

CA - Perth Ambury

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Cover letter / encl: status of existing Public Housing, Proposed H.U.D. projects, and Perth Ambury Housing Development Corp involvement. w/ various rehab programs.

8 pages

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CITY OF PERTH AMBOY
PERTH AMBOY, NEW JERSEY 08861
OFFICE OF COMMUNITY DEVELOPMENT

Director
MICHAEL W. KELLER

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(201) 442-4000

April 2, 1976

Frank J. Jess, Esq.
270 Hobart Street
Perth Amboy, New Jersey
08861

Dear Frank:

As per your request, enclosed please find the status of existing Public Housing, Proposed H.U.D. Projects, and the Perth Amboy Housing Development Corporation involvement with various rehabilitation programs.

Hope it is sufficient.

Very truly yours,

Michael W. Keller
Director

MWK/cp
Encl.

Multiple-Dwelling Units
City of Perth Amboy - Public Housing

<u>Housing Authority</u>	<u>Total Units</u>	<u>Eff.</u>	<u>1 Bed</u>	<u>2 Bed</u>	<u>3 Bed</u>
Dunlap Homes Amboy Ave.	154	-	56	77	23
Delaney Homes Convery Blvd.	254	-	64	124	52 12*
Gelber Apts. Stockton St.	198	-	-	6	144 42*
Sofield Apts. Huntington St.	72	-	-	-	6**
Stack Apts. Fayette-Rector	48	1	47	-	-
Hanson Apts. Fayette St.	100	50	50	-	-
Totals	754	51	217	207	279 (3,4,5, Bed)

* 4 Bedrooms

* 5 Bedrooms

ADDITIONAL HOUSING PROJECTS
U.A.W. HOUSING PROJECT

The site which is located on High and SmithsStreets was acquired under the former Urban Renewal Program. It currently is vacant, easily accessible to the business area and many public facilities. The United Auto Workers (U.A.W. - a limited dividend sponsor) has received local approval to proceed with a state application of the proposed 181 unit complex. The proposal includes utilization of the State of New Jersey - Section 8 subsidy allocation. The U.A.W. has not received financial commitment from the State.

PROPOSED HOUSING PROJECTS
CORTLAND COURTS

This is a proposal for the construction of a 190 unit low income housing project under the guidelines of the Department of Housing and Urban Development's Section 8 subsidy program.

The proposed site would be the Terra Cotta Tract off of Hall Avenue. This project would be unique in the sense that it would be a combination of both a high rise apartment building and smaller town house units.

There would be 70, one bedroom units in the eight story high rise. These apartments would be designated for either senior citizens or young married couples. There will be a restriction on children residing in this building.

The town houses on the other hand are designated specifically for families. The plan presently calls for 70, two bedroom units and 50, three bedroom units. None of these town houses will exceed three stories in height, nor will they have any interior hallways for people to congregate or linger in.

Presently this project is under consideration by the Housing Development Corporation.

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The Housing Development Corporation is a local non-profit corporation presently operating three home rehabilitation programs in Perth Amboy. The corporation is administered by an appointed Board of Directors comprised of seventeen city residents who represent a cross section of the city's economic, racial, educational, and occupational makeup.

These rehabilitation programs are intended to upgrade the housing stock of the city by making funds available through both grant and loan programs to those low income individuals who would otherwise be unable to undertake such costly repair work on their own. These programs primarily focus on low income city residents.

Another prime objective of these rehabilitation programs is the abatement of housing code violations which exist in these housing units and to bring them up to the present code standards of the city.

Initially the programs are advertised for several weeks in the local newspaper. Because of the large Hispanic population in Perth Amboy ads were also run in a Spanish newspaper as well.

All applications are handled through the Office of Community Development for the Housing Development Corporation. At the end of the one month application period the Board of the Housing Development Corporation meets and reviews each one of the applications. The Board then votes on whether to approve the application or not. The applicant is then informed of the Board's decision. In the case of approval the applicant is requested to secure three bids for each repair job to be undertaken. All bid submissions are accepted and compiled by

the Office of Community Development. A committee of the Board then meets to review the bids and to decide which contractors will be awarded the work.

In order to process these grants and loan and to conduct credit checks the Housing Development Corporation works in cooperation with the Perth Amboy National Bank. It is through their Loan Department that the monthly payments agreements are made through contractual agreements between the recipient and the Housing Development Corporation with the bank acting as agent for the Corporation.

Loan payments will be placed in the Housing Development Corporation's checking account and will later be recycled back out again in the form of new grants and loans.

During the 1975-76 fiscal year the Housing Development Corporation has some \$231,500 in funding.

The following is a brief description of each of the rehabilitation programs available to Perth Amboy residents who meet the qualifications.

1. The Senior Citizen Home Rehabilitation Grant Program has been allocated \$80,000 through the City's Community Development Block Grant. This money is earmarked to be used in the rehabilitation of homes owned and occupied by low-income Senior Citizens who require repair work but cannot afford to have it done. The maximum amount of the grant is \$2,500.

This year forty eight (48) Senior Citizens were awarded grants out of a total of sixty eight (68) who initially applied. These grants

went for structural repairs such as porches and roofs, aluminum siding, plumbing, electrical work, waterproofing, and heating systems.

A brief breakdown of the eligibility criteria is as follows:

- A. The person must be sixty (60) years of age or older, (fifty-five (55) for a widow).
- B. They must be the owner occupant of the structure.
- C. All city property taxes must be paid up to date.
- D. The individual cannot have more than \$3,000 in assets. This includes savings, securities, property, etc.
- E. They must be a resident of Perth Amboy.
- F. The individual Senior cannot have an income that exceeds \$7,000 per year if they are single or widowed, \$8,000 if it is a couple who is applying; after that the eligibility is determined by an escalating income scale based on the number of individuals in the family. (See the income chart attached).

2. The Senior Citizen Interest Free Rehabilitation Loan Program has an allocation of \$40,000 for this fiscal year. The funds for this program have been secured through the New Jersey Department of Community Affairs and is designed to provide interest free loans to low income senior citizens whose homes require repair work. These loans are offered to any senior citizen who has been awarded a grant. The maximum loan is \$1,500 with a repayment period of thirty (30) months.

This loan, in addition to the \$2,500 grant can bring the total amount of funds at their disposal up to \$4,000.00. This amount is significant enough to be able to undertake additional repairs and larger more expensive projects.

The eligibility criteria for this loan program is identical to that of the Senior Citizen Home Rehabilitation Grant.

3. The 3% Home Rehabilitation Loan Program has a funding level of \$111,500. The funds for this program were allocated through the City's Community Development Block Grant. This particular program is geared towards low income city residents who cannot obtain a conventional loan due to low income or a bad credit history. There is no age criteria for this program. The determining factor for eligibility is based on gross income and family size. The maximum amount of this loan is \$7,500 with sixty (60) months to repay. Interest is compounded annually at a rate of 3%. This 3% essentially covers the service charge of the bank.

The following represents the basis criteria for eligibility:

- A. The structure must be owner-occupied.
- B. City property taxes must be paid up to date.
- C. Must be a resident of Perth Amboy.
- D. Meets adjusted family income criteria.

80% of the median income of the area in relation to family size (See Chart attached).

NUMBER OF PERSONS PER FAMILY

	1	2	3	4	5	6	7	8
MEDIUM INCOME IN AREA	\$10,180.	\$13,062.	\$14,687.	\$16,312.	\$17,312.	\$18,375.	\$19,437.	\$20,375.
80% LOW INCOME	\$ 8,150.	\$10,450.	\$11,750.	\$13,050.	\$13,850.	\$14,700.	\$15,500.	\$16,300.
75%	\$ 7,635.	\$ 9,797.	\$11,015.	\$12,234.	\$12,984.	\$13,781.	\$14,578.	\$15,281.
70%	\$ 7,126.	\$ 9,143.	\$10,281.	\$11,418.	\$12,118.	\$12,863.	\$13,606.	\$14,263.
65%	\$ 6,617.	\$ 8,490.	\$ 9,547.	\$10,603.	\$11,253.	\$11,944.	\$12,634.	\$13,244.
<i>Senior Citizen</i>								
STATE INCOME REQ. <i>3461.00.</i>		<i>\$8,000.</i>	<i>\$8900.</i>	<i>\$9800.</i>				
60%	\$ 6,108.	\$ 7,837.	\$ 8,812.	\$ 9,787.	\$10,387.	\$11,025.	\$11,662.	\$12,225.
55%	\$ 5,599.	\$ 7,184.	\$ 8,078.	\$ 8,972.	\$ 9,522.	\$10,107.	\$10,690.	\$11,207.
50%	\$ 5,090.	\$ 6,531.	\$ 7,344.	\$ 8,156.	\$ 8,656.	\$ 9,188.	\$ 9,718.	\$10,188.