

4. The city is now completing work on a new master plan which provides basic decisions on land use and traffic patterns, and which clearly defines individual neighborhoods within the city. The master plan is the framework for detailed planning of neighborhood renewal.

*C. Specific proposals*

To carry out the objectives of the demonstration program, the city will establish the following agencies and programs:

1. *Neighborhood centers.*—A series of neighborhood centers will be established. They will provide such services as skills inventory, employment counseling, medical diagnosis, recreation, senior citizens activities, day nurseries, and cultural development programs. Already existing private centers such as the city's antipoverty organization's facilities will be encouraged to participate in this program.

2. *Employment.*—The job counseling services provided in the neighborhood centers will be auxiliary to a main employment center for residents of the demonstration area. Training programs to upgrade the skills of the unskilled will be instituted through the combined cooperation of the city schools, labor unions, local industries, and Federal, State, and local antipoverty programs. The emphasis will be on training for specific tasks.

Residents of the demonstration area will be given first priority to work on construction related to the project, and the minimum wage for all projects and programs in the area will be required to meet or surpass State minimum wage requirements. Unions which practice racial discrimination will be barred from working on construction related to programs in the demonstration area.

The city will press the State legislature to expand unemployment benefits to cover workers presently ineligible. A series of day nursery facilities will enable some mothers to seek work. Efforts will be made to require unions working on projects in the demonstration area to have a portion of their work force selected from participants in the job training program, and the city also will engage trainees in its public works projects and agency programs.

Efforts will be made to strengthen small businesses in the demonstration area, and the establishment of new small businesses by local residents will be encouraged.

Under Jersey City's community renewal program, existing industrial districts with vacant land are slated for industrial development. The program includes expansion of the Lafayette industrial district on the southern boundary of the demonstration area. This planned industrial expansion, together with an accelerated capital improvements program, will serve to increase job opportunities as part of the demonstration program.

The Jersey City Area Development Council, an agency of the Jersey City Chamber of Commerce, will be called upon for active participation in this phase of the total program.

3. *Housing.*—A facility centralizing all housing, building services, and related activities will be maintained in the demonstration area. The city housing inspectors will work from this office, and all housing data regarding building conditions, property ownership, and tenancy will be kept there. The code enforcement program will be expanded and intensified, and services will be established to facilitate relocation, financial aid and advice, home improvement, and legal aid.

Racial discrimination in housing will be attacked with legal, education, and social measures. Private sponsors of housing, especially nonprofit sponsors, will be encouraged to build in the demonstration area. Rehabilitation of existing housing beyond the demands of code enforcement will be stressed; Jersey City is presently urging the State legislature to amend the State constitution to allow limited deferment of the assessment increases which presently result when major improvements are made to homes.

Existing public housing units in the demonstration area will be rehabilitated, and changes in the lower and upper admission income limits will be made. In addition, the Jersey City Housing Authority will buy or lease vacant private and convert them to public use, and "vest pocket" public housing will be distributed through the demonstration area.

Residents of the demonstration area will be encouraged to form cooperative apartment buildings. The city will sell salvageable structures to nonprofit organizations for rehabilitation. The building code will be amended to allow experimentation in a limited number of cases, in order to encourage contractors