay for them, and proposals to ease the acute problems of urban areas.

"I hope that you will place high on your agenda a continuing and unrelenting campaign to tell it to the people like it is," the Governor said. "That is as much your responsibility as it is mine."

Sidney L. Willis, director of the Division of State and Regional Planning, forecast that the 1970's would be "the decade of community building in New Jersey," but cautioned that the "serious disparities" within the State would continue unless "we build in opportunities for housing, for jobs, for improved education, and for improved public services available to all."

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