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REPORT

Bureau of Neighborhood Preservation

New Jersey Neighborhood Preservation Program

Accomplishments
1978—1980



New Jersey
Department of
Community Affairs

Division
of Housing

LOCATION OF NEIGHBORHOOD PRESERVATION CITIES

ATLANTIC COUNTY

Atlantic City
Egg Harbor City
Pleasantville

BERGEN COUNTY

Englewood
Hackensack

BURLINGTON COUNTY

Beverly
Bordentown
Burlington City

CAMDEN COUNTY

Camden

CAPE MAY COUNTY

Cape May

ESSEX COUNTY

East Orange
Irvington
Newark
Orange
West Orange

GLOUCESTER COUNTY

Glassboro
Woodbury

HUDSON COUNTY

Bayonne
Hoboken
Jersey City
Union City
West New York

MERCER COUNTY

Trenton

MIDDLESEX COUNTY

New Brunswick
Perth Amboy
South River

MONMOUTH COUNTY

Asbury Park
Red Bank

MORRIS COUNTY

Morristown

PASSAIC COUNTY

Paterson
Ringwood

SALEM COUNTY

Salem

SOMERSET COUNTY

Franklin Township
Somerville

SUSSEX COUNTY

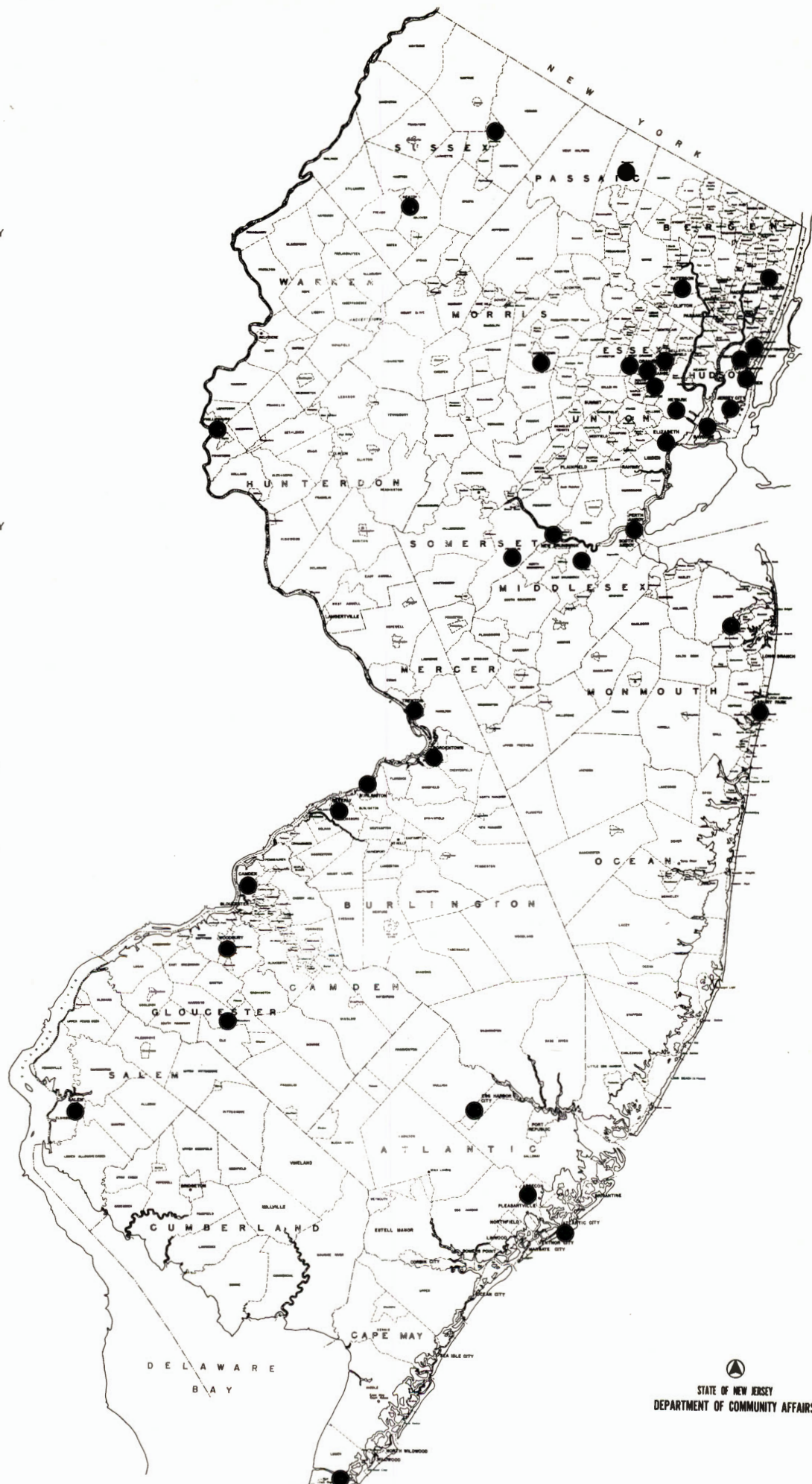
Hamburg
Newton

UNION COUNTY

Elizabeth

WARREN COUNTY

Phillipsburg



NEW JERSEY NEIGHBORHOOD PRESERVATION PROGRAM:
ACCOMPLISHMENTS 1978 - 1980

STATE OF NEW JERSEY

Brendan Byrne, *Governor*

DEPARTMENT OF COMMUNITY AFFAIRS

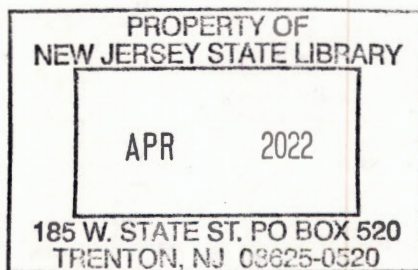
Joseph A. LeFante, *Commissioner*

DIVISION OF HOUSING

Philip B. Caton, *Director*

BUREAU OF NEIGHBORHOOD PRESERVATION

Martha L. Lamar, *Chief*



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FOREWORD

New Jersey's commitment to revitalizing its older neighborhoods began in the early '70s with a series of housing rehabilitation demonstrations and has been building steadily. In 1975, through its Housing Demonstration Program, the New Jersey Department of Community Affairs began to test a comprehensive approach to preserving neighborhoods, giving 12 of the State's largest cities grants for neighborhood preservation demonstration projects. The grants ranged in size from \$100,000 to \$500,000, with a total of \$4,000,000 committed to the 12 Neighborhood Preservation Demonstrations. The results were varied and important lessons were learned. With these lessons in mind, the State announced a new expanded program for neighborhood preservation, which started in 1978 with a State appropriation of \$1.6 million. Municipalities statewide were invited to apply on a competitive basis. Twenty-seven of the 64 who applied were given grants ranging from \$10,000 planning grants to \$100,000 operational grants.

Through the 12 initial demonstrations, both the specific objectives of the program and the role the State should play in order to reach those objectives became clarified. The primary goal of New Jersey's program is to rebuild confidence in a neighborhood so that lenders will invest and residents will remain, feeling that the neighborhood is a good place to live. The emphasis is on saving the neighborhood for the residents--not just saving the structures but improving the entire living environment for the people who are there.

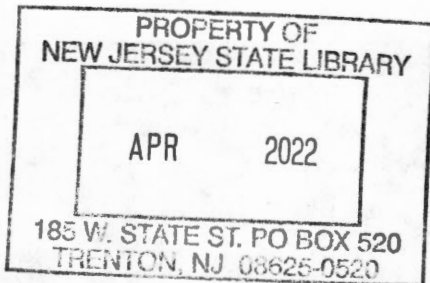
Neighborhood preservation is a process, and while there is no one definitive model that can fit the diversity of New Jersey's cities and neighborhoods, the essential process requires all those who can have a positive effect on the future of the neighborhood to join forces. The State's role lies in welding this partnership among residents, municipal officials, lending institutions, and other public and private sector interests, and in helping these partners to pull all available resources into the neighborhoods.

This report describes the first year and a half of New Jersey's statewide Neighborhood Preservation Program. It does not include descriptions of earlier Neighborhood Preservation Demonstrations in Atlantic City, Burlington City, Hoboken, Jersey City, Newark, New Brunswick, and Trenton, which have recently been incorporated in the statewide program. In Part I, Commissioner Joseph A. LeFante reviews the accomplishments of the Program during this time period. Part II briefly describes each individual local program. Part III identifies the Bureau of Neighborhood Preservation staff and their functions.

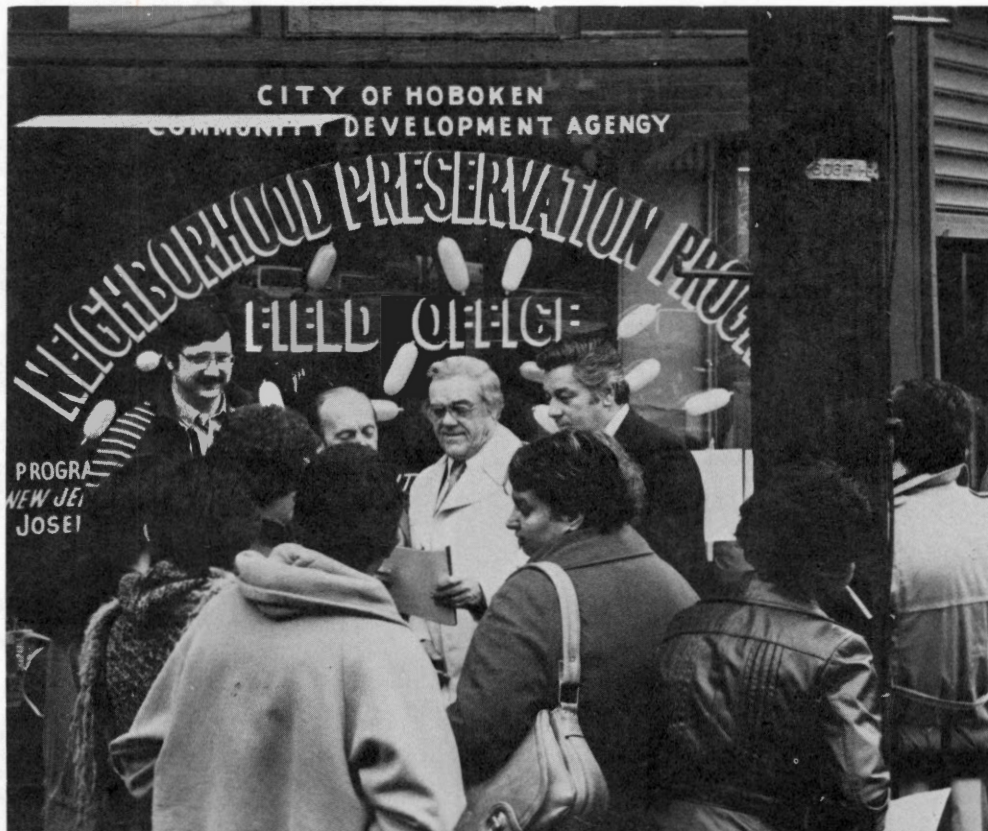
COMMISSIONER'S MESSAGE ON NEIGHBORHOOD PRESERVATION

Today, revitalization of older, declining neighborhoods holds more promise for strengthening cities and assuring decent housing than any other strategy. The trend is sweeping the country and many states are turning to New Jersey's Neighborhood Preservation Program to benefit from its experience. We have learned that the neighborhood preservation process cannot succeed without the collaboration of all who can have a positive effect on the future of a neighborhood--city officials, residents, lenders, businesspeople, state and federal government. Today this process of collaboration is accomplishing striking results and confidence is being restored in the neighborhoods in the Program.

The Program's Guidelines establish the basic framework for putting this process in motion--municipal commitment of time, resources, and staff; winning the cooperation of local lending institutions; and strong resident organization involvement in the program. Highly visible neighborhood improvements made early are important to start to build confidence. It may be the opening of a small park, a repaved street that had been deteriorating for years, the demolition of an old, dilapidated eyesore, or a row of street trees. When word is out in the neighborhood that positive changes actually are happening, that residents' views about the needs of their neighborhood are



Commissioner Joseph A. LeFante on a tour of the First Ward neighborhood in Hoboken.

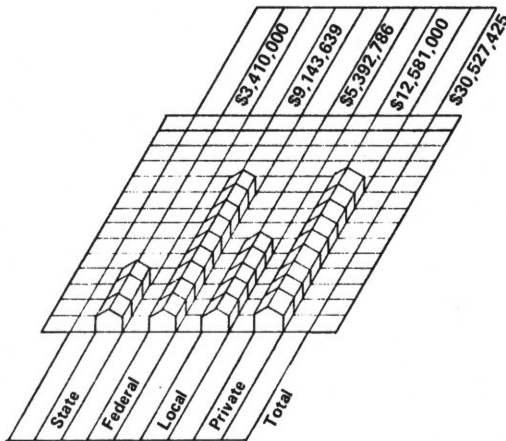


actively sought, that rehabilitation assistance is available to qualified homeowners, that, for example, the stray dog ordinance is finally being enforced and the people across the street are going to repair their porch which has been falling down for so long, then the neighborhood preservation program is under way.

Once the program has sparked local interest and cooperation begins, benefits seem to grow in exponential fashion. It becomes easier to draw in other public and private dollars as positive things begin to happen in a neighborhood and residents become more willing to invest in their homes and volunteer their time. As indicated on the chart, today in New Jersey each State dollar committed is attracting approximately eight more public and private dollars to the neighborhoods in the program and this ratio has the potential to go much higher.

Municipal Commitment

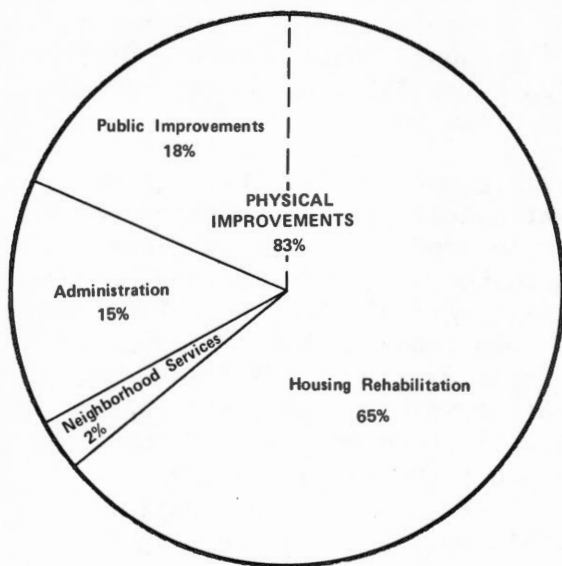
The municipality's support and commitment are crucial. They provide the structure within which the program can work, and create the climate for bringing residents into the process of revitalizing the neighborhood. The municipality's most obvious commitment is in terms of public improvements, such as those shown below, with priorities decided upon with the residents. The kinds of public im-



Commitment of resources in
State-funded neighborhoods
as of 1/1/80



Sidewalk reconstruction on 21st
Avenue in Paterson.



Breakdown of expenditures of State dollars in Neighborhood Preservation municipalities.

provements that have been made vary widely from neighborhood to neighborhood, but some of the popular types are street and sidewalk repairs, tree planting, improved street lighting, storm drainage, selective blighted building demolition, parks and playground improvements. For example, Salem demolished old dilapidated garages in conjunction with a rear alleyway clean-up. Hamburg rebuilt decaying sidewalks with colonial brick to highlight the historic flavor of the neighborhood. Attractive, landscaped off-street parking for residents was constructed in Woodbury and is planned for the crowded cities of Union City and West New York. Englewood residents and County workers cleaned the Overpeck Creek to eliminate flooding of houses in its proximity.

Housing rehabilitation is an important part of each municipality's neighborhood preservation program. In all of the targeted areas the aim is to bring all the housing up to at least code standards, and each municipality develops the appropriate financing techniques for the neighborhood based on the resources of the residents and housing conditions. In the first year and a half of the program, 879 houses were rehabilitated, for a total value of construction of \$3,643,983. (See Table 1)

Housing rehabilitation in progress in Beverly's Dunk's Ferry Landing neighborhood.



As an answer to inflation, "self-help" programs are snowballing. Free paint and materials programs, tool loan banks, green-up programs, and special clean-up projects are being undertaken in almost every municipality. With municipal help, residents are giving their time and talents to improving their own property and the neighborhood. East Orange, Asbury Park, Paterson, and Orange were among the first communities to start tool loan libraries that lend tools, and give instruction in their use to homeowners who want to do repairs. East Orange, Asbury Park, and Perth Amboy have free paint programs--the municipality furnishes the paint, the homeowner paints his house, and

the neighborhood takes on a fresh new look. Woodbury, Red Bank, and East Orange make direct grants to owner-occupants for materials for general exterior maintenance, with the owners providing the labor. Asbury Park's Green-Up Program provides small cash grants to homeowners for items such as shrubbery and grass seed.

Municipalities allocate sizable portions of their Community Development Block Grant budgets to the neighborhood preservation area. Also State programs, such as Green Acres, Safe and Clean Neighborhoods, the New Jersey Mortgage Finance Agency's Programs--Neighborhood Loan Program (NLP) and Home Improvement Loan Program (HILP)--and other federal programs, such as Urban Development Action Grant (UDAG), Economic Development Administration (EDA) Special Projects, Section 8 Rental Assistance Programs, Comprehensive Employment and Training Act (CETA), Volunteers in Service to America (VISTA), Farmers Home Administration (FmHA), Small Business Administration (SBA), and Law Enforcement Assistance Administration (LEAA), are being pulled in where needed.

Residents

While physical improvements are good initiators of neighborhood revitalization, resident involvement is an even more significant factor in the building of neighborhood confidence. New Jersey's Neighborhood Preservation grants go to municipalities, not to neighborhood organizations. Yet a strong, self-sufficient neighborhood organization that works closely with municipal government is essential to a successful program. Through State Program requirements designed to assure resident involvement, and with support from their municipalities, many vigorous neighborhood groups are emerging.

Residents of Asbury Park's East Central neighborhood tackle monthly clean-up of yards and sidewalks.



Residents have developed many activities in support of their neighborhood programs, such as block clean-ups, anti-crime block watches, youth programs, neighborhood gardens, street fairs, credit unions, and so forth. Some resident groups have become incorporated and are undertaking housing rehabilitation as nonprofit sponsors in cooperation with their municipal governments. (See Table 2)

Lenders

Significant commitments are also being made by private lenders. Neighborhoods served by the preservation program were certainly areas of disinvestment if not outright redlining. Now a lender looks to an area where a neighborhood preservation program is established, sees the commitments being made by the municipality and residents, and makes a loan with the assurance that it is a sound investment.

In Asbury Park, for example, a multiplier effect seems to be at work as a result of public/private cooperation stemming from the Neighborhood Preservation Program. Two Savings and Loan Associations, Shadow Lawn and Keystone, have taken advantage of the reduced-interest Community Investment Fund (CIF) offered by the Federal Home Loan Bank Board and have invested \$1.8 million of this in mortgages and rehabilitation loans for single-family and multi-family buildings in Asbury Park, most of it in the targeted neighborhood preservation area. In addition, with the help of pledges from these two lenders, Asbury Park's application for 100 units under the Section 8 Moderate Rehabilitation Program was funded, and with further bank pledges Asbury is now applying to HUD for a Neighborhood UDAG.

In Bayonne, Pamrapo Savings and Loan Association has itself invested over \$8,000,000 in the City's Home Improvement Program for 1-4 unit residences. The City recently applied for and won a \$1,300,000 UDAG to revitalize housing and businesses in the State-funded neighborhood preservation area. Pamrapo Savings and Loan pledged \$2,000,000 in support of this application and other local lending institutions then pledged \$3.5 million more. This money has all been targeted for the neighborhood preservation area for commercial and residential rehabilitation.

State Role

Since the advent of the federal Community Development Block Grant Program in 1974, when "categories" of aid were eliminated, cities have been on their own in designing urban revitalization programs to fit their needs. New Jersey cities are rising to the challenge and coming up with extremely creative programs, particularly in the areas of housing rehabilitation and preservation. Some have turned to the State's Neighborhood Preservation Program as an additional tool in community revitalization.

Because of the requirements of the State Program for targeting and partnership building, it takes some courage for municipalities to apply. It is to their credit that such a number have done so and that their mayors, city councils, and municipal staffs have made substantial commitments to the Program. The State, in turn, tries to give the assistance and support cities feel they need to implement neighborhood preservation effectively.

Because the success of neighborhood preservation programs depends upon the initiative and commitment of the local partners, the State role must be one of direct response to the needs of those partners. The needs are very different in each local situation but, in general, the State, through its field staff, seeks to provide information on resources and new techniques, to help build municipal capacities both in terms of programming and management, to assist neighborhood organizations in developing leadership and direction, and to build trust and good communication among all the partners, including private lending institutions. Thus, the staff is intimately involved in a supportive way in the day-to-day operations of the local programs.

The field staff of the Neighborhood Preservation Program, eight project managers and two regional supervisors, are the primary deliverers of this kind of technical support. The challenge is great because in each municipality the situation and personalities are entirely different--in one, the project manager will find a strong administration, weak neighborhood organization, and little private lending commitment; in another, a strong neighborhood group, committed lenders, and an administration not yet geared up for the task. The dynamics are always different and challenging.

Another ingredient of the State's support system is a Technical Assistance Unit within the Bureau of Neighborhood Preservation with a staff of four which provides back-up for the project managers, offering in-house training and discussion sessions and information on new programs and techniques. The Technical Assistance Unit supplements the assistance provided by the project managers to the local partners with small workshops and publications on topics which the project managers recommend or local people request. The Unit also arranges exchange visits between Neighborhood Preservation municipalities, to encourage sharing of ideas.

A Technical Assistance Grant from HUD has enabled the Technical Assistance Unit to expand the idea of small, specialized training workshops for municipal staffs on such topics as rehabilitation financing, program management, lump-sum drawdown, housing inspections, cost-estimating, and so forth. In addition, the HUD grant has enabled the State to offer municipalities and neighborhood groups, on request, direct on-site assistance by staff, local practitioners, and consultants in developing and implementing preservation programs.

Local Neighborhood Preservation Coordinators attend a State-sponsored training session on methods of financing housing rehabilitation.



The results of the first year and half of the statewide Neighborhood Preservation Program confirm the findings of the earlier neighborhood preservation demonstrations that the success of the program is dependent upon the initiative, capabilities, and attitudes of the local partners and their ability to work together. The municipalities that applied for this Program must be given credit for taking up the challenge of building and maintaining the necessary partnerships and reaching out for available resources. Their efforts are now paying off, as will be seen from reading the following brief descriptions of each program.

**TABLE 1. HOUSING REHABILITATION UNDER THE NEIGHBORHOOD PRESERVATION PROGRAM
AS OF JANUARY 1, 1980**

| Neighborhood | No. of Dwelling Units Completed | Funding Source | | | | | | | | Value of Construction* |
|-------------------|---------------------------------------|---|---|-----------------|-----------|---|----------------------|-----------|------------------|---------------------------|
| | | Neighborhood Preservation Program | Community Development Block Grant | Other Public | Banks | N.J. Mortgage Finance Agency HILP Loans | Section 312 Loans | Owner | Other Private | |
| Asbury Park | 183 | \$102,405 | \$ 15,000 | | | \$22,000 | | \$273,422 | | \$ 412,827 |
| Bayonne | 88 | 15,635 | 113,783 | | \$123,635 | 3,472 | \$ 89,050 | 1,060 | | 346,635 |
| Beverly | 10 | 400 | 5,050 | | | | | 13,550 | | 19,000 |
| Bordentown | 18 | | 8,500 | | 10,000 | | 14,472 | 11,000 | \$95,000 | 138,972 |
| Cape May City | 30 | 10,546 | 6,794 | | 4,000 | | | 73,316 | | 94,656 |
| East Orange | 15 | 10,345 | 2,480 | | | | | 13,245 | | 26,070 |
| Egg Harbor City | | | | | | | | | | |
| Elizabeth | 8 | | 100,000 | | | | | | | 100,000 |
| Englewood | 77 | 29,447 | 1,800 | | 1,000 | | 60,650 | 230,180 | 134,000 | 457,077 |
| Franklin Township | 7 | 14,140 | | | | | | 269 | | 14,409 |
| Glassboro | 30 | 41,609 | 88,790 | | 19,200 | | | 1,144 | | 150,743 |
| Hamburg | 8 | 9,900 | | | | 8,000 | | | | 17,900 |
| Irvington | 17 | 56,164 | 20,000 | | | | | 42,991 | | 119,155 |
| Morristown | 22 | 50,000 | 78,190 | | | | 225,350 | | | 353,540 |
| Newton | 6 | 1,180 | 11,174 | | | | | 3,500 | | 15,854 |
| Orange | 8 | 15,795 | | | | | | 13,505 | | 29,300 |
| Paterson | 58 | 34,971 | | \$ 6,000 | 13,230 | 42,869 | 10,000 | 11,389 | | 118,459 |
| Perth Amboy | 20 | 47,032 | 18,302 | | | | | | | 65,334 |
| Phillipsburg | 63 | 68,191 | | 14,708 | 96,734 | | | 10,931 | | 190,564 |
| Pleasantville | 23 | 35,000 | 92,855 | | | | | | | 127,855 |
| Red Bank | 10 | 14,459 | 11,370 | | | 1,003 | | | | 26,832 |
| Ringwood | 45 | 61,036 | 309,000 | | | | | | | 370,036 |
| Salem | 84 | 86,779 | 32,351 | | 50,644 | 6,000 | | 94,096 | 10,000 | 279,870 |
| Somerville | 3 | 12,882 | | | | | | 400 | | 13,282 |
| South River | 4 | | 14,431 | | | 2,867 | | 2,969 | | 20,267 |
| Union City | | | | | | | | | | |
| West New York | 9 | | 8,990 | | 13,108 | | | | | 22,098 |
| West Orange | 15 | | 15,857 | | 30,743 | | | | | 46,600 |
| Woodbury | 18 | 39,535 | | | 17,049 | | | 10,064 | | 66,648 |
| | 879 | \$757,451 | \$954,717 | \$20,708 | \$379,343 | \$86,211 | \$399,522 | \$807,031 | \$239,000 | \$3,643,983 |

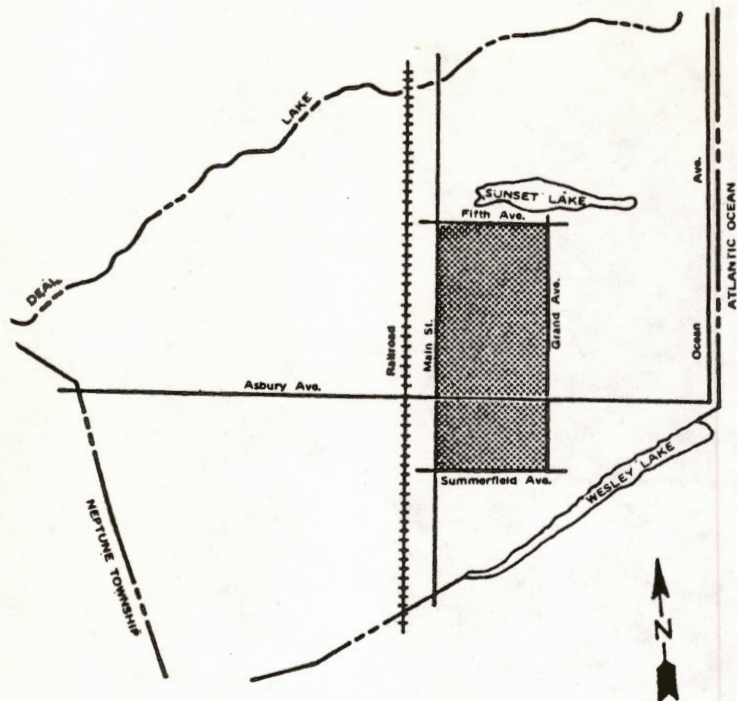
Public: \$1,732,876 (48%)

Private: \$1,911,107 (52%)

*Average cost per rehabilitation job: \$4,227

TABLE 2. NEIGHBORHOOD PRESERVATION PROGRAM ACTIVITIES

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | REHABILITATION PROGRAMS | HOUSING REHABILITATION PROGRAMS |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------|---------------------------------|
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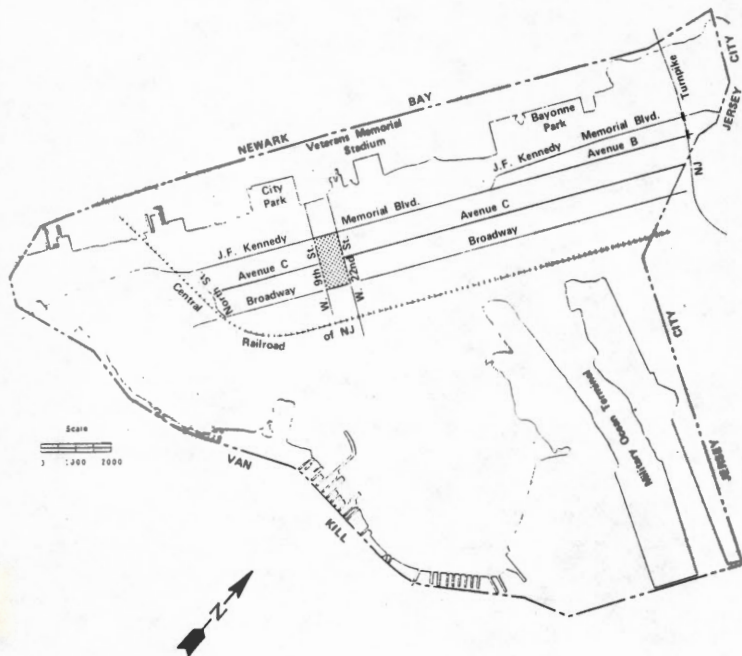
ASBURY PARK

Asbury Park's East Central Neighborhood is a 24-block area, mainly residential, with large, impressive wood-frame structures built during the early 1900s to accommodate the tourist trade. A priority in this area has been to return buildings to owner-occupancy and to restore the neighborhood to its original condition through a concentrated program of rehabilitation and public improvements.

A highly active Citizens Advisory Council of 70 to 80 neighborhood residents works closely with the Asbury Park Department of Community Affairs in recommending program directions, conducting neighborhood projects, and increasing neighborhood awareness. Four subcommittees are involved in public works, safety, housing services, and publicity.

In addition, the Council shares a successful working relationship with other City agencies. For example, an alternate-side-of-the-street-parking ordinance was designed and implemented through a cooperative effort of the Public Works Committee and the City's Department of Public Works. The Public Safety Committee has devised a plan with the Fire Department for the purchase of smoke detectors to be sold at a reduced price for target area residents. Five successful block clean-ups were conducted by residents in conjunction with the Department of Public Works, Safe and Clean Neighborhoods crew, and City Council members.

During the first year of the Neighborhood Preservation Program, 126 households received rehabilitation assistance, with special attention to code violation abatement and safety repairs. Eighty-four properties benefitted from the Green-Up Program, which makes available a maximum of \$75 for purchase of plants, shrubs, grass seed, etc.; and 208 homes received free paint under the Paint-Up Program. A Home Maintenance and Management Institute and a tool loan library are in operation.

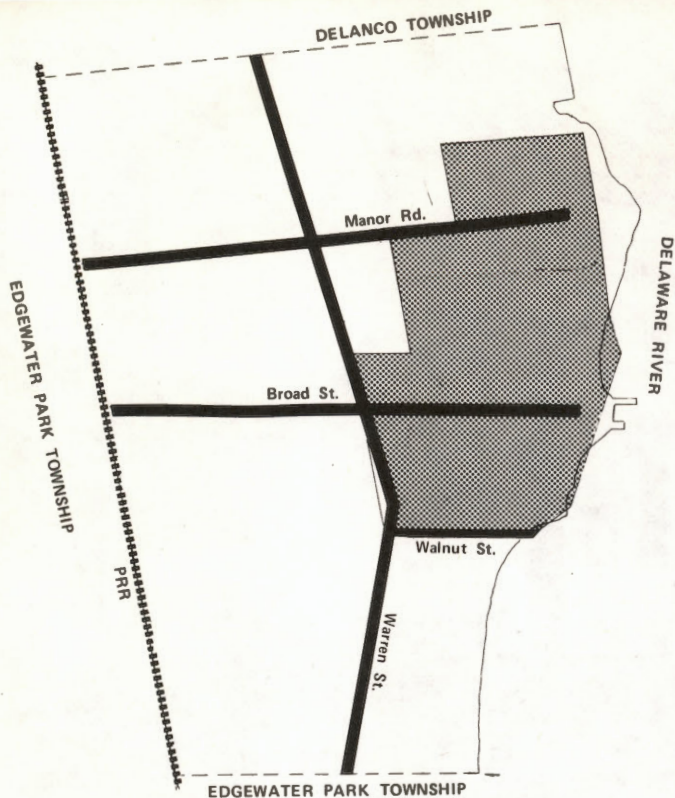


BAYONNE

Bayonne's neighborhood, adjacent to the central business district, is an area of mixed uses containing about 700 dwelling units that house a large percentage of low-income elderly. Scattered throughout the neighborhood are a few light industries, such as dressmaking and indoor machine repair shops, and along the main business street there are three- and four-story buildings with stores on the first floor and offices, storage facilities, or apartments over them.

It is estimated that no fewer than 40 percent of the structures are in need of repairs, and some of the units have inadequate plumbing and electrical systems. There are six abandoned houses. The area also suffers from dirty streets, crumbling sidewalks, neglected backyards, and a lack of recreational space. In the first year of the program 88 units of housing were rehabilitated, some sidewalks were replaced, and a basketball court was built in the neighborhood park.

Bayonne has received a \$1.3 million federal Urban Development Action Grant together with \$5.5 million in financial commitments from Garden State National Bank, First Savings and Loan Association, and Pamrapo Savings and Loan Association for housing and commercial rehabilitation in the neighborhood preservation area.



BEVERLY

Beverly has chosen the oldest neighborhood in the City for its neighborhood preservation efforts. It contains single-family homes, public housing, the City's commercial center of small shops and stores, the post office, churches, and two large city parks on the riverfront. The neighborhood also contains the site on the Delaware River where the City got its start when Duncan Williams established his ferry service in 1695.

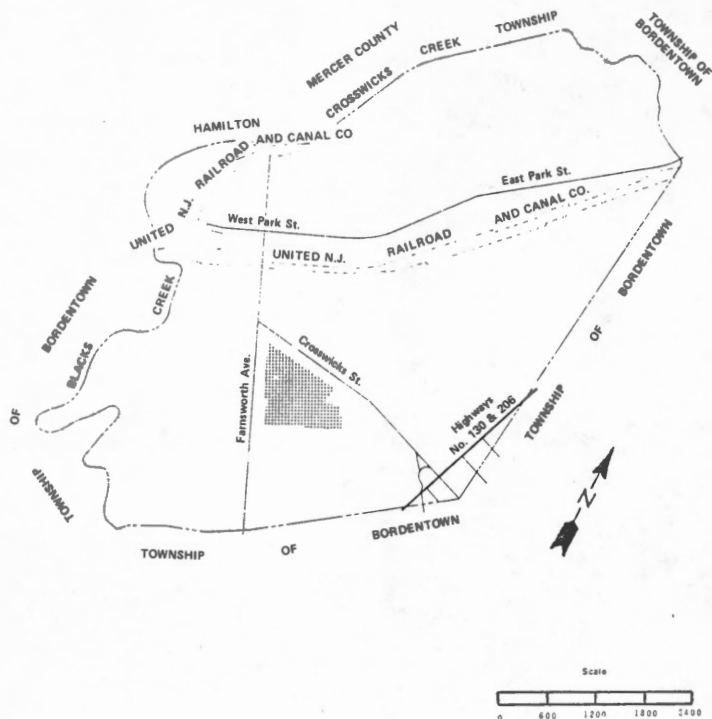
Major problems are deteriorating housing and the need for public improvements. Initial efforts have focused on Broad Street, a wide street which leads to the parks and the river. Ginko trees have been planted along it, the street has been resurfaced, unsafe buildings have been demolished, and vacant lots have been planted with grass.

The Neighborhood Preservation Program coordinates its activities with several Burlington County Programs, such as the Housing Rehabilitation Program, Weatherization Assistance, Housing Counseling, Health Department, Community College Job Development, and CETA. Productive relationships are established with the First National Bank and Trust of Beverly, a New Jersey Mortgage Finance Agency Home Improvement Loan Program lender, and with local merchants.

Materials rebates of up to \$100 motivate homeowners to do more home improvements. Tools are available on loan, and so are a paint program and a green-up program. A paint store and nursery have supplied their advice and assistance to neighborhood residents.

The Neighborhood Action Group sponsored a Neighborhood Preservation Information Booth on City Community Day and organized a Christmas tree lighting in the heart of the business area and a Christmas party that involved the entire City.

An Urban Development Action Grant will bring a wiring manufacturer to an undeveloped area of the neighborhood, producing thirty to forty new jobs.

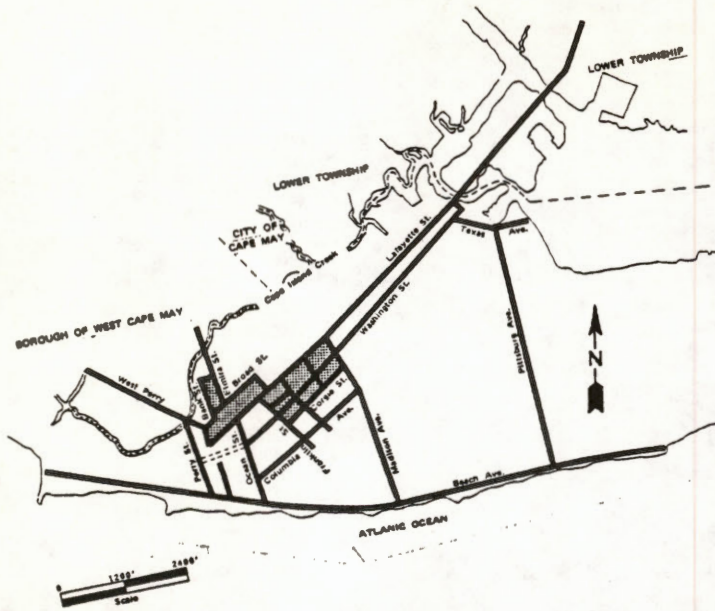


BORDENTOWN

Bordentown's five-block neighborhood preservation area of old houses nestled under big trees is a stable area with an average length of residency of 26 years. Although the housing stock in the neighborhood is extremely old, it is believed to lack historical significance because of the number of alterations to the structures since their original construction. Household income varies, with ten percent exceeding \$20,000 per year while 54 percent earn less than \$9,000 per year and 74 percent earn less than \$13,000 per year.

The Neighborhood Preservation Advisory Board has worked as an active partner with City officials in many activities: a survey of neighborhood needs and conditions, a neighborhood clean-up week, the development of a work program, and review and approval of engineering specifications for street, curb, and sidewalk reconstruction and drainage improvements.

Housing rehabilitation assistance is available to neighborhood residents through the Burlington County Housing and Community Development Department, and the Neighborhood Preservation Program staff is developing an assistance program to complement that of the County. The County has also committed \$245,000 in Community Development Block Grant funds for capital improvements for the neighborhood. Residents themselves have invested \$100,000 in private funds for home improvements.



CAPE MAY

The twelve-block neighborhood preservation area, just north of Cape May's famed Victorian Mall, is comprised for the most part of structures dating back to the 19th century and is included in the National Register of Historic Sites. The neighborhood includes a portion of the City's public housing as well as large homes--many of them outstanding examples of Victorian architecture--which house middle- and higher-income families.

The major problem of the neighborhood is the gradual deterioration of the housing stock due to lack of proper maintenance. Other problems include the lack of cultural and recreational facilities and lack of adequate sidewalks in a few places.

A diversified housing rehabilitation grant and loan program has been established with cooperation from the Guarantee Bank, First National Bank of South Jersey, and Collective Federal Savings and Loan Association. A vacant elementary school is being converted into a social services center (which will include recreational facilities, health services, and an office on aging), and construction of Physick Estate Park has begun. Both facilities border the neighborhood.

To keep residents informed of progress, the preservation staff runs a weekly column in the local newspaper.



EAST ORANGE

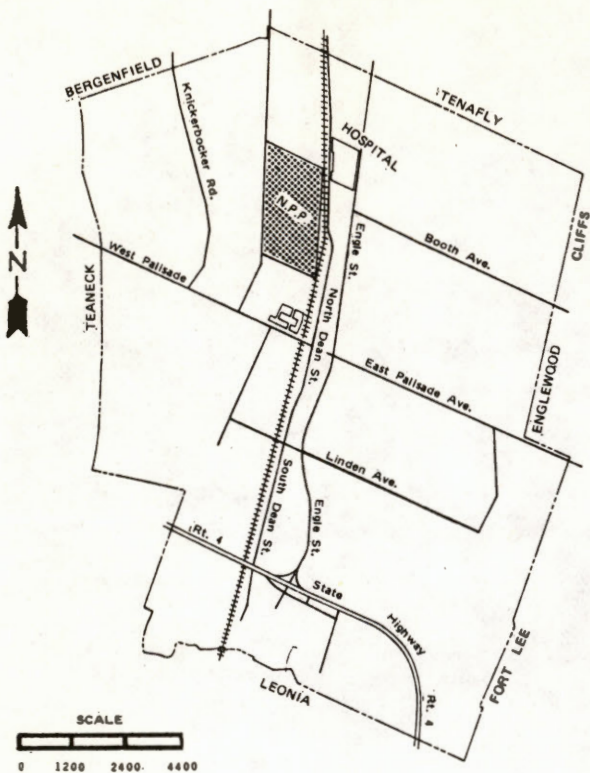
The target neighborhood in East Orange is a 12-block residential area of 280 large one- and two-family homes in Doddtown. Most homes are owned by families who have lived in the neighborhood for at least 12 years. The goal of this neighborhood is to reestablish stability in response to signs of decline-- homes in need of repair, three abandoned houses, neglected public services.

Neighborhood Preservation funds are used as matching grants of up to \$2,500 for housing rehabilitation. Loans are available to qualified applicants through Howard Savings Bank, Orange Savings Bank, and City Federal Savings and Loan Association, which participate in the New Jersey Mortgage Finance Agency's Home Improvement Loan Program. Lincoln State Bank has set aside \$30,000 at an interest rate three percent lower than market rate for residents whose incomes exceed the limits for the matching grant funds.

The Neighborhood Preservation Advisory Council has sponsored a Neighborhood Preservation Festival and seminars about smoke detectors, rehabilitation contractors, and the functions of municipal agencies.

The City has repaved two streets, installed mercury vapor lamps on two others, rebuilt a canal to stop flooding, and repaired a sewer. Three abandoned homes, bought from HUD by the City and rehabilitated with Section 312 loans, have been sold and are now occupied. Through self-help programs, 80 homeowners have received grants for exterior materials and 35 residents have planted free grass seed. Other services include two tool lending libraries and homeownership counseling.

The Neighborhood Preservation Program methods developed in this area are being used as the basis for the City's preservation efforts in four other neighborhoods.

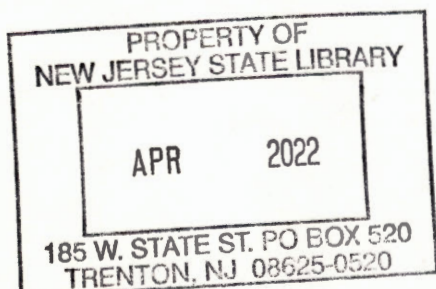


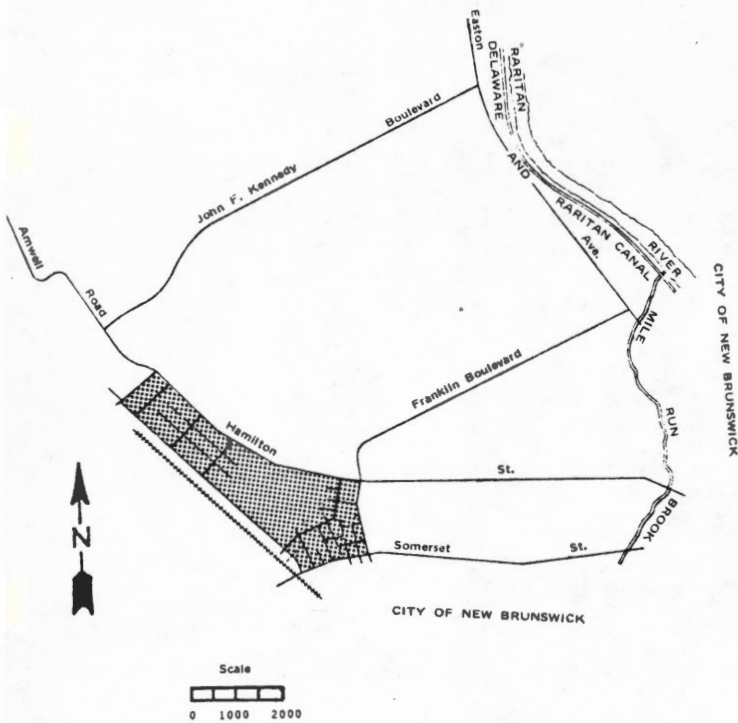
ENGLEWOOD

Englewood's downtown neighborhood preservation area consists mainly of one- and two-family wood frame homes, many in need of rehabilitation. Chronic stream flooding, poor condition of streets and sidewalks, inadequate street lighting, and stray dogs are problems.

With the aid of municipal staff, the neighborhood resident organization, PRONTO (Preservation and Rehabilitation of the Neighborhood Together Organization), has undertaken a stream-cleaning project designed to alleviate flooding. Three streets have been rebuilt, new lighting installed, and curbing replaced where needed. Stray dogs have been brought under control through a new dog-control ordinance.

To secure greater private lending involvement in the neighborhood, PRONTO and the League of Women Voters of Englewood co-sponsored a luncheon for local lenders, City staff, and neighborhood residents, which led to a commitment from the Bergen State Bank, Midlantic National Citizens Bank, and Northern Valley Savings and Loan Association to participate in a loan subsidy program for the neighborhood by providing preferential home improvement loans at one-half percent below market interest for qualified neighborhood residents.



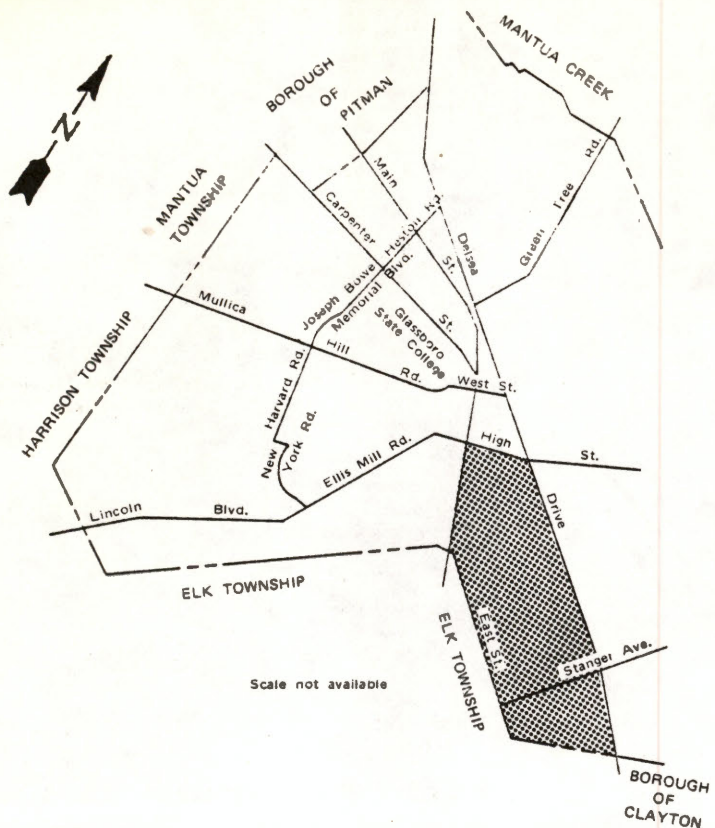


FRANKLIN TOWNSHIP

The Annapolis and Berry Streets neighborhood contains 300 houses, most of which are single-family of frame construction. About 45 need moderate to substantial rehabilitation and 50 percent are owner-occupied. Two incompatible sites, a trucking firm and scrapyard, impose noise, unattractive lots, and safety hazards on the neighborhood.

Drainage problems have been a primary concern of neighborhood residents. Neighborhood Preservation funds were used for a storm drainage study to serve as a guide for drainage and road surface improvements to prevent flooding in the area around Bascom Park, and the park has been upgraded.

The Citizens Advisory Committee has sponsored many well-attended events, including a Christmas party and a summer picnic. Five members of the Committee comprise the Loan Review Board which reviews applications for rehabilitation loans and grants and determines the best means of financing for each applicant.



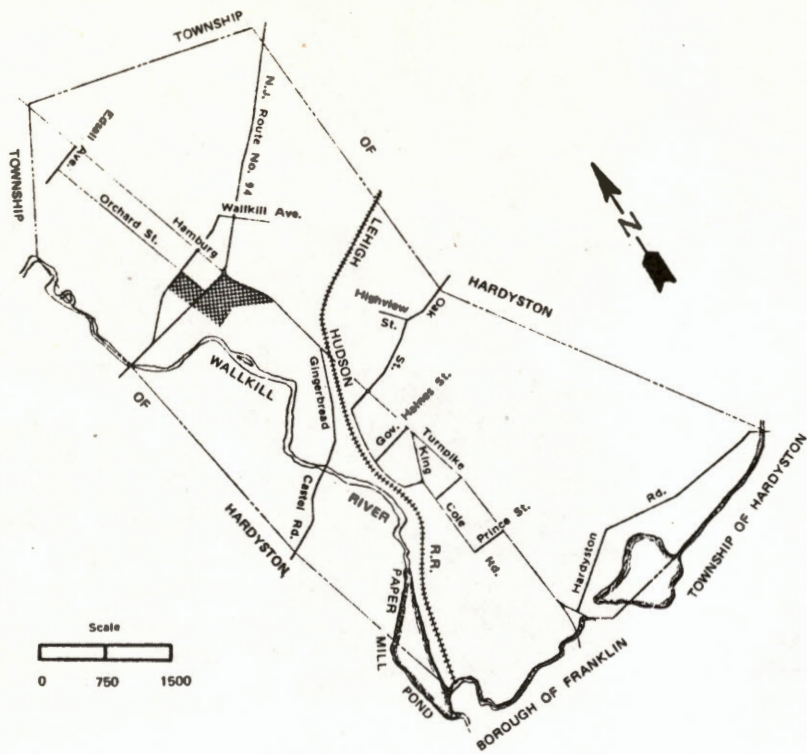
GLASSBORO

The South Glassboro Neighborhood stretches from an ailing business district and concentrated residential development to the more rural areas at the Borough limits, where some streets are unpaved and many have no curbs or sidewalks. Much of the housing is over 50 years old and in need of rehabilitation, although new, single-family homes continue to be interspersed with the old. Median income is \$10,000.

In addition to the need for housing rehabilitation, major problems of concern to neighborhood residents have been the lack of storm sewers, a library, and adequate recreational facilities.

Thus far, some of the storm drainage problems have been corrected. A multi-purpose athletic field is now available for use by residents of the neighborhood preservation area, and renovation of a library building has been completed.

A special feature of the housing rehabilitation assistance available to neighborhood residents in Glassboro is directed at senior citizens for winterization and energy conservation. Owner-occupants, 62 years of age and over, having incomes under \$5,000 for couples and \$4,000 for individuals, are eligible for grants up to \$3,000 to be used for materials. The labor is provided by the Gloucester County Fix-It Program at no cost. Twenty-five households have so far benefitted from this provision.

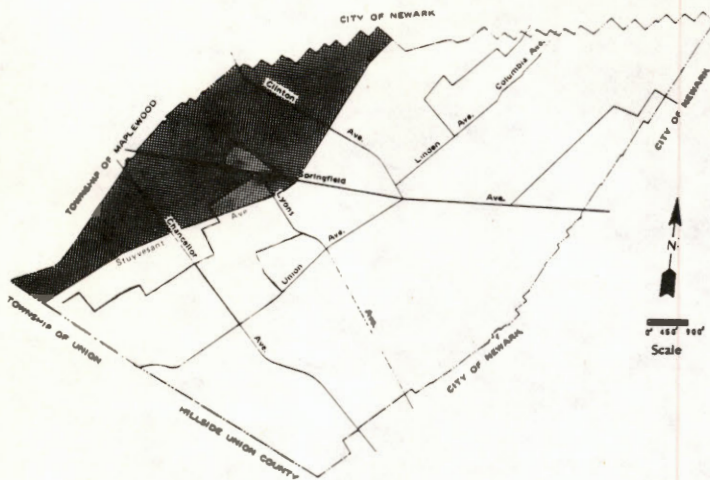


HAMBURG

Hamburg is a historic Borough of 2,000 people, situated in the hills of Sussex County. The Main Street area of the Borough has buildings dating back 150 years, which are beginning to show signs of decline. The building that housed the original A & P national headquarters is now a beauty shop on the corner of Main Street; the old blacksmith shop, theater, bank, and apothecary shop have also changed uses over the years.

The rehabilitation loan program in the neighborhood preservation area has been facilitated by the cooperation of the Morris County Savings Bank in agreeing to set aside \$25,000 of its New Jersey Mortgage Finance Agency's Home Improvement Loan Program commitment for Hamburg residents, making 8 3/4 percent loans available. Direct grants are available to qualified residents.

To preserve the historic integrity of the neighborhood, the program has provided Belgian block curbing, brick sidewalks, and simulated gas lamps. With assistance from the commercial rehabilitation loan program, many of the stores have undergone facade repairs and improvements that have helped to restore the attractiveness of Main Street.



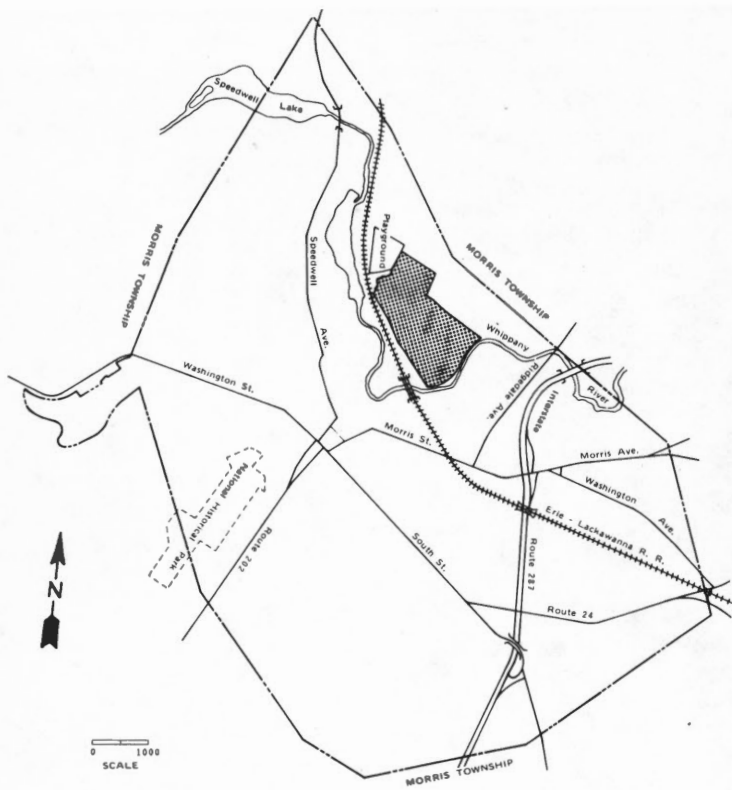
IRVINGTON

The Upper Stuyvesant Area of Irvington is a 69-block area of 2,200 units, characterized by one- and two-family wooden structures, some multifamily dwellings, and a retail strip along Stuyvesant Avenue. Eighty percent of the homes are owner occupied. Most of the turnover in the city occurs in this target area.

Housing rehabilitation is being accomplished through systematic inspections, rehabilitation code enforcement incentive grants, and a rigorously applied certification of occupancy requirement for any dwelling that is sold. One hundred and fifty inspections have been completed. Neighborhood Preservation Program funds have been used to hire a housing inspector and a cost estimator, as well as to provide matching grants of up to \$3,500 to rehabilitate 17 units. One-third of the grants have been used for energy-saving measures, primarily furnace conversions and installation of insulation, siding, and storm windows. New Jersey Mortgage Finance Agency Housing Improvement Loan Program loans are available through Howard Savings Bank and Carteret Savings and Loan Association.

The City has initiated a grant reimbursement clause to discourage an owner from using a rehabilitation grant to increase the value of a house and then sell it. If a property is sold within four years after the repairs are completed, the grant must be repaid. The reimbursement diminishes proportionately over the course of the four years.

The City has committed \$112,525 of its Community Development funds to this area. Improvements to the 40th Street Playground have been made and sidewalks at 12 properties have been replaced. Extensive sewer work is being done with federal Economic Development Agency funds and Community Development Block Grant funds, matched by City funds. Vacant lots are available for gardens.



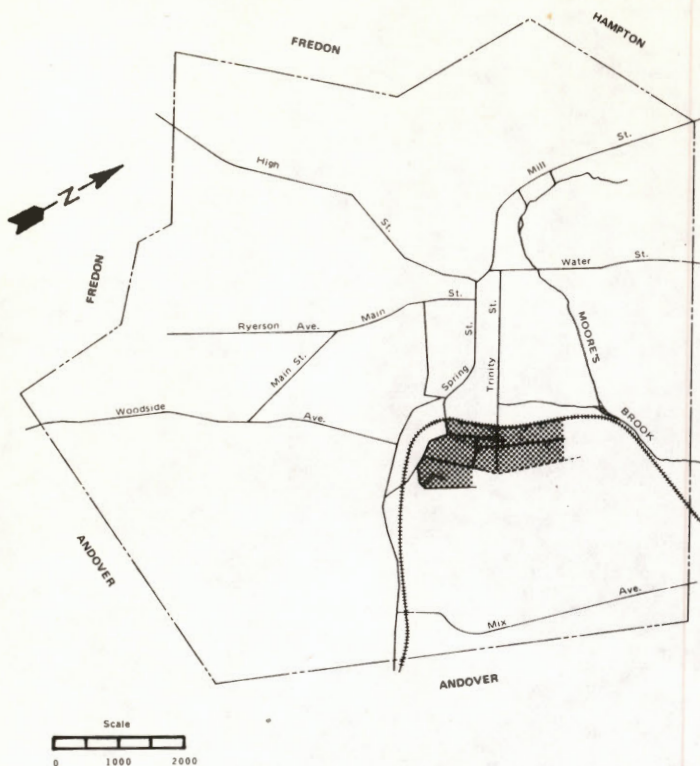
MORRISTOWN

Morristown's target neighborhood is a portion of the larger district of town known as "The Hollow." This is a low-income neighborhood of old frame structures, many of which contain two or three dwelling units. Housing is in poor condition, and the streets, curbs, and sidewalks are in need of repair.

In the early days of its program, Morristown tested the cost effectiveness of using a municipal work crew to perform structural rehabilitation for home owners who could not afford loans and whose homes needed major repairs. As a result of this experience, private contractors are now used to do the work.

The Morristown Neighborhood Preservation Association has generated resident participation in the neighborhood through projects such as the neighborhood garden, which has become the area's gathering place. A recent meeting was held in response to concerns about traffic and bicycle safety along Martin Luther King Street. Local police showed films and spoke with residents, and motorcycle clubs of the area attended and expressed their interest in safety.

The Town has committed \$85,000 in CDBG funds for public improvements in the neighborhood. Streets have been resurfaced, storm drains and sewers have been repaired, Caldwell and Abbott Parks have been improved, and street trees have been planted. Enforcement of zoning and housing ordinances has been strengthened.

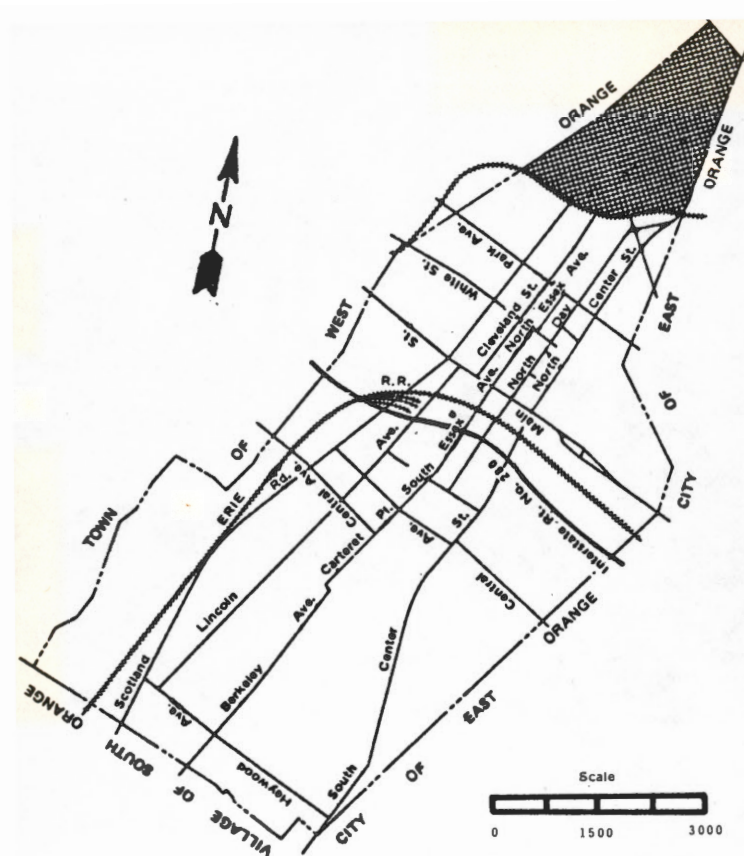


NEWTON

The major concerns of residents in Newton's Neighborhood Preservation Program area include the need for home improvements, recreation areas for neighborhood youth, improved storm drainage, and off-street parking spaces.

Neighborhood residents and Newton's Department of Community Development staff devised a strategy to alleviate these problems that called for municipally-owned land to be developed as a combination playground/parking lot. Clearance of the site has been completed, and fill material has been installed and compacted in preparation for final grading and paving. Playground equipment will be installed in the near future.

Systematic inspection of all the dwelling units in the neighborhood preservation area has been completed, and a program of low-interest rehabilitation loans has been established in cooperation with Charter Savings and Loan Association, Midlantic Bank, Newton Trust Company, and Newton Savings and Loan Association.

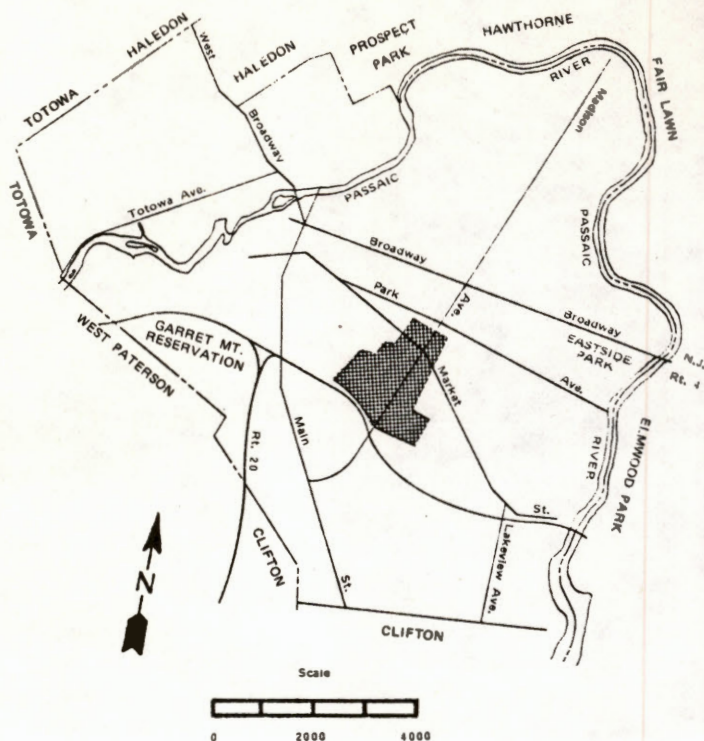


ORANGE

The Doddtown-Thomas Boulevard Neighborhood is primarily a moderate-density area of older one- and two-family homes, with a sprinkling of small businesses, a large cemetery, a large garden-apartment complex, and a high-rise senior citizen housing project. Among the problems being addressed are deterioration of the housing stock, inadequate recreational facilities, abandoned fire-damaged houses that are subject to vandalism, and crumbling sidewalks.

The formation of the North End Preservation Association has given residents a voice and reinforced their sense of community and their desire to upgrade their neighborhood. The Association has held successful block clean-ups, and has been instrumental in having trees planted and a boarded-up property rehabilitated.

Using funds from the New Jersey Department of Community Affairs' Safe and Clean Neighborhoods Program, Orange purchased an abandoned and overgrown lot to be used for a large park that will contain playground equipment, a splash pool, a wall for handball and a sitting area. Green Acres and Neighborhood Preservation funds are being used to clean the lot. Vacant houses have been demolished, and a private developer has built a house in the neighborhood. Promised sidewalk improvements have been completed ahead of schedule. It has been suggested by the North End Preservation Association that unexpended funds from this project be used to upgrade existing basketball courts in the area.

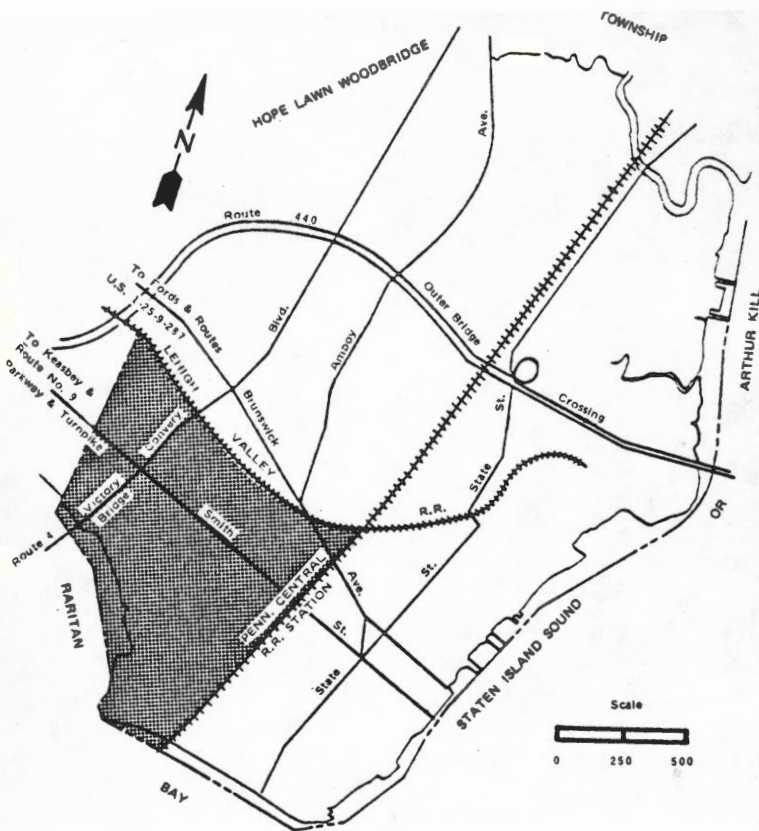


PATERSON

In the course of its first year, the People's Park Neighborhood Association has grown to a membership of some 60 active property owners and merchants, and is in the process of becoming incorporated. Additionally, block associations are being formed to strengthen the grass-roots aspect of the association. The first block association to be formed, the East 20th Street Block Association, received the Paterson Chamber of Commerce's Pride in Paterson Block Award on November 7, 1979 for its efforts. One of the principal concerns of the People's Park Neighborhood Association is to encourage additional homeownership. They are carrying out an intensive campaign to promote their neighborhood as an attractive place to live, shop and work.

The Neighborhood Association, in cooperation with the Paterson Police Department, has initiated a block-watch program designed to teach residents how to keep themselves and their homes safe as well as keep an eye on the neighborhood, and to improve neighborhood-police relations. The City has installed new street lighting and, with the residents, has established a program of constructive activities for the neighborhood's youth. In 1979, 80 youths participated in the summer program and during the fall a neighborhood soccer league was organized for the 1980 season.

In a new spirit of cooperation, merchants, neighborhood residents, and the City teamed up to have much-needed sidewalks laid and trees planted--the residents and merchants put up equal shares of the cost of the sidewalks and the City paid for the trees with State Neighborhood Preservation funds. In the same area, four merchants along 21st Avenue have been awarded grants to make storefront improvements and 45 homeowners have rehabilitated their housing containing a total of 93 dwelling units.

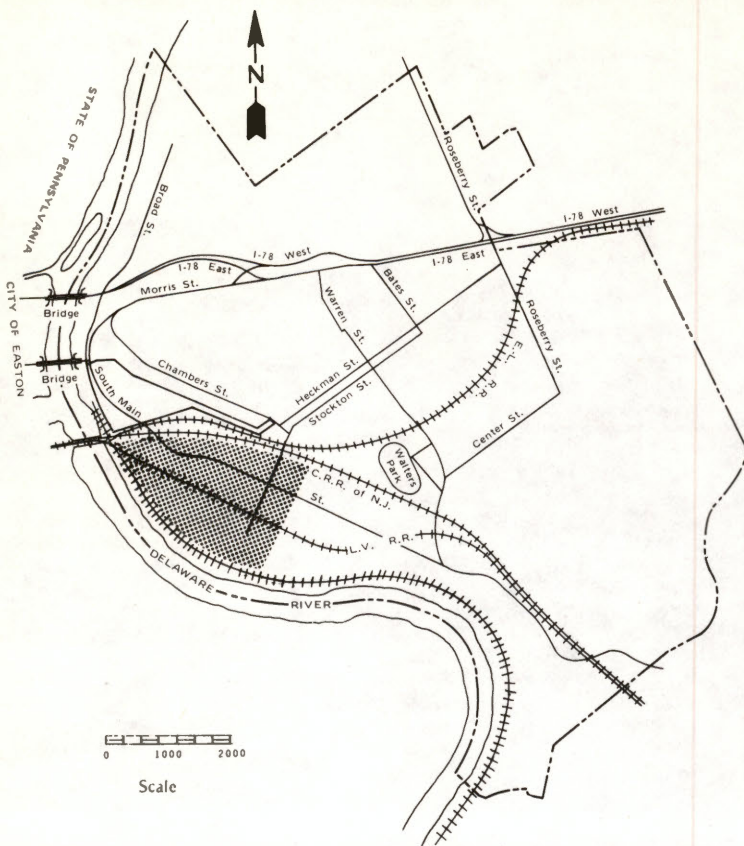


PERTH AMBOY

The Neighborhood Preservation Program in Perth Amboy is targeted in the Dublin Area, which is characterized by land uses ranging from heavy industrial to single-family detached housing, and includes a public housing complex, a nursing home, a grade school, and neighborhood commercial establishments. Many of the problems of the neighborhood are the result of this mix of uses. Noise, traffic, and odors are concerns of neighborhood residents, many of whom have lived here all their lives.

The City had already begun to upgrade streets and provide recreation facilities in the neighborhood prior to making application for State Neighborhood Preservation Program funds. These efforts are being intensified through the Neighborhood Preservation Program, and will include improvements to storm and waste water sewers as well.

Perth Amboy administers housing rehabilitation assistance to the neighborhood through its Housing Development Corporation, which is a nonprofit instrumentality of the City's Community Development Agency. Financial assistance for rehabilitation includes grants to very low-income homeowners and low-interest loans. Homeowners are also taking advantage of the City's free-paint program.



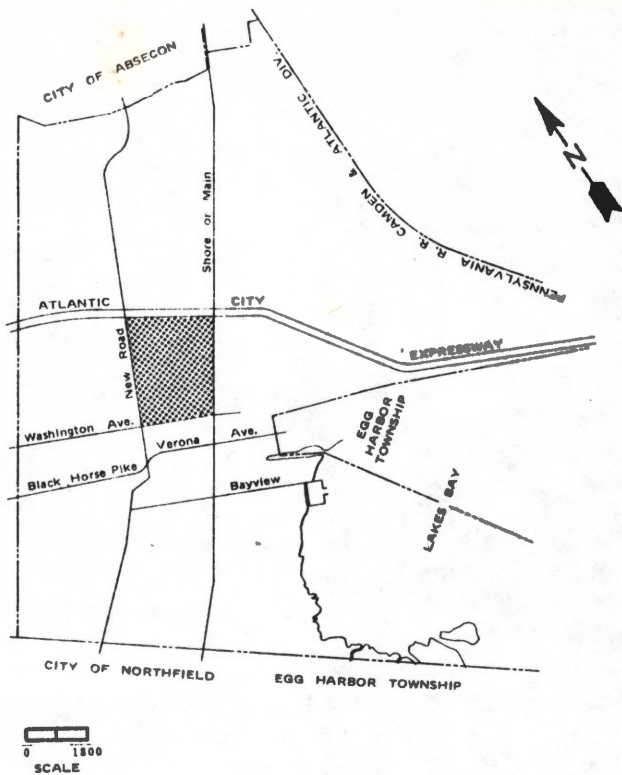
PHILLIPSBURG

In Phillipsburg, revitalization activities have been concentrated in "The Flats," the older area of the Town along the flat shoreline of the Delaware River. Shopping, commerce, and Town business were conducted here before the Town grew and spread up into the surrounding hills. Many of Phillipsburg's blue-collar families still live here.

Housing rehabilitation assistance is structured to maximize the homeowner's private investment without excluding homeowners who do not have the financial ability to correct health and safety hazards in their homes. The Home Ownership Incentive Program gives both down payment assistance and rehabilitation financing assistance to families who wish to renovate and reside in a formerly vacant property. A nonprofit Phillipsburg Housing and Neighborhood Development Corporation has been formed which purchases, rehabilitates, and then sells vacant houses to new owners. Weatherization and minor improvements are assisted through a program that provides grants for materials, such as paint and insulation. A crew of carpenters and masons funded by CETA perform interior and exterior work for senior citizens.

Efforts have been directed toward the revitalization of the downtown business district. A visible impact is being seen through new sidewalks and trees. During the summer a Sidewalk Sales Day was held in cooperation with the Downtown Merchants' Association.

An 11-acre Delaware Park is planned along the river on what was once a landfill and railroad yard. The \$843,600 park will be financed through the State Green Acres Program, the Federal Bureau of Outdoor Recreation, and the Community Development Block Grant program.



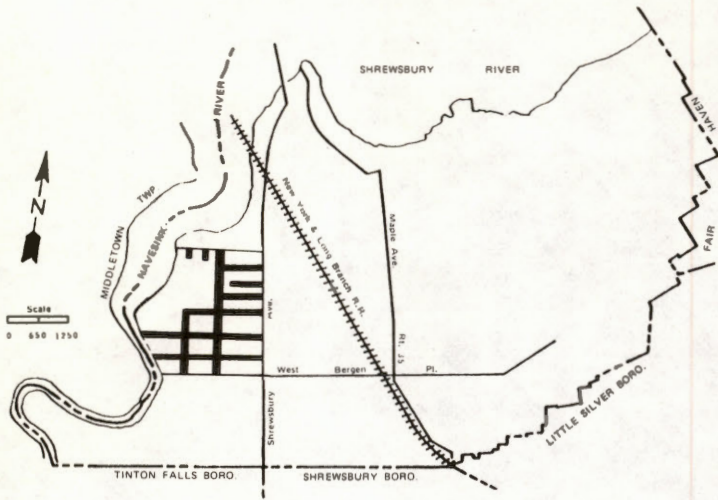
PLEASANTVILLE

Pleasantville's Center City Neighborhood contains 391 dwelling units, mainly owner-occupied, single-family buildings but also some multifamily dwellings and small businesses. Median income of residents in the neighborhood is in the \$9-\$10,000 range; 23 percent of the neighborhood population has an income of about \$3,000 a year.

The advent of casino gambling in nearby Atlantic City has caused a tremendous increase in housing cost and a decrease in housing availability in the area. Residents find themselves under increasing pressure to sell their homes, but most have decided to stay in the neighborhood and fix up their homes.

A loan and grant program has been established to make rehabilitation more feasible, especially for low-income residents. Systematic code inspections have begun, some streets have been repaved, and improvements in street lighting and trash collection are projected. A community facilities building, which will house recreational activities, has been completed adjacent to the neighborhood. A 56-unit public housing project in the neighborhood has recently been renovated and re-occupied.

The Center City Neighborhood Advisory Committee has been instrumental in getting two dilapidated and dangerous houses demolished and in establishing a neighborhood vegetable garden.

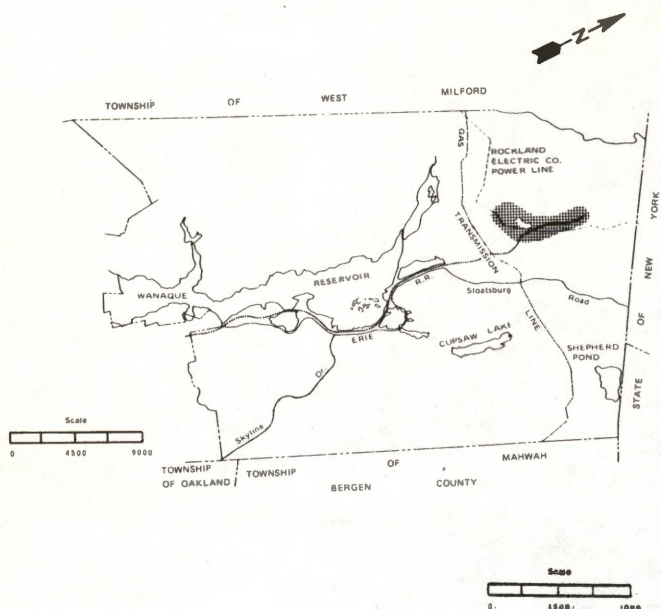


RED BANK

Red Bank's Westside Neighborhood Preservation Area contains approximately 300 structures, mainly single-family detached frame houses built about 50 years ago. The southeast corner is anchored by the Police Athletic League Center, which provides supervised activities for young people. The Red Bank Senior Citizens Center, while not located in the neighborhood, is within walking distance. There are two churches, a primary school, and various stores located within the neighborhood.

Housing rehabilitation assistance is being provided for low- and moderate-income homeowners. Midlantic Merchants Bank, Shadow Lawn Savings and Loan Association, and Keystone Savings and Loan Association are making 8 3/4 percent New Jersey Mortgage Finance Agency Home Improvement Loans available in the neighborhood. Businesses in the area are offered both technical and financial aid for code abatement and exterior remodeling. The community has also had a paint-up program and block clean-ups.

Shrewsbury Avenue, which borders the neighborhood on the East, has been transformed with new sidewalks, curbing, trees, and street lighting.

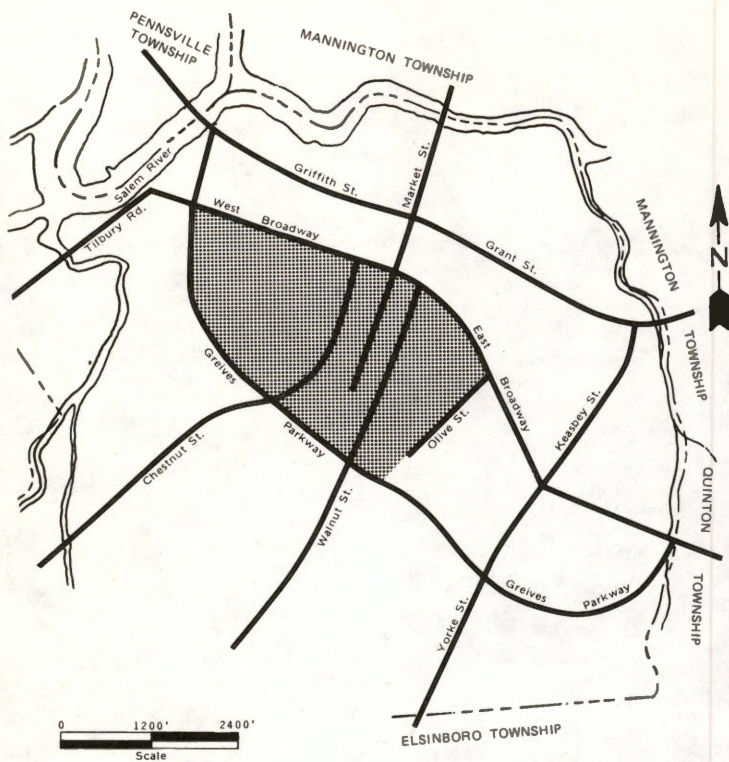


RINGWOOD

Ringwood's neighborhood is in the economically depressed "Mine Area" that was at one time an iron-mining community. The houses are of frame construction and in serious stages of neglect and disrepair. The structures were built about 75 years ago without interior sanitary facilities, water, insulation, or central heating systems. Serving the area are deeply-gutted dirt roads that have been in use since the early 1900s.

In the past two years all of this has been changing. A special Homesteading Program has been devised to turn the homes over to the residents who up to now have been renters. A combination of federal, State, and local funds are being used to correct major deficiencies prior to turnover. Septic tanks have been installed, and modular bathrooms are being installed for all units that need them. Road work, exterior repairs, and water supply improvements are under way.

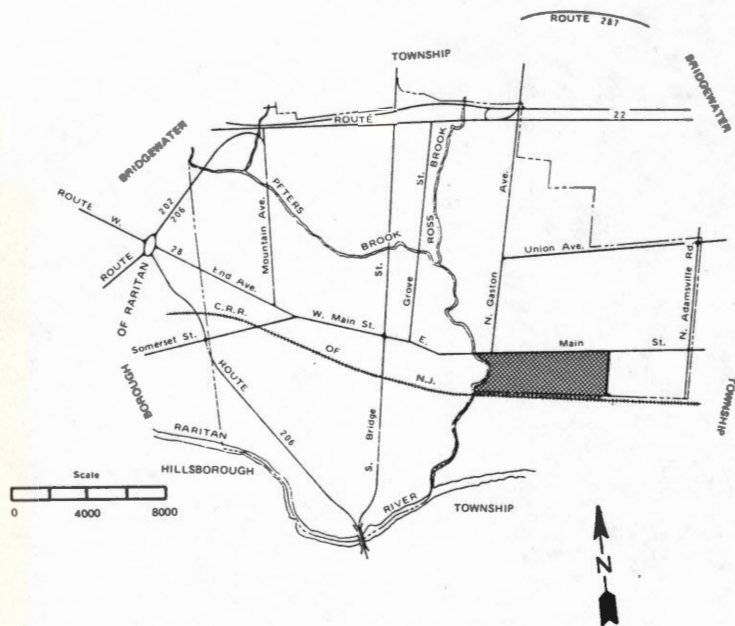
The Ringwood Neighborhood Action Association, composed of residents, was established in December, 1978 and recently incorporated. The Association approves spending priorities for State and federal monies. The Association will purchase the homes from the current owner, the Ringwood Solid Waste Authority, and continue to rent them to the residents. Then, through counselling and training, it will prepare residents for homeownership, eventually selling the homes to the residents.



SALEM

While different from the well-preserved brick colonial structures built in another part of town by Salem's founding aristocracy (Salem's founding predates that of Philadelphia), the old, frame structures in the neighborhood preservation area are attractive, though in need of repair. Housing rehabilitation is proceeding rapidly and visibly in the neighborhood, with 84 units completed.

A unique feature in the layout of the neighborhood is that almost every block is bisected by an alleyway. All houses facing the street have shallow front yards, but their long back yards abut the alleyways. Efforts have focused on restoring the alleyways to their former attractive state. Clean-up campaigns, where Boy Scouts joined the residents, have removed truckloads of trash, old tires, and cars from the alleyways. Gravel has been put down to alleviate the mud, and the alleyways will be entirely regraded and resurfaced. Unsightly out-buildings are coming down and new tree planting will be made both in front of and behind the houses.

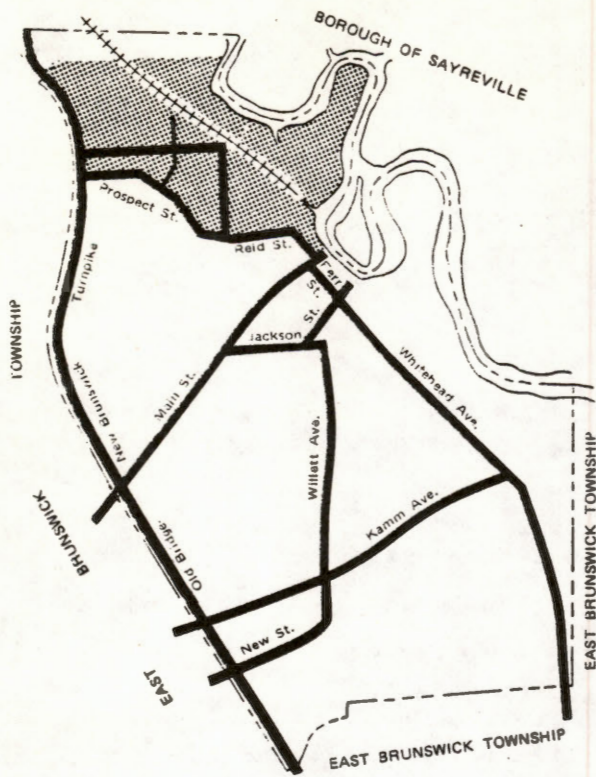


SOMERVILLE

The Somerville Neighborhood Preservation Program is targeted in a small, stable residential neighborhood which has a racial and economic mix of households. Initial surveys of housing conditions identified 137 residential structures with 205 dwelling units, of which 25 percent were found to be in need of moderate to substantial rehabilitation. Most of the houses in fair to poor condition are large frame homes that have been converted to apartments. However, 55 percent of all the residential structures in the neighborhood are owner-occupied.

Residents are concerned about the disturbing effects of some incompatible uses that exist in the neighborhood. One such use, a disruptive bar, has been closed. Solutions to other problems, such as traffic and parking congestion, are being worked out through negotiations with the Police Department and problem generators, such as the Motor Vehicle Inspection Station.

The Borough of Somerville, recognizing the need to make public improvements simultaneously with providing housing rehabilitation assistance, has allocated funds to address drainage problems and improve recreation facilities.



SOUTH RIVER

The North End Neighborhood of South River is a stable area in which 82% of the homes are occupied by owners. Many of the residents are senior citizens of Eastern European background who have maintained their traditions. In recent years young black families with school-age children have moved into the area. Most of the homes are one- and two-family structures that were built before 1940 and now show the need for repairs like painting, gutters, and weatherization. Several houses need major improvements in plumbing, electrical, and heating systems.

Housing rehabilitation is a particular emphasis of this neighborhood and is encouraged through loan subsidies made available through Neighborhood Preservation funds, grants up to \$5,000 to eligible homeowners from Middlesex County's Community Development Block Grant, and New Jersey Mortgage Finance Agency Home Improvement Loan Program loans that can be borrowed from Central Jersey Bank and Trust Company, Central Jersey Savings and Loan Association, and City Federal Savings and Loan Association. Self-help grants of up to \$250 have been used by homeowners to buy grass seed and exterior materials.

Cooperation between North End residents, the City, and lenders was quickly established during the planning grant stage of South River's Neighborhood Preservation Program. The Citizen's Advisory Council and the City held a well-attended lenders' luncheon. The Council has also involved residents in neighborhood clean-up days. The City has committed \$40,000 to improve a park in the neighborhood and curbs and sidewalks.



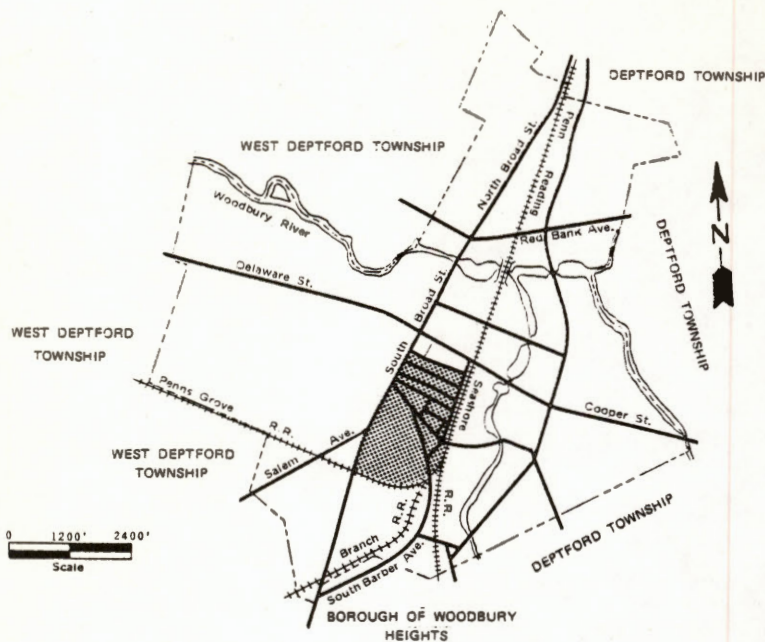
WEST ORANGE

The "Tory Corners" Neighborhood is comprised mainly of four-family frame structures. Deteriorating housing, vacant structures, vandalism, limited recreational facilities, lack of residential parking, traffic problems, and periodic flooding from the Wig Wam Brook trouble the neighborhood.

The very active Heights Residents Association has about 150 members. The group has succeeded in maintaining broad support through activities such as a Christmas party, a spaghetti dinner, a youth dance, and a block party.

In conjunction with the Police Department, the Association sponsored a crisis intervention program in which police, residents, and young people met to discuss vandalism. From this session, the Organization of Concerned Adults and Youth (OCAAY) was born, which has sponsored many youth activities and several block clean-ups.

Improvements in the neighborhood are becoming increasingly visible with a new firehouse under construction and housing rehabilitation under way.



WOODBURY

The Woodbury Old City Restoration Committee (WORC), an incorporated group, is the driving force behind the Neighborhood Preservation Program in Woodbury. WORC membership numbers over 200, including a majority of the residents of the neighborhood preservation area adjacent to Woodbury's main commercial street.

A variety of rehabilitation loan and grant programs are available to residents of the neighborhood. Eighteen properties have been rehabilitated, and 20 building permits have been issued to residents of the neighborhood or immediately surrounding area who are rehabilitating their homes without government assistance. The one vacant house in the neighborhood was acquired and rehabilitated, and will be sold to a new homeowner by WORC.

Public improvements include removal of dead trees, some curb and sidewalk repair, and provision of better cleaning and trash removal services. The redesign and landscaping of a small public parking lot made it a much more acceptable part of the neighborhood.

To secure the accomplishments in the neighborhood, key ordinances have been passed to establish an historic district, to allow tax abatement, and to control private parking. A Certificate of Occupancy Ordinance for residential property has also been adopted, and a similar ordinance for commercial property is pending.

PLANNING GRANT MUNICIPALITIES

Small planning grants were awarded to the six communities of Beverly, Egg Harbor City, Elizabeth, South River, Union City, and West New York in the first round of the State Neighborhood Preservation Program to enable them to develop the information and capability needed to administer a Neighborhood Preservation Program.

Neighborhood population figures in the planning grant communities range from some several hundred persons in Beverly and Egg Harbor City to over 10,000 residents in Union City. Family incomes fall between \$7,700 and \$10,000. Structures in the designated target areas constitute a mixed stock, running the gamut from owner-occupied houses to three- and four-story rental walk-ups, and include public housing, mixed-use commercial, and light industry.

Although early in the grant period it became clear that each community is unique, with its own set of neighborhood problems, a pattern of similar planning objectives surfaced in all six communities. These objectives included identifying the housing and capital improvement needs of the neighborhood, estimating the costs involved in tackling those needs, and developing an implementation strategy and schedule for getting the job done.

During the course of the first year, the foundation was laid for a resident-city-lender partnership through establishment of a neighborhood organization; hiring and training staff; promoting private lending; establishing systematic housing code enforcement, and tapping additional resources for the neighborhood. In addition, each of the six communities developed programs designed to meet the particular needs of its respective neighborhood.

Beverly and South River hired neighborhood preservation coordinators and activated preservation programs during the year they had planning grants. Their programs are in operation and are, therefore, included with the descriptions of individual neighborhood preservation programs in the previous section.



Egg Harbor City

Egg Harbor's home improvement assistance programs include a variety of grants--for materials for neighborhood residents who wish to make minor improvements themselves, for emergency repairs, for loan subsidies, and for low-income elderly and handicapped. Top priorities for public improvements in the neighborhood are the rebuilding of sidewalks, acquisition and improvement of land for recreation, upgrading of the sewer plant, and street repairs. Residents have also expressed the need for improved street lighting and a property maintenance code. Monthly newsletters are sent to all residents of Central Egg Harbor to keep them informed of neighborhood preservation activities.



Elizabeth

Abandoned buildings are a problem in Elizabethport Neighborhood, and an agreement has been negotiated with eleven local lenders to establish a \$500,000 revolving loan fund for the acquisition and rehabilitation of vacant or deteriorated single and multifamily structures. Housing rehabilitation will be accompanied by stronger code enforcement, and a tool library will be established. Trash receptacles will be placed throughout the neighborhood, sidewalks will be repaired, and street trees will be planted.



Union City

Housing rehabilitation, parking, and recreation facilities are the primary needs of the Washington Park area of densely populated Union City. Loan subsidies, emergency grants, and materials grants are available; the Doric Temple is being renovated as a neighborhood center; and off-street parking will be installed on land previously occupied by deteriorated structures. Sidewalk repairs are planned, with priority to be given to blocks containing properties undergoing rehabilitation.



West New York

West New York's target area, located in the Hudson Avenue Neighborhood, is characterized by small apartment buildings and mixed land uses. A priority is to curtail the spread of nonconforming industrial and other non-residential uses. A section of Memorial Park will be designed and improved for use specifically as a recreation area for senior citizens, and the Little League field and parking lots will be upgraded. West New York's tree planting program will be extended to the target area and will be coordinated with sidewalk repairs.

BUREAU OF NEIGHBORHOOD PRESERVATION STAFF

The Bureau of Neighborhood Preservation, in the Division of Housing of the New Jersey Department of Community Affairs, is responsible for the administration of two major State programs:

- * The Neighborhood Preservation Program, which has been described in this report and is funded through annual State appropriations.
- * The Housing Demonstration Program, which gives grants and loans to municipalities and nonprofit corporations to try out techniques for eradicating urban deterioration and for providing decent housing for low- and moderate-income families. It enables potential solutions to be tested on a small scale before costly new programs or systems are launched. The findings of the demonstrations are carefully documented and evaluated so that successful techniques can be shared and replicated around the State or written into State programs for wide application. This program is funded through annual State appropriations to the Revolving Housing Development and Demonstration Grant Fund.

Seated: Martha L. Lamar, Chief.
Standing (left to right): Mary Yoder,
Fiscal Officer; Morton Farrah, Deputy
Administrator; Janet Gran, Executive
Assistant.



NEIGHBORHOOD PRESERVATION PROGRAM

The field operations of the Neighborhood Preservation Program are performed by two teams--one for the northern part of the State and one for the southern part--who work closely with the Neighborhood Preservation Program grantees, giving technical assistance and monitoring progress.

Northern Region



Back row: Will Rogers, Regional Supervisor. Front row (left to right): Meg Worthington, Diane Kinnane, William James, May Britt Patterson, Project Managers.

Southern Region



From left to right: Leonard Zuhlcke, Regional Supervisor; Maureen Sheehan, George Shaeffer, Gloria Frederick, John Hartman, Project Managers.

HOUSING DEMONSTRATION PROGRAM

The staff of the Housing Demonstration Program develops, monitors, and evaluates demonstrations of new solutions to the State's housing problems, with special emphasis at the present time on neighborhood preservation and ways to salvage deteriorating small multi-family buildings. In addition, they do research into various housing issues and periodic evaluations of the State Neighborhood Preservation Program.

Back row (left to right): Peter Aluotto, Robert Ricci, Research and Evaluation Specialists. Front row: James Oser, Research and Evaluation Specialist; Marlene Sigman, Supervisor.



TECHNICAL ASSISTANCE AND PUBLICATIONS

The responsibility of this Unit is threefold: To provide technical information and training to Bureau of Neighborhood Preservation staff; to supplement the technical assistance provided by field personnel to grantees through workshops, training sessions, technical bulletins, and direct on-site technical assistance; and, through publications, to share the knowledge gained from demonstrations and from the experience of local neighborhood preservation programs.

Seated: Golda Gottlieb, Supervisor.
Standing (left to right): Margaret G. Huchet, Technical Assistance Coordinator; Kenneth Harms, Urban Lending Specialist; Shaaron Wehrle, Technical Assistance Specialist.





OFFICE SERVICES



**Seated: Sheila Hall, Office Supervisor.
Standing (left to right): Linda Reed,
Administrative Secretary; Marilyn Mann,
Senior Clerk Typist; Jacqui Juniors,
Principal Typist.**

Municipalities funded under
the Neighborhood Preservation
Demonstration Program (1975-1980)

| | |
|-----------------|----------------|
| Atlantic City | \$200,000 |
| Burlington City | 100,000 |
| Camden | 500,000 |
| East Orange | 200,000 |
| Hackensack | 200,000 |
| Hoboken | 400,000 |
| Irvington | 400,000 |
| Jersey City | 500,000 |
| Newark | 500,000 |
| New Brunswick | 200,000 |
| Phillipsburg | 200,000 |
| Trenton | <u>400,000</u> |

\$3,800,000

Municipalities funded under
the state-aid Neighborhood
Preservation Program

| | | 1978 | 1979 | |
|-------------------|---------------------------------|--------------------|--------------------|--------------------|
| Asbury Park | East Central District | \$ 100,000 | \$ 175,000 | |
| Bayonne | Eastern Bayonne | 50,000 | 100,000 | |
| Beverly | Dunk's Ferry Landing | 15,000 | 75,000 | |
| Bordentown | Borden Street Neighborhood | 50,000 | 40,000 | |
| Cape May City | Hy-land District | 75,000 | 45,000 | |
| East Orange | Doddtown Neighborhood | ----- | 100,000 | |
| Egg Harbor City | Central Egg Harbor | 10,000 | 70,000 | |
| Elizabeth | Elizabethport | 10,000 | 80,000 | |
| Englewood | PRONTO Area | 100,000 | 100,000 | |
| Franklin Township | Annapolis/Berry Streets Area | 50,000 | 45,000 | |
| Glassboro | South Glassboro | 50,000 | ----- | |
| Hamburg | Main Street Area | 30,000 | 15,000 | |
| Irvington | Upper Stuyvesant Area | ----- | 100,000 | |
| Morristown | The Hollow | 75,000 | 60,000 | |
| Newton | Mt. View-New Hampshire St. | 50,000 | 30,000 | |
| Orange | Doddtown-Thomas Boulevard | 75,000 | 100,000 | |
| Paterson | People's Park | 100,000 | 50,000 | |
| Perth Amboy | Dublin Area | 75,000 | 50,000 | |
| Phillipsburg | The Flats | 100,000 | 100,000 | |
| Pleasantville | Center City | 50,000 | 50,000 | |
| Red Bank | Westside | 75,000 | 45,000 | |
| Ringwood | Mine Area | 75,000 | 75,000 | |
| Salem | South/West Area | 50,000 | 75,000 | |
| Somerville | Fairview | 50,000 | ----- | |
| South River | North End | 15,000 | 75,000 | |
| Union City | Washington Park Neighborhood | 10,000 | 75,000 | |
| West New York | Hudson Avenue Area | 10,000 | 75,000 | |
| West Orange | Tory Corners | 100,000 | ----- | |
| Woodbury | East End | 75,000 | 80,000 | |
| | | <u>\$1,525,000</u> | <u>\$1,885,000</u> | <u>\$3,410,000</u> |
| | | GRAND TOTAL | | \$7,210,000 |