SPECIAL FOCUS
PUBLIC HOUSING

How to fix public housing? Conservatives want to demolish or privatize it. What are progressives to do?

PUBLIC HOUSING TENANTS CONFRONT Deregulation
Strengthening Resident Capacity in New York City

by Victor Bach and Sara Hovde

In New York City, public housing tenants stopped a privatization proposal in an unprecedented mobilization effort. But without continuing vigilance and technical support, public housing tenants will find themselves left out of decisions that directly affect their lives.

National Context

If the federal devolution of public housing becomes a reality, resident leaders will face new and daunting challenges. Current Senate and House bills — S.462 and HR.2 — will deregulate public housing, giving local housing authorities unprecedented powers, relatively free of federal regulation. Under continued Washington belt-tightening, authorities will use these prerogatives to manage their assets in ways that remove public housing as a resource for low-income people.

Under the proposed legislation, each authority can change rent levels (up to 30 percent of income), set admission preferences, and plan for privatization, sale, or demolition in individual developments. Resident leaders will need to press for seats at the planning table. More than ever, they will need to stay on top of changes and position themselves so their voice is heard not only at required public hearings, but on all critical matters. Most authorities will resist open access to information and real resident participation. It will not be easy.

see NYCHA on page 5 →
Welcome... new PLANNERS NETWORK members!


...and a special welcome... to the new members who joined at the 1997 Annual Conference in Ponce, California:

Kesia Collette, Andrew Crabree, Eva DeLaRosa, Michael B. Dollin, Robin Elkins, Alana Felzer, Angelica Hernandez, Cari LaCroise, Marina Leonsbury, John F. McIntosh, Mone Mynatt, Gina Natali, Tony Paez, and Dr. James A. Segedy.

...and lastly, Thank You... renewing members!


PNers! With this issue, over 300 members have logged in from the current roster, and we've printed their names on page 21. If you are in contact with any of them, remind them that donations are now tax-deductible!
Welcome new PNW network members!


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Champaign-Urbana
University of Illinois students inspired by their participation in the 1997 PN Conference in Pomena organized a Greater Champaign-Urbana Chapter of PNW Network. Dave Finet and Kathy Klump, two conference participants, organized a roundtable meeting for the local chapter in September which twenty-five planning students and faculty attended. At this meeting, Ken Reardon gave a brief presentation on the evolution of progressive planning which described the efforts of Patrick Geddes, the APA, the Newsworld program of the Academy of Administrations, Planning for Equity, Urban Planning Aid, and PNW Network. In October a dozen PN Chapter members participated in a "Shantytown" demonstration held on the UIUC Quad to draw campus and community attention to the plight of the poor in our community. Ken Reardon of our chapter was one of the two featured speakers at this event. In November, twenty-five PN Chapter members traveled by van to Chicago to meet with religious leaders of the Woodlawn Organization to discuss the opportunities and challenges of faith-based organizing and development. This event was organized by Ms. Marla Jones who arranged for Bishop Arthur Brazier of Covenant Assembly Church and Rev. Leon Finney, two long-time civil rights activists, to address our group. Several dozen PN Members will spend the weekend on November 16-18 in East St. Louis volunteering their time and energy to support local community development efforts in this community, East St. Louis was the site of the 1995 PNW Network National Conference which 325 people attended. PN Members with friends and/or colleagues living in Central Illinois should encourage them to contact Ken Reardon regarding future PN Chapter Activities, (217) 244-5384, and EMAIL: kmg@uiuc.edu.

PN NEWS

New York
New York area PNers are again sponsoring their Network Forum Series during this Fall and Spring. A total of seven public forums on progressive planning issues are being held at the downtown Manhattan Campus of Pratt Institute, in the Pack Building. About 50 people attended each of the first two forums, "Youth and Crime: Beyond the Scapeseletion Generation," and "The Dust Settles: The Emerging Shape of Federal Housing Policy." The December 12th Network Forum will feature "A Conversation with the Robert Yaro: What's Progressive About the Third Regional Plan," moderated by Ron Shiffman, Director of the Pratt Institute Center for Community and Environmental Development. Yaro is Executive Director of the private, nonprofit Regional Plan Association, which released its Third Regional Plan earlier this year. New York PNers are working hard to put together four Network Forums for the Spring. 1998 is the UN’s International Year of the Elderly, and one network forum will focus on planning for the elderly. New York City is proceeding with plans to close Fresh Kills Landfill in 2002, its only means of disposing of residential waste, and current plans rely solely on export. PNWNY will bring together local activists, environmentalists, solid waste and recycling professionals, and planners to initiate a broad discussion of other alternatives. Two other network forums will focus on comprehensive community and energy initiatives and planning for public health.

LETTERS WANTED

Since its inception, PNW Network has been devoted to covering a broad range of issues of interest to planners, advocates, and educators. As a voice of left-center planning, we try to print articles that will provoke action and speak to important issues that aren’t well covered by other publications. The editors and the Steering Committee don’t necessarily agree with all the opinions expressed in each article or commentary, nor do we expect our readers to. Indeed, if you agree with everything we print, we probably aren’t doing our job. So, when you read PN and see a fact that bears further comment or clarification, or an opinion that provokes you to a vigorous response, we hope you’ll take the time to write a Letter to the Editor to express your views, whether they be in affirmation or disagreement.

The success of PN has come largely through members’ input, and for many years much of the substantial news, ideas, and debate that have appeared in these pages has been in the form of your letters. Act now. Send your Letters to the Editor to Mike Darlow, Assistant Editor, EMAIL: mtdarlow@pratt.edu. Letters should be 200 words or less. See page 22 for further guidelines. The strength of our organization has already come from members’ action.
PUBLIC HOUSING TENANTS CONFRONT DEREGULATION
Lessons from New Zealand

by Jacqueline Leavitt

In New Zealand, there is no nonprofit third sector between public housing and the market. Tenants are organizing to keep rents down, limit privatization and create new "third-stream" alternatives.

The Labour Party: The Unlikely Handmaiden

In 1984, under the Fourth Labour Party government, New Zealand became the crucible of the great experiment in privatization, sold its assets and to paraphrase Jane Holloway’s aptly titled book, rolled back the state. Little formal opposition was initially voiced to this officially sanctioned public disinvestment. After Labour turned government-owned enterprises (including Electricity, Telecommunications, Coal) into business corporations and sold these assets to the private sector, the National Party returned to power in 1990. Their attention turned to non-commercial areas that many New Zealanders consider birthrights — housing, education, and health. This market orientation was not reversed when the New Zealand First Party, with strong Maori support, formed an alliance with National after the 1996 elections.

New Zealand — The Extreme

Privatization (a.k.a. commercialization, corporatization) efforts are starkly revealed in New Zealand because: (1) the governmental structure is central and local with no state/province intermediaries, and (2) the policy is sharply framed — individual needs are to be met through the private sector without state intervention.

by Jacqueline Leavitt

New York City: Experience with the Moving to Work Application

This capacity-building approach is at an early stage in New York City, but without the blessings of the New York City Housing Authority (NYCHA). Public housing residents number 181,000 households — 600,000 people in 342 developments — almost the same population as the entire city of San Francisco. Yet leaders lack information about pending policy decisions — at both Washington and local levels — and the technical resources that could strengthen their influence in decisions that profoundly affect their housing and communities.

NYCHA has a nationally recognized 60-year record of high performance. But its official resident advisory structure — the Interim Council of Presidents (ICOP) — is largely ineffective. HUD regulations require election every 3 years, but none have been held since 1992 when ICOP was created. Convened by NYCHA’s initiative, ICOP functions without by-laws or openly scheduled meetings. Despite the recent heated national debate over public housing — and local plans in process — ICOP has not kept residents informed or developed an independent resident position or strategy.

Hard-working residents lead tenant associations at the development level, but the citywide governance structure frustrates effective involvement in NYCHA policy making.

NYCHA provides some information to tenants, but it is limited and tightly controlled. A bilingual monthly newsletter goes to all developments, but many leaders find it does not meet their needs. Production and content are controlled by NYCHA. Significant federal or local initiatives are either not covered or given inadequate, biased treatment. NYCHA staff assistance to resident leaders is of limited use when the authority is the target of resident concerns. There is a "wall" between NYCHA decision-making and resident leaders was made dramatically clear in the authority’s early 1997 draft application to HUD for the Moving to Work (MTW) Demonstration Program. Since MTW was an open door to federal deregulation, a citywide campaign by several advocacy organizations got the word to residents and spurred early requests by community leaders for inclusion in the application process — as HUD required. NYCHA never responded.

NYCHA’s draft application called for federal deregulation. The mobilization of public housing tenants was unprecedented.

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NYCHA’s draft application called for federal deregulation and contained some controversial proposals: ending rent ceiling, which would impose 65-percent increases on many working households; and targeting certain developments for higher income tenants. Yet the draft was made available for “viewing” in late April, only two weeks before the HUD—required hearing, and only at NYCHA offices. The Authority refused resident requests for distribution. Through the efforts of a city-wide network of resident leaders and advocates, word quickly spread about the application provisions and the scheduled hearings. Otherwise, a public hearing announcement in the classification of local newspapers might have gone unnoticed.

The May hearing was filled to overcapacity by 700 residents, with 60 leaders unanimously testifying against key provisions and denouncing NYCHA for its secrecy. The mobilization of public housing tenants was unprecedented. Two days later the authority withdrew its MTW application. Over the long term, the victory added momentum to the efforts of a growing network of resident leaders who are working with organizations that provide technical support.

Lessons for Policy

Our experience underlines the importance of independent technical assistance to strengthen resident involvement in authority decisions as public housing evolves and local authorities assume wider planning powers. Federal funding for technical assistance must be an essential component of legislative development. These funds should be allocated directly to resident structures — without local authority oversight, possibly through a neutral intermediary — to make it possible for them to assume the independent, mature role in public housing governance that is their right.

Local resident leadership has a critical role to play in the future of public housing across the country. Planners can strengthen resident capacity by providing them with independent, reliable channels of information and technical organizing assistance that relates directly to resident concerns and their institutional context. They can help connect residents so they can pursue their mutual interests.

Victor Bach and Sarah Hovde are, respectively, Director of Housing Policy and Research and a policy researcher at the Department of Public Policy at the Community Service Society of New York, 100 Franklin St, New York, NY 10014. (212) 614-5492 or (212) 614-5541.
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IT'S HOUSING, NOT PUBLIC HOUSING

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Progressives face a dilemma in thinking about public housing. Many progressives support public housing because it helps low income people who are otherwise disadvantaged. Indeed, over a million people live in public housing projects, and most are the very poor with few other options. As currently constructed, however, public housing functions to concentrate poverty. There is strong evidence that concentrated poverty exacerbates the difficulties of low income people. So where should progressives stand on public housing?

It is neither compelling nor sufficient to say that public housing would work if only the program rules were changed, if more money were put toward rehabilitating existing projects, and if management improved. Nor is the line that Sudhir Venkatesh pursues in October's American Prospect that "Public housing doesn't look so bad when the alternative is to be thrown into the low end of the private housing market" especially attractive. Defending public housing because there are no adequate alternatives is the stand of a defiant but desperate martyr.

In fashioning a position on public housing and other issues, progressives need to take the following three things into account: the political constituencies for policy positions, the arguments that most effectively recruit new followers to the progressive banner, and the positive possibilities encapsulated in a progressive vision for the future.

Public housing attracts only a narrow political constituency. By and large, the upper and middle classes do not want to pay for what they perceive as a failed program, working class people often resist the placement of projects in their neighborhoods, and many lower income people living in public housing would rather reside some place else. The last fact in particular makes public housing difficult to defend.

Progressives should refrain from talking about public housing as a separate entity. This is not to forget about the people who live in public housing, many of whom fight heroic battles to improve their communities. Rather, progressives need to focus on housing policy as a whole, not on one program that has a weak constituency and other severe liabilities.

Progressives win when they talk about corporate responsibility in an era of enormous profits. Progressives win when they point out the bitter irony of homelessness when the Warren Buffetts and Ross Perots of the nation sit on multi-billion dollar nest eggs. They win when they talk about income inequality and the need for the average American working person to receive his or her fair share of the pie. In the larger picture, a big part of the country's political future will be the evolving response of the lower middle and working classes to economic restructuring. Emphasizing income inequality plays to progressive strengths and exploits the weaknesses of the conservative coalition.

How does this relate to housing policy? At every turn, progressives need to emphasize the regressive nature of the mortgage interest tax deduction. Peter Dreier and John Atlas, in a recent article in the Journal of Urban Affairs point out that 44% of the value of mortgage interest tax deductions (over $22 billion) goes to the 5% of the population that makes over $100,000 per annum. The 65% of the population that makes $40,000 or less gains only 5%. HUD accounts for less than one quarter of the $133 billion that the nation devotes to housing subsidies. The deductibility of property taxes costs the U.S. Treasury almost $15 billion a year, and the more valuable the house, the greater the benefit.

If the current distribution of housing subsidies is unjust, what alternative vision do progressives offer in its stead? Increasing the ability of low and middle income families to own their homes is a political necessity, as well as a worthy social and economic objective. Through the banner of homeownership has been used in the past to support regressive policies, progressives should not abandon such a potent idea. Instead, progressives need to promote programs that help create homeownership opportunities for middle and lower income people without increasing government bureaucracy or exploding the budget deficit.

There are many compelling examples of affordable housing that is community based, well built, and has had an enduring impact on neighborhoods, such as the more than 3,000 "Nehemiah" homes built by the East Brooklyn Congregations (EBC) in New York City. Nehemiah attracts between 40-60% of buyers from public housing, so the program frees up low income units, a benefit that also accrues when private market apartment dwellers buy Nehemiah homes.

Independent community organizations in many cities have shown how to build affordable housing by taking advantage of low interest loans, the Low Income Housing Tax Credit (LIHTC), and bits and pieces of other federal, state and local programs. Not all nonprofit housing works and it is not necessarily cheap. But success is common enough that progressives can use these examples without apology, a statement not true of public housing. Housing programs like Nehemiah often work to deconcentrate poverty by anchoring working and middle class families to urban neighborhoods. This expands the pool of potential community activists and increases the political and economic power of lower income neighborhoods. Creating a national community development trust fund, expanding the LIHTC, and providing matching grants for affordable housing projects that meet certain standards of quality and community participation are all ways to increase the capacity and production of the nonprofit sector.

The political attractions of making community developed nonprofit housing an important part of progressive housing policy are substantial. According to a Gallup poll cited in the January 1996 edition of Shelterforce, only 28% of Americans feel that government should provide solutions for homelessness, while 66% prefer the nonprofit sector.

At the same time, the nonprofit sector works on too small a scale to solve the nation's housing problems. HUD estimates that 5.1 million households face "worst case" housing problems. Any progressive policy vision needs to address the supply and demand sides of middle and lower class housing. While most progressives reject the "filtering" theory that more luxury housing helps improve housing conditions for everyone, substantially increasing the middle and working class housing stock (a much larger market not concentrated in only the most desirable locations) may help alleviate some of the housing problems of the worst off. In addition to community based housing, Dreier and Atlas suggest expanding housing voucher programs, providing tax credits to help middle and lower class families purchase homes, and encouraging HUD to speed up conversion of publicly subsidized projects to cooperative housing. The first two programs have the advantage of appealing to real estate developers and the construction industry by raising the possibility that such incentives will fuel the demand for new housing. Upper middle class and wealthy people will continue to purchase houses even in the absence of the mortgage interest and property tax deductions, and millions of Americans would have a new capacity to buy homes. As a whole, such a housing program rests on long standing ideals of homeownership, choice, and community participation. 

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by Tom Angotti

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It's not public housing. If poor folk all owned one of those wonderful new nonprofit homes, then maybe nonprofits would be the target. Even when poor people own their own homes, their neighborhoods get a raw deal one way or the other (remember urban renewal in the 50's). Timothy Ross buys right into all the prejzjudices and misinformation spread by the right-wingers leading the attack on public housing. That's why I don't think he speaks for progressives on this issue. There's no dilemma in my mind: privatization of public housing is not intended to help poor people but to make life more miserable for them. We should be fighting to save public housing as part of the wider struggle for equality.

Don't get me wrong. I like nonprofit housing development and home ownership. It does provide needed housing to a lot of people, including some low-income people. But there wouldn't be any nonprofit housing without government subsidies, including huge tax benefits that the rich soak up. (The actual cost to the public of nonprofit housing is greater than the cost of building public housing.) And too many nonprofits are unable to house the very poor, but instead house middle-income people. Too many new middle-income owner-occupied homes are built over the ashes of low-income rental housing.

So I have an idea. Let's have both -- public housing and nonprofit homeownership, in infinitely complex mixes. We can walk down the street and chew gum at the
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IT'S THE PEOPLE
< Continued from page 7

same time. But don't stay silent on public housing. With our silence, we turn our back on the many tenants and community groups who are fighting to save public housing and we also embody the right.

Another thing. Where did this notion come from that "there is strong evidence that concentrated poverty exacerbates the difficulties of low-income people"? There are some dubious studies out there, but I've seen a lot more evidence that concentration of poverty and wealth have nothing to do with the quality of life one way or the other. Next time you're in New York, take a walk up Fifth Avenue on Manhattan's Upper East Side, one of the most densely populated districts in the world, and also the richest in the world. Concentrated wealth isn't an issue, so why should concentrated poverty be an issue? Visit our high-rise public housing in New York. It's better maintained than most of the low-income private housing in the city, and comparable in quality to the units maintained by the nonprofit sector. Compare it to some of the dilapidated one- and two-story public housing in sprawled California. Concentration has nothing to do with it.

Another myth is that the defenders of public housing are "defiant but desperate martyrs." Give me a break. Since the inception of the public housing program, conservatives have defiantly tried to discredit it. They are motivated by the Social Darwinian philosophy of starving the poor and getting them out of sight: you take away from the poor their means of subsistence — food and shelter for starters — and they'll go away. After all, it's their fault. Now, ever since this paleolithic philosophy made its way into the public arena, there have been a lot of defendant public housing tenants groups in New York and other cities have been successful in slowing down or stalling the privatization. We're losing the national battle right now. But please don't ridicule us as martyrs. Help us to expose to the public how mean-spirited and deceptive the masters of public policy have been, and what really motivates them.

You're certainly right that "public housing attracts only a narrow political constituency." In fact, eliminating poverty by any means is not a big vote-getter these days. But in the age of "greed is good," you won't find the middle and upper classes hate housing the poor with public money, what makes you think they're going to want to voluntarily give up the homeowner tax breaks that help distinguish themselves from the poor? That seems like "deteriorate martyrdom" to the feudal philosophy of noblesse oblige. It's hard to take seriously right-wing proclamations of elite commitment to "fairness." As for corporate responsibility, they're already doing a pretty good job of discrediting the idea that anything besides the bottom line can advance social welfare.

It's you who's not the political realistic, Mr. Ross, when you sell us to the rich for the fat cats. But here's a realistic option. How about helping to convince some of those middle class folks that if they get together with the poor on labor, housing and lots of other issues they too can come out ahead? By helping to improve the quality of life for the poorest, real wages, including social wages, will rise. By guaranteeing low-income housing, we help establish housing as a right for everyone. And as most of the middle class are aware, they're often only a plant closing away from being low-income.

The conservative majority in Congress is not interested in public housing or anything else that helps poor people and people of color. They may profess great love for the use of tax benefits and nonprofit housing, but it's only because investors and middle-class homeowners continue to walk away with the lion's share of the benefits.

In sum, challenging inequality means challenging the myth that publicly-owned housing is by definition a contributor to poverty; the racist myth that concentration of people of color is by definition a contributor to poverty; and the physical determinist myth of high density.

It's time to tune in to the defenders of public housing and stop repeating the suburban myths about the projects. The defenders of public housing want to improve maintenance and get the basic problems that contribute to the isolation of poor people whether or not they live in public housing — jobs, education, health care, environmental justice and so on. Let's listen to the appeals of tuned-in decision-makers who have lived in and understood the projects, like Rep. Nydia Velazquez. So Mr. Ross, it's not the housing. It doesn't really matter whether it's public, nonprofit or homeownership. As long as poor people and people of color are in it, Newt and company think it's got to go. And if there's public housing sitting on prime real estate, all the more reason for getting rid of them. Let's take shut to our middle class.

PUBLIC HOUSING: WHAT ARE PROGRESSIVES TO DO?

B

NEW ZEALAND
< Continued from page 4

Corporation was taken apart and Housing New Zealand (HNZ) was directed to be "as profitable and efficient as comparable businesses that are not owned by the Crown," and to balance its commercial objective with social concerns. Four years later and after selling about 4,000 units, HNZ owned 66,634 units. In 1996-97, HNZ's net operating revenues showed a surplus after taxes of $45 million, largely the result of selling rents at market rates, general rental market inflation, and sales, many of which are in prime locations in Auckland and where tenants couldn't afford rent increases.

In addition to HNZ units, some cities provide Council Housing. The three largest metropolitan areas — Auckland, Wellington, and Christ Church — illustrate diverse positions toward privatization. In June 1996, the Auckland City Council passed a resolution to sell its 604 units at market rates and test the waters in Freemans Bay, a desirable inner city location that once was a stronghold for Maori and Pacific Island households. Wellington's Council, with control over more than 2,000 units, has threatened to sell them each year for the past six years or so, but organized tenants have successfully prevented the Council from passing resolutions. Christchurch City Council, with 387 public housing rental units and 2,174 elderly persons' housing units, voted to allocate about $8 million (NZ) to increase its affordable housing stock.

Tenant Surveys Show Impacts

Auckland is by far New Zealand's most expensive housing market and the ring of neighborhoods surrounding the inner city steadily gentrifies. The Council sold 604 units (2% of which are concentrated in the inner city's Freemans Bay area) at the same time Housing New Zealand raised rents, diminishing the overall supply of housing for low income people. Lower rents are more likely to be found further out, increasing travel times to jobs, disrupting use of community services such as halfway houses and medical clinics for psychiatric survivors and Maori language immersion programs in the elementary school across the street, and removing possibilities for single mothers to balance child care, work, and job training. The "squeeze" effect was somewhat alleviated as long as the moratorium on rent rises occurred in the Housing New Zealand stock. It was lifted on July 1, 1997.

Against this backdrop, Patricia Austin and I, with student assistants, developed a survey instrument and between June and August, 1997 interviewed 50 tenants living in either Auckland City Council or Housing New Zealand units, all in proximity to each other in Freemans Bay. The preliminary findings more closely reveal impacts on daily life. Because Housing New Zealand was first subjected to an aggressive sales strategy as compared to Council tenants, we were also able to compare responses to privatization policy among tenants with different public landlords. These findings shed light on ways in which tenants view their options, and maintain individual household survival to collective action.

The effects of privatization are enormous when viewed from the perspective of individual households. They include increased stress, and feelings of insecurity and powerlessness. Many households had specifically chosen a public sector landlord in search of stability. Some households had directly or indirectly experienced discrimination in the private sector and reported anxiety about having to face such obstacles again.

Forty-two of the 50 households interviewed had experienced a rent increase or were about to get one when the interviews were conducted. Forty-three of the 50 house- see New Zealand on page 12.>
same time. But don’t stay silent on public housing. With our silence, we turn our back on the many tenants and community groups who are fighting to save public housing and we also embolden the right.

Another thing. Where did this notion come from that “there’s strong evidence that concentrated poverty exacerbates the difficulties of low-income people”? There are some dubious studies out there, but I’ve seen a lot more evidence that concentration of poverty and wealth have nothing to do with the quality of life one way or the other. Next time you’re in New York, take a walk up Fifth Avenue on Manhattan’s Upper East Side, one of the most densely populated districts in the world, and also the richest in the world. Concentrated wealth isn’t an issue, so why should concentrated poverty be an issue? Visit our high-rise public housing in New York. It’s better maintained than most of the low-income private housing in the city, and comparable in quality to the units maintained by the nonprofit sector. Compare it to some of the dilapidated one- and two-story public housing in sprawled California. Concentration has nothing to do with it.

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New Zealand Continued from page 4

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suggestions or amendments to the national office.

BY-LAWS OF PLANNERS NETWORK, INC.

ARTICLE I. MEMBERS
Section 1. Membership. Membership shall be open to all persons interested in the purposes of the Planners Network. All Members must make an annual financial or other contribution to Planners Network.

Section 2. Meetings. The annual meeting of the Members ("the Annual Meeting") for the transaction of all business as may come before the Members shall be held each year at the place (which may be either within or outside the State of New York), time and date, as may be fixed by the Steering Committee, or, if not so fixed, as may be determined by the Chairperson(s) of the Steering Committee. Special meetings shall be held whenever called by resolution of no less than three Steering Committee members, the Chairperson(s), or by a written demand of no less than 5% of the Members to the Chairperson(s).

Section 3. Notice of Meetings. Written notice of the place, date and hour of any meeting shall be given to each Member entitled to vote by mailing the notice by first class mail, postage prepaid, or by personal delivery, not less than ten nor more than fifty days before the date of the meeting. Notice of special meetings held for some purpose for which they are called and the person or persons calling the meeting.

Section 4. Quorum, Adjournments of Meetings. All meetings of the Members, a majority of the Members, present in person or by proxy, shall constitute a quorum for the transaction of business. In the absence of a quorum, a majority of the Members present in person or by proxy shall constitute a quorum for the transaction of business.

Section 5. Organization. The Chairperson(s) of the Corporation shall preside at all meetings of the Members and in the absence of the Chairperson(s) the acting Chairperson shall be chosen by the Members present. The Staffperson shall act as secretary at all meetings of the Members, but in the absence of the Staffperson, the presiding officer may appoint any person to act as secretary of the meeting.

Section 6. Voting. At any meeting of the Members, each Member present, in person or by proxy, shall be entitled to one vote. Upon demand of any Member, any vote for the Steering Committee or upon any question before the meeting shall be by ballot.

Section 7. Action by Members. Except as otherwise provided by statute or by these by-laws, any action authorized by a majority of the votes cast at a meeting of Members shall be the act of the Members.

Section 8. Special Action Requiring Vote of Members. The following corporate actions may not be taken without approval of the Members:

(a) a majority of the votes cast at a Meeting of the Members is required for (1) any amendment of any provision of the articles of incorporation, or (2) a dissolution for judicial dissolution;

(b) two-thirds of the votes cast at a Meeting of the Members is required for (1) a resolution of merger, (2) a plan of non-judicial dissolution, or (3) revocation of a voluntary dissolution proceeding.

Section 9. Notice of Meetings. Notice of the time and place of each regular or special meeting of the Steering Committee, together with a written agenda setting all matters upon which action is proposed to be taken and the extent to which written notice of the agenda and action proposed to be taken shall be mailed to each Steering Committee member, postage prepaid, addressed to him or her at his or her residence or usual place of business, at least seven days before the day on which the meeting is to be held, provided, however, that notice of special meetings to discuss matters requiring prompt action may be sent to him or her at such address by fax, telegram, electronic mail or personal or by telephone, no less than forty-eight hours before the time at which such meeting is held, unless the meeting must be held within forty-eight hours.

ARTICLE II. STEERING COMMITTEE
Section 1. Powers and Numbers. The property, affairs and activities of Planners Network shall be managed and controlled and its powers exercised by the Steering Committee. The number of members constituting the entire Steering Committee after the first annual meeting of the Members shall be no less than three (3) and no more than fourteen (14).

Section 2. Election and Term of Office. The initial Steering Committee members shall be the persons elected at the organizational meeting. They shall serve until the first annual meeting of the Members. Thereafter, the Steering Committee members shall be elected to hold office for two years; provided, however, that any member elected to fill an unexpired term (whether resulting from death, resignation or removal) or created by an increase in the number of Steering Committee members shall hold office until the next election. Steering Committee members may be elected for any number of consecutive terms. Steering Committee members shall be elected at the Annual Meeting of Members by a plurality of the votes cast or by mail ballot to all Members.

Section 3. Newly Created Steering Committee. The first Steering Committee of the Corporation shall consist of a majority of the members of the Corporation, or such other number as the Board of Directors has determined to be an appropriate number to be initially seated on the Steering Committee.

Section 4. Chairperson(s), Powers and Duties. The Chairperson(s) shall preside at all meetings of the Members and of the Steering Committee, and shall perform such other duties as from time to time may be assigned by the Steering Committee.

Section 5. Staffperson. The Staffperson shall be appointed from time to time by the Steering Committee. The Staffperson shall keep the minutes of the annual meeting and all meetings of the Steering Committee, maintain the Membership roll and tabulate election results. She or he shall be responsible for the serving of notices of meetings and of all documents on which she or he has the power to sign and execute, alone in the name of Planners Network all contracts authorized either generally or specifically by the Steering Committee.

The Chairperson(s) shall perform all the duties usually incident to the office of the Chairperson, and shall perform such other duties as from time to time may be assigned by the Steering Committee.

Section 6. Duties. The Staffperson shall keep the minutes of the annual meeting and all meetings of the Steering Committee. The Staffperson shall be responsible for the serving of notices of meetings and of all documents on which she or he has the power to sign and execute, alone in the name of Planners Network all contracts authorized either generally or specifically by the Steering Committee.

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ARTICLE III. OFFICERS, EMPLOYEES AND AGENTS

Section 1. Number, Election and Term of Office of Chairperson(s) and Staffperson. The officers of Planners Network shall be a Chairperson or Chairpersons and a Staffperson. The Chairperson(s) shall be elected at the annual meeting of the Steering Committee. If any of the Chairperson(s) or Staffperson are unable or unwilling to serve until the next annual meeting, the Steering Committee shall elect an interim Chairperson(s) to serve until the next annual meeting.

Section 2. Employees and other Agents. The Steering Committee may appoint from time to time such employ- ees and other agents as it shall deem necessary, each of whom shall hold office at the pleasure of the Steering Committee, and shall have such authority and perform such duties as may be reasonably determined, as a majority of the Steering Committee may from time to time determine.

Section 3. Removal. Any officer, employee or agent of Planners Network may be removed with or without cause by a vote of the majority of the members of the Steering Committee.

ARTICLE IV. AMENDMENTS

These by-laws may be amended or repealed by the affirmative vote of a majority of the entire Steering Committee at any meeting of the Members, or by a majority of the Members of the Planners Network at the annual meeting or a special meeting, providing notice of the meeting and a copy of the proposed amendment has been included in the notice of meeting.

10 PUBLIC HOUSING: WHAT ARE PROGRESSIVES TO DO? 11 PLANNERS NETWORK NOVEMBER/DECEMBER 1997
A few years later, Planers Network now has by-laws, a requirement for its status as a 501(c)3 nonprofit corporation. Suggestions for changes will be considered at the January 1998 Steering Committee meeting in Brooklyn. Send all suggestions or amendments to the national office.

ARTICLE I. MEMBERS

Section 1. Membership. Membership shall be open to all persons interested in the purposes of the Planers Network. All Members must make an annual financial or other contribution to Planers Network.

Section 2. Meetings. The annual meeting of the Members (the "Annual Meeting") for the transaction of all business as may come before the Members shall be held each year at the place (which may be either within or outside the State of New York), time, and date; as may be fixed by the Steering Committee, or, if not so fixed, as may be determined by the Chairperson(s) of the Steering Committee. Special meetings shall be held whenever called by resolution of no less than three Steering Committee members, the Chairperson(s), or by a written demand of no less than 5% of the Members to the Chairperson(s).

Section 3. Notice of Meetings. Written notice of the place, date and hour of any meeting shall be given to each Member either personally or by mailing the notice to first class mail, postage prepaid, or by personal delivery, not less than ten nor more than fifty days before the date of the meeting. Notice of special meetings shall be purpose for which they are called and the person or persons calling the meeting.

Section 4. Quorum, Adjournments of Meetings. At all meetings of the Members, a majority of the Members, present in person or by proxy, shall constitute a quorum for the transaction of any business. In the absence of a quorum, a majority of the Members present in person or by proxy shall adjourn a meeting to another time and place and may fix a new meeting date and time.

Section 5. Organization. The Chairperson(s) of the Corporation shall preside at all meetings of the Members of the Corporation and the absence of the Chairperson, any acting Chairperson shall be chosen by the Members present. The Staffperson shall act as secretary at all meetings of the Members, but in the absence of the Staffperson, the president officer may appoint any person to act as secretary of the meeting.

Section 6. Voting. At any meeting of the Members, each Member present, in person or by proxy, shall be entitled to one vote. Upon demand of any Member, any vote for the Steering Committee or upon any question before the meeting shall be by ballot.

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(a) a majority of the votes cast at a Meeting of the Members is required for (1) any amendment of, or change to the certificate of incorporation, or (2) a dissolution for judicial dissolution;
(b) two-thirds of the votes cast at a meeting of the Members is required for (1) disposing of all, or substantially all, of the assets of the Corporation, (2) approval of a plan of merger, (3) adoption of a plan of non-judicial dissolution, or (4) revocation of a voluntary dissolution proceeding.

provided, however, that the affirmative votes cast in favor of any such action shall be at least equal to the minimum number of votes necessary to constitute a quorum. Blank votes or abstentions shall not be counted in the number of votes cast.

ARTICLE II. STEERING COMMITTEE

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Section 3. Newly Created Steering Committee. The Chairperson(s) of the Corporation shall appoint a quorum for the purpose of conducting a meeting of the Steering Committee for any reason that may be set forth in a written resolution proceeding.

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Section 2. Employees and other Agents. The Steering Committee may appoint from time to time such employes and other agents as it deems necessary, each of whom shall hold office at the pleasure of the Steering Committee, and shall have such authority and perform such duties, and shall receive such reasonable compensation, as a majority of the Steering Committee may from time to time determine.

Section 3. Removal. Any officer, employee or agent of the Planers Network may be removed by the Chairperson or Chairpersons or by the Steering Committee for cause.

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Special Offer to PN Members: Subscribe to *SHELTERFORGE* for just 50% of the regular price! Thanks to an arrangement between PN and Shelterforce magazine, PN members can now subscribe to *SHELTERFORGE* for one year at a discount. Subscription rates are $18 for individuals, and $30 for organizations. Subscribe before the end of November, and you’ll also receive a copy of our current issue which focuses on Public Housing.

*SHelterforce* is the nation’s oldest continuing community development magazine. For over two decades, it has provided an information forum for organizers, activists, and advocates in the affordable housing and neighborhood revitalization movement.

Tom Angelli. I am the founder and executive director of Planners Network, a steering committee member of the Community Planning and Urban Development Council, and also work on the New York Forum for Community Planning. I am a naturalized citizen of Italy and have lived in New York for over 30 years. My main areas of expertise are community planning and urban development.

Patricia Nolan. I became involved with PN during my first year of graduate study at the University of Illinois at Chicago. I was a member of the steering committee from the 1995 conference in East St. Louis, where I worked as a volunteer with the group that had organized and learned about the history, mission, and members of PN. I feel strongly about maintaining the conference with the agreement in 1996 and this year. I currently work as the community planner for the University of Illinois at St. Louis Action Research Project's Neighborhood Technical Assistance Center. As a steering committee member, I would help PN increase its membership in the field by recruiting younger planners, community activists and students from underrepresented geographic areas that have not been tapped. I would also offer my skills and knowledge of community planning to making PN a stronger resource for planners, designers, teachers, students and community activists who seek to make connections between professional organizations and build a powerful base for social justice. I was born in Lebanon, Lebanon, and have lived in the United States since 1990.

Winston Pitcock. I was editor of the Planners Network newsletter for two years, coordinated the Brooklyn conference, and worked on the Pomona conference. Though I’ve never been a planner, I’ve now joined the steering committee and plan to use my involvement by working with the steering committee to strengthen PN’s role as an advocacy organization.

Richard Plakton. I have been a member of Planners Network for about 15 years and have been active in the group since its inception. I also went to the conference in Pomona and gave papers at both recent annual conferences. I also attended the conference in Los Angeles and gave a paper at the conference there as well. I am a member of the steering committee of the Pomona conference. Although I have only been involved in the steering committee, I have attended several other meetings and have taken an active role in helping to organize the “Network Forum.”

Gwen Urs, Assistant Professor, Cal Poly Pomona. I would like to be a member of the steering committee. My experience in helping to put on the June 1997 Conference would be an asset to the S.C., and I would like to share that experience as we plan for our next conference. I have been involved in the California Association of Regional Planning Agencies and in the Southern California regional planning organization. I would bring in more participants from the region and help the organization be more of a planner and member of the steering committee. I would work with other PNers in the region to strengthen the network’s role in helping planners to understand the role of the organization; as a steering committee member, I would work with other PNers in the region to strengthen the network’s role in helping planners to understand the role of the organization.

Ruth Yates. I teach community studies and a citizen participation techniques course at Arizona State University and have led workshops in the Philippines. I prepared community studies for the 1997 Pomona PN conference, and I believe that I will bring experience and continuity to the steering committee.
NEW ZEALAND

holds said new rents will be unaffordable or
on the borderline of affordability.

Services of surviving include reducing
the burden big budget, cutting out health services,
eliminating telephones, minimizing the use
of heaters, selling cars or using them for
essential trips, minimizing contribu-
tions to churches or other organiza-
tions, and no longer sending money
home.

The strategy in Council housing of
forcing tenants out by raising rents
is countered by the growing strength
of local community networks, which may
be tied to the presence of a Tenants Action
Group which has used to reverse rent increases,
and the Auckland Housing Association
(AHA), a nine-month-old tenants group
which organized to buy units and
maintain them at affordable rents.

Taking the Offensive

As a participant-observer to the
Auckland Housing Association Trust, I
followed their actions as they explored
alternatives to counter the Council's indi-
vidual sales to private buyers and/or
speculators, or bulk sales to a private for-profit
developer. The AHA has been fighting on
several fronts, including successfully
obtaining a grant from the Department of
Labour's Community Employment
Group. This small grant enabled them to
hire two staff people to augment volunteer
resident organizers, coordinate political
outreach, and introduce a new (but not yet
official) council to support the third-housing
sector organization. It helped them tack
leway issues arising from a resident body
with low and frequently unstable incomes.
The AHA has formalized an agreement
with a commercial real estate firm to lease
those financial services and worked with/resi-
dents to develop a cross-subsidy scheme.
They have identified different tiers of ten-
ants including those who have no
resources to buy, those with a down pay-
ment but insufficient incomes, and those
with no down payment but steady earn-
ins. As of October 1997, the AHA put
forward an option to buy 87 units. Whether
rents will remain affordable for people
on fixed incomes remains to be seen.

Meanwhile the AHA is being watched
by other tenant groups who are protesting
rising rents and looking toward a third-
stream alternative between the market and
the state.

Lessons for the U.S.

There are at least five lessons to
be learned here given the Democratic Party's
concerns about the rise of local
Housing and Urban Development (HUD) and the
efforts made to demolish public
housing units, mix incomes, and raise rents:

1. First, question local housing authority
assumptions about demographics that are
based on physical surveys and result in
a citywide loss of units.

2. Second, connect to local housing
authority assumptions about relocation,
vacancy rates, location of units, and
document the ways in which community
networks are fractured, impacts on transfer of children to new
schools, loss of special programs, care
for the elderly, etc. Assess whether
professional social workers are disproportionately
affected.

3. Third, emphasize the relationship
between the existing poverty of on-site
units and the need for increased
incomes at living wages on a perma-
nent basis with red direction attention to ten-
ants' needs for jobs, training, and
education.

4. Fourth, support organizing efforts that
target landlords and others on site
who can gain tenants to put forward their own set of
wants, plans, and processes.

5. Fifth, seek support from legislators,
academics, and the commercial world
in developing creative methods of packaging
and obtaining financial

resources.

The first three lessons can be codified into
a social impact report that includes tenant
surveys and interviews as well as base
surveys. The fourth and fifth lessons require
the drawing of in a pool of people who
work collaboratively with tenants
and understand linkages between develop-
ing technical reports, translating the con-
tents into tools for popular education, organizing, and identifying where
and how to best tap into resources needed to
finance and implement the ideas. PN

JACQUELINE LEAVITT is a Professor in the
UCLA Department of Urban Planning
and one of the original members of PN.
This article draws from research she
undertook in New Zealand in 1997 as a
Fulbright Scholar and reflects collabora-
tion with Patricia Austin, a faculty
member in the Department of Planning at the University of Auckland.

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ed to providing the tools (information,
analysis, resources) activists need to
organize their communities, rebuild their
cities, and help in the struggle for liv-
ing and living wage jobs for the families who live there. SHELTERFORCE's mission is to
assure that those tools of success are in
their hands.

To subscribe, send $10 (foreign orders please send $15) for postage to
SHELTERFORCE, 459 Main St., Orange, NJ 07050.

PN members may also receive the benefit of the PN newsletter (or a photocopy) to
verify membership.

1998-1999 Planners Network Steering Committee Nominations

Tom Angotti. I am a founding member of Planners Network, a Steering Committee member, and a member of our Co-
Chair. I was responsible for the 1995 PN Conference and the 1996 PN Steering Committee. I was also present at the HPB Conference in Istanbul. I am executive director of the New York Public
Forum Series. I continue to believe in progressive planning that puts people before profit.

Teresa Cidro, I am an Associate Professor of Community and Regional Planning at the University of New Mexico. I teach courses on Foundations of Community Development Social Policy and Planning, Political Economy of Community Development, and Planning Theory and Practice. I am an active member of the New York Public Forum and
edit and edited Chichana Voces: Intervenciones of Class, Race, and Gender.

Dana Drinacci. I am a housing and demographic
scholar at the Department of City Planning, Bronx office, and teach at the Pratt Institute Graduate Center for Planning and the Environment. My inter-
ests include the impact of gentrification, the environment, public housing, and developed areas, and I am an advocate for public
housing.

Chester Hartman, I am an Executive Director of the
NCAC in Los Angeles. I also serve on the Small
City Center in Washington, D.C. PRAC net-
work and the New York Public Forum. I have
written extensively for a variety of journals, with special focus on race and class,
poor neighborhoods, and the formation of
the field of community planning.

Marla Kennedy, I am Program Director of the
Center for Community Planning and Development at Boston College and Public Community Service at the University of Massachusetts-Boston. Combining my background in urban planning
and community development, I have taught, written and written about community
planning, social change, and the education and participatory action research. I serve on the Board of Directors of the National Institute for Housing and Economic Development and of Grassroots International and have been a member
of Planners Network since its inception.

Patricia Nolan, I became involved with PN
for the first time in 1987 as a graduate student at Harvard University. I have continued to be active in PN since 1995 conference in East St. Louis, where I worked as a volunteer. I was selected to chair the PN history and learned about the history, mission, and members of PN. I have been involved with the conference again in 1996 and this year. I currently work as the community planner
for the University of Illinois East St. Louis Action Research Project's Neighborhood Technical Assistance Center. As a steering
committee member, I will be responsible for organizing PN's membership program, working on ways to strengthen PN, and making our conference a success.

Barbara Rahder has been a member of PN since
1978, and a member of the PN Steering Committee since 1995. I am a member of the Graduate Planning Programs in the Faculty of Environmental Studies at York University in Toronto, where my work focuses on feminist theory in the planning world and multiculturalism.

Arturo Sanchez. I am a Ph.D. student in urban planning at Columbia University and I
am active in Latino and community affairs. I am a member of the Latino Advisory
Commission for Cities 2000, the Federal Advisory Committee on Immigration and
Community Development Board 3 in Queens, New York. I am an Assistant Professor of Urban and Regional Planning at the University of Bogota.

Peep Seip. I have really enjoyed participating in the recent wave of PN activity and
I am serving as a member of the PN Steering Committee. I would be very happy
to continue to work in this role, particularly in providing support and encouragement to the next generation of planners.

Winston Pittoff. I was editor of the Planners Network newsletter for two years, coordinated the Brooklyn conference, and worked on the Pomona conference. Though I've sold off left PN as an employee -- I'm now Associate Editor at City Planning magazine -- I will continue to be involved in PN's mission and will be an advocate for PN's value to
an advocacy organization.

Richard Plakas. I have been a member of PN for about 15 years and have been active in the PN Steering Committee and
sessions and gave papers at both recent annual conferences. I am president of
through the Los Angeles garment district for the 1997 conference. I have written extensively for the community planning, public education,
poverty, city planning, and community education. I joined PN in 1986 and was in charge until 1992. I started my own firm of planning and economic development and transportation plan-
ning. I was making a lot of the first for private planning firm. M. D. H. Petersen says that planning is not only more than just an economic development organization; it would be called in more of a public-sector planning outlook.

Ken Roedder. I decided to become an urban planner in 1960 after reading an article on
"advocacy planning" by Paul Davidoff. I have been involved in a long series of community

PLANNERS NETWORK NOVEMBER/DECEMBER 1997 13
1998-99 PN Steering Committee Ballot

Return ballot to the national office:
Planners Network, 379 DeKalb Avenue, Brooklyn, NY 11205

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We last printed a directory of PN members in November 1995 and will print the new roster in March 1998. Please print the address and contact info where you wish to receive your newsletter and be contacted by other PNe. Send your roster form to the PN national office in Brooklyn no later than December 31, 1997.

Name: ___________________________ What year did you join PN?: ____________

Organization:

Street Address: __________________________

City __________________________ State ______ Zip _________ Country

Phone: ( ) Fax: ( ) Email: __________________________

Web Page: http:// __________________________

Please provide a brief statement (40 words or less) describing your work, interests, and activities in which you are involved:

RESOURCES

CONFERENCES, CONVENTIONS, WORKSHOPS, SEMINARS & EVENTS

Thursdays, 7:00 pm. NY-area housing advocates: Keep up with the latest local housing news and issues with Housing Notebook, the weekly radio program on WBAI, 99.5 FM. (This is a new timeslot!) The program is sponsored by the Metropolitan Council on Housing and hosted by Scott Sommer.

• December 4 and 5, 1997. Center for Urban and Regional Studies, Center for Advanced Studies, University of Buenos Aires. "Argentina Cities and Regions in the Nineties: Who are the Winners and Losers in the Structural Adjustment Process?" The seminar will be in Spanish. All contributions to the seminar will be collected in a book to be published in the Spring of 1998. Contact: Dr. Alejandro Rofman, Director, Center for Urban and Regional Studies, Center for Advanced Studies, 950 Urubu St, 1st Floor, (1114) Buenos Aires, Argentina. PHONE: 54-1-963-66889. FAX: 54-1-963-66892. EMAIL: <crea@ceaa.uba.ar>.


• March 23-27, 1998. International Short Course on Urban Mobility and Non-Motorized Transport at IHE Delft. The course, to be held in Delft, The Netherlands, is meant for policy makers, urban managers/planners and traffic and road engineers involved in transport planning and management. Starting from an overview of the differences in, and similarities of urban transport issues in developed and developing countries, the course deals with integrated urban transport planning and management, focusing on planning and engineering for non-motorised transport. The organizers, the Department of Transport and Road Engineering of IHE Delft, draw on both the extensive Dutch expertise of the subject matter, and on their experience in East Africa in the Non-Motorized Urban Transport Pilot projects in Kenya and Tanzania in the framework of the World Bank/UNESCO Sub-Saharan Africa Transport Programme. Contact J.H. Koster: PHONE: +31.512157250, FAX: +31.512125921; EMAIL: jkoster@ihe.nl>.

• March 30 to April 3, 1998. The Shelter and Revitalization of Old and Historic Urban Centres International Conference, Havana, Cuba. The thematic focus will include: Economy, Conservation and public space; Urban management; Environment and appropriate infrastructure; Social development; Legal aspects and standards; Benefits and limitations of alternative tenure forms housing, rental, leasehold, co-operatives, informal occupation, etc. For further information, write to TRIALOG, c/o Lehnstuhl fur Stadtebau and Entwurfen, Universitat, Raum 11.40 - G009, D-70128 Karlsruhe, Germany. FAX: +49-721-608-3734. EMAIL: <chavana.congress@usa.net>.

A Status Report on Housing Trust Funds in the United States. Center for Community Change has just released this comprehensive survey of most of the 110 housing trust funds that exist in the U.S. Housing trust funds provide ongoing funding for low-income housing programs through a variety of mechanisms such as property transfer taxes and development linkage fees. Although only in existence for 15 years, they have been an experimental stage. For more info or to obtain a copy of the report, contact Mary Brooks, Housing Trust Fund Project, 1113 Cougar Ct., Frazier Park, CA 93225. (805) 245-0318. FAX: (805) 245-2518. EMAIL: <Brooksam@commchange.org>.

The 1998 Fair Market Rents were published in the October 3 Federal Register. Fair Market Rents (FMRs) are the 40th percentile of gross rent estimates that include shelter rent and the cost of utilities, excluding telephone. The 1998 FMRs can be found on the HUD USER web site at: <http://www.huduser.org/publications/public.libassist/fmfr98.html>.

Met Council Tenant/Inquilino. Monthly newspaper of the Metropolitan Council on Housing of New York City. (Met Council) a city-wide membership tenant organization that has been active for more than thirty years. It covers a broad array of topics of interest to tenants. Available on the web at: <http://tenant.net/tengroup/Metconcomcass/ Met Council on Housing. 102 Fulton Street, 3rd floor, New York, NY 10038; (212)693-0550; FAX: (212)693-0555. The Municipal Research & Services Center of Washington is pleased to announce a new publication for planners and interested persons entitled Infill Development: Strategies for Shaping Livable Neighborhoods. It summarizes some of the barriers that have discouraged infill development in the past and the emerging opportunities for such development, provides a checklist for successful infill development; and provides strategies to make infill development more feasible for communities. For more information, please contact us at e-mail address below, or visit our website under "publications", Municipal Research and Services Center of Washington <mrcs@mrcs.org>, 1200 5th Ave, Suite 1300 Seattle, WA 98101. PHONE: (206) 625-1300. FAX: (206) 625-1220. WWW: <http://www.mrcs.org>.

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Community First: A Public Housing Resident's Guide, published in April 1997 by The National Low Income Housing Coalition. The guide is meant to inform public housing residents, both established and new, of their rights and opportunities to participate in their communities. Available on the web at <http://www.nlchc.org/bulletin.htm> and on the web at <http://www.nlchc.org/bulletin.htm> and on the web: <http://www.nlchc.org/bulletin.htm> and on the web at <http://www.nlchc.org/bulletin.htm> and on the web. They are seeking funding to do a second print run. If you have suggestions, or would like to place (and possibly fund the printing of) a large order, contact Linda Couch at <lcouch@nlhrc.org>, or call 202 (662) 1530 ext. 242.
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Each month, the Sustainable Transport Action Network (S-TAN) and the Pacific (SUSTRAIN) publishes a SUSTRAIN News Flashes, an email newsletter that advances sustainable transportation issues in Asia/Pacific and the world. SUSTRAIN is dedicated to promoting transport policies and investments which foster accessibility for all; social equity; ecological sustainability; health and safety; and sustainable urban development. Topics may come from a wide range of disciplines and interest groups. SUSTRAIN’s mandate is to catalyze a dialogue among transportation researchers, governments, private and non-profit organizations, and the public. You are invited to forward Flashes to colleagues, friends, or co-workers. Flashes are available to subscribe to the body of the message to: [najorquejo[at]iacs.asia.org.]

How Communities Organize Themselves: Stories from the Field of Community Organizing. The stories in this book have been told by community organizers and workers from low and middle income settlements of Karachi, at forums organised by the University of Karachi. The book offers insights into the collective struggles of low income communities for accessing basic amenities. The book is based on the process of change that has been initiated at the grassroots level as a result. Available from: Coordinator for Housing Rights, 73 Soi Sontthawatta 4, Ladprao 110, Phra Khanong, Bangkok 10260, Thailand. PHONE: +66 2 538 0919; FAX: +66 2 539 9950; EMAIL: [chressc[at]kcl.net].

The Full Costs and Impacts of Transportation in Santiago de Chile by the International Energy Conservation (IEC), 1997, 133 p. Appendices. US$25. Recent years have witnessed increasing emphasis on the full costs and impacts of transportation, but little comparable work has been conducted in the developing world. This report attempts to fill this gap. The study analyses personal costs (transportation expenditures and travel time), operating costs (capital costs and accidents), infrastructure costs (road, rail, parking, and land), environmental costs (air, noise, and losses of recreational resources), as well as issues such as urban sprawl, water pollution, and equity. To order, contact: International Institute for Energy Conservation, 750 First Street, NE, Suite 940, Washington, D.C. 20002, (202) 842-3388; FAX: (202) 842-1565; EMAIL: [ncing@iee.org]; WWW: [http://www.iae.org].

Looking to fill an open position with someone you can count on? PN is your link to the right person. Send your job announcement to us at the address below. You can reach our Resources Editor James Miraglia at [pr@pratt.edu]. Please limit listings to 100 words! In coming issues, we will be expanding the number of jobs and resources we list, so we will be forced to shorten them as necessary.

The California Faculty Association (CFA) is now accepting applications for a full-time, tenure-track position in Japanese, to begin the 1998-99 academic year. The position is at the rank of assistant professor. This is an opportunity to be involved in the development of a new program. We are seeking a dynamic scholar and teacher with a strong commitment to innovative pedagogy and to student development through the incorporation of new technologies and pedagogical approaches. The successful candidate will be expected to contribute to a diverse and growing faculty and department. A Ph.D. is required. Send applications to: Committee Chair, Ben Baggs, Department of Asian Languages and Cultures, California State University, Northridge, 1811 Northridge Blvd., Northridge, CA 91324. Closing date: Jan. 15, 1998.

The Department of Urban Planning and the UCLA School of Public Policy and Social Research announce a new position: a tenure-track position beginning in the 1998-99 academic year. We seek candidates who can teach in at least two of the following areas: macroeconomic theory, metropolitan and regional planning, development, and political economy. We are especially interested in candidates with substantial background or experience in international or transnational research. To apply, submit 3 copies of your letter of application, a complete CV, 3 letters of reference, and up to 3 papers in English. Submit applications to: Professor Mary L. Hirschl, Chair, Department of Urban Planning, University of California, 10060 Westwood Plaza, Los Angeles, CA 90095.

JULY 13, 1998

FUNDING

Dissemination Grants Available. HUD’s Office of University Partnerships announces the fifth round of its Doctoral Dissertation Research Grants Program. The purpose is to support grants and fellowships to graduate students and postdoctoral scholars who are engaged in public policy-related dissertation research. Grants can support the research of graduate students as well as postdoctoral scholars. The deadline for proposals is October 1, 1998. For more information, contact: HUD USER/University Partnerships, 1140 L Street NW, Washington, DC 20410, (202) 272-2094; FAX: (202) 272-9944; EMAIL: [education@oup.hud.gov]; WWW: [http://www.oup.hud.gov].

Executive Director: The Board of Commissioners of the Housing Authority to the City of Opelika, Alabama seeks an individual with strong leadership and management skills to work in housing development. Overall responsibility for the Implementation of Policies and Procedures, including: Human Resources; Finance and Administration; Marketing; Project Development; and Protection of Public Assets. Salary $55,000. Please apply: Executive Director, Housing Authority of Opelika, 1600 Campus Road, Opelika, AL 36801; FAX: (205) 229-1941.

Executive Director, Low Income Housing Fund, a community development lender, is recruiting for a new executive director. The Fund is headquartered in San Francisco and has offices in 37 states. N.Y.C. and L.A., seeks a dynamic Executive Director with exceptional financial, management, and communications skills, to lead the Fund in its next phase of growth. The position requires: 10+ years senior experience in community development lending; demonstrated expertise in real estate finance, investment strategy, strategic planning, and new program development; ability to build a strong, high-performing management team; strong supervisory and management skills; experience in organizing and leading teams; and strong written and oral presentation skills. Send cover letter and resume to: Executive Director Search Committee, Low Income Housing Fund (LHIF), 60 Montgomery Street, Suite 900, San Francisco, CA 94111.

Executive Director. The National Partnership for Housing Education and Community Development, a member of the task force that wrote the community development financing uniform car, is seeking an executive director with 10 to 15 years experience in the field. Must have a minimum of a B.S. degree and 10 years experience in community development. The Equal Opportunity Employer is located in Washington, D.C. For more information, contact: Executive Director Search Committee, National Partnership for Housing Education and Community Development, 1217 21st St. NW, Suite 300, Washington, DC 20037.
The Rights of the Poor, by Helen Hershkoff and Stephen Loffredo, explains how poor people can use the law to protect their basic services and exercise their rights. Access to basic services such as income support, property rights, health care, and housing are discussed in a Q&A format. The book also describes how individuals can use the law to participate more fully in political life, including elections.

The authors also describe how poor people can use the courts to help enforce the rights that the law guarantees. Appendices include a SSLI worksheet, Physician Report Form samples, Explanation of the "Fourty Quarters" Rule, Food Stamp Income worksheets, and an overview of the legal system. Available for $9.95 ($13 D&H) from ACLU Publications, PO. Box 186, Wye Mills, MD 21679. (800) 775-ACLU.

Each month, the Sustainable Transport Action Network (SUSTRA) and the Pacific (SUSTRA) publishes a SUSTRA News Flashes, an email newsletter that reports progressive transportation issues across the Pacific and the world. SUSTRA is dedicated to promoting transport policies and investments which foster accessibility for all; social equity; ecological sustainability; health, safety, and social inclusion; and quality of life. To subscribe, send email with the subject blank to pn-request@pratt.edu. You can subscribe in the body of the message to: [calemdemoj@mae@aacc.org].

How Communities Organize Themselves: Stories from the Field of Community Organizing. The stories in this book have been told by activists and community workers from low and middle income settlements of Karachi, at forums organised by the Urban Resource Centre, Karachi, Pakistan. The stories give insights into the collective struggles of low income communities for accessing basic amenities. The book offers a base for understanding the process of change that has been initiated at the grassroots level as a result. Available from the Coalition for Housing Rights, 73 Soli Sindhwalla, 4, Ladrigaon, 110, Karachi, Pakistan. Call: (92 21) 436-2691; FAX: +66 2 539 9950; EMAIL: <news@karachi.net>.

The Full Costs and Impacts of Transportation in Santiago de Chile by the International Energy Conservation Center, 2009, 135 p. + Appendices. US$25. Recent years have witnessed increased emphasis on the full costs and impacts of transportation, but little comprehensive work has been conducted in the developing world. This report is an attempt to fill this gap. The study analyzes personal costs (transportation expenditures and travel time), social costs (community and environmental), infrastructure costs (road, rail, parking, and land), and environmental costs (air and water quality, property, and health) as well as issues such as urban sprawl, traffic congestion, and pollution.

To order: contact: International Energy Conservation Center, 750 First Street, NE, Suite 940, Washington, D.C. 20002. (202) 842-3388; FAX: (202) 842-1565; EMAIL: <icccorg@igc.org>; WWW: <http://www.icec.org>.

Recent graduates and professionals looking for jobs may want to get hold of one of the latest books by Daniel Lauber's new book, Government Job (51695, 325 pages), Non-Profit and Education Job Finder (51695, 340 pages), and Professional Job Finder (covers the private sector, 18195, 520 pages). The top books recommended by What Color Is Your Parachute? for finding job leads are as follows: SuperCrown, Borders, and Barnes & Noble or by ordering directly toll-free at (800) 366-2000. 9 am to 6 pm with Visa or MasterCard.

Executive Director. The Board of Commissioners of the Housing Authority to the City of Opelika, Alabama seeks in individuals for economic development positions. Duties require executive skills, extensive knowledge of public housing policy, financial, and accounting ability to research and evaluate new sources of housing assistance, and plan and administer comprehensive housing programs for low income citizens. Degree from an accredited four-year college or university in Public Administration, Business, City Planning, or closely related fields. Successful candidate must be bondable and insurable, in possession of a valid motor vehicle operator's license, and hold certification as a professional in the field of public administration. Salary negotiable. All applicants must send their resume to a complete résumé and three references to be received no later than November 25, 2007. Mail application to: Reverend A. Parkard, Jr., Director, 6108 South Boulevard, Commission of Commissioners, Opelika Housing Authority, PO. Box 786, Opelika, AL 36807-0786. Department of Urban Planning, 3250 Public Policy Building, Box 195650, University of California, Los Angeles, Los Angeles, CA 90095-6534. FAX: (310) 206-6156. Email: <pratt@ucb.edu>.

California Department of Transportation Planning and Policy. The Department of Transportation Planning and Policy at the UCLA School of Public Policy and Social Research announces an opening for a tenure track position beginning in the 2009-2010 academic year. We seek candidates who can teach in at least two of the following areas: macroeconomic theory, transportation planning and analysis, transportation finance, transportation policy, and environmental economics. We especially encourage applications from candidates who can develop courses that will contribute to interdisciplinary programs. Applicants should include CV, transcripts, three letters of reference, writing sample and evidence of teaching experience/efficace. For receipt of applications is December 5, 2007. Application to: Professor Mary L. Hirschfeld, Chair, Dept. of Economics, Occidental College, 1600 Campus Road, Los Angeles, CA 90041.

Regular Faculty Position, Department of Sociology, Occidental College. The Department invites applications beginning August 1, 2008. Applicants must specialize in the general area of Urban Sociology while sub-specialties are open. Position is contingent on final administrative approval. Qualifications: Ph.D. in Sociology, excellent teaching record, research, excellnece and commitment to the development of multicultural, minority, and women are strongly encouraged. Application deadline is December 15, 1997. Applicants should send a letter of application, curriculum vitae, a list of courses applicant has taught, and three letters of recommen. In addition will be asked to submit written papers in both 100- and 180-page syllabi. Please send applications to: Michael McCartney, Department of Sociology, Occidental College to 1600 Campus Road, Los Angeles, CA 90041.

Funding:

Disseption Grants Available. HUD’s Office of University Partnerships announces the fifth round of its Doctoral Dissertation Research Grants Program. The purposes of the grants is to encourage minority graduate students to seek advanced degrees in urban development research. Topics may come from a wide range of disciplines and could include but are not limited to P.D.O. and community. The 2008-09 D.D.R.G. Program will be limited to studies of revitalizing communities, strengthening families, fostering economic growth, and improving government services. Application deadline is December 15, 2007. Potential applicants must contact their local HUD Office for access to the application. Applications are due January 15, 2008. To obtain applications, contact: HUD USER/University Partnerships at the CLEAHEAIP (P.O. Box 6901 Rockville, MD 20856-2691; (800) 245-2691; WWW: <http://www.oup.gov/docsdi.html>.

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FLORIDA

Program Manager, Directs Opportunity Council, serves a Community Action Planning Council providing leadership, direction, and support to the Day-to-Day activities of a low-income credit union, and to provide the development business management, technical assistance and administration to financial institutions seeking to become self-employed. A four-year college degree in Business is required. Required experience: a credit union in a community development corporation, or close relative of the immediate past who is also enrolled in this degree. Salary range: $29,200 - $33,825. Please send resume to: POA 7441 1st Avenue North, St. Petersburg, FL 33711 Att: Personnel, or fax to (813) 831-9612. For information call: 813) 313-2021. Ext. 16.

ILLINOIS

Associate Planner for Open Space Planning, Regional planning agency for the Chicago metropolitan area is seeking an Associate Planner to perform professional-level open space planning in its Planning Services Department. Open space planning will be performed in conjunction with other exempt planning assignments including transportation; land use; community development and redevelopment; and environmental planning. Required skills: in subdivision and industrial area planning, writing, reading, public speaking, computer graphics; and desktop publishing. Minimum of a Bachelor's degree in plannership, urban or environmental planning. Salary: $23,500-$26,800, plus benefits. Please send resume to: Land Management Corporation, 150 W. Washington Street, Springfield, IL 62706-4599.

Executive Director for the Illinois Community Foundation in Urbana, a $10 million foundation serving communities in central and southern Illinois. The Foundation was established to promote philanthropy throughout the region and to increase the amount of money available to local nonprofit organizations. The Foundation’s primary mission is to work in partnership with communities to enhance quality of life for all residents. The position is full-time, with a starting salary range of $35,000 to $40,000, and comprehensive benefits. Please send resume and cover letter to the Illinois Community Foundation, 102 East Belknap, Urbana, Illinois 61801.

NEW JERSEY

Assistant Professor, University of New Jersey. The College of Urban and Public Affairs seeks candidates for a nine-month, non-tenure-track position, starting in the fall of 2001. Candidates should be capable of graduate teaching and research in urban and regional planning, urban or public affairs. Applicants should be Ph.D.s; a Ph.D. in one of these, or a related field, is required, by the time of appointment. Screening of applications will begin immediately and continue until the position is filled. An August 1998 appointment is anticipated. Letters of application, including a curriculum vitae, a statement of research and teaching interests, and three letters of reference should be submitted to: Mrs. Alice Brooks, Chair, Faculty Search Committee, College of Urban and Public Affairs, City University of New Jersey, 2859 University Plaza, Jersey City, New Jersey 07305-1133.

Massachusetts

Assistant or Associate Professor, MIT Dept. of Urban Studies & Planning. Tenure-track position in landscape architecture and physical planning. The department is seeking a faculty member to teach and do research on the physical and ecologically sensitive design of urban and transport environments. Applicants must have an educational background in landscape architecture or the design of natural systems and must be able to contribute to one or several of the following: site design, transport networks, urban environments, urban ecology, land planning, urban design, or other related areas. Experience in computer applications related to the design of these systems is preferred, but candidates with other advanced degrees in landscape architecture or other fields will also be considered. All applications will be reviewed as they are received, until February 15, 1998. Interested candidates are encouraged to send curriculum vita, a short statement concerning the types of work they would like to do, and names of three references: Dennis Freeman, Head, City Design and Development Group, c/o Landscape Architecture, 215 Massachusetts Ave., Room 9-319, Cambridge, MA 02139.

Faculty position in Environmental Policy 2001. The Department of Environmental and Urban Policy at Tufts University is recruiting a core faculty member. Candidates should be involved with primary research and teaching areas in social impacts of policy and planning. Applicants should be interested in a tenure-track position in graduate program in environmental policy and have experience with environmental research, including: health-based regulatory policies; impacts of pollution on low-income communities; institutional analysis of planning community movements in addressing toxic chemicals and hazardous waste. Additional qualifications and ability in teaching in quantitative methods is highly desirable. Ph.D. or equivalent. ABD will be considered. To ensure full consideration, application letters, CV, and names of three references to: Environmental Policy Search Committee, Department of Environmental and Urban Policy, 97 Talbot Avenue, Tufts University, Medford, MA 02155.

Technical Assistance, Housing Development Institute, City of Buffalo, New York. The New York City Housing Development Corporation community development organization provides technical assistance for community-based housing projects, including: land acquisition, site selection, and preparation; feasibility studies; and financial assistance. Requirements: 3 years housing development organizing, management, and training/training experience; excellent communications and analytical skills; significant travel; ability to multi-task, meet tight deadlines, and work independently. Send resumes by March 1, 2001; Buffalo housing development f. 40th and N. 12th Streets, Buffalo, N.Y. 14203.

Planner/Economist, Los Angeles Department of Water and Power, Southern California. The position is responsible for all aspects of an economic and fiscal impact analysis for projects and programs in the City of Los Angeles. Please send resumes to: Paul McManus, Planning, Los Angeles Department of Water and Power, 265 West 11th Street, Los Angeles, CA 90015.

New York

Urban Planner. Office of City Planning, Barbours Landing. The Office of City Planning seeks an Urban Planner to work in the City Planning Division. Responsibilities include understanding how city planning and development policies affect the quality of life, the environment, and the economy. The successful candidate will work with a team of planners in a highly collaborative setting. Must have a Master’s degree in City and Regional Planning from an accredited program of study, plus three years of related experience in the field. Starting salary range: $26,000-$32,000, plus a comprehensive benefits package. Submit resume and cover letter to: Suny College of Environmental Science and Forestry, 13800 North State St., Northbrook, IL 60061. Deadline: December 15, 1997 (914) 794-3500, x4208. (PAS) 914-794-3549. WWW: http://cso.siu.edu/ vprmail. Email: <vprmail@cas.vprmail.com>. Executive Director. Citizens Environmental Coalition is seeking an experienced leader in grassroots organizing and foundation fundraising. CEC is New York’s leading grassroots pro-environmental organization focusing on pollution problems, citizen action, training in community organizing, pro- QAction. Send resume, writing sample, 3 references to CEC. 33 Central Avenue, Albany, New York 12203.

Mid-level Planner, Turner/Genetics Inc., Rockland County-based planning firm seeks planner preferably with a master’s degree in planning, a minimum of 2 to 3 years experience. Candidate will assist in the areas of comprehensive and community planning, zoning, site plan and subdivision review, environmental planning and/or economic development. Send resume with pay rate, New York municipal law and SEQRA regulations is a plus. Similarly familiar with New Jersey municipal land use law is also desirable. Candidates should possess good writing skills, be computer literate, preferably with experience using Microsoft Office. Employee benefits include health care and a pension plan. Salary dependent on qualifications. Qualifications: include cover letter and salary history requirements. Please send resume to: Turner/Genetics Inc., 2 Executive Boulevard, Suite 401, Suffern, NY 10901.

Research Assistant, Landmark Associates, Inc., International project seeks immediate temporary research assistant needed for a six-week assignment. Hours depending on availability. Must be able to work minimum 20 hours per week. Responsibilities include assistance with research projects, including data collection and information related to office, industrial and real estate property in metropolitan areas. Research locations include: Long Island, Palm Beach counties, Florida; Los Angeles; San Francisco; Houston; and New York City. Please fax resumes and cover letter to Research Assistant, Landmark Associates, Inc., 665 Fifth Avenue, 32nd Floor, New York, New York 10036. Fax: 212-623-9657.

Transportation Policy Advocate, Tri-State Transportation Board is seeking a Transportation Policy Advocate to promote need for reform of state and regional transportation policy, services in New York City - a major issue persons of New York City, with experience planning, marketing, and public relations. Excellent verbal and written communication skills preferred. Submit resume and a letter to: Tri-State Transportation Board, 666 6th Avenue, Suite 805, New York, New York 10010. Fax: (212) 867-0800.
low income residents of Red Hook/South Bronx. This includes the school experience or MA with two years experience. Send resume/cover letter to Search Committee c/o New York Law School, 1141 11th Avenue, 1st Floor, New York, NY 10036. Deadline Dec 15.

Associate Director/Program Manager. New York City nonprofit seeks experienced community development professional to understand outreach, marketing, project implementation and fundraising for local, national and international training, technical assistance and capacity building consulting. Reports directly to the Executive Director. Full-time position, excellent written and oral communication skills required. Fax resume, letter and salary requirements to CHRB: (212) 544-6475 or e-mail for info: info@ash.org

TENNESSEE

Executive Director. 5-member Housing Authority Commission of the City of Brownsville, TN is seeking an experienced, innovative, forward-thinking, experienced housing professional for the administration & management of a Public Housing Authority. We are also seeking qualified candidates for the position of Operations Manager. Out-of-state travel required. Must have at least three years of housing planning experience and strong facilitation, writing, and computer skills. Salary $35,000-40,000 O.E. plus generous benefits package. Send cover letter and resume to: Tennesse Housing Authority, 205 2nd Avenue, Brownsville, TN 38010.

OHIO

School Director, School of Planning, College of Design, Architecture, Art, and Planning. The University of Cincinnati invites applications and nominations for the position. The Director is the academic leader of the school and reports to the Dean of the College of Design, Architecture, Art, and Planning (DAAP). The position will be available September 1, 2013. This is a 9-month P.I.L.D. or closely related field is strongly preferred. Applicants should demonstrate a proven record of scholarship, and excellence in research, service, and the field of housing and community revitalization. They should be eligible for appointment at the Professor rank. In addition to the day-to-day administrative tasks plus the school experience or MA with two years experience. Send resume/cover letter to Search Committee c/o The University of Cincinnati, College of Arts and Science, Cincinnati, OH 45269.

WISCONSIN

Resident Advisor. The UW Housing Division is seeking a Resident Advisor for University of Wisconsin, Madison. The Resident Advisor will be responsible for the management and operation of a small residence hall, attending to the educational and social needs of the students living in the residence hall. The Resident Advisor will work with the Community Coordinator to create a safe, healthy and supportive living environment. Salary ranges from $18,000 to $22,000 per year. Start date: July 22, 2013. Send cover letter, resume, and two references to: Residence Hall Director, 1105 Bascom Hall, Madison, WI 53706. Open until filled.

WYOMING

Are you looking for a unique education opportunity? Are you interested in working for a national public housing development agency? Do you enjoy working with people? Do you want to make a difference in the lives of others? Join the Wyoming Public Housing Authority抯 team! We are seeking a new team member in the area of Resident Services. This is an extraordinary opportunity for those who want to work in a collaborative environment, influence the future of affordable housing and build positive relationships with people from all walks of life. For a complete job description, salary and benefits, please visit the Wyoming Public Housing Authority website at www.wyominghousing.org and apply today!

President/Chief Executive Officer. The Wyoming Public Housing Authority is one of the largest housing agencies in the state of Wyoming and is looking for a new President/Chief Executive Officer. The successful candidate will be a visionary leader with a proven track record in the affordable housing industry. Salary commensurate with qualifications. Submit letter of interest, current resumes, salary history and two references by Dec 15, 2013. Please direct all correspondence to: Wyoming Public Housing Authority, 6500 South 20th Street, Cheyenne, WY 82009. See our website at www.wyominghousing.org.
New Editors Join PN Staff

With this issue, No. 126, we close out the twenty-second year of Planners Network. A correspondent recently noted that there was discussion a couple years ago about whether the newsletter should be suspended with issue 100. We’re happy to say plans are secure to continue the newsletter, and we hope to grow with each issue. We will continue to print more articles, but we also want to return to our roots by featuring more personal correspondence by members. As Chester Hartman used to exhort, more members need to be reader-contributors, not simply reader-consumers.

In the last two years, the newsletter has become more of a bi-monthly magazine in response to members’ concerns that its primary role as source of reprinted announcements was being replaced by other publications and the Internet. Now, we are building a staff of volunteers to help John McCrory, PN’s part-time staffperson. There are now four new editors, drawn from the ranks of Pratt Institute’s graduate students. Dalila Hall is the new Membership Editor, in charge of PNer Updates and chapter news. Her expertise with databases is helping us keep better track of our members. Nigel Hall, (no relation), brings the perspective of a cyclist and an advocate for sensible transportation to PN. Mike Darrow will be handling your letters-to-the-editor and commentaries. He has experience with homelessness and housing issues. James Miraglia, with an article and a book review in PN under his belt, joins the staff as Resources Editor. Send your event, conference, and publication announcements, and your job listings, to the national office. A committed conservationist, James strengthens our background on sustainability.

We continue to look for more editors to round out the staff, and you don’t need to be in the New York area to volunteer. We are also seeking local correspondents who can regularly contribute local news and commentary about progressive planning throughout North America and the world. In particular, we need writers to send in news about PN local chapter activities. If you are interested in volunteering for one or more of these activities, contact John McCrory or Tom Angotti.

—The Editors

UPCOMING ISSUES

January/February Issue, Number 127 — Open to all subject!
COPY DEADLINE: Monday, January 5th.

Please submit articles, notes, updates, and resources typed and double-spaced. Feature articles of 500 to 1,500 words are always welcome. Submissions on disk or by email are greatly appreciated. All electronic submissions should be sent as ASCII text. Send your submission to John McCrory at the address given at left.

FOR MORE THAN TWENTY YEARS, Planners Network has been a voice for progressive professionals and activists concerned with urban planning and social justice. PN’s 1,000 members receive this bimonthly newsletter, network online with PN-NET, and take part in the annual conference. PN also gives progressive ideas a voice in the mainstream planning profession by organizing sessions at annual conferences of the American Planning Association and American Collegiate Schools of Planning.

The PN Conference has been held annually each spring since 1994. These gatherings combine speakers and workshops with exchanges involving local communities. PN conferences engage in discussions that help inform political strategies at the local, national, and international levels. Recent conferences have been held in Washington, D.C., East St. Louis, Ill., Brooklyn, NY, and Pomona, CA.

Whether face-to-face, in print, or over the internet, PNers are part of a network that shares progressive ideas and experiences. Join Planners Network and make a difference while sharing your ideas and enthusiasm with others.

Annual financial contributions are voluntary, but we need funds for operating expenses. The Steering Committee recommends the following amounts as minimums for Network members:

$15 for those with incomes under $25,000
$25 for those earning between $25,000 and $50,000
$45 for those earning over $50,000
$30 for each additional household

Mail This Form To: PLANNERS NETWORK 379 DeKalb Ave. Brooklyn, NY 11205

Name ____________________________
Organization ______________________
Street ____________________________
City ____________________________ State ______ Zip Code ______________________

Mail this check payable to PLANNERS NETWORK for $________.

Notes: Your contribution is tax-deductible! Please send a check as we are unable to accept payment by credit cards at this time. When you send in your renewal, don’t forget to send in your steering committee ballot and roster form. Thanks.
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SPECIAL FOCUS

Public Housing: What are Progressives to Do?

1. GOP Aims to Shut Out Poor
   Public Housing Tenants Confront Deregulation: New York

3. Planners Network News

4. Public Housing Tenants Confront Deregulation: New Zealand

6. It's Housing, not Public Housing

7. It's the People, Not the Housing

10. The New PN By-Laws

13. Steering Committee Nominations

14. 1998 Steering Committee Ballot and Member Roster Form

15. RESOURCES: Conferences, Publications and Funding

17. Jobs for Community-based Planners and Activists

MOVING?

Please make sure to let PN know if your address changes. It saves us money and helps ensure you don't miss an issue!

YOUR LAST ISSUE?

Please check the date on your mailing label. If it says "Nov 1997" this will be your last issue unless we hear from you before January 18th. See page 22 for contribution suggestions.