

COMMUNITY

A Publication of the New Jersey Department of Community Affairs

HOUSING BOX SCORE

(May 31, 1967 to June 30, 1968)

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| Under Construction: | 270 units in Newark. |
| Rehabilitated: | 33 units in Newark, Hoboken, Camden. |
| Under Rehabilitation: | 211 units in Newark, Hoboken, Camden. |
| Middle Income Housing Financing Approved: | 1,322 units in Newark, Union City, West N.Y. |
| Middle Income Housing Applications Pending: | 12 projects totalling 2,699 units. |
| Housing Need Resolutions: | Passed by 31 municipalities. |
| Demonstration Projects: | 27 projects totalling \$807,650 in 14 communities. |

Debt Management Team Improves Credit; Saves Communities \$655,000 Since May

After less than three months of operation, the debt management team of the Community Affairs Department's Division of Local Finance has helped three communities save a total of \$655,000.

Division Director James A. Alloway made the announcement in a success measurement memorandum to Commissioner Paul N. Ylvisaker.

According to Robert E. Dolan, the team's debt management specialist, two school districts and one county were the recipients of the savings, which were made possible by improved credit ratings on bond financing.

Dolan said his team, following a policy of "aid and assist", seeks to secure savings for communities where they may lack the time and resources for efficient bond financing. The team advises communities on ways to improve the marketability and credit

ratings of municipal bonds, and serves as a liaison between municipalities and underwriting agencies to determine the most economical bond financing arrangements.

"There has been great enthusiasm for our work," Dolan said. "Local officials feel pleased that they can call on us at any time for debt management assistance."

The team is financed through a \$53,000 Federal grant under Title IX of the Demonstration Cities and Metropolitan Development Act of 1966. New Jersey is one of the few states engaged in this type of service.

Alloway said municipal or county officials interested in receiving the assistance of the debt management team should contact Dolan, Division of Local Finance, Department of Community Affairs, Box 2768, Trenton, N.J. 08625.

Ylvisaker Issues New Housing Rules For Multiple Units

Community Affairs Commissioner Paul N. Ylvisaker promulgated new housing regulations on July 19, representing the first comprehensive revision of New Jersey's hotel and multiple dwelling laws in more than half a century.

Entitled "Rules and Regulations for the Construction and Maintenance of Hotels and Multiple Dwellings," the new laws supersede provisions of the 64-year old Tenement House Act and the 1948 Hotel Fire Safety Law. They took effect when filed with the Secretary of State's office July 19.

Ylvisaker signed the regulations at a meeting with the Hotel and Multiple Dwelling Safety Board at the Community Affairs Department's office in Newark.

The regulations were drafted by the Community Affairs Department's Division of Housing and Urban Renewal in cooperation with several professional organizations, including the American Institute of Architects, the Consulting Engineers Council and the New Jersey Builders Association.

Schuyler Jackson, Director of the Division, said the regulations go far beyond the Tenement House Act of 1904 and the Hotel Fire Safety Law, which dealt mainly with fire safety, giving only incidental treatment to construction or sanitation. He said "the regulations are performance-oriented, leaving the method of construction and choice of materials to the builder and architect."

"The new regulations," Jackson said, "are addressed to all factors concerning the safe construction and maintenance of buildings for which adequate standards could be determined." He said they are based on nationally recognized standards and

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Personal Loan Project Grant Aids Ghetto Lending Program

The Department of Community Affairs has received a \$71,860 Federal antipoverty grant to meet administrative costs of a pilot personal loan project for low-income, residents of Newark.

Community Affairs Commissioner Paul N. Ylvisaker said the grant had been approved by the U.S. Office of Economic Opportunity to cover the first year's operation of the two-year demonstration program.

Under the project, personal loans totaling at least \$500,000 will be made available to ghetto residents by five Newark commercial banks at interest rates ranging from 6 to 6 1/2 per cent, the current prime rate for secured loans. The banks are Fidelity Union Trust Company, First National State, National Newark and Essex, the Bank of Commerce and Broad National.

A 60 per cent loan guarantee fund would be provided by the above banks and by two Newark savings banks, private businesses in the city and the State Community Affairs Department. The savings banks are the Howard Savings Bank and the U.S. Savings Bank.

Ylvisaker said the Community Affairs Department, which prepared the grant application, would use the OEO money to provide administrative services for the project. He said it is "the first time that public agency funds will be used to underwrite administrative costs for a personal loan program supported with private funds."

The Commissioner said the program, if successful, could serve as a prototype for other New Jersey and American cities with large concentrations of low-income families "who have traditionally been denied personal loans as high risks." He said the Department would "gauge the results of the experimental project, with an eye towards sponsoring similar efforts throughout New Jersey".

Ylvisaker said the experimental project, which is not expected to be launched until the fall, would offer loans up to \$1,500 and up to three years' maturity to selected low-income residents, primarily of the Central Ward and Model Cities neighborhood. Criteria for determining loan recipients will be developed by a special Staff Review Committee in cooperation with community representatives and with credit review officers supplied by the lending banks.

Ylvisaker said the Department would seek an additional grant from U.S. OEO to cover administrative costs during the second year of the project.

"This pilot program will attempt to demonstrate how personal loans at low rates of interest can enable disadvantaged residents to obtain better jobs, increase income levels and, in general, maintain and improve their standards of living," Ylvisaker explained, "It also will aim to establish new and flexible criteria for determining 'good risk' loan recipients — criteria that will consider the needs of the borrower and the chances for improving his living standard through the use of the loan."

He said the \$500,000 figure could be increased, if the need becomes greater.



Amity Village Dedication — The first of 29 buildings being rehabilitated by the Tri-City Union for Progress in Newark was officially opened at a ceremony on July 12. Looking on as the Village's first resident, Roscoe Brunson, Jr., 9, cuts the dedication ribbon, are the Rev. William Fox, president of the Tri-City Union, and Ernest R. Winston, a builder and designer.

Community Affairs Gives Loan For Urban Renewal Relocation

The Department of Community Affairs has granted the Newark Housing Authority a \$500,000 short-term loan to cover purchase of 37 selected hardship properties in the urban renewal site for the New Jersey College of Medicine and Dentistry.

In approving the loan from a \$1.5 million appropriation for urban renewal aid made available in the 1968-69 state budget, Community Affairs Commissioner Paul N. Ylvisaker said, "This money will speed up purchase hardship properties, reducing one of the periods of waiting that can be so agonizing for people in an urban renewal area."

Schuyler Jackson, director of the department's Division of Housing and Urban Renewal, presented the check to Louis Danzig, executive director of the housing authority.

Jackson said the federal government approved the urban renewal project for about \$16 million in aid several weeks ago, but that temporary federal financing will not be available to Newark for about six to eight weeks. In the meantime, he said, the city will be able to use the state funds to buy the 37 properties—owner-occupied homes of three units or less and small, owner-operated businesses.

The housing authority has held options to buy the properties since last year and will be able to make closing payments this month in many cases.

OEO Demonstration Programs Transferred to State Agencies

The New Jersey Department of Community Affairs has transferred two of its antipoverty programs to other state departments, effective July 1.

The programs, which began as experimental demonstration projects, were part of the Department's "research and development" arm which tests new ideas and methods in combatting urban problems.

The two newly transferred projects, tested over the past two years, demonstrated new techniques in creating job opportunities for the disadvantaged in state and local government and in training the unemployed and underemployed for jobs. Both projects were launched by the State Office of Economic Opportunity, formerly a separate state agency which became part of the Community Affairs Department in March, 1967.

One, known as the Public Employment Career Development Program, was designed to increase Civil Service employment opportunities for the poor through changes in hiring and promotional practices. Through this project, which began in 1966, more than 4,900 state positions and thousands of county and local jobs have been made available to ghetto residents.

This program also resulted in changing specifications for 125 job titles, eliminating such things as specific requirements for formal schooling that raised unnecessary barriers. On July 1 it was transferred to the State Civil Service Department, which had served as a co-sponsor of the pilot project.

The second program, known as the Rural Manpower Development Program (RMDP), demonstrated new ways to conduct job counseling, basic education, health and employment programs for hundreds of the state's unemployed or underemployed in rural areas. It was transferred to the Department of Labor and Industry.

"From the beginning, I have conceived this Department as an incubator of new ideas and new methods of solving the problems affecting New Jersey communities," said Commis-

sioner Paul N. Ylvisaker, "These two programs, having undergone experimentation and refinement, can now be passed along to sister agencies in State government whose everyday functions are closely related to the objectives of the projects."

The Career Development program, operated by the Department's administrative division, was financed through a \$207,000 grant from the U.S. Office of Economic Opportunity and \$5,000 in state appropriations. Since its inception two years ago, the project has placed more than 300 persons in steady State employment, taking them from unemployment, welfare or training program rolls. The permanent changes made in job titles and hiring procedures are expected to have an even larger future impact on state, county and local government.

On July 1 the first class of Clerical Trainees graduated from the career development program. The 32 graduates have moved into positions such as clerk typists, file clerks, and key-punch operators.

The 13-member career development staff, including seven professionals, revised job qualifications and criteria for promotions, modified existing job specifications, personnel and hiring procedures and created new job titles and entry requirements. In addition, the staff conducted intensive recruitment drives aimed specifically at ghetto residents, in cooperation with civil rights, anti-poverty and community groups.

"The Career Development program helped fill hundreds of vacant state positions that were previously out of the reach of the unemployed ghetto-dweller primarily because of formal educational requirements," said Frederick A. Schenck, director of administration and chief of career development. "In two years, it was able to demonstrate that disadvantaged people could successfully hold these jobs, if given the opportunity."

Schenck said Civil Service examination requirements were modified to facilitate the matching of jobs

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HUGHES TOURS RENEWAL SITES

Governor Richard J. Hughes recently made an inspection tour of Trenton's urban renewal projects with Community Affairs Commissioner Paul N. Ylvisaker.

(Right) The Governor discusses progress on the Delaware-Raritan Canal with young men employed by the Neighborhood Youth Corp, which is working on the renovation. Stuart Hammond, a Community Affairs intern who supervises the Youth Corp workers, looks on.

(Below) Standing in front of one of the buildings to be rehabilitated in the North East South Trenton (NEST) renewal project, Donald Cogsville talks with (left to right) Commissioner Ylvisaker, Governor Hughes, and Edward Goldberg, real estate consultant to the project.





OEO Places Youths In Over 3000 Jobs Within Two Weeks

Governor Richard J. Hughes signed Assembly Bill No. 908 on June 26, authorizing the Department of Community Affairs to spend \$1 million for the employment of disadvantaged youths in a summer job program.

One day later the Department had placed 2,400 high school boys between the ages of 14 and 21, and by July 8, a full enrollment of more than 3000 youths had been reached.

The Department's Office of Economic Opportunity conducted the job placement efforts. According to OEO Director Charles Morris, the placements were made rapidly because of a surplus of applicants for federally financed Neighborhood Youth Corps jobs, which were reduced.

Morris said his agency was able to act quickly by using existing job placement machinery and distribution channels.

The objective of the summer job program, called the Youth in Community Service Corps, is to assist communities throughout the state in meeting local needs while employing disadvantaged youths normally unemployed during the summer.

In Plainfield, for example, a Corps crew of 10 paints and rehabilitates homes for owners financially unable to bring the homes up to building code standards.

Originally, Governor Hughes had requested \$2.5 million to employ 5,000 youths during the summer. Later, the Legislature reduced the appropriation to \$1 million.

Manpower Centers

New Jersey leads the nation in the number of Manpower Development and Training Skills Centers, special schools that train the hard-core unemployed for steady jobs.

There are 14 such centers in this state, reports the New Jersey Education Association (NJEA). The centers are designed to give the unemployed and underemployed — primarily dropouts — the basic education and skills they need to find and hold steady, good-paying jobs.



Hoboken Awarded Urban Renewal Aid

The City of Hoboken received a \$14,588 grant from the Community Affairs Department in July, making it the first city to be awarded state urban renewal aid.

Community Affairs Commissioner Paul N. Ylvisaker said the grant would cover one-half of Hoboken's share of the cost of a federally aided demolition project. The grant was made under the State Aid for Urban Renewal Projects Law, enacted in 1967.

Largely located in Hoboken's recently approved Model Cities area, the demolition grant project is part of a federally assisted program to help the city in its efforts to demolish hazardous, derelict structures.

Most of the buildings to be demolished are vacant. The city plans to house the families who will be displaced in accordance with a relocation plan approved by the Department of Community Affairs.

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and people. For example, Civil Service agreed to offer an examination for apprentice painter in Spanish.

"This was the first time this had been done in New Jersey state government," said Schenck, "clearing the way for hundreds of unemployed Spanish-speaking people to gain employment that was once beyond their reach."

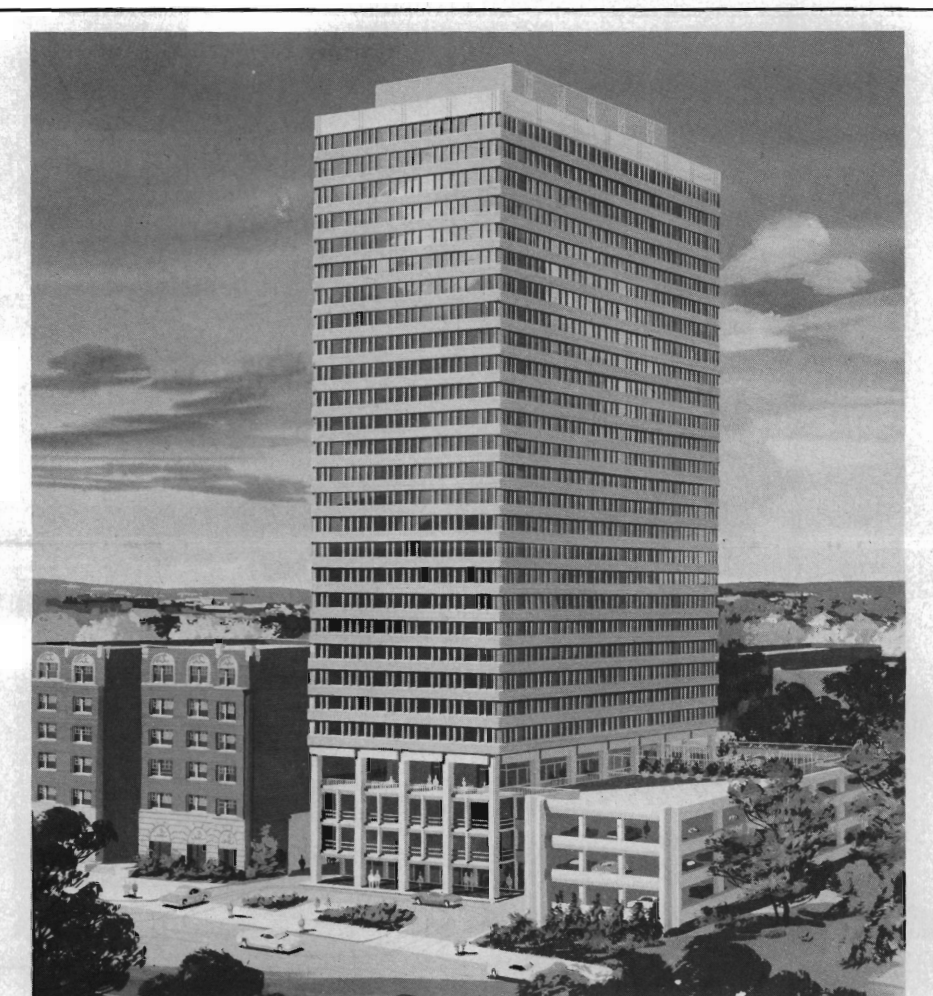
Among the other innovations completed at the suggestion of Career Development were: conducting Civil Service exams in ghetto neighborhood sites for the first time; using community groups to distribute examination information; and easing the entry of school dropouts into white collar public service careers.

Schenck said the transfer of the program to the Civil Service Department was a "logical transition." He said, "The transfer will result in permanent incorporation of the program objectives into regular Civil Service procedures."

The Rural Manpower Development Program, begun in March 1965, is a work-experience and pre-vocational training program aimed at preparing the hardcore rural poor for steady employment. It sought to demonstrate how unemployed or underemployed youths and adults from rural sections of 17 New Jersey counties could hold steady jobs, if properly educated, trained and counseled.

RMDP conducts comprehensive job counseling, basic education, health and employment programs for hundreds of disadvantaged rural New Jerseyans each year. It operates from three vocational Evaluation Centers, which processed a total of more than 3,000 applicants over the past three years. Of these, about 1,000 have been permanently placed in jobs, referred to other social agencies or the Job Corps, returned to school or placed in multi-skill training.

Nearly all have received some health and education improvements and vocational counseling assistance. More than 1,000 enrollees received remedial dental work, with more



NEWARK APARTMENT — This is an architect's rendering of a 28-story apartment building to be constructed at 515 Elizabeth Avenue, Newark, through a mortgage loan from the New Jersey Housing Finance Agency (HFA). The building, which will provide 264 units of one, two and three bedroom apartments for rent to moderate income families, is being sponsored by Congregation B'Nai Zion of Newark. The builder is Arthur H. Padula Construction Corp., Newark, and the architect is Romolo Bottelli, Jr., Maplewood. The HFA, an independent agency within the State Community Affairs Department, sells bonds to finance construction and rehabilitation of moderate-income housing in New Jersey. Construction is expected to begin in early fall.

than 200 getting complete dental care.

Homer Bruno, chief of RMDP, said, "The project seeks to organize a single program that is valid in all areas of rural New Jersey. It was apparent that a simple work experience program, such as the Neighborhood Youth Corps, would not suffice because local resources could not provide all the necessary supportive services and job skills training."

Bruno said RMDP, as a result, includes "multifunded services designed to make the unemployed poor employable, to provide the underemployed poor with the skills to enable them to earn adequate incomes."

Employee Exchange

During August the Department of Community Affairs received the services of a program officer from the U.S. Department of Housing and Urban Development (HUD). It was the Department's first application of the Government Employee Interchange Act of 1967, which provides for temporary exchanges of government employees between states and the federal government.

Under the exchange agreement, Mrs. Rebecca Webster, a program officer in HUD's Division of State and Local Relations, worked with

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Defeating Poverty? Film Says Y-E-S

The office of Vice President Humphrey has released a 9-minute, 16 mm movie on the Summer Youth Opportunity Program.

The film is available on request from the Public Information Office of the Community Affairs Department. Consisting of 3 sets of scenes with disadvantaged youngsters in central cities, the film features Gregory Peck in Watts, Kirk Douglas in Harlem and the Vice President in Washington.

Its message is: Y-E-S—Youth Employment, Youth Education, Youth Entertainment, in the summer.

According to Vice President Humphrey, the film conveys "a message of hope, but also realism. Thinking Americans know that infinitely more must be done to reduce the terrible toll taken by poverty. But this film shows that we are making some progress."

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draw on provisions in model and other existing building codes.

The regulations consist of 19 articles covering all dwellings for three or more families including garden apartments, hotels with 10 or more units, and rooming houses for 25 or more persons. Among the measures are standards governing the size and structural adequacy of buildings; fire warning and extinguisher sys-

tems; construction and maintenance materials; entrances and exits; electrical wiring and outlets; chimneys and central heating units; water connections; and acoustics control.

An estimated 3,000 hotels and 40,000 multiple dwellings throughout the State will be affected by the new regulations.

Jackson also said that the new codes will provide the basis for his division's State-Local Cooperative Code Enforcement Program.

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Manuel Carballo, acting chief of the Bureau of Relocation, Division of Housing and Urban Renewal. She helped draw up a state demonstration program to provide rent payments to displaced persons.

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NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS OFFICE OF PUBLIC INFORMATION

RICHARD J. HUGHES, *Governor*

PAUL N. YLVISAKER, *Commissioner*

P. O. BOX 2768 TRENTON, N. J. 08625

(609) 292-6284, 292-6055

