

PLANNERS NETWORK

#68—February 17, 1988

1901 QUE STREET, NW

WASHINGTON, DC 20009

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MOOLA (Cont'd)

The response to our plea for operating funds has been moderately good: \$1,472 from 48 of you since our last issue. Special thanks to all.

But, according to data assembled by Editor (and Record-Keeper) Prentice Bowsher, there are a whole lot of laggards out there in Networkland. In 1987, only 309 of our 900 recipients (34%) made any financial contribution, a figure way down from 1986, when 44% of you helped support us financially.

Since we have a periodic purge of those who have not in

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BANKING SERVICES: PN has joined a "sign-on letter" to Congress opposing broader financial services authority for banks without guarantees of improved access to basic banking services in low-and moderate-income communities. We do this on occasion, as part of what has become an effective way for Washington-based groups to influence upcoming Congressional actions and votes. Details: Allen Fishbein, Center for Community Change, 1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/342-0567.

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some way indicated a continuing interest in reading the Newsletter, we know that the vast majority of you are reading and using it, rather than just passively receiving it. In other words, we've got the classic "freeloader" problem that all of you who went to planning school no doubt studied at some point.

Nuff said. We want to maintain the policy that has kept us going for 12 years of not requiring anyone to send in money, so that those who honestly can't afford it can still remain PN members and receive the Newsletter. But I doubt seriously whether 2/3 of you fall into that category. Please send a check, and try to make it as large as possible. — C.H.

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PN CONFERENCE REPORT: *Housing and Economic Development: A Shared Agenda for Government and the Grassroots* is a 112-page document from the December 1986 PN et al. conference, "Housing and Economic Development: State, Local and Grass Roots Initiatives." Conference attendees will receive a copy automatically; others may order it for \$5 through the National Center for Policy Alternatives, 2000 Florida Ave. NW, Wash. DC 20009.

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: _____

Planners Network • 1901 Que Street NW
Washington, D.C. 20009

The document includes an Agenda, boiled down from the various conference workshop recommendations; a set of 12 policy proposal papers, each by one of the conference co-sponsors, on topics that include "A Proposed Agenda for the Community Movement," "A National Policy for Information Technology Empowerment," "CDCs," "Women and Economic Development," "Goals for Rural Housing Policy," "A Program to Provide All Americans with Decent, Affordable Housing," and "Housing Trust Funds"; and a set of resource lists for housing and economic development, capacity-building, and affecting the electoral process. It's a good and useful publication.

Passing the Word

COMMUNITY CHANGE is a new quarterly newsletter from the Center for Community Change (1000 Wisconsin Ave. N.W., Washington, DC 20007, 202/342-0519). A recent issue included articles on low-income housing, community organizing, and organizational planning. Subscriptions are \$20.

MEMBER UPDATE: From PNER Seth Borgos (2306 Norwalk, Hamtramck, MI 48212): I am presently working as Education Director of the Midwest Employee Ownership Center (MEOC), a nonprofit organization with strong ties to organized labor. MEOC was created chiefly to assist employee groups in assessing the benefits and liabilities of buying their companies. We are also doing some work with community organizations that are developing worker cooperatives. I would be delighted to hear from Networkers who are concerned with the problems of American manufacturing, or anyone who wants to know where to find the best pierogi in Hamtramck.

LAND STRATEGIES: *Institutional Real Estate Strategies* examines how corporations and nonprofits manage and develop their real estate holdings, with case studies of Xerox, General Motors, and the Massachusetts Institute of Technology. For copies: Urban Land Institute, Publications Orders, 1090 Vermont Ave. N.W., Wash. DC 20005, 202/289-8500. Prices are \$27 for ULI members (\$36 for others), plus \$2.50 for shipping and handling. The book is based on a 1986 ULI seminar.

NEIGHBORHOODS AWARDS/RECIPES: Neighborhoods USA is accepting nominations for its fifth annual Neighborhood-of-the-Year Awards, which are to be funded in part with a specially produced cookbook, featuring recipes from neighborhood groups. Details: Karen D. Ledger, Indian Orchard Citizens Council, 117 Main St., Springfield, MA 01151, 413/543-3172.

FEDERAL AID NEWS: *Federal Assistance Monitor* is a new twice-monthly newsletter on legislative and regulatory actions in social and economic programs, with highlights from the *Federal Register*. Subscriptions are \$197, from: CD Publications, 8555 16th St. #100, Silver Spring, MD 20910, 301/588-6380.

INFORMATION REQUEST: From Networker Greg Hise (253 Wayne Ave., Oakland, CA 94606, 415/834-7417): I am a grad student in the History of Architecture program at UC Berkeley. Currently I am conducting research on urban transformation in three Mexican-American bordertowns, Mexicali/Calexico, Agua Prieta/Douglas, and Nogales/Nogales. I am

looking for information on land ownership at the time of founding and at present. I would be interested in talking to others who are working on land development issues in the border region.

ENVIRONMENTAL LAW: *Law of Environmental Protection* is a two-volume, loose-leaf reference to environmental law, with planned periodic updates, prepared by the Environmental Law Institute. Copies are \$175, from: Clark Boardman Co. Ltd., 435 Hudson St., New York, NY 10014, 212/645-0215.

RURAL TRANSIT: A new rural transportation National Resource Center has been created as a clearinghouse in Rural America's Center for Community Transportation (725 15th St. N.W. #900, Wash. DC 20005, 800/527-8279). It can provide information on transportation management, operations, planning, funding, training, coordination, and other technical assistance.

TIF REQUEST: From PN Member John Wengler (415 W. Fullerton Pkwy. #403, Chicago, IL 60614, 312/288-5840): I am researching the feasibility of using tax increment financing (TIF) for redevelopment at the neighborhood level. I seek examples of TIF being used in big-city neighborhoods or in small-city central business districts. Of course, any comments on the political and social implications of TIF would be greatly appreciated.

HOMELESSNESS NEWS: The Homelessness Exchange, a project of the Community Information Exchange (1120 G St. N.W. #900, Wash. DC 20005, 202/628-2990) has developed a quarterly newsletter, *Homewords*, to highlight effective local programs and policies, new funding research, and technical advisors. Subscriptions are \$10.

POVERTY STUDY: *How the Poor Would Remedy Poverty* is a compelling study, through interviews in different regions, of what poor people see as solutions to poverty, and how they would change existing antipoverty programs. Copies are \$10, from: Coalition on Human Needs, 1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/342-0726.

MEMBER UPDATE: From PNER Donna C. Bird (Dancing the Vision, Box 348, Wynantskill, NY 12198, 518/279-3685): After nearly nine years, I've left my job with the Health Systems Agency of Northeastern New York. The funding for my primary care development project ran out, and I'm feeling the call to do something else.

Dancing the Vision, the consulting business I started on the side two years ago, will become my professional handle in the world, and it will be interesting to see what I do with it. My initial contracts, not surprisingly, are in health planning. I'm intending to expand out of that and into some related areas of community development/quality of life enhancement. I am particularly interested in working with small towns, rural, and frontier communities on projects that involve change and regeneration. And I would be glad to collaborate with likeminded others.

DEVELOPMENT INTERNS: The Development Training Institute (Box 67605, Baltimore, MD 21215, 301/764-0780) is seeking applicants for the July 1988 class of National Interns in Community Economic Development. The program is aimed at executive directors and senior staff of community-based development organizations.

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Campaigning for Full Employment

by Marjorie Hope and James Young

Too little attention is being given to full-employment policy.

Our interest in the subject was sparked by working on a book about the homeless. Although some tend to reduce homelessness to a housing issue, we soon came to see that decent jobs were almost as important as housing.

Increasingly clear is that government boasting about "new jobs" masks underemployment, the shrinkage of jobs in the industrial sector, and the decline of real wages.

Full employment, however, is popularly regarded as utopian. Most progressives seem to have given up, or at least to have contented themselves with an unemployment goal of 6 or 7 percent, the new magic number that supposedly reflects a "natural" rate of unemployment.

But is full employment unrealistic?

The mass media, perhaps in an effort to curb discontent and tell us "we oughta be glad for what we got," describe the "mass unemployment" in Western Europe.

Almost never are we told that in five European nations—Norway, Sweden, Iceland, Switzerland, and Luxembourg—the unemployment rate runs under 2 percent, while Austria holds it to about 5 percent.

Their success is rooted not in the free play of the market, but concerted planning.

Researcher Goran Therborn came to the surprising conclusion that there is no significant relationship between inflation and unemployment.

Nor does the joblessness rate seem to depend on profit rates, or developments in labor costs. The shortest route to mass unemployment in Europe, he says, has been a radical effort to pare the public sector, strengthen the market, and defend the value of the currency.

Countries with low unemployment have had expansive fiscal and monetary policies, and have used varying direct interventions in the market economy. Many other factors also play a role.

However, says Therborn, the common denominator is an explicit *institutional commitment* to full employment. In the final analysis, political will makes the difference.

Growing numbers of Americans are trying to forge such a political will in this country.

One of the most prominent groups is New Initiatives for Full Employment (25 W. 43rd St. #620, New York, NY 10036), made up of academics, activists, and religious leaders. Its unusually comprehensive objectives include reaching not only the unemployed but also the underemployed and the discouraged jobless.

NIFE aims for jobs with decent pay and working conditions, equal access to jobs and training, improved education, and work that respects the environment. The stress is on improving the quality of life for all Americans.

Specific goals include raising the minimum wage; shortening the standard work

week; increasing the number, status, and quality of part-time jobs; special efforts to reach women and people of color; governmental support for a radical extension of quality day care and related family support services; a balance between public and private sector involvement; worker and community participation; control over corporations' overseas investment; and conversion of our militarized economy to more productive uses.

NIFE members have been preparing popular pamphlets, discussing the issue with media editors, and meeting with policymakers and platform committees to make them aware of the issue.

Who would benefit from a coordinated full employment policy? Virtually everyone.

Increasing jobs means increasing the taxes collected, as well as reducing funds paid for unemployment compensation and welfare. The addition of every million jobs cuts the deficit by \$40 billion. Hence

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Rental Housing II: A Different Perspective

by William W. Goldsmith

In the December Planners Network, we published the personal experiences in rental housing ownership of PN Member Dan Garr, an author and Planning faculty member of San Jose State University. We asked for responses, and the following essay was the first to arrive. — Ed.

I have long been impressed by Dan Garr's critical and scholarly abilities.

I also have for many years, perhaps unwisely, avoided any investment in rental property (highly profitable in a college town such as Ithaca) precisely because of some of the difficulties and ambiguities Garr mentions. As a result, I've probably lost an opportunity to make a lot of money.

For me, therefore, Garr opens a debate that cuts close to the bone.

Let's accept Garr's *bona fides* as he presents them. He was a social activist; he has a modest income; and he invested in rental property at least in part with re-

formist intentions, to provide "high quality accommodations for those with incomes below 50% of the county median."

Also accept his estimates, which seem reasonable to me, of some of the difficulties of being a landlord: dealing with irresponsible, even threatening residents, borrowing from unscrupulous bankers, working hard at management and maintenance, and taking financial risk.

Finally, given all this, we also might accept that Garr has prevailed, and is making money. So far, so good.

Not so good, says Garr.

Why not: (1) He had a net loss of \$6,000 because two illegal units had to be eliminated; (2) the courts are tough on negligence, allowing suits against manufacturers, builders, and landlords alike; (3) "[r]ent control is [a] bugaboo," so that "mainstream PN thought on rental housing" is (a) unfair, (b) counterproductive, and (c) inaccurate.

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Full Employment

(continued from page 3)

revenue created by full employment could help pay for a national health plan, day care, and federally subsidized housing.

Moreover, such a policy would foster greater stability and harmony in a society characterized by growing inequities.

Knotty questions abound.

Among them: How can the United States accomplish this goal without a protectionism that would harm impoverished workers in the Third World?

Is the ethos of growth for growth's sake, which tends to devour the world's natural resources, really essential to prosperity and full employment? (Switzerland, with a jobless rate under 1 percent, also has very low growth; between 1975 and 1983 it was zero.)

Should we not show that some growth, such as in human services, is not environmentally destructive?

How shall we demonstrate that not meeting people's socio-economic needs—such as health care and housing—lowers overall productivity?

The more immediate question, however, is: How can we prod politicians in this election year to discuss and take a position on this issue?

Marjorie Hope (Young) and James Young are Associate Professors of Sociology at Wilmington College of Ohio (Wilmington 45177) as well as authors of The Faces of Homelessness.

Rental Housing

(continued from page 3)

These complaints don't seem out of line, but they do seem incomplete and biased. Let's take them in order.

(1) Garr specified his losses clearly. He lost \$6,000 in rent while illegal units were eliminated, and time and "lifestyle" or 6-10 percent of gross rent for management, perhaps \$400 a month.

He adds that "housing investments made since 1980 have been extremely unprofitable." Perhaps. But he gives us no certain figures on gains. Let's ask!

How much gross rent and net income did he earn each year? How much has his capital grown? Were housing investments extremely profitable before 1980—his own, for example?

(2) Are we to believe it unreasonable for

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.

a court to find for an injured tenant when a poorly designed, improperly installed, or unmaintained furnace blows up in an apartment building? Garr would appear to think so.

He seems right to castigate tenants and bankers for taking unfair advantages. Equally strict standards should be applied to landlords. Shall we deny legal aid to poor tenants because Garr finds that it "bring[s] justice far beyond the reach of a middle-class property owner"?

(3a) It doesn't really make sense to ask whether stringent rent control is unfair. All we can know for certain is that landlords, generally, would like high(er) rents, tenants would like to pay little (or less), each will call the other's position unfair when it helps, and each will try to shift the balance of power when it's possible.

Rent control is only one weapon in the battle.

Garr mentions tax shelters but does not criticize them; federal housing subsidies, he says, "should continue," even "moderate rent control . . . does not pose a problem."

But he condemns tough rent control laws, which he views as "attempts to effect a drastic transfer of wealth from one group to another, and an unfair taking."

This is, in effect, an idealization of the market, a claim that market prices (i.e., uncontrolled rents) or slightly reduced prices are fair, but lower prices are not. No such general claim can be justified.

There is no such thing as a free (and fair) market; all markets are conditioned by political struggles in which competing parties believe their own positions are fair.

Sellers generally regard regulation as "unfair taking"; they go to court when they think they can win.

(3b) Arguments about whether rent control curtails residential construction—I think it doesn't—are complex and hotly debated.

(3c) Look at what Garr omits. He shares only one point about the conflict between landlords and tenants over rents.

We might assume that Garr writes to PN because he deplores racism, sexism, skewed patterns of inheritance, and the unfairness of an economy in which wealth determines power, in which social class, corporate position, and background above all.

He also likely believes that in this world of many imbalances, typically renters are worse off than landlords.

Here's where it would help if he would tell us how much worse off, how often, and why?

Garr might explore and explain the two viewpoints by starting with his own case. What are the advantages in resources, access to professional and political help, and skills that raise him above his tenants, even taken collectively?

He might then ask several questions: How does property ownership, even in limited cases like this, confer advantages? How much savings will he accumulate from their rents, and how much will this distinguish him from his tenants? What percentage of the citizenry owns property that can earn a profit? Does social class matter in this way? Will his political positions be influenced by his ownership, and how will they differ from those of his tenants?

Garr's dilemma, which many of us share in one way or another, can be laid out more clearly.

A landlord's inclination to protect the advantages, however small, of owning rental property steers him (or her) into a crash course with his (or her) progressive views.

His conflicts with tenants—perhaps especially those he must face because they vote for tough rent control—determine, to some extent, the positions he will take, the votes he will cast, the contributions he will make.

These problems do not make landlords wrong, evil, or unfair. But neither does the support of tenants (or PN advocates) for tough rent control make them unenlightened, insensitive, or unfair.

There are inherent difficulties and conflicts in a society structured by privilege, in

markets where necessities such as shelter are sold (and rented) as commodities, in situations where people without enough money must do without.

Garr's listing of small landlords' difficulties, however accurate, however useful

to have, must be balanced (and, I think, outweighed) by a recognition that tough rent control laws help those who need help most.

William W. Goldsmith teaches and practices regional planning, economic development, and urban policy in the Department of City and Regional Planning, Cornell University, Ithaca, NY 14853.

Passing the Word

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□ **SOUTH SHORE BANK:** South Shore Bank (7054 S. Jeffery Blvd., Chicago, IL 60649, 312/288-1000) has issued an annual report for calendar 1986, which includes updates on the bank's affiliates and their development banking activities. Single copies are free.

□ **WORKING POOR:** *Working but Poor: America's Contradiction*, by Sar A. Levitan and Isaac Shapiro, is a 160-page profile of the working poor, which examines the severity and causes of their income problems, and proposes a series of reforms. Copies are \$7.95 (paper) from: The Johns Hopkins University Press, 701 W. 40th St., #275, Baltimore, MD 21211.

□ **HUD RESOURCES:** HUD User (Box 280, Germantown, MD 20874, 800/245-2691) has announced a selection of new resources: *Effects of Tax Reform on Housing and Urban Development* (\$2.50); HUD User Online standard searches of selected topics, including affordable housing, local economic development, and manufactured housing (\$10 each); and Reference InfoPackets, custom-designed on request.

□ **TOXIC WASTES:** PNER Bo Yerxa is volunteering most of his spare time to a grassroots citizens' group fighting a proposed landfill intended to receive ash from two-six trash-to-electricity incinerators in Maine (and possibly other New England states).

The proposed dump seems on a "fast track" in terms of state and federal approval, probably due both to the Northeast's solid waste problems and the growing power of the incinerator lobby (and their friends in the nuclear industry).

Worst of all, the dump would be located within 1,000 feet of the last major pristine aquifer in the Northeast, truly a regional resource for future generations.

Bo would like to be linked quickly with resources (people and hard data) which would provide information on Kuhr Technologies Inc. and problems associated with landfilling incinerator ash (particularly site selection, liner failure, groundwater contamination, and public health risks). Contact Bo, c/o Clean Water Coalition, Box 133, Machias, ME 04654, 207/255-4290.

□ **ECONOMIC POLICY:** The Economic Policy Institute (1730 Rhode Island Ave. N.W. #812, Wash. DC 20036, 202/775-8810) has issued three publications on topical issues: *Reducing the Deficits: Send the Bill to Those Who Went to the Party*, an 18-page briefing paper by Institute President Jeff Faux; *Economic Competitiveness: The States Take the Lead*, an 86-page report by David Osborne on states' industrial policies; and *The Limits of Privatization*, a 20-page overview by Paul Starr. Check on prices; none were listed.

□ **FEDERAL RULEMAKING:** *Through the Corridors of Power: A Guide to Federal Rulemaking* is a 116-page manual on

the workings of the federal regulatory process. Copies are \$11.50, from: OMB Watch, 2001 O St. N.W., Wash. DC 20036, 202/659-1711.

□ **URBAN WATER SUPPLY:** Networker Donald Forman's *EBMUD's Future Water Supply: Conservation . . . Not Reservoirs*, a 23-page report on San Francisco's East Bay Municipal Utility District, is \$5, payable to "Helen Burke for EBMUD," from: 685 Colusa Ave., Berkeley, CA 94707. (Note: The address listed in PN #66 was incorrect.)

□ **ORGANIZING TRAINING:** The Center for Third World Organizing (3861 Martin Luther King Jr. Way, Oakland, CA 94609, 415/654-9601) is accepting applications for its June 19-August 12 Minority Activist Apprenticeship Program, which combines training at the Center and placements in groups around the country. The Summer 1988 program is limited to 50 trainees.

□ **CONSERVATION FILMS:** The University of California Extension Media Center (2176 Shattuck Ave., Berkeley, CA 94704, 415/642-0460) has issued four conservation films, including two on Lake Tahoe: *Tahoe: Two Decades of Change* (9 minutes), and *Tahoe: Moving Beyond the Conflict* (19 minutes), on the effect of development in the area; *Can I Drink the Water?* (27 minutes), on the safety of public drinking water; and *The Fence at Red Rim* (30 minutes), on land-use conflicts in Wyoming. Each is available for sale or rental.

□ **WOMEN'S POLICY:** The Institute for Women's Policy Research (1400 20th St. N.W. #104, Wash. DC 20036, 202/785-5100) is a new nonprofit organization, serving the policy research interests of women. Headed by Heidi Hartmann and Diana Pearce, the Institute will research policy issues affecting women's lives, educate regarding women's current situation, and network among the research, policy, and advocacy communities.

□ **DEVELOPMENT AWARD:** The National Congress for Community Economic Development (1612 K St. N.W. #510, Wash. DC 20006, 202/659-8411) is accepting nominations for the 1988 Research & Development Fund Award, honoring individuals, nonprofit organizations, or research teams involved in innovative approaches to community-based economic development. Nominations are due March 1; contact Kevin McQueen.

□ **HOUSING/DEVELOPMENT:** *The Housing and Community Development Report* is a new quarterly from the National Urban League, 500 E. 62nd St., New York, NY 10021, 212/310-9182.

□ **NETWORKER UPDATE:** From Networker Frederick S. Taintor (IEP Inc., 6 Maple St., Box 780, Northborough, MA 01532, 617/393-8558): After five years as Planning Director for the Town of Framingham, I have joined IEP Inc. as a Senior

Planner, and expect to be working primarily on land use management, affordable housing, and comprehensive planning projects for New England communities.

Following up our proposal for a community land trust in Framingham (PN #63), the Town Meeting approved start-up funding, and we are working through the process of organizing the CLT, with assistance from the Institute for Community Economics of Greenfield. PN Member Linda Thompson was elected first CLT President.

WELFARE HOTELS: The Hotel Tenants' Rights Project of New York is working with women in welfare hotels to organize tenants' associations to fight for permanent housing. We are interested in funding strategies and organizational models adopted by similar projects around the country. Contact: Wende Marshall, 601 W. 168th St. #51, New York, NY 10032.

DISPLACEMENT CASES: The Coalition on Low Income Community Development is gathering recent or current examples of direct or indirect displacement from community development block grant or urban development action grant projects for use in possible Congressional hearings. News stories, letters, studies, or even telephoned leads can be useful. Contact: Ed Gramlich, Center for Community Change, 1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/342-0519.

NETWORKER UPDATE: From Networker Ira Saletan (617 Ironwood Way, Sacramento, CA 95831, 916/421-0409): I am working as a planner and project coordinator with the consulting firm of Jones & Stokes Associates in Sacramento. Jones & Stokes prepares environmental impact reports and is engaged in various natural resources projects (including a recent high-profile report on endangered species in California for The Nature Conservancy), mostly for local governments and state and federal agencies.

I am involved principally in land use and public services analysis of community general plans and subdivision development projects. What with competitive bidding for jobs, billable hours, etc., this experience in the private sector is proving to be a challenging change from my prior work with nonprofits and a school district.

HOUSING FUND: The Duluth Housing Trust Fund is developing a Low-Income Housing Initiatives Fund which will provide seed capital for low-income housing development and for rehab projects. We are especially interested in models where funds are recycled and continue to revolve. Contact: Pam Kramer, Dept. of Planning & Development, Community Development & Housing Division, 407 City Hall, Duluth, MN 55802, 218/723-3357.

PN ROSTER FOLLOW-UP: From Jilliene F. Bolker (Box 3544, Los Angeles, CA 90078): My biosketch (PN #66) should reflect that I am on the Board of Directors of the Corporate Fund for Housing, a regional nonprofit, which is developing affordable housing in Southern California.

From Bill Siembieda (Community & Regional Planning Program, Univ. of New Mexico, Albuquerque, NM 87131, 505/277-2903): My suggestion is that the names be put into an electronic computer mail network. Then anyone could ask for the files to be sent, and download them in hard copy form at their location. Such a network exists for over 350 universities and several research labs across the U.S., Europe, and Asia. It is called BITNET (Because Its Time Network). The easy way for

this is to have a "Networker" at a node keep an E-mail file. Other Networkers at other nodes could call for the file, and download it locally, thus saving printing, mailing, time, etc.

RESEARCH IN SWEDEN: The National Swedish Institute for Building Research has issued a publications list on a number of new books and journals in social and behavioral sciences. Titles include *Scandinavian Housing & Planning Research*, a quarterly; *Between State and Market: Housing in the Post-Industrial Era*, and *Housing Tenure and Social Class*. Contact: Almquist & Wiksell International, Box 638, S-101 28 Stockholm, Sweden.

DEVELOPMENT REPORTS: The Community Information Exchange (1120 G St. N.W. #900, Wash. DC 20005, 202/628-2981) has three new publications on urban neighborhoods and rural communities: *Vital Resources*, an annotated bibliography on community economic development and affordable housing (89 pages, \$20); *Alternative Investing in Community Development*, a primer on institutional investing in low-income urban and rural communities (\$20); and *Computers for Neighborhoods*, the second edition of a manual on micro-computers for community-based organizations (53 pages, \$10).

NETWORKER UPDATE: From PN Member Dennis Crow (1707 Columbia Rd. N.W. #307, Wash. DC 20009, 202/234-3017): I am working for HUD in Washington as a program analyst, and I am looking for a housing advocacy group to volunteer some time. I'm also looking for manuscripts for an anthology on philosophical analyses of planning theory and architectural criticism.

Regional Roundup

NETWORK/FORUM: The Network/Forum (56 W. 22nd St., New York, NY 10010) and the Women's Housing Coalition held a fundraiser January 22 for New York City Councillor Ruth Messinger, who is considering a citywide campaign after 10 years of progressive politics in the City Council. Contributions were made to "Friends of Ruth Messinger."

Upcoming Conferences

CANADIAN HOUSING: The University of Winnipeg's Institute of Urban Studies (515 Portage Ave., Winnipeg, Manitoba R3B 2E9, 204/786-9409) will sponsor February 18-20 at the university the "Canadian Urban and Housing Studies Conference." Registration is \$250.

URBAN DEVELOPMENT: The National Council for Urban Economic Development (1730 K St. N.W. #915, Wash. DC 20006, 202/223-4735) will hold its annual conference, "Urban Economic Development for the '90s: The Unfinished Revolution," April 10-13 in Washington. Registration before March 11 is \$325 for CUED members (\$345 for others); after March 11, \$350 for CUED members (\$380 for others).

COMMERCIAL DISTRICTS: The National Main Street Center of the National Trust for Historic Preservation (1785

Jobs

Massachusetts Ave. N.W., Wash. DC 20036, 202/673-4219) is sponsoring a conference, "Creating Economic Opportunity on Main Street." The dates and places: February 23-25, Charlotte, NC; March 22-24, Oklahoma City; March 30-April 1, Boston; April 26-28, San Diego. Registration is \$295.

□ **LOW-INCOME HOUSING:** The National Low Income Housing Coalition (1012 14th St. N.W. #1006, Wash. DC 20005, 202/662-1530) is sponsoring February 19-21 in Arlington, Va., a national conference on low-income housing, "Organizing the Agenda for the '90s." Registration is \$85.

□ **IMMIGRATION:** The Center for Migration Studies (208 Flagg Pl., Staten Island, NY 10304, 718/351-8800) will hold the 11th annual National Legal Conference on Immigration and Refugee Policy April 7-8 in Washington, DC. Registration is \$150 for individuals, \$45 for students, \$90 for others before March 18; \$170-\$55-\$105, later.

□ **COMMUNITY DEVELOPMENT:** The National Congress for Community Economic Development (1612 K St. N.W. #510, Wash. DC 20006, 202/659-8411) will hold its 18th annual conference, "Creative Financing and Effective Resource Mobilization," April 13-16 in Cincinnati. Registration is \$150 for NCCED members (\$185 for others), before March 15; \$175-\$210 later.

□ **MIDWEST ACADEMY:** The Midwest Academy (225 W. Ohio St. #250, Chicago, IL 60610, 312/645-6010) will celebrate its 15th anniversary in its annual retreat June 17-19 in Washington, D.C.

□ **ORGANIZERS' COFFEEHOUSE:** The Education Center for Community Organizing (Hunter College School of Social Work, 129 E. 79th St., New York, NY 10021) is sponsoring two special evenings on Latin America in its seventh annual Organizers' Coffeehouse Series at Hunter: February 22 (6:30 p.m. refreshments; 7 p.m. program), Hubert Campfens, "Organizing and Social Change in Peru: Relevance for NYC"; March 28 (5:30 p.m. reception; 7 p.m. program), Gilma Yadiro Tinoco Fonseca, Director of Social Work Program, University of Central America, Managua, Nicaragua. Details: Terry Mizrahi, 212/570-5064.

□ **WOMEN IN PLANNING:** The Women in Planning Group at the Department of Urban Studies and Planning at MIT (Cambridge, MA 02139, 617/253-4328) is sponsoring a conference March 10-11 on "Gender in Planning," for faculty, graduate students, and practitioners to share research, teaching, and practical experiences on the gender dimensions of urban planning and policy. The format includes speakers and workshops. Details: Ricanne A. Hadrian, 617/524-5307.

□ **HOUSING CALIFORNIA:** The California Homeless Coalition and the California Coalition for Rural Housing (1900 K St. #200, Sacramento, CA 95814, 916/443-4448) are sponsoring a conference April 7-8 in Sacramento, "Housing California," on low-income housing and homelessness issues.

□ **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.

□ **PLANNING FACULTY:** The University of Virginia (Charlottesville, VA 22903) has an opening for a tenure track faculty position for teaching and research in economics for planning. Candidates should have interests in economic analysis, including market and financial analysis for land development, public/private partnerships, economics of environmental policy, public finance, or institutional and public policy perspectives. Contact: David L. Phillips, Chairman, Urban and Environmental Planning, School of Architecture.

□ **HOUSING/SERVICES:** Dignity Housing Inc. (Box 15187, Philadelphia, PA 19121), a nonprofit housing development and social services organization, has openings for an Executive Director and three staff positions: Social Services Coordinator (salary: high \$20s); Mentor Counselor/Intake Specialist (salary: low \$20s); and Office Manager (salary: \$15,000-\$17,000).

□ **ADMINISTRATIVE ASSISTANT:** The National Council of La Raza (20 F St. N.W. 2nd Fl., Wash. DC 20001, 202/628-9600) has an opening for an Administrative Assistant in its Policy Analysis Center. Salary begins at \$16,000. Spanish/English fluency required. Contact: Charles Kamasaki, Director of Policy Analysis.

□ **EXECUTIVE DIRECTOR:** The Rural Coalition (2001 S St. N.W. #900, Wash. DC 20009, 202/483-1504) is seeking an experienced nonprofit administrator, familiar with a community-based approach to rural issues. Salary is \$40,000-\$50,000; extensive travel and fundraising required. Contact: Alan Wagman.

□ **EXECUTIVE DIRECTOR:** The National Housing Law Project (1950 Addison St., Berkeley, CA 94704, 415/548-9400) is seeking a senior administrator, with experience in housing law, organizational leadership, and fundraising, as Executive Director. Salary is \$55,000. Contact: David B. Bryson, Acting Director.

□ **ARCHITECTURE FACULTY:** The University of New Mexico School of Architecture and Planning (Albuquerque, NM 87131) is accepting applications for two positions: Assistant/Associate Professor of Architecture, with expertise in building construction, technology, and computer applications; and Assistant Professor of Architecture, with knowledge of architectural history, design, and architectural theory. Contact: Personnel Committee. Details: Prof. Wolfgang Preiser, 505/277-5058.

Etcetera

□ **APRIL PN DEADLINE:** The arrival deadline for copy for the April *Planners Network* is Monday, April 4. 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 #69 copy: Monday, April 4.

TALK UP PN: Please don't be shy about sharing news of the Planners Network with others. Let them know about us. Probably the best outreach we have is when you educate and recruit your friends, co-workers, acquaintances, and others. We have a good, one-page introductory sheet, "The Planners Network—What It Is," which we can send you in any quantity you wish. "What It Is" includes a statement of our principles, a brief organizational history, a list of Steering Committee members (who also double as regional contacts) and the method for calculating contributions. If you wish, you can also send us a list of prospective Networkers, and we will contact them for you.

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.

ADDRESS CHANGES: Many Networkers seem to move around a lot. When you do, please let us have your old address and zip code as well as your new ones. Names (like luggage) sometimes are identical, and we want to be sure we change the right address card. Moreover, our cards are maintained in zip code order (because that's the way the Post Office wants the mail); so if we don't have your old zip code, we can't find your old card; and we wind up paying postage for phantom recipients. So please help out and send both old and new addresses.

"CALL" STATEMENT: We have a one-page, broadside version of the "Call for Social Responsibility in the Planning and Building Profession," which appeared in PN #49. Copies are available on request. It makes a good addition to "The Planners Network—What It Is" in recruiting members.

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