NOTE FROM THE CHAIR: I have just accepted the position as Executive Director of a brand new organization, the Poverty and Race Research Action Council. It is a creature of the major civil rights and anti-poverty groups, with funding from Rockefeller and other major foundations, designed to generate social science research in support of advocacy work (of all types) around the intersection of race and poverty.

Housing will be the major focus, but the group will shortly move on to other areas as well (likely, health and/or education first).

You all will hear more about this shortly, as soon as we’ve got a brochure printed. Those of you involved in advocacy and/or research on race and poverty issues will be especially interested, as the lion’s share of PARRAC’s money will go out in the form of grants.

I will remain an IPS Fellow, and PN will remain housed at IPS, although starting February 1 will be full-time (and starting December 1, half-time) at the new job. I’m still in the process of locating office space, but the new address and phone number will be forthcoming shortly.

FINANCIAL MINI-REPORT: Since the October newsletter, we have received 34 contributions totaling $1,056.06. Our thanks to each of you who supported PN in this way. Together with earlier support, our year-to-date totals stand at 499 contributions providing $15,120.56. This compares with 1989 totals of 343 contributions for $11,122.50.

We’d like to think our “postcard obnoxious” to long-time non-contributors (a.k.a. “freeloaders”) helped in broadening the base of our financial support. Now that you’ve found how easy it is to contribute, we hope you’ll continue.

The quickest way to find when you last contributed is to look for the date after your name on the mailing label. We add (or change) the date when we get a check. No date means you still are a long-time non-contributor, and we’d like a check from you.

PN MEMBERSHIP DROP: It’s not major, but we seem to be recruiting fewer people each year. Normally, we drop about 200 PNers when we do a purge (for non-contact with PN), and pick up an equal number over the course of the subsequent year. We had been in the mid-800s for quite a while, but now we are down in the low-700s. Our last purge was in June.

We’ve never gone for big numbers, but we think what’s happening is a failure of Networkers in recruiting new PNers (which has been our primary source of new members). Faculty members should be distributing our one-pager, “The Planners Network—What It Is,” annually to all students and fellow faculty; people working in agencies of all types should be doing the same.

We have just revised and reprinted “What It Is.” Call or write for as many as you need.

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 systems.

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, Pittsburgh; Donna Dyer, Durham, NC; William Goldsmith, Ithaca; Charles Hoch, Chicago; Jooculp Kim, Temple; Judy Kosry, Buffalo; Jacqueline Leavitt, LA; Peter Marcuse, NYC; Alan Rabinoowit, Seattle; Tony Schuman, NYC; Andree Tremoulet, Pittsfield.

Newsletter Editor: Prentice Bowsher.

Enclosed is my check payable to the Planners Network for


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


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Special Feature

Federal Prepayment Legislation: New Risks and Opportunities

by Emily P. Achtenberg

Over the next 10-15 years, some 360,000 federally assisted rental units may be withdrawn from the affordable housing supply by their owners or tenants who pay off the mortgages and become exempt from federal controls. Despite the passage earlier this year of federal legislation billed as a permanent solution to the mortgage prepayment problem in subsidized housing, the preceding sentence (actually the opening salvo of the Conference Report accompanying the legislation) remains essentially true.

Background

The housing that is at risk of mortgage prepayment was built or substantially rehabilitated during the 1960s and 1970s, under laws designed to stimulate the production of low- and moderate-income housing by the private sector. In exchange for the insured loans, subsidized rates, substantial tax incentives, and virtually no cash investment, developers were required to restrict occupancy to low- and moderate-income families at regulated rents. Housing finance arrangements with the federal government, most owners were permitted to prepay their 40-year subsidized mortgages after 20 years. Prepayment would terminate the original use and rent restrictions, allowing conversion of the housing to alternate uses.

Now, 20 years later, a typical well-designed, well-located project built for $20,000 per unit or more in 1978 can have the equivalent of $40,000 a unit and an outstanding mortgage debt of $15,000 a unit, leaving a residuum, adequate for full redemption.

In addition, the project has likely become a tax liability for its owner, and is now generating "phantom income" (taxable income in excess of cash flow). The combination creates a strong incentive for the owner to prepay the subsidized mortgage.

In the heated national debate which has raged over the direction of housing policy, owners have claimed that prepayment restrictions constitute a breach of contract and an unconstitutional taking of private property by the federal government. Preservation advocates have argued that the original social purpose of the housing must take precedence over paying windfall profits to owners, reflecting changed market and economic circumstances that were never anticipated.

The central policy issue is how these conflicting interests should be balanced against the fiscal constraints of federal, state, and local government.

1987 Legislation

Faced with an immediate threat of tenant displacement, Congress was forced to develop a temporary response. The result was the Emergency Low-Income Housing Preservation Act, which established procedures to restrict owners' contractual prepayment rights, at least on a temporary basis.

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Passing the Word

[New Jersey Focus: CUPReport is a new quarterly publication from Rutgers Center for Urban Policy Research (1600 Liberty Ave., Newark, N.J.), produced by Pern Peterson and Glickman. The Fall 1990 issue included reports on a new supermarket in Newark's Central Ward, on the regional tilt toward the South of the S&L bailout, and on recycling (with a touch of satire). No price listed.]

CO-HOUSING QUERY: From Kathy Ellison (RR 1, Box 803, Huntington, IN 47542); I am interested in any information available on the co-housing concept.


CO-OP BUSINESSES: The NCB Development Corp. (150 Connecticut Ave. W. 8201, Washington, DC 20009, 745-4670) has created a Challenge Awards Program offering $5,000-$15,000 to catch up, and other activities of new and innovative cooperative businesses. Up to five awards are made each cycle; December 31 deadline for the next cycle.

CITIES' COMPETE: The National Civic League (1600 Grant St., Box 295, Denver, CO 80203, 800-222-6004) has announced it is accepting applications for the All-City America City Award Program. Applications are due April 11.


NETWORK UPDATE: Donna Dyer (Box 1181, Durham, NC 27702), who as a planner with the housing finance section of the Durham City/County Planning Department since 1982 has overseen development of more than 250 units of affordable housing, has been hired as the executive director of the Orange Community Housing Corp., a private nonprofit created to work on affordable housing issues in the Chapel Hill area.

FAIR HOUSING/PITTSGUHR: The Greater Pittsburgh Community Housing Resource Board Inc. (120 E. 9th Ave. #100, Homestead, PA 15120, 412-663-5400) has issued a request for proposals for a fair housing study, which would identify problems, suggest improvements, and provide an action plan and timetable. The deadline for submissions is January 7.

CUBA TRIP: March 12 is the deadline for applications for an April 19 blend or to the planning tour to Cuba, featuring site visits and meetings in Havana, Matanza, and environs. The cost is $750 (double), $850 (single), from Miami. Contact the Western Center for Cuban Studies, 124 W. 23rd St, New York, NY 10011.

HOUSING SERVICE: Sinergia Inc. (120 W. 10th St. #1, New York, NY 10025, 212-666-1300) is developing a housing service to match available nonprofit units and families whose income is below the federal poverty level. Contact Frank Neogen, Project Manager.

People Needing Help (continued on page 4)

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by Emily A. Altenberg

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Now, 20 years later, a typical well-designed, well-located project, built for $30,000 a unit, might have received $40,000 a unit and an outstanding mortgage debt of $15,000 a unit, leaving a residual value of $25,000 a unit.

In addition, the project has likely become a tax liability for its owner, and is now generating "phantom income" (taxable income in excess of cash flow). The combination creates a strong incentive for the owner to prepay the subsidized mortgage.

In the heated national debate which has raged over the prepayment problem, owners have claimed that prepayment restrictions constitute a breach of contract and an unconstitutional taking of private property by the federal government. Preservation advocates have argued that the actual social purpose of the housing must take precedence over paying windfall profits to owners, reflecting changed market and economic circumstances that were never anticipated.

The central policy issue is how these conflicting interests should be balanced against the fiscal constraints of federal, state, and local government.

1987 Legislation

Faced with an immediate threat of tenant displacement, Congress was forced to develop a temporary response. The result was the Emergency Low-Income Housing Preservation Act, which established a commission to restrict owners contractual prepayment rights, at least on a temporary basis.

In exchange for contract subsidies on the prepayment of subsidized mortgages without prior approval from the U.S. Department of Housing and Urban Development, and authorized incentives to owners to extend their projects low- and moderate-income use. Prepayment was permissible only if

SPN Special Feature

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

The Special Feature editor is Bob Beauregard (Graduate School of Public and International Affairs, Forbes Quadrangle, University of Pittsburgh, Pittsburgh, PA 15260, 412/648-7600, FAX 412/648-2605).

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

Current Legislation

The National Affordable Housing Act of 1990, which seeks to remedy the short-
comings of the 1987 Act, has an important new provision designed to address the export of a protracted legislative struggle in which preservation advocates fought hard for a mandatory, cost-effective program. The result is a mixed message.

On the one hand, the 1990 Act creates the potential for long-term (even perma-
nent) preservation. Now owners who re-
cover the low- and moderate-income use

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of the housing for its remaining useful life, significantly restricting its future residual value.

In addition, tenants, community-based nonprofit sponsors, and public agencies will have access to special funding, including acquisition grants, creating a genuine advantage for non-speculative ownership.

On the other hand, the cost of preservation will be extremely high, since owners are guaranteed a fair market value incentive, if they wish to retain ownership. The Act calls for the federal government to subsidize these costs, up to certain limits for each project. Further, preservation is mandatory only to the extent that government funds are available to pay for it. Without adequate funding provided on time, preservation is permissible, and likely will occur.

The total price tag over a 20-year period is estimated to be the Office of Management and Budget at $27.4 billion. Under the Act, tenants bear the entire burden of the federal appropriation.

Additionally, prepayment is possible if the property is offered for sale and no willing buyer steps forward toward the market sale price within the required time. This places a tremendous responsibility on tenants, nonprofit, and local government organizations to salvage the housing as purchasers of last resort.

Alfred Shenk has identified in the San Francisco Housing Coalition that the fastest route to prepayment is to offer a property for sale and hope no capable buyer or funding emerges. Preservation advocates across the country face the daunting task of assessing which properties are most likely to be at risk, determining whether their ownership should be preserved, and working to expand non-speculative ownership capacity.

The struggle to preserve privately-owned subsidized housing is just beginning.

Emily T. Achenberg (47 Halliday St., Jamaica Plain, MA 02130, 617/534-9828) is a Boston-based consultant, working with tenant, nonprofit, and government organizations to acquire and preserve subsidized housing.


HOMESTYLE FINANCE: The Fannie Mae Office of Housing Policy Research (3900 Wisconsin Ave. N.W., Washington, DC 20016, 202/752-4422) has issued a request for proposals for research that will build housing finance in the U.S. and Europe to determine which system provides funds for homeownership most efficiently. The final product should be a publishable research paper. December 26 is the deadline for submissions.

THESIS QUEST: From Helen Acked (22 Crossley Ter., Penham, Newcastle upon Tyne, England NE5 5NY): I am in the final year of a Town and Country Planning degree at the University of Newcastle upon Tyne, and writing a dissertation comparing the role of the American and British planning systems in promoting racial equality in the community. I would be especially grateful for examples or cases of urban strategies of the American planning system working to solve racial equality in the community.

FOOD/NUTRITION: "Domestic Food Policy in the United States," by Marc A. Thibodeau and P. Michael Lipinsky (Dept. of Political Science, MIT, Cambridge, MA 02139), assesses the adequacy of American food and nutrition policy, and offers proposals for change. It was in the Summer Journal of Health Politics, Policy, and Law, Vol. 15, No. 2.

FANNE-MAE LECTURE: The Fannie Mae Housing Division (3900 Wisconsin Ave. N.W., Washington, DC 20009) has awarded University Colloquium Series grants to the Howard University Institute for Urban Affairs and Research, the University of Texas LBJ School of Public Affairs, and the University of Southern California. The Howard series, "The Right to Housing," for which PN

Chair Chester Hartman served as a consultant, will take place on five Wednesday afternoons, starting February 27. The first session, "The History of a Research Program," by Peter Edelman of the Georgetown Law Center on "A Historical and Legal Review of the Concept of Rights and Entitlements," will be held February 27. The second session will feature PN's John Atlas and (or) Florence Kisoon on "The Right to a Housing Policy." The third session will feature PN's Achenberg will present the fourth session on "Programs To Implement a Right to Housing: National and Local." The fifth session will focus on "Should There Be a Right to Affordable Housing," with a range of political views, including Carl Horowitz of the Heritage Foundation, Bruce Katz of the Senate Housing Subcommittee, Marjorie Turner of the Urban Institute, Pчер Cushing Dobsfield of the National Low Income Housing Coalition, Bob Woodson of the National Center for Neighborhood Enterprises (the last two still to be confirmed), and likely a local government official.

Howard will issue the individual papers as a series.

Details on the series (free, and open to the public: PNer Michael Mbanaso, Howard University Institute for Urban Affairs and Research, 200 Van Ness St. N.W., Washington, DC 20008, 202/686-6770).

It's likely a conference on the same subject will be held in late Spring or early Fall, with possible copresentations by PN, Howard, and other groups. If you are interested in helping to plan, write or phone Chester at PN Central.

The Univ. of Texas series will be on "Prointegrative Housing in the Inner City," and will include speakers by the locales. Rabin and Gary Orfield of the Univ. of Chicago. Details: William Speelman and Lodis Thodes.

STUDENT QUIET: From Phil McManus (12 Park Ln., Northam 6401, Western Australia): I have almost completed a Masters of Environmental Studies degree at York University in Toronto. I am currently working on an article by Chester Hartman on "Social Planning and the Political Planner." As an update, I would appreciate copies of recent articles and materials related to this topic. Props are programming and community organizing, and the role of planning in relation to communities and the state.

PROGRESSIVE ESSAYS: The November The Progressive contains a symposium, "Where To From Here?" organized and introduced by PN Chair (and IPS Fellow) Chester Hartman as the Institute for Policy Studies' response to a similar, right-wing symposium in the September 24 issue of the Heritage Foundation. Among the contributors are Mary Jo Bane, Robert Rugland, Leslie Cagan, Todd Gitlin, Jim Hightower, Jesse Jackson, and Julian Simon. Harry Magoff, Tommy G. wootch, Cornel West, and Howard Zinn. An SASE (able to hold the 8-1/2 x 11 magazine) with 85 cents postage, sent to Chester at PN Central, will receive a symposium summary, which should also consider subscribing to The Progressive, a fine monthly ($18 a year, 409 E Main St., Madison, WI 53703).

HOMELINESS HOMECARE: Most of the online series this month are the result of suggestions for adaptation elsewhere. Copies are free from The Alcohol and Drug Abuse Association of Massachusetts and/or the Stabilizing Services Project of Boston.

HOMELINESS PUBLICATIONS List on Homelessness is a free, six-page reference guide to information about the U.S. Department of Health and Human Services' Alcohol, Drug Abuse and Mental Health Administration, 500 Fishers Ln., Rockville, MD 20857.

EMPLOYEE-OWNERS: The National Center for Employee Ownership (220 Broadway 807, Oakland, CA 94612, 415/272-9621) is available a flier on its publications, which include Employee Ownership and Its Linkages to ESOP and International Developments in Employee Ownership.

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PASSING THE WORD (continued from page 2)

[Image 0x0 to 1224x792]
The other is Lender Liability for Superfund Cleanup, on the banking industry's liability at Superfund sites. No price listed.

BUDGET AGREEMENT: One Step Forward: The Deficit Reduction Package of 1990 is a 44-page report from the Center for Budget and Policy Priorities (777 N. Capitol St. N.E. #705, Washington, DC 20002, 202-408-1600) which reviews October Congressional action in reducing the deficit. No price listed.

CRIME POLICY: From PNR Robert Elias (Dept. of Politics, Univ. of San Francisco, San Francisco, CA 94117, 415-666-6349) I am writing a book, New Culture, Less Crime: Citizen Politics for Human Rights & A Victorian America, and I would like to hear about ideas for a radical crime policy, including specific proposals, political strategies, hard-to-find literature, and groups already practicing alternative crime strategies.

JOURNAL GUIDE: The New Jersey Directory is a guide to more than 2,000 leaders in the public and private sectors in New Jersey. Copies are $86, from: Joshua Communications Inc., Box 7183, Princeton, NJ 08543, 609/452-7799.

NEW YORK GUIDES: City Limits magazine (40 Prince St., New York, NY 10012, 212-966-9255) has published a clear, concise, and comprehensive clearinghouse with a variety of publications from a range of sources on tenant and housing rights, pregnancy rights, police harassment, legal rights, and other topics. Most are geared to conditions in New York.

BOOK LIST: Food First Books (145 Ninth St., San Francisco, CA 94103) has a four-page tabloid list of books on Green issues and Third World development.

PEACE RESEARCH, an international peace research journal, is seeking articles for upcoming issues, whose themes include feminism, the nuclear question, Africa, and Eastern Europe. Details: PNR Robert Elias, Dept. of Politics, Univ. of San Francisco, San Francisco, CA 94117.

CRIME PREVENTION: From Barry Weisberg (Cook County Public Defender's Office, 200 W. Adams 4th Flr., Chicago, IL 60606) is available for a fee. They emphasized the crime issues and behaviors that will provide a popular, comprehensive overview of criminal justice policy, and a series of proposals to establish a crime prevention plan and transform the criminal justice system. If you know of lists, inventories, or resource people who are aware of existing or proposed crime prevention and crime control reform, please get in touch. Thanks.

INCOME DATA: The U.S. Commerce Department's Bureau of Economic Analysis has issued a five-volume set on Local Area Personal Income, 1983-88, which includes data on per-capita personal income, personal income by type of income, and earnings by industry. Coverage includes Washington D.C., the coastline, states, regions, and the nation. Details: 202/523-0696.

CONSULTING RESOURCE: The Center for Third World Organization (361 Martin Luther King Jr. Way, Oakland, CA 94609, 415/654-9001) has formed a consulting services project, focusing on issues in campaign, multicultural issues, and fundraising.

TAX CREDITS: The September/October Alert from the Community Information Exchange (1029 Vermount Ave N. #710, Wash, DC 20005, 202-628-2691) features a report on "Sharing the Tax Burden with Low-Income Housing Tax Credits," drawing on the experience of five nonprofit housing development groups. Copies are $5.

BLACK WRITERS: From PNR Charles C. Graves (324 S. Horners Ln., Rockville, MD 20850) I am compiling a list of recent publications and publications written by blacks. Topics will include land use, urban design, community development, and urban affairs. If you know of individuals, or have a list of books that might be published, I would be pleased to get in touch. Once the master list is completed, I will share it with other PNRs.

Regional Roundup

NETWORK/FORUM: Networker Tony Schuman (215 E 21st St., New York, NY 10030) reports on the November 16 Network/Forum, with PNRs Peter Marcuse and Margit Mayer organizing a policy forum on "Bernie从 Berlin: Socialist Housing and the Collapse of East Germany."

Peter and Margit provided contrasting assessments of the current political climate in Germany. Both had been in Berlin during the past year, Peter as a Fulbright Scholar at Humboldt University in East Berlin, and Margit as Professor of Political Science at the Free University in West Berlin.

Peter opened the evening with slides tracing the evolution of "the turn" (wende) in East Germany from an initial search for a new political form to a "transition" in a form to a "wende" of German nationalism and a phase of capitalist seduction in the face of West German political intervention after the opening of the Wall. For a written account, see Peter's "Letter from the City of Berlin from the German Democratic Republic" in Monthly Review Vol. 42, No. 3, July-August 1989.

As a counterpoint to the influence of the Western powers and consumer goods, Peter cited specific instances in which the GDR had delivered on the promise of an equitable society, using housing as a principal example. Here, for example, he highlighted the needs-based allocation of units, restricted rent levels, massive property rehabilitation program (through prefabricated concrete components), and availability of low-cost educational and social services and cultural facilities, although these benefits were subject to limitations imposed by the privileges of the bureaucratic elite (nominauralism).

German workers, Peter argued, will not be eager to give up these social gains and services, and this positive legacy of the discredited socialistic regime will hasten the progressive political forces in a unified Germany.

In turn, Margit noted with a discussion of the November 15 withdrawal of the Green Party from the coalition government in Berlin in protest against heavy-handed police action in evicting squatters from buildings in East Berlin.

She situated the Greens' withdrawal in two contexts: the retreat of the West Berlin Senate from tacit acceptance of the squaring actions (including the habitation of the squatted buildings) in response to pressure from Western financial interests interested in East Berlin real estate, and the question of whether the Greens' stand will prove more effective than in power.

Both Margit and Peter spoke of the uncertainty facing thousands of East Berlin residents as pre-war property claims are sorted out as new buyers seek investment opportunities.

They also discussed the recent appearance of skin-head gangs from East Berlin, whose violent attacks on foreign-born residents in West Berlin have provoked alarm in immigrant communities. The gangs represent a disturbing manifestation of aryan nationalism, and if the authorities do nothing, they are operating from an organized ideological base.

Margit's summary of these diverse events was not optimistic.

- The collapse of the coalition between the Greens and the Social Democrats in Berlin opens the way for the Christian Democrats to return to power.
- The pressures of private capital are already syndicated by the catering to Daimler-Benz of a parcel of prime city-center land for building corporate service towers.
- Despite the prestige enjoyed in East German services such as housing, the quality of the units was questionable, and supply never matched demand.

The combined effect, Margit argued, leaves progressive forces vulnerable to the well-financed political campaigns of the center-right.

Upcoming Conferences

AT-RISK HOUSING: The National Housing Law Project (1950 Addison St., Berkeley, CA 94704) will present a workshop January 28-30 in Danvers, MA (outside Boston), on "Housing at Risk: How to Purchase and Preserve Federally Funded Housing." Registration is $375 for nonprofit housing development corporations and Legal Services attorneys, $252 for others.

SUBSTANCE ABUSE/HOMELESS: "Housing Initiatives for Special Groups: Drug Abuse and Other Drug Problems" will be the topic for a conference February 6-7 in San Diego, sponsored by the National Institute on Alcohol Abuse and Alcoholism, along with others. PW Chair Chester Hartman is co-chair. The local sponsor is The University of California at San Diego (La Jolla, CA 92039, 619/534-2324).

HOUSING ACT: The Low Income Housing Information Service (1012 14th St. N.W. #1500, Wash, DC 20005, 202/662-4310) will hold a series of briefings in January on the newly enacted National Affordable Housing Act of 1987. Registration is $50 for nonprofits; $125 for others. The sites and dates are: Washington January 7, Houston January 9, Los Angeles January 11, San Francisco January 12, Chicago January 14, Dallas January 16, and Atlanta January 18.

HOMELESSNESS/CHURCHES: Kanuga, an Episcopal conference center (Drawer 250, Hendersonville, NC 28794, 704/693-2918), will hold an ecumenical conference February 27-March 1 on "Making Room at the Inn: The Church Confronts Homelessness."
Bike Directory: The 1990-1991 Pro-Bike Directory lists more than 1,000 experts in bike safety education, facility development, and programs. Copies are $5, from Bicycle Federation of America, 1818 R St. N.W., Wash. DC 20006, 202/332-6986.

Davidoff Award: The Association of Collegiate Schools of Planning is accepting nominations for an award which recognizes an outstanding 1990 or 1991 publication concerned with the work, life, and ideals of Paul Davidoff. February 1 is the deadline for submissions. Details: PN der Barry Checkoway, School of Social Work, University of Michigan, Ann Arbor, MI 48109.

Political Science Articles: New Political Science, the journal of the Caucus for a New Political Science, is soliciting progressive articles for upcoming issues, whose themes include the Middle East, feminism, movements against the Cold War, and mass movements in the developing world. Details: PN der Robert Elias, Division of Politics, University of San Francisco, San Francisco, CA 94117.

Metc Council Address: The Metropolitan Council on Housing in New York has moved. New address: 102 Fulton St., #302, New York, NY 10038, 212/693-0550.

Technology Review magazine is seeking major articles on technology policy. Details: Marc Miller, MIT, W-590, Cambridge, MA 02139, 617/253-8252.

Social Deficit: America's Third Deficit: Two Little-Considered Issues in Political Economy: A 28-page report from the Center for Community Change (1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/342-6519) on unmet needs in housing, health care, and education infrastructure. It concludes that the estimated $130 billion annual investment needed in these areas could be met with higher taxes on large incomes and closing tax loopholes. Copies are $5.

Home Repairs: Consumer's Guide to Home Improve ment: Renovation & Repair is an illustrated 288-page book from the Enterprise Foundation (505 American City Bldg., Columbia, MD 21044, 301/964-1230) that explains home repair problems and solutions in easy-to-follow non-technical language. Copies are $15.95 (paper).

Bank CDOs: Instruments for Community Investment is a report on an April forum sponsored by the federal Economic Development Administration and the National Council for Urban Economic Development (1730 K St. N.W., Wash. DC 20006, 202/223-4735). Copies are $24.50 from NCUED.


S&l Bailout: The Southern Finance Project (329 Rensselaer, Charlotte, NC 28204, 704/372-7072) has issued two additional reports in its continuing follow-up of the S&L bailout. One is Giving the Store Away: A Comprehensive survey of the Resolution Trust Corp.'s sale of insolvent S&Ls. The other is Lender Liability for Superfund Cleanups, on the banking industry's liability at Superfund sites. No price listed.

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Book List: Food First Books (145 Ninth St., San Francisco, CA 94103) has a four-page tabloid book of books on Green issues and Third World development.

Peace Review: an international peace research journal, is seeking articles for upcoming issues, whose themes include feminism, the nuclear question, Africa, and Eastern Europe. Details: PN der Robert Elias, Division of Politics, University of San Francisco, San Francisco, CA 94117.

Crime Prevention: From Barry Weisberg (Cook County Public Defender's Office, 200 W. Adams 4th Flr., Chicago, IL 60606). Copies are $5. (For information on how to establish a local chapter of the N. Illinois chapter, see the full report.) Nder emphasized the needs-based allocation of units, restricted rent levels, massive property maintenance program (through prefabricated concrete components), and availability of low-cost educational and social services and cultural facilities, although these benefits were subject to limitations imposed by the privileges of the bureaucratic elite (nominalization).

German workers, Peter argued, will not be eager to give up their current social benefits, and this positive legacy of the socialist regime will help the progressive political forces in a unified Germany.

In turn, Margit proposed a discussion of the November 15 withdrawal of the Green Party from the coalition government in Berlin in protest against heavy-handed policy action in existing squatter buildings in buildings in East Berlin.

She situated the Greens' withdrawal in two contexts: the retreat of the West Berlin Senate from tacit acceptance of the squatter actions (including the squatting buildings) in response to pressure from Western German interests interested in East Berlin real estate; and the question of whether the Greens' withdrawal was an expression of opposition to power politics.

Both Margit and Peter spoke of the uncertainty facing thousands of East Berlin residents as pre-war property claims are sorted out as new buyers seek investment opportunities.

They also discussed the recent appearance of skin-head gangs from East Berlin, whose violent attacks on foreign-born residents in West Berlin have provoked alarm in immigrant communities. The gangs represent a disturbing manifestation of arrant nationalism among some in the coalition government who are operating from an organized ideological base.

Margit's summary of these diverse events was not optimistic.

The collapse of the coalition between the Greens and the Social Democrats in Berlin opens the way for the Christian Democrats to return to power.

The pressures of private capital are already being channeled to Daimler-Benz of a parcel of prime city-center land for luxury corporate service condominiums.

Despite the considerable equity in East German services such as housing, the quality of the units was questionable, and supply simply matched demand.

The combined effect, Margit argued, leaves progressive forces vulnerable to the well-financed political campaigns of the center-right.

Upcoming Conferences

Risk Housing: The National Housing Law Project (1950 Addison St., Berkeley, CA 94704) will present a workshop January 28-30 in Danvers, MA (outside Boston), on "Housing at Risk: How to Purchase and Preserve Federally-Assisted Housing." Registration is $375 for nonprofit housing development corporations and Legal Services attorneys, $552 for others.

Substance Abuse/Homelessness: "Housing Initiatives for Substance Abusing and Homeless Drug Program" will be the topic for a conference February 6-7 in San Diego, sponsored by the National Institute on Alcohol Abuse and Alcoholism, along with others. PW Chair Chester Hartman is co-chair. The local sponsors are the University of California at San Diego (La Jolla, CA 92039, 619/534-2324).

Low Income Housing: The Low Income Housing Information Service (1012 14th St. N.W. #1500, Wash. DC 20005, 202/662-1530 ext. 101), will host a series of briefings in January on the newly enacted National Affordable Housing Act. Registration is $50 for nonprofits, $125 for others. The sites and dates are: January 10, 11, Washington; January 17, Houston; January 9, Los Angeles; January 11, San Francisco; January 16, Chicago; January 14, Dallas; January 16, and Atlanta, January 18.

Homelessness/Churches: Kanuga, an Episcopal conference center (Dawson 250, Hendersonville, NC 28793, 704/606-2300), will hold an ecumenical conference February 27-3 March 1 on "Making Room at the Inn: The Church Confronts Homelessness."
COMMUNICATIONS DIRECTOR: The National Housing Institute (439 Main St., Orange, NJ 07050, 201/678-3110) is seeking a Communications Director for press relations, fundraising, writing, and editing Shelterforce magazine. Salary is $35,000.

PROPERTY MANAGEMENT: The Chinese Community Housing Corp. (1525 Grant Ave., San Francisco, CA 94133, 415/984-1450) is seeking a Director of Property Management, with at least five years' experience, to supervise a 15-person staff, soon to be 45-60 persons. Salary is $38,000-$42,000. Contact: Gordon Chin, Executive Director.

UTILITIES/ADVOCACY: The National Consumer Law Center (11 Beacon St., Boston, MA 02108, 617/523-8010) has several openings in public utilities' issues. Two are in the Boston office, as a Public Utility Advocate staff position, and as a temporary Fellow. One is in the Washington, DC, office as a temporary Fellow. Salaries are based on Law Center scale.

ACADEMIC DIRECTOR: The Univ. of Louisville School of Urban Policy (Louisville, KY 40292) is seeking a permanent Director. The School offers three graduate degrees: a PhD in Urban and Public Affairs, a Masters in Public Administration, and a Masters in Science/Health Systems. Contact: Thomas Lawson, Search Committee Chair, 502/588-6402.

POLICY ANALYST: The Economic Policy Institute (1730 Rhode Island Ave. N.W. #812, Wash. DC 20036, 202/775-8810) has an opening for an intermediate-level Policy Analyst, with a progressive political perspective and an interest in economic policy issues. Salary is $30,000.

LOAN OFFICER: The Institute for Community Economics (57 School St., Springfield, MA 01105, 413/746-8660) has an opening for a Loan Officer with community development finance experience for its Revolving Loan Fund. Salary is $30,000.

TENURE TRACK/NM: The School of Architecture and Planning at the Univ. of New Mexico (2414 Central S.E., Albuquerque, NM 87131, 505/277-2903) is seeking candidates for a tenure-track, joint appointment in Architecture & Planning at the Assistant or Associate level, emphasizing natural systems in large-scale site planning and urban design.

PRESIDENT: The Community Information Exchange (1029 Vermont Ave. N.W. #710, Wash. DC 20005) is seeking candidates for President with experience in community development, information systems, and marketing. Salary is based on experience.

TENURE TRACK/UCLA: The Urban Planning Program in the Graduate School of Architecture and Urban Planning at UCLA (Los Angeles, CA 90024) has openings for two tenure-track positions, preferably at the Assistant Level. One is in the Built Environment concentration; the other is in the Environmental Planning concentration. Contact: Marsha Brown, FAX 213/206-5566.

PROGRAM ASSOCIATE: The San Francisco Development Fund (1107 Oak St., San Francisco, CA 94117, 415/863-7800) has an opening for a Program Associate, with experience in mortgage lending and housing finance and an interest in affordable housing. Salary is $30,000-$40,000.

TENURE TRACK/USC: The Andrus Gerontology Center of the Univ. of Southern California (Los Angeles, CA 90089) has an opening for a tenure-track appointment in Health and Economics, with special reference to Aging. Rank will be based on qualifications and experience.

TENURE TRACK/SF: The Department of Politics at the Univ. of San Francisco (San Francisco, CA 94117) has an anticipated opening in Comparative Politics. Rank will be based on experience. PNe Robert Elias (415/666-6349) says they would like an energetic, dynamic, and politically active colleague in their progressive Department.

Etcetera

FEBRUARY PN DEADLINE: The arrival deadline for copy for the February Planners Network is Monday, February 4. We look forward to hearing from as many Networkers as possible. As always, our thanks to those who can type their notes. It's a great help in production, and it reduces our chances of misreading what you write.

Arrival deadline for PN #86 copy: Monday, February 4.