

# PLANNERS NETWORK

#59—August 18, 1986

1901 QUE STREET, NW

WASHINGTON, DC 20009

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**DECEMBER PN CONFERENCE:** A PN conference, "Housing and Economic Development: State, Local and Grass-roots Initiatives," is now on. It is set for December 12-14 at the National 4-H Center in Washington, D.C., a terrific and incredibly cheap (as low as \$31/night for dorm rooms with 3 meals) place to meet.

We expect upwards of 500 people. And our list of co-sponsors is impressive. Please post or circulate the enclosed "Hold-The-Date" flyer (make as many copies as you need); and also, please come.

We'll have the final program ready about October 1, and lots of Networkers are planning and will be participating in workshops. We also will have some sort of gathering for PNers only. Put it on your calendars.

You all will automatically get the October final program.

**HARVARD DIVESTMENT:** Any Harvard degree-holders out there? As mentioned in a previous Newsletter (PN #57), Harvard-Radcliffe Alumni Against Apartheid ran a slate of three candidates for the Board of Overseers on a platform of complete divestiture of the \$416 million the university currently has invested in companies doing business with South Africa. One of the anti-apartheid candidates won; and in the coming year, plans are for a much bigger, better-organized campaign to fill all five

open Board seats with pro-divestment candidates. If you are a Harvard-Radcliffe degree-holder, please contact PN Chair Chester Hartman, who is coordinating the upcoming campaign, for information on how to help.

**FINANCIAL MINI-REPORT:** We've received 110 contributions totaling \$2,349 since the June newsletter. Our thanks to each of you.

Instead of the June newsletter, 258 Networkers received postcards, saying they were being dropped from the mailing list because we had not heard from them in more than a year. Already, the postcards have provoked pleas for reinstatement, such as, "Threaten me with anything, but not deNetworkification." We're grateful for such enthusiasm. We're always glad to welcome back wavering Networkers.

**HOMELESSNESS BILL:** The Homeless Persons Survival Act of 1986, described in a previous Newsletter (PN #56), has now been introduced by 44 Representatives and two Senators as HR 5140 and S 2608. Current efforts are focused on getting more Congressional sponsors, as well as additional organizations, to endorse the bill (there are now over 60). Organizational endorsements are extraordinarily important, as they are a key to getting support from Representatives and Senators.

## The Planners Network

The Planners Network is an association of professionals, activists, academics, and students involved in physical, social, economic, and environmental planning in urban and rural areas, who promote fundamental change in our political and economic system.

We believe that planning should be a tool for allocating resources and developing the environment to eliminate the great inequalities of wealth and power in our society, rather than to maintain and justify the status quo. We believe that planning should be used to assure adequate food, clothing, shelter, medical care, jobs, safe working conditions, and a healthful environment. We advocate public responsibility for meeting these needs, because the private market has proven incapable of doing so.

We oppose the economic structure of our society, which values profit and property rights over human rights and needs. This system perpetuates the inequalities of class, race, sex and age which distort human relationships and limit the potential for a decent quality of life. We advocate a shift in current national budgetary priorities to favor human services, social production and environmental protection over military and other nonproductive expenditures.

We seek to be an effective political and social force, working with other progressive organizations to inform public opinion and public policy and to provide assistance to those seeking to understand, control, and change the forces which affect their lives.

The Planners Network Newsletter is published six times a year as the principal means of communication among Network members. Annual financial contributions are voluntary, but we need funds for operating expenses. The Steering Committee has recommended the following amounts as minimums for Network members: \$10 for

students and unemployed; graduated payments for the employed of \$20 plus \$1 for each \$1,000 earned above \$10,000.

Members of the Steering Committee: Chester Hartman, DC, Chair; Emily Achtenberg, Boston; Eve Bach, Berkeley; Bob Beau-regard, New Brunswick, NJ; Donna Dyer, Durham, NC; William Goldsmith, Ithaca; Charles Hoch, Chicago; Joochul Kim, Tempe; Judy Kossy, Buffalo; Jacqueline Leavitt, LA; Peter Marcuse, NYC; Jackie Pope, NYC; Alan Rabinowitz, Seattle; Tony Schuman, NYC; Andree Tremoulet, Pittsfield.

Newsletter Editor: Prentice Bowsher.

Enclosed is my check payable to the Planners Network for \$ \_\_\_\_\_

Please check here if this is a new membership.

Please check here (current members only) if this is an address change, and write your former zip code \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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Washington, D.C. 20009

For a copy of the legislation and more information, contact Maria Foscarinis at the Washington office of the National Coalition for the Homeless, 1620 Eye St. N.W., Wash. DC 20006, 202/659-3310. The Coalition also is sponsoring a national conference on homelessness September 26-28 in Washington.

## Passing the Word

□ MEMBER UPDATE: From PN Member Carol Williams (361 School St., Cotati, CA 94928): I have been working with the community development block grant program in Marin County for a number of years, and am now working on an update of the county's general plan, to try to deal with overdevelopment of office buildings and shopping centers, lack of affordable housing, and traffic congestion.

□ CAREER QUERY: From Dale Toomer (114 Calverly St., Providence, RI 02908): I will receive a masters degree in planning by the end of 1986, and currently work as an environmental planner in the private sector. I'm seeking ideas on career choices and further education. For example, what is required to work as an environmental legal advisor, what related fields would open more doors to planners, what are career opportunities in Canada or Germany, what services do self-employed planners offer?

□ STATE DEVELOPMENT ROLES: *Building the New Economy: States in the Lead*, edited by David R. Jones, is a 178-page guide to an array of new directions in state economic development policy, which stresses investing in opportunity in contrast to spending on crisis. Chapters cover entrepreneurship, public works, mature industries, poor communities, and more. Copies are \$15, from: The Corporation for Enterprise Development 1725 K St. N.W. #1401, Wash. DC, 20006, 202/293-7963.

□ JOB LURES: I am researching how mechanisms like an industrial authority or special tax district could be used to attract manufacturing jobs to a community which has lost 80 percent of its jobs in the last 10 years. The Tennessee Valley Authority is one model I have given particular attention. I am interested in talking with people who have worked with these types of mechanisms to learn from their experiences. Contact: Thomas Shaffer, Center for Urban Economic Development, m/c 345, Univ. of Illinois, Chicago, IL 60680, 312/478-9623.

□ CODE ENFORCEMENT: Dan Pearlman (National Housing Law Project, 1950 Addison St., Berkeley, CA 94704, 415/548-9400) is seeking information on local and state housing code enforcement activities; he is particularly concerned about the problem of code enforcement leading to abandonment, demolition or rent increases, and would be grateful for any information on activities in your community.

□ HOUSING ARTICLES: Networker Charlie Hoch (School of Urban Planning and Policy, Univ. of Illinois, Box 4348, Chicago, IL 60680, 312/996-5240) is guest editing a symposium on affordable housing for the *Journal of the American Planning Association*, and is searching for articles. Possible topics include emergency shelters, shared housing, rent control, housing trust funds, etc., etc. His deadline for submissions is October 15.

□ HOUSING POLICY: *The Housing Crisis of the 1980s: The Alternatives to Austerity and the Limitations of Localism*, by PN Member Tom Angotti, is a 16-page background paper for the 1988 elections with a progressive housing agenda for the pre-election debates. For a copy, a self-addressed stamped (90¢) envelope, to: Tom Angotti, 530 10th St., Brooklyn, NY 11215.

□ REGIONAL GROWTH: *The Bi-Coastal Economy: Regional Patterns of Economic Growth During the Reagan Administration* is a 17-page study by the Democratic staff of the congressional Joint Economic Committee of differences in economic growth between the country's heartland and its coastal states. Single copies are free from: Publications Office, Joint Economic Committee, SD-G01 Dirksen Senate Office Bldg., Wash. DC 20510.

□ LAND USE: *Development Trends 1986* is a 48-page description and analysis of demographic changes and evolving real estate markets from the Urban Land Institute, 1090 Vermont Ave. N.W., Wash. DC 20005, 202/289-8500. Copies are \$7.50. It is the first of a planned annual series of trend reports.

□ PROGRESSIVE CITIES: *The Progressive City*, by Pierre Clavel, includes case studies of planning and politics in cities that had progressive governments during the 1970s and 1980s: Hartford, Cleveland, Berkeley, Santa Monica and Burlington, Vt. It's available for \$10 paperback, \$28 hardcover, from Rutgers University Press. (In preparation, you may want to re-read Pierre's "Getting Planning Out of the Kitchen," a special feature in PN #52.)

□ NETWORKER UPDATE: From Networker Bob Maltz (39 Landrock Rd., London N8 9HR, England): I am currently very busy as leader of the Mid-Tottenham Area Team in the London Borough of Harringey's Building Design Service, setting up a multi-disciplinary design group to be based at "Broadwater Farm," scene of the "Tottenham riot" last October 6. The 12-person group, consulting closely with well-organized local residents, will deal with defects in the large-panel concrete system housing there, design a new community center and industrial workshops, and develop a strategy for the longer-term improvement of the area.

□ DEVELOPMENT ADVOCACY: From PN Member Carter Garber (Southern Neighborhoods Network, 2406 A Albion St., Nashville, TN 37208, 615/320-5757): SNN has been working on a project to assist local groups to change the policies and procedures that local and state agencies use in planning communities' economy. In addition to trainings, a range of resource materials has been produced. We are always interested in examples of citizens' groups successfully changing economic policy at the local or state level.

□ DOMESTIC POLICY BOOK: *Common Decency: Domestic Politics after Reagan*, by PN Member Alvin Schorr of Case Western Reserve Univ. in Cleveland, features chapters on Social Security, welfare and tax policy, housing, and health policy. Watch for it soon, from Yale University Press. Copies are \$20.

□ EARTHQUAKE HAZARDS: From Networker Mary C. Comerio (Dept. of Architecture, Univ. of California, Berkeley, CA 94720): I am doing a study for the City of San Francisco on seismic hazards in Chinatown and Tenderloin housing. In brief, I

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# Burlington Community Land Trust

by Brenda Torpy

When citizens first banded together in Burlington in 1983 to organize a community land trust, they relied upon the groundbreaking work of community land trusts in such places as Cincinnati, Dallas, and Trenton. Each was organized by one or more neighborhood groups fighting city hall as well as real estate developers.

Our contribution was to develop a trust in concert with municipal housing and development programs. Indeed, the Burlington Community Land Trust is a cornerstone of Burlington's progressive community development agenda.

The Burlington Community Land Trust is a nonprofit housing corporation initially developed and funded by the City of Burlington through the Community and Economic Development Office.

The Land Trust makes land and housing available to lower-income families and individuals while stimulating neighborhood redevelopment. By placing the land in trust, this membership-controlled organization gains for low-income people access to the homeownership market, and creates a permanent stock of affordable housing for the community.

Burlington is Vermont's largest city, and home to the state's largest academic, banking, real estate, medical and professional communities. With a 3-percent unemployment rate, over \$200 million in current development proposals, and 10,000 out-of-town students with substantial purchasing power, our city economy is booming.

As development marches forward, the resulting gentrification, commercial encroachment on old residential neighborhoods, skyrocketing land values, and higher rents have given rise to a severe housing crisis.

The vacancy rates for rentals is less than 1 percent. Rents doubled between 1970 and 1980, and have almost doubled again since then. The median cost of a newly constructed home in Burlington is \$69,000 (for an existing house, \$67,500), yet the median income for a family of four is \$29,900.

Lower-income residents also face displacement through rent increases and condominium conversions. Their neighborhoods, rich in the culture and history

that lives on through these families, are being destroyed, first by disinvestment and more recently by gentrification.

Burlington's Community and Economic Development Office had sought a development model that would provide neighborhood improvement without displacement, housing rehabilitation without rent inflation, and the long-term economic benefits of security and equity that only homeownership can provide. This was the impetus for the Burlington Community Land Trust.

We wanted an approach that would maximize benefits to low-income families, by improving their neighborhoods without driving them out. A community land trust, as developed by the Institute for Community Economics and implemented by neighborhood groups in Cincinnati, Dallas and elsewhere, was such a model.

The mechanism is fairly simple: The community land trust model that has been adopted by the Burlington Community Land Trust divides the ownership of real property between two parties: a non-profit corporation (the Trust) holding the deed to the land; and any number of individuals, families, cooperatives, or businesses, each holding both a deed to a building (or a single unit) and a long-term lease for use of

the land beneath the building.

Written into the lease are provisions restricting the leaseholder's use and development of the property, as well as limiting the price at which the leaseholder's building (or unit) may be sold. Should a leaseholder decide to sell, the Trust has the first option to buy—at a below-market price stipulated in the lease.

Since its inception, the Burlington Community Land Trust has housed low-income families, a low-income neighborhood community health center in an abandoned storefront, and received a land donation upon which nine new single-family homes are being built and sold at 60 percent of market rate. The Trust is currently acquiring 19 additional living units and a storefront.

All leaseholders have low or moderate income, or provide service to the community. All are voting members of the Trust. All gain access to conventional financing, which would otherwise be out of their reach. All are educated as to the benefits and responsibilities of homeownership through our public forums and personalized selection process. Almost all contribute to the Trust's ongoing community work through their volunteer efforts.

The story of the Burlington Community Land Trust really begins in the summer of 1983, when a general fund surplus allowed the city to fund a number of innovative programs. Rather than simply developing

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## Guaranteeing Employment, Income

by David G. Gil

In October 1985, the Massachusetts legislature passed a resolution urging the U.S. Congress: "... to enact legislation presenting to the states a proposed constitutional amendment wherein the right to employment shall be guaranteed to every person in the United States in accordance with his [sic] capacity, at a rate of compensation sufficient to support such individual and his [sic] family in dignity and self-respect . . ."

With this resolution, S 139, the legislature began a process aimed at enacting an Economic Bill of Rights as a complement to the civil and political rights already enshrined in the U.S. Constitution and its

amendments.

The function of an Economic Bill of Rights would be to provide the means necessary for "life, liberty, and the pursuit of happiness" which the Declaration of Independence asserts to be everyone's inalienable right.

S 139 had been introduced by State Sen. Jack H. Backman, based on policy proposals developed by the Center for Social Change Practice and Theory at Brandeis University. Several senators and representatives, along with the Massachusetts and Greater Boston Labor Councils AFL/CIO, co-sponsored the resolution.

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## Land Trust

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the land trust as an arm of government housing programs, the City enlisted the support of persons in the community who had professional expertise and commitment to low-income shelter and neighborhood needs. The response was immediate and enthusiastic; and this broad-based support is a major strength.

Beginning in the fall, a dedicated corps of volunteers, including for-profit and nonprofit contractors, bankers, realtors, lawyers, public and private housing professionals, representatives of Burlington's religions, elected officials, tenants and low-income homeowners formed working committees, and met at least weekly into the spring.

In May 1984, the Burlington Community Land Trust was incorporated; and at its organizational meeting a nine-member board of trustees was elected, representing the leaseholders, general members and broader community. Four standing committees were established: finance, outreach, acquisition, and legal. The following February, the Trust received its tax-exempt status.

We bought our first property in August 1984: an existing house that became available at a below-market cost. Our first homeowner was a mother of two teenagers who was about to lose her Section 8 rental housing subsidy.

Because our land lease requires the separation of land and buildings in order to place the land in trust and ensure perpetual affordability through limited-equity provisions, we had to develop legal instruments that would be acceptable to all parties, especially lenders.

At considerable expense and with extensive in-kind donations from legal volunteers, we achieved both goals. Our lease instrument was accepted by the Vermont Housing Finance Agency, which not only provides the lowest cost mortgage financing in Burlington but also is our most conservative lender. Acceptance by VHFA opened the doors of all local lenders to low-income leaseholders.

Our second acquisition highlights the broad community participation and benefit of Land Trust projects. The Bank of Vermont was about to foreclose on a duplex occupied by a low-income family in the Old North End. We loaned the Burlington Youth Employment Project \$5,000 towards the purchase and rehabilitation of the property in exchange for a first option upon completion of the rehab.

### PN Special Feature

In its Special Feature, *Planners Network* presents thoughtful, provocative writing about substantive concerns and issues in the planning professions. Essays typically highlight a single issue, and illuminate it with examples and insights.

The Special Feature editor is Bob Beauregard (Dept. of Urban Planning, Rutgers Univ., New Brunswick, NJ 08903, 201/932-4053; 932-3822).

Networkers wishing to contribute a Special Feature essay or commentary should contact him.

We are grateful for Networkers' support of this feature, and encourage continued ideas, suggestions, commentary, and dialogue.

The bank allowed the Youth Employment Project, and eventually us, to assume the original 8 percent mortgage.

The family was relocated through a rent subsidy program. The youths learned construction skills, including historic preservation techniques. We acquired the rehabilitated building for \$20,000 below its market value, and housed two low-income families at prices for which they could afford a mortgage (both below \$30,000).

The third project benefited the hundreds of low- and moderate-income families of the Old North End who receive low-cost health care at the community health center. With low-interest loans from a local religious group and one from the Institute for Community Economics, the Land Trust loaned the health center sufficient capital to acquire and rehabilitate a dilapidated storefront into a new health center.

With extensive volunteer help and the Burlington Youth Employment Program, the Land Trust also reclaimed an equally dilapidated house on the site for a low-income family that was living in substandard and overcrowded conditions. A blending of low-interest rehabilitation funds from the city's Home Improvement and Rental Rehabilitation Programs as well as a lower-interest mortgage from the Chittenden Bank enabled this family of five to afford their first home.

There are a number of public benefits inherent to this model, "private" contributions to the public good which parallel the municipality's own commitments and concerns:

- *Retention of Public Subsidies:* By

holding the land in trust and controlling the resale price, the Land Trust recycles the benefit of savings provided by grants, low-interest loans or other public subsidies.

- *Development without Displacement:* Because it decommodifies housing, the Land Trust improves neighborhoods without the displacement of low and moderate income tenants that accompanies speculative development and gentrification.

- *Rent Stabilization without Rent Control:* By permanently removing land from the marketplace and voluntarily placing a ceiling on the resale price of its buildings, the Land Trust controls housing costs without state or municipal legislation.

- *Planning without Police Power:* The Land Trust enforces its land use plans by private contractual agreements between consenting parties, thus supplementing conventional zoning and subdivision controls for a variety of beneficial purposes that might not easily be incorporated into overall land use legislation.

- *Returning Property to the Public Tax Rolls:* The Land Trust can acquire land and buildings from cities, churches, schools or state and federal agencies, maintaining its public benefit and returning it to the tax rolls.

- *Increased Buying Power in the Community:* As the percentage of household income that is dedicated to shelter cost is lowered, the savings will be recirculated in the community, spent in local businesses, and saved in local banks.

In sum, a combination of donated expertise, sweat equity, and public and private participation has turned \$200,000 into \$1 million of housing preservation and development funds for low-income residents who might otherwise be displaced.

The land trust model, we believe, effectively addresses the economic issues of preservation, and is one that can be replicated throughout the country.

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*Brenda Torpy has worked in the Sanders' Administration since the creation of Burlington's Community and Economic Development Office in 1983. She worked for five years in rural housing advocacy and community development, and is a board member of the Institute for Community Economics, first President of the Burlington Community Land Trust, and current Land Trust Treasurer.*

A policy paper on land trusts is available from: Burlington Community Land Trust, Box 523, Burlington, VT 05402. The cost is \$3.

## Employment

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Supportive testimony was presented at public hearings by several concerned organizations and individuals, including the Massachusetts Human Service Coalition, the Massachusetts Catholic Conference, the Unitarian Universalist Association, and the Urban League. The state Secretary of Labor supported the resolution on behalf of the state government.

To build support for the proposed constitutional amendment, a public forum was convened on April 26 in Boston's historic Faneuil Hall. The forum, part of a conference on "The Future of Work," was endorsed by over 50 organizations. Mel King, founder of the "Rainbow" and a recent candidate for Mayor of Boston and now a candidate for the U.S. Congress, was keynote speaker.

The passage of S 139 in Massachusetts is only the first step on a long road toward constitutional guarantees of unconditional rights for all to participate in production and share in the fruits of work. This road, which has to pass through every state legislature and through the Congress, requires considerable educational and political efforts to build a broadly based movement which will work locally and nationally for passage of the proposed constitutional amendment.

As this amendment is clearly in the interest of everyone who needs to work for a living, it should be possible to organize such a movement, in spite of massive obstacles.

Full employment has been on the nation's political agenda at least since the Great Depression and World War II. In 1946 Congress passed an Employment Act which declared it to be public policy to assure maximum employment compatible with "free enterprise." This act had originally been proposed as a "Full Employment Act" to assure everyone's rights and responsibilities to participate and share in economic production and products, but was watered down to an "Employment Act" without enforcement powers.

Even stronger legislation than the 1946 Act would not be sufficient guarantee for

full employment and adequate income, since legislation is easily changed. This is why it is so important to incorporate unconditional rights to employment and income into the Constitution as a Bill of Economic Rights to which all legislation would have to conform.

Rights granted by the Constitution can be claimed, if need be, through courts, and can be enforced by them. The constitutional route is admittedly difficult, but seems nevertheless the right course to secure permanent expansion of fundamental rights through democratic processes.

In recent years, the argument often has been made that the "high-tech" revolution will cause a radical decline in demand for human work. While there is some validity to this argument, it misses the ethical position that all people should be equally entitled to take part in production and share in the collective product, irrespective of changes in the aggregate scope of productive human activities.

Even if the scope of productive activities were to decline over coming decades, we could reduce the number of hours per day, days per week, and months per year which any individual would devote to socially necessary labor. Thus, we all could share the benefits of reduction in necessary work and increase in available leisure, and we all could participate in work and share in the product.

There is, however, a counter-argument to the notion of a steadily declining scope of work. This is related to the projection that the globe's population will more than double to 10 billion humans by the year 2050. All these people will need food, housing, clothing, education, health care, transportation, and recreation—a large volume of global production.

Because of apparent limits on available energy resources, only a portion of necessary production for human needs is likely to be carried out by capital-intensive processes, and much work will remain for humans. Even when we look only to the demand for work in the United States, we see all around us unmet human needs in food, housing, and infrastructure which can be satisfied through the employment

of presently unemployed workers.

A further argument against the notion of decline in available work is the fact that large numbers of people whom we consider as not working are actually performing very important, essential work. By this I refer to parents caring for their children, and people caring for disabled relatives in their homes. These people require no new work positions, but merely recognition and rewards for the work they already are performing.

By expanding the definition of work to include these essential social functions, we could significantly reduce the need for new jobs to achieve full employment. Once we come to view these functions as creative and respectable contributions to society, we would have to develop income transfer policies and programs to provide adequate shares of the national product to people choosing to perform these tasks. (See my *Unravelling Social Policy* (Cambridge, MA: Schenkman, 1981) for a discussion of a "parent wages" policy.)

Universal sharing in socially necessary work and its products is not only morally right but is also a realistic economic and political course. Such rights are in nearly everyone's objective interest and thus are essential in order to overcome the economic roots of racism, sexism, and other forms of discrimination.

These rights are also compatible with deeply ingrained values of our culture which stress self-reliance through work, and with the ethical teachings of Judeo-Christian traditions as rearticulated recently by the Catholic Church and many other denominations.

Hence it is time we assure these rights to one another through our Constitution, the codification of the fundamental principles of our way of life, whose 200th anniversary will be celebrated in 1987.

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*David G. Gil is Professor of Social Policy at the Florence Heller School for Advanced Studies in Social Welfare, and Director of the Center for Social Change Practice and Theory at Brandeis University.*

## Passing the Word

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am looking at the residential building stock that is classified as "hazardous" (i.e. unreinforced masonry), and preparing cost estimates for seismic upgrading based on three different building codes. The analysis will produce a range of costs and upgrading methods. The costs will then be plugged into economic proformas to evaluate the impact on building owners and tenants. The real focus of the study (which will be completed in December 1986) is the need to reconcile life-safety issues with affordability and liveability for low income tenants.

□ **PROPERTY MANUAL: *Tax, Title, and Housing Court Search*** is a 124-page manual on action-oriented property research for community-based organizations. It's based on records and sources in Chicago, but may be suggestive for other locations as well. For a copy: Center for Urban Economic Development, Univ. of Illinois, Box 4348, Chicago, IL 60680. No price listed.

□ **AUSTRALIAN PLANNING/ HOUSING:** From PN Member Don Perlmut (Box 155, Roseville, NSW 2069, Australia): In August, I will publish an article in *The Australian Journal of Social Issues* entitled "The Hidden Housing Policy: Management of Public Housing Estates in Australia." Free copies to interested PN networkers, while copies last.

My publications company (now called Impacts Press) is publishing two new collections, both edited by Wendy Sarkissian. One is entitled *The Community Participation Handbook: Resources for Public Involvement in the Planning Process*. The other is called *Retirement Housing in Australia: Guidelines for Planning and Design*. Please contact me for further details, price lists, and so on.

□ **CANADIAN WORKER HISTORY: *Labour/ Le Travail*** is the 10-year-old, official publication of the university-based Committee on Canadian Labour History. It has reported on working-class history, industrial sociology, labor economics, and labor relations. Individual subscriptions are \$20(US), from: Committee on Canadian Labour History, History Dept., Memorial Univ., St. John's, Newfoundland A1C 5S7, Canada.

□ **PLANT CLOSINGS: *Early Warning Manual against Plant Closings***, by Greg LeRoy with Dan Swinney and Elaine Charpentier, is a 72-page guide to research techniques for detecting whether a workplace is in danger of being shut down. Case studies are included. Copies are \$15 for nonprofits, \$25 for others (plus \$1.75 postage), from: Midwest Center for Labor Research, 3411 W. Diversey Ave. #14, Chicago, IL 60647, 312/278-5418.

□ **LAND USE PLANNING:** From PN Member Harvey Jacobs (Dept. of Urban and Regional Planning, Univ. of Wisconsin, Madison, WI 53706, 608/262-1004): At the October 10-12 meeting of ACSP in Milwaukee, I have organized a panel on "Exploring Progressive Land Use Planning." Papers will be given by Networkers Bill Toner, Frank Popper, and Marsha Ritzdorf on progressive issues in rural, regional, and urban land use planning. I will offer extensions of my thoughts as expressed in my December '85 PN essay on progressive land use planning.

□ **INTERNATIONAL REVIEW: *Revue Internationale d'Action Communautaire*** is a French-language, international review of

community development, the latest issue of which (*Savoirs en Crise*) includes some papers on planning. One of the writers is PN Member Pierre Hamel of the Univ. of Montreal. Copies are \$10 (Canadian), from: Editions Saint-Martin, 4073 rue St. Hubert, Montreal H2L 4A7, Canada.

□ **SOCIAL WELFARE HEARINGS:** The federal Advisory Commission on Intergovernmental Relations is quietly holding hearings around the country in connection with a White House evaluation of social welfare programs. One White House idea, for example, would permit states to set standards for assistance. For details, hearing schedules, and related government contacts: OMB Watch, 2001 O St. N.W., Wash. DC 20036, 202/659-1711.

□ **SOCIAL ACTION DEGREE:** Social Economy and Social Justice is a graduate degree program offered by the Sociology Department of Boston College (Chestnut Hill, MA 02167, 617/552-4130). It is designed for students who wish to integrate the worlds of scholarship and social action.

□ **TRANSNATIONAL HOUSING:** A British publisher has issued a number of titles on cross-national housing issues and policy. Samples include *The Housing Crisis*, on British housing policy, *Suburbia: An International Assessment*, and *Private Rented Housing in the United States and Europe*. For a publications list: Croom Helm, Provident House, Burrell Row, Beckenham, Kent BR3 1AT, England.

□ **NEIGHBORHOOD STUDIES:** From Sherman Lewis (Dept. of Political Science, California St. Univ., Hayward, CA 94542, 415/538-3692): I am interested in developing a quantitative definition of a prototypical, dispersed, car-oriented neighborhood and a dense but mid-rise, pedestrian-oriented neighborhood, and, holding constant as many factors as possible, making a quantitative comparison of social, economic, and environmental performance. Two papers have been published; two more are forthcoming. Contact me for prices and details.

□ **MEMBER UPDATE:** From PN Member Mike Zamm (Council on the Environment of NYC, Chambers St. #228, New York, NY 10007, 212/566-0990): As part of our high school and college "Training Student Organizers" program, two 1985-86 projects stand out. One citywide project was a letter-writing and petitioning campaign for federal legislation authorizing the city to stop trucks from Brookhaven National Laboratory moving nuclear waste through the nation's most populated city. Some 400 letters and 3,500 signatures have resulted so far.

Another project surveyed citizens' water use and conservation in the city's recent drought emergency. Student reports led to repair of a number of fire hydrants, and highlighted a need for more water conservation education.

We also have a teachers' curriculum guide on training student organizers. Copies are \$2.

□ **HEALTH COSTS: *Health Care on the Critical List*** is a 60-minute documentary video which highlights selected cost containment initiatives, and explores the issue of controlling costs without compromising the quality or accessibility of care. For sale or rent. Details: WNET Thirteen, 356 W. 58th St., New York, NY 10019, 212/580-3045.

□ **MEMBER UPDATE:** From Mickey Lauria: As of July, I will be moving (from Iowa) to the New Orleans area. I am hoping to pursue work on the political economy of urban redevelopment,

focusing specifically on the role of local politics. I am interested in making contacts with progressive planners and/or academicians in the area. Please contact me at the School of Urban and Regional Studies, 333 Math Bldg., Univ. of New Orleans, LA 70148, 504/286-7104.

□ LEFT ALTERNATIVES: Analysis and Policy Press (Box 374, Bryn Mawr, PA 19010, 215/565-3300) is a new venture for publishing policy papers from a Left perspective. It is seeking financial support and publication submissions. Plans call for distributing papers to a nationwide list of more than 60,000 progressives. Contact: Joan D. Mandel, Executive Director.

□ NETWORKER UPDATE: From Networker Joochul Kim (Dept. of Urban Planning, Han Yang Univ., Seoul 134, Korea): I will be on leave in Korea on a Fulbright this academic year. I will be there from August 15 to June 25, 1987. If you have a chance to come to Korea, please look me up.

□ NETWORKER UPDATE: From Networker Debbie Smith (3722 Greenfield #3, Los Angeles, CA 90034): I am working for the consulting firm of Stanley R. Hoffman Associates on an industrial park feasibility study. The study is for an LA nonprofit, Vermont Slauson Economic Development Corp., which has an Economic Development Administration grant to develop an industrial park in the city's declining urban core.

□ ALTERNATIVE HOUSING for the Disabled is the theme of the inaugural 52-page issue of a new publication, *Issues*, designed to sharpen, clarify, and better define issues facing people with disabilities in the greater New York area. Copies are \$2, from: United Cerebral Palsy of NYC, 122 E. 23rd St., New York, NY 10010, 212/677-7400.

□ LAND STUDY CENTER: Networker Harvey Jacobs and colleagues have chartered the Center for Land Study in Madison, Wis. The Center is a membership organization which will do research, education, and advocacy on all aspects of land—planning, policy, philosophy, and professional practice—from a “green” or progressive perspective. Particular interests of charter members include green politics, territorial social justice, sustainable agriculture, ecological wilderness policy, and creative and responsible local action.

Over the years, members hope to develop a program that will support a regular newsletter, an occasional paper and reprint series, symposia and conferences, and the presentation of findings and views before policy and community groups. Contact: Harvey Jacobs, 2238 Eton Ridge, Madison, WI 53705.

□ HOUSING REHAB: The City of Chicago has appointed a committee to revise its municipal code. Committee members would like to include provisions which would make it economically feasible for nonprofit housing organizations to participate in substantial rehabilitation of the city's housing stock. If you know of any municipal code provisions elsewhere that address such issues, please send copies (or excerpts) to: PN Member Robin Drayer, Corporation Counsel, Housing Division, 180 N. LaSalle St. #501, Chicago, IL 60601.

□ HOUSING NEWSLETTER: *Housing Matters* is a new bimonthly on affordable housing in Massachusetts from the Mass. Poverty Law Center, 69 Canal St., Boston, MA 02114, 617/742-9250. Its focus is on regional, legal, and financial developments pertaining to housing. Individual subscriptions are \$12.

□ STEELWORKER JOBS: From PN Member Linda Hollis of Washington, D.C.: At a recent Washington conference, I met the organizer of the Tri-State Conference on Steel's Pittsburgh office. Jay Weinberg is Tri-State's only staff member in the Steel Valley, which is remarkable considering the amount being done to try to save jobs in the area (Ann Markusen's Networker Update in PN #57). Networkers can support Tri-State as members (\$25 and up to: Tri-State Conference on Steel, Box 315, Homestead, PA 15120), or with contributions (Capuchin Office of Peace and Justice, Fr. Rich Zelik, 412/681-6050).

□ DEVELOPMENT FUNDS: Metropolitan Life Foundation has awarded a \$2 million loan to the Trust for Public Land (666 Broadway, New York, NY 10012, 212/677-7171) for community revitalization and conservation projects in urban areas. In turn, TPL awarded \$50,000 of the funds to a Pittsburgh nonprofit to help convert a former brewery site into a small business development center.

□ NEA GRANTS: The National Endowment for the Arts (1100 Pennsylvania Ave. N.W., Wash. DC 20506, 202/682-5437) has created a new 1987 grant category of Design Advancement, and within it, a special area of interest, National Theme: Design of Cities. Design Advancement grants are available for individuals and organizations; amounts range from \$5,000 to \$40,000.

□ NICARAGUA BOOK: *Nicaragua: A Revolution under Siege*, edited by Richard L. Harris and Carlos M. Vilas, is available from: Evergreen Book Distributors, 6513 Lankershim Blvd. #37, North Hollywood, CA 91606, 818/986-9689. Copies are \$12.

□ JOURNALISM GRANTS: The Alicia Patterson Foundation (655 15th St. N.W. #320, Wash. DC 20005) has announced the 22nd annual fellowship competition for print journalists. One-year grants are awarded for pursuit of independent projects of significant interest. Write for application and details.

□ MEMBER UPDATE: From PN Member David Scobey (108 Townbridge St., Cambridge, MA 02138): I am an urban historian, currently completing a doctoral dissertation on the politics of planning and development in late-19th century New York City. Beginning in September, I'll be teaching urban, social, and working-class history in the Brandeis History Department.

I am also active in New Jewish Agenda, a national, grass-roots organization of progressive Jews engaged in work on a range of issues from the Mideast, to racism, to gay rights. Our local chapter has taken on housing and community development as its major priority for economic justice work. We have joined two coalitions which other Networkers in the Boston area are engaged in: a referendum movement to guarantee the right to safe, habitable, affordable housing in the state constitution; and a coalition of neighborhood and progressive organizations for democratic, neighborhood-based control of development.

In the long run, we want to organize a network of progressive Jews committed to working within the Jewish community and in larger coalitions on housing and development issues. PN-ers interested in working with us should contact me.

# Networkers' Reports

## Progressives Progress in Montreal

by Andy Melamed, Montreal

In these times of doom and gloom, every glimmer of hope shines brightly.

After 29 years in office, Mayor Jean Drapeau of Montreal left his throne, and polls indicate that the Montreal Citizens Movement will move from opposition to control in the November elections. The move will come for the MCM after 12 years of building a credible force on the left, and having survived revolts from both political extremes.

The MCM will go into the elections with a membership of 15,000, with all debts paid, with an opening campaign kitty of \$175,000, with 14 elected councillors, and with an experienced, impressive candidate for mayor in Jean Dore. Dore is a 41-year-old labor lawyer who won 36 percent of the vote in the 1982 elections, and won his seat on Council with 75 percent of the vote two years later.

Whoever wins will be facing a host of problems: a waiting list

of 12,500 households for public housing; unemployment above 10 percent; thousands of low-income tenants displaced by condo conversions and gentrification; and serious environmental pollution of air and water (with the St. Lawrence River still serving as an open sewer for a million people until a new treatment plant is completed).

Inspired by the success of maverick mayors in nearby Burlington, Vt., and Ottawa, the MCM hopes to transform Montreal into a participatory democracy, rather than a spectator society, and more than an urban zoo, full of "white elephants" to draw the tourists.

We may make Montreal a nuclear-free zone; a city where decent housing is assured for all, where pollution is outlawed, where the streets are safe for women and children, the elderly, and bikers; a realistic utopia where planners work for and with people in the community, instead of playing real estate games with lobbying developers.

We start the campaign in earnest from September on. All contributions are welcome: advice, money, campaigning, etc.

[A copy of the 76-page 1986 Program of the Montreal Citizens Movement is available by writing Andy: 494 Victoria Ave., Montreal, Quebec H3Y 2R4, Canada.]

## Note in Bottle Outlines Housing 'Initiatives'

*(When Networker Larry Yates (208 Dundee Ave., Richmond, VA 23225) found a crumpled note in a bottle he'd fished from the water, little could he dream what the note would say. No matter that the water he'd fished the bottle from was in an outdoor fountain at the Department of Housing and Urban Development in Washington, D.C. The note was torn and incomplete; but parts seemed to describe a set of proposed housing 'initiatives.' Were they real, or just for fun? We'll let you decide.)*

### Section 9 Rental Subsidy

Through this innovative program, designed to allow more persons to benefit from the dwindling Section 8 program, low-income tenants pay 70 percent of their income for rent. When combined with the Section 8 program, under which tenants pay 30 percent, a qualified tenant then seeks a private-sector landlord who will accept 100 percent of the tenant's income as market rent.

### Technical Assistance for the Homeless

This program will, following appropriate study and staff training, provide technical assistance at no cost to homeless persons in the crucial areas of site selection (e.g., under bridges vs. alleys), nutrition supplementation (e.g., dumpster choice), and shelter design (to be co-ordinated with the Affordable Boxes program).

### Suburban Hot Tub Program

Census data show that a shocking 74 percent of all persons residing in suburban areas do not have complete recreational plumbing facilities, defined as including hot tub, whirlpool bath, and swimming pool. Market surveys show that this great need can be met by 1994 without undesirable low-income assistance programs, with full co-operation of all sectors and agencies involved.

### 'Guilt' Counseling for Gentrifiers

The rehabilitation of deteriorating neighborhoods is a vital step in restoring the tax base and social complexion of urban areas. However, the stress of so-called "moral concerns" has been shown to reduce the efficiency of this process in an isolated but significant number of cases. It is therefore an appropriate expenditure of public funds to reduce the stress by counseling, appropriate recreational activities, and, in certain cases, selected use of controlled substances.

### Affordable Housing Zones

Through this program, areas will be selected where, without government intervention (except for FHA mortgages, infrastructure development, highway funds, and other benign non-underclass-related means), affordable housing has been created. This housing will be defined as housing that is affordable for those persons living there, without arbitrary income-level distinctions. Once a zone is created, local and state government incentives will be used to maintain the zone's status as a place where all housing is affordable to those residents who can afford to live in it.

### Trust Fund

This fund, to be created by the sale of bonds backed only by taxes to be collected after the year 2000, will be, as the name implies, entrusted to persons needing funds for housing improvements or housing development. The qualification for use of the funds will be that the applicant is a local political figure of some stature, a well-known developer, or someone else who can be trusted to use them properly. To ensure proper use, the fund should not be subject to excessive publicity requirements; oral communication among the target group for which it is intended is an already proven system of disseminating information about such a fund. Trust is a key concept in the new public-private positive approach to housing and related problems.



## Upcoming Conferences

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□ **APHA SOCIALIST CAUCUS:** The Socialist Caucus has announced a series of programs at the 1986 American Public Health Association annual meeting September 28-October 1 in Las Vegas. Topics include policy, advocacy, and technical issues. Details: SCAPHA, 130 Barrow St. #102, New York, NY 10014.

□ **URBAN WATERFRONTS:** The Waterfront Center (1536 44th St. N.W., Wash. DC 20007, 202/337-0356) will hold its annual conference September 25-27 in Washington, D.C., on the theme, "Urban Waterfronts '86: Developing Diversity." Registration is \$200.

□ **NEIGHBORHOODS:** The National Association of Neighborhoods (1651 Fuller St. N.W., Wash. DC 20009, 202/332-7766) will hold its 14th national convention October 3-5 in Kansas City. The theme will be "Neighborhood Revitalization Today: Doing More with Less." Registration is \$100 before September 22, \$125 afterward.

□ **CANADIAN CITIES:** The October Partnership (115 Bannatyne Ave. 4th Flr., Winnipeg, Manitoba R3B OR3, Canada, 204/943-9801) is sponsoring a public policy conference November 26 in Toronto on "New Directions in Canadian Urban Policy and Development." Registration is \$195 before September 25, \$245 afterward.

□ **SCHUMACHER LECTURES:** The E.F. Schumacher Society (Box 76 RD 3, Great Barrington, MA 01230, 413/528-1737) will present the sixth annual Schumacher Lectures September 27 in Philadelphia. The topic is "The Farm Crisis and the City." Registration is \$20.

□ **CAPITAL CITIES:** The Rockefeller Institute in Albany, N.Y., is hosting a conference September 30-October 1 called "Capital Prospects: Challenges and Opportunities of Capital Cities." Special problems of capital cities will be discussed, including excessive tax-exempt property, urban design problems linking the capitol to the fabric of the city, economic development opportunities and problems associated with rapid growth in service sector employment, and the special political relations between capital cities and state government. The seven participating cities are: Albany, Trenton, Providence, Boston, Harrisburg, Hartford, and Quebec City. Anyone with special knowledge of these issues or thee cities who is interested in participating in the conference, should contact Todd Swanstrom, Political Science Dept., SUNY-Albany, Albany NY 12222, 518/442-5276.

## Jobs

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□ **PN REMINDER:** Some of the jobs we list may have application deadlines earlier than when you receive the Newsletter. But deadlines can be adjusted sometimes. So we urge you to phone first, if a number is listed, and check on the deadline schedule.

□ **EXECUTIVE DIRECTOR:** The Southeast Women's Employment Coalition (Box 1357, Lexington, KY 40590, 606/276-1555) has an opening for an executive director experienced in management, administration, and fundraising. Salary begins at \$25,000. Contact: Recruitment Committee.

□ **PROJECT DIRECTOR:** The Corporation for Enterprise Development (1725 K St. N.W. #1401, Wash. DC 20006, 202/293-7963) is looking for a project director for its Economic Opportunity Best Practices Research Program. Salary is \$31,000-\$34,000. Contact: Vice President for Administration.

□ **PROPERTY MANAGEMENT:** The Santa Barbara Community Housing Corp. (422 N. Milpas #2, Santa Barbara, CA 93103, 805/963-9644) has an opening for an experienced property management coordinator to handle management of its low- and moderate-income housing projects. Salary is \$24,000-\$28,000. Contact: Frank Thompson, Executive Director.

□ **WRITER:** The Institute for Local Self-Reliance (2425 18th St. N.W., Wash. DC 20009, 202/232-4108) has a temporary opening for an experienced writer, with opportunity for becoming a full-time staff writer. The immediate project is a 150-200-page book on alternatives to large-scale incineration and landfilling of garbage. No salary listed.

□ **PLANNING FACULTY:** The City Planning Program at the Georgia Institute of Technology (Atlanta, GA 30332) has openings for two tenure-track positions, to be filled at the assistant, associate, or full professor level. Candidates should have primary strength in urban economics and economic development planning, transportation, land use and real estate development. Deadline is November 15. Contact: Larry Keating, Search Committee Chair, 404/894-2351.

## Etcetera

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□ **OCTOBER PN DEADLINE:** The arrival deadline for copy for the October *Planners Network* is Monday, October 6. We look forward to hearing from as many of you as possible. Our thanks always to those who take the time to type their notes. It's a great help in production, and it reduces our chances of misreading what you write.

**Arrival deadline for #60 copy: Monday, October 6.**

□ **TALK UP PN:** Please don't be shy about sharing news of the Planners Network with others. Let them know about us. Probably the best outreach we have is when you educate and recruit your friends, co-workers, acquaintances, and others. We have a good, one-page introductory sheet, "The Planners Network—What It Is," which we can send you in any quantity you wish. "What It Is" includes a statement of our principles, a brief organizational history, a list of Steering Committee members (who also double as regional contacts) and the method for calculating contributions. If you wish, you can also send us a list of prospective Networkers, and we will contact them for you.

**PERSONAL UPDATES:** There are a number of short communications in this issue from Network members, letting us know about new jobs, projects, what's happening in their lives, etc. We encourage this. Sharing this kind of "where-I'm-at" information helps create a sense of community, provide contact, generate support, and generally act like the network we strive to be.

**ADDRESS CHANGES:** Many Networkers seem to move around a lot. When you do, please let us have your old address and zip code as well as your new ones. Names (like luggage) sometimes are identical, and we want to be sure we change the right address card. Moreover, our cards are maintained in zip code order (because that's the way the Post Office wants the mail); so if we don't have your old zip code, we can't find your old card; and we wind up paying postage for phantom recipients. So please help out and send both old and new addresses.

**"CALL" STATEMENT:** We have a one-page, broadside version of the "Call for Social Responsibility in the Planning and Building Professions," which appeared in PN #49. Copies are available on request. It makes a good addition to "The Planners Network—What It Is" in recruiting members.