

# COMMUNITY

A Publication of the New Jersey Department of Community Affairs



**SECOND OF ITS KIND** — Governor Richard J. Hughes accepts the second HUD Urban Development Intergovernmental Award presented to the Department of Community Affairs from HUD Regional Administrator Warren Phelan (right). The award was made for the Office of Community Services' Personnel Interchange Program. Looking on are Community Services Director John W. Gleeson (left) and Community Affairs Commissioner Paul N. Ylvisaker (center). Story on page 2.

## U.S. Education Grants Totaling \$326,589 Help 12 N.J. Colleges Increase Services

The Departments of Community Affairs and Higher Education have awarded \$326,859 in federal education funds to help strengthen the community service programs of 12 public and private colleges in the state.

The grants were announced jointly by Commissioner of Community Affairs Paul N. Ylvisaker and Chancellor of Higher Education Ralph A. Dungan.

The one-year grants, financed under Title I of the federal Higher Education Act of 1965, are designed to aid colleges and universities in developing and conducting educational programs that help solve community problems. The programs will operate through next June.

The Community Affairs Department, designated as the Title I state

agency for New Jersey, awards the grants after consultation with the State Advisory Council for Title I. Funds are allocated to New Jersey each year by the Office of Education, U.S. Department of Health, Education and Welfare, (HEW).

The grants must be equally matched by the participating colleges.

Designated to receive funds and their grant totals are: Rutgers University (\$83,849); Fairleigh Dickinson University, (\$67,000); Princeton University (\$48,000); Newark State College (\$20,400); Paterson State College (\$19,940); Mercer County Community College (\$18,852); Middlesex County College (\$18,853); St. Peter's College (\$16,930); Montclair State College (\$12,760); Seton Hall University (\$7,608); Upsala College (\$7,000); and Camden Coun-

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## Bond Issue Offers Improved Housing For 5,000 Families

The \$12.5 million state Housing Assistance Bond Issue, if approved, would draw out \$90 million in private investment to provide adequate housing for at least 5,000 New Jersey families, according to a study made for the State Housing Finance Agency.

The study, which assessed the impact of the proposed bond issue on the housing situation throughout the state, was conducted by the Human Resources Planning Project of the Community Affairs Department's Division of State and Regional Planning.

The \$12.5 million housing bond issue goes before New Jersey voters in the Nov. 5 election, along with two other bond issues for education, institutions and transportation. The three bond issues total \$990 million.

According to the study, the housing bond issue offers a "partnership program" between private industry and government that would provide "the hope in reversing one of the great currents of deterioration attacking New Jersey's urban communities."

"For years, little had been done to improve housing for New Jersey's low and moderate-income citizens," the study said. "Now, with a strong commitment to improve from federal, state, county and local government, and the people, a start can be made."

According to the study, the bond issue would provide funds for two types of programs — interest rate subsidies and direct assistance to federal housing programs. In addition, the funds would "act as a catalyst that would dissolve impediments which have prevented federal housing programs from producing large quantities of housing for New Jersey's low and moderate-income families."

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## **State's Newest 'Model Cities'- Plainfield and Perth Amboy- Increase Jersey Total To Five**

The recent selection of Plainfield and Perth Amboy as recipients of federal Model Cities planning grants brings to five the number of New Jersey communities participating in the nationwide program.

Earlier this month, Plainfield and Perth Amboy were among 33 communities across the nation which were named to receive second-round Model Cities planning grants. Plainfield's grant totaled \$98,000, while Perth Amboy's was for \$92,000.

The second round is expected to total 70 or 80 cities, which will share in \$12 million in federal planning grants. The remaining second-round designees are expected to be announced in the next few weeks.

The other three New Jersey cities — Newark, Trenton and Hoboken — were selected last November, along with 72 other urban areas, to share in \$11 million in first round Model Cities planning grants. The three received a total of \$426,000 in federal funds.

All five cities prepared Model Cities applications with the help of the Community Affairs Department's State Model Cities-Community Development Program, which provided technical assistance and financial aid to cover the costs of hiring local staffs.

Under the program last year, Plainfield received \$5,000, Perth Amboy \$34,000 and Hoboken \$18,000.

The federal Model Cities program, administered by the U.S. Department of Housing and Urban Development (HUD), is designed to help American cities plan coordinated attacks on social and physical problems of selected slum neighborhoods. The state program complements this effort.

The federal grants pay 80 per cent of the cost of planning a five-year slum improvement program in a specific "model city" neighborhood. After the plans are submitted and approved, the recipients of first and second-round planning grants will be eligible for some \$300 million in supplement-

al Model Cities grants, to be used to carry out their plans.

Community Affairs Commissioner Paul N. Ylvisaker hailed the selection of Plainfield and Perth Amboy, expressing the hope that additional New Jersey cities would be among the second round recipients still to be named.

"With five Model Cities to date, New Jersey ranks sixth, nationally, along with New York State," said Ylvisaker. "I think the selections represent a commitment by the Federal government to come to the aid of the most urbanized state in the nation."

Eight other New Jersey communities are still in competition for second-round grants. The applicants, seeking a total of about \$1 million in federal funds, are: New Brunswick, Jersey City, Camden, East Orange, Paterson, Orange, Cape May and Atlantic City.

All eight were assisted in preparing their Model Cities proposals by the department's State Model Cities-Community Development Program. All also shared in \$225,000 in State Model Cities grants from the department last year.

In a related event, the Commissioner announced the awarding of a \$40,000 combination State Model Cities-Community Development grant — the first to be awarded this year — to Trenton. It will be used by the city's Model Cities agency and United Progress, Inc. (UPI), the local community action (antipoverty) agency,

The combination grant, financed equally with State Model Cities and antipoverty program funds, must be used by both groups to finance a joint program within Trenton's Model Cities neighborhood. A joint proposal for use of the funds must be submitted by November 1 to the State Model Cities Inter-departmental Group, consisting of officials from various state departments.

## **Department Gets HUD Award For Employee Exchange Plan**

For the second consecutive year, the Department of Community Affairs has been named a regional winner in the Urban Development Inter-governmental Awards competition sponsored by the U.S. Department of Housing and Urban Development (HUD).

Last year, the Department received one of 10 national HUD awards for its technical assistance program to help communities applying for and working with federally assisted programs. This year, the award was given for the Department's Municipal Personnel Interchange Program.

The personnel interchange program, initiated last year, arranges for the lending of qualified municipal officials to other communities for special assignments. The Community Affairs Department reimburses the lending municipality for the time its officer spends in the community requesting help.

The program has been used to aid Passaic, New Brunswick, Marlboro, Englewood, Orange and Manalapan. It has supplied the municipalities with expert studies of administration, recreation and police services.

## **Seek More Black Policemen**

A plan to recruit at least 90 blacks and Puerto Ricans for the Newark Police Department within the next year will be financed, in part, with a \$35,000 grant from the Community Affairs Department.

The grant was announced earlier this month by the Department's Office of Economic Opportunity. The program — known as the Frederick Douglass Police Recruitment Program, in memory of the 19th Century antislavery leader — will recruit young men and prepare them to pass civil service examinations.

It will attempt to increase the number of nonwhite policemen in Newark. There are about 150 blacks and Puerto Ricans on the 1,300-member force.



## ***E. Orange Remodels Unused Rail Station For Use As Neighborhood Service Center***

An abandoned railroad station in East Orange is being remodeled for use as a neighborhood service center with a \$12,000 grant from the New Jersey Department of Community Affairs.

Community Affairs Commissioner Paul N. Ylvisaker said the grant was made from the Department's Model Cities Community Development Fund, which provides state aid to help communities develop coordinated programs to meet local needs. The fund is administered by the Department's Office of Community Services.

Ylvisaker said the grant will cover the costs of rehabilitating and remodeling the Grove Street station of the Erie-Lackawanna Railroad. The work is expected to be completed in late fall.

Mayor James W. Kelly, Jr. said the service center, located in the heart of East Orange's Model Cities neighborhood, would bring city services closer to the people of the neighborhood and would provide meeting space for local organizations.

Kelly said the center would house the city's Model Cities department, a day care referral and administrative office and a well-baby clinic, offering free medical examinations and immunizations for neighborhood children. In addition, he said, the city board of education plans to use the center as a field office and as a site for a proposed tutorial project.

East Orange is one of 10 New Jersey cities that have applied for federal Model Cities planning grants. In addition, East Orange has received a State Model Cities grant of \$40,000 from the Community Affairs Department to cover the costs of hiring a Model Cities director and staff.

"We are enthusiastic about your wish to provide an outreach arm of city government directly into the heart of your Model Neighborhood," said

John W. Gleeson, director, Office of Community Services, in a letter to Mayor Kelly. "We are particularly encouraged by the speed with which your administration is carrying forward the Model Cities program."

Under an agreement with the railroad, East Orange is leasing the station for \$1 a year.

The conversion of the station into a service center was hailed by The East Orange Record, the local weekly, as "a laudatory move." In an editorial, the paper said, "Once again the city points the way for other communities in its efforts to provide wholesome recreation for its citizens, especially those in impoverished areas. That this is being done at practically no cost to the city makes it all the more commendable."

An explanation of the State's Horizon Concept Plan has been presented to some 40 professional, civic and community groups by the Community Affairs Department's Division of State and Regional Planning in the past year.

Representing the division at various meetings, seminars, interviews and lectures was Donald H. Stansfield, chief of the bureau of statewide planning. The Horizon Concept Plan, prepared by the division, estimates the state, if present zoning patterns and growth continues, will reach a population of 20 million sometime in the 2030-40 decade.

As part of the preparation of a long-range development for the plan, the division attempts to discuss the Horizon Concept Plan with as many groups as possible.





## ***Rutgers & NCE Offer Special Courses In Various Local Government Fields***

Several courses dealing with various local government fields are being offered this term by Rutgers University and Newark College of Engineering under a newly established training program sponsored by the Department of Community Affairs.

The program, known as the Community Development Training Program, eventually will provide courses — at reduced tuition rates — in a variety of professional and technical skills needed by local governments. It is designed to attract young men and women to careers in municipal and county professional service and to give existing local government personnel the opportunity to upgrade their skills.

The training program, financed by a combination of state and federal funds, is administered by the bureau

of recruitment and training in the Department's Office of Community Services.

At Rutgers, the courses being offered are: municipal budgets preparation and control; municipal accounting I and II; principles of municipal tax collection; principles of housing inspection and principles of building inspection. They were developed by the Rutgers Bureau of Government Research in cooperation with Department officials.

The sessions, which began in mid-September, will run for 10 to 16 weeks. They were open to municipal or county officials working in related fields at reduced tuition rates ranging from \$50 to \$100 per course.

Under the program, Rutgers plans to offer at least 10 additional courses for local government employees during the year.

At Newark College of Engineering, a novel tuition-free training course is being offered to meet a critical shortage of municipal engineering aides and technicians in New Jersey. The course offers evening classes for 25 students who wish to make municipal engineering a career.

The first-year term, which began September 25, was open only to New Jersey residents. Those with a high school education or equivalent, including one year of algebra, were eligible to enroll in the two-year Certificate Program for Municipal Engineering Technicians.

This precedent-setting program was designed jointly by the Community Affairs Department, the College and the N.J. Society of Municipal Engineers. Eventually, it will involve a number of additional programs at NCE aimed at meeting the critical shortage of municipal engineers.

According to the International City Managers Association, the greatest shortage of professional personnel in cities across the nation exists in engineering. In a sampling of 131 cities, there were 466 vacant engineering positions.



**JOHN P. LYLE**

### ***Lyle Replaces Blair In State OEO Post***

John P. Lyle, a former high school dropout, is the new chief of the bureau of community action, technical assistance, in the Community Affairs Department's Office of Economic Opportunity.

Lyle, 43, returns to the Department after a 90-day stint as director of the Bergen County Community Action Program. Previously, he had served as supervisor of job development and training specialist in the State OEO.

He succeeds James Blair, who was recently appointed by Governor Hughes as director of the State Division on Civil Rights. Blair, who had been with the Community Affairs Department since its founding in 1967, is now one of the highest ranking blacks in state government.

Since 1965, Lyle worked in the rural manpower development program of the State OEO, which became part of the Department last March. In addition, he had worked as a technical advisor to antipoverty programs in Monmouth and Union Counties and in Perth Amboy's Model Cities project.

A resident of Howell Township (Monmouth County), Lyle earned a high school equivalency diploma through the New Jersey Neighborhood Youth Corps two years ago. Before joining the antipoverty program, he worked at Bell Telephone Laboratories, where he served as president of the local Communications Workers of America union.



**TRANSFORMATION** — *This unused railroad station in East Orange will soon be converted into a neighborhood service center with funds granted by the Community Affairs Department. Spearheading the rehabilitation effort are (from left): M.F. Coffman, assistant vice-president, Erie-Lackawanna Railroad Co.; Mayor James W. Kelly, Jr. of East Orange; and Gerald Reilly and John W. Gleeson of the Office of Community Services, Department of Community Affairs.*



## **Surveys Suggest Efficiency Moves In Two Communities**

Two administrative surveys recently conducted by the Department of Community Affairs have recommended widespread changes in the municipal governments of South Amboy and Manalapan Township.

The surveys, conducted separately by government experts from the Department's Office of Community Services, were made at the request of both communities.

In South Amboy, a city of about 9,000 in Middlesex County, the survey recommended that the current mayor-council form of government be scrapped in favor of a new form to insure "modernization and improvement." It did not indicate, however, which form of government should be adopted as a replacement.

The report, conducted by Community Services Officer Jack L. Scott, described the current form of government as antiquated, 19th-century government in the 20th century." It said the mayor-council form had resulted in fewer services at greater costs than would a more modern form.

Within a short time after the survey results were reported, the South Amboy City Council announced it would let residents decide — through a referendum on the upcoming November ballot — whether a study to determine a new form of government should be enacted.

After presenting a detailed analysis of all aspects of the South Amboy governmental structure, the report recommended a number of other administrative changes, including: giving the mayor and council responsibility for public works and zoning (at present, the city has a largely independent board of public works); a business administrator in charge of centralized purchasing; immediate plans to update its master plan; adoption of a mechanized system for tax billing.

In Manalapan, a community of some 10,000 in Monmouth County, the administrative survey was conducted by a study team headed by

## **N.J. Builders Get \$10,000 Grant**

The New Jersey Builders Association has received a \$10,000 grant from the Department of Community Affairs to develop a program that would expand the role of builders in rehabilitating homes in New Jersey's central cities.

The grant was announced by Thomas V. Seessel, director of the New Jersey Housing Finance Agency and administrator of the \$2.25 million Community Affairs Housing Development and Demonstration Grant Fund.

Seessel said the Association would use the money to study housing conditions and needs in New Jersey cities and to formulate a program in which builders would work with non-profit groups to make home ownership

possible for low and moderate income families.

The Association, the New Jersey affiliate of the National Association of Home Builders, will also investigate how federal housing programs can be used in the state to increase home ownership.

In addition to the \$10,000 supplied by the Community Affairs Department, the Association will use \$5,500 of its own funds for the study, which is expected to take about six months and cover housing problems in all large New Jersey cities. Seessel said that the Association will emphasize use of programs which provide low-interest rates and federally insured mortgages to enable low and moderate income families to purchase rehabilitated homes.

Kennedy Shaw, township manager of East Brunswick. It was completed under the Community Affairs Department's Municipal Personnel Interchange Program, which arranges for the loan of local officials among municipalities.

Manalapan officials requested the study and agreed to pay one-third of its cost (up to \$400).

Among the recommendations included in the 32-page final report were: adoption of a merit personnel system, promulgation of an administrative code, appointment of a charterstudy commission, adoption of a master plan and official map, development of a detailed budget system, adoption of a central purchasing system and hiring of full-time personnel to assume some functions now performed on a part-time basis.

Shortly after the report was released, Stanley Lehrer and Joseph Regan, Republican candidates for the township committee, commended the Department-conducted survey. They called for the implementation of one of its recommendations — setting up a full-time police force — and the study of another — changing the present township form of government.

## **Regional Conclave Held In Bergen Co.**

The Department of Community Affairs conducted a Regional Development Conference earlier this month for local and county officials from Bergen County.

The day-long conference, held in cooperation with the Bergen County Department of Community Affairs, was held September 14 at the Teaneck campus of Fairleigh Dickinson University. It was the third in a series of conferences planned by Community Affairs officials to acquaint local leaders with the functions of the Department.

More than 200 officials from nearly all of the 70 Bergen County municipalities attended. Community Affairs Commissioner Paul N. Ylvisaker and other department officials outlined the activities of the Department and informed local officials of available state and federal aid programs.

The Department's Office of Community Services, which arranged the conference, is planning others in Essex, Union, Camden, Burlington and Gloucester Counties.



## EDUCATION *from page 1*

John M. Cooney, state Title I Coordinator in the Community Affairs Department, said, "The programs this year cover a wide range of community needs, ranging from training projects for local officials and guidance counselors to programs to motivate ghetto youth and adults to continue their education."

Cooney said the Rutgers grant is designed to reorient the university to help identify community needs and restructure its resources to help fill them. He said the grant will enable Rutgers to establish effective relations with key community leaders, involve undergraduates, graduates, faculty and staff in community services and provide consultation, training and research aimed at the needs of minority groups.

The Princeton grant went to the University's Research Center for Urban and Environmental Planning. It will be used to provide technical assistance to community groups concerned with housing in the Model Cities neighborhoods of Hoboken, Newark and Trenton.

Another project, sponsored by Mercer County Community College, will seek to recruit returning Vietnam War veterans and induce them to continue their education. The college will provide services, such as counseling, job placement and training, in cooperation with civic and social agencies.

Other projects include a special

program to train teacher aides (Middlesex County); an in-service training program for health personnel working in six urban areas (Montclair State); a program to train high school guidance counselors in new techniques relevant to inner-city youth (Newark State); storefront centers in Newark to establish university ties with local residents (Seton Hall); and a study of the mobility of the poor in the Paterson area (Fairleigh Dickinson).

## BONDS *from page 1*

Under the first program, the study calculated that a state investment of \$7.5 million of the total \$12.5 million bond issue would provide subsidies for 10 years for 2,500 housing units, drawing out \$45 million in private investment. In this way, the state's investment of \$7.5 million in interest subsidies "would stimulate about six times that investment from the private sector," the study noted.

The interest subsidy program would operate in concert with the Housing Finance Agency (HFA), established last year to stimulate the private sector to expand construction of moderate-income housing. The agency sells tax-exempt bonds to private investors to raise capital, which is then loaned to non-profit and limited-dividend housing sponsors.

Under the second program, the study said a state investment of up to \$2,000 per unit would make possible projects which "would not otherwise be feasible under tight federal cost regulations which prescribe a maximum allowable cost per unit. The state would channel

its investment only to those projects that need its help."

According to the study, a state investment of \$5 million of the total \$12.5 million bond issue would provide state loans of up to \$2,000 each for 2,500 housing units or more. "Each state investment will attract about \$18,000 in private construction and mortgage activity — a multiplier effect of nine dollars for each dollar from the state," the study said. "Thus, the \$5 million program will draw a total of \$45 million in private investment."

In this way, the state could make "a significant start" in replacing or repairing the 421,000 units of substandard housing throughout New Jersey, the study concluded. In order to completely eliminate substandard housing, however, the production and rehabilitation of housing would have to increase 42,000 units annually for the next decade, according to the report.

Copies of the state study are available, free of charge, from the Department of Community Affairs, Office of Public Information, Box 2768, Trenton, New Jersey 08625.

## ***City Housing Taught***

Rutgers University's Extension Division in Newark will conduct a seven-week course on new developments in urban housing starting October 31.

The \$40 tuition course will be conducted one evening a week. For information contact Henry Dubroski, 601 Broad St., Newark, 621-1776 ext. 4256.

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