

# COMMUNITY

A Publication of the New Jersey Department of Community Affairs



*STATE MODEL CITIES — Community Affairs Commissioner Paul N. Ylvisaker (left) presents Orange Mayor John F. Monica with a check for \$6,750 — part of a \$27,000 State Model Cities Grant awarded to Orange by the Department. At right is Orange City Council President Vincent F. De Rosa. Orange is one of seven communities designated to receive the State Grants.*

## **Ylvisaker Opens First of 50 Camden Units To Be Renovated With State-Private Funds**

Community Affairs Commissioner Paul N. Ylvisaker took part in dedication ceremonies March 12 for the first rehabilitated house completed by Camden Housing Improvement Projects (CHIP), a non-profit corporation set up by five private enterprises.

CHIP received a \$39,000 grant in December from the Community Affairs Department's Housing Development and Demonstration Grant Fund. Each of the five private partners contributed \$20,000 in non-interest loans to CHIP. They have pledged as much as \$100,000 each in such loans.

The private incorporators of CHIP are the Campbell Soup Company, Radio Corporation of America, Dorrance Foundation, First Camden National Bank and Trust Company and the Camden Trust Company.

CHIP buys rundown houses, rehabilitates them, sells them to low-income families and re-invests the

proceeds in purchases of more rundown houses, starting the cycle again. It plans to sell its houses for about \$10,000 each. Down payments are \$200 and monthly payments are under \$65 for principal, interest, taxes and insurance. The Federal Housing Administration is providing 30-year mortgages.

CHIP's first completed house was sold to Mrs. Alberta Pearson. She will occupy the house with her mother and five children.

Taking part in the dedication ceremonies at Mrs. Pearson's new home, along with Commissioner Ylvisaker, were Mayor Alfred Pierce of Camden; Mortin W. Shomer, Assistant FHA Commissioner for Multi-family Housing; John S. Carter, Chairman of the Board of First Camden National Bank and Trust Company; and Paul Hamilton, CHIP's Director of Field Services. CHIP has already purchased 50 houses.

## **City Youths Become Apprentice Painters In Novel Union Plan**

All of the longstanding job training and employment needs were there.

A public agency needed painters for its buildings.

A local painter's union needed apprentices to meet a critical shortage of well-trained journeymen.

Unemployed, unskilled ghetto dwellers needed steady, good-paying jobs.

The trick was to meet these triple needs in one cooperative effort.

This kind of interdependent approach is apparently being achieved in Newark through a novel New Careers project that employs unskilled young men—largely drawn from ghetto areas—as union-trained apprentice painters in public agency jobs. After a four-year apprenticeship, the men are eligible to advance to journeyman status at annual salaries of \$10,000.

The experimental project is believed to be the only one in the nation in which a public agency and a labor union have combined forces to solve their mutual needs by tapping the vast reservoir of disadvantaged areas—where unemployment is widespread.

The project, which originated as a limited pre-apprentice program in 1963, is the brainchild of Peter Yablonsky, president of the New Jersey Painters District Council #10, AFL-CIO, and Louis Danzig, director of the Newark Housing Authority. Sponsored by the union and the authority, it also involves the cooperation of the City of Newark, the New Jersey Department of Civil Service, the U.S. Labor Department's Bureau of Apprenticeship and Training and the Career Development Program of the New Jersey Department of Community Affairs.

In the initial project, developed by the union and some employers, the

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## **Non-Profit Groups Get \$70,400 In Loans For 2 Housing Tests**

The Department of Community Affairs has approved interest-free housing loans totaling \$70,400 for demonstration projects in Newark and Princeton Borough.

Tri-City Citizen's Economic Union, a non-profit group composed of community leaders and clergy, with headquarters in East Orange, will get \$56,900 to test the feasibility of rehabilitating — for moderate income occupancy—a group of apartment houses in Newark's South Ward. The group hopes to buy and rehabilitate one house and take options on 28 others on the same block, bordering on Newark's West Ward.

The Princeton Community Housing Inc., consisting of representatives of local civic and church groups, will get \$13,500 to develop within the Borough of Princeton an acceptable site and preliminary designs for middle income multiple dwellings. It will use the money to conduct physical and economic feasibility studies of alternative sites and ways of integrating proposed designs with existing structures.

Both loans, made from the \$1 million fund appropriated by the State Legislature to carry out the Community Affairs Demonstration Grant Law of 1967, were announced this month by Thomas V. Seessel, director of the State Housing Finance Agency (HFA), who also administers the fund.

## **Ylvisaker Receives Health Appointment**

Community Affairs Commissioner Paul N. Ylvisaker has been appointed to the newly created Regional Health Advisory Committee for Region II of the U.S. Department of Health, Education and Welfare (HEW).

The committee will be responsible for helping establish goals and priorities for federal projects in New York, New Jersey, Pennsylvania and Delaware. The region includes nearly 20 per cent of the nation's population.

## **New Food Service For Elderly Opens**

A new food service for homebound older persons was initiated last month by the Paterson Council on Aging, in cooperation with the YWCA and 12 community agencies.

The new program is an extension of a hot lunch program financed by the Community Affairs Department's Division on Aging under Title III of the Older Americans Act. Served at the Y, the daily luncheons attract about 125 older persons who pay 50 cents for a nutritionally balanced meal.

The supplementary delivery service to shut-ins is available to residents of Paterson over 62 years of age who have been referred to the program by a participating agency. The new program's meals are prepared under the direction of the Y's professional food service director; the chairman of the all-volunteer committee implementing the program is a retired nutritionist for the Paterson school system.

A volunteer team delivers three daily meals (one hot and two cold) to elderly shut-ins. An extra large delivery is made on Fridays to allow a full weekend menu. The meals cost each participant \$7.50 a week.

## **HFA Approves Three Housing Projects In Newark, Union City and West New York**

The New Jersey Housing Finance Agency has given preliminary approval to three moderate-income housing projects that would provide 1,057 dwelling units at a total cost of \$22.2 million.

The tentative approvals — given at the February HFA meeting — went to project sponsors in Newark, Union City and West New York. Thomas V. Seessel, director of the agency, said all three sponsors must later receive approval of their feasibility studies and final HFA commitment before the agency will provide mortgage loans of almost \$20 million on the projects.

The first preliminary approval went to a plan submitted by Arthur H. Padula, a Newark developer, for a 24-story apartment building on an .85-acre tract at 440 Elizabeth Avenue, opposite Newark's Weequahic Park. Padula is seeking a \$3.69 million HFA mortgage for the project, which would cost \$4.1 million.

It would provide 207 units of one, two and three-bedroom apartments, renting from \$140 to \$190 a month.

The second approval went to the Overlook Terrace Company and Conforti and Eisele, Inc., contractors. They plan to build two 26-story high-rise apartment towers, containing a total of 600 units on John F. Kenne-

dy Memorial Boulevard East in West New York. Seessel said the towers would sit atop the Palisades and would have a magnificent view of Manhattan across the Hudson River. Rents would range from \$127 a month for one-bedroom to \$200 a month for three-bedroom apartments.

The sponsors seek an HFA loan of \$11.97 million to help finance the total development cost, estimated at \$13.3 million.

The third project is a 250-unit, 18 story apartment building at 45th Street and New Avenue, in a Union City urban renewal area. Its sponsor, Redevelopment Associates, Inc. of Iselin, is seeking agency approval of a \$4.32 million loan for the project, which will cost \$4.8 million.

This project would offer units renting from \$115-\$125 for one-bedroom to \$190-\$200 for three-bedroom apartments.

The Housing Finance Agency, an independent body within the Department of Community Affairs, was created May 31, 1967. It has previously approved a 270-unit cooperative garden apartment project which is now under construction in Newark.

In other action, the HFA appointed Glore Forgan, Wm. R. Staats Inc., New York, as its financial advisor.



## APPRENTICE from page 1

Housing Authority hired 25 young men as pre-apprentice painters, who were then trained on the job by union supervisors for about a year. All 25 are now dues-paying union members employed in outside shops, earning prevailing salaries and on their way to becoming regular journeymen painters.

The success of this project, which tested the fitness of inexperienced youths to enter skilled trades, prompted the union to sponsor a full-scale Painter Apprentice Program, which began in May 1967. Under this plan, the Housing Authority agreed to hire unskilled, unemployed Newark residents as permanent employees who would work in authority buildings as apprentice painters—a Civil Service-approved title adopted by the Housing Authority last January.

Once hired, the apprentices become regular union members and are trained as they work by journeymen painters over a four-year period at regular union wages (\$3,500 a year to start, with \$500 increments semi-annually). As regular Civil Service employees, the workers receive all benefits, including paid sick leaves, vacations and holidays, pensions and major medical coverage.

Upon satisfactorily completing their apprenticeships, they may then be promoted (after an exam) to journeymen painters in the authority, at annual salaries of \$10,000 a year, the present prevailing wage.

The program is open to one-year Newark residents between the ages of 17 and 25, regardless of work experience or educational background. At the request of the union, the State Civil Service Department dropped traditional reading and writing comprehension tests in an effort to accommodate recruits who have no education.

Instead, Civil Service issues simple and concise application forms that require only name, address and pertinent biographical data. High school or equivalency diplomas are no longer mandatory. Even the examinations have been re-designed to emphasize manual dexterity, depth and color perception and equilibrium at heights.



*NEW CAREERS — Peter Yablonsky (center), president of Painters District Council #10 AFL-CIO, inspects the boiler-painting techniques of apprentices Leonard Foote (left) and William Byrne, both of Newark. The union is sponsoring the painter apprentice program.*

To lower employment barriers even further, the union has waived all initiation fees and overlooks previous juvenile or police records involving all but the most serious criminal offenses.

When the regular apprentice project began last May, 45 recruits accepted positions with the Housing Authority. Of these, 30 are presently employed as apprentice painters; the remainder either quit, were drafted by the armed services or were unable to meet the strict performance requirements. The overwhelming majority of those employed are from Newark's low-income areas.

"This project has proven to be an outstanding success for all concerned," said Yablonsky, the union president. "It is a no-nonsense, learn-by-doing program that helps us fill our own critical need for trained journeymen painters, helps the Housing Authority maintain its buildings and offers highly skilled jobs at good salaries to disadvantaged youths sincerely interested in hard work."

Yablonsky said the program is designed not to create new or unnecessary jobs, but to help replenish the union's diminishing journeymen ranks and also to "train new recruits in the use of new tools and materials and in the application of new painting techniques radically different from earlier methods." He said the union has an "actual, unexaggerated need for 200 apprentices who could be properly trained as journeymen." The average age of the journeyman is now about 50, he noted.

"We need recruits as much as they need us," he said. "Every new apprentice fills a job need and at the same time learns new painting skills which are almost impossible to convey to the older painters."

Yablonsky said apprentices also are required to receive — on their own time — 144 hours of supplementary training each year, offered at a local vocational high school two nights a week. The school provides two teachers, he said, while the union sends two volunteer journeymen. The teach-





**APPRENTICES AT WORK** — Under the direction of journeyman painters, new apprentices clean down the halls in the Columbus Homes of Newark. From left, Carlos Perez, Doug Jones and Wilfredo Otiz. Since the program began, about 50 apprentices have been hired.

ers are paid by the Board of Education but receive supplementary payments from the union.

Administrative costs of the project, according to Yablonsky, amount to about \$3.00 a day. He said the union has contributed about \$10,000 to date, while the Bureau of Apprenticeship and Training has awarded a \$28,000 grant to pay the salaries of some instructors and to cover office expenses.

The apprentice project has also drawn the support of Governor Richard J. Hughes, Newark Mayor Hugh J. Addonizio and the Career Development Program of the Community Affairs Department, which is now encouraging similar projects throughout the state.

Frederick A. Schenck, director of

career development, said the Newark Board of Education has recently agreed to adopt a similar program for 50 apprentices with the same union. He said the Department is also helping the City of Irvington develop an apprentice painter program and plans to contact every public agency in Essex County in search of potential sponsors.

"Civil Service has also agreed to offer — upon request — the next apprentice painter examination in a foreign language," said Schenck, whose Career Development program has worked to eliminate artificial barriers that have kept the poor from hundreds of civil service jobs in the past. "This is primarily designed to accommodate Newark's Spanish-speaking people, who now number

about 38,000 or nearly 10 per cent of the city's population."

Schenck said the exams, when given, will be the first ever offered in New Jersey government in which a language was not a part of the job specification.

"In addition, we plan to assign a social worker to help each apprentice painter with personal, social, health or environmental problems," Schenck said.

"Also, Paul Molle, a career development specialist who has already assisted in the project, has been assigned to help recruit candidates for the new Board of Education project. He will distribute literature about the program in the city's Central Ward, where unemployment rates are highest."

Schenck said Civil Service has scheduled an open competitive examination for apprentice painters for sometime this spring. Interested applicants should write: Career Development Program, New Jersey Department of Community Affairs, Box 2768, Trenton, N.J. 08625.

### **First Area Conclave Held In N. Jersey**

The Department of Community Affairs conducted its first Regional Development Conference earlier this month for local and county officials from Morris, Sussex, Warren and Hunterdon Counties.

It was the first of eight conferences planned by Community Affairs officials to acquaint local leaders with the functions of the Department. Three more are scheduled between now and June, while four are planned for the fall.

More than 200 municipal and county leaders attended the first conference, held March 2 in West Morris Regional High School, Morristown. Community Affairs Commissioner Paul N. Ylvisaker and other departmental personnel outlined the activities of the Department and informed local officials of the available federal and state programs for community development.

Representatives from the State Departments of Conservation and Economic Development, Health, Transportation and Law and Public Safety also participated.

## **Department Gives \$15,000 Grant To Help Fund Project ACTION: A Public-Private Hunt For Jobs**

The Department of Community Affairs has awarded \$15,000 to help launch a \$275,000 job training and placement program that seeks to close the gap between people who need work and employers who have jobs to fill in the New Brunswick area.

The program, which involves the cooperation of government officials, businessmen and educators, is known as Project ACTION — A Coalition for Training and Industrial Opportunities. It is sponsored by Johnson and Johnson, the United Community Services of Central Jersey (the local United Fund organization) and about 40 local businesses.

The grant is being used to survey employment opportunities for low-income people in the area, pinpoint obstacles that prevent them from filling available jobs and develop a training and placement program. Diebold Group, a systems programming firm from New York City, was hired to conduct the survey, which is expected to be completed this month.

John Heldrich, president of UCS and a J & J vice president, said the first trainees would begin work shortly after. He said Project ACTION hoped to train and place 100 persons during the first year since "we have sufficient job opportunities in the total community to achieve this."

Heldrich said Project ACTION was being financed primarily through private industry contributions, totaling \$150,000 to date.

## **Temporary Housing Regulations Promulgated For Multiple Units**

Temporary state regulations for the construction and maintenance of hotels and multiple dwellings of three or more units have been promulgated by Community Affairs Commissioner Paul N. Ylvisaker.

The Commissioner, through the Department's Division of Housing and Urban Renewal, filed the new regulations February 29 with the New Jersey Secretary of State. They went into effect immediately and will remain in effect until new and comprehensive regulations are promulgated on or before July 1.

"The temporary regulations are substantially the same as the provisions contained in the 1904 Tenement House Act and the 1948 Hotel Fire Safety Law, which have made up the state's multiple dwelling code until now," said Claude Miller, division director. "We have added amendments, however, pertaining to stair design, room sizes and fire resistance ratings for walls and partitions in corridors and apartments."

Miller said that garden apartments, which had not been subject to state construction standards previously, must now also conform to fire rating specifications.

The new regulations are required by the 1967 Hotel and Multiple Dwelling Health and Safety Law, which replaced the Tenement House Law and Hotel Fire Safety Law.

## **Voter Registration Via EDP?**

A day-long seminar dealing with the application of electronic data processing to voter registration and jury selection lists was sponsored last month by the Division of Local Finance, Department of Community Affairs.

The seminar, second in a series for county and municipal officials, featured Department and county officials who have had experience with computer operations. Participants included James A. Alloway, division director; Miss Aileen Cavanagh, chief of the division's Bureau of Intergovernmental Relations; Neil Mangarella, director, system and electronic data processing, Middlesex County; and Frank Headley, clerk, Morris County.

## **New Meadowlands Legislation Is Introduced In N. J. Senate**

A new Hackensack Meadowlands development bill has been introduced in the New Jersey Senate.

The bi-partisan bill is sponsored by Senators Fairleigh S. Dickinson, Jr. of Bergen County, Frank J. Guarini Jr. of Hudson County, and six colleagues. The Department of Community Affairs helped prepare the legislation.

A Meadowlands development bill introduced in the 1967 Legislature drew objections from some municipal officials that local interests were underrepresented on the proposed development commission, 7 of whose 11 members would have been state officials or appointees of the Governor.

The 1968 bill modified this provision by proposing two bodies—a smaller, five-member Hackensack Meadowlands Development Commission plus a committee composed of the mayors of each of the 18 Meadowlands communities. The municipal committee could veto proposals of the development commission by a majority vote.

The development commission could override such vetoes by a vote of at least 4 to 1. It would be composed of the Commissioner of Community Affairs and two Democrats and two Republicans appointed by the Governor. At least two of the four must reside in the Meadowlands area of Hudson and Bergen Counties.

The Commission would have the power to adopt and enforce a master plan for the 21,000-acre Meadowlands, and to aid its development through issuance of bonds to finance large-scale commercial, housing, recreational and transportation projects. All Meadowlands communities would share in the resulting economic growth in proportion to their acreage within the borders of the area.

The Meadowlands, just three miles from Manhattan, have often been called the world's most valuable tract of undeveloped land. Development has been hampered in the past by the difficulty of large-scale construction on the marshy ground and the division of governmental responsibility among dozens of agencies. In recent years, complex legal questions about title to riparian lands have also hampered development.



## **Commission Advocates Immediate Reforms In County and Local Government System**

A recently-released interim report of the County and Municipal Government Study Commission, a 15-member legislative commission, warned that "unless there are substantial and immediate reforms in the local government system in America, much of the power traditionally exercised by it will be assumed by the Federal Government."

In a 104-page document entitled "Creative Localism: A Prospectus," the commission advocated a doctrine recognizing that "the primary responsibility for the adequacy of the local government system rests with the State government system."

Among the immediate recommendations was a proposal that the State "assume a substantial part or all of the responsibility for financing functions which have State-wide impact and implications." Another called for a State take-over of the entire cost of welfare programs throughout the State.

Other recommendations called for strengthening county governments' abilities to meet area-wide needs, simplifying and enlarging the scope of legislation allowing voluntary inter-local cooperation and expanding programs requiring or rewarding area-wide joint action and planning.

For the future, the commission recommended a re-allocation of fiscal and governmental responsibilities, functions and services. It proposed a comprehensive study of all governmental levels and functions to accomplish this.

The Commission was headed by State Sen. William V. Musto. Deputy Community Affairs Commissioner Joel H. Sterns was a member.

## **Ylvisaker Urges Urban Crisis Action Role For State Appointees To Local House Units**

A three-point "urban crisis" action role for New Jersey's state-appointed members of local housing authorities has been prescribed by Community Affairs Commissioner Paul N. Ylvisaker.

At a February meeting, the Commissioner urged state-appointed members of the housing authorities to promote state policy through:

- ▶ Active efforts to achieve the goals of fair housing laws, particularly through placement of low-income minority families in dispersed housing locations.
- ▶ Widespread use of new federal and state housing programs designed to speed up acquisition and construction, increase the supply and variety of housing quickly, and utilize avail-

## **Meadows Booklet**

A newly-published booklet entitled *Hackensack Meadowlands — Inter-municipal Cost and Revenue Sharing, Theory and Operation*, prepared by the Department's Division of State and Regional Planning and the Rutgers University Bureau of Government Research, is available free from the Office of Public Information, Department of Community Affairs, P.O. Box 2768, Trenton, N.J. 08625.

able private housing stock for public purposes.

▶ Better management-tenant relations and a greater voice for tenants in policy making.

"You are the state's representatives on the local authorities. You should do your utmost to see state policies carried out," Ylvisaker told the officials.

The Commissioner said he expects to hold frequent meetings with the state-appointed housing authority members to achieve better coordination and communication of state policies.

New Jersey law gave the Commissioner power to appoint one member of every local housing authority in the state when the Community Affairs Department was established last year.

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