

# COMMUNITY

A Publication of the New Jersey Department of Community Affairs



## **Ylvisaker Issues 1st Regulations On Housing Relocation**

Community Affairs Commissioner Paul N. Ylvisaker has promulgated the state's first housing relocation manual, designed to protect persons and businesses displaced from their homes or premises through governmental action.

The relocation manual was prepared by the Department's Bureau of Relocation Assistance after consultation with housing relocation experts from New Jersey redevelopment authorities and consumer and community action groups. It also includes recommendations put forth by several community representatives at a special public hearing held in Newark on March 29.

Claude Miller, director of the Department's Division of Housing and Urban Renewal, presided at the hearing.

Commissioner Ylvisaker said the new manual, patterned on the policies of the U.S. Department of Housing and Urban Development (HUD), was authorized under provisions of the Relocation Assistance Law of 1967, signed by the Governor last May. The law spells out protective guarantees for persons or businesses forced to move because of the actions of state, local or county governments.

Ylvisaker emphasized that the federal government provides relocation aid for people displaced by its programs, such as urban renewal, highways or code enforcement. He said the newly-promulgated Relocation Manual provides similar aid for New Jerseyans displaced by state and local government programs.

Such actions include acquiring real property for public use, implementing a law enforcement program, such as a fire, safety or housing code, and initiating voluntary housing

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**TELEVISION INTERVIEW** — Community Affairs Commissioner Paul N. Ylvisaker (far right) joins Richard T. Sigmund, vice-president of public affairs, South Jersey Gas Company (center) and newsman Tom Snyder in a Channel 3 TV discussion on "Planning the Good Community."

## **Community Affairs Gets \$469,000 Grant To Train Local Employes & Expand Aid**

New Jersey has become the first state in the nation to receive federal funds under new programs to start a municipal employes training program and to expand technical assistance for smaller communities.

In an announcement earlier this month, the U.S. Department of Housing and Urban Development (HUD) announced it would award two grants totaling \$469,000 to the New Jersey Department of Community Affairs, which will conduct both new programs in this state.

One grant for \$260,000 will be used by the Department to train professional and technical local government employes in urban and community development skills. With this grant, financed under Title VIII of the Federal Housing Act of 1964, the Department will offer courses in 17 technical fields at reduced tuition rates.

The other grant, totaling \$209,000,

will enable the Department to provide increased technical assistance to New Jersey communities with populations of 100,000 or less. With this grant, financed under Title IX of the Demonstration Cities and Metropolitan Development Act of 1966, the Department will expand five technical aid programs: municipal employe interchanges, community services, State Model Cities, code enforcement and debt management.

"New Jersey is pleased and proud to be chosen as the nation's first recipient of Title VIII and Title IX grants," said Community Affairs Commissioner Paul N. Ylvisaker. "These funds will help our smaller communities tackle the bigger problems that are coming their way all the time. These programs will help make local government in New Jersey more professional, efficient and economical."

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## **Community Affairs Aids Businessmen In Jobs Program**

The Department of Community Affairs and the Department of Labor and Industry have been asked by Gov. Richard J. Hughes to participate in the New Jersey Alliance of Businessmen, a business-government project to find thousands of jobs for youth and hard-core unemployed.

The alliance, chaired by Philip B. Hofmann, chairman of the board and chief executive officer, Johnson and Johnson, plans to seek more than 5,000 summer jobs for disadvantaged boys and girls attending school or who have dropped out but have the potential to return.

The NJAB long-term job program will seek jobs with advancement potential for hard-core unemployed. The organization has set a goal of 2,600 such jobs by December.

Businessmen and executives will canvass businesses and firms employing more than 50 people, seeking summer and permanent job openings. Employers will supply training for permanent jobs. The business community will fund the administration of NJAB, while the state will supplement training cost when necessary.

The two state government agencies will seek prospective employees and coach their attendance habits. The Department of Community Affairs has been designated the agency responsible for this part of the program.

The New Jersey alliance target areas cover Passaic, Bergen, Middlesex, Somerset, Mercer, Monmouth, Ocean, Atlantic, Salem and Cumberland Counties. It will complement the National Alliance of Businessmen, formed under federal guidelines, which covers Essex, Union, Morris, Hudson, Camden, Burlington and Gloucester Counties.

Vice chairmen of the NJAB are Norman Brassler, chairman of the board, New Jersey Bank and Trust Co., Paterson, and William A. Gemmel, president, South Jersey Gas Co., Atlantic City.

Charles Morris will direct the Community Affairs effort.

## **Englewood Borrows Police Director**

Joseph Galassi, police director of Woodbridge, has been loaned to Englewood as a part-time, temporary consultant through the Municipal Interchange Program of the New Jersey Department of Community Affairs.

John W. Gleeson, director of the Department's Office of Community Services, arranged for Galassi to spend approximately two days a week in Englewood, where he is making a complete survey of the Englewood Police Department. He will make specific recommendations to incorporate modern police techniques and methods.

Woodbridge will be reimbursed by the state agency for Galassi's time and expenses in Englewood. Galassi was sent to Englewood at the request of local officials.

Galassi is the fourth consultant to be borrowed by the Community Affairs Department in the interchange programs. Such consultants have been used in Passaic, New Brunswick, and Marlboro. In each case, the Department arranged for the temporary transfer of a municipal employe from one municipality or government agency to another municipality, which had first requested assistance.

## **2 Camden Groups Get \$67,187 Grant**

Two non-profit housing groups will receive grants totaling \$67,187 from the Department of Community Affairs to develop moderate-cost housing in Camden.

The Camden Housing Improvement Projects (CHIP), a group backed by Camden businesses, banks and a foundation, will receive a \$28,000 grant to expand its housing rehabilitation program. CHIP has already rehabilitated five houses in Camden and is working on 24 others. It has selected 50 additional houses for rehabilitation, and is acquiring options to buy them.

The grant, which will pay for additional staff, supplements an earlier grant of \$39,187. Sponsoring members of CHIP have agreed to add \$400,000 to their revolving fund of \$100,000, making its total fund now \$500,000.

The Wesley Housing Corporation of Haddonfield will receive a \$24,000 seed money loan from the Department to develop plans for a 70-unit garden apartment project in North Camden. The corporation, formed by the Haddonfield Methodist Church, has an option on a vacant 1.8 acre site owned by CHIP. Federal mortgage assistance and rent supplement funds are being sought.

Both projects are being aided by the department's housing fund.

FUNDS from page 1

Under Title VIII, matching grants are available to help states set up special training programs for municipal personnel. The program attempts to overcome occupational shortages in state and local government and meet growing manpower requirements in the field of urban and community development.

Under the Title VIII grant, the Department will offer courses in 17 subjects at sites throughout the state. The 17 subjects are: financial management, tax assessment, collection of taxes, general administration, planning and zoning, housing and urban renewal, housing code enforcement, conference series on urban problems, review of training needs, department staff training, management training, state fire school, parks and recreation, public welfare, police-community relations, and two urban affairs seminars.

The courses will be taught by personnel from the Department, the Bureau of Government Research of Rutgers University, the New Jersey League of Municipalities and other specialized groups. Enrollees will be charged reduced tuition rates, to be paid by local sponsoring agencies, tentatively set at 81 cents per class hour for each student.

Under Title IX, federal grants are available to help states reinforce their role in urban affairs.

## **Cape May Receives \$12,000 Joint Grant To Save Beach By Experimental Method**

A joint grant of \$12,000 to help the City of Cape May combat beach erosion was approved this month by the Departments of Community Affairs and Conservation and Economic Development. The grant, consisting of \$6,000 from each department, will allow Cape May to try an experimental beach conservation technique.

The award to Cape May was one of three grants made this month by the Community Affairs Department from its Model Cities Community Development Program, designed to help New Jersey municipalities develop coordinated programs to meet community problems.

Other grant recipients were Paterson, \$20,000, and Plainfield, \$2,500. Paterson, which already has received a first installment of \$5,000 on its grant, will use the money to develop a Model Cities program. Plainfield's grant assists the city in applying for a federal Model Cities planning grant.

In announcing the Cape May grant, Paul N. Ylvisaker, Commissioner of Community Affairs, and Robert A. Roe, Commissioner of Conservation and Economic Development, said "We hope to demonstrate a new flexibility and initiative by State agencies combining to help meet the needs of a hard-pressed community."

The South Jersey seashore com-

munity will use the money to finance a pilot experimental project designed to restore acres of sandy beach to the city's eroding coastline. If successful, the project could help revitalize the municipality's imperiled economic base—its summer resort industry.

The grant also helped Cape May meet expenses in preparing a comprehensive community development proposal for a second round Federal Model Cities grant.

A portion of the grant was used to hire unemployed Cape May residents to work on the beach protection project.

Roe said the Conservation grant was made from funds allocated to his Department for coast protection and shore restoration.

The project was initiated by Cape May Mayor Frank Gauvry and City Manager John Needles after negotiations with officials of both state departments. Cape May has committed \$2,000 in city funds to the project, which is being carried out on a section of the city's beach between Patterson and Windsor Streets.

The experimental technique being used in Cape May was first used with apparent success in Ocean City, another Cape May County shore community. The technique combines the natural action of the incoming and receding waves with man-made

*NEW TRAPS—  
Workmen continue  
the job of driving  
12-foot wooden  
pilings eight feet  
into the Cape May  
beach at right  
angles with the  
jetties. The pilings  
serve as a new  
kind of sand trap,  
designed to restore  
the eroding coast-  
line. The traps are  
being tested in a  
novel beach conser-  
vation technique.*



traps that are attached to existing stone jetties. The traps extend at right angles from the jetties, parallel to the shore, at the midtide point.

The traps consist of 12-foot wooden pilings driven eight feet into the sand.

It is anticipated that incoming waves will bring in quantities of sand that would be deposited behind the traps when the waves wash out. As the traps are covered by the growing sand mounds, new traps are driven in further out to sea.

Ylvisaker and Roe said the process, if successful, would be a useful economical beach restoration technique for many other New Jersey shore localities with similar erosion problems.

Cape May, with a winter population of 5,000, has a summer resort population of some 25,000. The city fears a decline in its resort industry if the steady deterioration of its beach continues.

The Cape May beach, which in 1945 stretched some 300 feet from the boardwalk to the ocean at low tide, has been eroded away entirely in some spots today.

The three grants this month bring to 12 the number of cities which have benefited from the State Model Cities Community Development Program. The other nine are Trenton, Hoboken, Camden, New Brunswick, Perth Amboy, Atlantic City, Orange, East Orange and Jersey City.



*POINTS TO  
PROGRESS—  
Cape May Mayor  
Frank Gauvry (far  
right) indicates  
where the new  
sand traps along  
the ocean front  
have begun to  
capture sand par-  
ticles. Looking on  
are James Shue  
(left), director,  
and Samuel  
Kriegman, assis-  
tant director, of  
the Department's  
State Model Cities  
Program.*



## **Center For Elderly Opens In Passaic**

A Passaic County Office on Aging, designed to provide services to the county's old people, has been created by Passaic County and the Division on Aging, State Department of Community Affairs.

Under a contract signed by both agencies, the Division on Aging will provide 75 per cent of a \$21,000 Federal grant to the new office with funds it administers under Title III of the Older Americans Act. The Passaic County Board of Chosen Freeholders will provide the balance of funds to cover office space, utilities and related services.

The Passaic County Office on Aging is the 12th center funded by the Division on Aging with federal funds.

## **On Negro History**

A bibliography of more than 1,600 printed works dealing with the Negro's role in New Jersey history from colonial days to the present has been published by the New Jersey Library Association.

The hard-bound bibliography, entitled *New Jersey and the Negro, 1715-1966*, was prepared after a three-year study by the Association. Copies may be purchased at the Trenton Public Library, 120 Academy Street, Trenton, N.J. 08608 at a cost of \$6.75 each.

## **Pilot Community Services Plan Launched To Give Essex County Direct Assistance**

The Department of Community Affairs has launched a pilot community services project that provides "direct and sustained technical assistance" to the Essex County government.

Community Affairs Commissioner Paul N. Ylvisaker said the project was developed by the Department's Office of Community Services at the request of the Essex County Board of Freeholders. It is designed to expand and increase county services to Essex communities.

Under the plan, the Department has assigned two of its community service officers to work full-time for a number of days each week in the Essex County Hall of Records, providing technical assistance to county officials in a variety of areas. Both men, who began work in early April, continue to receive their regular salaries from the Department of Community Affairs.

"This project represents the first attempt by the Community Affairs Department to provide direct and sustained technical assistance to a county government," Ylvisaker explained. "If it proves successful in Essex, we will consider similar programs throughout the State."

In a joint statement, Essex County Freeholder Director C. Stewart Hausmann and Freeholder Hymen B. Mintz, chairman of the board's legislative and planning committee, said, "Cooperative effort between the State and Essex County could result in increased services for Essex communities, greater economic development and more employment opportunities, greater economic development and more economic opportunities for the disadvantaged."

Gerald Reilly, a community service officer, works two days each week in Essex County, while Gregory Coleman, a supervising community service officer, works there one day each week. Reilly and Coleman are helping county officials develop and coordinate requests for state and federal aid. In addition, they serve as a liaison between Essex County and all state agencies and assist the county in coordinating and implementing many

of its educational, economic development and community service programs.

Ylvisaker said Coleman also is assisting in the "New City" project in Newark's Central Ward, a newly announced project sponsored by community and business leaders and Queen of Angels Catholic Church in Belmont Avenue. The project is attempting to create within the area near the proposed N.J. College of Medicine and Dentistry a "city within a city"—to consist of homes, businesses and schools run by neighborhood residents.

"We have in Essex County established planning and economic development as our priority goal," Hausmann and Mintz said in their statement. "Through this new joint effort, we hope to relieve the county's hard-core unemployed by expanding job training and employment projects already undertaken by the Board of Freeholders and through new educational efforts."

Hausmann and Mintz said County Planning Director Arthur Bray, who first suggested the cooperative arrangement after a conference with Ylvisaker, is working with Reilly and Coleman. They said both Community Affairs officers would assist Essex County for an indefinite period.

## **New Bibliography**

A bibliography listing all periodicals, publications, printed legislation and maps published by the New Jersey Department of Community Affairs is available for distribution.

It includes all matter published by the Department's six divisions: Office of Community Services, Office of Economic Opportunity, Division of State and Regional Planning, Division of Local Finance, Division of Housing and Urban Renewal, and the Division on Aging.

To order, write to the Office of Public Information, Department of Community Affairs, P.O. Box 2768, Trenton, N.J. 08625. There is no charge.

## **CHIP Dedicates First of 50 Camden Houses Being Renewed**



### **Before**

*Above, a dilapidated house in Camden as it appeared before restoration efforts had begun. Inspecting the house are Jerome I. Weinstein, executive manager of CHIP (Camden Housing Improvement Projects), the local housing rehabilitation sponsor, and William H. Bell, Jr., president of the First Camden National Bank and Trust Company, which helped finance the project.*



### **After**

*Above, the first of 50 CHIP houses to be rehabilitated in Camden with the help of a Community Affairs grant. The house located at 904 North Sixth Street, is turned over by Bell (left) to its new owners, Mrs. Alberta Pearson and her five children. Community Affairs Commissioner Paul N. Ylvisaker was on hand to dedicate the house, along with Camden Mayor Alfred R. Pierce and CHIP officials.*

## **\$5,000 Goes To Whitesboro To Fund Recreation Center**

The Department of Community Affairs has announced approval of a \$5,000 community development grant to help Whitesboro, a small all-black community in Middle Township (Cape May County), obtain long-awaited federal funds for the construction of a recreation and education center.

Community Affairs Commissioner Paul N. Ylvisaker said the grant would enable Whitesboro to meet the local share costs of an \$86,000 grant from the U.S. Department of Housing and Urban Development (HUD), which is now expected to award the funds. HUD officials have promised to award the grant if all local share costs are met.

Ylvisaker said the Community Affairs grant was made at the request of Middle Township Mayor Leroy H. May, Jr. and Boise Clay, chairman of the Whitesboro Recreation Commission.

"Through this grant, the Community Affairs Department hopes to free the federal funds necessary to finance Whitesboro's proposed recreation and education center," Ylvisaker said. "With both grants and the money already

raised by the community's herculean fund-raising efforts during the past nine years, this very necessary community facility may soon become a reality."

Residents of Whitesboro first initiated a plan to build a recreation center nine years ago, when they enlisted the support of business, church and community groups in a comprehensive fund-raising drive. After seven years, the drive had netted some \$2,500.

Two years ago, the community sought a \$56,000 grant from HUD to help finance the facility. The community would have been required to meet local share costs totaling \$19,500, including \$17,000 in "in kind" contributions for material, labor, appliances and fixtures.

The grant was never awarded, however, and recently HUD officials notified Mayor May that the project costs had increased by \$40,000, including an additional \$10,000 for local share contributions. Early last month, the municipality was told by HUD officials to raise the additional local share within 45 days or face the prospect of losing the entire grant.

According to local officials, the community has raised more than \$10,000 through local fund-raising efforts. The remainder was met by the Community Affairs grant.

## RELOCATION from page 1

rehabilitation projects. Under the law, the Community Affairs Commissioner is required to promulgate rules and regulations to implement the act.

The Commissioner noted that about 2,000 families and 500 businesses a year are forced to relocate without federal aid in New Jersey.

Among the new rules state and local agencies must follow are:

▶ a Workable Relocation Assistance Program must be formulated and implemented before proceeding with the project.

▶ the program must be submitted to the Community Affairs Commissioner for his approval, certifying that adequate and sufficient housing is available to the displaced, within their financial means, convenient to community services and near their jobs. The agency also must certify that relocation to other housing "will not reinforce local patterns of residential segregation on the basis of race or national origin" and must give priority to families of five or more, to individuals 62 years old or over and to the physically or mentally handicapped.

▶ a Site Relocation Office must be opened within the area to help implement the program.

▶ a "strong and beneficial" community services program must be

developed with residents of the area "in an effort to ease their residential transition."

The manual says the Workable Relocation Assistance Program must include, at the minimum, information and social services, data on the housing supply available, assistance in finding new quarters, relocation assistance payments and timetables governing them, and maximum coordination with other project activities. Local government units also are required to appoint a relocation officer to develop and implement the plan.

Under the law, the state agency or local government is required to give relocation payments for actual and reasonable moving expenses. These would amount to as much as \$200 for an individual or family, \$3,000 for a business or non-profit organization and \$4,000 to the operator of a farm.

The manual includes these figures but adds a provision giving relocated residents the option of accepting a fixed payment based on the number of rooms they occupy. Fixed payments would range from \$40 for a one-room apartment to \$200 for nine rooms or more.

Under the law, the relocation payments apply only to people not eligible for aid under other state or federal laws.

The law also guarantees a hearing

before the Commissioner for any displaced party who feels he has not been fairly treated. The Commissioner is empowered to approve, modify or rescind the action complained of at the hearing. The manual sets timetables governing the hearing procedure.

The State Transportation Department is exempted from the provisions of the law but is required to prepare and implement a Relocation Assistance Program "in general conformity" with provisions of the act and the manual.

Copies of the Relocation Manual are available from Miss June Moore, chief, Bureau of Relocation Assistance, Division of Housing and Urban Renewal, Department of Community Affairs, Box 2768, Trenton, New Jersey 08625.

## ***New Film Strip On Community Action***

One copy of a filmstrip, "Doing Things Together," produced by the North Carolina Fund, is available for loan to the public from the Office of Public Information, Department of Community Affairs, P.O. Box 2768, Trenton, N.J. 08625.

The filmstrip, accompanied by a five-inch reel of audio tape, explains how people joining together into neighborhood groups can make progress in such problems as housing, day care, recreation and employment.

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## **NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS**

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