

New Jersey Department of Community Affairs
APPLICATION FOR GRANT FUNDS

STANDARD GRANT COVER SHEET

2024-05206-0539

1. DCA Program to Which Applicant is Applying: Youth Center Paterson NRTC Center 2024			
2. Name of Applicant Agency New Jersey Community Development Corporation			
3. Street Address Post Office Box 6976			
City Paterson	State New Jersey	Zip Code 07509-6976	County Passaic
4. Official Contact Person Mr. Robert F. Guarasci	Title CEO		Phone number (973) 413-1600
5. Program Contact Person Mr. Robert F. Guarasci	Title CEO		Phone Number (973) 413-1600
6. Proposed Project/Grant Title NJCDC Youth Center Projects 2024			
Program Type Youth Center Paterson NRTC Center: NJCDC Youth Center Projects 2024			
7. Total Cost of the Project \$2,250,000	8. Requested Amount \$2,250,000		9. Funds from Other Sources \$0
10. Project Location (if Different from Applicant Agency) Paterson			
Street Address 32 Spruce Street			
City Paterson	State New Jersey	Zip	Room Number
11. Vendor Number 223282526-08	12. Employer ID 22-3282526		13. Tax Exempt ID 22-3282526
14. Area(s) Benefiting: City of Paterson,			
15. Briefly describe the project for which you are seeking funds. to develop and improve NJCDC's youth serving facilities at 320 Main Street, 52 Front Street, and 59 Spruce Street in the city of Paterson.			

16. a. Will any member of the Board of Directors/Trustees receive any direct or indirect personal or monetary gain from the funding of this grant?

☐ Yes ☒ No

b. Does any member of the Board of Directors/Trustees serve on any board, council commission, committee or task force which has regulatory or advising influence on the funding program? ☐ Yes ☒ No

If yes, please describe:

17. Fiscal Contact Person
Ms. Kathie Mendez

Title
Chief Financial Officer

Phone Number
(973) 413-1609

18. Agency Fiscal Year
07/01 to 6/30

19. Name of CPA Firm Appointed by Grantee
Sax

20. **Certification:** The applicant certifies that to the best of his/her knowledge and belief all data supplied in this application and attachments are true and correct. The document has been duly authorized by the governing body of the applicant and further understands and agrees that any grant received as a result of this application shall be subject to the grant conditions and other policies, regulation, and rules issued by the New Jersey Department of Community Affairs which include provisions described in grant applications instructions.

Name and Title of Applicant (Print)

Signature of Applicant

Date of Application

OBJECTIVES

Objective Number: 1

Short Description: Improvement of NRTC Youth Center at 52 Front St.

Detailed Description
This funding will be used for property acquisition and demolition costs, professional fees, personnel, vendor and contractor costs, as well as programming and operating expenses at this site.

Methods
The methods that we will use in carrying out this project are property acquisition and demolition; design; improvements/expansion; and operations and programming.

Evaluation
Improvement of NRTC Youth Center at 52 Front Street

Application Program Component: NJCDC Youth Center Projects 2024

OBJECTIVES

Objective Number: 2

Short Description: Development of Youth Center at 320 Main Street

Detailed Description
This funding will be used for professional fees, personnel, vendor and contractor costs, as well as programming and operating expenses.

Methods
The methods that we will use in carrying out this project are design; improvements; planning; operations and programming.

Evaluation
Development of Youth Center at 320 Main Street

Application Program Component: NJCDC Youth Center Projects 2024

OBJECTIVES

Objective Number: 3

Short Description: Improvement of Youth Facility at 59 Spruce Street

Detailed Description
This funding will be used for professional fees, personnel, vendor and contractor costs, as well as programming and operating expenses at this site.

Methods
The methods that we will use in carrying out this project are design; improvements; planning; operations and programming.

Evaluation
Improvements at Youth Facility at 59 Spruce Street

Application Program Component: NJCDC Youth Center Projects 2024

Scope of Services

This funding will be used for acquisition, demolition, professional fees, financing, personnel, vendor and contractor costs, as well as programming and operating expenses associated with the youth center projects at 52 Front Street, 320 Main Street, and 59 Spruce Street in Paterson. We anticipate that many of these expenses will be in the form of reimbursement to NJCDC after payments are made to design professionals, contractors, lenders and others.

The existing youth center at 52 Front Street is currently undergoing an expansion, which is largely completed; a new component will be the purchase of a 75x100 parcel directly next door, demolition of the house, and installation of a new outdoor basketball court. This facility continues to serve Paterson youth with a variety of programming that includes after-school activities; indoor and outdoor sports; enhanced college readiness programming; gardening; computer lab; and podcasting and music studio. This grant will also support these and similar activities as well as other programming and operating costs.

The new youth center at 320 Main Street will serve Paterson youth with a variety of new programming that will include performing arts, youth entrepreneurship activities, academic support, STEM activities, and community use.

Lastly, these funds will support the improvement of NJCDC's property at 59 Spruce Street as we explore its transformation from a school site to one that supports youth development for at-risk and other youth; funding will permit us to hire contractors and/or vendors to make improvements and also to cover the costs of operations, financing, and programming.

Budget Detail

Youth Center Paterson NRTC Center: NJCDC Youth Center Projects 2024

New Jersey Community Development Corporation

Budget Category	State Funds	Other Funds	Total
ADM - Personnel			
Salaries/Wages			
Salary support for Valerie Trawinski	\$100,000.00		\$100,000.00
Salary support for Michael De Blasio	\$120,000.00		\$120,000.00
Minor Category Sub-Total	\$220,000.00		\$220,000.00
Major Category Sub-Total	\$220,000.00		\$220,000.00
ADM - Operating			
Other			
Operating costs at 59 Spruce Street	\$370,000.00		\$370,000.00
Minor Category Sub-Total	\$370,000.00		\$370,000.00
Major Category Sub-Total	\$370,000.00		\$370,000.00
PROGRAM - Personnel			
Salaries/Wages			
Salary support for Tiffany Shepherd	\$100,000.00		\$100,000.00
Minor Category Sub-Total	\$100,000.00		\$100,000.00
Major Category Sub-Total	\$100,000.00		\$100,000.00
PROGRAM - Operating Cost			
Other			
Operating costs at 52 Front Street (Great Falls Youth C	\$300,000.00		\$300,000.00
Minor Category Sub-Total	\$300,000.00		\$300,000.00
Major Category Sub-Total	\$300,000.00		\$300,000.00

Youth Center Paterson NRTC Center: NJCDC Youth Center Projects 2024
New Jersey Community Development Corporation

[illegible]

Budget Summary
 NJCDC Youth Center Projects 2024
 New Jersey Community Development Corporation

Budget Category	State Funds	Other Funds	Total
ADM - Personnel			
Salaries/Wages	\$220,000.00		\$220,000.00
Sub-Total	\$220,000.00		\$220,000.00
ADM - Operating			
Other	\$370,000.00		\$370,000.00
Sub-Total	\$370,000.00		\$370,000.00
PROGRAM - Personnel			
Salaries/Wages	\$100,000.00		\$100,000.00
Sub-Total	\$100,000.00		\$100,000.00
PROGRAM - Operating Cost			
Other	\$300,000.00		\$300,000.00
Sub-Total	\$300,000.00		\$300,000.00
PROGRAM - Development			
Rehab-Commercial	\$40,000.00		\$40,000.00
Renovations	\$500,000.00		\$500,000.00
Construction	\$400,000.00		\$400,000.00
Acquisition	\$320,000.00		\$320,000.00
Sub-Total	\$1,260,000.00		\$1,260,000.00
Total	\$2,250,000.00		\$2,250,000.00

**Youth Center Paterson NRTC Center 2024
STATEMENT OF BOARD PRESIDENT**

I have reviewed and/or discussed the above proposed grant application with the Named Applicant and make the following statement:



I am in support of this application

COMMENTS

This funding will assist us in helping Paterson youth participate in meaningful activities particularly during non-school hours.

AGENCY DESCRIPTION

Briefly describe your agency and qualifications for implementing the proposed program project. Please include your agency's mission statement.

NJCDC's mission is to create opportunities to transform lives.

Signature of President of the Board of Treasury/Directors

Name of Board President:

Martin Vergara II

Title of Board President:

Chair

Address:

PO Box 6976

Address 2:

City:

Paterson, NJ

Zip:

07509

President of the Board:

Youth Center Paterson NRTC Center 2024
STATEMENT OF MAYOR/COUNTY OFFICIAL

I have reviewed and/or discussed the above proposed grant application with the Named Applicant and make the following statement:



I am in support of this application and will work to integrate this service with others in this community, county and/or region.

COMMENTS

This is not applicable to us as we are a non-profit.

Signature of Mayor or County Official

Name:

Robert Guarasci

Title:

CEO

Address:

Zip

Mayor or County Officer



I will/have mailed this attachment



I will/have hand delivered this attachment

**Youth Center Paterson NRTC Center 2024
PROJECT NARRATIVE**

Provide an estimate of the number of people your program will serve whose incomes are at or below 125% of the federal poverty level.	250
LIST THE NEED(S) WHICH ILLUSTRATE THE REASON FOR THE PROJECT.	

Paterson is our state's 3rd largest city, and also one of its poorest. Due to more than 50 years of entrenched poverty, underperforming schools, and high unemployment rates, Paterson currently faces a multitude of socioeconomic issues. The median family income in Paterson is \$58,928, compared to a median family income of \$117,988 statewide. Paterson is part of the Bergen-Passaic, NJ HUD Metro Area, where the median family income is \$130,700 and the very low median family income is \$64,800. The per capita income in the city is \$22,794, whereas it is \$51,272 for the state. Twenty-one percent of Paterson residents live below the poverty level, more than twice the state rate of 10%. More than 42% of households received SNAP benefits or food stamps in the past year. Nearly 73% of Paterson housing units are renter-occupied, and 65% of renters are cost-burdened (spending 30% or more of their income on rent).

In terms of the need to improve and expand our existing youth-serving facilities and to develop a new youth center, there is a substantial need for safe places for Paterson youth, particularly during non-school hours. In the programming we are proposing, we will address specific areas of need. For example, the school district's graduation rate is only 81.3% and we will have programming designed to promote student success. The crime rate in Paterson is high--violent crime rates in the city are more than twice as high as national rates, and Paterson's rate of robberies is 3.6 times the national rate--and we intend to operate the centers after school and on weekends to provide youth with a safe place to be. According to the Bureau of Labor Statistics, in the third quarter of 2022, 67.3% of all youth ages 16 to 19 were jobless, but 75.3% of Black youth ages 16 to 19 and 71.5% of Hispanic youth ages 16 to 19 were jobless.

Youth Center Paterson NRTC Center 2024
AGENCY CAPACITY

DESCRIBE YOUR AGENCY'S CAPACITY TO SUCCESSFULLY EXECUTE THE PROJECT.

NJCDC is a non-profit community development and social service agency based in the historic city of Paterson, New Jersey. For 30 years we have been increasing our community impact in efforts to improve the overall quality of life for the children and families in our neighborhood and throughout the city. We implement our mission through intensive planning with local residents and stakeholders; last year we unveiled a new 10-year Neighborhood Plan which focuses on six overarching objectives to improve the lives of those we serve.

Our core competencies include an entrepreneurial spirit that enables us to succeed by thinking about problem-solving in non-conventional ways. We understand that we are part of a larger community and that our aspirations must be aligned with the community we serve. We also have a talented team that works hard to ensure our proficiency in areas that range from program administration to fiscal stewardship.

We offer the community a pipeline of programs supporting children from birth through high school and beyond, and in so doing we fulfill our mission of creating opportunities to transform lives. Each day we serve 4,000 children and families through a variety of programs and services that include our charter school, AmeriCorps, Paterson Family Center Preschool, youth-serving facilities, and a variety of additional early childhood, youth development, and community development initiatives. This past year we began a county-wide youth mental health initiative.

We are deeply committed to place-based community and economic development; we have invested more than \$100 million in neighborhood housing and other projects. With respect to this application, we have considerable experience in brick and mortar development, including the rehabilitation of historic buildings. We have constructed more than 200 units of affordable housing as well as schools and community centers. In 2023 we opened Barclay Place, a 56-unit "healthy homes" apartment building with funding from HMFA. Our experience in this regard will enable us to complete the scope of work described in this application.

Youth Center Paterson NRTC Center 2024
SCHEDULE A: PERSONNEL

Name of Employee: Michael De Blasio

Position/Title: Chief Real Estate Officer

New Position: Yes ☒ No

Vacant Position: Yes ☒ No

Annual Salary: \$120,000.00

Annual Salary
Requested from State: \$60,000.00

Standard Weekly Work Hours: 40

Weekly Hours on this Project: 20

% of Hours on this Project: 50

% of salary from State: 50

Responsibilities/Duties:

Mr. De Blasio will be responsible for all aspects of planning, pre-construction and construction activities of these projects.

Youth Center Paterson NRTC Center 2024
SCHEDULE A: PERSONNEL

Name of Employee: Tiffany Shepherd

Position/Title: Director Great Falls Youth Center

New Position: Yes ☒ No

Vacant Position: Yes ☒ No

Annual Salary: \$60,000.00

Annual Salary
Requested from State: \$50,000.00

Standard Weekly Work Hours: 40

Weekly Hours on this Project: 35

% of Hours on this Project: 87.5

% of salary from State: 83.33

Responsibilities/Duties:

Ms. Shepherd as Director will oversee the programming and operational aspects of this grant.

Youth Center Paterson NRTC Center 2024
SCHEDULE A: PERSONNEL

Name of Employee: Valerie Trawinski

Position/Title: Deputy Director Communications & Development

New Position: Yes ☒ No

Vacant Position: Yes ☒ No

Annual Salary: \$80,000.00

Annual Salary
Requested from State: \$50,000.00

Standard Weekly Work Hours: 40

Weekly Hours on this Project: 25

% of Hours on this Project: 62.5

% of salary from State: 62.5

Responsibilities/Duties:

The Deputy Director will be responsible for seeking sources of funding to ensure the the youth-serving facility projects are fully funded and that funds are available for programming and operations.

Youth Center Paterson NRTC Center 2024
OTHER SOURCES OF FUNDING RELATED TO THIS APPLICATION

Source	Amount	Code
N/A - other sources not yet secured	\$0.00	(PF)
Marilyn Clark Foundation	\$250,000.00	(PF)
Neighborhood Revitalization Tax Credit	\$600,000.00	(S)
New Jersey Historic Trust	\$750,000.00	(S)
Total Funds From Other Sources Related To This Application Only		\$1,600,000.00

Youth Center Paterson NRTC Center 2024

CERTIFICATION SHEETS

<i>If your Agency type is not required to answer any of the questions below, click the N/A radio button</i>				
1.	I certify that this agency is not delinquent on any Federal or State debt.	☒ Yes	☐ No	☐ N/A
2.	I understand that payments from NJDCA will depend on our submission of all required grant reports.	☒ Yes	☐ No	☐ N/A
3.	I certify that neither members of our organization's governing body nor members of their families will receive any direct or indirect personal or monetary gain from the funding of this grant.	☒ Yes	☐ No	☐ N/A
4.	I certify that our organization's Certification of System for Award Management(<u>SAM</u>) is valid and current.	☒ Yes	☐ No	☐ N/A
5.	I certify that neither members of our organization's governing body nor members of their families serve on any board, council, commission, committee, or task force that has regulatory authority or advising influence on the funding program.	☒ Yes	☐ No	☐ N/A
	If no, please explain:			
Non-government Agencies only—				
6.	If our agency has not received funds from NJDCA for the current State Fiscal Year, I will submit our organization's most recent audit.	☐ Yes	☐ No	☒ N/A
7.	The information contained in the Board of Directors list in our Agency Information is adequate and up-to-date at the time of this application.	☒ Yes	☐ No	☐ N/A

Youth Center Paterson NRTC Center 2024

CERTIFICATION SHEETS

ATTACHMENTS			
Certification Regarding Debarment and Suspension - Schedule G			
I will upload this attachment ☒	Not applicable ☐	433038-314711-schedule g.pdf	
Certification Regarding Lobbying - Schedule H			
I will upload this attachment ☒	Not applicable ☐	433038-314713-schedule h.pdf	
Resolution - Schedule I Or Local Match Only - Schedule I			
I will upload this attachment ☒	Not applicable ☐	434094-314715-dca board resolution 24-10.pdf	
IRS Determination Letter (New Applicants, Non-profit, Non-government only)			
I will upload this attachment ☒	Not applicable ☐		
434094-314745-njcdc irs determination letter reprint (2022).pdf			
Organizational Chart (Non-government only)			
I will upload this attachment ☒	Not applicable ☐		
434094-314723-njcdc org chart 2024.pdf			
Application Cover Page			
I will upload this attachment ☒	Not applicable ☐	433038-314717-cover sheet.pdf	
Please upload any third party agreement(s) that may be pertinent to this grant. (see application instructions for specific details)			