

COMMUNITY

A Publication of the New Jersey Department of Community Affairs



REHABILITATION—These two-story row houses on Wilkinson Place in Trenton are being rehabilitated by a nonprofit housing sponsor, North, East, South Trenton (NEST). The 38 houses will be sold to low-income families. NEST was aided by a Department seed money loan; a story on this program appears on page 3.

DCA's 1970 Budget Totals \$14.5 Million; 80 Per Cent in State Aid to Communities

A fiscal year 1970 budget of \$14,505,838 has been appropriated by the Legislature for the Department of Community Affairs.

The budget includes \$2,985,838 for the Department's operations and \$11,520,000 for state aid programs during the year beginning July 1. Nearly 80 per cent of the Department's total budget will be returned to New Jersey communities in the form of state assistance grants and loans for a variety of projects.

The Legislature also:

▶ Appropriated \$12 million for a special urban aid program to benefit the State's six largest cities. Applications from the cities are to be submitted to the Department's Division of Local Finance.

▶ Appropriated \$950,000 to the Hackensack Meadowlands Development Commission for its expenses. Of this amount, \$700,000 is to be repaid to the state treasury out of proceeds from the Commission's sale

of revenue bonds.

▶ Created a new Women's Division within the Department. However, the new division will not become operational until after funds have been appropriated.

The departmental budget, which is \$1.9 million higher than that of the current fiscal year, contains funds for no new projects. Funds are provided for 12 separate state aid programs in the fields of housing and neighborhood development, economic opportunity, and strengthening local government.

The biggest budget increases are for housing and neighborhood development programs, to which more than 60 per cent of the state aid budget is allocated. A total of \$2 million was appropriated for the State Model Cities-Community Development program, which has helped nine New Jersey communities receive federal Model Cities planning grants and has

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Grants to Provide 2,600 Youth Jobs

The Department has allocated \$1,158,911 in State grants to 25 local sponsors who will provide an estimated 2,645 summer jobs to low-income youths throughout the State.

The grants are being allocated under the Department's Youth in Community Service Corps (YCS) program to 20 community action (antipoverty) agencies, two municipal governments, two boards of education and a housing authority. They were made from a \$1.6 million state aid appropriation for youth employment in the Department's 1969-70 budget.

Commissioner Paul N. Ylvisaker, who announced the grants, said the YCS program would supplement the federal Neighborhood Youth Corps summer employment program, which is expected to provide jobs for 8,571 disadvantaged New Jersey youths this summer.

The YCS program was started last summer to offset a cutback of some 2,200 job openings under the Neighborhood Youth Corps program. At the request of Governor Richard J. Hughes, the Legislature appropriated a special fund of \$1 million for YCS. This year, the YCS appropriation was included in the Department's regular budget.

Ylvisaker said the YCS youths, ranging in age from 14 to 21, would be recruited by the local sponsors and assigned to a variety of worthwhile community service projects developed by the agencies in response to local needs.

He said the youths would be employed for nine weeks, beginning June 30 and ending August 29. He said they would work 26 hours a week, and would also participate in tutoring, vocational and personal counseling, and recreation activities.

"The YCS program fills a critical need in the lives of disadvantaged young people," Ylvisaker said. "It

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Waste Study Shows Meadows Absorbs 30,000 Tons Weekly

Some 30,000 tons of solid waste are being dumped each week at 11 sanitary landfill sites within the Hackensack Meadowlands district, according to a survey recently completed for the Hackensack Meadowlands Development Commission.

The survey showed that about 25,000 tons of this waste originates from 118 New Jersey municipalities, all within an eight-county area surrounding the Meadowlands. Another 4,000 tons comes from outside the State, mainly from Manhattan, the Bronx and Westchester County in New York.

The survey, conducted by the State Health Department, was required by law. The Commission, which has extensive planning, financing and development powers within the 18,000-acre Meadowlands district, will use the survey results as a basis for guaranteeing to each municipality

now disposing of solid waste in the Meadows that at least its present volume of waste will be accommodated.

Paul N. Ylvisaker, chairman of the Commission and Commissioner of the Department of Community Affairs, said that the survey results would be circulated to each municipality.

He said, "We are obligated by law to guarantee this minimum capacity, but this in no way implies that we will limit the municipalities to their present rate."

He pointed out that the Commission is authorized by law to acquire and construct solid waste disposal facilities. He said that the Commission would study alternative methods of waste disposal to determine which method would best meet regional needs over the long run while preserving the goals of Meadowlands master planning.

Department Recommends Efficiency Moves in 6 Studies

Six administrative studies, conducted recently by the Department for New Jersey local governments at their own request, have made a variety of recommendations for improving the efficiency of local government operations.

A study of Essex County, the first to be made by the Department for a county, calls for a new form of government there.

Three administrative studies, performed for Barrington Borough (Camden County), Bound Brook Borough (Somerset County) and Little Falls Township (Passaic County), recommend the hiring of administrators to provide full-time municipal management. The communities now have part-time governments.

Two personnel studies, for Freehold Borough and Wall Township, both in Monmouth County, have recommended ordinances which have already been adopted by the local governments.

Herbert Rosen, deputy director of the Department's Office of Community Services, said in announcing the publications, "The studies are designed to assist local government in the solution of its problems and to

strengthen it when and where we can."

Among the recommendations of the Essex County study are the following:

▶ A revised form of county government under a modern charter. In order to consider a change in government, the county would have to convene a charter study commission.

▶ A new Department of Finance and Administration composed of an expanded County Treasurer's office and several other divisions. The department would provide the "coordination necessary for efficient and effective county operations."

▶ Adoption of an administrative code which would be a compilation of all regulations related to administrative powers, duties and procedures.

Barrington Borough needs an administrator responsible to the Mayor and Council to oversee the municipality's operations, according to that study.

The Bound Brook study, containing 40 recommendations, was conducted by Barry R. Evans, township manager of Pequannock Township (Morris County) through the Department's Municipal Personnel Interchange Program. Under the program, the Department pays the lending

"If we build disposal facilities," Ylvisaker said, "we will want to build them on a scale that will serve the long-term needs of the region. We will want to provide waste disposal services inexpensively, and in a manner that will not cause environmental damage or pollution."

He said that the Commission would be guided by the Health Department's statewide solid waste plan and by its own plans for the balanced development of the Meadowlands in setting a policy for the future.

"One thing is clear," Ylvisaker said. "The staggering amount of waste now being dumped at district landfills—1½ million tons a year—is increasing continuously and will use up available land very quickly unless alternatives to present disposal methods are found. The Commission is bound to find a solution, and it has little time to spare."

municipality for the time an official spends acting as a consultant in another municipality.

Bound Brook's most pressing need is for "administrative direction of its daily operations," Evans' report says.

The Little Falls study recommends that the administrative assistant to the Township Committee be changed from a part-time to a full-time position. It also recommends combining several other existing part-time jobs into full-time positions.

The Freehold personnel ordinance is unique, according to Rosen, since it combines both Civil Service law and regulations with local personnel practices and policies in a single document. The ordinance, drafted with the aid of the State Civil Service Department, unifies the township's personnel regulations and standards.

The Wall Township study includes a personnel ordinance and job classification plan, both of which have been adopted. It also contains a salary survey of five surrounding communities.

The studies are available at \$1.00 each from the Office of Community Services, New Jersey Department of Community Affairs, P.O. Box 2768, Trenton, N.J. 08625.

Housing Plans Advanced, Innovations Demonstrated Through Revolving Fund

One of New Jersey's most critical needs is for decent, low-cost housing that families of modest means can afford. It's been estimated that one out of every five housing units in the State is in need of replacement or repair.

And one of the critical needs in the process of building low-cost housing is money — particularly money that can be used early by nonprofit, community-based housing sponsors to acquire land, hire architects and attorneys and loan consultants, and in some cases to try out a new idea in construction, rehabilitation or design.

The Department's \$2.25 million Revolving Housing Development and Demonstration Grant Fund was established two years ago to meet this need for start-up or "seed" money and for backing experimental housing approaches.

To date, the fund has enabled sponsors to obtain federal and state mortgage commitments for the construction or rehabilitation of 1,659 housing units.

Virtually all available funds have been committed, and the New Jersey Housing Finance Agency (HFA), which administers the fund for the Department, currently has applications on hand which, if approved, would consume the entire \$1.45 million additional legislative appropriation for the fund in the fiscal year beginning July 1.

Thomas V. Seessel, HFA executive director, said that as of March 1, 50 loans and 24 grants had been made from the fund. Few awards have been made since then because of lack of uncommitted funds, he said.

"If all the projects we are funding are successful in attracting mortgage funds and are carried through to construction, about 8,400 dwelling units will be added to New Jersey's housing supply," he said.

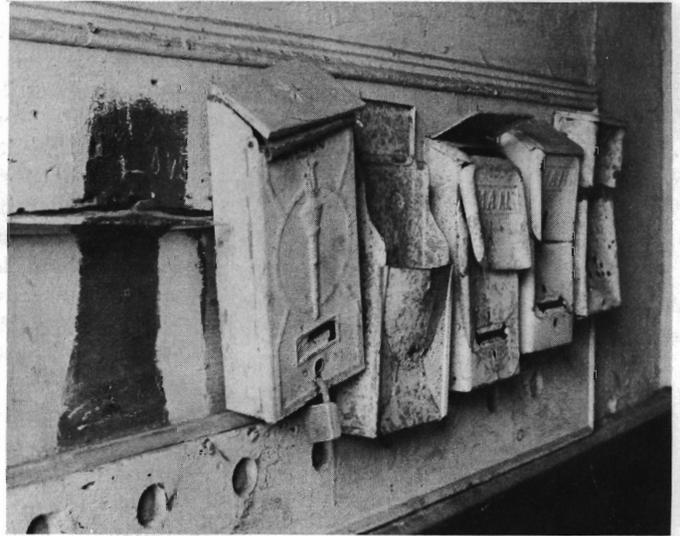
Seessel said that about 70 percent of the fund has been used to back nonprofit rental or cooperative housing. About 20 percent has been loaned or granted for rehabilitation of housing for resale to low and moderate-income families.

The balance of the fund has been used for development of minority group contracting skills, management training, development of computer programs for rapid mortgage loan processing, and special housing surveys.

In Camden, three housing development corporations have a total of 194 homes either completed or in various stages of rehabilitation, processing for HFA mortgages, or under option for purchase. Fifty-three homes have already been sold to low and moderate income families by two of three Camden groups.

In Trenton, the Trenton Coalition and North, East, South Trenton (NEST) have a total of 54 homes under rehabilitation or processing for HFA mortgages. Trenton Coalition is composed of various church and business groups, and NEST is made up of representatives of three community councils.

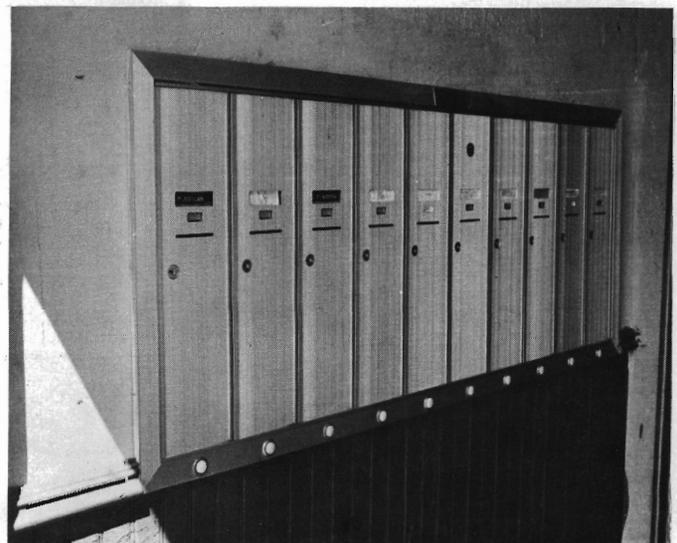
The Home Ownership Made Easier (HOME) program in Atlantic City currently has a total of 15 homes in various



stages of rehabilitation, under option for purchase, or processing for Federal Housing Administration (FHA) mortgages. HOME is composed of representatives of local businesses and the clergy.

In addition to the housing development corporations, several other seed money loans have already resulted in mortgage commitments. These include:

Bayonne Interfaith Housing, a mortgage commitment from FHA for 47 units of rehabilitated housing; East Orange Senior Citizens, 127 units of new elderly housing financed with a HUD mortgage; New Jersey Civil Service Association, 196 units of new construction in Trenton, financed by the HFA; the 364-unit Fitchway III development in Trenton, financed by the HFA; the 60 Garden Street Association, which has completed rehabilitation of 10 units in Hoboken with a seed money loan; the Mt. Pisgah African Methodist Episcopal Church in Jersey City, 12 units of rehabilitation with an HFA mortgage commitment; Wildwood Lions Club, 154 units of new elderly housing with a HUD mortgage; Paterson UNITED, rehabilitation of 76 units, financed by HFA; Tri-City Citizens Economic Union #1, 442 units of rehabilitated housing in Newark, with an HFA mortgage; and Haddonfield Methodist Church, 60 units of new construction in Camden, with an FHA mortgage.



— Photos by Michel de Goyon.

HFA Report Cites \$50 Million Low Cost Housing Program

By the end of 1968, its first full year of operation, the New Jersey Housing Finance Agency (HFA) had a \$50 million moderate-income housing program under way, with commitments to finance 2,636 apartment units in five New Jersey cities.

This achievement record is described in the HFA's second annual report, covering its activities in the 1968 calendar year. The report was sent to the Governor and the Legislature last month and is available free of charge from the HFA, 101 Oakland St., Trenton, N.J. 08618.

The report notes that by yearend, four HFA-assisted developments containing 1,236 units of housing were under construction or rehabilitation in Newark and West New York, and that commitments had been made to finance an additional six developments containing 1,400 units in Newark, Trenton, Union City and Paterson. The total cost of these 10 developments is \$50,180,000.

It also notes that the first three families moved into an HFA-financed development in November, 1968, with another development expected

Pilot Regional Relocation Project Aided

An \$11,200 grant from the Department will help relocate 32 displaced families from four lower Camden County communities through a pilot regional relocation program.

It is the first attempt by any government or private agencies in the State to relocate displaced families on a regional basis. The four communities are Chesilhurst, Waterford, Berlin Township and Winslow—adjacent suburban Camden municipalities.

The grant was made from part of a \$2.25 million state aid appropriation for relocation and rent supplements in the Department's 1968-69 budget.

The Department's relocation assistance program provides financial aid and services to help defray the moving expenses of families and businesses forced to vacate their homes or premises due to the action of a government agency.

Under regular relocation procedures, a municipality must document the availability of adequate housing within its borders for all families to

be occupied during 1969. It points out that all 10 developments are expected to be under construction or completed during 1969. One-year bond anticipation notes totaling \$19,287,000 were sold during 1968, the report says.

In a letter of transmittal to Governor Richard J. Hughes and the Legislature, Paul N. Ylvisaker, chairman of HFA and Commissioner of Community Affairs, noted that HFA had been created by the Legislature in 1967 to meet the housing needs of New Jersey's moderate-income families who face sharply rising housing costs.

For 1969, HFA has developed plans to make use of all available state and federal programs to reach a broader economic range of moderate- and low-income families, Ylvisaker said. Federal rent supplements and the Section 236 interest-reduction payment program, both available to states under the Housing and Urban Development Act of 1968, will be utilized.

Another source of aid available to HFA to provide better housing for a

be displaced through a local action. Such families may relocate outside the community but only at their own request.

Under the novel regional approach, the four communities, in effect, pool their housing resources—making it possible for the 32 families to receive aid in relocating in any of the four localities, not just the one in which they now reside.

The grant went to the Lower Camden County Rural Poverty Residential Area Rehabilitation, Inc., a local non-profit housing corporation, which will administer the project. The agency was chosen by the four municipalities as their official relocation agency.

The grantee will provide services and relocation payments of up to \$200 to each of the families, which are required to move because of local health and code enforcement projects. The agency plans to relocate most of the families in units scheduled to be renovated through its own housing rehabilitation program in the four communities.

broader range of families is the \$12.5 million Housing Assistance Bond Issue, approved by New Jersey voters last year. Last month, Governor Hughes signed into law the bill appropriating the money. HFA is developing guidelines for the use of the funds, which will be used to lower the interest rate on housing mortgages and to ease the restrictions on the design of housing built under tight federal cost ceilings.

2 Cities Awarded Renewal Grants

State urban renewal assistance grants totaling \$81,200 were awarded to Jersey City and Camden last month by the Department's Division of Housing and Urban Renewal.

Jersey City received a \$56,000 grant to cover half the local share cost of the city's federally-aided demolition project. The city plans to tear down 142 structurally unsound houses located in its Model City neighborhood and in its Greenville, Hudson City and Lafayette sections. The U.S. Department of Housing and Urban Development (HUD) is contributing \$446,268 toward the project, which includes funds for relocation assistance to families that are to be displaced.

Camden's \$25,200 advance will be used by the city's Housing Authority to develop plans for new and rehabilitated housing in a three-block section of Cooper's Point known as "Poet's Row." The plans will be incorporated into Camden's Neighborhood Development Program (NDP), a new alternative to urban renewal that permits the early construction of needed improvements and rehabilitation of properties in renewal areas on an annual basis.

Preliminary housing plans for the Poet's Row area, bounded by Second, Third, Byron, Milton and Burns Streets, were developed jointly by three community groups in cooperation with the Camden Housing Authority. The groups are Cooper's Point Neighborhood Action Group (NAG), the Interfaith-Interracial Council of the Clergy (IICC) and the Camden County Legal Services Corporation. A total of 87 properties are involved in the plans.

State, Federal Grants to Assist Minority Firms in 4 Cities

Minority-group communities in four New Jersey cities will establish their own medium-sized businesses with assistance from the State Department of Community Affairs and the federal Economic Development Administration (EDA), an agency within the U.S. Department of Commerce.

The businesses, each to employ between 30 and 250 persons, will be set up in Atlantic City, Camden, Hoboken and Trenton within the next 12 months. Funds for the project are being provided through an \$80,238 grant from EDA and a \$50,946 grant from the Department.

Donald J. Cogsville, administrator of the Department's community enterprise program, who drew up the proposal, said that all four businesses would work in close partnership with both established businesses and the minority communities.

He said that the nature of the businesses to be established would be determined through negotiations with business and community representatives. Examples of the types of businesses that might be suitable, he said, are a supermarket, a marketing and public-opinion research organization, and various types of manufacturing firms.

"There is a well-documented need for the creation of business opportunities for minority groups," Cogsville said. "These business would provide jobs and income for the communities in which they are located, as well as new avenues of career opportunity, and would supply a ready market for improved services and consumer goods in the ghetto."

He said the grants will provide for staff and management consultants for the new businesses. A number of New Jersey banks have expressed interest in supplying capital to such ventures, he said.

Through partnership with successful and established

Farm Workers Get Legal Aid

Free legal aid will soon be provided to impoverished farm workers in Gloucester, Cumberland and Salem Counties under a program being established by Camden Regional Legal Services, Inc.

The program is being funded through a \$15,000 Department grant and a \$32,093 grant from the U.S. Office of Economic Opportunity. It will operate from a branch Legal Services office in Bridgeton (Cumberland County), staffed by a director, two attorneys and a community worker, all of whom speak Spanish.

Mrs. Ellen Smith, director of the Department's Office of Legal Services, said that both migrant and "day haul" workers—those who live in cities but are brought to the farms daily—would benefit from the new program.

"The Governor's Task Force on Migrant Farm Labor has documented the need for legal protection of the State's farm laborers, most of whom earn less than \$2,000 a year," she said.

The Bridgeton office, in addition to providing legal aid, will attempt to improve the employment status of farm workers through study of working conditions, wages, contractual arrangements and similar matters with a view toward recommending legislation. It will also help establish two consumer cooperatives which will sell food, clothing and home furnishings.

businesses, Cogsville said, the minority corporations will gain valuable training and experience in management. He said the ultimate aim of the project will be for the new businesses to become independent under community control.

Cogsville said the Department's role would be to contact minority organizations and top management executives of large corporations to work out details for the new businesses. He said the Department would also offer guidance on the economic feasibility of the projects and methods for achieving minority control, and would provide organizational and financial advice.

Moody's Given Data Package In Behalf of School Districts

In an effort to help 43 low-credit New Jersey school districts improve their bond ratings, the Department has assembled a comprehensive package of fiscal and socio-economic data on the districts and presented it to Moody's Investor's Service, the New York rating house.

The presentation was made on June 19 to John F. Weiner, president of Moody's, by James A. Alloway, director of the Department's Division of Local Finance; Robert E. Dolan, head of the Division's debt management team; and Dr. Edward W. Kilpatrick III, assistant state education commissioner. It is believed to be the first such presentation ever made by a state on behalf of a large number of school districts.

"This mass presentation will inform the financial community about New Jersey localities, and will help create a better market for local bond issues from this State," Alloway said. "This is an example of two state agencies joining forces to provide valuable technical assistance at no cost to the localities."

Alloway said that the data package had been prepared by the debt management team in conjunction with the State Education Department over the past 11 months. It contains 12 pages of information on each of the 43 districts, including data on revenues, expenditures, assessed valuation, debt maturity, zoning regulations, and population density projections.

He said the debt management team would update the information whenever any of the 43 districts decides to issue bonds or whenever there is a major change in a district's fiscal condition. At present, he said, none of the districts is in the bond market, although 22 of them are contemplating bond issues within the next year.

The 43 districts, representing both urban and rural areas of the State, were selected because their credit ratings fall below competitive market rates, Alloway said. Each of the districts now has a Ba (lowest marketable) credit rating from Moody's.

"When the time for issuing bonds approaches, the investor will have the most current information about a New Jersey school district at his fingertips," Dolan said. "Instead of piecemeal data, however, there will be a complete fiscal picture of each of the 43 districts, in the context of the fiscal condition of the entire State."

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provides them with needed income, it teaches confidence and a sense of responsibility, and in several cases it has been instrumental in raising the sights of the youths toward career goals.

"The communities also benefit from the projects which the YCS makes possible," he said. "Young people have a lot to offer their communities, and this program gives them an opportunity to demonstrate that in a tangible fashion."

Projects undertaken by YCS corpsmen last summer included painting houses, tutoring children and building a park.

The following sponsoring organizations are receiving YCS allocations:

Atlantic Human Resources, Atlantic City; Bayonne Economic Opportunity Foundation; Bergen County Community Action Program; Burlington County Community Action Program; Community Action for Economic Opportunity (CAFEO), Elizabeth; Camden Board of Education; Community and Neighborhood Development Organization (CAN-DO), Jersey City; Essex County Youth and Economic Rehabilitation Commission, Orange; Hoboken Organization against Poverty and Economic Stress (HOPES), Hoboken; Jersey City Housing Authority; Monmouth County Community Action Program (MCAP).

Also: Mercer County Community Action Council; Middlesex County Economic Opportunity Corporation; Morris County Economic Oppor-

tunity Council; City of Newark; North Hudson Community Action Corporation, Union City; Ocean Community for Economic Action Now (OCEAN), Toms River; Passaic Conference for Economic Opportunity; Community Action Council of Passaic County, Newfoundland; Paterson Board of Education; Community Action, Inc., Plainfield; Southwest Citizens Organization for Poverty Elimination (SCOPE), Millville; Somerset Community Action Program, Somerville; United Progress, Inc., Trenton, and the Township of Woodbridge.

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provided state funds and technical assistance to four additional communities. The budgeted amount is \$1,390,000 more than was provided for the program during the current fiscal year.

Another housing and neighborhood development state aid program, for urban renewal assistance, was given \$2.3 million, an increase of \$800,000. The Revolving Housing Development and Demonstration Grant Fund, which provides seed money loans and demonstration grants to nonprofit housing sponsors, was increased by \$200,000, to \$1.45 million. (An article about the fund appears on page 3.)

Other state aid appropriations to the Department were:

Relocation and Rent Supplement Fund, \$1 million; State-Local Cooperative Housing Inspection program, \$500,000; Matching Economic Opportunity Grant Fund to aid com-

munity action (antipoverty) agencies, \$1.15 million; Youth Employment Fund, \$1.6 million (an article about this fund appears on page 1).

Also, Neighborhood Education Centers (street academies), \$480,000; Day Care, \$340,000; Community Development Training Program, \$350,000; Continuing Planning Assistance Program, \$100,000; and the Interns in Community Service program, \$250,000.

The special urban aid program will provide funds to the six cities, upon application and submission of plans, for "upgrading and augmenting programs and facilities for disadvantaged persons in the fields of education, public health, public safety, recreation and libraries." Guidelines for the program are being developed by the Division of Local Finance in cooperation with the Governor's Urban Affairs Council.

The Division of Local Finance estimates that the urban aid funds will be apportioned as follows: Newark, \$5,405,184; Trenton, \$1,860,129; Jersey City, \$1,764,624; Camden, \$1,275,244; Paterson, \$906,182, and Elizabeth. \$788,636.

The Women's Division, when it becomes operational, would, among other functions, study problems affecting women, particularly job discrimination; recommend new programs; serve as a clearing house for information; and conduct conferences and educational programs. The legislation also provides for a nine-member Commission on Women, which would direct the activities of the Division.

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