

The demonstration area totals approximately 4,200 acres, which is about 40 percent of the city. The population is estimated to be about 113,700, or 41 percent of the city total.

The nonwhite segment of the population and other minority groups are moving into this area in increasing numbers. The median family income was estimated in 1960 to be \$4,600, as compared to a city average of \$5,324. Unemployment is more prevalent in the demonstration area than in the city as a whole, with an unemployment rate of 6.6 percent in 1960 as compared to the citywide average of 5.8 percent.

Housing in the demonstration area is predominantly a mixture of two- and three-story frame or brick structures, many of which have been converted to higher densities than they were originally built for. It is estimated that a third of the 35,800 housing units in the area are substandard.

The community facilities serving the demonstration area are inadequate and obsolete. Fourteen of the 15 public schools serving the area are overcrowded. The demonstration area has all of the social problems which result from longstanding and increasing physical deterioration and overcrowding.

Well aware of the area's problems, Jersey City already has invested or earmarked a great amount of money for the neighborhoods involved through its capital improvements program. In addition, the city is now constructing or has in the planning stage five urban renewal projects within the demonstration area's boundaries, but the last of these is not expected to be completed before 1975.

Although the city's share of these urban renewal projects will exceed \$17 million, it is increasingly apparent that many nearby similarly deteriorated neighborhoods will remain outside the city's resources under current programming.

When all of the city's long-range capital improvements and urban renewal projects have been completed, poverty, deterioration, and social ills will still remain. Limited by a restricted financial situation which is threatened by rising municipal expenses and steadily dwindling revenues, the pace of the Jersey City renewal effort to date has been too slow to catch up with the rapidly increasing rate of physical and social decay.

B. Proposed overall strategy

The city's program for a successful renewal demonstration is based upon the coordination of four lines of endeavor: urban renewal projects and capital improvements; complete, integrated services to the family and general population; centralized records, inspections, and services to the buildings; and comprehensive citywide and neighborhood planning.

1. All the urban renewal projects within the demonstration area, plus other programs now in existence or planned for the immediate future, will be included in the demonstration program. Since several of the planned projects can promptly be put into execution, there will be immediate and important results. They will provide centers of strength from which to work.

This process will have a mutually reinforcing effect on both the urban renewal projects and the entire demonstration area in terms of marketability, rehabilitation, and physical and social integration. The capital improvements carried out as part of the projects will act as model points, and it will be easier to extend these improvements into other parts of the demonstration area.

2. A series of neighborhood centers will be established which will give one-stop service to all persons who need public or private assistance of any sort. They will be patterned after neighborhood centers already established by the city's antipoverty organization.

These neighborhood centers will strive to cut redtape, and will make every effort to induce persons who are now suspicious of Government to participate in the varied services and programs which will be offered. It is hoped that through these neighborhood centers the socially disinherited can acquire a feeling of community participation and involvement.

3. A central facility to keep records on all aspects of building conditions and ownership in the demonstration area will be established within the area itself. This operation also will provide a full range of services relating to rehabilitation, upgrading, financing, and building complaints. All of the problems and difficulties which result from the effort to physically upgrade the demonstration area thus will be focused in one operation.