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 Applebaum, 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 Beaugard, 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, Pittsburgh.

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 here.

Name: __________________________
Address: _______________________

Planners Network • 1601 Connecticut Ave. N.W. 5th Flr.
Washington, D.C. 20009
underwriting 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 Jeff Segal (Legal Aid Society Inc., 425 W. Muhammad Ali Blvd., Louisville, 40202, 502-854-1254): I am a Legal Services lawyer representing a neighborhood association battling destruction of public housing in Louisville. The expansion class community whose existence is threatened by a proposed major expansion of the city's airport. If the expansion takes place, it will devastate our neighborhood, smaller financial and governmental institutions.

Redevelopment plans at the time called for demolition of all but one building on 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 romanticism would have it.

Chadbourne's spies were elected, everyone could speak. Consensus was required.

To make a long story short, the neighborhood won the battle. It then faced the job of trying to sustain its participatory 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 differences in the face of what they had been fighting for?

The Project Area Committee (PAC), the community's forum from which the way in developing alternative plans, employed a maverick financial planner, three very community members of the project planning workshops in various sub-neighborhoods of Cedar Riverside.

The democratic war-council format was used to make hard decisions about what kind of programs would be used, and what kind of changes would be saved and which would be demolished.

The process that prospered under the easier days of consensus gave everyone a chance to express their differences, to understand them, to negotiate, 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.

The site of the former airport is now Section 8 commitments, an urban development action grant, and a housing development grant from HUD, tax-increment fund from the City of Minneapolis, and profit funds recycled through the neighborhood's community-based development company, the West Bank CDC.

Though often contentious and time-consuming, the commitment to democratic decision making was carried through to the implementation stage of the projects. The concept is that each aspect 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 in doubt. I have used the same basic process while working in communities with very different cultural backgrounds, and have had similar results. What seems to make community-based democratic planning work is an attention to basic process.

The first prerequisite 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 community) and working down to the strongest, usually bureaucrats and elected officials.

For this 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 concrete issues.

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 more meaningful the most complicated or obfuscating presentations of detailed information are avoided whenever possible. The planner's philosophy is that a community's right to shape the decision is sacrosanct.

Since a planner cannot purify herself of opinions, she must speak as an advisor only. The planner's job is to help the community discover its own solution to the situation at hand.

It is wrong to manipulate the individuals into the preferred decision, to lie, to be vague, to withhold information out of fear that the people cannot understand the truth. It is a failure to be prepared.

If you do not like what the government has to say to you, you can resign. It is wrong to use any leaders or members because you disagree with their opinion.

PN Special Feature

In our Special Feature, Planners Network presents thoughtful, probing articles about substantive concerns and issues in the planning profession. Topics typically highlight a phenomenon with examples and insights.

Our Special Feature Writer is Bob Beauregard (Dept. of Urban Planning, Rutgers Univer., New Brunswick, NJ 08903, 201-932-4533; 932-3822).

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

August 24, 1988; Planners Network #71/3
underwriting 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 Joffy 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 property by airport expansion. A large working class community whose existence is threatened by a proposed major expansion of the city’s airport. If the expansion takes place it will mean demolition of all but two buildings. Besides the destruction of an old, established working-class community, the expansion will force nearly 5,000 families and businesses to move. Just 2.3 miles away from 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 on-site active Scandinavian immigrant community in Cedar Riverside has prompted an urban renewal plan in 1968 that would replace the existing single-family duplex/four-plex 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 Minneapolis 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.

When the community’s spirits were election, everyone could speak. Consensus was required to make a long story short, the neighborhood won the battle. It then faced the job of getting the planning 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 difference of view of what they had been fighting for?

The Project Area Committee (PAC), the one charged with the way in which the plan is developed, was a very fine committee. We had a democratic process and a democratic way in which the project planning workshops in various sub-neighborhoods of Cedar Riverside.

The democratic way in which the plan was made was based on the following:

1. The democratic, war-council format was used to make hard decisions about what kind of programs would be used. The kind of programs 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 work with the neighborhood, and ultimately to buy into the decisions of the larger community.

- CHANCELLOR'S REPORT: From Richard Campbell, Chancellor of the University of Minnesota, who announced that the university’s new residence halls would be built in the area.

- PUBLIC HOUSING LOSS: The National Housing Law Project (1950 Addison St., Berkeley, CA 94704, 415-548-9400) has issued an (continued on page 4)

- MEMBER UPDATE: From John and Julia McCray-Goldsmith (Habitat for Humanity, Habitat and Church Sts., Alexandria, VA 22314) that they have both been involved in the 1988 graduates of City and Regional Planning at UC Berkeley: Julia’s concentration was in Urban Design, John’s was Regional Planning. John holds the 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 International in 1989, where they will be responsible for construction administration at several rural housing projects. In Nicaragua, Habitat works under the sponsorship of PEPFA, a Peace Corps Program 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 inquirers and visitors, with advance notice.

- CORNELL APPOINTMENT: John Nettleton has been appointed Housing/Community Program Leader by Cornell University. John currently works in New York, NY 10010, 212/304-2393. Experienced in housing, community development, and neighborhood planning, he has worked in New Jersey, Westchester County, and Toronto.

- MONTREAL REPORT: From PnR Andy Melamed (494 Verdun Ave., Montreal, Canada H2S 2X7) that a wonderful sweep by the Montreal Citizens Movement in the 1986 elections has turned out to be disappointing to many of its members, including me.

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

- BUSINESS INCUBATORS: Changes Agents in the New Economy: Business Incubators and Economic Development is a book by Patrick J. O’Toole. It is a wonderfully informative book on the role of business incubators and their role in enterprise formation, job creation, and economic development. Also included is a review of business incubators in Western Europe.

- HOMELESSNESS IN THE CITY: From Charles M. Ryan, 1200 Mott Foundation Bldg., Flint, MI 48502, 313/236-5651.

- CINCINNATI DESIGN CENTER: The Community Planning and Design Center (442 French Hall, Univ. of Cincinnati, Cincinnati, OH 45221, 513/581-5081) has undertaken a number of neighborhood housing projects to help 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 stories to tell about the process of gentrification, 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 in-flow and out-flow of money/capital)? Contact: Tim Ross, 508-0000, 508-0027.

- LABOR-MANAGEMENT CENTER: The Center for Labor-Management Policy Studies, established by the Graduate School and University Center of the City of New York (120 W. 44th St., New York, NY 10036, 212/391-5960). The Center has issued a...
Passing the Word
(continued from page 2)

initial newsletter in a planned series of publications, which are to include a quick-and-dirty primer. 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.

Gsell is seeking applications for the 24th annual fellowship competition from reporters, editors, and photojournalists with at least five years' newspaper or magazine experience. The award provides a $25,000 grant to link displacement studies, specific public investments or permissions or plans. I am aware of the lawsuit in Boston around the Copley Square case, and several suits in that city. Otherwise, there has been no draft discussion of the issues is available to anyone interested.

Gsell and the Massachusetts Historical Society are preparing a new comprehensive plan. I understand that other non-profit housing advocates (including non-profits) are working on the Housing Task Force to develop an innovative and ambitious housing plan. I am currently relying extensively on the Enterprise Foundation's housing plan for Chelsea, but would appreciate information on other bold and innovative housing plans or elements.

HUMANITY AND HARMONY: 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. The report is based on New Horizons Press, 777 United Nations Plaza, New York, NY 10017.


POLICY REPORTS: Manufacturing Numbers: How Inaccurate Statistics Cripple U.S. Industrial Decline
Notice of Plant Closings: Benefits Oweith the Costs are reports from the Economic Policy Institute (1730 Rhode Island Ave., NW, Wash, D.C. 20006, 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, 212/229-3400) on the characteristics of tenancy at risk and the inventory of HUD-subsidized private rental projects in New York City. No price listed.

PHILADELPHIA HOUSING: Housing in Philadelphia, by Cushing N. Dolbee, is a 30-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; Public Interest Law Center, 125 S. 9th St. #700, Philadelphia, PA 19107, 215/627-7190. A separate appendix and bibliography is also $5.

DISPLACEMENT QUAY: From Peter Marron (Division of Urban Planning, 410 G Avery Hall, Columbus Univ., New York, NY 10007). For supporting affidavits in a case involving "occupied public property;" see the article "displacement" in the project lists of publicly-funded 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 goal here is not to link displacement dif fusions 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 that city. Otherwise, there has been no draft discussion of the issues is available to anyone interested.

INDUSTRIAL REPORT: Crossroads for America: Choosing a Better Future for America's Industry and the American People is a 36-page report from the Industrial Union Department (AFL- CIO) (615 16th St. N.W., Washington, D.C. 20006) on the future of America's industrial sector. No price listed.


RURAL HOUSING: After the Harvest: The Plight of Older Farmworkers is a 58-page report on the lives and housing of older farmworkers, with a profile of the nation's only housing project dedicated to this purpose. The book also highlights of other programs and housing projects. No price listed. Contact: American Association of Retired Persons, 1909 K St. N.W., Washington, D.C. 20006.

CHICAGO HOUSING: Nonprofits with Hard Hats: Building Affordable Housing in Chicago (1988), by David S. Younger. 131 pages on the housing programs of six Chicago neighborhood nonprofits. Copies are $9.95, paper. Institute of Urban Life, 1 E. Superior St., Chicago, IL 60611, 312/787-7252.

MINNESOTA HOUSING: Sooner or Later: The Disappearance of Federally-Subsidized 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, 612/622-1551.

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 hous ing. No price listed. Contact: Housing Assistance Council, 225 Vermont Ave. N.W., Wash, D.C. 20006, 200/842-8600.

FRIEDMANN FUTURE-UP: From Kian Tajbakhsh (415 W. 115th St. #1, New York, NY, 10027) I think John Friedmann's suggestion ("Rethinking PN", PN #69) is excellent. I would also support a"minimum housing" and the "all-practice, no- theory" approach is frustrating.

MEMBER UPDATE: From Chuck Carlson (Box 23522, Patrick, PA 15224, 412/353-4344). I am working as a planning consultant for Allegheny County (it surrounds the City August 24, 1988/Planners Network #71)
Passing the Word (continued from page 2)

initial newsletter in a planned series of publications, which are to include a quick and dirty book. The newsletter also 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, Troubled Waterways, NY 12789): "I am and I am working on a manuscript called "Communities and Capital," which involves how communities can democratically control their surplus to provide for the basic human needs of their citizens."

HOMELESSNESS BACKGROUND: The Homelessness Information Exchange (1120 G St. N.W., 20005, Wash. D.C., 20005, 202/628-2990) has three new packets of background information on homelessness: a 20-page booklet, housing, and family homelessness. Each packet is $1.50.

HOUSING TRUST FUNDS: Developing Housing Trust Funds, by Mary E. Brooks, is a 156-page companion 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, 100 Wisconsin Ave. N.W., Wash. D.C. 20007, 202/342-0949.

DEADLY DEFENSE is a 170-page report from the Radioactive Waste Management Program (625 Broadway 2nd Fl., New York, NY 10012, 212/473-7590) on the radioactive contamination caused by nuclear weapons production. The book reports on 16 facilities, states, tribes, tables, 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) lists 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. Copies are $10, from: The National Development Council, 125 Peachtree St. N.E. #452, Atlanta, GA 30303, 404/524-8542.

OPEN SPACE QUERY: From Marjorie Z. Olds (Northside Cascadia 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 Rd., Madison, WI 53704): While working in a master's 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 include developing a menu for contracting and building maintenance businesses. I would appreciate hearing from anyone who knows of similar nonprofits who 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 the central business district, the Snowy Mountain region, Murray River, part of the state's rural areas, and the southern half of the Sydney metropolitan region. The system is in the process of being changed to the Australian 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 Tsinjian, China, that include extended staff exchanges and joint projects. Occasional Networker visits, 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 its 1991 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 Kelly (Dept. of City and Regional Planning, Cornell Univ., Ithaca, NY, 14853): I am a 1st-year grad student with Prof. John Polk in an undergraduate course on housing in New York City. I need 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 practice. Any recommendations would be greatly appreciated.

NETWORKER SELECTED: PNer Jon Pynus (Anoos Geroncnology Center, Univ. of Southern California, Los Angeles, CA 90089) has been awarded a grant from the New England 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. #820, Wash. D.C. 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, plus support to link replacement housing to specific public investments or partnerships. I am aware of the lawsuit in Boston around the Copley Square case, and several suits in other cities. Awaiting the results of the current., 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, LEDs on local economic development and small business initiatives in the United Kingdom. Subscriptions in the U.S. are $75.


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MEMBER UPDATE: From Chuck Carlson (Box 23522, Pittsbug, PA 15222, 412/355-3448): I am working as a planning consultant for Allegheny County (it surrounds the City...
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 credit and 3 percent mortgage for the homeowners of 40 percent of the cost of the unit at 6 percent. Resulting purchase prices are around $47,500, affordable to families with incomes of $15,000 to $30,000.

Another will build 58 apartments using a $300,000 public facilities grant, a $1,000,000 second mortgage at 9%, 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, government is not interested in building low-income housing. In Durham, we still have CDBG funds, and we also have general obligation bonds for housing development as well as the city's own funds. If the federal grants were out there, the opportunities certainly are available.

If I had an affordable housing greed, 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 the staff to create a small portfolio for the 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, and the housing in decent, too.

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

Political Relevancy vs. Correctness

by Chuck Carlson, Pittsburgh

I would like to respond to John Friedmann's plea for ideas ("Rethinking PN?", PN 469).

One of the reasons I haven't contributed to PN is because it has been too 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. The blame (or perhaps the only thing) planners can contribute to a world in transition is an ability to think about the future, and in so doing, empower others to create and shape a future of their choice. While we need to 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 chose.

The Moor 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 USX 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 question of the right of housing, for rent or for sale, is that affordable to people whose income is a 50 percent of our area median income. The level of subsidy needed/
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 and a 30-40 year old task building and reinvigorating social institutions, and attempt to infuse them with democratic values. I love to talk about the work, so anyone who has an interest may be reached at the address or phone number listed.

□ MEMBER UPDATE: From James Carra (Carra 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 have also 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 other organizations who have successfully leveraged financial institution investments in community development, and have experienced the emergence of the "born again" lenders.

□ STREET MAPS: Street Map Software (1014 Boston Circle, Schaumburg, IL 60193, 213/785-9449) has developed "StreetSmart," a software version of Urban Storex's 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 $34.

□ MICROPLANS: Making Microplans: A Community-Based Process in Programming and Development, by Reinhardt Goethert and Nahele Hamidi, in an 80-page report to building low-income housing. In Durham, we still have CDBG funds, and we also have general obligation bonds for housing development. Some of these structures were put on paper in the late 1980s, but the opportunities certainly are available.

If I had an affordable housing guide, 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 an array of "smart" software and database resources, they could provide good advice at low or no cost, the resulting housing could become really affordable. Rent and purchase prices could be lowest possible, and the housing could be decent, too.

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

Political Relevancy vs. Correctness

by Chuck Carlson, Pittsburgh

I would like to respond to John Friedmann's plea for ideas ("Rethinking PN?", PN 486). Of the reasons I haven't contributed to PN is because it has been hard for me to respond to my work as a planning consultant for Allegheny County or the world around me. I have also 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. Perhaps the only thing planners can contribute to a world in transition is an ability to think about the future, and in so doing, empowered citizens to create and shape a future of their choice. While we should 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.

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 USX 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 of the people that result became fashionable to complain about in the '80s existed throughout the '60s, '70s, and '80s 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 poliet to say that when a planet is being shut down. Sure, there are changes in the interest of the society and questions about the nature of manufacturing in this nation.

But rather than moan and complain about how nasty and evil capitalists (or institution which shouldn't be called all that big a surprise) let's focus on what we want our communities to be.

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 are not adequate to the housing development capacity of a large city. They 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 (which I think will work) 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 might also try to force Savings and Loans back into the home mortgage business, they have been allowed to seek other ventures for the past 10 years or so.

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

Even with such some 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 capacity for providing low-income housing. Even with these costs, it would allow us to pre-fabrication techniques, becoming its own pace setter and price stabilizer in the bargain.

Recently, the Portland area has activated its own asphalt plant; the price of privately produced asphalt has dropped markedly since.

A 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.

Upcoming Conferences

□ LAND TRUSTS: The Institute for Community Economics (151 Montague City Rd., Greenwood, 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 60612/343-3055) will sponsor a conference November 14-16 in Chicago, "Initiatives for Affordable Housing: An Action Agenda for the '90s." Registration is $220.

□ CO-O-P HOUSING: The National Association of Housing Cooperatives (1614 King St., Alexandria, VA 22314, 703/549-5281) will hold its 23rd annual conference September 27-October 2 in Atlanta. Registration is $290 for NAHC members, $315 for others.

□ WOMEN'S GATHERING: The Twin Oaks Community (Louisa, VA 23093, 703/984-5126) will hold its fifth annual gathering August 26-28 on the theme, "Women Celebrating Our Diversity." Registration begins at $5.

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 Service, Inc. (2430 Ontario Rd. N.W., Wash., DC 20009, 202/677-7900) 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-$16,000); and a Homestead Coordinator/Tenant Specialist ($16,800-$22,000). Contact: Marion Siegel, Deputy Director.

□ PROGRAM DEVELOPMENT: The Northern Neck-Middle Peninsula Area Agency on Aging (Box 610, Urbanna, VA 22753, 804/788-2896) is seeking a Director of Program Development for services assisting the elderly, with an emphasis on housing. Salary is $20,000-$25,000.

□ ENVIRONMENTAL ACTION: Environmental Action (1525 New Hampshire Ave. N.W., Wash., DC 20005, 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 newsjournal 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.

☐ 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.