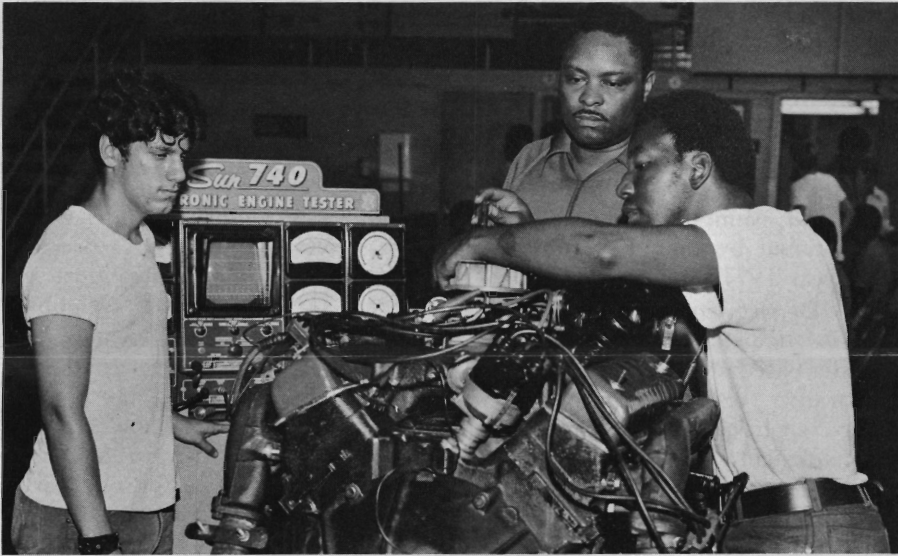


COMMUNITY

A Publication of the New Jersey Department of Community Affairs



DASHIELL WAYTES (right) tests a car engine as his supervisor, Alfred Robins (center), and Anthony Azzinaro watch. The two youths are participating in the skills training phase of a summer youth employment program funded by the Department and sponsored locally by the Mercer County Community Action Council. See story on page 5.

Photo by Robert Haven

State to Aid Economic Development Effort

The Department has announced that it will launch major four-year economic development ventures in four of the State's most depressed low-income urban areas with the assistance of a \$2.5 million special impact grant from the U.S. Office of Economic Opportunity (OEO).

The program is the first of its kind to be undertaken by a state government.

Hume said that a state development corporation would be formed, with leadership from both the business-financial community and the inner-city poor, to administer the program. The state corporation will, in turn, make grant and loan funds available to locally organized non-profit community development corporations in each of the four urban target areas.

These local bodies, with the advice and assistance of the poor themselves, will use the funds to create new profit-making businesses according to their own self-determined needs. Hume said locations of the four community

development corporations will be selected by the state corporation from a list of 15 cities.

The 15 candidate cities, all over 50,000 in population, have the highest concentration of low-income households, low education levels, large amounts of substandard housing, and persistently high unemployment, he said. The cities also contain a disproportionately large share of the State's black and Puerto Rican residents.

The candidate cities are: Atlantic City, Camden, East Orange, Elizabeth, Hoboken, Jersey City, Newark, New Brunswick, Orange, Passaic, Paterson, Perth Amboy, Trenton, Union City, and Vineland.

Hume said that the local corporations would also be encouraged to develop needed social service projects, such as low-and moderate-income housing, job training, management training, and day care. He said a portion of the loan funds would be reserved as "seed money" for such projects, and that the corporations,

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3 Mortgage Loans Totaling \$15 Million Approved by HFA

The New Jersey Housing Finance Agency (NJHFA) has authorized three mortgage loan commitments totaling \$15,334,940 to finance the rehabilitation of 196 dwelling units in Newark and the construction of 401 units of housing in East Orange and Ventnor (Atlantic County) for low- and moderate-income families and elderly persons.

A commitment of \$4,815,000 was made to Priorities Housing Corporation I, a limited-dividend sponsor, for the expansion of the completed 94-unit Amity Village I development in Newark.

The 196-unit development, to be known as Amity Village II-A, involves the rehabilitation of some 35 three-story wood frame and three- and four-story masonry buildings located at scattered sites. In addition to the housing, the development will include 12,000 square feet of commercial and professional space, and a three-building community center complex.

An additional 120 units, to be known as Amity II-B, is scheduled to be built next year.

The East Orange Senior Citizens Housing Corporation, a non-profit group, received approval for a \$5,705,000 mortgage loan to finance the construction of 203 units of low- and moderate-income housing for elderly persons in East Orange.

The development, to be known as Doddtown II, will be built on urban renewal land at Springdale Avenue and North Park Street, in the Doddtown section of East Orange.

A third commitment, for \$4,814,940, will finance the construction of 198 units of housing for moderate-income families in Ventnor. The commitment was made to a limited-dividend

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Department Reserves \$800,000 for Community Development

The Department has reserved approximately \$800,000 in State-aid funds for a community development program to aid municipalities in developing and financing needed social service, economic development and physical improvement projects.

"This program is aimed at communities that are not participating in the federal model cities program, but, like the model cities, are burdened by a need for better housing, health care facilities, education and employment opportunities," explained John W. Gleeson, director of the Department's Office of Community Services, which administers the program.

"The program, based on three years' experience with the federal model cities program, is designed to bring the model cities planning process to more New Jersey communities. Hopefully, such planning will

Paterson Gets Community Renewal Grant

Paterson has been awarded a \$36,667 planning grant by the Department to develop a long-range program for renewing the deteriorating sections of the city.

The grant will help meet the local share cost of the city's \$330,000 Community Renewal Program. The U.S. Department of Housing and Urban Development (HUD) has approved a \$220,000 grant for developing the program over a two-year period. The remainder of the cost, \$73,333, will be provided by the city.

The Department grant comes from a \$115,000 State-aid fund for Continuing Planning Assistance Programs in the 1970-71 budget.

Sidney L. Willis, director of the Department's Division of State and Regional Planning, which administers the State-aid fund, said Paterson will use the combined funds to determine where improvements are needed and what financial resources it has for implementing them.

"Paterson, like many older, urban centers, is affected by problems of blight, a weakening employment structure, burdensome taxes, and deteriorating housing," Willis said.

enable these communities to administer future federal aid programs effectively."

Because the amount of available funds is limited, the program will focus on developing specific action projects to meet the most immediate community needs, he added.

The Community Development Program is being financed from a \$2.7 million State-aid fund for model cities and community development appropriated by the Legislature for fiscal year 1971.

The Department will select communities for participation in the program based on their fiscal and administrative capacities and other factors, such as municipal income, unemployment, housing deterioration, health needs, crime rate and community involvement, Gleeson said.

As with the State Model Cities

"Through the renewal program, the city will be able to develop plans to improve these conditions."

First, it will make a thorough investigation of its housing resources in order to determine which areas should be improved through the use of various urban renewal techniques such as clearance, rehabilitation and code enforcement.

Then an economic and marketability study will be done to find out the growth potential of the city. Willis said this information will help determine whether deteriorating housing should be replaced with new housing, or with other types of facilities, such as commercial or industrial buildings or even parks.

A social analysis of the renewal areas will be used to determine how and where the residents of the areas can be relocated. Any urban renewal program must demonstrate that there is available housing in the community or in nearby communities for persons who will be displaced by renewal activities, Willis explained.

The final study will analyze the community's ability to finance renewal proposals with the help of a variety of state and federal aid programs.

Program, the Department will provide technical assistance to the community in identifying needs, setting priorities, planning projects and in applying for available federal, state and private financial assistance to implement the projects.

In addition, the Department will consider providing the entire first-year local share costs, if needed.

Under the guidelines of the program, selected communities or combinations of communities must establish a Development Neighborhood, containing a maximum of 15,000 persons or between 10 and 20 per cent of the municipal population. Then, they must hold citizens' council elections open to any resident 18 years of age or older who resides in the neighborhood.

Office of Aging Set For Burlington

Burlington County will open an Office on Aging in Mount Holly next month, to be financed, in part, by a \$15,900 grant made through a Department-administered federal program.

The office, serving primarily as an arm of the Department's Division on Aging, will provide a central source of information and referral on the various resources and programs available to older residents of the county. It will be the twelfth County Office on Aging to be established in the State.

Edward L. Donohue, director of the Division on Aging, said that with the opening of the Burlington County office, more than 70 per cent of New Jersey's senior citizens will be served by County Offices on Aging.

The office will be financed for a three-year period with funds appropriated by the Department under Title III of the federal Older Americans Act of 1965. The first year, 75 per cent of the office's annual expenses are financed under this program, dropping to 60 per cent the second year and 50 per cent the third year, with the county supplying the remainder in matching funds.

Summer Jobs Provide College Students With Opportunity to Get Inside View Of Work of State, Local Government

A graduate student working toward a degree in rehabilitation counseling lived with former drug addicts in a therapeutic community in Monmouth County.

A sophomore at Rutgers University went to Washington to ask the Office of Small Business Administration for financial help for Puerto Rican businesses.

A Trenton State College co-ed helped develop a drug abuse rehabilitation program.

Such activities seem far removed from the conventional summer jobs which most college and graduate students hold, but they are among the experiences of some of the 205 college and graduate students who participated in the Department's Interns in Community Service Program this summer.

This 11-week program, financed by a \$253,760 State-aid appropriation, seeks to interest qualified young men and women to pursue careers in government. The interns were assigned to work in public and community service jobs at the local, county and state levels.

Terrence Zealand, who is studying for a masters degree at the University of Scranton, lived for three weeks in Discovery House, a therapeutic community for former drug addicts. Discovery House, which has facili-

ties for 20 male residents, is located on the grounds of Marlboro State Hospital in Monmouth County.

Zealand said he noticed a new sense of self-respect among former addicts who had only been at Discovery House a few weeks.

Zealand felt that by living with the residents, and following their schedule, he could clearly see how certain methods of therapy helped the residents. "By keeping the floor spotless, and by keeping the ashtrays absolutely clean, for example, these former addicts are learning a responsibility for little things. The aim of the program is to make them responsible for all the actions of their lives, so they won't have to depend on drugs," Zealand explained.

Zealand's intern assignment was twofold. In addition to his observations at Discovery House, he also worked on the streets in Camden with the problem of drug addiction. "There is no viable drug abuse program in Camden at the present time," Zealand pointed out.

Zealand said he definitely wants to work with the problem of drug abuse in New Jersey after he receives his degree. His aim is to change what he feels is a detrimental attitude toward drug abuse. "Society's hard-nosed approach is to catch addicts and put them in jail. A lot of people



INTERN CRAYLE GREEN, who worked in the Department's Model Cities Program, talks with a former drug addict at Liberty Village, an in-residence therapeutic community that deals with drug problems in Jersey City.

Photo by Jersey Pictures, Inc.

think: 'Once an addict, always an addict,' but that's not true. We need more therapeutic communities like Discovery House in New Jersey."

Evelyn Muratti, a student at Rutgers University, worked in Camden at the El Centro Neighborhood Apostolate, a non-profit organization which works with the local Puerto Rican Community.

At El Centro Miss Muratti worked with the Puerto Rican Action Committee (PRAC), which is composed of community leaders and organizers working to define and meet the needs of the Puerto Rican community in New Jersey. Miss Muratti has traveled throughout the State to talk to local Puerto Rican leaders, and has compiled their suggestions for inclusion in the agenda of a general PRAC conference to be held in Atlantic City this October.

She also went to Washington with several Puerto Rican leaders to ask the Office of Small Business Administration for money to help develop businesses in the Puerto Rican community.

"Evelyn's work has been phenomenal," said Franciscan. Brother Philip Kelly, her supervisor. "She can run this center as well as I can."

Miss Muratti said she would definitely regard her internship as a valuable experience. "I learned how people solve their problems. I had



KENNETH A. GIBSON, the newly elected mayor of Newark, answers an inquiry from an intern at a seminar sponsored by the Department to acquaint the interns with the problems of governing an urban community.

Photo by Jim McDonald



EVELYN MURATTI, an intern who worked in the El Centro Neighborhood Apostolate, which serves the Puerto Rican community of Camden, plans a schedule with her supervisor, Brother Phillip Kelly, for visiting community leaders.

Photo by Jim McDonald

to encourage some people to consider problems they've never spoken out about. I gained more confidence. If I'm able to help somebody, that's a good thing for me."

Theresa Wiater, who worked as an intern two years ago, returned this past summer to work with the model cities program. Thersa helped to formulate a drug abuse rehabilitation program which recently received a \$50,000 demonstration grant.

Miss Wiater feels that her position gave her a good overview of the workings of the governmental system. "I worked with a community agency before and I didn't get to see the structure of government," said Miss Wiater. She said she is quite disappointed with the slow-moving methods of operation. "The whole question is whether needed reform is going to be revolutionary and take two years, or whether it's going to be a hundred-year thing."

Miss Wiater felt, however, that her position held a wide latitude for experimentation. "I've been able to develop my own programs. I'm working with a sensitivity awareness program which will be offered in youth centers and in adult education classes. Being able to work in my own way has been challenging. I'm glad I was placed here," said Miss Wiater. "I really like my job."

Housing Assistance Grants Awarded

A total of \$573,811 in housing assistance grants and loans have been awarded by the Department to 11 local governments and two boards of education in 10 counties over the past three months.

The awards will help finance a variety of locally operated programs in urban renewal, demolition of dilapidated and unsafe structures and relocation of displaced persons or businesses. They were made from State-aid funds in the Department's 1969-70 fiscal year budget.

Newark received a total of \$250,000 in grants for demolition work (\$150,000) and urban renewal projects (\$100,000); Maple Shade Township (Burlington County) received a \$130,436 urban renewal grant and its board of education received a \$1,000 relocation grant; and Plainfield received an \$8,890 demolition grant and a \$2,500 interest-free urban renewal loan.

The remaining funds went to the following communities: Demolition — Elizabeth, \$15,000; Paterson, \$15,000; and Bordentown, \$2,150; Urban Renewal — Clementon, \$78,200; and Newton (Sussex County), \$37,667; and Relocation — Carlstadt-East Rutherford Board of Education (Bergen County), \$5,168; Freehold Borough (Monmouth County), \$8,800; Lakewood (Ocean County) \$9,000; and New Brunswick, \$10,000.

Newark's two grants, combined with two earlier Department grants totaling \$100,000 and local and federal funds, will enable the city to remove about 250 condemned hazardous structures in the Central Ward and parts of its other four wards.

Maple Shade's urban renewal grant will be applied toward improving the streets, lighting, storm sewers and parking facilities. The board of education grant will help relocate five families displaced by the construction of a junior-senior high school.

Plainfield's loan will provide for planning site improvements under its federal Neighborhood Development Program (NDP), which attempts to speed up urban renewal through

annual funding of immediately pending projects.

Its demolition grant will enable Plainfield to remove about six structures.

Elizabeth and Paterson will each demolish about nine buildings while Bordentown will remove four structures.

Clementon's grant will be used to acquire, clear and sell land in a five-acre renewal area.

Newton's grant will help meet the local share cost of its 19.1-acre Mill-Water federally-assisted urban renewal project. The grant will help clear land, realign two streets, and construct a park and 232-units of low- and moderate-income apartments.

About 12 families and one business will be relocated because of the construction of a regional high school in East Rutherford; and 24 families and 40 individuals in Freehold, 45 families in Lakewood, and 40 families and 10 individuals in New Brunswick will be relocated because of municipal code enforcement programs.

HFA Bond Note Sale To Aid Construction

The New Jersey Housing Finance Agency (NJHFA) has sold \$12,737,000 in bond anticipation notes to finance the construction of 667 units of moderate-income housing in Millville (Cumberland County), Wallington (Bergen County) and Ocean Township (Monmouth County).

New Jersey National Bank, Trenton, acting as agent for the First National City Bank of New York and John Nuveen & Co., Inc., was awarded \$12,537,000 of the notes, at an interest rate of 5.45 per cent per year.

The remaining \$200,000 in notes was awarded to the Broad Street National Bank, Trenton, at an interest rate of 5 per cent per year.

HFA Executive Director John P. Renna Jr., said that the sale will be used to finance construction of a \$4.2 million, 210-unit development in Millville, a \$7.075 million, 374-unit development in Wallington and a \$1.962 million, 93-unit development in Ocean.

Pilot Employment Projects Help Low-Income Youths Prepare for Future Careers



Approximately 1,100 economically disadvantaged youths are participating in 14 pilot youth employment projects financed, in part, through \$326,545 in State grants from the Department.

The projects, designed and operated by local sponsors in six counties, are testing new approaches to assist low-income youths in obtaining the educational and vocational training needed for full-time professional or paraprofessional careers. The counties are Camden, Essex, Mercer, Middlesex, Somerset and Union.

The grants were made from a \$1.5 million State-aid appropriation for youth employment in the Department's 1970-71 fiscal year budget and from re-appropriated youth employment funds from the previous fiscal year. They supplement a total of \$1,215,633 in State grants awarded in late June to 29 local sponsors, which provided some 2,709 summer jobs to low-income youth under the Department's Summer '70 program.

John M. Cooney, director of the Division of Youth, said the demonstration projects are "attempting to attack the unemployment problem among low-income youths by motivating potential or actual dropouts to remain in or return to school to gain the working skills or education they will need for regular careers of their choosing."

"To aid them in this, the projects seek to involve the youths in productive community service jobs that are related where possible, to their career interests," he explained. "In addition, they provide a wide range of related services, including vocational and personal guidance counseling and job referral assistance."

The youths, ranging in age from 14 to 21, are selected on the basis of economic, employment and educational need. They work about 30 hours a week during the summer and part-time if they are in school, earning \$1.50 an hour.

The projects range from four weeks to 12 months in



PETER STOVELL III (above left) discusses his job responsibilities as staff assistant at the North Camden Day Care Center with Lorenzo McFadden (right), director of summer youth employment activities in Camden. Arlene Weaver (left) works as PBX operator, monitoring incoming and outgoing calls at the Family Counselling Service in Camden. Both youths are among approximately 3,800 youths employed in regular and demonstration jobs funded through the Department's Youth Employment Program.

Photos by Jim McDonald

duration. Each is keyed to the particular needs of area youth.

In Plainfield, for example, the Community Action, Inc., the city's antipoverty agency, received a \$11,579 grant to continue operating an occupational school training program for 200 youths. The project provides instruction in job-related reading and mathematic subjects, as well as vocational training in welding, chemical technology and clerical skills.

Another project, sponsored by the Recreation Planning Council, a nonprofit community organization in Newark, employs 100 youths as staff assistants in 15 recreational projects throughout the Newark area. The youths will supervise sports, arts and crafts and other activities of the projects.

And in Trenton, the Culture Learnin' Employment Awareness Network (CLEAN), a community service organization which provides counseling services to low-income youths, received a \$10,000 grant to establish a Community Theater Corporation. The theater will employ 15 full-time high school and college students from Trenton who will train as actors, directors and theater managers, plus 85 part-time students who will help operate the theater.

The local sponsors and their grants are as follows:

Camden—Black Peoples' Unity Movement (BPUM), two grants, for \$8,244 and \$2,580; North Camden Day Care Center, \$8,244; Newark—Ironbound Children's Center, \$26,187; MEDIC Enterprises, \$2,580; North Jersey Community Union, \$26,187; Recreation Planning Council, \$50,000; Plainfield — Community Action, Inc., \$11,579; Princeton—Horizons for Youth, Inc., \$32,400; Somerville—Somerset County Community Action Program, Inc., two grants, each for \$24,272; Somerset County Board of Chosen Freeholders, \$10,000; Trenton—Culture Learnin' Employment Awareness Network (CLEAN), \$10,000; and Union—Project NOW, \$90,000.

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being nonprofit, would be eligible to utilize a variety of governmental programs.

"These corporations will have the potential for significant accomplishment in their communities," Hume said. "Through the marshalling of local leadership and widespread community participation, and with the assistance of equity loans, operating capital and managerial talent, we hope to forge strong local institutions capable of delivering products and services not now available to the inner cities. These corporations will provide jobs, foster enterprise, and achieve a spirit of independence so essential to the rejuvenation of communities."

The community development corporations will devote their first year's activities to planning. In subsequent years, they will receive loans enabling them to begin from two to four medium-sized businesses.

They will be expected to secure at least an equal amount of equity capital from other sources, and will also receive technical assistance from the state development corporation and from private business. The community corporations will strive for complete financial self-sufficiency at the end of the four-year period.

He pointed out that a major function of the state corporation throughout the program will be to assist the local corporations in dealing with the private sector. "Not only do we hope to increase the economic resources of the poor," Hume said, "but we also hope this program will encourage more effective involvement of the

private sector in solving the problems of our inner cities."

Court Upholds MFA

The State Supreme Court upheld the constitutionality of the New Jersey Mortgage Finance Agency in a unanimous decision handed down July 6.

The agency, which is located within the Department of Banking, was created through legislation passed last April and signed into law May 4 by Governor William T. Cahill. It is designed to expand the supply of adequate housing by increasing the availability of mortgage loans.

The agency is empowered to sell bonds to private investors and then lend the bond proceeds to private lending institutions for residential mortgage loans.

The five-member agency consists of the State Treasurer and the Commissioners of the Departments of Community Affairs and Banking. The Banking Commissioner also serves as chairman and chief executive officer. In addition, two public members will be appointed by the Governor to two- and three-year terms with the approval of the Senate.

The question of constitutionality arose over whether the law, by providing money to private institutions, fulfills a public purpose as required under the State constitution.

In its 7-0 decision, the high court noted the Legislature has determined there is a 'critical shortage of adequate housing' that will force many New Jerseyans to 'live in unsanitary, overcrowded and unsafe conditions.' This shortage was attributed mainly

to the 'lack of funds available to finance housing by private mortgage lending institutions of the State.'

Under these circumstances, the court found that a "program designed to increase housing production clearly satisfies the constitutional requirement of fostering a valid public purpose." Its ruling upheld an earlier decision by the State Superior Court.

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subsidiary of Soble Construction Company of Pleasantville.

The mortgage loans will cover 100 per cent of the total project costs of the East Orange development and 90 per cent of the costs of the Newark and Ventnor projects. The remaining 10 per cent cost of the latter projects will be provided by the two project sponsors.

HFA Chairman Edmund T. Hume said that, "The Agency wants to develop the theme of rehabilitation in our cities, and we hope that Amity II-A will generate some major clean-up efforts in the core-cities."

"We also want to assist Mayor Gibson in every way possible, and I feel that adding to Newark's useable housing stock is a major way to provide assistance," he added.

Both the Newark and East Orange developments are expected to receive federal rent reduction assistance funds annually for the life of the mortgage from the U.S. Department of Housing and Urban Development (HUD). The funds are designed to limit an eligible tenant's expenditures for housing to 25 per cent of income. Eligibility is based on income.

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