

COMMUNITY

A Publication of the New Jersey Department of Community Affairs



Gov. Hughes Views Developed Meadows As 'Eighth Wonder'

Passage of historic legislation has set the stage for transformation of the Hackensack Meadowlands into what Governor Hughes envisions as "the eighth wonder of the world."

The Governor's optimism is shared by internationally known urban development experts, who consider the 18,000-acre Meadowlands, larger than Manhattan and within sight of its skyline, as one of the world's most valuable undeveloped real estate tracts. The low-lying, tide-washed tract spreads over 14 municipalities in Bergen and Hudson Counties.

The legislation creates a seven-member Hackensack Meadowlands Development Commission with far-reaching planning, financing and development powers. It also creates a companion committee, consisting of the 14 mayors in the district.

This administrative machinery makes it possible for the U. S. Army Corps of Engineers to proceed with plans for reclamation of the Meadows — a task requiring approval of Congress and some \$300 million in federal and other funds.

Paul N. Ylvisaker, Commissioner of Community Affairs, who will serve as a member of the commission, has said that full-scale development could create a new city in the Meadows and "will mean full employment for northern New Jersey for the next generation."

Final legislative action on the controversial bill came on Nov. 25. The State Senate had unanimously approved it last spring. The Assembly first voted to cut about one-third of the land area from the tract, which caused Governor Hughes to conditionally veto the amended bill as "fatally defective." The Legislature

(CONTINUED on page 6)

Two More N.J. Localities Get Federal Model Cities Grants; State Ranks Second Nationally

Atlantic City and Jersey City have become the eighth and ninth New Jersey communities selected to take part in the national Model Cities program.

The selection of the two cities last month gives New Jersey the same number of Model Cities as Massachusetts and more than any other state except California, which has 11. To date, 148 communities in the nation have been chosen for the broad new development program, administered nationally by the U.S. Department of Housing and Urban Development (HUD).

HUD awarded Atlantic City \$104,000 and Jersey City \$183,000 to plan a comprehensive five-year program to attack a variety of social and physical ills in target neighborhoods where urban problems are heavily concentrated.

In New Jersey, the Community Affairs Department administers a state counterpart of the Model Cities program. The department has given financial and technical assistance to 13 communities to help them apply for the federal program. All have submitted applications.

The department this month announced grants of \$30,000 to East Orange's Model Cities program and \$20,000 to Cape May City's. East Orange has already been selected by HUD and has received previous state and federal planning grants. Cape May's application is pending.

The department has done a composite analysis of the 13 target neighborhoods in New Jersey's Model Cities, which points out the critical needs in these neighborhoods. That analysis reveals the following facts:

► **Population:** The 13 neighborhoods combined contain 217,567 people, approximately 3 per cent of New Jersey's total population.

► **Income:** An average of 23.5 per cent of the residents of the neighborhoods have a family income of less than \$3,000, more than double the statewide rate of 11.4 per cent.

► **Unemployment:** The average unemployment rate for males 14 and older in the 13 neighborhoods is 9.1 per cent, or two-and-one-third times the statewide rate of 3.9 per cent. Unemployment ranges from 13.8 per cent in Atlantic City's model neighborhood to 5.6 per cent in Plainfield's.

► **Housing:** An average of 35.5 per cent of the model neighborhoods' housing is substandard, almost double the state rate. In Hoboken's model neighborhood, 3,560 of the 5,400 housing units—66 per cent—are substandard. In several other neighborhoods, over 50 per cent of the housing is substandard.

► **Education:** More than one-third of the model neighborhood residents of age 25 and older—34.4 per cent—have fewer than eight years of formal education, or about 2-1/2 times the statewide rate.

► **Welfare:** An average of 28.1 per cent of all persons under age 21 in the 13 neighborhoods receive aid to fami-

lies with dependent children payments, more than six times the national rate of 4.37 per cent.

► **Health Care:** As measured by infant mortality rates, health care in the model neighborhoods is inadequate. In 1966, there were 51.9 deaths per 1,000 live births in Perth Amboy's model neighborhood, and 36.6 deaths in Jersey City's Model neighborhood, compared with a statewide rate for that year of 22.4 deaths.

The potential scale of the Model Cities program in New Jersey can be gauged by totaling the federal aid programs currently under way in the 13 model neighborhoods. The total comes to about \$360 million, which is being matched by local contributions of about \$140 million.

In addition, the Model Cities effort in New Jersey can be expected to bring in an estimated \$225 million in federal funds over the next five years.

\$355,063 For Urban Renewal Shared By Seven Communities

Seven New Jersey communities received state urban renewal assistance grants totaling \$355,063 from the State Community Affairs Department during the past two months.

The communities and their grant totals are: New Brunswick, \$104,063; Mount Holly (Burlington), \$75,000; East Orange, \$54,000; West New York, \$50,000; East Brunswick, \$40,000; Hoboken, \$18,000; and Burlington City, \$14,000.

In six of the seven projects (all but Burlington), the grants will be used to make capital improvements or to strengthen housing code enforcement programs in urban renewal project areas. The Burlington grant will finance the preparation of a Neighborhood Development Program (NDP) application—the first to be awarded in New Jersey for this purpose.

James Chew, chief of the bureau of urban renewal, said the grants were made from part of a \$1.5 million appropriation for urban renewal in the 1968-69 state budget. They are authorized under the State Aid for Urban Renewal Projects Law of 1967. Under the law, the state may grant municipalities up to one-half the local share of federally financed urban renewal projects.

East Brunswick, Hoboken and East Orange will use their grants for local code enforcement projects in older, blighted neighborhoods. The other communities will use the funds to reduce local share costs of urban renewal projects financed by the U.S. Department of Housing and Urban Development (HUD).

Burlington received the grant advance after deciding to prepare a Neighborhood Development Program application instead of a conventional urban renewal application. The NDP program, authorized under the recently passed Federal Housing Act, is designed as a quicker, more effective urban renewal technique.

Previously, the Department had awarded an urban renewal grant of \$14,588 to Hoboken and a \$500,000 short-term loan to Newark for land acquisition on the site of the New Jersey College of Medicine and Dentistry. The Newark loan has been repaid.

Local Finance Forms Debt Management Advisory Committee

The New Jersey Local Finance Board, an agency within the Department's Division of Local Finance, has created an eight-member Debt Management Advisory Committee to help reduce the cost of bond financing for New Jersey localities.

James A. Alloway, director of the Local Finance Division and chairman of the Local Finance Board, announced the formation of the new committee in an address last month to municipal officials at the annual conference of the New Jersey League of Municipalities in Atlantic City.

Alloway said the committee, consisting of prominent representatives of the banking and finance community, would advise the Division's six-month-old debt management team, which already has helped 136 New Jersey municipalities and school districts save more than \$2 million in interest costs. The savings were brought about largely through debt management techniques recommended by the team, resulting in improved credit ratings on bond financing.

The three-member team is headed by Robert E. Dolan, a bond financing specialist formerly with a Wall Street firm. It is available to any local jurisdiction that requests its help.

The new debt management advisory committee will have wide-ranging study and advisory functions. It will review the entire local debt structure of the state and offer suggestions for improvement.

The committee will keep the board informed of current trends in local finance, suggest policy guidelines in these matters, study the advisability of creating an informal rating system for municipalities with a debt structure of less than \$600,000 and review and suggest ways to help local communities achieve the greatest savings possible in local financing.

Alloway said the debt management team would serve as the secretariat to the new advisory committee, providing it "with a built-in staff and



LOCAL FINANCE — James A. Alloway, director of the Department's Division of Local Finance, center, explains the workings of the six-month-old debt management team to local officials during the consulting session of the League of Municipalities Convention. The team, headed by Robert E. Dolan, has helped local jurisdictions save more than \$2 million in interest costs on their bonds since it began functioning last May.

allowing them to deal directly with that segment of the Division that is responsible for debt management technical assistance to our local jurisdictions." Alloway, as director of the division and chairman of the Local Finance Board, said he would "provide the vital tie-in between the 'thinkers' and the 'doers.'"

Members of the advisory committee are: Karl Farnow of National State Bank, Newark; Fin Greene of Hawkins, Delafield and Wood, New York; Henry Glendinning, Jr. of Butcher and Sherrerd, Philadelphia; Fred Sautter of Boland, Saffin, Gordon and Sautter, New York; John J. Ryan of John J. Ryan and Co., Newark; Robert Riehle, formerly of Moody's Investors Service, New York; David Ellingwood of Morgan Guaranty Trust Company, New York; and Leo A. McCarthy of Reed, Hoyt, Lunshburh and McCarthy, New York.

Any local jurisdiction—municipal or county government and school district—interested in gaining the aid of the Debt Management Team should contact: New Jersey Department of Community Affairs, Division of Local Finance, P.O. Box 1959, Trenton, N.J. 08625.

Intern Joins H.F.A. As Housing Trainee

The New Jersey Housing Finance Agency has acquired the services of a 26-year-old Atlantic City resident as a housing intern under a new training program sponsored by two Washington, D.C. urban affairs organizations.

Thomas V. Seessel, HFA director, said the intern, Ernest Bradley, of 2304 Sheldon Avenue, Atlantic City, will work with the state housing agency for the next nine months. He will be involved in site analysis and processing of applications for HFA funds, feasibility studies of such project applicants, and the sale and management of co-op housing.

Bradley, a graduate of Atlantic City High School, attended Virginia State College, where he received a B.A. degree in history. He was one of 30 persons selected from among 150 applicants for the national intern program by the Foundation for Co-operative Housing, and by Urban America, Inc.

The program is financed by a Ford Foundation grant.

State Study Says Pt. Pleasant Beach Needs Administrator

Point Pleasant Beach Borough, a small, shore community in northwestern Ocean County, needs the services of a full-time borough administrator, according to an administrative study recently completed by the Department of Community Affairs.

The study was conducted by the Department's Office of Community Services through the Municipal Personnel Interchange program. Under this program, the Department arranges for qualified local officials to be exchanged among municipalities for special assignments.

At the request of Point Pleasant Beach, the administrative study was conducted by Louis Hayward, business manager of South Brunswick, in cooperation with the Office of Community Services. South Brunswick was paid for the time Hayward spent conducting the study.

According to the report, Point Pleasant Beach needs someone "at the helm during the normal business day to whom department heads can look for advice and direction." The borough is governed by a part-time mayor and council.

"A borough administrator is needed to provide professional supervision and direction for a coordinated, efficient and economical government," the report said.

To improve this, the report recommended a revision of the borough's administrative code to include the post of administrator and to define further the duties of the mayor and council. The report said the code also should be expanded to include the responsibilities of all municipal departments, offices and boards.

Among the other suggestions made in the study are: a formal budget procedure; a sound personnel policy; a graded salary plan; a more economical central purchasing system; and a new borough treasurer with educational and/or work background in municipal accounting and budgeting. The study further noted the

(CONTINUED on page 6)

Sterns Named As Governor's Counsel

Joel H. Sterns, deputy commissioner of the Department of Community Affairs since its founding in March of 1967, has been named by Governor Richard J. Hughes as his new personal counsel.

Sterns, 34, has been active in New Jersey government affairs since 1957 when he became an aide to former Gov. Robert B. Meyner. Later, he became research director of the Democratic State Committee. From 1958-61, Sterns served as an assistant to former State Conservation Commissioner Salvatore Bontempo.

He then went to Washington with the Alliance for Progress and later, as assistant to the director of the Export-Import Bank. In October 1964, Sterns returned to New Jersey to help form the nation's first State Office of Economic Opportunity and to serve as its deputy director. He remained in that post until joining the Community Affairs Department.

Sterns received a bachelor's degree in journalism from Northwestern University in 1956 and a master's degree in public affairs from Princeton University's Woodrow Wilson School for Public and International Affairs in 1958. He earned his law degree from New York University.

State Receives \$2.8 Million HEW Grant To Control Rats, Insects In Urban Areas

New Jersey has received approval for a federal grant of \$2,825,104 to help finance demonstration programs designed to improve sanitation and to control rats, mice and insects in older, urban neighborhoods.

Under the Partnership for Health Program, state and municipal appropriations will comprise local share costs. Notice of the grant approval was sent to Governor Hughes by Wilbur J. Cohen, Secretary of the U.S. Department of Health, Education and Welfare (HEW).

The grant, which covers the 1969 fiscal year, was announced jointly by Commissioner Roscoe P. Kandle of the State Health Department, which will administer the program, and Commissioner Paul N. Ylvisaker of the State Community Affairs Department, which will lend major assistance. The two departments collaborated in drawing up the proposal for the grant last year, soon after Congress passed the legislation authorizing the program.

The object of the program is to promote the health of low-income people in city neighborhoods through pilot projects demonstrating effective sanitary practices for control

of rats, mice and insects. It will provide low-income area residents with training and experience in environmental and household sanitation practices and establish a framework for maintaining permanently the progress achieved in the pilot programs.

To qualify for grants, communities must submit to the State Health Department detailed plans documenting serious health hazards caused by rats and insects in specified target areas. Grants will be used by the local governments to conduct neighborhood-based rodent and insect control efforts.

The program also will seek to improve municipal health and sanitation services and to employ local residents in new-career jobs in the fields of municipal sanitation, health services, and neighborhood improvements.

Each participating municipality will have to establish local community groups to implement the rodent and insect control operation, guarantee citizen participation in its project and provide adequate community education in sanitation procedures.

The program will be administered on the state level by a project director in the State Health Department.

First Families Move Into Amity Village

Three Newark families have become the first to move into Amity Village I, a group of Newark houses rehabilitated through the use of a \$1.2 million loan from the New Jersey Housing Finance Agency.

Amity Village I consists of several two- and three-story wood frame buildings located in a one-square block area bounded by 18th and 19th Avenues and 19th and 20th Streets. The buildings, containing a total of 105 apartments, were completely rehabilitated by the Tri-City Citizens' Economic Union.

The union, a non-profit group of community leaders and clergymen, renovated the apartments for co-op purchase by moderate income families. The first unit was dedicated last July. The three families are: Mr. and Mrs. Jerry Stebbins, Jr., and their three children; Mr. and Mrs. Silas Jones and their two children, and Mrs. and Mrs. Eddie Stubbs and their four children.

The families now occupy the three-family building located at 100 19th Avenue and pay monthly carrying charges of \$135 plus gas and electricity. Each family paid a \$400 down payment.

The Stebbinses and the Joneses had been forced from their previous homes by Route 78 construction work in Newark. The Jones family was paying \$180 monthly for its previous housing.

Seven additional families were expected to move in during December with 15 more scheduled to enter in January.

In other action, Thomas V. Seessel, director of the HFA and administrator of the \$2.25 million Community Affairs Housing Development and Demonstration grant fund announced the awarding of interest-free loans totaling \$18,575 to two non-profit housing groups in Jersey City. The loans will be used to aid in rehabilitating 109 apartment units for rental to low-income families.

One loan, totaling \$14,000, went to New Hope Baptist Homes, Inc., a non-profit housing sponsor formed

HOUSING BOX SCORE

(May 31, 1967 to Nov. 30, 1968)

Completed and Occupied: 64 units in Newark, Hoboken, Camden.

Under Construction: 1,134 units in Newark, West New York.

Under Rehabilitation 126 units in Camden and Newark.

Moderate Income Housing Financing Approved: 1,194 units in Newark, Camden, Trenton and Union City.

Moderate Income Housing Applications Pending: 14 projects totalling 3,468 units.

Housing Need Resolutions: Passed by 32 municipalities

Housing Development and Demonstration Grant Projects: 32 projects totalling 3,704 new and rehabilitated units in 14 communities.

by the New Hope Baptist Church, Jersey City. The loan will aid in rehabilitating 97 one, two and three bedroom apartment units in six buildings, located at 445 and 500 Bergen Ave., and 92-94, 123-125 and 127-129 Summit Avenue.

The other loan, for \$4,575, went to Mt. Pisgah Home Development Corp., Inc., a non-profit group formed by the Mt. Pisgah African Methodist Episcopal Church, Jersey City. It will be used to plan the rehabilitation of 12 apartment units in a building at 425 Rose Ave., Jersey City.

Seessel said both projects will seek permanent financing from the Federal Housing Administration (FHA) and expect to receive federal rent supplement funds to set rents at a level that can be afforded by low income families—families with annual incomes of from \$4,000—\$6,000, depending on the number of dependents.

Without federal rent supplements, the apartments in both projects would have to rent for about \$130—\$160 a month, depending on the number of rooms.

Department Issues Two New Booklets

Two new brochures dealing with programs of the Department of Community Affairs were published this month.

One brochure, titled "Assistance Programs of the New Jersey Department of Community Affairs," is a directory of many of the state aid programs and services available from the Department to municipalities, counties, and other agencies. The 38-page booklet includes brief descriptions of 31 separate assistance programs.

The other brochure, titled "New Jersey Laws Affecting Housing Sponsors," is a reference booklet containing the texts of nine laws of interest to prospective sponsors of low- and moderate- income housing in New Jersey. These laws govern state programs of financial assistance to sponsors, forms of organization eligible sponsors may use, and regulations with which sponsors must comply. A digest and reference to other relevant legislation are included.

Copies of both brochures are available, free of charge, from the Department of Community Affairs.

MEADOWLANDS *from page 1*

then upheld the veto, restoring the excluded acreage.

The Governor has maintained that the essential federal reclamation project would be impossible under the Assembly-amended version of the bill, "dooming Meadowlands development."

Governor Hughes has said he expects to submit his choices for commission members to the Senate when it convenes January 14.

The Governor has urged President Johnson and President-elect Nixon to give high priority to development of the Meadows. The commission is empowered to utilize a whole array of federal and state programs, including urban renewal.

Ylvisaker has estimated that bulldozers could be at work in the Meadows by 1972 if planning proceeds on schedule and Congress makes an early appropriation of funds for reclamation and flood control. It would be the largest reclamation project ever attempted east of the Mississippi River.

As for the specific course future Meadowlands development will take, Ylvisaker has emphasized that the commission itself, in cooperation with the committee of mayors, will make that determination in its master

plan. No such plan exists now, although a number of preliminary studies have been published by the Department's Division of State and Regional Planning.

These studies have estimated that the Meadows, when fully developed, could produce:

► A rise in land values in the district of about \$1 billion and development values several times that amount.

► Jobs for as many as 300,000 people.

► An increase of more than \$200 million for the state Fund for the Support of Public Schools. Proceeds from the sale or lease of state-owned riparian (tide-flowed) lands, which comprise a large portion of the Meadowlands district, are earmarked for the school fund by the State Constitution.

► A net return in property tax revenue over service costs exceeding \$100 million a year.

The Meadowlands municipalities would be the sole beneficiaries of any increased property tax revenues from the district, since the legislation requires all such revenues to be distributed to the municipalities in proportion to their respective shares of undeveloped Meadowlands areas.

Ylvisaker was scheduled to meet

with Meadowlands mayors this month to discuss the legislation.

He has said that he anticipates great interest in the Meadows from private enterprise and labor, not only in plant locations, but in large-scale "investments in community facilities like housing, cultural activities, the whole mix that makes good living." He said he would urge industry to "make a statement about how future communities ought to be built with their participation."

STUDY *from page 4*

need for cooperation between Point Pleasant Beach and neighboring municipalities in dealing with areas such as public utilities, health services and education.

The 34-page report was prepared at a total cost of \$1,070, with the Borough paying \$200 of that. It was the tenth in-depth administrative study completed by the Department through the Municipal Personnel Interchange program.

Five others, including one of the Point Pleasant Beach police department, are under way. Copies of the report are available for one dollar from the Department of Community Affairs, Office of Community Services, Box 2768, Trenton, N.J. 08625.

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