PASSING THE WORD

FINANCIAL MINI-REPORT: Since the April newsletter, we have received $1,893 in contributions from 66 PNers. We're deeply grateful for your support. Thank you.

PN ADDRESS CHANGE: The Institute for Policy Studies has moved: and with it, Chester Hartman; and with him, PN. The new address is Planners Network (or Institute for Policy Studies), 1601 Connecticut Ave. N.W. 5th Flr., Washington, DC 20009, 202/234-9382. We're literally just next door to our former location; only the street address has changed.

PROGRESSIVE POLITICS: Winning America: Ideas and Leadership for the '90s, edited by Marcus Raskin and Chester Hartman, is a more-than-400-page collection of progressive policy essays on a range of domestic, military, and international issues, co-published by South End Press and the Institute for Policy Studies. In addition to Raskin and Hartman, who also have contributed essays, other writers include Sean Gervasi, Roger Wilkins, Matt Witt, Richard Barnet, Richard Falk, Robert Gottlieb and Helen Ingram. Copies are $16 (paper), from IPS Publications Dept., 1601 Connecticut Ave. N.W. 5th Flr., Wash. DC 20009, 202/234-9382.

CITY LIMITS FUNDS: City Limits, the monthly news magazine which has been reporting, for the past 13 years, what really happens in New York neighborhoods, is facing a money crunch. The crunch is so severe that its May issue was a four-page newsletter, instead of the usual 24-page magazine. It has put out a call for help, with some suggested responses: subscriptions are $15; "Sustainer" support is $100; consider gift subscriptions for friends; ask your library to subscribe. Contact: City Limits, 40 Prince St., New York, NY 10012, 212/925-9820.

ATLANTA REDLINING: The Atlanta Journal and Constitution began a series May 1 on racial redlining by Atlanta banks and home loans, based on six years of lenders' reports to the federal government. The first article began: "Whites receive five times as many home loans from Atlanta's banks and savings and loans as blacks of the same income—and the gap has been widening each year." Details: Center for Community Change, 1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/342-0519.

MEMBER UPDATE: From PNER Richard Kazis (60 Crescent St., Cambridge, MA 02138, 617/497-9412: I am still working on my doctorate at MIT in the Political Science and Urban Studies Departments. For the past year, I have been working with MIT's Commission on Industrial Productivity, an Institute-wide body that will issue a report and recommendations

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 Beau-regard, New Brunswick, NJ; Donna Dyer, Durham, NC; William Goldsmith, Ithaca; Charles Hoch, Chicago; Joocoh 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________________

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Planners Network • 1601 Connecticut Ave. N.W. 5th Flr.
Washington, D.C. 20009
late this summer on steps that should be taken by educational institutions, business communities and government to improve the performance of U.S. manufacturing. (I also have been having a ball playing with our now nine-month-old son, Noah.) My work in the area of education and training, and a continuing focus on the institutional structures that make possible the failure to ensure adequate acquisition, transmission and upgrading of work skills, is particularly important in how these institutional structures develop, grow and deteriorate at the regional level, and the role of extra-firm education and training institutions in sustaining regional economic development.

- **AFFORDABLE HOUSING AWARDS:** The Fannie Mae Foundation recently announced its 50th anniversary celebration for outstanding low-income housing projects developed by nonprofit groups in 1987-88. Six grants of $25,000 each will be awarded. Details/applications: Fannie Mae Foundation Excellence Awards, Fannie Mae Foundation, 3900 Wisconsin Ave. N.W., Wash, DC 20016.

- **PLANT CLOSINGS:** From Networker Bob Bogen (Bogen Associates, 50 Washburn Rd., Mt. Kisco, NY 10549): John Friedman (not a particularly big-thinking kind of fellow), even though he may have realized how prophetic his reference to plant closings could become. It may well become a major presidential election issue, with Reagan's trade bill veto—on a platter. Bush even blurs we should be more concerned with jobs “than with pink slips.” Surely Democrats can give his words attention, e.g., “Pink Slip Bush.”

- **PEACE CALENDAR:** The N.Y. Peace Network (225 Lafayette St., New York, NY 10013, 212-9199260) publishes a monthly calendar of events sponsored by New York City's disarmament, anti-intervention, and social justice groups. It's informative and suitable for display. For example, it includes more window. Subscriptions are $8; group membership is $50.

- **DEVELOPMENT FEES:** Taxing the American Dream is a 20-page report from the Bay Area Council (847 Sansome St., San Francisco, CA 94111, 415-981-6600) on the impact of residential development fees on housing affordability and growth in the Bay Area. It raises serious questions about the long-term efficiency and equity of financing infrastructure with fees—whether one can affect the region’s cost and supply of housing. No price listed.

- **PLANNING THEORY:** From John Forster (Dept. of City and Regional Planning, Cornell Univ., Ithaca, NY 14853, 607/272-1500) comes a prototype of an international newsletter on planning, which has more than 500 subscribers, 280 copies of papers and books received, selected topics from current journals, and news of research, seminars, teaching, conferences, working papers, people, etc. Contributions (both cash and scholarly): Luigi Mazza, Dipartimento Intereconomico Territoriale, Via Mattei 39, 10125 Torino, Italy.

- **MN HOUSING PROJECT:** The Minnesota Housing Project, located in the Center for Urban and Regional Affairs at the Univ. of Minnesota, is a state effort to preserve privately owned and federally subsidized multi-family rental housing. Its aims are to inventory the state's supply of such housing, to develop a profile of the market for such service, and to examine the effect of commercial rental, condominium, cooperative ownership, and government-assistance contracts, and, in concert with local, state, and national actors, to explore and promote ways and means to prevent, limit, or mitigate displacement. Details: Charlie Warner, Director, 2501 Riverside Center, 301 19th Ave. S., Minneapolis, MN 55405, 622-625-1551.

- **PUBLIC WORKS REPORT:** Fragile Foundations: A Report on America's Public Works is a 30-page final report to the President and Congress which concludes that the quality of America's public works is seriously below standards set in the 1950s for equipment and insufficient for future demands. It proposes a broad strategy for improvements. Contact: National Council on Public Work Improvement, 1111 18th St., NW, #716, Wash. DC 20036; 202/653-5544.

- **POST-INDUSTRIALISM:** Michael H. Goldhaber (Center for Technology and Democracy, Box 146515, San Francisco, CA 94114, 415/648-5742) is circulating the first of a planned series of letters on the critical issues of the emerging information age. The eight-page first letter focuses on "The Dynamically Flexible Manufacturing Movement," and includes a selection of future topics. Subscriptions are $28 for 10 letters, about 12 months’ worth.

- **CHICAGO REINVESTMENT:** The Role of Private Lending in Neighborhood Development: The Chicago Experience, by PNers John T. Metzger and Marc A. Weiss, is a 90-page report on the neighborhood reinvestment efforts of negotiated agreements with Chicago lenders in the 1970s and 1980s, which have created at least $200 million in community lending programs targeted at improving the city's low-and moderate-income neighborhoods. Copies are $50 (payable to Northwestern Univ.), from: Center for Urban Affairs and Policy Research, Attn: Publications Dept., Northwestern Univ., 2040 Sheridan Rd., Evanston, IL 60208.

- **RURAL HOMELESSNESS:** On the Edge is an illustrated 44-page report from the Housing Assistance Council of Minnesota, which includes Charlottesville. The study, carried out by a “Problems in Housing” class at UVa, found more than 500 occupied units of subsidized housing, a growing number of homeless, and increasing housing costs. It proposed a series of recommendations. Copies are available on request to: Housing Assistance Council of VA, 2514 University Ave. and 1410 postcard: PNer Robert W. Collins, School of Architecture, Univ. of Virginia, Charlottesville, VA 22903, 804/924-6549.

- **DC AREA LOAN FUND:** The Washington Area Community Investment Fund is a newly formed community development loan fund, working to create a bridge between affordable housing and business projects in low-income communities, and socially conscious investors in the national capital area. In addition to loans, it also provides technical assistance. Contact: Mme Grossco, Washington Area Community Investment Fund, 703/526-1446.

- **JOB QUERY:** From Networker Maurie J. Cohen (411 W. 24th St. #B-3, New York, NY 10011, 212/424-4839): I am currently seeking a short-term (up to one year) industrial research position prior to commencing study toward a Ph.D. I graduated from the Master's Program at Columbia University with a concentration in the development of statistical models. I have also been working on an industrial networking project with a large number of knitwear manufacturers during the past year. I also have had extensive experience in developing, implementing and presenting training programs. I would be prepared to get started on something by

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**PN Special Feature**

**Retail Housing III:**

**An Activist-Owner’s Rejoinder**

by Dan Garr

Having been an owner/developer/re- rehabilitator of rental housing during the 1980s, I could not claim to be the best teacher, and that the experience may conflict with popular leftist perceptions of the inevitability of rental housing and its role as an arena for class conflict.

In February 1988 PN Newsletter, I was taken to task by Bill Goldsmith, who skillfully elaborated on the imperative of this conflict, and that markets and society are inherently unfair, and thus tough rent control laws are a viable and useful weapon for tenants.

I was pleased that Goldsmith was the first to respond to my intentionally pro-vocative piece in the December 1987 PN Newsletter. There is probably far more agreement than discord between us on many issues, e.g., his views on imprisonment of the Third World to the U.S. via enterprise zones, as well as his general reflections on urbanization and housing. However, Goldsmith's piece also raises the interesting question as to what role the progressive left should play in one of our most difficult dilemmas: housing.

I reconfirmed my house to see if I could make different Progressives more supportive of subsidized housing. I urge other PN members with such capabilities to do the same; and perhaps we could do something to be said for enlightened landlords!

I will have more to say on this later, but first let me respond to some of the specifics Goldsmith raises.

First, there is the question of profitability in residential real estate. Based on actual and sporadic appraisal figures, during the 1980s my investments have incurred losses, providing much less than 12 percent a year and by as little as 2 percent a year. These appraisals reflect the cyclical nature of the real estate market, however. On a broader level, one is struck by the large increase in property values in the Northeast during the 1980s. If history repeats itself, there will be a correction in this real estate market, and prices will recede.

An increase in long-term interest rates, itself a cyclical phenomenon, will under mine the market; this is a very immediate threat, as the bellwether 30-year Treasury bond is currently yielding about 9 percent.

The real estate market also is influenced by employment trends in key industries. Financial services, for example, have been subject to severe belt-tightening following Black Monday. The Federal group of mutual funds has laid off 15 percent of its 8,000 employees. This industry-wide trend has had a particularly striking impact in the New York area.

As for Boston, likely cutbacks in defense spending, particularly for Star Wars, will affect real estate prices.

For these reasons, I doubt that real estate will be an attractive investment in this region in the near future.

Let us turn to Texas’ John Connally. Once a truly terrifying figure in the Republican Party, he lost everything as property values plunged in the oilpatch. If bankruptcy can befal such a man, who is truly immune from such vagaries?

The Texas market is one of the nation's largest mortgage insurers, Ticor, has declared bankruptcy due to declining property values.

The nation's largest bank bailout, twice that of Continental Illinois in 1984, is about to be extended.

In addition, there are 204 insolvent S&Ls in Texas alone. Their losses are in (continued on page 4)

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**A Role for Responsible Owners**

by Tim Siegel

Dan Garr's December 1987 article on residential housing contains a few truths and enough misconceptions to warrant a re- response.

It is true that the hard work of many small landlords/developers is unappreciated. They can get bad tenants, and do face extreme risks. Many rent control laws do require a frustrating bureaucracy to administer them.

And Hartman/Stone's call for a compulsory buyout of the nation's entire private rental housing stock is nonsensical.

However, other generalizations by Garr are far more serious.

We learn that "housing investments made since 1980 have been extremely unprofitable," yet "money can be made." The author suggests that the neglect and decay of the nation's housing stock began with the move to "growth." The majority of Americans have been ill- housed for two centuries.

We declare there is no shortage of units, and infer that housing should be expensive. Yet he blames small households who, in pursuit of a "lifestyle," are "willing to pay too much for housing. What is wrong with renting for reform" is a pro-

Dan Garr: "This long-run solution will require that many housing units come under the control of those who live in them.

As we move toward that goal we need to be careful about the generalizations we make.

Since housing is a complex bundle of goods and services, it is much more than one customer's net egg or another's nest.

Tim Siegel has worked on local housing issues in Washington, D.C. for 12 years. He works for the Neighborhood Reinvestment Corporation, as a program officer.

June 22, 1988/Panners Network #70/3
late this summer on steps that should be taken by educational institutions, business leaders, and government to improve the performance of U.S. manufacturers. I also have been playing a ball playing with our now nine-month-old son, Noah. My work in the area of education and training, with a focus on how the institutional structures that make up the system fail to ensure adequate acquisition, transmission and upgrading of work skills, is a particularly interesting one in light of how these institutional structures depend on a global and deteriorated at the regional level, and the role of extra-firm education and training institutions in sustaining regional economic development.

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On a broader level, one is struck by the large increase in property values in the Northeast during the past several years. While property values are high, there is little in the way of a true housing market.

An increase in long-term interest rates, itself a cyclical phenomenon, will under- mine the market; this is a very immediate threat, as the bellwether 30-year Treasury bond is currently yielding about 9 percent.

The real estate market also is influenced by employment trends in key industries. Financing in the 80s that has been subject to severe belt-tightening fol- lowing Black Monday. The Fidelity group of multifamily funds has laid off 15 percent of its 8,000 employees. This industry-wide trend has had a particularly striking impact in the New York area. As for Boston, likely cutbacks in defense spending, particularly for Star Wars, will affect real estate prices.

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Let us turn to Texas again.

One of the nation’s largest mortgage insurers, Ticor, has declared bankruptcy due to lagging property values. The nation’s largest bank bailout, twice that of Continental Illinois in 1984, is about $200 billion. In Texas, addition there are 204 insolvent S&L’s in Texas alone. Their losses in state funds are in the billions.

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However, other generalizations by Garr are false.

We learn that “housing investments made since 1980 have been extremely unprofitable,” yet “money can be made.”

The author suggests that the neglect and decay of the nation’s housing stock began with the great Depression. Perhaps a majority of minority Americans have been ill- housed for two centuries.

He declares there is no shortage of units, and infers that housing should be expensive. Yet he blames small households who, in pursuit of a "lifestyle," are “willing to pay too much for housing. Hum!

Garr posits that “reform will put residential real estate on a virtuous cycle and mortgor burden.” But recent studies by William Appar, the General Accounting Office, and others suggest that homeownership in the United States will continue to be attractive, compared to other investment options, because rents and speculative price will rise, and some tax benefits will continue to exist.

Garr suggests that unless there are major changes in rental subsidies, the market will greatly increase. Yet some research shows that rent subsidies can contribute to rents in places. Subsidized tenants are more likely to pay higher rent than demand and fair market rent levels.

Garr states “the days of govern- ment’s hidden subsidies of the ‘50s and ‘60s are behind us,” but the largest hidden subsidy of all, homeowner deductions, is now at a high of about $34 billion.

Responsible small landlords are a vital, short-term resource for preserving thousands of rental housing units. Any effective approaches to improving the nation’s diverse housing stock in the near future will demand responsible landlords who make a reasonable profit.

A long-run solution will require that many housing units come under the control of those who live in them.

As we move toward that goal we need to be careful about the generalizations we make.

Housing is a complex bundle of goods and services. It is much more than one owner’s nest egg or another’s nest.

Tim Siegel has worked on local housing issues in Washington, D.C. for 12 years. He works for the Neighborhood Reinvestment Corp. as a program officer.
success of $15 billion, while the FSLIC has assets of less than $4 billion. More rigorous accounting measures would increase the debt of these S&Ls by an additional 40 percent.

This is not a regional aberration isolated from other real estate markets. Lending criteria must inevitably be stringent, and funds will be scarcer and more costly. The implications are quite broad.

Of course, rates of appreciation are greater for single-family homes because they are more of a personal investment property. Indeed, as of 1987 this liquidity gap probably widened due to the impact of tax reform on real estate.

Not only have depreciation periods been lengthened, but also an annual maximum of $25,000 in passive losses has put investment property on a strictly bricks-and-mortar basis. As a result, the incentives responsible for the high volume of housing rehabilitation in recent years have largely evaporated. Without them, maintaining rehab for low-income people will not be feasible, nor will continuation of the Section 236 program.

Low-income housing needs these tax shielders.

Until the market can adjust to tax reform as well as to the parallel phenomenon of lower marginal tax rates and the end of preferential treatments for capital gains, there will be little turnover of investment property, because seller’s expectations of a property’s worth greatly exceed buyers’.

Thus, leveraged investments roll off into the sunset, and purchasers have to bring large equity positions into a deal. This reality will exclude many potential buyers.

Goldsmith wants to know how much income/profit my properties have generated. I’m sure he could market the money making, pro- fessional figures, but 12 percent per year as a return on investment would be an educated guess.

However, the real issue is the risk/reward relationship in real estate. If I had had the resources invested in low-income housing during 1982 into a representative basket of blue chip stocks, some would have spiked over August 1987, or traded at today’s (mid- March 1988) Dow Jones figure of about $200.

If stocks are considered too volatile, how about long-term government bonds? In 1982, long-term Treasury bonds were at about 15 percent.

If these investment alternatives would have provided a better return than real estate, without the inherent difficulties of market timing and no default risk?

With low inflation projected for the next few years, real estate will likely not do as well as other investments.

Another point Bill Goldsmith raises is my alleged indifference to tenants seeking protective building maintenance. I believe in aggregate preventive maintenance, and hope that Goldsmith does not mean to be disparaging to the one landlord who allows a furnace to blow up and cause injury.

My concern was limited to a 1985 California Supreme Court case, Becker v. I.HM Corp., in which the concept of latent defects was propounded to an extreme. Becker received a settlement of $150,000 from a defective shower door manufacturer and from the builder of the structure, which had been placed in service in 1962. I.HM Corp., which purchased the property in 1974, also had a legal hold. I find that chilling.

Goldsmith’s major criticism of my position concerns my opposition to strict rent controls.

Rent control represents a taking and a transfer of wealth from one group to another. Landlords should not have to subsidize tenants any more than automobile mechanics should have to. Rather, if reasonable/affordable rents are a public consensus—and I believe this is not the case—they should be set, not one isolated group, i.e., landlords.

The ordinance defeated in Santa Cruz in 1982 perfectly illustrates the institutionalized and confiscatory momentum that, in my opinion, perpetuates untenable situations for property owners (whose rewards are increasingly linked to provision of blighted background on which Goldsmith acknowledges are inherent in property ownership).

First, the statute would end only when the vacancy rate in the controlled stock exceeded 5 percent. This, of course, is highly unlikely in a market that would not allow a landlord to obtain clear, obscure modes of entry, key money, and other forms of "open sesame" which I witnessed as a visitor to the West Side of Manhattan in the late 1960s.

Rent control also could continue indefinitely. That is, the "Angelo Kelly" or "serious problems" existed in the housing stock, however those might be defined; rent controls also could be perpetuated and would even prefer the compulsory buyout of the U.S. housing stock (see Berlin and Stone in Critical Perspectives on Housing, p. 498) which is what motivated my first essay on this topic.

Can't anyone publicly fund rental stock with Samuel Pierce, Elliott Abrams, and Ed Mee in charge? For a total of $100 million, Goldsmith reserves the most verbiage for what I have omitted: his class analysis of American housing.

He's right; there are imbalances in this world. However, while I acknowledge and even deplore them, they are not a subject on which I choose to dwell.

I'm writing as an individual who perceives the impending depression, and has taken risks to ameliorate the situation with enlightened ownership. It's easy for Bill Goldsmith to sit back and observe, and to pelt me with his worldwide. He admires to eschewing cheaply and efficiently a seemingly permanent rental property. Bill, why don't you become active as a benevolent and not-for-profit developer?

Thus, we have two approaches: the citizen who acts, and the citizen who listens.

Teaching as I do at San Jose State, a working-class commuter school whose urban planning students largely attend private schools, I always teach that, when the government opens its coffers, I don't have to haul my students about social class. They understand the meaning of such distinctions.

If they had the money, they might attend Cornell or even UC Berkeley, which requires a commitment to full-time study.

San Jose State students have a generally prosaic view of what they want to know, "How does not get the job done?" I doubt that they are interested in what set them apart from my tenants. They're more interested in how subsidized housing affects people's lives.

Meanwhile, Goldsmith sits on the side-lines performing a useful function. He teaches Cornell students a very valuable lesson: how to be an intellectual.

He raises their consciousness about classism, racism, sexism, and about the need for background from which most of them come.

If they do not learn those things while in thaca, they probably will never will.

carrill Kowal diEs: PNR Carroll Kowal of New York City, a social worker and longtime advocate of adequate housing for the homeless and disabled, died May 17 of intestinal cancer, leaving behind his wife, L. Carey, and was a housing official in the administration of Mayor Abraham D. Beame. He was president-elect of the New York chapter of the National Association of Social Workers.

mit housing paurings: Working papers are available from the College of Environmental Design and Denise DiPiazzo, which had asked leading scholars and practitioners to repaprize key policy issues of housing afforda- bility, availability, and quality. Contributors include William C. Aggar, Anthony Downs, Ian Donald Turner, Philip L. Clay, Neil Mayer, and others. A complete set of 20 papers is $65; separate papers are $5 each (valuable in MIT ED). Contact: HP Publications, MIT Center for Real Estate Development, Bldg. W31-310, Cambridge, MA 02139, 617/253-4733.


progressive essays: Democratic Promise: Ideas for New Accreditation, 1991; Equity and Access, 1991; New Funding, 1991. Kuttner and Irving Howe, is a 86-page collection of articles by Kuttner, Michael Harrington, Rashi Fein, and others on policy and programs issues in a pre-election period. Topics include arms control, voter registration, and health care, among others. Single copies are $15.00; orders of more than $1 are $1. Contact: Foundation for the Study of Independent Social Ideas, 521 Fifth Ave., New York, NY 10017.

mahler institute: The Margaret S. Mahler Institute of the Gray Panthers (311 S. Juniper St. #601, Philadelphia, PA 19107, 215/455-6555) is a new grantmaking resource honoring the late distinguished child psychiatrist Margaret S. Mahler. The Institute makes grants to scholars or academicians over 70 who need financial assistance in continuing their work. PC Chair Chester Hartman is on the Institute's Advisory Council.

collaborative communities is a 200-page report from the Economic Association for Housing (Box 1410, 1515 Fifth Ave., San Rafael, CA 94901, 415/453-4887) on a type of housing arrangement in which residents have their own units and a share in a "common house." How dinner is available at meals, and in which many amenities are owned in common. The idea is popular in Europe, but new to the U.S. Copies are $12.

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Passing the Word (continued from page 2)

September 1 will be glad to provide a reference, references, and examples of my work.

☐ AFFORDABLE HOUSING: Preventing the Disappearance of Low Income Housing is a report from the National Low Income Housing Preservation Commission which includes detailed information and graphs on the repayment of mortgages for low-income housing developments built under HUD Sections 221(d)(3) and 236, as well as a report of Section 8 contracts. For a copy: NLHPC, 1225 Eye St., NW, Washington, DC 20005.

☐ ADVOCACY NEWSLETTER: The Advocates Advocate is a monthly newsletter which includes updates on new federal guidelines and national public policies which affect the nonprofit advocacy field. Advocacy Institute, 1730 M St. NW, Washington, DC 20006.

☐ HUMANISTIC ECONOMICS: The New Challenge, by Mark A. Lutz and Kenneth Lax, is a 252-page presentation of a new theoretical foundation for a democratic and participatory human economy, as an alternative to individual capitalism and scientific socialism. Copies are $15.50 (paper), from: Bootstrap Press, 777 United Nations Plaza 9-A, New York, NY 10017, 212-972-8677.

☐ MEMBER UPDATE: Networker Ellen Perry Berkeley (Box 311, Shadobury, VT 05262, 802-447-7226) reports she is volume editor of the forthcoming Architecture: A Place for Women, to be published by the Smithsonian Institution Press. The book will have two dozen original essays on women in architecture, their impact on the profession, and the profession's impact on them.

☐ MEMBER UPDATE: PnEr Joe Feagin (Dept. of Sociology, Univ. of Texas, Austin, TX 78712) has turned in the page proofs for his forthcoming book, In Political Perspective, which will be available from Rutgers University Press, 109 Church St., New Brunswick, NJ 08901, by September. The book emphasizes the impact of the world context on Houston, the role of the state in the "free enterprise" city, and the major social costs of the lack of urban public space. Feagin is currently working on a comparative study of office-related professions, Atlanta and Houston, and would like to hear from others interested in such comparative urban work.

Meanwhile, Goldsmith sits on the side-lines performing a useful function. He teaches Cornell students a very valuable lesson: how to be a scholar. He raises their consciousness about racism, sexism, and the role of students apart from our privileged backgrounds from which most of them come.

If they do not learn those things while in

theca, they probably never will.

carrilow kowal deis: PnEr carroll kowal of new york city, a social worker and longtime advocate of adequate housing for the homeless and disabled, died May 17 of intestinal cancer at his home in santa fe, n.m., where he lived for 25 years. he was 69. after his graduation from cornell university, he moved to santa fe and worked for bureau of housing and community development, helping to found and eventually became its executive director. he left there in 1977 to become a housing advocate and later became executive director of the pueblo house, a community based housing organization.

cdr housing publications: Working papers are available free from the center for research on housing law and policy, Cornell University, and Denise DiPasquale, who had asked leading scholars and practitioners to reapproach key policy issues of housing affordability, availability, and quality. Contributors include william c. agar, anthony downes, randle lawrence phillips, and david phillips. the center is located in the building at 445 east state street, room 220.


cd progressive essays: Democratic Promise: Ideas for Turnaround, edited by Katrina vandenberg, david kuttner and irving howe, is a 86-page collection of essays by kuttner, michael harrington, Rashid Fein, and others on policy and programming issues in a pre-election period. Topics include political participation, education, health care, arms control, voter registration, and health care, among others. Single copies are $1.50; orders of 10 or more are $1. contact: Foundation for the Study of Independent Social Ideas, 521 Fifth Ave., New York, NY 10017.

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Collaborative communities is a 220-page report from the educational association for housing (box 1140, 1515 fifth Ave., san francisco, ca 94105, 415/443-4878) on a type of housing arrangement in which residents have their own units and a share of a "common house" where dinner is available most nights, and in which many amenities are owned in common. the idea is popular in europe, but new to the u.s. the copies are $12.
ULI PUBLICATIONS: The Urban Land Institute (1000 Vermont Ave. N.W., Wash. DC 20005, 202/872-2300) has published a number of books and monographs on trends in land uses and land values, and their impact on the economy. ULI also conducts research on the impact of land use policies on the economy, and holds annual conferences on urban issues.

WIC FACTS: National and State Provisions of the Special Supplement Food Program for Women, Infants, and Children is a guide for state and local anti-hunger groups, program providers, and national advocacy groups. It is a useful resource for understanding the current state of the WIC program. Copies are $8, from: Food Research and Action Council, 1319 F St. N.W., Washington, D.C. 20005. 202/393-5060.

ORGANIZER TRAINING: The Institute for Social Justice (523 W. 15th, Little Rock, AR 72202, 501/376-2528) has a new free, online training program. The program is designed to help organizers train state and local organizers to implement the WIC program. Copies are $8, from: Food Research and Action Council, 1319 F St. N.W., Washington, D.C. 20005. 202/393-5060.

BOSTON PARKS: The Greening of Boston: An Action Agenda is a 140-page report on a public-private partnership that plannned the Greenway to provide a green belt around the city, and the future of the city's parks and open spaces, according to WPI Robert M. Hollister. The report details the work the Bicycle Advisory Committee did for the Boston Foundation. Carroll J. Goldberg Seminar. One aim, Hollister writes, was to empower poorer residents by helping them find ways to control for public parks and for green space. Another aspect of the project is that the Boston GreenSpace Alliance is following through on the recommendations made by that group. Hollister says, details. Mark Primack, Boston GreenSpace Alliance, 44 Fremont St. #207, Boston, MA 02110, 617/426-7960.

MANAGEMENT AID: The Support Center of Washington (1410 Que St. N.W., Wash. DC 20009, 202/462-6000) has developed a comprehensive management plan for small businesses and for nonprofits, with 105 volunteers from 38 businesses to assist in specific areas such as fundraising, strategic planning, financial management, and more. The Washington Center is one of 12 around the country; call for other sites and contacts.

INTERMEDIATE TECHNOLOGY: The Intermediate Technology Development Group of North America, Inc. (Box 337, Croton-on-Hudson, NY 10520, 914/271-6500) has a 32-page catalog of such areas as agriculture, cooperatives, energy, industry and business, roads, and water supply.

HOUSING FUNDS: A Survey of Housing Trust Funds, by Networker Mary E. Brooks, is a 118-page report from the Center for Community Change (1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/675-2000). The report lists 101 housing trust funds, and profiles 36 of them around the country. No price listed.

SAFETY NET STUDY: Homeless in the Safety Net: Poverty Programs and Services in the States is a 74-page national overview of the status of safety net programs, and the trends in poverty, hospital use, and tax policy. Copies are $8; state reports (15-20 pages) are $3.50 each.

HOUSING REPORT: A Decent Place to Live is the 68-page report of the National Housing Task Force, headed by James W. Reese of the Enterprise Foundation. The report concludes that the current affordable housing system is inadequate, unaffordable, unstable, or unfail, and proposes a 10-point program to provide housing opportunity for all Americans by the year 2000. No price listed. Copies: National Housing Task Force, 1625 Eye St. N.W. #1015, Wash. DC 20006, 202/726-7070.

WORKING POOR: No Way Out: Working Poor Women in the United States is a 28-page report from the National Commission on Working Women, which says that at least half of the working poor are women, and that a combination of factors, including low wages for most female jobs, lack of appropriate skills and training, and inadequate child care, block their way out of poverty. Copies: National Commission on Working Women, 1900 Eye St. N.W., Washington, DC 20006, 202/727-3070.

SANTA CRUZ UPDATE: From PRN Rick Hyman (Box 1214, Santa Cruz, CA 95060). The Bicycle Coordinator for Santa Cruz County has resigned in the wake of a divided Transportation Commission vote to reduce half-time the 11-year-old full-time position, which includes teaching bicycle safety to children and planning, information, and advocacy. The Commission gave the leaving bicyclist passing marks and recommended several new initiatives, but also the county spent too much time and money on cycling. The commission has centered the Bicycle Advisory Committee, which noted the large number of local cyclists, the very small percentage of transportation funds allocated to cycling, and the lack of any clearly demonstrated need to use the money elsewhere.

MEMBER UPDATE: Networker Larry Yates is the new Director of the National Anti-Poverty Project of the Low Income Housing Information Service (1012 14th St. N.W., Wash. DC 20005, 202/506-2130). The current focus of the Project is on expiring use restrictions on privately owned subsidized housing.

FRIEDMANN FOLLOW-UP: From PRN Jane Buckwalter (8006 Belford Dr., Takoma Park, MD 20912): I don't totally agree with John Friedmann's assessment of the Newsletter. "Rethinking PNP," PN 869. I thoroughly enjoy passing the word, the circling (to me) snippets, keeping them for you, and sometimes for others. DC 20006, 202/675-2130. The current focus of the Project is on expiring use restrictions on privately owned subsidized housing.


Calls for Papers


Jobs

PS: 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 check them as soon as possible, first, if a number is listed, and check on the deadline schedule.

WOMEN'S SELF-EMPLOYMENT: The Women's Initiative for Self-Employment (315 Montgomery St. #400, San Francisco, CA 94104), a nonprofit to provide training, technical assistance, and loans to low- and moderate-income women for small business start-up/expansion, is seeking a senior nonprofit administrator, with small-business development experience, as Managing Director. Salary is $45,000.

RESEARCH ANALYST: The National Consumer Law Center Inc. (11 Beacon St., Boston, MA 02108, 617/523-8810) is seeking a Research Analyst to participate in and direct Upcoming Conferences

STRATEGIC PLANNING: Georgia Tech Education Extension Services is sponsoring a conference August 21-23, 1988, on "Strategic Planning for Development/Community Leaders." Registration is $25. Contact: Education Extension, Georgia Institute of Technology, Atlanta 30332, "Strategic Planning and Organization.

DOWNTOWN: The National Main Street Center of the National Trust for Historic Preservation (785 Massachusetts Ave. N.W., Wash. DC 20036) will sponsor a conference June 28-30 in Pittsburgh on "Promoting Downtown: New Opportuni- ties." Registration is $25.
PLANNERS Network #70 / June 22, 1988

Upcoming Conferences

- STRATEGIC PLANNING: Georgia Tech Education Extension Services is sponsoring a conference August 30 through September 2 on "Strategic Planning for Development/Community Leaders." Registration is $350. Contact Education Extension, Georgia Institute of Technology, Atlanta 30332 for more information.

- DOWNTOWN: The National Main Street Center of the National Trust for Historic Preservation (785 Massachusetts Ave. N.W., DC 20036) will sponsor a conference June 28-30 in Pittsburgh on "Promoting Downtown: New Opportunities." Registration is $250.

- INTERNATIONAL PLANNING: The 15th International Planning Conference will be held August 22-26 in San Juan. Registration is $300 for United States and European residents; $150 for Puerto Rican and Latin American residents. Escuela de Arquitectura y Urbanismo, Universidad de Puerto Rico, Rio Piedras, PR 00931, 809-765-2544.


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- RESEARCH ANALYST: The National Consumer Law Center Inc. (11 Beacon St., Boston, MA 02108, 617-523-8010) is seeking a Research Analyst to participate in and direct
empirical studies of low-income consumer, energy, and utility issues, providing technical support to lawyers. Salary range is $23,000-$35,000, depending on experience. Contact: Roger Colton.

☐ RESOURCE COORDINATOR: The Committee for Boston Public Housing Inc. (24 Bellflower St., Dorchester, MA 02125, 617/282-0431) seeks a community organizer to work with tenant committees to develop social service programs for public housing. Salary is $19,000. Contact: Patricia Alvarez.

☐ EXECUTIVE DIRECTOR: The Bernal Heights Community Foundation (515 Cortland Ave., San Francisco, CA 94110) is seeking an Executive Director a senior nonprofit administrator, with experience in affordable housing and rehab and in the San Francisco political and funding network. Salary is $33,000-$35,000.

Ex Conferences

☐ VILLAGE DEVELOPMENT: The second annual Peter Van Dresser Workshop on Village Development was held February 5-7 at the Ghost Ranch Conference Center, Abiquiu, NM 87510, 505/685-4333. Details: Aubrey Owen of the Conference Center.

☐ PACIFIC CITIES: As part of the Australian Bicentennial, the New South Wales Dept. of Environment and Planning sponsored a conference June 1-3 in Sydney on “Cities of the Future: Metropolitan Areas of the Pacific.” Details: 1988 Cities of the Future Conference Secretariat, Australian Convention Management Services, Box 468, Paddington, NSW 2021.

☐ HOUSING TAX CREDIT: The Massachusetts Association of Community Development Corporations (81 Canal St., Boston, MA 02114, 617/523-7002) sponsored a conference May 13 on “Accessing Low-Income Tax Credits.”

☐ PUBLIC SERVICES: The National Center for Public Productivity and John Jay College of Criminal Justice (CUNY, 445 W. 59th St., New York, NY 10019) sponsored the third national public sector productivity conference June 8-10 in New York on the topic, “Productive Approaches to Fiscal Stress.”


☐ WORKER-OWNERS: The Industrial Cooperative Association Inc. (58 Day St. #200, Somerville, MA 02144, 617/629-2700) sponsored a conference June 9-10 in Boston on “Saving Jobs/Creating Jobs: Worker Ownership as a Tool for Community Economic Development.”

☐ COMMUNITY ASSOCIATIONS: The Advisory Committee on Intergovernmental Relations (1111 20th St. N.W. #2000, Wash, DC 20575, 202/653-5544) sponsored a conference June 13-14 in Washington on “Residential Community Associations,” a growing variant of home ownership and neighborhood organization which may assess dues and provide services much like a local government, but which have no political standing in their states.


Etcetera

☐ AUGUST PN DEADLINE: The arrival deadline for copy for the August Planners Network is Monday, August 1. We look forward to hearing from as many Networkers as possible. As 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 #71 copy: Monday, August 1.

☐ 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.