

COMMUNITY

A Publication of the New Jersey Department of Community Affairs



GOVERNOR William T. Cabill addresses participants of the Summer '70 Interns in Community Service program, who met with him and his Cabinet to discuss their summer experiences in government. The intern program seeks to attract qualified college students to public service careers.

2 Housing Loans Aid Neptune, Bridgeton

Non-profit groups in Bridgeton and Neptune Township have been awarded a total of \$60,082 in interest-free loans from the Department's \$7.8 million Revolving Housing Development and Demonstration Grant Fund.

The loans went to the Neighborhood Improvement Association (NIA) in Bridgeton, for preparation of plans to construct 200 garden apartments, and to the Neptune Citizens' Development Corp., to prepare plans for an 80-unit garden apartment development.

Both developments would be occupied by low- and moderate-income families.

Announcement of the loans was made by John P. Renna, Jr., executive director of the New Jersey Housing Finance Agency (NJHFA), which administers the Fund for the Department.

The sponsors of both proposed developments have applied for federal assistance to reduce rents or carrying charges for low- and moderate-income families. This assistance would be provided under two programs designed to limit a family's

expenditure for housing to 25 per cent of its annual income.

The NIA proposal, which received a \$41,000 loan, is expected to cost about \$4 million. The development will contain 20 efficiency units, 40 one-bedroom, 90 two-bedroom, 30 three-bedroom, and 20 four-bedroom units.

The apartments, for which mortgage financing is being sought from NJHFA, will be located on part of a 70-acre tract on Burlington Road in Bridgeton's second ward.

The St. Philips Baptist Church and the Union Baptist Temple of Bridgeton are joining NIA, a local community improvement group, in sponsoring the housing.

The Neptune proposal received a \$19,082 loan. It is expected to be constructed on urban renewal land on Atkins Avenue, and will be owned cooperatively by its residents. It will consist of 8 one-bedroom, 40 two-bedroom, and 32 three-bedroom apartments.

Mortgage financing is being sought from the Federal Housing Administration for the \$1.6 million development.

Six Largest Cities To Get \$12 Million In Urban Aid Funds

The State Treasurer's Office last month certified the allocation of \$12 million in grants to the State's six largest cities under the special urban aid program for the 1971 fiscal year.

The cities and the amounts of aid each is eligible to receive are: Newark, \$4,523,021; Jersey City, \$2,290,552; Trenton, \$1,779,015; Paterson, \$1,065,474; Camden, \$1,451,602; and Elizabeth, \$890,336.

It is the second year of operation for the State-aid program, which was instituted in 1969 with funds appropriated by the State Legislature. The program was approved at the same \$12 million level again this year.

Under the law, the amounts allocable to each city are determined according to a formula in the legislation, which takes into account the city's effective property tax rate level and the reported incidences of crime. The funds thus allocated may be used for programs and facilities for the disadvantaged in education, public health, public safety, recreation and libraries, and for salary increases to public employees in these fields.

The cities must now submit by October 15 applications setting forth their plans for using the State funds to the Department's Division of Local Finance. The plans are subject to the review and approval of the Director of Local Finance; the Director of the Division of Budget and Accounting, State Treasury Department; and the Legislative Budget and Finance Director; and, for education uses, the Commissioner of Education as well.

Under this year's allocation, two cities — Newark and Trenton — received less funds than last year. In 1969, Newark received \$5,405,184 and Trenton got \$1,860,129. The

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Hume to Speak at Conference Of League of Municipalities

Commissioner Edmund T. Hume will speak on various facets of community service at five separate events to be held in conjunction with the 55th Annual Conference of the New Jersey State League of Municipalities in Atlantic City next month.

The conference will be held November 17-20 in the Chalfonte-Haddon Hall Hotel.

The Commissioner is scheduled to deliver one of three principal addresses before the League's Opening General Session at 2 p.m. on Tuesday, November 17 in the Pennsylvania Room. His topic has not yet been determined.

On Wednesday, November 18, Hume will present two speeches on "New Jersey's Housing Crisis." One will be before a 1 p.m. conference sponsored by the New Jersey Society of Municipal Engineers in the Pennsylvania Room; the other will be given an hour later in the Vernon Room before a conference sponsored jointly by the League, the New Jersey Federation of Planning Officials and the New Jersey Association of Housing and Redevelopment Authorities.

The Commissioner will deliver two other speeches on Thursday, November 19. In the first, to be given at 8:30 a.m. in the West Room, Hume will speak on "New Jersey's Housing and Zoning Needs," before the New Jersey Municipal Management Association. In the second, he will address the Plumbing Inspectors Association, Inc. in the Solarium at 2 p.m. on a topic still to be determined.

In addition, the League program features a number of other conferences involving agencies and personnel of the Department of Community Affairs.

The Division of Local Finance will participate in a special "School of Problems" for local finance officials on Wednesday, November 18 at 2 p.m. in the Carolina Room. Division Director Joseph N. Ehret, Jr. and Miss Aileen Cavanagh, chief, bureau of research and analysis, will serve as moderators, with William Smith, chief auditor, and Anthony Angelini, assistant chief auditor, serving as consultants.

A special session on the "Joint Provision of Services" among municipalities will be offered on November 19 at 10 a.m. in the Vernon Room. The conference will feature a panel discussion on ways to promote intermunicipal co-operation and shared services.

Jack Scott, assistant administrator of the Office's Recruitment and Training Program, will be among the speakers at the session. The panel will consist of a number of State and local officials.

"This conference will assess the provisions of proposed legislation from the Musto Commission which would make it easier for municipalities to cooperate and offer financial incentives to do so," Scott explained.

Also on November 19, the Department will staff a total of 16 consulting tables on a variety of subject areas dealing with community services in the League's two general consulting periods in the morning and afternoon. These

sessions, held in the Pennsylvania Room, are designed to give local officials an opportunity to discuss community needs with representatives of the State and federal governments and other public-oriented private organizations.

The Department's Office of Public Information will maintain an exhibit booth throughout the four-day conference. It will be staffed by Department personnel, who will be available for consultation. Publications describing the activities and programs of the Department will be available, free of charge, at the booth.

Municipal Handbook Prepared For Local Government Officials

A large, loose-leaf reference volume designed to orient appointed and elected municipal government officials to the responsibilities and functions of their job has been prepared by the Rutgers University Bureau of Government Research in conjunction with the Department.

The publication, entitled "The Municipal Governing Body in New Jersey," is the first of its kind to be prepared in the State's history. It was edited by Dr. Julius J. Mastro, associate professor of political science at Drew University and a borough councilman of Bernardsville (Somerset County).

The 675-page handbook consists of six chapters containing a total of 56 articles covering a broad spectrum of local government operations. They include: municipal government, structure of local government, organization and work of the governing body, the role of the governing body in municipal finance and advice and assistance programs for New Jersey local governments.

The articles were written by prominent New Jersey educators and state and local government officials, including Dr. William Miller, an attorney who is now serving as executive director of the Governor's Tax Policy Committee; James A. Alloway, president of the State Civil Service Commission and former director of the Department's Division of Local Finance; and Dr. Stanley H. Friedelbaum, professor of political science at Rutgers.

"Before this publication, there was no single source of information on the actual operation of New Jersey local governments readily available to elected and appointed officials of the State," said Community Affairs Commissioner Edmund T. Hume. "This reference work is designed to help fill that gap."

The Commissioner, who had served previously as Mayor of Maplewood in Essex County, noted that the handbook provides "valuable and comprehensive information which will be particularly useful to newly elected or appointed officials." He added that the handbook "should prove to be a practical resource for all municipal officials."

Copies of the handbook may be obtained from the Rutgers University Bureau of Government Research, Building 4053, Kilmer Campus, New Brunswick, N.J. 08903. The cost is \$10 a copy. Purchasers will receive updated articles to add to the loose-leaf volume from time to time.



Meeting New Jersey's Need For Decent, Safe Housing

"Our housing shortage, particularly in the low income and middle income fields, is incredible, and no peace will ever come to our cities unless dramatic improvement is made in the field of housing in the immediate future," Governor William T. Cahill said in his Inaugural Address last January. Working to meet New Jersey's housing need, the New Jersey Housing Finance Agency (NJHFA) has sold \$63,707,000 in bond anticipation notes in the last three years to finance the construction of 3,164 units of low- and moderate-income housing in nine New Jersey communities. These two pages display some of the results of NJHFA's housing efforts.

Through A Liveable Environment

NEWARK — The community room of University Court (right and above), the first housing development financed by the New Jersey Housing Finance Agency (NJHFA), was the scene this summer of a six-week "summer school" for about 50 neighborhood children from 6 to 12 years old. The program, developed by St. Bridget's Catholic Church, was financed jointly by the City of Newark and Mt. Carmel Guild, a social service agency of the Roman Catholic Archdiocese of Newark.

*Photos by Armen
Photographers*





Through Construction

MILLVILLE — This moderate-income housing development, known as Wade East, is being built with mortgage financing provided by the New Jersey Housing Finance Agency (NJHFA). The \$4.2 million, 210-unit development, scheduled for occupancy in the spring of 1971, will consist of two-story buildings in red brick, a detached community center containing a kitchen, meeting room and outdoor stage, and on-site parking for 210 autos.

Through Rehabilitation

PATERSON — The first families have moved into this rehabilitated 61-unit housing development, known as Wrigley Park Cooperative. It is the third New Jersey Housing Finance Agency (NJHFA) — financed development to be opened for occupancy. NJHFA Executive Director John P. Renna, Jr. presided at recent opening ceremonies. The development, to be cooperatively owned by its occupants, was made possible with a \$1,655,000 mortgage loan from NJHFA and the work of a local neighborhood improvement group, which served as the sponsor group. This picture was taken before the walls were steam-cleaned.



New Capital Budget Manual Published to Assist Localities

A guide to help New Jersey communities plan and prepare capital budget programs will be sent to all counties and municipalities next month by the Department.

The new "Capital Budget Manual," designed to offer guidance in most areas of capital planning, was prepared by the Division of Local Finance and the Division of State and Regional Planning. It will assist localities in complying with a previously announced revised reporting system and a change in filing dates for local government capital budgets.

According to the new regulations, localities must now submit capital budgets to the Division of Local Finance no later than four weeks after the adoption of the operating budget, but never later than May 1. Previously, the filing deadline had been September 15.

According to Joseph N. Ehret, Jr., director of the Division of Local Finance, the revised reporting forms will enable the State to form a common data base system. Eventually, Ehret noted, such a system should produce comprehensive statewide data which will be used in future capital planning and in spotting and pinpointing trends.

The new manual covers not only how to plan capital budgets, but also such related matters as how to finance capital projects, debt limitations, determining priorities and regulations of the Local Finance Board.

"We hope that these changes will provide for closer coordination among school districts, authorities, utilities, and municipalities when the capital budget is prepared," Ehret said, "The result of this teamwork should be better and more comprehensive capital budgets."

The manual is available at a cost of \$2 a copy from the Division of Local Finance, Department of Community Affairs, P.O. Box 2768, Trenton, N.J. 08625.

Project Review Guide Issued

The Department has issued a procedural guide for municipal, state and county agencies whose capital projects must be reviewed by State and metropolitan or non-metropolitan planning agencies before they can qualify for federal funds.

The guide, "The Federal-Aid Project Notification and Review System," was prepared by the Department's Division of State and Regional Planning, which serves as the state review agency. There are also five metropolitan and five non-metropolitan planning agencies for New Jersey.

According to the guide, the federal government, to insure the orderly growth of communities, makes 46 different kinds of local planning, development and construction projects subject to review. The guide contains revised review procedures set forth by the federal government and adopted by the State in July. It also includes a listing of the categories of federal projects subject to review.

A copy of the guide is available, free of charge, upon request from the Division of State and Regional Planning, New Jersey Department of Community Affairs, P.O. Box 1978, Trenton, N.J. 08625.



KEYNOTE ADDRESS — Patrick J. Twobig of the U.S. Administration on Aging speaks before senior citizens during a conference sponsored by the Passaic County Board of Freeholders. The conference was one of a series of "Forums on Aging" coordinated by the Department during September to enable senior citizens to discuss their needs and problems in preparation for the 1971 White House Conference on Aging.

Senior Citizens Voice Needs

Senior citizens throughout New Jersey aired their problems and needs late last month in a series of county forums called by Governor William T. Cahill and sponsored by County Boards of Chosen Freeholders.

The Department's Division on Aging coordinated the forums as the first step in New Jersey's preparation for the White House Conference on Aging, to be held in Washington, D.C., November 29-December 2, 1971.

Division on Aging Director Edward L. Donohue has been named by the Governor as state coordinator for all activities in connection with the national conference.

Recommendations of the county forums will be forwarded to New Jersey regional conferences planned for early next year, then to a statewide meeting in May. Final recommendations will be taken to the White House Conference by an estimated 60 New Jersey delegates who will be named later.

"Foremost among the solutions to current problems discussed by forum participants was the demand for an increase in Social Security retirement benefits and payments which would be tied to cost of living increases," said Donohue. "Many participants noted that inadequate income was the major cause of other problems affecting older adults."

Other areas which received attention included transportation, health, housing, education, employment, and retirement, according to Donohue.

In addition to making recommendations, forum participants completed a questionnaire designed to determine statewide attitudes of older people on such needs as dental care, drugs, legal advice and living conditions. The results will be compiled by the Division and forwarded to the federal Administration on Aging.

Apartment Construction Down, Rents Up

Construction of new multi-family dwelling units in New Jersey decreased 23 per cent during 1969 while the average monthly rental rose 18 per cent, according to a report released recently by the Department's Bureau of Housing.

The publication, "New Multi-Family Dwellings in New Jersey — 1969," indicates 7,932 new dwelling units were constructed during 1969, with an average rental of \$192 a month. A similar report issued for 1968 showed 10,347 new dwelling units were constructed that year, with an average monthly rental of \$162.

The Bureau defines "multi-family" as units with three or more families.

Gloucester County led the State in new construction with 1,016 dwelling units; Burlington and Monmouth Counties each had 1,000 units. Eleven of the State's 21 counties, however, dropped in new construction. Largest decreases were reported by Morris, Union, and Middlesex, the 1967 and 1968 leader in construction.

The size of apartments, according to the report, remained stable during 1969 with builders favoring three- to four-room apartments as they have in past years. Construction of five- and six-room apartments, however, increased slightly over 1968, but seven-room apartments decreased from 27 in 1968 to four last year.

Union County reported the State's highest average monthly rental, \$257, with Somerset, Atlantic and Bergen

Counties all showing average rents of more than \$240 a month. Conversely, Cape May had the lowest average rental — \$151 a month. Camden and Morris Counties were also below \$160.

A total of 78 municipalities representing all counties but Salem reported 137 new construction projects during 1969. Last year 110 municipalities located in all 21 counties reported 184 projects.

Issued annually, the report covers volume, cost, size and other data by county and municipality on new private rental apartments, excluding public housing, cooperatives and hostels. The publication is available free of charge from the Bureau of Housing, Department of Community Affairs, P.O. Box 2768, Trenton, New Jersey 08625.

HFA to Finance Housing in Rahway

The New Jersey Housing Finance Agency (NJHFA) authorized a mortgage loan commitment last month to finance 288 units of housing for moderate-income families in Rahway (Union County).

NJHFA Executive Director John P. Renna, Jr. announced the commitment authorization to Lower Main Street Associates, of Iselin, a limited-dividend housing partnership. The development will be constructed on a 7.8-acre urban renewal

site, fronting on Lower Main Street and East Hazelwood Avenue.

The loan represents 90 per cent of total project costs, with Lower Main Street Associates providing the remaining 10 per cent.

NJHFA's mortgage commitment authorization was made subject to Agency approval of construction cost figures.

The development will consist of two 12-story buildings, and will include 288 on-site parking spaces.

URBAN AID from page 1 remaining four received increases.

A statement released in conjunction with the allocation figures indicated that Governor William T. Cahill plans to propose a broader, more meaningful urban aid program to the Legislature next year. "It is anticipated that this will be the last time the State will distribute funds under the existing formula," the statement said.

It added that the Governor "has already indicated that he feels the present formula is inequitable, and he has asked members of his administration to draft a revised formula which will permit the distribution of funds, not only to the six major cities, but to other municipalities in the State where there is a demonstrated need."

Last year, about 87 per cent of the urban aid funds was used by the cities for salary increases, according to the Division of Local Finance.

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