

# PLANNERS NETWORK

#70—June 22, 1988

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

(202) 234-9382

**FINANCIAL MINI-REPORT:** Since the April newsletter, we have received \$1,893 in contributions from 66 Pners. We're deeply grateful for your support. Thank you.

**PN ADDRESS CHANGE:** The Institute for Policy Studies has moved: and with it, Chester Hartman; and with him, PN. The new address is Planners Network (or Institute for Policy Studies), 1601 Connecticut Ave. N.W. 5th Flr., Washington, DC 20009, 202/234-9382. We're literally just next door to our former location; only the street address has changed.

## Passing the Word

**PROGRESSIVE POLICIES:** *Winning America: Ideas and Leadership for the '90s*, edited by Marcus Raskin and Chester Hartman, is a more-than-400-page collection of progressive policy essays on a range of domestic, military, and international issues, co-published by South End Press and the Institute for Policy Studies. In addition to Raskin and Hartman, who also have contributed essays, other writers include Sean Gervasi, Roger Wilkins, Matt Witt, Richard Barnet, Richard Falk, Robert Gottlieb and Helen Ingram. Copies are \$16 (paper), from: IPS Publications Dept., 1601 Connecticut Ave. N.W. 5th Flr., Wash. DC 20009, 202/234-9382.

**CITY LIMITS FUNDS:** *City Limits*, the monthly news magazine which has been reporting, for the past 13 years, what really happens in New York neighborhoods, is facing a money crunch. The crunch is so severe that its May issue was a four-page newsletter, instead of the usual 24-page magazine. It has put out a call for help, with some suggested responses: subscriptions are \$15; "Sustainer" support is \$100; consider gift subscriptions for friends; ask your library to subscribe. Contact: City Limits, 40 Prince St., New York, NY 10012, 212/925-9820.

**ATLANTA REDLINING:** The *Atlanta Journal and Constitution* began a series May 1 on racial redlining by Atlanta banks and home loans, based on six years of lenders' reports to the federal government. The first article began: "Whites receive five times as many home loans from Atlanta's banks and savings and loans as blacks of the same income—and the gap has been widening each year." Details: Center for Community Change, 1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/342-0519.

**MEMBER UPDATE:** From Pner Richard Kazis (60 Crescent St., Cambridge, MA 02138, 617/497-9412: I am still working on my doctorate at MIT in the Political Science and Urban Studies Departments. For the past year, I have been working with MIT's Commission on Industrial Productivity, an Institute-wide body that will issue a report and recommendations

## 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.

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late this summer on steps that should be taken by educational institutions, business, labor and government to improve the performance of U.S. manufacturing. (I also have been having a ball playing with our now nine-month-old son, Noah.) My work is in the area of education and training, with particular focus on the institutional structures that make possible or that fail to ensure adequate acquisition, transmission and upgrading of workforce skills. I am particularly interested in how these institutional structures develop, grow and deteriorate at the regional level, and the role of extra-firm education and training institutions in sustaining regional economic development.

□ **AFFORDABLE HOUSING AWARDS:** The Fannie Mae Foundation will award \$150,000 as part of its 50th anniversary celebration for outstanding low-income housing projects developed by nonprofit groups in 1987-88. Six grants of \$25,000 each will be awarded. Details/applications: Fannie Mae Foundation Excellence Awards, Fannie Mae Foundation, 3900 Wisconsin Ave. N.W., Wash. DC 20016.

□ **PLANT CLOSINGS:** From Networker Bob Bogen (Bogen Associates, 50 Washburn Rd., Mt. Kisco, NY 10549): John Friedmann ("Rethinking PN?", PN #69) could not have realized how prophetic his reference to plant closings could become. It may well become a major presidential election issue, with Reagan's trade bill veto—on a platter. Bush even blurts we should be more concerned with jobs "than with pink slips." Surely Democrats can give his words attention, e.g., "Pink Slip Bush."

□ **PEACE CALENDAR:** The N.Y. Peace Network (225 Lafayette St. #613, New York, NY 10012, 212/219-9280) publishes a monthly calendar of events sponsored by New York City's disarmament, anti-intervention, and social justice groups. Its format is suitable for bulletin boards and store windows. Subscriptions are \$8; group sponsorship is \$60.

□ **DEVELOPMENT FEES:** *Taxing the American Dream* is a 20-page report from the Bay Area Council (847 Sansome St., San Francisco, CA 94111, 415/981-6600) on the impact of residential development fees in the context of the Bay Area's housing affordability and growing infrastructure crisis. It raises serious questions about the long-term efficiency and equity of financing infrastructure with fees—particularly as they affect the region's cost and supply of housing. No price listed.

□ **PLANNING THEORY:** From John Forester (Dept. of City and Regional Planning, Cornell Univ., Ithaca, NY 14853, 607/272-1509) comes a prototype of an international newsletter on planning theory, with indicated sections on papers and books received, selected titles from current journals, and news of research, seminars, teaching, conferences, working papers, people, etc. Contributions (both cash and scholarly): Luigi Mazza, Dipartimento Interateneo Territorio, Viale Mattioli 39, 10125 Torino, Italy.

□ **MN HOUSING PROJECT:** The Minnesota Housing Project, located in the Center for Urban and Regional Affairs at the Univ. of Minnesota, is a statewide effort to preserve privately owned and federally subsidized multi-family rental housing. Its aims are to inventory the state's supply of such housing, to develop a predictive model of owners' prepaying mortgages or canceling assistance contracts, and, in concert with local, state, and national actors, to explore and promote ways and means to

prevent, limit, or mitigate displacement. Details: Charlie Warner, Director, Minnesota Housing Project, 330 Humphrey Center, 301 19th Ave. S., Minneapolis, MN 55455, 612/625-1551.

□ **PUBLIC WORKS REPORT:** *Fragile Foundations: A Report on America's Public Works* is a 30-page final report to the President and Congress which concludes that the quality of America's infrastructure is barely adequate for current requirements and insufficient for future demands. It proposes a broad strategy for improvements. Contact: National Council on Public Works Improvement, 1111 18th St., NW, #716, Wash. DC 20036; 202/653-5544.

□ **POST-INDUSTRIALISM:** Michael H. Goldhaber (Center for Technology and Democracy, Box 146516, San Francisco, CA 94114, 415/648-5742) is circulating the first of a planned series of letters on the critical issues of the emerging post-industrial order. The eight-page first letter focuses on "The Dynamically Flexible Manufacturing Movement," and includes a selection of future topics. Subscriptions are \$28 for 10 letters, about 12 months' worth.

□ **CHICAGO REINVESTMENT:** *The Role of Private Lending in Neighborhood Development: The Chicago Experience*, by PNers John T. Metzger and Marc A. Weiss, is a 90-page report on the neighborhood reinvestment effects of negotiated agreements with Chicago lenders in the 1970s and 1980s, which have created at least \$200 million in community lending programs targeted to the city's low- and moderate-income neighborhoods. Copies are \$6.50 (payable to Northwest Univ.), from: Center for Urban Affairs and Policy Research, Attn: Publications Dept., Northwestern Univ., 2040 Sheridan Rd., Evanston, IL 60208.

□ **RURAL HOMELESSNESS:** *On the Edge* is an illustrated 44-page report on rural homelessness in Albemarle County, Va., which includes Charlottesville. Despite the county's wealth, the study, carried out by a "Problems in Housing" class at UVa, found more than 500 occupied units of substandard housing, a growing number of homeless, and increasing housing costs. It proposed a series of recommendations. Copies are available on request, with a self-addressed 8½-x-11 envelope and \$1.40 in postage: PNER Robert W. Collin, School of Architecture, Univ. of Virginia, Charlottesville, VA 22903, 804/924-6459.

□ **DC-AREA LOAN FUND:** The Washington Area Community Investment Fund is a newly formed community development loan fund, working to create a bridge between affordable housing and business projects in low-income communities, and socially conscious investors in the national capital area. In addition to loans, the fund also provides technical assistance. Contact: Marie Grosso, Washington Area Community Investment Fund, 703/528-1446.

□ **JOB QUERY:** From Networker Maurie J. Cohen (411 W. 24th St. #3-B, New York, NY 10011, 212/242-4839): I am currently seeking a short-term (up to one year) industrial research position prior to commencing study toward a Ph.D. I graduated from the Master's Program at Columbia University with a concentration in urban planning and economic development, and have been working on an industrial networking project with a large number of knitwear manufacturers during the past year. I also have had considerable experience with other industrial clusters. I would be prepared to get started on something by

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# Rental Housing III: An Activist-Owner's Rejoinder

by Dan Garr

Having been an owner/developer/rehabilitator of rental housing during the 1980s, I found that experience is perhaps the best teacher, and that the experience may conflict with popular leftist conceptions concerning the profitability of rental housing and its role as an arena for class conflict.

In the February 1988 *PN Newsletter*, I was taken to task by Bill Goldsmith, who skillfully elaborated on the imperative of this conflict, concluding that markets and society are inherently unfair, and thus tough rent control laws are a viable and useful weapon for tenants.

I was pleased that Goldsmith was the first to respond to my intentionally provocative piece in the December 1987 *PN Newsletter*. There is probably far more agreement than discord between us on many issues, e.g., his views on importing the Third World to the U.S. via enterprise zones, as well as his general reflections on urban conditions during times of austerity.

Goldsmith's piece also raises the interesting question as to what role the progressive left should play in one of our most difficult dilemmas: housing.

I refinanced my house to see if I could make a difference by providing attractive, subsidized housing. I urge other PN members with such capabilities to do the same; after all, isn't there something to be said for enlightened landlords?

I will have more to say on this later, but first let me respond to some of the specifics Goldsmith raises.

First, there is the question of profitability in residential real estate. Based on actual and sporadic appraisal figures, during the 1980s my investments have increased in market value by as much as 12 percent a year and by as little as 2 percent a year. These appraisals reflect the cyclical nature of the real estate market, however.

On a broader level, one is struck by the large increase in property values in the Northeast during the last five years. If history repeats itself, there will be a correction in this real estate market, and prices will recede.

An increase in long-term interest rates, itself a cyclical phenomenon, will undermine the market; this is a very immediate threat, as the bellwether 30-year Treasury bond is currently yielding about 9 percent.

The real estate market also is influenced by employment trends in key industries.

Financial services, for example, have been subject to severe belt-tightening following Black Monday. The Fidelity group of mutual funds has laid off 15 percent of its 8,000 employees. This industry-wide trend has had a particularly striking impact in the New York area.

As for Boston, likely cutbacks in defense spending, particularly for Star Wars, will affect real estate prices.

For these reasons, I doubt that real estate will be an attractive investment in this region in the near future.

Look what happened to Texas' John Connally. Once a truly terrifying figure in the Republican Party, he lost everything as property values plunged in the oilpatch. If bankruptcy can befall such a man, who is truly immune from such vagaries?

This is no isolated incident.

One of the nation's largest mortgage insurers, Ticor, has declared bankruptcy due to plunging property values.

The nation's largest bank bailout, twice that of Continental Illinois in 1984, is about to take place in Texas.

In addition, there are 204 insolvent S&L's in Texas alone. Their losses are in

*(continued on page 4)*

## A Role for Responsible Owners

by Tim Siegel

Dan Garr's December 1987 article on rental housing contains a few truths and enough misconceptions to warrant a response.

It is true that the hard work of many small landlords/developers is unappreciated. They can get bad tenants, and do face investment risks.

Many rent control laws do require a frustrating bureaucracy to administer them.

And Hartman/Stone's call for a compulsory buyout of the nation's entire private rental housing stock does seem silly.

However, other generalizations by Garr are faulted.

We learn that "housing investments made since 1980 have been extremely unprofitable," yet "money can be made."

The author suggests that the neglect and decay of the nation's housing stock began with the Great Depression, but a large minority of Americans have been ill-housed for two centuries.

He declares there is no shortage of units, and infers that housing should be expensive. Yet he blames small households who, in pursuit of a "lifestyle," are "willing" to pay too much for housing. Huh?

Garr posits that "tax reform will put residential real estate on a purely bricks and mortar basis." But recent studies by William Apgar, the General Accounting Office, and others suggest that investor-owned real estate will continue to be attractive, compared to other investment

options, because rents and speculative prices will rise, and some tax benefits will continue to exist.

Garr suggests that unless there are major increases in rental subsidies, rents will greatly increase. Yet some research shows that rent subsidies can contribute to rent increases: Subsidized tenants able to pay higher rent can raise demand and fair market rent levels.

Finally, Garr states "the days of government's hidden subsidies of the '50s and '60s are behind us," but the largest hidden subsidy of all, homeowner deductions, is now at a high of about \$34 billion.

Responsible small landlords are a vital, short-term resource for preserving many units. Any effective approaches to improving the nation's diverse housing stock in the short run will need to include responsible landlords who make a reasonable profit.

A long-run solution will require that many housing units come under the control of those who live in them.

As we move toward that goal we need to be careful about the generalizations we make.

Housing is a complex bundle of goods and services. It is much more than one owner's nest egg or another's nest.

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*Tim Siegel has worked on local housing issues in Washington, D.C. for 12 years. He works for the Neighborhood Reinvestment Corp. as a program officer.*

## Dan Garr

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excess of \$15 billion, while the FSLIC has assets of less than \$4 billion. More rigorous accounting measures would increase the debt of these S&Ls by an additional 40 percent.

This is not a regional aberration isolated from other real estate markets. Lending criteria must inevitably become more stringent, and funds will be scarcer and more costly. The implications are quite bearish.

Of course, rates of appreciation are greater for single-family homes because they are more liquid than investment property. Indeed, as of 1987 this liquidity gap probably widened due to the impact of tax reform on real estate.

Not only have depreciation periods been lengthened, but also an annual maximum of \$25,000 in passive losses has put investment property on a strictly bricks-and-mortar basis.

As a result, the incentives responsible for the high volume of housing rehabilitation in recent years have largely evaporated. Without them, housing rehab for low-income people will not be feasible, nor will continuation of the Section 236 program.

Low-income housing needs these tax shelters.

Until the market can adjust to tax reform as well as to the parallel phenomena of lower marginal tax rates and the end of preferential treatment for capital gains, there will be little turnover of investment property, because sellers' expectations of a property's worth greatly exceed those of buyers'.

Thus, leveraged investments ride off into the sunset, and purchasers have to bring large equity positions into a deal. This reality will exclude many potential buyers.

Goldsmith wants to know how much income/profit my properties have generated. I'm not sure I can calculate definitive figures, but 12 percent per year as a return on investment would be an educated guess.

However, the real issue is the risk-reward relationship in real estate.

If I had placed the resources invested in low-income housing during 1982 into a representative basket of blue chip stocks, that sum would have almost quadrupled by August 1987, or trebled at today's (mid-march 1988) Dow Jones figure of about 2050.

If stocks are considered too volatile,

how about long-term government bonds? In 1982, long-term Treasury bonds were at about 15 percent?

Both of these investment alternatives would have provided a better return than real estate, without the inherent difficulties of being a landlord.

With low inflation projected for the next few years, real estate will likely not do as well as other investments.

Another point Bill Goldsmith raises is my alleged indifference to tenants seeking proper building maintenance.

I believe in aggregate preventive maintenance, and hope that Goldsmith does not equate me with the indifferent landlord who allows a furnace to blow up and cause injury.

My concern was limited to a 1985 California Supreme Court case, *Becker v. IRM Corp.*, in which the concept of latent defects was propounded to an extreme.

Becker received a settlement of \$150,000 from a defective shower door manufacturer and from the builder of the structure, which had been placed in service in 1962. IRM Corp., which purchased the property in 1974, also was held liable. I find that chilling.

Goldsmith's major criticism of my position concerns my opposition to strict rent controls.

Rent control represents a taking and a transfer of wealth from one group to another. Landlords should not have to subsidize tenants anymore than automobile mechanics should have to.

Rather, if reasonable/affordable rents are a public consensus—and I believe this is the case—then the public should bear the cost, not one isolated group, i.e., landlords.

### 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.

The ordinance defeated in Santa Cruz in 1982 perfectly illustrates the institutionalized and confiscatory momentum that such strict ordinances use to perpetuate untenable situations for property owners (whose rewards are increasingly out of sync with the risks that Bill Goldsmith acknowledges are inherent in property ownership).

Why would the Santa Cruz ordinance have been so confiscatory?

First, the statute would end only when the vacancy rate in the controlled stock exceeded 5 percent. This, of course, is highly unlikely in a market that would have its own system of exchanges and obscure modes of entry, key money, and other forms of "open sesame" which I witnessed as a visitor to the West Side of Manhattan in the late 1960s.

Rent control also could continue independent of any vacancy rate criterion if "serious problems" existed in the housing stock, however those might be defined; rent controls also could be perpetuated and would even prefer the compulsory buyout of the U.S. housing stock (see Hartman and Stone in *Critical Perspectives on Housing*, p. 498) which is what motivated my first essay on this topic.

Can you imagine a publicly owned rental stock with Samuel Pierce, Elliot Abrams, and Ed Meese in charge?

Finally, and most interestingly, Goldsmith reserves the most verbiage for what I have omitted: his class analysis of American society.

He's right; there are imbalances in this world. However, while I acknowledge and even deplore them, they are not a subject on which I choose to dwell.

I'm writing as an individual who perceives the problem of low-income housing, and has taken risks to ameliorate the situation with enlightened ownership.

It's easy for Bill Goldsmith to make his observations, and to pelt me with his worldview. He admits to eschewing consciously any investment in rental property.

Bill, why don't you become active as a benevolent and not-for-profit developer?

Thus, we have two approaches: the citizen who acts, and the citizen who kibitzes.

Teaching as I do at San Jose State, a working-class commuter school whose urban planning students largely attend part-time in the late afternoons and evenings, I don't have to harangue them about social class. They understand the meaning of such distinctions.

If they had the money, they might attend Cornell or even UC Berkeley,

which requires a commitment to full-time study.

San Jose State students have a generally pragmatic view of the world. They want to know, "How does not get the job done?"

I doubt that they are interested in what sets me apart from my tenants. They're more interested in how subsidized housing affects people's lives.

Meanwhile, Goldsmith sits on the sidelines performing a useful function. He teaches Cornell students a very valuable lesson: how to be traitors to their class.

He raises their consciousness about classism, racism, sexism, and about the privileged backgrounds from which most of them come.

If they do not learn those things while in

Ithaca, they probably never will.

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*Dan Garr is co-author of The Suburban Environment and Women (NY: Praeger, 1971) and of Suburbia: An International Assessment (NY: St. Martin's, 1986).*

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## Passing the Word

(continued from page 2)

September. I will be glad to provide a resume, references, and examples of my work.

**AFFORDABLE HOUSING:** *Preventing the Disappearance of Low Income Housing* is a report from the National Low Income Housing Preservation Commission which includes detailed information and graphs on the prepayment of mortgages for low-income housing developments built under HUD Sections 221(d)(3) and 236, plus the expiration of Section 8 contracts. For a copy: NLIHPC, 1225 Eye St., NW, Wash. DC 20005; 202/326-8446.

**ADVOCACY NEWSLETTER:** *The Advocates Advocate* is a monthly newsletter which includes updates on new federal guidelines and national public policies which affect the nonprofit advocacy community. Write: Advocacy Institute, 1730 M St., NW, #600, Wash. DC 20036; 202/659-8475.

**HUMANISTIC ECONOMICS:** *The New Challenge*, by Mark A. Lutz and Kenneth Lux, is a 252-page presentation of a new theoretical foundation for a democratic and participatory human economy, as an alternative to individualist capitalism and scientific socialism. Copies are \$15.50 (paper), from: Bootstrap Press, 777 United Nations Plaza #9-A, New York, NY 10017, 212/972-9877.

**MEMBER UPDATE:** Networker Ellen Perry Berkeley (Box 311, Shaftsbury, VT 05262, 802/447-7226) reports she is volume editor of the forthcoming *Architecture: A Place for Women*, soon to be published by the Smithsonian Institution Press. The book will have two dozen original essays on women in architecture, their impact on the profession, and the profession's impact on them.

**MEMBER UPDATE:** PNER Joe Feagin (Dept. of Sociology, Univ. of Texas, Austin, TX 78712) has turned in the page proofs for his book *Free Enterprise City: Houston in Political Economic Perspective*, which will be available from Rutgers University Press, 109 Church St., New Brunswick, NJ 08901, by September. The book emphasizes the impact of the world context on Houston, the role of the state in the "free enterprise" city, and the major social costs of the lack of urban public planning. Feagin is currently working on a comparative study of oil-related cities, presently Aberdeen and Houston, and would like to hear from others interested in similar comparative urban work.

**CARROLL KOWAL DIES:** PNER Carroll Kowal of New York City, a social worker and longtime advocate of adequate housing for the homeless and disabled, died May 17 of intestinal cancer. She coordinated special housing under Gov. Hugh L. Carey, and was a housing official in the administration of Mayor Abraham D. Beame. She was president-elect of the New York chapter of the National Association of Social Workers.

**MIT HOUSING PAPERS:** Working papers are available from the MIT Housing Policy Project, directed by Langley Keyes and Denise DiPasquale, which had asked leading scholars and practitioners to reappraise key policy issues of housing affordability, availability, and quality. Contributors include William C. Apgar, Anthony Downs, Ian Donald Turner, Phillip L. Clay, Neil Mayer, and others. A complete set of 20 papers is \$65; separate papers are \$5 each (payable to MIT CRED). Contact: HP Publications, MIT Center for Real Estate Development, Bldg. W31-310, Cambridge, MA 02139, 617/253-4373.

**CDF PUBLICATIONS:** The Children's Defense Fund (122 C St. N.W., Wash. DC 20001, 202/628-8787) has a glossy flier on publications and other resources on teen pregnancy prevention, the "Children '88" campaign, and other child advocacy issues. Among the highlights, *A Children's Defense Budget, FY 1988: An Analysis of Our Nation's Investment in Children* (\$14.95).

**PROGRESSIVE ESSAYS:** *Democratic Promise: Ideas for Turning America in a Progressive Direction*, edited by Robert Kuttner and Irving Howe, is a 86-page collection of articles by Kuttner, Michael Harrington, Rashi Fein, and others on policy and programmatic issues in a pre-election period. Topics include arms control, voter registration, and health care, among others. Single copies are \$1.50; orders of 10 or more are \$1. Contact: Foundation for the Study of Independent Social Ideas, 521 Fifth Ave., New York, NY 10017.

**MAHLER INSTITUTE:** The Margaret S. Mahler Institute of the Gray Panthers (311 S. Juniper St. #601, Philadelphia, PA 19107, 215/545-6555) is a new grantmaking resource honoring the late distinguished child psychiatrist Margaret S. Mahler. The Institute makes grants to scholars or academicians over 70 who need financial assistance in continuing their work. PN Chair Chester Hartman is on the Institute's Advisory Council.

**COLLABORATIVE COMMUNITIES** is a 200-page report from the Ecumenical Association for Housing (Box 1410, 1510 Fifth Ave., San Rafael, CA 94915, 415/453-4887) on a type of housing arrangement in which residents have their own units and a share in a "common house" where dinner is available most nights, and in which many amenities are owned in common. The idea is popular in Europe, but new to the U.S. Copies are \$12.

- ULI PUBLICATIONS: The Urban Land Institute (1090 Vermont Ave. N.W., Wash. DC 20005, 202/289-3380) has a publications broadside on resources in trends and growth management, commercial and mixed-use development, shopping centers/retail, residential/community, and environment and design.
- WIC FACTS: *National and State Profiles of the Special Supplement Food Program for Women, Infants, and Children* is a guide for state and local anti-hunger groups, program providers, and national advocates interested in a ready resource about the WIC program. Copies are \$8, from: Food Research and Action Council, 1319 F St. N.W. #500, Wash. DC 20004, 202/393-5060.
- ORGANIZER TRAINING: The Institute for Social Justice (523 W. 15th, Little Rock, AR 72202, 501/376-2528) has a new flier highlighting its organizer training programs, special programs in community reinvestment, leadership training, and community broadcasting, and publications.
- CITIES/FOREIGN POLICY: *Bulletin of Municipal Foreign Policy* is a quarterly from the Local Elected Officials Project of the Center for Innovative Diplomacy (17931-F Sky Park Circle, Irvine, CA 92714, 714-250-1296), which covers city involvement across the country in international trade, cultural exchange, and global politics. A 68-page recent issue reported on a call for Pentagon cuts from the National League of Cities, on Alaska officials battling plutonium overflights, and on an initiative by 39 mayors for peace in Central America. Subscriptions are \$35.
- STATE AGENCIES: *The National Directory of State Agencies 1988* is a resource on state elected and administrative officials, by state and function, with an alphabetical phone directory by name. Copies are \$89 (paper), from: Cambridge Information Group, 7200 Wisconsin Ave., Bethesda, MD 20814, 800/227-3052.
- BIKES FOR AFRICA is a new project of PNER Mike Replogle's Bikes Not Bombs (Box 56538, Wash. DC 20011, 301/589-1810), providing bicycles for workers in Mozambique in health care, education, equitable development, and famine relief. Similar to the group's work in Nicaragua, the Mozambique project began in 1986, and has grown to include a full-time volunteer field worker. Scarce resources have limited the group's efforts; it is seeking contributions, which are tax deductible.
- HOUSING REPORT: *A Decent Place to Live* is the 68-page report of the National Housing Task Force, headed by James W. Rouse of the Enterprise Foundation. The report concludes that too many Americans find housing unavailable, unaffordable, or unfit, and proposes a 10-point program to provide housing opportunity for all Americans by the year 2000. No price listed. Copies: National Housing Task Force, 1625 Eye St. N.W. #1015, Wash. DC 20006, 202/728-1070.
- WORKING POOR: *No Way Out: Working Poor Women in the United States* is a 28-page report from the National Commission on Working Women, which says that at least half of the working poor are women, and that a combination of factors, including low wages for most female jobs, lack of appropriate skills and training, and inadequate child care, block their way out of poverty. The report proposes a series of recommendations for corporations, government, unions, educators, and the media. Copies are \$7.50, prepaid, from: Wider Opportunities for Women, 1325 G St. N.W. #LL, Wash. DC 20005, 202/737-5764.
- BOSTON PARKS: *The Greening of Boston: An Action Agenda* is a 140-page report on a public-private process of planning and dreaming that produced a roadmap of the future of the city's parks and open spaces, according to PNER Robert M. Hollister of Tufts' Center for Public Service, which staffed the process for the Boston Foundation/Carol R. Goldberg Seminar. One aim, Hollister writes, was to empower poorer residents by supporting their quest for greater control of public spaces and for parks that work. An especially encouraging aspect is that the Boston GreenSpace Alliance is following through on the recommendations, Hollister says. Details: Mark Primack, Boston GreenSpace Alliance, 44 Bromfield St. #207, Boston, MA 02108, 617/426-7980.
- MANAGEMENT AID: The Support Center of Washington (1410 Que St. N.W., Wash. DC 20009, 202/462-2000) has developed a corporate management assistance program for nonprofits, with 105 volunteers from 38 businesses to assist in such areas as fundraising, strategic planning, financial management, and more. The Washington Center is one of 12 around the country; call for other sites and contacts.
- INTERMEDIATE TECHNOLOGY: The Intermediate Technology Development Group of North America Inc. (Box 337, Croton-on-Hudson, NY 10520, 914/271-6500) has a 32-page publications catalogue in such areas as agriculture, cooperatives, energy, industry and business, roads, and water supply.
- HOUSING FUNDS: *A Survey of Housing Trust Funds*, by Networker Mary E. Brooks, is a 118-page report from the Center for Community Change (1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/342-0519), which provides an overview of housing trust funds, and profiles 26 of them across the country. No price listed.
- 'SAFETY NET' STUDY: *Holes in the Safety Net: Poverty Programs and Policies in the States* is a 74-page national overview from the Center on Budget and Policy Priorities (236 Massachusetts Ave. N.E. #305, Wash. DC 20002, 202/544-0591), of state choices among AFDC, Medicaid, Supplemental Security Income, general assistance, unemployment insurance, tax policy, food stamps and WIC, energy and housing assistance. Copies are \$8; state reports (15-20 pages) are \$3.50 each.
- MEMBER UPDATE: From PNER Mary Vogel (Baker Rd., Shutesbury, MA 01072, 413-259-1429): Utopia Designs, my small business promoting a self-heating, self-cooling housing system that costs less than conventional to build should take off grandly this summer—boosted by my first New England sale to a nearby healing center. After having successfully organized four workshops on community land trusts throughout Massachusetts, I'm finishing up my research on the farmland crisis and rural issues with the Institute for Community Economics. I came back from building houses in Nicaragua with many debts, so I'm moving on to a position with the Town of Orange Dept. of Community Development. I'll be working on a riverfront park and downtown revitalization. Finally, I'm working on a proposal to utilize my two llamas in bioregional education, since they are such media magnets.
- SANTA CRUZ UPDATE: From PNER Rick Hyman (Box 1214, Santa Cruz, CA 95061): The Bicycle Coordinator for Santa Cruz County has resigned in the wake of a divided Transportation Commission vote to reduce to half-time the 11-year-old full-time position, which includes teaching bicycle safety to

children and planning, information, and advocacy. The Commission's action came after an evaluation gave the program passing marks and recommended several new initiatives, but also concluded the county spent too much time and money on cycling. The cut was unanimously opposed by the Bicycle Advisory Committee, which noted the large number of local cyclists, the very small percentage of transportation funds allocated to cycling, and the lack of any clearly demonstrated need to use the money elsewhere.

□ **MEMBER UPDATE:** Networker Larry Yates is the new Director of the National Anti-Displacement Project of the Low Income Housing Information Service (1012 14th St. N.W. #1006, Wash. DC 20005, 202/662-1530). The current focus of the Project is on expiring use restrictions on privately owned subsidized housing.

□ **FRIEDMANN FOLLOW-UP:** From PNER Jane Buckwalter (6806 Belford Dr., Takoma Park, MD 20912): I don't totally agree with John Friedmann's assessment of the Newsletter ("Rethinking PN?", PN #69). I thoroughly enjoy passing the word, circling the interesting (to me) snippets, keeping them for years, and referring back to them. I enjoy theorizing (i.e., if John wants to start a "debate" column along the lines of the "PN Special Feature," that's okay with me), but not at the expense of the practical info, referrals, and calls for like-minded researchers/practitioners to work and/or contribute on joint projects.

□ **ECONOMIC JUSTICE CONTEST:** The Council on International and Public Affairs, 777 UN Plaza, New York, NY 10017, 212/972-9877) is sponsoring the 1988 Universal Stock Ownership Plan Essay Contest on the topic of using broadened stock ownership to alleviate the problems of unemployment, underemployment, and poverty-level wages. Essays may run up to 5,000 words; prizes are \$5,000, \$2,500, and \$1,000. *The USOP Handbook*, by Stuart M. Speiser (\$5.95 from CIPA), has been prepared to assist contestants.

□ **WELFARE STUDY:** *Unmet Needs: The Growing Crisis in America* is a report on the social services system from the League of Women Voters Education Fund (1730 M St. N.W., Wash. DC 20036, 202/429-1965), which concludes that the demand for public assistance has increased so much in the past three years that most communities lack the resources to meet the needs of their poorer citizens. Copies are \$5.

□ **MICRO-ENTERPRISES:** *Generacion de Empleo: La Micro-empresa como Alternativa*, edited by PNER Alejandro Rofman and Guillermo Moreno, explores the record of micro-enterprises and job creation. Copies are \$6 (in U.S. funds), from Alejandro Rofman, Centro de Estudios Urbanos y Regionales, Av. Corrientes 2835, Cuervo A/7 Piso, 1193 Buenos Aires, Argentina.

□ **NEW URBAN ETHIC:** From Networker Jac Smit (1711 Lamont St. N.W., Wash. DC 20010, 202/483-8130): I am slowly writing a book on a new urban ethic in which cities would accept responsibility for the nutritional status of their citizens, and for conserving the resources of the planet for future generations. A goal would be nutritionally self-reliant cities, perhaps through urban agriculture, with its potential for reduced ecological degradation, greater health for the poor, and reduced dependence on petroleum. At present, I'm seeking grants to fund the book, and establishing a network.

## Upcoming Conferences

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□ **STRATEGIC PLANNING:** Georgia Tech Education Extension Services is sponsoring a conference August 18-19 in Atlanta on "Strategic Planning and Organizational Development for Business/Community Leaders." Registration is \$350. Contact: Education Extension, Georgia Institute of Technology, Atlanta, GA 30332.

□ **DOWNTOWN:** The National Main Street Center of the National Trust for Historic Preservation (1785 Massachusetts Ave. N.W., Wash. DC 20036) will sponsor a conference June 28-30 in Pittsburgh on "Promoting Downtown: New Opportunities on Main Street." Registration is \$295.

□ **INTERAMERICAN PLANNING:** The 15th Interamerican Planning Conference will be held August 22-26 in San Juan. Registration is \$300 for United States and European residents; \$150 for Puerto Rican and Latin American residents. Contact: Escuela Graduada de Planificacion, Apartado BE, Estacion UPR, Universidad de Puerto Rico, Rio Piedras, PR 00931, 809/765-5244.

□ **ECONOMIC PRIORITIES:** The Economic Policy Institute (1101 14th St. N.W. #600, Wash. DC 20005, 202/842-3102) will sponsor a conference June 23 in Washington on "The First 100 Days: Economic Priorities for the Next President." Registration is \$25.

## Calls for Papers

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□ **COMPARATIVE RESEARCH.** The annual review *Comparative Urban and Community Research* has issued a call for manuscripts for its next three issues: "Asian Cities in the World Economy," "Social Movements, Political Mobilization, and Collective Action," and "Socialist City/Capitalist City." Details: Michael P. Smith, Editor, Comparative Urban and Community Research, Dept. of Applied Behavioral Sciences, Univ. of California, Davis, CA 95616, 916/752-2684.

## Jobs

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□ **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.

□ **WOMEN'S SELF-EMPLOYMENT:** The Women's Initiative for Self-Employment (315 Montgomery St. #400, San Francisco, CA 94104), a new nonprofit to provide training, technical assistance, and loans to low- and moderate-income women for small business start-up/expansion, is seeking a senior nonprofit administrator, with small-business development experience, as President. Salary is \$45,000.

□ **RESEARCH ANALYST:** The National Consumer Law Center Inc. (11 Beacon St., Boston, MA 02108, 617/523-8010) is seeking a Senior Research Analyst to participate in and direct

empirical studies of low-income consumer, energy, and utility issues, providing technical support to lawyers. Salary range is \$23,000-\$35,000, depending on experience. Contact: Roger Colton.

**RESOURCE COORDINATOR:** The Committee for Boston Public Housing Inc. (24 Bellflower St., Dorchester, MA 02125, 617/282-0431) seeks a community organizer to work with tenant committees to develop social service programs for public housing. Salary is \$19,000. Contact: Patricia Alvarez.

**EXECUTIVE DIRECTOR:** The Bernal Heights Community Foundation (515 Cortland Ave., San Francisco, CA 94110) is seeking as Executive Director a senior nonprofit administrator, with experience in affordable housing and rehab and in the San Francisco political and funding network. Salary is \$33,000-\$35,000.

## Ex Conferences

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**VILLAGE DEVELOPMENT:** The second annual Peter Van Dresser Workshop on Village Development was held February 5-7 at the Ghost Ranch Conference Center, Abiquiu, NM 87510, 505/685-4333. Details: Aubrey Owen of the Conference Center.

**PACIFIC CITIES:** As part of the Australian Bicentennial, the New South Wales Dept. of Environment and Planning sponsored a conference June 1-3 in Sydney on "Cities of the Future: Metropolitan Areas of the Pacific." Details: 1988 Cities of the Future Conference Secretariat, Australian Convention Management Services, Box 468, Paddington, NSW 2021.

**HOUSING TAX CREDIT:** The Massachusetts Association of Community Development Corporations (81 Canal St., Boston, MA 02114, 617/523-7002) sponsored a conference May 13 on "Accessing Low-Income Tax Credits."

**PUBLIC SERVICES:** The National Center for Public Productivity and John Jay College of Criminal Justice (CUNY, 445 W. 59th St., New York, NY 10019) sponsored the third national public sector productivity conference June 8-10 in New York on the topic, "Productive Approaches to Fiscal Stress."

**COMPUTERS:** The Hunter College Education Center for Community Organizing (129 E. 79th St., New York, NY 10021) sponsored the third annual conference on "Computers for Social Change: New Tools for Political and Community Organizing," June 2-4 in New York. Details: Patricia Friedland, 212/614-5322.

**WORKER-OWNERS:** The Industrial Cooperative Association Inc. (58 Day St. #200, Somerville, MA 02144, 617/629-2700) sponsored a conference June 9-10 in Boston on "Saving Jobs/Creating Jobs: Worker Ownership as a Tool for Community Economic Development."

**COMMUNITY ASSOCIATIONS:** The Advisory Committee on Intergovernmental Relations (1111 20th St. N.W. #2000, Wash. DC 20575, 202/653-5544) sponsored a conference June 13-14 in Washington on "Residential Community Associations," a growing variant of home ownership and neighborhood organization which may assess dues and provide services much like a local government, but which have no political standing in their states.

**GOVERNMENT PRIORITIES:** The Public Employee Dept. of the AFL-CIO (815 16th St. N.W., Wash. DC 20006) sponsored a conference June 3 in Washington on the theme, "After the Fall: New Government, New Priorities."

## Etcetera

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**AUGUST-PN DEADLINE:** The arrival deadline for copy for the August *Planners Network* is Monday, August 1. 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 #71 copy: Monday, August 1.**

**PERSONAL UPDATES:** There are a number of short communications in this issue from Network members, letting us know about new jobs, projects, what's happening in their lives, etc. We encourage this. Sharing this kind of "where-I'm-at" information helps create a sense of community, provide contact, generate support, and generally act like the network we strive to be.

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