MOOL.A (Cont’d)

The response to our plea for operating funds has been moderately good: $1,472 from 48 of you since our last issue. Special thanks to all.

But, according to data assembled by Editor (and Record-Keeper) Prentice Bowsher, there are a whole lot of laggards out there in Networkland. In 1987, only 309 of our 900 recipients (34%) made any financial contribution, a figure way down from 1986, when 44% of you helped support us financially.

Since we have a periodic purge of those who have not in $

□ BANKING SERVICES: PN has joined a “sign-on letter” to Congress opposing broader financial services authority for banks without guarantees of improved access to basic banking services in low-and moderate-income communities. We do this on occasion, as part of what has become an effective way for Washington-based groups to influence upcoming Congressional actions and votes. Details: Allen Fishbein, Center for Community Change, 1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/342-0567.

□ PN CONFERENCE REPORT: Housing and Economic Development: A Shared Agenda for Government and the Grassroots is a 112-page document from the December 1986 PN et al. conference, “Housing and Economic Development: State, Local and Grass Roots Initiatives.” Conference attendees will receive a copy automatically; others may order it for $5 through the National Center for Policy Alternatives, 2000 Florida Ave. NW, Wash. DC 20009.

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: $15 for students and unemployed; graduated payments for the employed of $25 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 Beaugard, New Brunswick, NJ; Donna Dyer, Durham, NC: William Goldsmith, Ithaca; Charles Hoeh, 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:

Planners Network • 1901 Que Street NW
Washington, D.C. 20009
Passing the Word

COMMUNITY CHAIN is a new quarterly newsletter from the Center for Community Change (510 Mission Ave. N.W., Washington, DC 20007, 202/342-0519). A recent issue included articles on low-income housing, community organizing, and others with costs of $25.

MEMBER UPDATE: From P.N. Seth Borgos (209 Norwich, Hamtramck, MI 48212). I am presently working as Education Director for the Midwest Employee Ownership Center (MEOC), a nonprofit organization with strong ties to organized labor. MEOC is dedicated to understanding the effects of various organizing and affirmative action programs, and new funding research, and technical advisors. Services are $10.

LAND STRATEGIES: Institutional Real Estate Strategies examines how corporations and nonprofits manage and develop their real estate holdings, with case studies of Xerox, General Motors, and the Massachusetts Institute of Technology. For copies, Urban Land Institute, Publications Orders, 1000 Vermont Ave. N.W., Wash. DC 20005, 202/289-5800. Prices are $27 for ULI members ($36 for others), plus 25% for shipping and handling. The book is based on a 1986 ULI seminar.

NEIGHBORHOODS ARMS; RECIPES: Neighborhoods USA is accepting nominations for its fifth annual Neighborhood-of-the-Year Awards, which are to be funded in part with a specially produced cookbook, featuring recipes from neighborhood groups. Details: Karen D. Lodgier, Indian Orchard Citizens Council, 117 Main St., Springfield, MA 01115, 413-543-3172.

FEDERAL AID NEWS: Federal Assistance Monitor is a twice-monthly newsletter on regulatory and legislative actions in social and economic programs, with highlights from the Federal Register. Subscriptions are $197, from: CD Publications, 855 16th St. #100, Silver Spring, MD 20910, 301-388-6830.

INFORMATION REQUEST: From Networker Greg Hie (253 Wayne Ave. Oakland, CA 94606, 415-744-7471). I am a planner resident in Sunset District in San Francisco. I have been involved in urban planning issues at UC Berkeley. Currently I am conducting research on urban transformation in three Mexican-American bordertowns, Mexicali/Calexico, Agua Prieta/Douglas, and Nogales/Nogales. I am looking for information on land ownership at the time of founding and at present. I would be interested in talking to others who are working on land development issues in the border region.

ENVIRONMENTAL LAW: Law of Environmental Protection is a two-volume, loose-leaf reference to environmental law, with planned periodic updates, prepared by the Environmental Law Institute. Copies are $175, from: Clark Boardman Co., Inc., 435 Hudson St., New York, NY 10014, 212-645-0215.

RURAL TRANSIT: A new rural transportation National Research Center has been created as a clearinghouse for all America's Center for Community Transportation (755 15th St. N.W. #900, Wash. DC 20005, 800/527-8279). It can provide information on public transportation services, operations, planning, funding, training, coordination, and other technical assistance.

TIF REQUEST: From P.N. Member John Wenger (141 W. Fullerton Pkwy. #403, Chicago, IL 60614, 312/888-5840). I am responsible of using tax increment financing (TIF) for redevelopment at the neighborhood level. I seek examples of TIF being used in big-city neighborhoods or in small-city/central business districts. Of course, any comments on the political and social implications of TIF would be greatly appreciated.

HOMELESSNESS NEWS: The Homelessness Exchange, a project of the Community Information Exchange (1120 G St. N.W. #900, Wash. DC 20005, 202/628-2990) has developed a quarterly newsletter with extensive highlights on new programs and policies, new funding research, and technical advisors. Services are $10.

POVERTY STUDY: How the Poor Would Remedy Poverty is a compelling study, through interviews in different regions, of how poor people see as solutions to poverty, and how they would change existing antipoverty programs. Copies are $10, from: Coalition on Human Needs, 1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/342-0769.

MEMBER UPDATE: From P.N. Dona C. Bird (Dancing the Winds of Change, Detroit, 1995, 518/821-1985). After nearly nine years, I left my job with the Health Systems Agency of Northeastern New York. The funding for my primary care development project ran out, and I'm feeling the call to do something else.

Dancing Vision, the consulting business I started on the side two years ago, will become my professional handle in the world, and it will be interesting to see what I do with it. My initial contracts, not surprisingly, are in health planning. I'm intending to focus on the intersection of health care, development, and quality of life enhancement. I am particularly interested in working with small towns, rural, and frontier communities on projects that involve change and regeneration. And I would be glad to collaborate with likeminded others.

DEVELOPMENT INTERNS: The Development Intern Program (Box 67065, Baltimore, Md. 21215, 301/764-0780) is seeking applicants for the July 1988 class of National Interns in five different development-related programs. The program is aimed at executive directors and senior staff of community-based development organizations. (continued on page 3)

PN Special Feature

Campaigned for Full Employment

by Marjorie Hope and James Young

Too little attention is being given to full-employment policy. By many measures, interest in the subject was sparked by working on a book about the homeless. Although some tend to reduce homelessness to a housing issue, we soon came to see that decent jobs were almost as important as housing.

Increasingly clear is that government boasting about "new jobs" masks under-employment, the shrinkage of jobs in the industrial sector, and the vulnerabilities of new jobs.

Full employment, however, is popularly regarded as unjust. Most progressives seem to have given up, or at least to have contended themselves with an unemployment goal of 6 or 7 percent, the new magic number that supposedly reflects a "natural" rate of unemployment.

But is full employment unrealistic? The mass media, perhaps in an effort to curb discontent and to tell us "we ought be glad for what we get," describe the "mass unemployment" in Western Europe. Almost never are we told that in five European nations—Norway, Sweden, Iceland, Switzerland, and Luxembourg—the unemployment rate is below 5 percent, while Austria holds it to about 5 percent. Their success is rooted not in the free play of the market, but concerted planning. Researcher Goran Thernberg came to the surprising conclusion that there is no significant employment situation in the world.

Nord does the joblessness rate seem to depend on: (a) the type of labor costs. The shortest route to mass unemployment in Europe, he says, has been in the face of growth of the industrial sector, strengthened the market, and defended the value of the currency.

Countries with low unemployment have had expansive fiscal and monetary policies, and have used varying direct inter-ventions in the market economy. Many other factors also play a role.

However, says Thernberg, the common denominator is an explicit government commitment to full employment. In the final analysis, political will makes the difference.

Growing numbers of Americans are trying to forge such a political will in this country.

One of the most prominent groups is New Irene, Inc., for Full Employment (25, 43rd St. #620, New York, NY 10036), made up of academics, activists, and religious leaders. Its unusually comprehen-sive objectives include reaching not only the unemployed but also the under-employed and the disengaged jobless.

NIEF aims for jobs with decent pay and working conditions, equal access to jobs and training, improved education, and work that respects the environment. The stress is on improving the quality of life for all Americans.

Specific goals include raising the minimum wage; shortening the standard work week; increasing the number, status, and quality of public service and social efforts to reach women and people of color; government support for a radical extension of the social safety net; and related family support services; a balance between public and private sector investment; worker control over corporations themselves; and the coordinated full employment policy?

NIEF members have been preparing popular pamphlets, discussing the issue with state and national lawmakers, and meeting with policymakers and platform committees to make them aware of the issue.

NIEF also coordinates New Irene National, a coordinated full employment policy? Virtually everyon

Increasing jobs means increasing the taxes collected, as well as reducing funds paid for unemployment compensation and welfare. The addition of every million jobs reduces the deficit by $40 billion. Hence (continued on page 4)

Rental Housing: II

A Different Perspective

by William W. Goldsmith

In the December Planners Network, we published the personal experiences in rental housing by the offices of William L. Dan Garr, an author and Planning faculty member of San Jose State University. We asked for responses, and the following essay was the first to arrive. — Ed.

I have long been impressed by Dan Garr's critical and scholarly abilities. I also have for many years, perhaps unnecessarily, theorized that any investment in rental property (highly profitable in a college town such as Ithaca) precisely because of some of the difficulties and ambiguities Garr mentions. As a result, I have probably lost an opportunity to make a lot of money.

For me, therefore, Garr opens a debate that cuts close to the bone. Let's accept Garr's bona fides as they present them. He was a social activist; he has a modest income; and he is invested in rental property at least in part with re-formist intentions, to provide "high quality accommodations for those with incomes below 50% of the county median." Also accept his estimates, which seem reasonable to me, of some of the difficulties of being a landlord: dealing with irresponsible, even threatening renters, borrowing from unscrupulous bankers, working hard at management and maintenance, and taking financial risk.

Finally, given all this, we also might accept Garr's realist understanding of the "rental housing" is (a) unfair, (b) counterproductive, and (c) inaccurate.

(continued on page 4)
The document includes an Agenda, based down from the various conference workshop recommendations; a set of 12 policy proposal papers, each by one of the conference co-sponsors, on topics that include: "A Proposed Agenda for the Community Movement," "A National Policy for Information Technology Empowerment," "CDG," "Women and Economic Development," "Goals for Rural America," "The "we program" to Provide All Americans with Decent, Affordable Housing," and "Housing Trust Funds"; and a set of resource lists for housing and economic development, and affecting the electoral process. It's a good and useful publication.

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MEMBER UPDATE: From PNeR Seth Borges (206) Norwalk, Hamtramck, MI 48212, I am presently working as Educational Director of the Midwest Employee Ownership Center (MEOC), a nonprofit organization with strong ties to organized labor. MEOC is dedicated to helping companies in assessing the benefits and liabilities of buying their companies. We are also doing some work with community organizations that are developing worker cooperatives. I would be delighted to hear from Networks who are concerned with the problems of American manufacturing, or anyone who wants to know where to find the best peregr in Hamtramck.

LAND STRATEGIES: Institutional Real Estate Strategies examines how corporations and nonprofits manage and develop their real estate holdings, with case studies of Xerox, General Motors, and the Massachusetts Institute of Technology. For copies: Urban Land Institute, Publications Orders, 1000 Vermont Ave. N.W., Wash. DC 20005, 202/289-8500. Prices are $27 for ULI members ($36 for others), plus $2.50 for shipping and handling. The book is based on a 1986-1 seminar.

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Dancing the Vision, the consulting business I started on the side two years ago, will become my professional handle in the world, and it will be interesting to see what I do with it. My initial contracts, not surprisingly, are in health planning. I'm intending to use my expertise in planning, development, and quality of life enhancement. I am particularly interested in working with small towns, rural, and frontier communities on projects that involve change and regeneration. And I would be glad to collaborate with likeminded others.

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PN Special Feature

Campainging for Full Employment

by Marjorie Hope and James Young

Too little attention is being given to full-employment policy. Growing numbers of Americans are trying to forge such a political will in this country.

One of the most prominent groups is New Incomes, founded by James Young, 83rd St., Wilmette, IL 60091, which made up of academics, activists, and religious leaders. Its unusually compre- hensive objectives include reaching not only the unemployed but also the under- employed and the discouraged jobless.

NIFE aims for jobs with decent pay and working conditions, equal access to jobs and training, improved education, and work that respects the environment. The stress is on improving the quality of life for all Americans.

Specific goals include raising the minimum wage; shortening the standard work week; increasing the number, status, and quality of low-skill and transitional jobs to reach women and people of color; govern- mental support for a radical extension of job training programs; and related family support services; a balance between public and private sector involvement; worker ownership and control of corporations; overseas investment; and conversion of our militarized economy to peace.

NIFE members have been preparing popular pamphlets, discussing the issue with politicians, and meeting with policymakers and platform committees to make them aware of the issue.

One thing we will be doing is coordinating full employment policy? Virtually everyone.

Increasing jobs means increasing the taxes collected, as well as reducing funds paid for unemployment compensation and welfare. The addition of every million jobs cuts the deficit by $40 billion. (continued on page 4)

Rental Housing II: A Different Perspective

by William W. Goldsmith

In the December Planners Network, we published the personal experiences in rental housing of a number of planners. The following essay is by Dan Garr, an author and Planning faculty member of San Jose State University. We asked for responses, and the following was the first to arrive. — Ed.

I have long been impressed by Dan Garr's critical and scholarly abilities. I also have for many years, perhaps surprisingly, been skeptical that any investment in rental property (highly profitable in a college town such as Ithaca) precisely because of some of the difficulties and ambiguities Garr mentions. As a result, I've probably lost an opportunity to make a lot of money.

For me, therefore, Garr opens a debate that cuts close to the bone. Let’s accept Garr’s fondest wishes as he presents them. He was a social activist; he has a modest income; and he is invested in rental property at least in part with re-

(continued on page 4)
Full Employment (continued from page 3)

revenue created by full employment could help pay for a national health care plan, day care, and federally subsidized housing. Moreover, such a policy would foster greater stability and harmonious existence in a society characterized by growing inequities.

Knotty questions abound. Among them: Is the United States accomplish this goal without a protectionism that would harm im- provides more concrete and detailed guidelines and examples, and thus is more useful for students.

We should not know that some growth, such as in human services, is not environ- mentally destructive? How shall we demonstrate that not mean people's socioeconomic needs—such as health care and housing—lowers overall productivity? To indicate the rate question, however, is: How can we prod politicians in this election year to discuss and take a position on this issue?

Maryse Hoag (Young) and James Young are Associate Professors of Sociology at Wilmington College of Ohio (Wilmington 45171) as well as authors of The Faces of Homelessness.

Rental Housing (continued from page 3)

These complaints don't seem out of line, but they do seem incompletely and biased. They take in orders, but 1. (Garr specified his losses clearly. He lost $6,000 in rent while illegal units were eliminated. He says that he could have made $1,000 to 1 percent of gross rent for management, perhaps $400 a month. He adds that "housing investments made since 1980 have been extremely unprofit- able." Perhaps. But he gives us no certain figures on gains. Let's ask! How much gross rent and net income did he earn each year? How much has his capital grown? How much savings in housing investments extremely profitable before 1980—his own, for example? (2) Are we to believe it unreasonable for a court to find for an injured tenant when a poorly designed, improperly installed, or unmaintained furnace blows up in an apartment building? Garr would appear to think so.

He seems right to castigate tenants and bankers for taking unfair advantages. Equally strict standards should be applied to landlords. Shall we deny legal aid to people because Garr fears that "this is a great disaster to the tenant"? How much savings will he accumulate from their rents, and how much will this diminish him from his talents? What percentage of the citizenry owns property that can earn a profit? Does social class encourage or discourage his political positions be influenced by his ownership, and how will they differ from those of his tenants? Garr's dilemma, which of many ways in one way or another, can be laid out more clearly. A landlord's inclination to protect the advantages, however small, of owning rental property steers him (or her) into a crash course with his (or her) progressive views.

As conflicts with tenants—perhaps especially those he must face because they vote for tougher rent control—determine, to some extent, the positions he will take, the votes he will cast, the contributions he will make.

The problems do not make landlords wrong, evil, or unfair. But neither does the support of tenants (or PGAV advocates) for total rent control exacerbate an already unlight- ened, insensitive, or unfair. There are inherent difficulties and conflicts in a society structured by privilege, in markets where necessities such as shelter are sold (and rented) as commodities, in situations where people without enough money do not participate.

Garr's listing of small landlords' diffi- culties, however accurate, however useful to have, must be balanced (and, I think, outweighed) by a recognition that tough rent control laws help those who need help most.

Passing the Word (continued from page 2)

□ SOUTH SHORE BANK: South Shore Bank (7055 S. Jeffery Blvd., Chicago, IL 60649, 312-280-1000) has issued an annual report for calendar 1986, which includes updates on the bank's affiliates and their development banking activities. Single copies are free.

□ WORKING POOR: Working Poor: America's Contra- diction, by Sar A. Levinan and Isaac Shapiro, is a 160-page profile of the working poor, which examines the severity and causes of their income problems, and proposes a series of reforms. Copies are $7.95 (paper) from The Johns Hopkins University Press, 701 W. 40th St., St. Louis, MD 2111.

□ MURR ISKIN & Company (Box 260, Germantown, MD 20874, 800/245-2691) has announced a selection of new resources: Effects of Tax Reform on Housing and Urban Development ($2.50); HUD User Online standard searches of selected topics, including affordable housing, local economic development, and manufactured housing ($10 each); and Reference InfoPackets, customized on-demand.

□ TACKLE WASTES: PnR Bo Yerxa is volunteering most of his spare time to a grassroots citizen's group fighting a proposed landfill intended to receive ash from two major trash-to-energy incinerators in Maine (and possibly other New England states). The proposed dump rests on a "fast track" in terms of state and federal approval, probably due both to the Northeast's solid waste problems and the growing power of the incinerator lobby (and its connections to the industry).

Worst of all, the dump would be less than 1,000 feet of the last major pristine aquifer in the Northeast, truly a regional resource for future generations. Bo would like to be linked quickly with resources people and hard data) which would provide information on Kuh Tech- nologies Inc and problems associated with landfilling incinerator ash (particularly site selection, liner failure, groundwater contamina- tion, and public health risks). Contact Bo, c/o Clean Water Coalition, Box 133, Machias, ME 04654, 207-255-2490.

□ ECONOMIC POLICY: The Economic Policy Institute (1730 Rhode Ave., N.W., Washington, D.C. 20036, 202-775-8810) has issued three publications on topical issues: Reducing the Deficit: Send the Bill to Those Who Went to the Party, an 18-page briefing paper by Institute President Jeff Faux; Economic Competitiveness: The States Take the Lead, an 86-page report by David Osborne on states' industrial policies; and The Limits of Privatization: A 20-page overview by Paul Starr. Check on prices, none were listed.


□ URBAN WATER SUPPLY: Waterkeeper Donald Forman's EBMUD Future Water Supply: Conservation,... No Reserves, a 23-page report on San Francisco's East Bay Municipal Utility District, is $5, payable to "Helene Burke for EBMUD," from 685 Colusa Ave., Berkeley, CA 94707. (Note: the address listed in PN 466 was incorrect.)

□ ORGANIZING TRAINING: The Center for Third World Organizing (2121 Market St., W. Oak, Oakland, CA 94609, 415-654-9601) is accepting applications for its June 19- August 12 Minority Activist Apprenticeship Program, which combines training at the Center's offices with organizing in the community. The Summer 1988 program is limited to 50 trainees.

□ CONSERVATION FILMS: The University of California Extension Media Center (2176 Shattuck Ave., Berkeley, CA 94704, 415-642-9400) has issued four conservation films, including (two 90-minute films on wine drinking-water activities) and Tahoe: Moving Beyond the Conflict (19 minutes, on the effect of development in the area); Can I Drink the Water? (27 minutes), on the effect of nuclear power plants on drinking water; and The Fence at Rod Rom (30 minutes), on land-uses conflicts in Wyoming. Each is available for sale or rental.

□ WOMEN'S POLICY: The Institute for Women's Policy Research (1400 20th St. N.W., #104, Wash., DC 20036, 202-785- 5151) is a nonprofit organization, serving the policy research interests of women. Headed by Heidi Hartmann and Diana Pearce, the Institute will research policy issues affecting women's lives, create forums where women's experiences meet and cohere, and network among the research, policy, and advocacy communities.

□ DEVELOPMENT AWARD: The National Congress for Community Economic Development (1612 K St. N.W., #510, Wash., DC 20036, 202-659-8441) is accepting nominations for the 1988 Research & Development Fund Award, based on a national competition that includes evaluating the potential of new nonprofit organizations, or research teams involved in innovative approaches to community-based economic development. Nominations are due March 1; contact Kevin McQueen.

□ HOUSING DEVELOPMENT: The Housing and Commu- nity Development Report is a new quarterly newsletter of the National Urban League, 500E. 62nd St., New York, NY 10021, 212/310-9182.

□ NETWORK UPDATE: From Networker Frederick S. Tainter (IEP Inc., 6 Maple St., Box 708, Northborough, MA 01532), Networker Update runs as Planning Director George Pasternak of the Town of Framingham, I have joined IEP Inc. as a Senior Director.

February 17, 1988/Panners Plannner #88/5

PN Special Feature

In its Special Feature, Planners Network presents thoughtful, pro- vocative writings about substantive concerns and issues in the planning professions. Essays typically high- light single issues, and illuminate it with examples and insights.

The Special Feature editor is Bob Beaupre (Dept. of Urban Plan- ning, Rutgers Univ., New Brun- swick, N.J. 08903, 201/932-4053; 932- 3882).

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

PN Special Feature

4/ Planners Network #68/ February 18, 1988
Full Employment (continued from page 3)

revenue created by full employment could help pay for a national health care, day care, and federally subsidized housing. Moreover, such a policy would foster greater stability and harmony in a society characterized by growing inequities.

Knotty questions abound: Among them: How would the United States accomplish this goal without a protectionism that would harm impoverished workers in Third World countries? Is the ethos of growth for growth's sake, which tends to devour the world's natural resources, really necessary and thus full employment? (Switzerland, with a jobless rate under 1 percent, also has very low growth, between 1975 and 1983 it was zero.)

Should we not show some growth, such as in human services, is not environmentally destructive? How shall we demonstrate that not meeting people's socioeconomic needs—such as health care and housing—lowers overall productivity? If the immediate question, however, is: How can we prod politicians in this election year to discuss and take a position on this issue, then you are home.

Marcy Hope (Young) and James Young are Associate Professors of Sociology at Winton College of Ohio (Winton 45117) as well as authors of The Faces of Homelessness.

Rental Housing (continued from page 3)

These complaints don't seem out of line, but they do seem incomplete and biased. Let's take them in order:

(1) Garr specified his losses clearly. He lost $6,000 in rent while illegal units were eliminated. The new rent control ordinances cap the rent increase by 10 percent of gross rent for management, perhaps $400 a month.

He adds that housing investments made since 1980 have been extremely unprofitable. "Perhaps. But he gives us no certain figures on gains. Let's ask!

How much gross rent and net income did he earn each year? How much has his cap on gross income, housing investments extremely profitable before 1980—his own, for example? (2) Are we to believe it unreasonable for a court to find for an injured tenant when a poorly designed, improperly installed, or unmaintained furnace blows up in an apartment building? Garr would appear to think so.

He seems right to castigate tenants and bankers for taking unfair advantages. Equally strict standards should be applied to landlords. Shall we deny legal aid to poor tenants because Garr finds that "bringing [single] justice far beyond the reach of a middle-class property owner"?

(3a) It doesn't really make sense to ask whether stringent rent control is unfair. All we can know for certain is that landlords, generally, would like higher rents; tenants would like to pay less (or less), each will call the other's position unfair. So it helps, and each will try to shift the balance of power when it's possible. Rent control is only one weapon in the battle.

Garr mentions tax shelters but does not criticize them. Federal housing subsidies, he says, 'should continue,' even "moderate rent control... does not pose a problem."

He concedes tough rent control laws, which he views as "attempts to effect a drastic transfer of wealth from one group to another, and an unfair taxing."

This is, in effect, an idealization of the market, a claim that market prices (i.e., uncontrolled rents or slightly reduced prices) are fair, but lower prices are not. So no general claim can be justified. The problem does not make landlords wrong, evil, or unfair. But neither does the support of tenants (or PN advocates) for this viewpoint.

There are inherent difficulties and conflicts in a society structured by privilege, in markets where necessities such as shelter are sold (and rented) as commodities, in situations where people without enough money don't get what they need.

Garr's listing of small landlords' difficulties, however accurate, however useful to have, must be balanced (and, I think, outweighed) by a recognition that tough rent control laws help those who need help most.

Passing the Word (continued from page 2)

□ SOUTH SHORE BANK: South Shore Bank (70554. Jeffery Blvd., Chicago, IL 60649, 312-280-1000) has issued an annual report for calendar 1986, which includes updates on the bank's affiliates and their development banking activities. Single copies are free.

□ WORKING POOR: Working but Poor: America's Contrac-
tion, by Sar A. Levitan and Isaac Shapiro, is a 160-page profile of the working poor, which examines the severity and causes of their income problems, and proposes a series of reforms. Copies are $7.95 (paper) from: The Johns Hopkins University Press, 707 West. 46th St., North, Baltimore, MD 21211.

□ HUD RESOURCES: HUD User (Box 260, Germantown, MD 20874, 800/245-2691) has announced a selection of new resources: Effects of Tax Reform on Housing and Urban Development ($2.50); HUD User Online standard searches of selected topics, including affordable housing, local economic development, and manufactured housing ($10 each); and Reference InfoPackets, custom-designed on request.

□ TOWNECASS: Pneu Bo Yerxa is volunteering most of his spare time to a grassroots citizens' group fighting a proposed landfill intended to receive ash from two-train electric-ally powered incinerators in Maine (and possibly other New England states). The proposed dumpfills on a "last track" in terms of state and federal approval, probably due both to the Northeast's solid waste problems and the growing power of the incinerator lobby (and the need for economic development).

□ WOMEN'S POLICY: The Institute for Women's Policy Research (1400 20th St. N.W. #104, Washington DC, 20036, 202785-5679) is the new nonprofit organization, serving the policy research interests of women. Heeded by Heidi Hartmann and Diana Pearce, the Institute will study policy issues affecting women's lives, especially regarding women's situations in government and on the private sector.

□ DEVELOPMENT AWARD: The National Congress for Community Economic Development (1612 K St. N.W. #510, Washington DC, 20006, 202-659-8411) is accepting nominations for the 1985 Research Development Fund Award, looking for the "new nonprofit organizations, or research teams involved in innovative approaches to community-based economic development. Nominations are due March; contact Kevin McQueen.

□ HOUSING/DEVELOPMENT: The Housing and Commu-
nity Development Review is a new quarterly published by the National Urban League, 500 E. 62nd St., New York, NY 10021, 212/310-8129.

□ NETWORK UPDATE: From Netfederak Frederick S. Taintor (IPE Inc., 6 Maple St., Box 780, Northead, MA 01508) IPE Inc. has asked an update, as plans Director of the Town Fellowship of the Town of Framingham, I have joined IPE Inc. as a Senior

PN Special Feature

In its Special Feature, Planners Network presents thoughtful, pro-

 vocative writings about substantive concerns and issues in the planning professions. Essays typically highlight single issue, and illuminate it with examples and insights.

The Special Feature editor is Bob Beauchamp (Dept. of Urban Plan-
ing, Rutgers Univ., New Brunswick, NJ 08903, 201/932-4053; 932- 3820). We are grateful for Networkers' support of this special feature, and encour-

age continued ideas, suggestions, commentary, and dialogue.

PN Special Feature

Passing the Word (continued from page 2)

□ URBAN WATER SUPPLY: Wateror Donald Forman's EMUD's Future Water Supply: Conservation... Not Reserves, a 23-page report on San Francisco's East Bay Municipal Utility District, is $5, payable to "Helen Burke for EMUD," from 685 Colusa Ave., Berkeley, CA 94707. (Note: The address listed in PN 465 was incorrect.)

□ ORGANIZING TRAINING: The Center for Third World Organizing (2000 University Ave., W. Oakland, CA 94609, 615-946-9040) is accepting applications for its June 19-

August 12 Minority Activist Apprenticeship Program, which combines training and centering activities in the United States and in the country. The Summer 1988 program is limited to 50 trainees.

□ CONSERVATION FILMS: The University of California Extension Media Center (2176 Shattuck Ave., Berkeley, CA 94704, 615-946-0490) has issued four conservation films, including "Living a Healthy Life..." (90 minutes), on the effects of water pollution; and "Fence at Red Run" (30 minutes), on land-uses conflicts in Wyoming. Each is available for sale or rental.

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February 17, 1988/Planners Network 868/5
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**WELFARE HOTELS:** The Hotel Tenants' Rights Project of New York is working with women in welfare hotels to organize tenants' associations to fight for permanent housing. We are interested in funding an organizer to work with organizational models adopted by similar projects around the country. Contact: Wende Marshall, 60 W 18th St. #51, New York, NY 10012.

**DISPLACEMENT CASES:** The Coalition on Low Income Community Development is gathering recent or current examples of direct or indirect displacement from community development block grant or urban development action grant projects for use in possible Congressional hearings. News stories, letters, studies, or even telephoned comments would be helpful. Contact: Ed Gramlich, Center for Community Change, 1000 Wisconsin Ave. N.W., Wash. DC 20007, 202-342-0519.

**NETWORKER UPDATE:** From NPN Member Ira Saletan (617 Woodrow Way, Sacramento, CA 95831, 916-421-0440) I am working as a planner and project coordinator with the consulting firm of Jones & Stokes Associates in Sacramento. Jones & Stokes prepares environmental impact reports and is engaged in various natural resources projects (including a recent high-profile report on endangered species in California for The Nature Conservancy), mostly for local governments and state and federal agencies.

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**HOUSING FUND:** The Dalah Housing Trust Fund is developing a Low Income Housing Initiative Fund which will provide seed capital for low-income housing development and for rehab projects. We are currently interested in models where funds are recycled and continue to revolve. Contact: Pam Kramer, Dept. of Planning & Development, Community Development & Housing Division, 407 City Hall, Dalah, MN 55802, 612/725-3357.

**PN ROSTER FOLLOW-UP:** From Jilliene F. Bolker (Box 3544, Los Angeles, CA 90078): My bio-sketch (PN 966) should reflect that I am on the Board of Directors for the Corporate Fund for Housing, a regional housing corporation, which is developing affordable housing in Southern California.

From Bill Siembieda (Community & Regional Planning Program, Univ. of New Mexico, Albuquerque, NM 87131, 505-277-2903): My suggestion is that the names be put into an electronic computer mail network. Then anyone could ask for the files to be sent, and down them in their hard copy form at their location. Such a network exists for over 350 universities and several research labs across the U.S., Europe, and Asia. It is called BITNET because its Time Network. The easy way for

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**RESEARCH IN SWEDEN:** The Swedish National Institute for Building Research has issued a publications list on a number of new books and journals in social and behavioral sciences. Titles include "Scandinavian Housing and Planning," a quarterly; *Between State and Market: Housing in the Post-Industrial Era, and Housing Tenure and Social Class.* Contact: Almquist & Wiksell International, Box 683, S-111 82 Stockholm, Sweden.

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**Regional Roundup**

**NETWORK/ FORUM:** The Network/Forum (56 W 22nd St., New York, NY 10010) is sponsoring a pre-conference retreat on location in New York on 19-21 April 1991. Registration fee is $150 for individuals, $350 for couples, $200 for organizations.

**CANADIAN HOUSING:** The University of Winnipeg's Institute of Urban Studies (515 Portage Ave., Winnipeg, Man. R3B 2E9, 204/776-9409) will sponsor February 18-20 at the National the "Canad. Urban and Housing Studies Conference. Registration is $250.

**URBAN DEVELOPMENT:** The National Council for Urban Economic Development (1730 K St. N.W. #195, Wash. DC 20006, 202-223-2745) will hold its annual conference, "Urban Economic Development for the 90s: The Urban Revolution," April 10-13 in Washington. Registration fee is over March 11 is $275 for CUE members ($345 for others); after March 11, $350 for CUE members ($380 for others).

**COMMERCIAL DISTRICTS:** The National Main Street Center of the National Trust for Historic Preservation (1751 Massachusetts Ave. N.W., Wash. DC 20006, 202-673-4219) is sponsoring a conference, "Marketing Economic Opportunity on Main Street." The dates and places: February 23-25, Charlotte, NC; March 22-24, Oklahoma City; March 30-April 1, Boston; April 26-28, San Diego. Registration is $259.

**LOW-INCOME HOUSING:** The National Low Income Housing Coalition (1012 14th St. N.W. #1000, Wash. DC 20005, 202-662-1530) is sponsoring February 19-21 in Arlington, Va., a national conference on low-income housing, "Organizing the Agenda for the '90s." Registration is $85.

**IMMIGRATION:** The Center for Migration Studies (208 Flag Pl., Staten Island, NY 10304, 718/351-8800) will hold the 11th annual National Legal Conference on Immigration and Refugee Policy April 7-8 in Washington, DC. Registration is $150 for individuals, $45 for students, $90 for others before March 18; $170-$250 after.

**COMMUNITY DEVELOPMENT:** The National Community Congress for Economic Development (1612 K St. N.W. #510, Wash. DC 20006) is sponsoring February 19-21 at its 18th annual conference, "Conceiving and Financing Effective Resource Mobilization," April 13-16 in Cincinnati. Registration is $150 for NCCE members ($185 for others), before March 15, $175-$210 later.

**MIDWEST ACADEMY:** The Midwest Academy (225 W. Ohio St. #250, Chicago, IL 60611, 312/454-4010) will celebrate its 25th anniversary in its annual retreat June 17-19 in Washington, D.C.

**ORGANIZERS/ COFFEEHOUSE:** The Education Center for Community Organizing (Hunter College School of Social Work, 129 E 79th St., New York, NY 10021) is sponsoring two special evenings on Latin America in its seventh annual Organizers' Coffeehouse Series at Hunter: February 26 (6:30 p.m. refreshments; 7 p.m. program), Hubert Camnins, "Organizing and Social Change in Peru: Relevance for NYC?" March 25 (6:30 p.m. refreshments; 7 p.m. program), Rabia Vaidio Tinoi, Executive Director of Social Work Program, University of Central America, Managua, Nicaragua. Details: Terry Mizrahi, 212/570-5064.

**WOMEN IN PLANNING:** The Women in Planning Group at the Department of Urban Studies and Planning at MIT (Cambridge, MA 02139, 617/253-4280) is sponsoring a conference March 10-11 on "Gender in Planning," for faculty, graduate students, and practitioners to share research, teaching, and practical experiences on the gender dimensions of urban planning and policy. The format includes speakers and workshops. Details: Rianne A. Hadrian, 617/524-5307.

**HOUSING CALIFORNIA:** The California Housing Association for Rural Housing (800 K St. #206, Sacramento, CA 95814, 916/443-4448) is sponsoring a conference April 7-8 in Sacramento, "Housing California," on low-income housing and homelessness issues.

**Etcetera**

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Upcoming Conferences

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ADMINISTRATIVE ASSISTANT: The National Council of La Raza (20 Fi St. N.W. 2 Floor, Wash. DC 20001, 202-626-9600) has an opening for an Administrative Assistant in its Policy Analysis Center. Salary begins at $12,000. Spanish/English fluency required. Contact: Charles Kamitsck, Director of Policy Analysis.

DIRECTOR: The Rural Coalition (2001 S St. N.W. #900, Wash. DC 20009, 202-483-1540) is seeking an experienced nonprofit administrator, familiar with a community-based approach to rural issues. Salary is $40,000 with extensive travel and fundraising required. Contact: Alan Wagn- man.

DIRECTOR: The National Housing Law Project (1950 Addison St., Berkeley, CA 94704, 415-548-4000) is seeking legal directors, with experience in housing law, organizational leadership, and fundraising, as Executive Director. Salary is $55,000. Contact: David B. Bryson, Acting Director.

ARCHITECTURE FACULTY: The University of New Mexico School of Architecture and Planning (Albuquerque, NM 87131) is accepting applications for two positions: Assist- ant/Associate Professor of Architecture, with expertise in building construction, technology, and computer applications; and Assistant Professor of Architecture, with knowledge in architectural history, design, and architectural theory. Contact: Personnel Committee. Details: Prof. Wolfgang Preiser, 505-277-5058.

ETCETERA

APRIL PN DEADLINE: The arrival deadline for the April Planners Network is Monday, April 4. We look forward to hearing from as many Networks as possible. As for your June 15, please note that if you are included, this issue will be mailed on the 15th of June.
always, our thanks to those who type their notes. It's a great help in production, and it reduces our chances of misreading what you write.

Arrival deadline for PN #69 copy: Monday, April 4.

☐ 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 Profession,” 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.