

COMMUNITY

A Publication of the New Jersey Department of Community Affairs



PROJECT NOW — Miss Pat Barker, an intern in the Department-financed training program for guidance counselors, meets informally with two children in the Hightstown school system. Miss Barker, a former welfare worker, takes an active role in the students' life, both in and out of school.

Project NOW Group Changes Old Role Of Guidance Counselor

You can't go home when the school bell rings at three o'clock.

This is what 27 adults of all ages are proving as guidance counselor interns in a novel program going on in a handful of New Jersey school systems. They are learning how to use and participate in the world that surrounds the school-child after and outside of school.

"Guidance personnel, instead of moving out into the community, have tended to retreat into the school," said Hubert C. Strayhorn, director of guidance, Hightstown High School. Strayhorn is an organizer of the two-year intern program, Project NOW, which began in September with a \$41,805 grant from the New Jersey Department of Community Affairs.

"Thus," Strayhorn continued, "many a child, particularly one from a poverty or minority background, cannot relate to his counselor or trust him. He thinks 'What does this guy know about me or my problems; why should I trust him.' He sees the counselor as a paper shuffler in never-never land."

Project NOW takes the intern out of the school and into the community it serves, into the housing project where the student may live, into the recreation areas where he plays, into the lives of parents whose attitudes can make or wreck a child's future.

The participants find out about the political and social functioning of their communities and about community programs. They learn to use these programs to the child's advantage. Some have even organized programs where they did not exist to aid their students.

They are urged to become an active force for change in the lives of

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Camden Family Of Ten To Own And Occupy First House Rehabilitated With State Aid

A Camden family of ten, displaced from its home six months ago by a new freeway, will soon own and occupy the first house in New Jersey to be renovated through a housing rehabilitation and ownership program underwritten by the State Department of Community Affairs.

The rehabilitated house, located at 320 State Street in the heart of a deteriorated North Camden neighborhood, was dedicated December 8 by Community Affairs Commissioner Paul N. Ylvisaker and local Camden officials. It is one of 50 dilapidated single-family dwellings in the area scheduled to be renovated in the next six months and sold to low-income families.

The three-story Victorian-style house was completely rehabilitated in two months through part of a \$35,000 interest-free revolving loan from the Department of Community Affairs. The loan went to the Interfaith Interracial Council of the Clergy (IICC), a non-profit Cam-

den community group of about 60 local church representatives, which is sponsoring the rehabilitation and home ownership project.

Hopefully by New Year's day, the rehabilitated house will be occupied by Alex and Bernice Bullard and their eight children, who six months ago could not locate or afford a suitable house in the Camden area. They were forced to relocate after receiving news that the proposed North-South Freeway would cut through their former residence at 719 Fern Street, also in North Camden.

Under the plan, the Bullards have agreed to purchase the renewed house from the IICC for \$10,000 — what it cost the IICC to buy and rehabilitate the house — through a 30-year FHA mortgage at six per cent interest rates. They will pay a small downpayment of \$500-\$600 and monthly mortgage payments of about \$70.

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Department Begins Inspecting 3,500 Paterson Multiple Units In New Code Enforcement Plan

In a pilot study of local and state coordination in housing code enforcement, the New Jersey Department of Community Affairs has begun to inspect 3,500 multiple dwellings in Paterson.

Claude P. Miller, director of the Department's Division of Housing and Urban Renewal, announced the inspection will be conducted by the Bureau of Housing.

At the request of Paterson Mayor Lawrence F. Kramer, six State inspectors headed by Chief Inspector Milton Portman, were assigned by Miller to begin work in Paterson on December 11.

The Inspectors, Miller said, will check for health and safety standards under the state housing code. In addition, they will help in the training of 15 men drawn from ghetto areas who are part of the New Careers Project of the Paterson Task Force, the city's anti-poverty agency. These men will eventually become part of the city's inspection team in its new Department of Code Enforcement.

The training phase of the inspection was set up by the Paterson Task Force in cooperation with the New Jersey Community Action Training Institute, a state-wide training program for antipoverty workers, and the Community Affairs Department's Office of Economic Opportunity.

"Our first objective, of course, is to complete the inspection," Miller said, "since there has not been a state inspection in Paterson in 10 years. Another objective will be to offer technical assistance to the city, which wants to update its own housing code. Our third aim is to bring about as much voluntary cooperation as possible from local officials and landlords."

Charles Tantillo, special assistant to Community Affairs Assistant Commissioner B. Budd Chavooshian, is observing the inspection, analyzing code enforcement procedures involved and completing a report on the program, Miller said.

Tantillo, who has represented the Department in arranging for technical assistance to Paterson, said the inspection may serve as a bridge for further assistance to the city by the Department in many areas of local administration.

"We hope that the inspection study will give us a better basis for the Department's future involvement in code enforcement," Tantillo said.

The Hotel and Multiple Dwelling Health and Safety Law of 1967 allows the Commissioner of Community Affairs to determine this involvement by giving him the power to issue rules and regulations setting minimum statewide standards for construction and maintenance of multiple dwellings.

The Department is currently preparing a new state housing code, which is scheduled for completion by February 28. The current code will be in effect until that time.

HOUSING BOX SCORE

May 31 - Dec. 15, 1967

Under Construction:	270 units in Newark.
Rehabilitated:	One house in Camden.
To Be Rehabilitated:	49 units in Camden; 20 units in Hoboken.
Middle Income Housing Applications:	14 projects totaling 3,600 units in Newark, Trenton, Union City, Bayonne, Orange, East Orange and Camden.
Housing Need Resolutions Passed:	Boonton, North Bergen, Perth Amboy, Plainfield, Camden, Union City, East Orange, Englewood, Garfield, Magnolia Borough, Princeton Borough, Princeton, Franklin Township (Gloucester) and Newark.
Demonstration Projects:	Six projects totaling \$192,000 in Newark (2), Jersey City, Trenton, East Orange, and Atlantic City.

E. Orange Group Gets \$20,000 To Help Plan Unit For Elderly

The New Jersey Department of Community Affairs has approved a \$20,000 loan commitment to a non-profit East Orange group seeking to build a 126-unit apartment building to provide moderate cost housing for the elderly.

The loan will enable the East Orange Senior Citizens Housing Association to meet federal requirements for a \$1.7 million mortgage loan at 3 per cent interest under Section 202, National Housing Act of 1959.

To qualify for a mortgage loan under the act, non-profit groups such as the association must demonstrate to the Community Facilities Administration, U. S. Department of Housing and Urban Development, that they already have some working capital, said Thomas V. Seessel, director of the New Jersey Housing Finance Agency.

According to Seessel, the loan commitment will provide the required capital. The association may not find it necessary to spend the money, Seessel added. However, if the association does spend any of the state loan, the money will be repaid at no interest.

The \$20,000 will come from a \$1 million fund appropriated by the State Legislature to carry out the Community Affairs Demonstration Grant Law of 1967. Seessel acts as administrator of the demonstration fund.

"By simply being available, this money will trip the latch on the door to a large federal mortgage, bringing needed housing to New Jersey," Seessel said.

The proposed building, a 10-story structure, will be located at Springdale Avenue and North Park Street in Doddtown, an urban renewal area.

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those who in the normal course of things could end up unemployed, untrained dropouts.

Newark State College is the primary institution working with the intern program, giving six hours of graduate credit for the intern's work in the field, his attendance at weekly seminars held at four training centers and for his formal reports on his work and on guidance theory. The group meets as a whole once a month. Dr. C. W. McCracken, Graduate Division, Newark State College, is co-director with Strayhorn.

Both McCracken and Strayhorn hope that eventually all eight state colleges and many of the school systems will participate in the program.

Although the interns work in 23 towns and cities in central and northern New Jersey, they meet for their seminars in one of four training centers. These are Hightstown High School, Trenton High School, the Elizabeth Community Action for Economic Opportunity Center and Hoboken's 60 Garden Street Association.

Three of the interns, one in Hightstown and two in Trenton, are engaged in the program full time. Their participation is partly financed by their school systems. The others hold full time jobs as teachers and counselors in regular and special programs such as Action Bound, Special Education or tutoring projects. None of them end their day with the last school bell.

Some spend their Saturdays at the Hoboken 60 Garden Street Association where they work with children who live in the Garden Street ghetto. Headquartered in a first-floor apartment, the association uses the interns in youth programs such as field trips, tutoring and counseling.

One intern in the Hightstown school system meets with students in their homes, in her car or anywhere that will make them more apt to talk about what is bothering them. This same intern, Miss Pat



PLAYGROUND DUTY — Above, Claude Perry, a Project NOW intern at Hoboken's 60 Garden Street Association, joins neighborhood children in a litter-filled playground behind the association's headquarters. Perry is always available in the neighborhood and is regarded by local youngsters as "one of them." At right, Archie Chiles, a member of the mental health unit at East Orange's Intermediate School, helps a student don a play costume.

Barker, a former welfare case worker, has helped recruit youngsters from the Hightstown area for the Neighborhood Youth Corps and has organized a local activity group for boys and girls, ages 10 to 13, sponsored by the Child Guidance Center in Princeton.

Joe Moore, an intern at Trenton Central High School, works at night with teen-agers who attend the community school at Trenton's Grant School. Many of these teen-agers, brought up in fatherless homes, have been able to have substitute fathers through Moore's efforts in recruiting a group of men to take an interest in the youngsters.

Another intern, Archie Chiles, is the guidance counselor in the Mental Health Unit of a new, pilot intermediate school in East Orange. Chiles was a leader in the effort to establish the school, which has unstructured classes and gives no grades, to help children with learn-

ing problems.

"As you see, most of the interns already showed their commitment before joining the program," Strayhorn points out. "One of them, Don Ralph, who teaches the socially and emotionally maladjusted in Franklin Township is an ex-member of the Peace Corps."

"Claude Perry, an intern in Hoboken, was formerly a supervisor at the Kilmer Job Corps Center, while Ernie Leach, now doing guidance work in New Brunswick, was a behavior specialist there," Strayhorn said. "John Kushner, working in the Wayne Township School System, was responsible for the development of the trans-level teaching program there."

In addition to the interns, some 15 community resource persons are participating in Project NOW as consultants. These include Thomas Gambino, New Jersey State supervisor, Division of Vocational Education, State Department of Educa-



tion; and Ralph Seligman, an urban planner who was a leader in organizing the 60 Garden St. Association and writer of Hoboken's winning Model Cities proposal.

Also, Dr. Eugene Gadson, coordinator, psychological services, Trenton Board of Education; John Williams, assistant director, Princeton Cooperative School Program; Mrs. Dorothy Gibson, Head Start Program, Trenton; and guidance directors, counselors and officials of several school systems.

Members of this resource team sit in on each of the weekly seminars held at the training centers. At these seminars, they participate as equals with the interns and, like the interns, bring up problems they have faced during the week and relate progress made on old problems.

"The interns are not afraid to attack the views of the resource people," Strayhorn said. "They know that their experience is not limited

to books and know what the problems really are. As one of the resource group, I can safely say that the interns, with their fresh-eyed view, have caused us to re-examine our own practices and traditional approaches."

Seminar discussion is intense and covers a multitude of topics: how to build a working relationship between the counselor, teacher and parent that will bring the best results for the child; how to handle a case where a teacher's marking system may involve prejudice; how to handle interracial flare-ups between students; how to handle a child who feels hopeless about his performance because he has been told repeatedly how stupid he is.

"All these situations have actually occurred," Strayhorn said. "We often role-play what has happened, with interns or consultants taking the parts of the people involved.

"We ask them to become the teacher or the student and whole-

heartedly take their view," he explains. "The result has been heated reenactments which have brought out the intern's own prejudices and often changed the entire group's opinion of a situation and how to cope with it."

Most important, Strayhorn said, the discussions bring out how the guidance counselor can become the school's liaison with the community. Each intern knows that he must not only fulfill the traditional job of recommending a vocational program or college entrance for a student, but must see that his recommendation bears fruit.

"This could take numerous conferences with reluctant parents, phone calls to community agencies and many colleges," Strayhorn said. "He will keep trying until he finds one who will take a chance on a student who might not have made it to post-high school education through the normal channels. And he will keep trying until he gets financing to pay the student's way if the young person is disadvantaged."

For students having difficulty adjusting socially or with their studies, the counselor must know where to find the right kind of tutoring or the proper agency that will work with the child and help him adapt to school.

"Our whole aim is to make the interns go out and do," Strayhorn said. "Hopefully they will be so clearly successful in saving the futures of our children, that others will follow their lead and ultimately the nature of guidance in this State will change."

Alloway Arrives

James A. Alloway officially became the director of the Division of Local Finance, Department of Community Affairs, on Dec. 1. Alloway was business administrator of Woodbridge and a consultant for the department before assuming his present post. He is a former president of the New Jersey Municipal Managers and Administrators Association. He holds a masters degree in governmental administration.

Newark, Trenton, Hoboken Get \$426,000 For Model Cities Plans; State Aid To Go On

Three New Jersey cities — Newark, Trenton and Hoboken— will receive a total of \$426,000 in Federal funds for Model Cities planning.

They are among 63 urban areas that will share in \$11 million appropriated by Congress under the Model Cities and Metropolitan Development Act. The funds will be used to plan a coordinated attack on the social and physical problems in slum and blighted neighborhoods.

The applications of the three designated cities were prepared with the assistance of the Office of Community Services, a division of the New Jersey Department of Community Affairs. Community Services was also involved in drafting the applications of most of the other New Jersey cities.

These were East Orange, Jersey City, Perth Amboy, Orange, Camden and Atlantic City. These cities, as well as the three that received Federal funds, will be eligible to share \$250,000 in State Model Cities money. In addition, the State will provide assistance to communities that have not yet applied for Model Cities planning grants.

Under the Federal program, Newark will receive \$204,000 to develop a coordinated social, economic and physical plan for sections of the Central, West and North Wards. The plan will aim for 10,000 units of new and rehabilitated housing, 50 per cent reduction of crime in three years, a social service planning center, doubling of recreation space, coordination of employment using the city's computer system and location of a comprehensive and fully integrated school in the Model Neighborhood.

The city will also study the development of a high school with a built-in 13th and 14th year program, non-institutional settings for schooling of children in early grades, and a major police aid unit using neighborhood personnel where possible as part of the police department.

The \$123,000 grant to Trenton will be used to develop a physical and economic plan for an area directly north of the central business district. The city's proposal calls for an increase of housing supply and choice through rehabilitation and urban renewal, a comprehensive family neighborhood health center, a model school system with an advisory board made up of neighborhood residents, and manpower development programs.

Hoboken will use its \$99,000 grant in an area covering most of the southern end of the city in which more than 20 per cent of the families earn less than \$3,000 annually. More than 65 per cent of all housing units in the neighborhood is sub-

Rutgers Forum Ponders Future of N.J.: What Is State's Role In Solving Ghetto Ills?

Should the State of New Jersey attempt to control its burgeoning population growth and development?

What are the State's responsibilities toward its central cities, their growing Negro ghettos and their declining tax base?

These and other basic questions of public policy were discussed by more than 200 legislators, university professors, business and government leaders, planners, and citizen group representatives at a two-day "Forum on the Future of New Jersey" Dec. 8-9 at Rutgers, the State University. The Department of Community Affairs assisted in planning and financing the conference.

John E. Bebout, director of the Rutgers Urban Studies Center, said the forum was designed to stimulate public awareness of state problems and to bring policy goals into sharper focus.

Morris Beck, professor of economics at the Rutgers, Newark campus, discussed the state's fiscal needs and resources in a background paper and speech. He stressed the growing backlog of construction needs in almost all functional areas of

standard. The area has a 15 per cent unemployment rate.

The city will develop plans for a career, training and business center to maximize local employment, operate training and provide technical assistance to the economic development of the community; a joint city-county office for welfare and social services; a family health center; and improved housing.

The Federal Department of Housing and Urban Development (HUD), which administers the Model Cities program, will also award an additional \$12 million in second-round planning grants to communities that did not apply for first-round grants by May 1. Within six months to one year, HUD will then distribute to Model Cities participants \$300 million in "execution" money to implement their plans.

government, the inability of New Jersey to finance capital construction on a pay-as-you-go basis, and the "logical alternative" of long-term capital financing via "sizeable bond issues."

A similar picture of disparity in welfare was drawn by Gilbert T. Hunter, a Newark welfare official. "There is an inverse relationship: The greater the need, the fewer the resources to meet them," he said.

William H. Bell Jr., Camden banker and nonprofit housing corporation official, spoke at a luncheon on "Private-Public Partnership for Renewal." The role of a nonprofit business group in such a housing partnership, he said, is to be a "catalyst, gadfly and activist" while the role of government is to define problems and social goals, provide the "software" of social services and enough financing to enable the business sponsor at least to break even in its venture.

Conference participants included Rutgers faculty members, Community Affairs Commissioner Paul N. Ylvisaker and several other cabinet members, legislators and mayors, and members of private agencies.

Carballo Is Acting Chief Of Legal Services

Manuel Carballo, special assistant to Community Affairs Deputy Commissioner Joel H. Sterns, has been appointed acting director of the Office of Legal Services of the New Jersey Department of Community Affairs.

Carballo was named to the post by Commissioner Paul N. Ylvisaker following the resignation of Howard H. Kestin, who will enter private law practice. Carballo, whose salary range will be \$13,233 to \$17,205, will fill the position until a permanent director is appointed.

The Office of Legal Services, a bureau of the Department's Office of Economic Opportunity, helps local legal services agencies develop programs for the poor. It also reviews the relationships between the legal system and poverty, covering the entire scope of landlord-tenant relations, consumer protection, family law, status of dependent children and administration of welfare laws, as well as research on criminal law.

Carballo, who lives at 147 North 11th St., Newark, is a graduate of Princeton University, Harvard Law School and the Kennedy School of Government of Harvard University.

He has worked with the Agency for International Development, Washington, D.C.; staff of the President's Task Force on the War Against Poverty, subsequently the Office of Economic Opportunity;

and was a consultant to the New Jersey Office of Economic Opportunity, where he researched and wrote the proposal to set up the Office of Legal Services.

Kestin, 30 has become a partner in the law firm of Hoffman, Humphreys & Lafer of Wayne. A deputy state attorney general from 1963-65, he had directed the state legal services program since its creation in July, 1966.

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Then, the IICC will use the \$10,000 proceeds from the sale to replenish the \$35,000 loan and buy, rehabilitate and sell other neighborhood buildings — thereby revolving the loan. When all 50 houses in the project area have been renovated and sold, the \$35,000 will be returned to the Department.

In addition to the loan, the Department also awarded a \$35,000 grant to the IICC to help the group establish a community services program. Under that program, the Bullards will take mandatory IICC home-making courses before they move in and continue receiving IICC home counseling later.

The grant also helped finance a special IICC on-the-job training program, through which unemployed, unskilled neighborhood residents were hired and trained as building trades apprentices to help professional craftsmen rehabilitate

the Bullard house.

The loan and grant, announced by Commissioner Ylvisaker in September, were the first to be awarded through the Department's \$1 million Demonstration Housing Grant Law of 1967 — one of six new community revitalization laws approved in May. Under the law, the Commissioner can use the fund — on a revolving basis — to make non-interest bearing loans or grants to non-profit and limited-profit community groups interested in building and rehabilitating housing for low and moderate income families.

In a statement, Commissioner Ylvisaker said the project "is just the beginning of similar rehabilitation efforts that can transform structurally strong but neglected dwellings into attractive homes within a short time and at no cost to the taxpayers."

"I am really proud that it has taken barely six months for us to go from legislative enactment to completion of our first housing unit," he said. "I think our private partners in this venture, the IICC, can take great pride in the fact that they converted our loan into livable housing in just two months. And it is even more heartening to know that the house will soon be occupied by its new owners — a family of ten — who just a short time ago were unable to find, much less buy, adequate housing."

DECEMBER 1967 — Vol. 1, No. 3

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF PUBLIC INFORMATION

RICHARD J. HUGHES, Governor

PAUL N. YLVISAKER, Commissioner

P. O. BOX 2768 TRENTON, N. J. 08625

(609) 292-6212, 292-6055

