

COMMUNITY

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GOVERNOR William T. Cahill addresses the 14th Annual State Planning Conference held in Trenton on February 2. At left is Community Affairs Commissioner Edmund T. Hume, who served as chairman of the conference, co-sponsored by the Division of State and Regional Planning and the New Jersey Federation of Planning Officials. See story on page 4.

Photo by Jim McDonald

State May Receive \$300,000 for Training

Federal legislation recently signed into law by President Richard M. Nixon may provide New Jersey with about \$300,000 to continue the training of local and state government employees.

Joseph N. Ehret, director of the Department's Division of Local Finance, said the legislation, known as the federal Intergovernmental Personnel Act, will supplement the Title VIII training program of the federal Housing Act of 1964. Since 1968, the Department has received some \$646,000 under that program. The Department has filed a preliminary application for an additional \$218,000 in Title VIII funds during the fiscal year beginning July 1, 1971.

"By June 30, 1971, we expect that some 11,000 state and local government employees will have been served by this program," Ehret said. "In 1968, New Jersey became the first state in the nation to receive federal funds to start a municipal training program. We were quite suc-

cessful in creating a comprehensive training program, and we are equipped and ready to administer any funds New Jersey may receive under the new federal Intergovernmental Personnel Act," Ehret added.

The new federal act seeks to improve the quality of public administration at the state and local levels by providing funds for training and the development of more effective personnel administration systems.

Under the act, state and local employees may be admitted to federally sponsored training programs, and the federal government will pay up to 75 per cent of the costs of developing and carrying out projects to strengthen personnel administration in state and local government.

During the fiscal year ended last June 30, for example, Title VIII funding, augmented by portions of a State-aid appropriation for training, made possible some 114 different training activities, ranging from a

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Amity Village II-A Housing Renovation Begins in Newark

Governor William T. Cahill spoke at ceremonies in January marking the start of the rehabilitation of Amity Village II-A, a 196-unit housing development for low- and moderate-income families in Newark.

The development is being financed with a \$4,815,000 mortgage loan — representing 90 per cent of project costs — from the New Jersey Housing Finance Agency (NJHFA). The remaining 10 per cent of the total cost is to be provided by the limited-dividend sponsor, Priorities Housing Corporation I, Newark.

It is expected to be ready for occupancy late this year.

In his remarks at the ceremonies, Governor Cahill told some 100 persons, "We must build more housing in this State, and we're going to do just that. I will find a way."

Cahill praised the Amity Village development, noting that it showed that community groups such as Priorities can achieve major successes "within the framework of our system of government."

Amity Village II-A involves the rehabilitation of some 35 three-story wood frame and three- and four-story masonry houses located on scattered sites in a 12-square block area of Newark. The rehabilitated buildings will also contain some 12,000 square feet of commercial and professional office space.

In addition, the development also includes renovation of a church, its rectory and an associated building into a community center. The center is expected to offer day care facilities for pre-school age children of working mothers, after-school activities for older children and teenagers, adult education courses, and other activities.

Amity Village II-A is an expansion
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State Increases Property Tax Deduction for Eligible Elderly

Low-income elderly homeowners are now eligible for increased property tax deductions under a recently enacted State law.

The law, signed by Governor William T. Cahill in early February, doubles from \$80 to \$160 a year the maximum property tax deduction for certain senior citizen homeowners. It also permits them to exclude income received from Social Security payments in determining eligibility.

The liberalized benefits, long supported by the Department's Division on Aging, were adopted to comply with a State Constitutional amendment overwhelmingly approved by New Jersey voters in a public referendum last November.

Under the new measure, any homeowner at least 65 years of age who has been a New Jersey resident for three years and has an annual income of up to \$5,000, excluding Social Security benefits, is eligible. The law states that the deduction can be as high as \$160 a year, but lower than that if the total taxes on the property are below \$160. In that case, the deduction is limited to the total tax due.

The law also requires married couples to include a combined income for both when calculating whether the \$5,000 income eligibility ceiling has been reached. Income from all sources, other than Social Security, must be counted, including federal and State pensions, employment salaries, interest on savings or capital gains, and retirement benefits.

The increased deductions are effective for the current 1971 calendar (tax) year and will be reflected in the 1971 tax bills that will be sent out by municipalities in June and which are payable August 1.

The State will finance half of the total cost of the senior citizen tax deductions, while the municipalities will contribute the remainder.

An additional 21,000 older persons are expected to qualify for the deductions because of the Social Security exclusion in calculating income. Any older New Jerseyans who meet the broadened income criteria should contact the tax collector of the muni-

cipality in which they live. To receive the deduction, applicants must complete and return forms supplied by the tax collectors, certifying to their eligibility.

In a related matter, the State Legislature is considering additional measures designed to further broaden the deduction coverage in the future.

Resolutions have been introduced to authorize senior citizens to exclude income received from any federal pension, disability or retirement benefits in determining whether the \$5,000 income ceiling has been reached. Under the resolutions, the proposed extra exemptions, designed to assist elderly retirees who do not receive Social Security payments,

HFA Will Finance East Orange Housing

The New Jersey Housing Finance Agency (NJHFA) has authorized a \$7,200,000 mortgage loan commitment to finance 247 units of new and rehabilitated housing for low- and moderate-income families in East Orange.

The commitment, made in January to the Fourth Ward Citizen's Urban Renewal Corporation, a non-profit group, was announced by John P. Renna, Jr., executive director of NJHFA.

The housing, to be known as Kuzuri Kijiji (Beautiful Village in Swahili), will include the construction of 73 two-bedroom and 150 three-bedroom townhouse units and the rehabilitation of an existing building into 24 one-bedroom units for the elderly. The housing will be converted to a cooperative after 97 per cent occupancy is achieved.

The development will be located on an urban renewal site bounded by South Grove Street, Winthrop Terrace, Steuben Street and the Freeway Service Road, within the East Orange Model Cities Area.

The \$7.2 million mortgage loan, made for a 48-year term, represents 100 per cent of total project costs.

The development is expected to receive federal rent reduction assistance funds, to be used to reduce monthly rentals for eligible low- and

would first have to be authorized through a proposed Constitutional amendment to be placed before the voters in a public referendum in November.

If the referendum is approved, enabling legislation would then have to be adopted and signed into law by the Governor. The added exclusion, if it became law, would not be effective until the 1972 calendar year at the earliest.

The State Senate also is considering two bills which would reduce the present three-year State residency requirement for the senior citizen deduction. One bill would require a one-year residency; the other would reduce it to six months.

moderate-income residents. The funds, provided annually for the life of the mortgage by the U.S. Department of Housing and Urban Development (HUD), are designed to limit an eligible family's expenditure for housing to 25 per cent of income. Eligibility is based on income.

A moderate-income family eligible for maximum federal subsidies would pay as little as \$206 monthly for a two-bedroom unit, and a low-income family receiving maximum federal subsidies would pay as little as \$62 monthly.

During January, NJHFA also approved a revised mortgage loan commitment of \$12,400,000 to finance 365 units of moderate-income housing in Camden. The commitment, for construction of two 16-story buildings, was made to Carpenters' Development Northgate Inc., a non-profit group formed by the New Jersey State Council of Carpenters, AFL-CIO.

The loan represents 100 per cent of total project costs of the development, known as Northgate II. It will consist of 28 efficiency units, 196 one-bedroom units, 84 two-bedroom units, 56 three-bedroom units, and a superintendent's apartment.

Renna said the 365 units represented the first section of Northgate II, and that NJHFA will consider financing of additional units later.

Newark Community Health Center Opens; Will Serve 1,000 Low-Income Families

The second in a planned network of four neighborhood health centers in impoverished sections of Newark was formally opened last month with the assistance of federal funds awarded by the Department.

The new center, established by the North Jersey Community Union (NJCU), occupies a newly renovated part of a former brewery building in the city's predominately black Central Ward. It provides comprehensive medical and dental services for low-income area residents and expects to serve at least 1,000 families over the next year.

The initial center, a family health care clinic located in Martland Hospital of the College of Medicine and Dentistry of New Jersey at Newark, began operating in October. It serves about 200 families and provides medical personnel, staff training and "back-up" services such as hospitalization and 24-hour care for the NJCU center.

A shuttle bus service operates between the two facilities.

"This experiment in the delivery of necessary health services to underprivileged residents of Newark, represents a practical method of getting health services to people when and where they need it," said James Coffee, director of the Department's Office of Economic Opportunity. "We are pleased to have provided assistance to the project."

Both neighborhood centers were financed with federal funds awarded to the Department of Community Affairs under the Economic Oppor-

tunity Act of 1964. The Department, in turn, channelled \$120,666 of the funds to the NJCU and \$164,157 to the college to finance the centers.

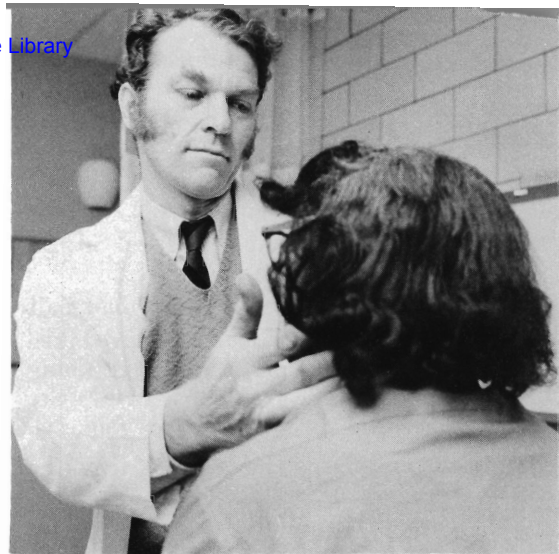
"We, as a community, have built this health center, and we, as a community, hope to be a vital factor in providing the first comprehensive family health care to at least 1,000 Central Ward families," said Kenneth Peterson, executive director of NJCU, a privately funded antipoverty agency. He said the project eventually plans to serve about 2,000 families.

Peterson said the renovation of the old brewery into a health center cost at least \$70,000, which was financed entirely by the Community Union.

"A lot of people worked seven days a week, and 12 to 16 hours a day to make up for the lack of money," he said. "Furnishing just one dental room cost \$14,000 and we are planning to duplicate what we have in another dental room. We don't want to offer our people second-hand equipment or second-hand care."

The new center provides total health care services, including pediatrics, obstetrical care, social services, dental care, nutrition counseling and health education. Emphasis is placed on preventive health care, according to the center's medical director, Dr. Wayman Lattimore.

"The neighborhood health center will provide far more than a check-up," Dr. Lattimore noted. "On a person's first visit, for example, there will be a full 'work-up', a thorough



examination and evaluation concerning not only physical needs but also the at-home conditions."

The waiting rooms at the new center contain visual educational material for the patients awaiting examination. The layout of rooms is designed to ensure smooth patient flow, with no long waiting lines.

Staff members for the center will be trained at Martland Hospital's family health care clinic. The NJCU center will have nurses, a nutritionist, a social worker, and a medical educator working as a team to deal with the problems of each family. In addition, nine senior citizens, after special training, will work at the center.

In addition to Dr. Lattimore, members of the medical team at the facility will include Dr. William Farley, a long-time Nutley pediatrician, who joined the medical school faculty several months ago, and Dr. Allyn P. Kidwell, coordinator of the Martland health care center. A four-man dental group also has been organized to provide dental care.

The centers at Martland and NJCU represent the first stage of a comprehensive plan to improve health care services for Newark's low-income residents. The proposal, drawn by the Division of Health Care Delivery of the College of Medicine and Dentistry, recommended neighborhood health centers in four poverty areas of the city, including the neighborhood now served by the NJCU center. Each center would serve from 25,000-30,000 persons when fully operational.

The new center is now open five days a week from 9 a.m. to 5 p.m., but the hours will be extended short-

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KENNETH PETERSON (left), executive director, North Jersey Community Union (NJCU), and Dr. Wayman Lattimore, medical director of the recently opened NJCU Health Center in Newark, look over equipment for examining eyes and ears in one of the center's examination rooms. Above, Dr. Allyn P. Kidwell, a member of the center's medical staff, examines a patient.

Cahill Urges Municipalities to Consider Local Zoning Changes

Governor William T. Cahill last month urged New Jersey municipalities to consider changes in their local zoning ordinances that will permit the construction of low- and moderate-income housing.

Addressing the 14th Annual State Planning Conference, held in Trenton on February 2, he predicted that un-

less a balance is achieved between high and low cost housing, "the courts will, by order, make the changes for us."

Cahill urged that such a balance be achieved "in an atmosphere of calm and reason, without a court order and without force."

The conference was co-sponsored

by the Department's Division of State and Regional Planning and the New Jersey Federation of Planning Officials. Community Affairs Commissioner Edmund T. Hume served as conference chairman. This year's conference theme was, "Land Use: The Courts and the Legislature."

Cahill told approximately 700 municipal and county officials and planners attending the conference that municipalities which decide to attract business and industry must also provide housing for the employees who service those industries and desire to live close to their jobs.

"A man who can afford a \$200,000 house on a five-acre plot is entitled to it," he said. "But another man who cannot afford it should not be excluded from an area where he works and wants to live."

Cahill also called on planners and officials to support a proposed land use bill that the Administration will soon introduce in the Legislature. The proposed law, prepared by the Department in cooperation with a wide variety of community and professional groups, would codify existing planning laws, make local planning stronger and establish a voluntary system of cooperative planning at all governmental levels.

Earlier in the conference, State Senator Harry L. Sears of Morris County, chairman of the Governor's Tax Policy Committee, gave the keynote address. He spoke on the relationship of land use policies to the current housing and taxation policies.

Senator Sears told officials, "If you want the industry in your communities to support your taxes, you have to be ready to accept the people who service those industries."

He noted that home rule "does not permit us to ignore everyone around us. We cannot withdraw into ourselves and shut everybody else out."

The problem is not in zoning alone, Sears said. Defensive zoning has been, in part, forced on municipalities by their need to rely almost solely on the property tax. He said the tax policy committee is working on recommendations that would provide some tax relief for municipalities.

Pilot Study of Meadowlands Master Plan Will Determine Its Effects on Air Quality

A three-part pilot study will assess the effects of the proposed Hackensack Meadowlands land use (master) plan on air quality in the district.

It is believed to be the first in-depth air pollution study of its kind in the nation.

The study will be conducted over a 16-month period by the firm of Burns and Roe of Oradell, which is the New Jersey affiliate of Environmental Research and Technology, Inc. of Waltham, Massachusetts. It is being financed through a \$110,000 contract with the New Jersey Department of Environmental Protection.

The Air Pollution Control Office of the federal government's National Environmental Protection Agency is underwriting \$100,000 of the cost. The remainder is being provided by the Hackensack Meadowlands Development Commission, a quasi-independent agency of the Community Affairs Department, responsible for the reclamation and development of the 20,000-acre Meadowlands region in northeastern New Jersey.

Using the recently proposed Meadowlands master plan, environmentalists and planners will:

- Evaluate building and transportation components of the plan and alternate land use plans in terms of their impact on air quality in the Meadowlands region. They will recommend measures, if necessary, to preserve air resources in the district.

- Produce guidelines, based on the evaluation results, that could be used nationally by urban and transportation planners in determining the pollution potential of their own development plans.

- Establish in-house capabilities in State government for evaluating the effect of specific development proposals on air resources within the Meadowlands area and air resource impacts on other projects throughout the State.

The study will develop new tools for measuring current pollutant emissions, such as sulphur oxide, in the meadows and relating such information to the proposed land use plan. At present, such quantitative tools are not available.

Techniques for translating such emissions data into predictions about air quality and for evaluating the proposed master plan in terms of its air pollution potential should emerge from the Meadowlands study, according to Roland Yunghans, environmental scientist of the State Environmental Protection Department. Such techniques will enable that Department to project estimates of air quality in the Meadows region as far ahead as 1990, when the partially completed development of the area will present an entirely different set of conditions.

According to Clifford A. Goldman, acting executive director of the Meadowlands Commission, the Hackensack region was chosen for the federally sponsored study because it presented a major, large-scale planning program in an area where air pollution is of crucial concern.

"An additional factor in the choice of the meadows," Goldman said, "is the inclination of the Commission to make use of the findings — that is, make changes in the plan, if necessary, to keep the district as free from air pollution as possible."

A SESSION on the needs of children, held at Rutgers University by the New Jersey delegation to the White House Conference on Children, is led by delegates (far right, left to right) Mrs. Jacqueline O. Phares, Princeton University; Miss Terry L. Edwards of the Youth Division; Mrs. Ann L. Erdman, delegation coordinator; and John M. Cooney, director of the Youth Division. Delegates State Assemblyman Thomas H. Kean of Essex County (above right) and Donald L. Herdman, dean of the College of Education, Fairleigh Dickinson University, exchange ideas.



Photos by
John A. Carnevale



State Seeks Improvements In Services for Children

New Jersey is exploring ways to improve the scope and effectiveness of public and private services to children.

The effort, coordinated by the Department's Division of Youth, seeks to evaluate the major recommendations of the 1970 White House Conference on Children and to suggest whether and how they can be implemented in New Jersey.

The dicennial Conference, held in Washington, D.C. from Dec. 13-18, examined the most crucial problems confronting children in the 70s and proposed measures to improve child services in a number of areas, including education, health, juvenile justice, family well-being and civil rights.

Representing this State at the Conference was a broad-based 70-member delegation, including professionals who work with children, parents and youths appointed by the Governor.

According to current plans, a 30-member committee of the State Delegation on Children and Youth will sponsor over the next few months a series of events, conferences and other public forums designed to focus public attention on the need to improve the delivery of services to the children of the State through either new approaches or improvements in existing ones. The events would seek to involve local governments, individual citizens and interested professional, civic and social groups.

"The single most dominant concern emerging from the White House Conference on Children was the need for coordinating all programs and services dealing with children," said Mrs. Ann L. Erdman, coordinator of the delegation. "It is our hope that through better coordination of services, government at all levels will be able to meet the needs of the 'total child'."

The Conference formally recommended the establishment of a National Office of Child Advocacy as a vehicle for providing all child services on the national level. Although most delegations favored such an office, each

state delegation agreed to determine independently the best way to bring about such coordination in their own particular state.

"At the present time, there is a fragmentation of children's services," Mrs. Erdman explained. "We must broaden our institutions to respond effectively to the overall needs of the child. His rights, his identity and his needs must be viewed as a whole."

Mrs. Erdman said the committee also would evaluate six other major areas of concern proposed by the Conference. The six areas called for:

- Comprehensive family-oriented child development programs, including health services, day care and early childhood education;
- Reordering national priorities, beginning with a guaranteed basic family income;
- Improvement of the nation's system of child justice;
- Establishment of a federally financed comprehensive national child health care program;
- Institution of a system of early identification and prompt treatment of children with special needs; and
- Elimination of racism in child service programs.

The Conference also recommended, among other things, a proposed National Institute of Education, the redesigning of educational systems to achieve more individualized, humanized child-centered learning approaches, and a new federal Department of Education.

"The White House Conference has put forward many worthwhile and substantive proposals to improve children's services," said John M. Cooney, director of the Division of Youth and a Conference delegate. "But the course of action which the individual states take to implement some or most of the recommendations will determine the benefit of the Conference."

In addition, the committee also will prepare for New Jersey's participation in the White House Conference on Youth, scheduled to be held from April 18-23.

TRAINING *from page 1*

one-day conference to full fledged college-level courses, offered in 20 different subject areas.

Representatives of more than half of the State's 567 localities have taken part in some phase of the training program. The training activities are developed in response to requests.

"The Department feels that the training of local officials is a vital part of our efforts to develop solutions to municipal and county problems," Ehret said.

Programs developed with Title VIII and State-aid funds include the following:

- Home study guides designed to assist local administrative, professional and technical employees whose schedules don't permit them to attend training courses. About a dozen such guides are being prepared and sent to all municipalities, where they will be available to local employees.

- Courses in government finance, operated in conjunction with the Department's Division of Local Finance. The courses include use of automatic data processing and modern fiscal administration methods.

- A bilingual Spanish language and culture institute for administrators, police and education officials.

- Partial tuition rebates for local government personnel following successful completion of college courses in subjects related to their jobs.

AMITY VILLAGE *from page 1*

of the previously completed and occupied Amity Village I, consisting of 94 units of rehabilitated housing, also financed by NJHFA.

NJHFA Executive Director John P. Renna, Jr., said, "Amity Village II-A will be a major asset to Newark. It will serve as a major relocation resource for families displaced from their previous homes by urban renewal or deteriorated conditions, and, through use of federal rent reduction subsidies, will enable low-, moderate- and middle-income families to live side-by-side in a single development.

"The community center complex will provide a meeting place for all the residents, and will enable Amity Village to function as a total community, rather than simply as a group of houses," he added.

Renna noted that NJHFA has agreed to make an additional mortgage loan to provide 100 per cent financing if the tenants of Amity Village II-A purchase the develop-

ment and convert it to a cooperative after five years.

Amity II-A will consist of 54 one-bedroom units, 58 two-bedroom units, and 84 three-bedroom units. The development will receive federal rent reduction assistance.

With maximum federal aid, for example, a moderate-income family, with an income of about \$9,000 annually, would pay as little as \$192 monthly for a three-bedroom apartment. A low-income family, with an income of about \$2,800 annually, would pay as little as \$58 monthly.

The rents include all utilities except telephone.

The Department of Community Affairs' Revolving Housing Development and Demonstration Grant Fund provided some \$600,000 in advance loans for land acquisition and other costs of preparing the development for the start of rehabilitation. The loans were repaid when the NJHFA mortgage loan for Amity Village II-A was closed in December, 1970.

CENTER *from page 3*

ly to include two evenings each week and a half day on Saturday. Patients will be seen by appointment only, except in an emergency, and charges, if any, will be based on family size and income.

Each patient registered at one of the centers will have a card with a back-up hospital telephone number which the person may call for help

when the center is closed. It is during the period when the health centers are shut down that the back-up hospitals will provide emergency room treatment.

The Family Health Care Center at Martland Hospital plans to expand its facilities through the use of two trailers to be located near the hospital. It will provide "preventive" medical care services.

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