

1601 CONNECTICUT AVE. N.W. 5TH FLR. WASHINGTON, D.C. 20009

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**FINANCIAL MINI-REPORT:** We have received \$1,309 in contributions from 51 Networkers, since the June newsletter. We're grateful for your support. Thank you; and please keep the contributions coming.

## Passing the Word

**NEW HOUSING BILLS:** Two bills recently introduced in the House begin what we hope will be a serious legislative attempt to meet the nation's housing crisis.

HR 4727, introduced by Ron Dellums (D-CA) embodies the "Progressive Housing Program for America," created by the Institute for Policy Studies' Working Group on Housing (which is peopled almost exclusively by P'Ners: Rich Appelbaum, Emily Achtenberg, Michael Stone, Chester Hartman, Peter Marcuse, Florence Roisman, Jackie Leavitt, Mike Rawson, Joel Rubenzahl, Peter Dreier, John Atlas).

HR 4990, introduced by Barney Frank (D-MA), is the product of Mitch Snyder's Community for Creative Non-Violence.

Both bills have large pricetags appropriate to true solutions to the housing problem, and both stress capital grants (as opposed to loans) and creation of a nonprofit social housing sector. The bills themselves are available from the Congressmen (Wash. DC 20515); the 66-page IPS housing program is available for \$4 from

Chester Hartman (IPS, 1601 Connecticut Ave. NW, Wash. DC 20009).

**HOUSING DOCUMENTARY:** *Home: The Langston Terrace Dwellings* is a first-rate documentary on a 1938 Washington, D.C., public housing project, designed by black architect Hilyard Robinson. According to Network Chair Chester Hartman (who caught it on tv), the film, narrated by architecture critic Wolf von Eckhardt, evokes beautifully the early social and architectural promise of the public housing program. The documentary is available on film or videotape from the filmmaker, Barr Weissman (8301 Flower Ave., Takoma Park, MD 20912), whose previous credits include *The Stone Carver* (1985 Academy Award) and *Miles of Smiles, Years of Struggle: The Untold Story of the Pullman Porters Union*.

**MEMBER UPDATE:** From Networker Judith Transue (Rubicon Development Corp., 1000 Elmer Prince Dr., Morgantown, WV 26505, 304/599-3636): I'm involved in development of low-income housing, with some targeting toward mentally or physically handicapped persons. I'm interested in multi-source, creative financing schemes, and in experiences with mixed housing models, where persons with and without mental handicaps live in the same building. I'm also interested in housing development in rural areas.

## 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; 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: \_\_\_\_\_

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□ **INFORMATION REQUEST:** I would be grateful for any information about low-income, limited-equity cooperatives for a study of financial, social, and political factors influencing their success or failure. Please contact: Hilary Silver, Dept. of Sociology, Brown Univ., Providence, RI 02912, 401/863-2559.

□ **BIRTH ANNOUNCEMENT:** PNER Letty Ann Shapiro and Jim Schulman (801 E. Capitol St. S.E., Wash. DC 20003, 202/547-1079) announce the birth of Hannah Danielle.

□ **MEMBER UPDATE:** From John and Julia McCray-Goldsmith (Habitat for Humanity, Habitat and Church Sts., Americus, GA 31709, 912/924-6935): Julia and John are both 1988 graduates of City and Regional Planning at UC Berkeley: Julia's concentration was in Urban Design, John's was Regional Planning. Julia also is completing a concurrent Master of Architecture. Both have had a strong interest in third world development. They will begin a three-year term as field staff for Habitat for Humanity in Nicaragua in January 1989, where they will be responsible for construction administration at several rural housing projects. In Nicaragua, Habitat works under the sponsorship of CEPAD, the Nicaraguan Protestant Committee for Aid to Development. CEPAD will assist Julia and John and the work of Habitat for Humanity in community organizing, agricultural development, and developing the social and physical infrastructure required by the projects. Julia and John welcome inquiries and visitors, with advance notice.

□ **CORNELL APPOINTMENT:** John Nettleton has been appointed Housing/Community Program Leader by Cornell University Cooperative Extension in New York City (15 E. 26th St., New York, NY 10010, 212/340-2939). Experienced in housing, community development, and neighborhood planning, he has worked in New Jersey, Westchester County, and Toronto.

□ **MONTREAL REPORT:** From PNER Andy Melamed (494 Victoria Ave., Montreal, PO H3Y 2R4, Canada): The wonderful sweep by the Montreal Citizens Movement in the 1986 elections has turned out to be disappointing to many of its members, including me.

After electing 53 of 55 City Councillors two years ago, and starting with an unanimous vote to make Montreal a "nuclear free city," the MCM seemed to change. It publicly supported a bill to protect drug companies from competition of generic drugs for at least four years after a product is marketed, a law enacted by the right-wing party in power in Ottawa, to the great delight of American multinational drug firms.

More recently, the MCM aided a major housing developer who evicted residents from rowhouses with low rents, following more than a year's battle to save the housing. Even worse, the city called out the riot police to break up a demonstration which had been organized in a last attempt to save the area. The builder was progressive enough to worry about his high-rise condominiums. The only possible justification for the MCM's stand seems to be the added property taxes the City would reap.

There is much discontent with these policies at the base of the membership, and several City Councillors are fighting as best they can. All is not lost, but a good bit of faith in the Party has been lost and shaken. Housing needs are far from met, with soaring rents and taxes, but the Yuppies are doing well, thank you.

□ **PUBLIC HOUSING LOSS:** The National Housing Law Project (1950 Addison St., Berkeley, CA 94704, 415/548-9400) is

undertaking a special Ford Foundation-funded project to address the loss of conventional public housing units from abandonment, demolition, and sales. The project includes a survey of lost or threatened public housing units and back-up documentation.

□ **AIRPORT EXPANSION THREAT:** From Jeffrey Segal (Legal Aid Society Inc., 425 W. Muhammad Ali Blvd., Louisville, 40202, 502/584-1254): I am a Legal Services lawyer representing a neighborhood association battling destruction of its neighborhood. The neighborhood is a 100-year-old working class community whose existence is threatened by a proposed major expansion of the city's airport. If the expansion takes place, it and two other smaller neighborhoods will be totally eliminated. Besides the destruction of an old, established working-class community, the expansion will force nearly 5,000 families and more than 100 businesses to move.

I would be interested in hearing from members who either have experienced similar kinds of activity and/or have technical expertise in analyzing large-scale airport development or massive relocation efforts.

□ **LEFT BUSINESS Observer** is a monthly newsletter covering the world of business and economics from a left viewpoint: the latest on the debt crisis, Wall Street alchemy, and management attacks on labor. Subscriptions are \$15 for individuals (\$40, institutions), from: Left Business Observer, 250 W. 85th St., New York, NY 10024, 212/874-4020.

□ **AFFORDABLE HOUSING and the Homeless**, edited by Jurgen Friedrichs, is a 191-page collection of original articles on the lack of affordable housing, and proposed remedies, in eight countries, including the United States. The publisher is Walter de Gruyter.

□ **BUSINESS INCUBATORS:** *Change Agents in the New Economy: Business Incubators and Economic Development* is a report on business incubators and their role in enterprise formation, job creation, and economic development. Also included is a review of business incubators in Western Europe. No price listed. Copies: Charles Stewart Mott Foundation, 1200 Mott Foundation Bldg., Flint, MI 48502, 313/238-5651.

□ **CINCINNATI DESIGN CENTER:** The Community Planning and Design Center (442 French Hall, Univ. of Cincinnati, Cincinnati, OH 45221, 513/281-5801) has undertaken a number of new projects since January, including three rehab projects for homeless persons and conversion of a firehouse into a youth recreation center. Contact: Eric Russo, Administrator.

□ **BAY AREA SURVEY:** *The San Francisco Bay Guardian* is planning a special issue on "Who owns San Francisco?" We're looking for people who have done similar research in other cities, or who have ideas for a methodology to research such issues as: What percentage of the rental housing stock is owned by out-of-town landlords? Who controls the biggest chunks of mortgages? Is there any way to establish San Francisco's "balance of trade" (starting with inflow and outflow of money/capital)? Contact: Tim Redmond or Craig McLaughlin, SF Bay Guardian, 2700 19th St., San Francisco, CA 94110, 415/824-7660.

□ **LABOR-MANAGEMENT CENTER:** The Center for Labor-Management Policy Studies, established by the Graduate School and University Center of the City Univ. of New York (120 W. 44th St., New York, NY 10036, 212/391-0410), has issued an

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# Participatory Planning: The Cedar Riverside Experience

by Tim Mungavan

When I started working in the Cedar Riverside community in Minneapolis in 1977, a struggle was well under way between this well-organized politically active community and various financial and governmental institutions.

Redevelopment plans at the time called for demolition of all but one building in the 300-acre area to make way for high-rise development.

Proximity to the University of Minnesota and downtown Minneapolis, and the apparent deterioration of the once-active Scandinavian immigrant community in Cedar Riverside had prompted an urban renewal plan in 1968 that would replace the existing single-family/duplex/fourplex structures with high-rise towers. The new community would have had densities in excess of 120 units per acre.

The existing community had been, and still was, the 1960s counterculture enclave for Minnesota and the Dakotas. This culture valued a willingness to fight landlords and city hall, and also embraced a commitment to open, democratically run meetings (or "war councils" as the romantics would have it).

Once the landlord's spies were ejected, everyone could speak. Consensus was required.

To make a long story short, the neighborhood won the battle. It then faced the job of using this basic legitimizing forum to make very complex and potentially divisive decisions about redevelopment.

The neighborhood had won control, but how would the various factions which had fought together work out their different visions of what they had been fighting for?

The Project Area Committee (PAC), the community group that led the way in developing alternative plans, employed a maverick financial planner, three very fine community organizers, and me to conduct planning workshops in various sub-neighborhoods of Cedar Riverside.

As always, the democratic war-council format was used to make hard decisions about what kind of programs would be used, and of course, which buildings would be saved and which would be demolished.

The format that prospered during the easier days of consensus gave everyone a

chance to express their differences, to reach compromises, and ultimately to buy into the decisions of the larger community.

Often conducted on a block-by-block basis, these meetings allowed the community to resolve its differences, and to present a united front to the institutions that had threatened it.

Since 1980, the PAC has initiated \$75 million of community-based development in Cedar Riverside. This includes 481 units of affordable housing and a variety of commercial development projects.

Funding for the projects has come in Section 8 commitments, an urban development action grant, and a housing development grant from HUD, tax-increment funds from the City of Minneapolis, and profits recycled through the neighborhood's community-based development company, the West Bank CDC.

Though often cumbersome and time-consuming, the commitment to democratic decision making was carried through to the implementation stage of the projects. All aspects of planning and even the construction change-order process were controlled democratically by community members.

The success of participatory planning in Cedar Riverside is not an anomaly.

I have used the same basic process while working in communities with very different

### PN Special Feature

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

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

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

cultural backgrounds, and have had similar results. What seems to make community-based democratic planning work is adherence to three basic precepts.

The first precept is that democracy is essential for consensus, and that consensus is essential for success. (This is not a value; it is a fact.)

It is a democracy of stakeholders, starting with the weakest (usually the people living in the impacted area), but also including the strongest, usually bureaucrats and elected officials.

To have such a democracy there must be a legitimate forum in which all stakeholders have adequate notice of and access to meetings, all important information is presented clearly and accurately, important issues are discussed openly, and votes are taken on specific and credible resolutions.

No information is too complex to be understood by the vast majority of participants. A planner's responsibility is to present information that is both accurate and useful.

The creative use of maps, models and diagrams can demystify information, and make it accessible to participants. Complicated presentations of detailed information are avoided whenever possible.

The second precept is that the stakeholder's right to shape the decision is sacred.

Since a planner can not purify herself of opinions, she must speak as an advisor only. The planner's job is to help the community discover its will in the specific situation at hand.

It is wrong to manipulate individuals of the group into a preconceived action, to lie, to be vague, to withhold information out of fear that the people can not understand the truth. It is a failing to be unprepared.

If you do not like what the group decides, you can resign. It is wrong to oust any leaders or members because you disagree with them.

The third precept is the basic ritual of collective problem solving. It has four steps: 1) the story of suffering, 2) penetration into the causes of suffering, 3) creation of new stories, and 4) acceptance of one new story.

The planner's job is to lead the community through the basic ritual. The planner does not know the story; only the community knows the story. In fact, the planner may never really know it.

It is a planner's job to disassemble the

story and to look at its parts with an outsider's eyes so that the community can learn to understand the story in a new light.

A planner should know many stories, and should know how stories can be changed, but should never presume to know which new story is the right one for a community.

The story and the money and the

physical structures that are moved around as a result of the ritual do not belong to the planner. They must express the community's values, not the values of the planner.

Success in Cedar Riverside was a result of innumerable hours of hard work and incredibly good luck, in addition to a commitment to consensus planning.

These precepts, which rose out of 10

years of trial and error, made a critical contribution to the community's ability to control the redevelopment process.

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*Tim Mungavan is a graduate of the University of Minnesota's School of Architecture, and has worked in community-based democratic planning for 15 years.*

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## Passing the Word

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initial newsletter in a planned series of publications, which are to include a quarterly annals and occasional papers. The newsletter provides background on the Center, which is to serve as a bridge between scholars engaged in academic research and practitioners in labor, management, and government.

□ PNER UPDATE: From Hazel Dayton Gunn (Box 518, Trumansburg, NY 14886, 607/387-5110): Christopher Gunn and I are working on a manuscript called "Communities and Capital," which involves how communities can democratically control social surplus to provide for the basic human needs of their citizens.

□ HOMELESSNESS BACKGROUND: The Homelessness Information Exchange (1120 G St. N.W. #900, Wash. DC 20005, 202/628-2990) has three new packets of background information on different aspects of homelessness: general information, transitional housing, and family and child homelessness. Each packet is \$10.

□ HOUSING TRUST FUNDS: *Developing Housing Trust Funds*, by Mary E. Brooks, is a 155-page companion volume to *A Survey of Housing Trust Funds*, with more information on issues that need to be addressed in creating housing trust funds. Copies are \$6, from: Center for Community Change, 1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/342-0594.

□ DEADLY DEFENSE is a 170-page report from the Radioactive Waste Campaign (625 Broadway 2nd Fl., New York, NY 10012, 212/473-7390) on the radioactive contamination caused by nuclear weapons production. The book reports on 16 facilities, and includes 60 maps, diagrams, tables, and photos, and a separate four-color map of transportation routes among nuclear weapons facilities. Copies are \$15.

□ DEVELOPMENT ASSISTANCE: The National Development Council (41 E. 42nd St. #1220, New York, NY 10017) assists the public sector in matching economic development financing needs with capital. In 17 years, it claims creation of 500,000 new permanent jobs and more than \$15 billion in new capital investment. PNER Rocky Wade heads the Atlanta office (127 Peachtree St. N.E. #622, Atlanta, GA 30303, 404/524-8542).

□ OPEN SPACE QUERY: From Marjorie Z. Olds (Northside Cascadilla Creek Association, 214 Lake Ave., Ithaca, NY 14850): Our community group is attempting to convince our municipality to purchase available land to be designated park land in our residential neighborhood. Would you be so kind as to send us any materials on this topic that we could use in our struggle to

ensure that future generations will have some open, green space that is accessible.

□ MEMBER UPDATE: From PNER Bob Schwarz (2533 Fairfield Pl., Madison, WI 53704): While working on a masters degree in real estate analysis and appraisal, I am serving on the board of Project Home, a private, nonprofit low-cost home repair and weatherization service for elderly and low-income homeowners. Project Home is dependent on CDBG funds, and is looking for additional revenue generating services. Some of the alternatives we are exploring are for-profit home improvement contracting and building maintenance businesses. I would appreciate hearing from anyone who knows of similar nonprofits which have made the transition from CDBG junkies to more self-sufficient organizations.

□ NETWORKER UPDATE: From David Wilmoth (80 Phillip St., Balmain, NSW 2041, Australia): I'm working in the New South Wales Department of Planning, where I'm responsible for planning for such areas as Sydney's central business district, the Snowy Mountain region, Murray River, most of the state's rural areas, and the southern half of the Sydney metropolitan region. The government just changed from Labor to Liberal/National Coalition. With the State and the Australian Institute of Urban Studies, I've developed exchange relationships in the urban planning area with Guangdong and Tianjin, China, that include extended staff exchanges and joint projects. Occasional Networkers visit, but why not more?

□ SRO HOUSING REPORT: The SRO Housing Corp. (311 S. Spring St. #1110, Los Angeles, CA 90013, 213/229-9640) has issued a 1986-87 annual report on its efforts to provide decent housing at affordable rents. It closed the period with 920 units in its inventory, of which 610 were open and operational.

□ BIBLIOGRAPHY QUERY: From Wendy Kellogg (Dept. of City and Regional Planning, Cornell Univ., Ithaca, NY 14853): I am working with Prof. John Forester on a bibliography of materials on gender and race issues in planning and public policy related to such areas as urban design, social policy, economic development, development planning, community development, planning theory, and planning practice. Any recommendations would be greatly appreciated.

□ NETWORKER SELECTED: PNER Jon Pynoos (Andrus Gerontology Center, Univ. of Southern California, Los Angeles, CA 90089) has been awarded a John Simon Guggenheim Memorial Foundation Fellowship to research the social/political history of public policy and elderly housing.

□ PATTERSON FELLOWSHIPS: The Alicia Patterson Foundation (655 15th St. N.W. #320, Wash. DC 20005, 301/951-8512)

is seeking applications for the 24th annual fellowship competition from writers, editors, and photojournalists with at least five years' newspaper or magazine experience. The award provides a \$25,000 stipend for research and reporting.

□ **MEMBER UPDATE:** From Chuck Connerly (Dept. of Urban and Regional Planning, Florida State Univ., Tallahassee, FL 32306, 904/644-4510): In addition to teaching housing policy and planning, I also am president of the Tallahassee-Leon County Housing Development Corp., a nonprofit low-income housing developer that we were able to get the city to fund last year. We are about to begin our first project, an 18-unit single-family development financed in part by state low-interest loans, city land contributions, and city-financed downpayment assistance.

Like other Florida communities, Tallahassee and Leon County are preparing a new comprehensive plan. I and a number of other housing advocates (including several Planners Network members) are working on the Housing Task Force to develop an innovative and ambitious housing plan. We are currently relying extensively on the Enterprise Foundation's housing plan for Chattanooga, but would appreciate information on other bold and innovative housing plans or elements.

□ **CHEMICAL HAZARDS:** *Nothing To Lose but Our Lives: Empowerment To Oppose Industrial Hazards in a Transitional World* is a 207-page report on the causes and consequences of selected recent industrial disasters, and critique of existing systems for dealing with such events at national and international levels. Copies are \$13.50, from: New Horizons Press, 777 United Nations Plaza, New York, NY 10017.

□ **POLICY RESOURCE:** The World Policy Institute (777 United Nations Plaza, New York, NY 10017, 212/490-0010) has an eight-page list of its publications on U.S. foreign policy and international economic and security questions.

□ **POLICY REPORTS:** *Manufacturing Numbers: How Inaccurate Statistics Conceal U.S. Industrial Decline* and *Advance Notice of Plant Closings: Benefits Outweigh the Costs* are reports from the Economic Policy Institute (1730 Rhode Island Ave. #812, Wash. DC 20036, 202/775-8810). *Numbers* is \$5; *Plant Closings* is \$2.

□ **NEW YORK HOUSING:** *Housing at Risk: Expiring Federal Subsidies* is a 37-page report from the Community Service Society of New York (105 E. 22nd St., New York, NY 10010, 212/254-8900) on the characteristics of the at-risk inventory of HUD-subsidized private rental projects in New York City. No price listed.

□ **PHILADELPHIA HOUSING:** *Housing in Philadelphia*, by Cushing N. Dolbear, is a 97-page report on the status of the city's housing, and a proposal for a program to provide decent affordable housing for all city residents by the year 2000. Copies are \$5 from: Public Interest Law Center, 125 S. 9th St. #700, Philadelphia, PA 19107, 215/627-7100. A separate appendix and bibliography is also \$5.

□ **DISPLACEMENT QUERY:** From Peter Marcuse (Division of Urban Planning, 410-G Avery Hall, Columbia Univ., New York, NY 10027): For supporting affidavits in a case involving "secondary"—better called "off-site"—displacement, from publicly-supported projects which push rents or prices over the affordability level for lower income households, information

about documented instances of such displacement would be welcome. Studies of displacement from gentrification are plentiful; the narrower focus here is the attempt to link displacement to specific public investments or permissions or plans. I am aware of the lawsuit in Boston around the Copley Square case, and several suits in New York City; but I know of none elsewhere. A draft discussion of the issues is available to anyone interested.

□ **DEVELOPMENT INFORMATION:** The Planning Exchange (186 Bath St., Glasgow G2 4HG, Scotland) is offering a new monthly information service, *LEDIS* on local economic development and small business support initiatives in the United Kingdom. Subscriptions in the U.S. are 75 Pounds.

□ **INDUSTRIAL REPORT:** *Crossroads for America: Choosing a Better Future for American Industry and the American People* is a 36-page report from the Industrial Union Department (AFL-CIO) (815 16th St. N.W., Wash. DC 20006) on the future of America's industrial sector. No price listed.

□ **HOUSING STATEMENT:** *Homeless and Housing: A Human Tragedy, A Moral Challenge* is a housing policy statement from the Administrative Board of the U.S. Catholic Conference (1312 Massachusetts Ave. N.W., Wash. DC 20005, 202/659-6797). Copies are 40 cents.

□ **RURAL HOUSING:** *After the Harvest: The Plight of Older Farmworkers* is a 78-page report on the lives and housing of older farmworkers, with a profile of the nation's only housing project designed exclusively for them, and highlights of other possible prototypes. No price listed. Contact: American Association of Retired Persons, 1909 K St. N.W., Wash. DC 20049, 202/872-4700.

□ **CHICAGO HOUSING:** *Nonprofits with Hard Hats: Building Affordable Housing* is a 136-page report on the affordable housing programs of six Chicago neighborhood nonprofits. Copies are \$9.95, paper: Institute of Urban Life, 1 E. Superior St., Chicago, IL 60611, 312/787-7525.

□ **MINNESOTA HOUSING:** *Sooner or Later: The Disappearance of Federally Subsidized Low-Income Rental Housing in Minnesota*, by Janet Larsen, is a 122-page examination of the default and prepayment issue from the perspective of a single state, providing statewide examples of the national threat. Single copies are free. Contact: The Minnesota Housing Project, Center for Urban and Regional Affairs, Univ. of Minnesota, 301 19th Ave. S., Minneapolis, MN 55455, 612/625-1551.

□ **RURAL HOMELESSNESS:** *The Homeless Crisis from a Rural Perspective* concludes that homelessness is a grave problem in many rural areas, and is caused primarily by unemployment, underemployment, and insufficient low-income or public housing. No price listed. Contact: Housing Assistance Council, 1025 Vermont Ave. N.W. #606, Wash. DC 20005, 202/842-8600.

□ **FRIEDMANN FOLLOW-UP:** From Kian Tajbakhsh (415 W. 115th St. #1, New York, New York, 10027): I think John Friedmann's suggestion ("Rethinking PN?", PN #69) is excellent. I work in a community nonprofit, and the "all-practice, no-theory" approach is frustrating.

□ **MEMBER UPDATE:** From Chuck Carlson (Box 23522, Pittsburgh, PA 15222, 412/355-4344): I am working as a planning consultant for Allegheny County (it surrounds the City

of Pittsburgh). My work involves development and coordination of programs in the Mon Valley, which, up until the 1980s, was one of the world's major steel producing regions. I see my job primarily as a political task; I spend my time working to build and reinvigorate social institutions, and attempt to infuse them with democratic values. I love to talk about the work, so if anyone has an interest I may be reached at the address or phone number listed.

□ **MEMBER UPDATE:** From James Carras (Carras Associates, 1 Devonshire Pl. #913, Boston, MA 02109, 617/742-0532): I have been spending time between New England and Florida working with a variety of public, private and nonprofit clients on the development of financial intermediaries and private sector community development investments. I also have been teaching at M.I.T.'s Department of Urban Studies and Planning ("Financing Community Economic Development") for the past three years. I am interested in expanding my network of others who have successfully leveraged financial institution investments in community development, and have experienced the emergence of "born again" lenders.

□ **STREET MAPS:** Street Map Software (1014 Boston Circle, Schaumburg, IL 60193, 213/529-4044) has developed "Street-Smart 3.0," a software package for any IBM PC compatible computer that allows a user to build a map and then to determine the best route for speed and reliability. Diskettes are \$349.

□ **MICROPLANS:** *Making Microplans: A Community-Based Process in Programming and Development*, by Reinhard Goethert and Nabeel Hamdi, in an 80-page report on enabling local people to prepare and implement programs for settlement upgrading. Copies are \$19.50, from: Intermediate Technology Development Group of North America Inc., 777 United Nations Plaza, New York, NY 10017, 212/972-9877.

□ **SERVICES RESOURCE:** *Little Max: Creating Maximum Benefits for Children, Elderly, Poor, and Disabled People*, edited by Lucy A. Williams, is a resource on all major federal and state benefit programs. Copies are \$27, from: Massachusetts Law Reform Institute, 69 Canal Street, Boston, MA 02114, 617/742-9250.

□ **MEDIA RESOURCES:** The International Organization of Journalists (Rooseveltova 18, 160 00 Prague 6, Czechoslovakia) has a four-page list of English-language publications by journalists around the world on the mass media, journalism, and East-West relations.

## Networkers' Reports

### Capacity-Building for Nonprofits

by Donna L. Dyer, Durham, N.C.

Reading the recent crossfire about affordable housing has pushed me to think about my role as a professional subsidizer of low-income housing.

Using local and federal funds, my job is to negotiate deals with developers that will result in the construction of housing, for rent or for sale, that is affordable to people whose income is 50 percent of our area median income. The level of subsidy needed/

demanded for such projects is staggering!

One developer will rehabilitate 60 single-family for-sale units using a \$400,000 grant for public facilities, a \$300,000 revolving line of construction credit at 3 percent, and second mortgages for the homebuyers of 40 percent of the cost of the unit at 0 percent. Resulting purchase prices are around \$47,500, affordable to families with incomes of \$15,000 to \$18,000.

Another will build 58 apartments using a \$300,000 public facilities grant, a \$1,000,000 second mortgage at 0%, and a \$1,000,000 line of construction credit at 3 percent. Rents will be \$325 to \$360, just a few dollars below market rents in Durham.

Construction costs are constantly rising, and in our growing economy, the most reputable developers are not interested in building low-income housing. In Durham, we still have CDBG funds, and we also have general obligation bonds for housing development. If some capable nonprofits were out there, the opportunities certainly are available.

If I had an affordable housing genie, I would ask for nonprofits that can be our partners who know *something* about housing development. Our nonprofits are forced to rely on development consultants (out-of-work developers) or contractors to provide advice on construction costs, investment strategies, mortgage options, and subsidies.

If nonprofits could develop their own staff capabilities or rely on sympathetic developers or smart college professors to provide good advice at low or no cost, the resulting housing could really become affordable. Rents and purchase prices could be their lowest possible, and the housing would be decent, too.

Does this seem too much to ask progressive planners and developers?

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### Political Relevancy v. Correctness

by Chuck Carlson, Pittsburgh

I would like to respond to John Friedmann's plea for ideas ("Rethinking PN?", PN #69).

One of the reasons I haven't contributed to PN is because it hasn't been especially relevant to my work as a planning consultant for Allegheny County or the world around me. I also have been wary of offending anyone not only in PN, but in the left community in Pittsburgh.

John's article helped me to remember that political relevancy is more important than political correctness.

One of the things (perhaps the only thing) planners can contribute to a world in transition is an ability to think about the future, and in so doing, to empower others to create and shape a future of their choice. While we must be respectful of the past and present, our skills and training, and our values, enable us to move past our history, adapt to a changing environment, and create a community we choose, not one chosen for us.

The Mon Valley, similar to other declining industrial regions, has truly suffered over the past 10 years, but only part of the blame for that unnecessary human suffering can be attributed to USX (formerly US Steel).

There can be no doubt that USX is a violent and abusive institution.

The rest of us, including the planners, are responsible for allowing the USXs of this world to rape our land, poison our air and water, destroy our democratic institutions, and accept the world that *they* choose for us.

The suffering and pain that became fashionable to complain about in the '80s existed throughout the '50s, '60s, and '70s as well. The world that USX created in the Mon Valley was racist, sexist,

and violent. The environment was poisoned, as were the people who lived in it. Cultural expression was largely dependent, passive, and anti-intellectual. This was the world *they* created.

What I don't understand is why so many people on the left want to recreate this world. Sure, it may not be politic to say that when a plant is being shut down. Sure, there are changes in the international division of labor, and questions about the nature of manufacturing in this nation.

But rather than moan and complain about how nasty and evil capitalist institutions have behaved (which shouldn't be such a big surprise) let's focus on what we want our communities to be.

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## New Housing Funds and Programs

by Walter Thabit, New York

The time may come (and sooner than we think) when the American people will demand more low- and moderate-income housing.

Activists' desperate attempts to make something out of nothing (homesteading and seeking developer payoffs) show their flaws more glaringly every day. One low-rent unit (or two) for every 10 units of market-rate housing (when tens of thousands are needed) is showing up for the criminally negligent policy it really is.

If people get mad enough about the homelessness and the shortages, we might be in a position to win substantial long-term housing and commitments.

Fundamentally, this translates into identifying one or more permanent sources of funding for low- and moderate-income housing.

Peter Marcuse made a start on this with his proposal to tax luxury housing as a source of dollars (I first saw this in the December, 1983 issue of *City Limits*, a NYC housing magazine).

This and similar suggestions indicate disillusion with the way the nation's housing needs are being met.

Peter's proposal should be considered carefully.

We also might try to force Savings and Loans back into the home mortgage business; they've been allowed to seek other ventures for the past 10 years or so.

In post-World War II West Germany, housing was vastly stimulated by exempting from income taxes any investment in new housing or any deposits in special housing-construction banks.

Even with some such program, we still would need tax funds to cover subsidy requirements for public housing and other needs.

The funding strategy we develop will be a weapon to free our housing programs from the clutches of the real estate and banking interests.

As part of this strategy, we must seek new sponsorship for housing programs, programs which are not directly under the Washington thumb.

Some competitive spirit should be injected into the housing industry.

For example, the City of New York could get directly into the housing business, creating and developing its own capability for producing 5,000 units a year. To reduce costs, it would use proven pre-fabrication techniques, becoming its own pace setter and price stabilizer in the bargain.

It can be done: The City recently activated its own asphalt plant; the price of privately produced asphalt has dropped markedly since.

As the groundswell of public opinion grows and makes it possible to demand more housing money and new programs, let

us fight to establish the kinds of programs, resources, and capabilities which give the real estate and banking interests and their captive Washington bureaucracy a lot of nightmares.

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## Upcoming Conferences

□ **LAND TRUSTS:** The Institute for Community Economics (151 Montague City Rd., Greenfield, MA 01301, 413/774-7956) will sponsor a conference December 9-13 in New York on community land trusts, "Local Community Control—National Action."

□ **HOUSING:** The National Training and Information Center (810 N. Milwaukee Ave., Chicago, IL 312/243-3035) will sponsor a conference November 14-16 in Chicago, "Initiatives for Affordable Housing: An Action Agenda for the '90s." Registration is \$250.

□ **CO-OP HOUSING:** The National Association of Housing Cooperatives (1614 King St., Alexandria, VA 22314, 703/549-5201) will hold its 25th annual conference September 28-October 2 in Atlanta. Registration is \$290 for NAHC members, \$315 for others.

□ **WOMEN'S GATHERING:** The Twin Oaks Community (Louisa, VA 23093, 703/894-5126) will hold its fifth annual gathering August 26-28 on the theme, "Women: Celebrating Our Diversity." Registration begins at \$35.

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## Jobs

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

□ **FIELD REPRESENTATIVE:** Trust for Public Land (666 Broadway, New York, NY 10012) is seeking an experienced Field Representative to provide organizational assistance to neighborhood-based community garden and park groups, to negotiate acquisition and protection of environmentally sensitive areas, and to provide liaison on urban land use policy. Salary is negotiable.

□ **HOUSING COUNSELING:** Housing Counseling Services Inc. (2430 Ontario Rd. N.W., Wash. DC 20009, 202/667-7006) has a number of openings: Coordinator (\$16,000-\$19,000) for a home-matching program; Secretary/Receptionist (\$14,000-\$15,000); a Homestead Information Specialist (\$14,000-\$15,000); and a Homestead Coordinator/Tenant Specialist (\$16,800-\$22,000). Contact: Marian Siegel, Deputy Director.

□ **PROGRAM DEVELOPMENT:** The Northern Neck-Middle Peninsula Area Agency on Aging (Box 610, Urbanna, VA 23175, 804/758-2386) is seeking a Director of Program Development for services assisting the elderly, with an emphasis on housing. Salary is \$20,000-\$29,000.

□ **ENVIRONMENTAL ACTION:** Environmental Action (1525 New Hampshire Ave. N.W., Wash. DC 20036, 202/745-4870)

has a number of positions: Field Organizer for EnAct/PAC, its political action committee (\$300/week); Editor for *Power Line*, a national newjournal for energy and utility activists (\$20,000); Media Coordinator/Public Relations (\$18,000-\$22,000); Energy Organizer for utility accountability and for government plutonium production monitoring (\$20,000).

EXECUTIVE DIRECTOR: Housing Opportunities for Women (c/o McAuley Institute, 1320 Fenwick Ln. #600, Silver Spring, MD 20910, 301/588-8110) is seeking an Executive Director experienced with and sensitive to the problems of homeless women. Salary is in the low \$20s.

EXECUTIVE DIRECTOR: The Community Corporation of Santa Monica (2219 Main St. #D, Santa Monica, CA 90405) has an opening for an experienced nonprofit housing developer as Executive Director. Salary is \$42,000-\$55,000.

HOUSING DIRECTOR: Immokalee Nonprofit Housing Inc. (Box 5034, Immokalee, FL 33934, 813/657-6242) is seeking a Director experienced in real estate development, financing, grant writing, and advocacy.

PROGRAM ASSOCIATE: OMB Watch (2001 O St. N.W., Wash. DC 20036, 202/659-1711) has an opening for a Program Associate to do editing, writing, and research. Salary is \$19,000-\$21,000.

ENVIRONMENTAL FACULTY: The Univ. of California-Santa Cruz (Santa Cruz, CA 95064) has an opening for a senior faculty position, which will include undergraduate teaching and appointment as Chair of the Program of Environmental Studies. The program focuses on the sustainability of cultural and ecological systems through planned actions: conservation, management, planning, policy, development, and restoration. Salary is based on experience. Contact: Gary Lease, Chair, Board of Environmental Studies.

DEVELOPMENT DIRECTOR: The Food Research and Action Center (1319 F St. N.W. #500, Wash. DC 20004, 202/393-5060) is seeking a Director of Development and Communications, with knowledge of federal assistance programs, particularly food programs. Salary is in the \$30s. Contact: Susan Fisher.

**Planners Network/IPS**  
1601 Connecticut Ave. N.W. 5th Flr.  
Washington, DC 20009

EXECUTIVE DIRECTOR: The Arlington Community Temporary Shelter (Box 1285, Arlington, VA 22210, 703/237-0881) is seeking an Executive Director, familiar with the needs of battered women and homeless families. Salary is \$26,000.

SOUTH BRONX: The South Bronx 2000 Local Development Corp. (1809 Carter Ave., Bronx, NY 10457, 212/731-3931) has a number of openings: Director of Housing and Community Development (to \$40,000); Business Planners for solid waste recycling enterprises (to \$45,000); Director of Finance (to \$55,000).

RURAL HOUSING: The Northeastern Connecticut Community Development Corp. (179 S. Main St., Danielson, CT 06239, 203/774-7020) is seeking a Housing Implementation Strategist to develop a five-year plan for a 20-town rural area. Salary is \$30,000-\$35,000.

SANTA CRUZ: The Santa Cruz Community Housing Corp. (105 Cooper St. #219, Santa Cruz, CA 95060, 408/423-1318) has two openings: a bilingual (Spanish/English) Housing Development Specialist (\$21,500-\$30,000), and a bilingual (Spanish/English) Economic Development Specialist (salary based on experience).

## Etcetera

OCTOBER PN DEADLINE: The arrival deadline for copy for the October *Planners Network* is Monday, October 3. 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 #72 copy: Monday, October 3.**

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.

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