

PLANNERS NETWORK

#77—August 23, 1989

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

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PN ROSTER FOLLOW-UP: Included in this issue are a number of late-arriving biosketches for the June 1989 Planners Network Roster. We suggest you tear them out and attach them to your Roster for reference.

Our apologies for misleading you in the June newsletter to look for Roster latecomers in the Roster itself. Timely biosketches filled all the allotted Roster space, and prevented including a planned selection of latecomers. Then we failed to catch in final editing the offending sentence which assured latecomers they would have a section in the Roster too.

PN INSERTS/ADS: On occasion (as in the last issue and others), you will note we have inserts in the PN Newsletter, or (if it's easier) we use an otherwise blank page to bring various books, conferences, and other activities to your attention, using copy supplied by those who have made such arrangements with us. We also on occasion allow others to use our mailing list to promote directly things we think PNers will be interested in, including books written by members. Sometimes this is an exchange arrangement (we insert something in their mailing in exchange for running their insert). Where there is no *quid pro quo*, PN always is reimbursed for any added costs associated with an "ad" or use of a list. This, just by way of explanation.

FINANCIAL MINI-REPORT: Since the June newsletter, we have received 68 contributions totaling \$1,893. The totals include

a number of special Roster contributions; our thanks to each of you who contributed in this way. Our year-to-date totals are 244 contributors, providing \$7,681.

Passing the Word

HOUSING PHOTOS: "Portraits of the Powerless" is a photo show, on a tour of 21 cities, in conjunction with the October 7 Housing Now! march on Washington. General information on the show is available from the Housing Now! office (202/347-2405).

Tour dates and contacts after publication of the August *Planners Network* include: August 28, Baltimore, contact Gary Merriell, 301/644-5955; August 30, Dumfries, VA, contact Sally Witherell, 703/221-3186; September 1, Frederick, MD, contact Mike Spurrier, 301/694-1506.

CULTURAL DEMOCRACY: The Alliance for Cultural Democracy (Box 7591, Minneapolis, MN 55407) is a national network of progressive and community-based activists, artists, and cultural workers in support of cultural democracy—the right of all peoples to create and preserve their culture. Individual memberships are \$25.

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 Beauregard, New Brunswick, NJ; Donna Dyer, Durham, NC; William Goldsmith, Ithaca; Charles Hoch, Chicago; Joochul Kim, Tempe; Judy Kossy, Buffalo; Jacqueline Leavitt, LA; Peter Marcuse, NYC; Jackie Pope, NYC; Alan Rabinowitz, Seattle; Tony Schuman, NYC; Andree Tremoulet, Pittsfield.

Newsletter Editor: Prentice Bowsher.

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

Please check here if this is a new membership.

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

Name: _____

Address: _____

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□ NETWORKER UPDATE: From Bryan R. Higgins (RR 1, Box 507, Grand Isle, VT 05458): I have recently returned from a year of consulting and research in Nicaragua. My work there, with the Institute for Territorial Studies and the Mayor of Managua, included analysis of territorial development and policies; updating the zoning for Managua; and developing a plan for the central area of Managua. I am now working on evaluating this experience in terms of the politics of space versus place in development theory. I have also completed some work on the militarization of geographical thought in North America.

□ PEOPLE POWER: *Consensus* is the newsletter of the We-The-People Campaign (Box 570-0403, Miami, FL 33257, 305/255-8640), designed to generate large-scale grassroots contacts with local and national government officials on such issues as campaign financing, better health care, military waste, and others. The Campaign features a 20/20 Plan, calling for activists to spend 20 minutes a month and 20 cents a week making their views known to officials. *Consensus* subscriptions are \$5.

□ AGING/DESIGN: The American Society on Aging has announced its second annual Design Competition for outstanding and creative solutions to design problems encountered by the aging population. Products may be transgenerational or developed specifically for the aging market. The competition is open to businesses, designers, and students. Details: Margaret Wyld, Institute for Technology Development, 428 N. Lamar, Oxford, MS 38655, 601/234-0158.

□ AFFORDABLE HOUSING/NYC: *Worlds Apart: Housing, Race/Ethnicity, and Income in New York City, 1978-87* is a 102-page report from the Community Service Society (105 E. 22nd St., New York, NY 10010, 212/254-8900) which uses city data to document the steady loss in both housing and income of New York's low-income and minority households. The report urges a re-examination of the city's housing plan. Copies are \$10.

□ VOTER REGISTRATION: *100% Vote* is a new newsletter to support Congressional legislation for universal voter registration. Copies: Human Serve, Columbia Univ., 622 W. 113th St. #410, New York, NY 10025.

□ HOUSING JUSTICE: "Call to Justice in Housing," endorsed by 41 national faith groups in the U.S., was announced at a June Housing Advocacy Institute, sponsored by Catholic Charities USA, McAuley Institute, and others. Local congregations are now encouraged to endorse the statement. Copies: McAuley Institute, 1320 Fenwick Ln., Silver Spring, MD 20910; 301/588-8110.

□ FOUNDATIONS/DEVELOPMENT: *Expanding Horizons* is a 40-page research report on foundation support for community-based development. Among other findings: 1987 funding for community-based development accounted for some 2.4 percent of total giving by all foundations. Copies: Council for Community-Based Development, 127 E. 28th St., New York, NY 10016; 212/545-0030.

□ HEALTH CARE/HOMELESS: *Streetreach* is a new newsletter on providing health care for the homeless from the National Association of Community Health Centers Inc., 1330 New Hampshire Ave. N.W., Wash. DC 20036, 202/659-8008.

□ SLOW GROWTH/SUBURBS: *Good-Bye, Ozzie and Harriet*, is a 41-page report on the legal, political, and social impacts of rapid commercial and residential growth in the suburbs and on various efforts to control it. Copies: The House Wednesday Group (386 HOB Annex #2, Wash. DC 20515, 202/226-3236), a 26-year-old organization of Republican Representatives.

□ RURAL FELLOWSHIPS: The Woodrow Wilson National Fellowship Foundation (Box 410, Princeton, NJ 08542) has set December 30 as the deadline for applications for 1990 Rural Policy Fellowships, for research to expand current understanding of rural economies and communities in the U.S. Each fellowship provides up to \$18,500 plus tuition for 12 months of full-time research and writing.

□ DEVELOPMENT FELLOWSHIPS: The Urban Land Institute (1090 Vermont Ave. N.W., Wash. DC 20005, 202/289-8500) has announced 20 winners of \$5,000 Henry S. Miller Fellowships to graduate students following an interdisciplinary curriculum in real estate development.

□ TEMPLE PUBLICATIONS: Temple University Press (Broad & Oxford Sts., Philadelphia, PA 19122, 215/787-8787) has issued a 33-page catalogue of its Fall-Winter publications. Topics cover a wide range, including urban studies, women's studies, political science/public policy, and others. Temple, you'll remember, published *Critical Perspectives on Housing*, edited by Pners Rachel Bratt, Chester Hartman, and Ann Meyerson.

□ LOBBYING GUIDE: The L.A. Peace Directory (1355 Westwood Blvd. #201, Los Angeles, CA 90024, 213/478-8906) has prepared a two-page guide, *How To Lobby Congress Effectively*, which includes tips for effective lobbying, lobbying resource materials, and addresses of useful information sources.

□ FAIR HOUSING VIDEO: *The Facts of Housing Discrimination* is a 17-minute training video on housing discrimination, how to recognize it, and how to respond to it. Details: D.C. Office of Human Rights, 2000 14th St. N.W. 3rd Flr., Wash. DC 20009, 202/939-8740.

□ SUSTAINABLE COMMUNITIES: *Building Sustainable Communities: Tools and Concepts for Self-Reliant Economic Change*, is a 200-page presentation of ideas and institutions for sustainable communities, including land trusts, worker management, and community banking. Copies are \$13.50, from: The Bootstrap Press, 777 UN Plaza #9-A, New York, NY 10017, 212/972-9877.

□ AFFORDABLE HOUSING: Rutgers' Bureau of Economic Research (New Jersey Hall, New Brunswick, NJ 08903, 201/932-8019) has issued two research reports by Jeffrey I. Rubin and Joseph J. Seneca on housing affordability: *Affordable Housing and Municipal Choice* and *Housing Affordability and Resale Controls: New Jersey's Fair Housing Act*. Each is \$2.

□ HOUSING/CANADA: "The Human Right to Housing" is the theme of a special issue (Vol. 6, No. 1) of the magazine *Canadian Housing*, edited by Pner David Hulchanski of the Univ. of British Columbia. The 80-page issue focuses on Canada, but also includes a number of international reports. Subscriptions are US\$24, from: Canadian Housing, Box 3312, Ottawa, Ontario K1P 6H8.

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Tax-Increment Financing Can Create Opportunities for CDCs

by John Wengler

Community development corporations (CDCs) are in the business of developing where the private market will not, and tax increment financing (TIF) is a tool created specifically for such a task.

Currently, over 5,000 CDCs operate in the United States. Working in depressed communities, CDCs mix the business of real estate development with the mission of community organizing. These not-for-profit organizations build housing, develop businesses and business districts, and provide technical assistance to others.

Often the offspring of grass-roots advocacy groups, CDCs distinguish themselves from traditional development corporations by considering projects where social benefits compensate for a less-than-flattering bottom line that would scare others away.

Thirty-five state governments allow tax-increment financing to provide capital to revitalize depressed areas, where CDCs typically operate. (Tax law historically has upheld the TIF approach in cases where, "but for the TIF incentive," no private investment would occur.)

However, few CDCs have been involved with TIF financing because the tool itself is complicated (if not downright confusing), and because most state enabling legislation focuses on partnerships between city governments and more conventional private partners.

TIF can confuse because it allows development projects to "lift themselves up by the bootstrap."

One analogy paints TIF as a mix between industrial revenue bonds (IRBs) and special tax districts. Typically, a municipality sells "TIF bonds" to raise revenues to underwrite development in a special "TIF district"; the city then repays the bonds with proceeds from new tax revenues generated by the development. It is this difference—or increment—between "old tax revenue" and "new tax revenue" that gives TIF its middle name.

TIF should not be confused with tax-abatement incentive programs. Under TIF, developers still pay their entire tax bills; they receive public subsidy through the TIF bond capital raised by the city in

anticipation of the increment of new tax revenues.

TIF bonds may legally underwrite a variety of "hard" and "soft" development costs. Direct benefits include paying for infrastructure costs such as streetwork, parking lot construction, or public transit improvements. Bond revenue can be lent at low interest as construction loans within the district for new construction or rehab, for commercial or residential projects, for large companies or mom-and-pop stores and homes. TIF money even can be used for local jobs-training programs and other development-related services.

On paper, TIF works like magic, bootstrapping new projects out of dilapidated neighborhoods.

In reality, however, ill-conceived TIF projects can tumble like a house of cards if anticipated increases in tax revenue fail to materialize. Unlike federal grants that put cash up front, TIF projects gamble on proper planning and revenue projections; they also depend on developers making good on their investment commitments (as well as on a positive "market" response to their investment).

Because of the risk, both proponents and opponents of TIF urge that any TIF proposal be fully analyzed to guarantee success.

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.

CDCs may enter the TIF theater in three general roles: developer, catalyst or watchdog. The qualities that characterize successful CDCs are ideally suited for the unique demands required by TIF. The major "natural fit" is that CDCs target the same blighted neighborhoods that TIF is designed to assist.

As a developer, a CDC can eagerly use the capital generated by TIF bonds to execute its neighborhood plans. A CDC can approach a municipality with a TIF proposal much as would a private developer.

In Chicago's historic former stockyard neighborhood, for example, the Back of the Yards Council is managing a massive TIF project to convert the empty yards into a commercial district.

If a CDC is not sophisticated enough to play the prime developer role, the not-for-profit corporation may offer its unique talents on a joint-partner or consultant basis to a private developer. A CDC's expertise on local markets and influence in a neighborhood are valuable commodities to private investors unfamiliar with (or simply frightened of) a particular neighborhood.

Sometimes a CDC's best role would be as a catalyst for another developer's interest in a TIF district.

For example, in the case of the Howard-Paulina Development Corporation on Chicago's northside, the CDC proposed a TIF district along a depressed commercial strip. The organization did much of the original analysis and issued a "request for proposals" to the city's private development community. The CDC later negotiated a 20-percent equity partnership with the ultimate developer in return for the CDC's early efforts, plus the political duties of securing public subsidies (including TIF and mass transit grants) and community-wide support for the mixed-use (housing and retail) project.

At the very least, a CDC could play a watchdog role at the neighborhood or city-wide level. With their combination of technical and community-organizing skills, CDCs are prepared to demand that municipalities use TIF both equitably and efficiently, else misuse and abuse could threaten the integrity of all local revitalization efforts.

Due to the controversial nature of TIF projects, this watchdog role is key.

Debates split attention between the value of specific projects and the propriety

of TIF. Typically, few people understand the complex nature of TIF, thereby adding heat to the fire but little light.

Project-oriented debate usually occurs over whether a developer actually needs the subsidy, and whether the "but-for" requirement is satisfied.

In more general debate, equity issues are raised, often by non-municipal taxing bodies (most prominently school districts) which will not gain new tax revenue from a project (because the increment will be channeled exclusively to retire the bond debt). These districts justifiably complain that they must assume additional burden serving the new developments without additional income. Municipalities answer that the city takes the full risk in adopting TIF and other subsidized projects and thus in stimulating development in general. While the municipality's reasoning is valid in theory, the public deserves an informed debate to re-establish this validity with each TIF proposal.

A second equity issue considers the value of not sharing increased tax revenues

from a publicly-subsidized district with the rest of the city. Such a debate must be lifted to the level of government subsidies in general and not just TIF specifically.

TIF is no more than a financing mechanism to guarantee payments on municipal bonds; debating the equity of a TIF project should be no different than fighting over which neighborhood gets new sidewalks to be paid for out of a city's general corporate budget. Thus, a TIF project should not be supported or opposed because of its financing mechanism, but rather be judged on its relative merits.

And since only an informed citizenry can manage such a merit-based debate, CDCs should lead such debates. Their knowledge of neighborhood economics and politics is crucial to the development process.

Each TIF project must be evaluated on a case-by-case basis to ensure efficient and equitable use of public money.

Although CDCs should become key figures in the use of TIF, they too must become thoroughly knowledgeable of the

technical and political mechanics behind such projects.

To ensure that TIF indeed rejuvenates the blighted areas it was intended to help, public TIF policy should be based on the education and enfranchisement of CDCs.

John Wengler works for the Woodlawn Community Development Corporation on Chicago's South Side. The preceding article summarizes his masters project for the University of Illinois at Chicago. Complete copies are available for the copying and shipping cost of \$6.25; bibliographies are free with a self-addressed stamped envelope. Contact John at: 415 W. Fullerton Pkwy. #902, Chicago, IL 60614, 312/348-5650.

Passing the Word

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□ **BOYCOTT ROUNDUP:** *National Boycott News* (6506 28th Ave. N.E., Seattle, WA 98115) is an occasional magazine for socially concerned consumers, with reports and updates on actions around the world. The 196-page Spring/Summer issue included features on Burger King, Nestle, tuna canners, Coors, and California grapes. Subscriptions are \$10 for individuals.

□ **SCHOLARLY JOURNAL:** *Avante Garde: Journal of Theory and Criticism in Architecture and the Arts* is the bi-annual scholarly journal of the School of Architecture and Planning of the Univ. of Colorado at Denver (1200 Larimer St., Campus Box 126, Denver, CO 80204). The 112-page Winter issue featured a paper on Denver architect and philanthropist Temple Hoyne Buell. Subscriptions are \$30.

□ **PENTAGON SPENDING:** *Bankrupting America: The Tax Burden and Expenditures of the Pentagon by Congressional District* is a 17-page report from Employment Research Associates (115 W. Allegan #810, Lansing, MI 48933, 517/485-7655) documenting the "balance of payments" of each district with the Pentagon. More than 70 percent of the U.S. population lives in districts which suffer a net loss, according to the study, eroding the districts' economic base. Copies are \$4.

□ **CONFERENCE PROCEEDINGS:** *Remaking Cities* is the 188-page proceedings of the 1988 international conference in Pittsburgh, organized by the American Institute of Architects. Copies are \$14.95, from: Univ. of Pittsburgh Press, c/o C.U.P. Services, Box 6525, Ithaca, NY 14850, 800/666-2211.

□ **GRASSROOTS TRAINING:** The Washington Area Training Center (1323 Girard St. N.W., Wash. DC 20009, 202/277-7085) provides training and consulting to Washington-area grassroots, community-based organizations. Upcoming training sessions will cover the organizing process, and proposal writing.

□ **SOUTH AFRICA CENTER:** The Centre for Policy Studies (Graduate School of Business Administration, Univ. of Witwatersand, Johannesburg, South Africa) carries out studies of the policy changes needed to advance toward a non-racial South Africa. Its 20-page 1988 annual report reviews research and other programs, and also lists publications.

□ **EXPIRING-USE RESOURCE:** "Getting in on the Ground Floor: Tenants Organizing to Keep Their Homes" is the theme of a special, 12-page tabloid issue on *Housing Matters* on strategies to preserve low-income occupancy in expiring-use buildings. The focus is Massachusetts, but some strategies also could work elsewhere. It's priced for bulk orders. Copies: Massachusetts Law Reform Institute, 69 Canal St., Boston, MA 02114, 617/742-9250.

□ **MINIMUM WAGE VETO:** President Bush's veto of legislation raising the minimum wage will have a sharp effect on black and Hispanic workers, because they have been most harshly affected by declines in the purchasing power of the prevailing minimum wage. This, according to a study by the Center on Budget and Policy Priorities (236 Massachusetts Ave. N.W. #305, Wash. DC 20002, 202/544-0591), *The President's Veto of the Minimum Wage Bill: Impact on Poor and Minority Workers*. No price listed.

HUNGER PUBLICATIONS: The Food Research and Action Center (1319 F St. N.W. #500, Wash. DC 20004, 202/393-5060) has issued a number of new publications, including *Feeding the Other Half: Mothers and Children Left Out of WIC* (\$6), and *FRAC's Guide to the Food Stamp Program (8th Edition)* (\$10).

BIKES NOT BOMBS is an occasional tabloid on the global progress of the Bikes-Not-Bombs movement, now with projects in Costa Rica and Mozambique, in addition to Nicaragua. Details: Institute for Transportation and Development Policy, Box 56538, Wash. DC 20011, 301/589-1810.

ECONOMIC POLICY IDEAS: The Economic Policy Institute (1730 Rhode Island Ave. N.W. #812, Wash. DC 20036, 202/775-8810) has issued two reports: *Toward a High-Wage, High-Productivity Service Sector*, by Lester Thurow, which argues that low wages and poor productivity growth are not intrinsic to the service sector in advanced industrial countries; and *Strengthening the Progressive Income Tax: The Responsible Answer to America's Budget Problem*, by Richard A. Musgrave, which argues for a progressive income tax increase, over excise and consumption taxes, to reduce the deficit and meet neglected needs. Each is \$5.

HOUSING/BURLINGTON, VT: The Burlington City Council has adopted a "Housing Preservation and Replacement Ordinance," which requires developers to provide unit-for-unit replacement of demolished or converted housing. Replacement can come through new construction, rehab, or payment of a 10-year cash subsidy. Details: John Davis, City Hall #32, Burlington, VT 05401, 802/658-9300 ext. 197.

CONFLICT RESOLUTION: *The Great Turning: Personal Peace, Global Victory*, by Craig Schindler and Gary Lapid, is a 276-page book on applying conflict-resolution techniques to resolving world conflicts, with insights from psychology and world religions. Copies are \$9.95, from: Bear & Co., Drawer 2860, Santa Fe, NM 87504, 800/932-3277.

COMPARATIVE PLANNING: *Planning Control in Western Europe* is a 442-page study which compares and contrasts development planning and control in England with systems in Denmark, France, West Germany, and the Netherlands. Copies are \$129.95, from: UNIPUB, 4611-F Assembly Dr., Lanham, MD 20706, 301/459-7666.

CFC EMISSIONS: *Saving Our Skins: Technical Potential and Policies for the Elimination of Ozone-Depleting Chlorine Compounds* is a 167 page book on the global search for alternatives to chlorofluorocarbons and for controls on CFC emissions. Copies are \$20, from: Environmental Policy Institute, 218 D St. S.E., Wash. DC 20003, 202/544-2600.

HOMELESSNESS FUNDING: Planners Network has joined more than a score of other national organizations in a sign-on letter to HUD Appropriations Subcommittee Chair Rep. Bob Traxler (D-MI), urging full funding of McKinney Act homeless assistance programs in the 12 months beginning October 1. Details: National Coalition for the Homeless, 1439 Rhode Island Ave. N.W., Wash. DC 20005, 202/659-3310.

PLANNERS' ROLE: From PNER Alan Mabin (Dept. of Town and Regional Planning, Univ. of the Witwatersrand, Johannesburg 2050, South Africa): I'm writing on the relation-

ship between planners and progressive organizations dealing with housing, urbanization, and other "built-environment" issues in the segregated townships of South Africa and with progressive trade unions. We are finding that in practice persons trained in sociology and other social disciplines are fulfilling most of the roles, while planners, who had expected central roles, are not really involved. The questions are why, and what is the experience in other countries? I'd be grateful for thoughtful comments, references, or articles/manuscripts.

ECONOMIC POLICY/STATES: The National Center for Policy Alternatives (2000 Florida Ave. N.W., Wash. DC 20009) has announced a new series of publications on stimulating state economies. Among the titles: *Financial Deregulation: New Opportunities for Rural Economic Development* (\$9.95); *Public Capital: Revitalizing America's Communities* (\$18.95); and *Taking Sides in the Financial Revolution* (\$4.95).

NETWORKER UPDATE: From PNER Tom Taylor (1615 Wilshire Ave., Norman, OK 73072): I am a visiting professor of Regional and City Planning at the Univ. of Oklahoma, teaching housing and community development courses. My research interests are in community consensus building, and conflict resolution by planners.

TAX GUIDE: *Exempt Organization Tax Review* is a bi-monthly journal for exempt-organization tax practitioners. Subscriptions are \$125, from: Tax Analysts, 6830 Fairfax Dr., Arlington, VA 22213, 703/532-1850.

HOUSING/ECOLOGY QUERY: From PNER Jac Smit (1711 Lamont St. N.W., Wash. DC 20010): I am working on a manual for Third World PVOs/NGOs to design/redesign and implement low-income housing in balance with the ecology/environment of the site, city, and bioregion. For the manual, I'm seeking examples of housing projects that include environmental components, or environmental projects that include housing, with assistance from international or indigenous PVOs/NGOs.

FREEDOM OF INFORMATION: *Freedom of Information in Massachusetts: A Practical Guide* is a 240-page resource on fair information practices, criminal records, open meetings, and comparisons with other states. Copies are \$34.95, from: Auburn House Publishing Co., 14 Dedham St., Dover, MA 02030, 508/785-2220.

Upcoming Conferences

BUILT ENVIRONMENT: The Bartlett International Summer School (Univ. College, 22 Gordon St., London WC1H 0QB) will hold its 11th annual session September 4-9 in Paris on the topic, "Building and Urban Development: Accumulation and the Valorization of Labor, the State, and the Market."

NICARAGUA SOLIDARITY: APSNICA Boston (85 Jamaica St. #3, Jamaica Plain, MA 02130, (617/524-1027) celebrates the return of several members (most of whom are also PNERs) from recent technical assistance stints. Topic: "Regional Development: Perspectives from the Atlantic Coast." The event will be held September 21 at the offices of Rick Dumont, 240 Elm St., Somerville, MA at 6 p.m. Music, refreshments, and food will be provided. We also are seeking donations of planning- and architecture-related books, magazines and supplies.

□ HOUSING CO-OPS: The National Association of Housing Cooperatives will present its 29th annual conference October 25-29 in Pittsburgh. Registration is \$310 for members (\$340 for others) before October 15; \$365 and \$390 afterward).

□ NONPROFIT WORKER BENEFITS: The Bureau of National Affairs (1231 25th St. N.W., Wash. DC 20037, 202/452-4420) will present a conference October 26-27 in Washington on "Benefits for Tax-Exempt Organizations," exploring possible employee benefit packages for nonprofit organizations. Registration is \$495 for BNA subscribers, \$595 for others.

□ SOCIOLOGY CONFERENCE: The Research Committee on Urban and Regional Development will present 14 sessions at the World Congress of Sociology in Madrid, Spain, July 8-13, 1990. PN Member Susan Fainstein is the program coordinator. Among the panels: "The Development of Iberian Cities" (all-day pre-conference event, July 8), organizers: Jesus Leal and Manuel Castells; "The Real Estate Industry and Urban Transformation," organizer: Anna Haila; "Racial and Ethnic Relocation and Segregation," Organizers: Michael Harloe and Malcolm Cross.

The preliminary program is set already. However, it may still be possible to have additional papers included. Individuals wishing to present a paper should contact Susan Fainstein (Dept. of Urban Planning and Policy Development, Rutgers Univ., New Brunswick, NJ 08903).

□ GROWTH MANAGEMENT: The Virginia Growth Management Forum (346 Commerce St., Alexandria, VA 22314, 703/549-3630) will present a conference September 14-16 in Williamsburg on "Sustaining Our Economy, Environment, and Quality of Life." Registration is \$175 for corporations and professionals, \$100 for public interest representatives, and \$75 for students.

□ CIVIC LEAGUE: The National Civic League (1601 Grant St. #250, Denver, CO 80203) will present its 95th national conference on government October 26-28 in Denver, on the theme, "The New Metropolitan Reality: Collaborate or Decline in the 1990s." Registration for NCL members is \$125 for public/nonprofit, \$200 for private, and \$30 for students/seniors; \$175, \$300, and \$50 for non-members.

□ BICYCLE CONFERENCE: Transportation Alternatives (494 Broadway, New York, NY 10012, 212/941-4600) is hosting October 13-15 in New York the 1989 East Coast Pro-Bike conference, on exploiting cities' high densities to encourage cycling and other non-auto transportation modes. Registration is \$35.

□ SCHUMACHER LECTURES: The E.F. Schumacher Society (Box 76, RD 3, Great Barrington, MA 01230, 413/528-1737) will present the ninth annual Schumacher Lectures October 28 in Great Barrington. Speakers will include Hazel Henderson, Leopold Kohr, and John McClaughry.

Calls for Papers

□ HOUSING RESEARCH: The International Housing Research Conference (CILOG-Plan Urbain, 64 Rue de la Federation F, 75015 Paris, France) is calling for papers and appropriate presenters for its July 3-6, 1990, conference in Paris on the theme, "Housing Debates. Urban Challenges." Workshops

include "Housing and Public Policies," "Housing Tenure," "Changes in Lifestyle and Housing," "Production: Systems and Actors," and "Rehabilitation, New Construction, and Urban Restructuring."

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.

□ IPS SENIOR STAFF: The Institute for Policy Studies (1601 Connecticut Ave. N.W., Wash. DC 20009, 202/234-9382) is seeking Co-Directors for Working Groups on a new U.S. foreign policy, on global economic integration, and on democracy in the U.S. and the world. Candidates should submit a resume, a letter of interest, and references by September 30.

□ INFORMATION SERVICE: The Community Information Exchange (1029 Vermont Ave. N.W. #710, Wash. DC 20005) is seeking candidates for a number of positions: Program Manager (salary based on experience) to supervise and participate directly in information services delivery; Research Assistant (\$16,000) to help collect data and respond to queries; and an Intern to assist in updating information.

□ DOWNTOWN REVITALIZATION: The Berkeley Office of Economic Development (2180 Milvia St., Berkeley, CA 94704, 415/644-6309) is seeking a Senior Management Analyst for the Office's downtown revitalization activities, with substantial independent responsibility for designing and implementing programs.

□ ADMINISTRATIVE DIRECTOR: The Center on Budget and Policy Priorities (236 Massachusetts Ave. N.E. #305, Wash. DC 20002, 202/544-0591) is seeking a senior and experienced Director of Administration responsible for overall management and internal functioning of a 27-person office. Salary is \$30,000-\$40,000. Contact: Keith McKeown, Deputy Director.

□ ENVIRONMENTAL STUDIES: The Board of Studies in Environmental Studies at the Univ. of California-Santa Cruz (Santa Cruz, CA 95064) has announced a full-time tenured position at the Associate Professor or Professor level for a social scientist in Environmental Studies, with an emphasis on environmental policy. Salary is based on experience. Contact: Michael Soule, Chair.

□ RESEARCH DIRECTOR: The Community Training and Resource Center (198 Broadway #100, New York, NY 10038, 212/964-7200) is seeking a senior Research Director for data analysis, original research, and writing. Salary is \$40,000+. Contact: Michael McKee.

□ ENVIRONMENTAL PLANNING: The Division of Urban and Economic Planning at the Univ. of Virginia (Charlottesville, VA 22903) is seeking a tenure-track faculty member at the Assistant or Associate Professor level in the area of environmental planning, for courses on the environment and environmental policy, including global and multinational perspectives. Salary is based on experience. Contact: A. Bruce Dotson, Chair, Search Committee, 804/924-1970.

□ WASHINGTON DIRECTOR: The National Coalition for the Homeless (1430 Rhode Island Ave. N.W., Wash. DC 20005, 202/659-3310) has an opening for Director of its Washington office. A minimum commitment of two years is required. Salary is negotiable.

□ LEAD ORGANIZER: Community umbrella organization seeks a Lead Organizer to build coalitions, perform direct neighborhood organizing, and provide technical assistance to neighborhood groups in Southeast Baltimore. Salary is \$20,000-\$24,000. Resumes: Robert Giloth, Executive Director, SECO, 10 S. Wolfe St., Baltimore, MD 21231.

□ HOUSING COUNSELOR: The Foundry Housing Corp. (c/o Foundry United Methodist Church, 1500 16th St. N.W., Wash. DC 20036, 202/234-5224) has an opening for a part-time Housing Counselor. Salary is \$7 an hour.

Ex Conferences

□ DECENTRALIST CONGRESS: The eighth assembly of the Fourth World Decentralist Congress was held August 9-13 in Toronto on the theme, "Making the World Healthy, Happy, and Whole." Details: The School of Living, 3030 Sleepy Hollow Rd., Falls Church, VA 22042, 703/237-7507.

Etcetera

□ OCTOBER PN DEADLINE: The arrival deadline for copy for the October *Planners Network* is Monday, October 2. 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 #78 copy: Monday, October 2.

PN Roster Latecomers

The following Networker biosketches arrived too late for inclusion in the "Planners Network Membership Roster" in the June issue. We suggest you tear out these listings, and attach them to the Roster for reference.

Buck Bagot
Nrtm. Calif. Assn. for Nonprofit Hsng.
82 Second St. #204
San Francisco, CA 94105
415-495-2273

The Association is a membership organization formed to help its members develop, preserve, and manage low-income housing. Nonprofit housing development corporations are our core members. As an individual, I am active as a volunteer, organizing in the Bernal Heights neighborhood, and serve as Vice-Chair of the San Francisco Redevelopment Agency Commission.

Bill Ellis
Tranet
Box 567
Rangeley, ME 04970
207-864-2252

I am Editor of Tranet, working to help create transnational people-to-people networks linking the various aspects of the Alternative and Transformational movements into a coordinated whole. I'm also a futurist, helping to create a Sustainable, Humane, and Ecological (SHE) future through a global civic, involving people at the grassroots.

Monica Friar
IEP, Inc.
90 Route 6A, Box 1840
Sandwich, MA 02563
508-888-3900

I am a municipal planner with a focus on community and economic development, working for an environmental and land use con-

sulting firm. I am especially interested in designing broad-based public-participation processes that empower communities to find creative and effective solutions to their problems. I also am interested in international development issues.

Richard Glance
Glance & Associates Inc.
82 Pilgrim Rd.
Pittsburgh, PA 15106
412-276-1245

For the past two years, I have been preparing a comprehensive economic development plan for "Communities Within the Steel Valley" of Pittsburgh. Thirty years ago, this was the steel capital of the world, with employment exceeding 50,000 in the steel mills. Today, no steel is made within the city of Pittsburgh. Our comprehensive plan addresses that problem.

Pierre Hamel
Institute d'Urbanisme
Univ. of Montreal
Montreal, Quebec H3C 3J7
514-343-6865

I am teaching and doing research on social movements, urban planning, and neighborhood revitalization.

Wes Hare; Jane Hare
Christian-Based Community Ministry
1602-A Goliad
San Antonio, TX 78223
512-337-8550 (w)

We are here through the Mennonite Board of Missions, organizing and educating/learning with the Hispanic community. Our primary interest is forming alternative workplace and community businesses. We will be here two years at least, as we also focus on learning Spanish and exploring alternative options for the west side of San Antonio. Wes has half-time staff responsibility with the San Antonio Legalization Education Coalition. Our host agency is the San Antonio Urban Ministry.

Bruce Hossfield
Box 2975
Orlando, FL 32802
407-849-2300 (w)

At work, I am Senior Planner for Orlando's Growth Management Division. Off hours, I am active in the Sierra Club, Amnesty International, and Architects/Designers/Planners for Social Responsibility.

Robert Kolodny
Urban Strategies
64 W. 89th St.
New York, NY 10024
212-873-6667

My work increasingly focuses on organizational development and process consultation, much of it with tenant and neighborhood organizations, public agencies and technical assistance groups engaged in community development. Organizational development seems to me a large, and largely unmet, need in this arena.

Stephanie Loker
Salt Lake City Capital Planning
451 S. State St. #406
Salt Lake City, UT 84111
801-535-7115 (w)

I continue to do Community Development Block Grant and Capital Improvement Planning for this city of 160,000 population. This allows me to work with low-income neighborhood groups in the areas of decent housing, parks, streets, etc. Since I have an MSW, I delve into the social implications of city problems, and teach Community Organization at the Univ. of Utah Graduate School of Social Work. I recently "gratefully retired" as President of SL County League of Women Voters, so I have had a chance to disseminate PN values in many ways. Roger Borgenicht (only other Utah member?) and I recently vowed to try to increase membership here.

Melissa Murphy
Bronx Borough President Ferrer/Policy
Analyst
851 Grand Concourse
Bronx, NY 10541
212-590-2688

Of the diverse planning issues we are dealing with, one of the most pressing is the need to modify the city's plan to tenant rehabilitated buildings in the South Bronx entirely with formerly homeless families. Because the initiative does not provide the resources necessary to sustain this population, we are concerned that it will further "ghettoize" fragile neighborhoods just beginning to recover from the ravages of the '70s.

Raoul Pierre-Louis
B.P. 1114
Port-au-Prince, Haiti

I received in May a Masters in Regional Planning from Cornell. I'm interested in working in management of natural resources, conservation, and development in the Third World. Presently, I'm setting up a consulting firm, a cooperative project, and would like to exchange information and experience with persons who have similar interests.

Ron Sakolsky
Studies in Social Change
Sangamon State Univ.
Springfield, IL 62794
217-786-6310 (w)

I'm cultural organizer/editorial coordinator for *Cultural Democracy* magazine; on the board of Alliance for Cultural Democracy; and editor of *Workers Democracy*. I'm also an environmental activist (Coalition of Concerned Citizens) and am interested in radio/video alternatives (WSSU, SCAN-17). I teach cul-

tural democracy/cultural policy/public access video/local power structure research/poverty/workplace democracy/organizing for peace (SSU). I also write for *Sound Choice* and *New Pages* on a regular basis.

Paul Schimek
3653 Keystone Ave. #3
Los Angeles, CA 90034
213-559-4808

With a 1989 Masters in Urban Planning from UCLA, I am looking for a job. My interests include: housing, public finance, labor economics, transit and land-use planning, and local government structure. Projects: Poverty and low-wage work in L.A.; history of planning in L.A. I'm also interested in Green politics, recycling. I'm a member of the Executive Committee of L.A. DSA.

Dave Sears
Economic Research Service
1301 New York Ave. N.W. #324
Washington, DC 20005
202-786-1544

I head a small group of social science researchers. We study rural economic development, attempting to document and assess a variety of government activities that are intended to stimulate rural economic development in the U.S. I'd appreciate receiving any evaluations, reports, case studies, etc.

Jeffrey Segal
Legal Aid Society
2025 Brownsboro Rd. #110
Louisville, KY 40206
502-584-1254

I'm an attorney in the Community Development Unit. Most work is with neighborhood and community groups, nonprofit service

and progressive advocacy groups. Recently I have worked with housing development groups. I provide a wide range of legal services, training, and technical assistance, with a focus on community-based economic development ventures and organizational infrastructure development.

Jay M. Stein
Dept. of Urban/Rgnl. Plng.
Univ. of Florida
Gainesville, FL 32611
904-392-0997

I am Professor and Chair, Dept. of Urban and Regional Planning, Univ. of Florida. I am a long-term Network member, interested in economic development, infrastructure, urban education, and defense spending issues. I also work with local Legal Services programs on housing issues.

Walter Thabit
305 E. 11th St. #5C
New York, NY 10003
212-477-3694

I'm pretty much retired now, but still have a few threads of interest, mostly locally. I'm also preparing my papers for the Olin Library archives at Cornell.

Howard Waitzkin
Univ. of California-Irvine
300 W. Romneya Dr.
Anaheim, CA 92801
714-774-9831

Teaching, research, clinical services in community-based primary care medicine. Advocacy for medically indigent. Organizing for national health program.

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