

PLANNERS NETWORK

#85—December 18, 1990

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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 thank 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 about 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 Beau regard, Pittsburgh; Donna Dyer, Durham, NC; William Goldsmith, Ithaca; Charles Hoch, Chicago; Joochul Kim, Tempe; Judy Kossy, Buffalo; Jacqueline Leavitt, LA; Peter Marcuse, 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 • 1601 Connecticut Ave. N.W.
Washington, D.C. 20009

Passing the Word

- NEW JERSEY FOCUS:** *CUPReport* is a new quarterly publication from Rutgers' Center for Urban Policy Research (Box 489, Piscataway, NJ 08855), headed by PNER Norman Glickman. The Fall 1990 issue included reports on a new supermarket in Newark's Central Ward, on the regional tilt against the Northeast and Midwest of the S&L bailout, and on recycling (with a touch of satire). No price listed.
- CRISIS IN THE GULF** is a topical pamphlet being produced by the Institute for Policy Studies (1601 Connecticut Ave. N.W., Wash. DC 20009, 202/234-9382). Single copies are \$1.65 (including postage); multiple copies are \$1/copy, plus shipping. Contact: Laura Burstein, ext. 249.
- GIVING USA**, edited by PNER Nathan Weber, is a 194-page annual report on philanthropy for 1989 from the American Association of Fund-Raising Counsel, 25 W. 43rd St., New York, NY 10036, 212/354-5799. No price listed.
- HABITAT RESOURCES:** The UN Center for Human Settlements (Habitat) (Box 30030, Nairobi, Kenya) publishes a number of resources in human settlements, including a three-times-yearly newsletter, *Habitat News*, another periodical, *NGO News on Human Settlements*, and a reference, *Bibliographic Notes*, whose August 1990 issue focused on cooperative housing.
- FIRE IN THE EARTH: The Radical Politics of Place in America**, edited by Mike Davis, PNER Marie Kennedy, and others, is a book on community struggles in North America, which shows how activists are taking the fight for regional empowerment forward. Contributors include Marie and other PNERs Chris Tilly and the late Mauricio Gaston. The publisher is Haymarket, 29 W. 35th St., New York, NY 10001. No price listed.
- CAPITAL AND COMMUNITIES: A Community Guide to Financial Institutions** has been published by the Community Information Exchange, 1029 Vermont Ave. N.W., Wash. DC 20005, 202/628-2981. No price listed.
- RODALE PUBLICATIONS:** Community Regeneration (c/o Rodale Institute, 222 Main St., Emmaus, PA 18098, 215/967-8932) has a one-page flier on publications and products on personal and community regeneration.
- READINGS/PROGRESSIVE HOUSING:** The National Housing Institute (439 Main St., Orange, NJ 07050) together with PN is seeking reading lists for progressive housing courses for a forthcoming publication which will feature the lists. Courses may be graduate or undergraduate, and may include housing policy, housing and community development, housing finance, housing history, or related subjects. You'll get a copy of the resulting publication free, if your list is used.
- HOMELESSNESS VIDEO: Just Keep Going**, directed by Ellen A. Meyers, is an award-winning, 30-minute video on a Chicago homeless shelter, which explores how to teach independence with limited resources. Available for rent (\$45) or purchase (\$200), plus \$5 for shipping. Contact: Cinesell Distribution, 1354 W. Bryn Mawr, Chicago, IL 60660, 312/334-2753.
- 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.
- PNER BOOK: Revolution and Economic Transition: The Iranian Experience**, by PNER Hooshang Amirahmadi, is a 420-page book on the Iranian economy under the Islamic Republic, offering a detailed picture of macroeconomic trends, problems, and policies. Copies are \$21.95 (paper), from: SUNY Press, State University Plaza, Albany, NY 12246.
- CO-OP BUSINESSES:** The NCB Development Corp. (1630 Connecticut Ave. N.W. #201, Wash. DC 20009, 202/745-4670) has created a Challenge Awards Program offering \$5,000-\$20,000 grants to fund market analyses, feasibility studies, start-up, and other activities of new and innovative cooperative businesses. Up to five awards are made each cycle; December 31 is the deadline for the next cycle.
- CITIES' COMPETITION:** The National Civic League (1601 Grant St. #250, Denver, CO 80203, 800/223-6004) has announced it is accepting applications for the 1991 All-America City Award Program. Applications are due April 11.
- COMPARATIVE URBAN POLICY: Beyond the City Limits: Urban Policy and Economic Restructuring in Comparative Perspective**, edited by John Logan and PNER Todd Swanstrom, is a 288-page book comparing urban policy and economic restructuring in the U.S., Western Europe, and Japan, and emphasizing the possibilities for alternate urban policies. Copies are \$16.95 (paper) from: Temple Univ. Press, Broad & Oxford Sts., Philadelphia, PA 19122, 215/787-8787.
- NETWORKER 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 initial 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/PITTSBURGH:** The Greater Pittsburgh Community Housing Resource Board Inc. (120 E. 9th Ave. #109, Homestead, PA 15120, 412/462-5405) 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 in January 7.
- CUBA TRIP:** March 12 is the deadline for applications for an April 12-19 architecture and urban planning tour to Cuba, featuring site visits and meetings in Havana, Matanzas, and environs. The cost is \$750 (double), \$850 (single), from Miami. Contact: Center for Cuban Studies, 124 W. 23rd St., New York, NY 10011.
- HOUSING SERVICE:** Sinergia Inc. (120 W. 105th St. #L-1, New York, NY 10025, 212/666-1300) is developing a housing service to match available nonprofit units and families whose head of household or other member is developmentally disabled or mentally retarded. Most clients are Section 8 certified, and either are homeless or living in transitional housing. Contact: Frank Negron, Project Manager.

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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, as they 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 programs designed to stimulate the production of low- and moderate-income housing by the private sector.

In exchange for federally insured loans at subsidized interest rates, substantial tax incentives, and virtually no cash investment, developers were required to restrict occupancy to low- and moderate-income families at regulated rents.

However, under their contracts 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 a unit, might have a market value of \$40,000 a unit and an outstanding mortgage debt of \$15,000 a unit, leaving a residual equity 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 issue, 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 in 1987 to develop a temporary response. The result was the Emergency Low-Income Housing Preservation Act, which established Congress's authority to restrict owners' contractual prepayment rights, at least on a temporary basis.

In general, the Act prohibited 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

there would be no adverse impact on the tenants or on the affordable housing supply.

In exchange for preservation incentives, owners were required to maintain the historical occupancy profile of their projects at correspondingly affordable rents for the balance of the HUD mortgage term.

While useful as a stopgap, the Act had many limitations, and left most policy issues unresolved.

For example, it did not guarantee owners a consistent or predictable rate of return. Instead, the Act's incentives were based on the project's historical occupancy profile.

Also, the Act required only a limited (20-year) extension of use restrictions, and did not favor or facilitate preservation plans by tenant, nonprofit, or public owners.

Finally, because there was no mandate or commitment for federal funding, preservation plans under the Act often required substantial amounts of state and local subsidy.

As a result, in the three years since its enactment, the Act has operated primarily as a prepayment moratorium. As of September 30, out of a possible universe of some 500 prepayment-eligible projects, 65 had submitted preservation plans, and 21 plans had been approved.

Moreover, only six of the 21 approved plans involved ownership transfers to tenant, nonprofit, or public agency sponsors (among them, Northgate/Greenfield Apartments in Burlington, VT, and Clarendon Hill Towers in Somerville, MA, both community-sponsored buy-out plans for which I served as a consultant).

Current Legislation

The National Affordable Housing Act of 1990, which seeks to remedy the shortcomings of the 1987 Act through a permanent program, reflects the current political consensus and balance of interests in the prepayment-preservation debate. It represents the outcome 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 permanent) preservation. Now owners who receive incentives will be required to preserve the low- and moderate-income use

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 (Graduate School of Public and International Affairs, Forbes Quadrangle, Univ. 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.

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 preemptive purchase rights for one year with respect to any property offered for sale. These priority purchasers also 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 sales price (or fair market value incentives, 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, prepayment is permissible, and likely will occur.

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

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

Already, developers have figured out 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 now face the daunting tasks of assessing which properties are most likely to be at risk, determining whether their owners are likely to sell, and working to expand non-speculative ownership capacity.

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

Emily T. Achtenberg (47 Halifax St., Jamaica Plain, MA 02130, 617/524-3982) is a Boston-based consultant, working with tenant, nonprofit, and government organizations to acquire and preserve subsidized housing.

Passing the Word

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□ HOUSING/MASSACHUSETTS: The Citizens' Housing and Planning Association of Boston and the Massachusetts Association of Community Development Corporations (197 Portland St. 5th Flr., Boston, MA 02114, 617/523-7002) have issued a report, *Looking to the Future*, which calls for immediate state action to preserve low-income affordability in state-funded housing developments. Copies are \$20.

□ BOOK LIST: The Urban Land Institute (625 Indiana Ave. N.W., Wash. DC 20004) has issued a four-page tabloid list of publications on transportation management and infrastructure. Among the titles: *Transportation Management through Partnerships*, by Robert T. Dunphy and Ben C. Lin, and *Project Infrastructure Development Handbook*, by Donna Hanousek and others. ULI also has a 90-page *Resource Catalogue 1990-91*, which covers other publications and information products and resources.

□ FEDERAL BIKE FUNDS: The Bicycle Federation of America (1818 R St. N.W., Wash. DC 20009, 202/332-6986) has announced that the fiscal 1991 federal Transportation Appropriations bill includes funds for a national bicycle program manager in the Department of Transportation and \$1 million for a national bicycling and walking study.

□ CIVIL RIGHTS: *One Nation Indivisible: The Civil Rights Challenge for the 1990s*, edited by Reginald C. Govan and William L. Taylor, is a report of the Citizens Commission on Civil Rights, 2000 M St. N.W. #400, Wash. DC 20036, 202/659-5565. No price listed.

□ HOMELESSNESS RESOURCE: *American Homelessness: A Reference Handbook*, by PNER Mary Ellen Hombs, is a 193-page guide to people, events, and resources in the movement. Copies are \$39, from: ABC-Clio Publishers, 800/422-2546.

□ HOMELESSNESS/HOUSING COALITIONS: The National Coalition for the Homeless (1621 Connecticut Ave. N.W., Wash. DC 20009, 202/265-2371) has issued *The National Directory of Statewide Homeless/Housing Coalitions & State Government Contacts*. Copies are \$10.

□ HOUSING FINANCE: The Fannie Mae Office of Housing Policy Research (3900 Wisconsin Ave. N.W., Wash. DC 20016, 202/752-4422) has issued a request for proposals for research that will analyze housing finance arrangements 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 QUERY: From Helen Aked (22 Crossley Ter., Penham, Newcastle upon Tyne, England NE4 5NY): I am in the final year of a Town and Country Planning degree at the Univ. 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 case studies 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 PNER Michael Lipsky (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.

□ FANNIE MAE LECTURES: The Fannie Mae Housing Research Division (3900 Wisconsin Ave. N.W., Wash. DC 20016) has awarded University Colloquium Series grants to the Howard Univ. Institute for Urban Affairs and Research, the Univ. of Texas LBJ School of Public Affairs, and the Univ. 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 will feature Prof. Peter Edelman of the Georgetown Law Center on "A Historical and Legal Review of the Concept of Rights and Entitlements."

Chester Hartman will speak in the second session on "The State of the Right to Housing in the U.S. Today." The third session will present PNeers John Atlas and/or Florence Roisman on "Strategies To Achieve a Right to Housing." PNeer Emily Achtenberg will present the fourth session on "Programs To Implement a Right to Housing: National and Local."

The final session will be a panel 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, PNeer Cushing Dolbear 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.

For details on the series (free, and open to the public): PNeer Michael Mbanaso, Howard Univ. Institute for Urban Affairs and Research, 2900 Van Ness St. N.W., Wash. 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 cosponsorship 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 Cleveland Area," and will include as speakers PNeer Yale Rabin and Gary Orfield of the Univ. of Chicago. Details: William Spelman and Lodis Thodes.

The USC series will focus on "Housing Affordability." Details: Stuart Gabriel and Dowell Myers.

□ STUDENT QUERY: 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, Canada, and came across an article by Chester Hartman on "Social Planning and the Political Planner." As an update, I would appreciate copies of related current articles and/or bibliographies. I am interested primarily in anarchist and Marxist 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 Spring *Policy Review* quarterly of the Heritage Foundation. Among the contributors are Murray Bookchin, Heather Booth, Leslie Cagan, Todd Gitlin, Jim Hightower, Jesse Jackson, Frances Moore Lappe, Harry Magdoff, Tony Mazzocchi, 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, will get you a free copy. In addition, you also should consider subscribing to *The Progressive*, a fine monthly (\$18 a year; 409 E. Main St., Madison, WI 53703).

□ HOMELESS HANDBOOK: *Homes for the Homeless: A Handbook for Action*, by Adam Berger and others, provides both technical knowledge and also insights into some of the political and policy issues that confront efforts to provide long-term, community-wide solutions to the problem of homelessness.

Copies are \$17.20 (paper) from: Carolina Academic Press, 700 Kent St., Durham, NC 27701, 919/489-7486.

□ HOUSING NEWSLETTERS: CD Publications (8204 Fenton St., Silver Spring, MD 20910, 301/588-6380) publishes a series of specialized and premium-priced newsletters on a range of housing issues. Among them, *Helping the Homeless Report* (\$179), *Landlord-Tenant Relations Report* (\$109), and *CD-Housing Register* (\$299).

□ DISABILITIES: *Supporting Families with a Child with Disabilities: An International Outlook*, by PNeer Alan Gartner, Dorothy Kerzner Lipsky, and Ann Turnbull, presents an international perspectives on how different countries view disability, culture, and families. Copies are \$25, from Brookes Publishing Co., Baltimore, MD 800/638-3775.

□ POVERTY IN NEW YORK CITY, 1985-1988: *The Crisis Continues* focuses on the city's minorities and children, reporting that their intense poverty, which had increased dramatically in 1980-85, persisted after the middle of the decade. Copies are \$7, from: Community Service Society, 105 E. 22nd St., New York, NY 10010.

□ CHILDREN/CALIFORNIA: *The Right Start for California's Children: An Action Plan* is a 40-page report on the education, health, safety, and family life of the state's children and adolescents, which rates the overall effort a "D." Copies are \$4 from: Children Now, 1930 14th St., Santa Monica, CA 90404, 213/399-7444.

□ BURLINGTON CASE STUDY: *Challenging the Boundaries of Reform: Socialism in Burlington*, by W.J. Conroy, is a post-Marxist study of radical politics in Burlington, VT, which probes the "limits-of-the-city" argument. Copies are \$16.95 (paper), from: Temple Univ. Press, Broad & Oxford Sts., Philadelphia, PA 19122.

□ LOCAL GOVERNMENT: From Jack Stuart Fisher (328 Poplar St., Philadelphia, PA 19123): How does a person establish their constitutional rights? I am seeking articles, citations, and ideas on creating better infrastructures within corrupt and/or non-working social systems in local government.

□ HOUSING GUIDE: *Alcohol & Drug-Free Housing Guide* is a 37-page resource for abusers in recovery, providing encouragement, guidance, and housing resource ideas. This version is geared to Massachusetts, but could be viewed as a prototype for adaptation elsewhere. Copies are free from The Alcohol and Drug Abuse Association of Massachusetts and/or the Stabilization Services Project of Boston.

□ HOMELESSNESS PUBLICATION: *An Annotated Publications List on Homelessness* is a free, six-page reference from the U.S. Department of Health and Human Services' Alcohol, Drug Abuse, and Mental Health Administration, 5600 Fishers Ln., Rockville, MD 20857.

□ EMPLOYEE-OWNERS: The National Center for Employee Ownership (2201 Broadway #807, Oakland, CA 94612, 415/272-9461) has available a flier on its publications, which include *Employee Ownership: Alternatives to ESOPs* and *International Developments in Employee Ownership*.

□ **BIKE DIRECTORY:** The *1990-1991 Pro-Bike Directory* lists more than 1,000 experts in bike safety education, facility development, and event promotion. Copies are \$15, from: Bicycle Federation of America, 1818 R St. N.W., Wash. DC 20009, 202/332-6986.

□ **DAVIDOFF AWARD:** The Association of Collegiate Schools of Planning is accepting nominations for an award which recognizes an outstanding 1989 or 1990 publication consistent with the work, life, and ideals of Paul Davidoff. February 1 is the deadline for submissions. Details: PNeer Barry Checkoway, School of Social Work, Univ. 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, the end of the Cold War, and mass movements in the developing world. Details: PNeer Robert Elias, Dept. of Politics, Univ. of San Francisco, San Francisco, CA 94117.

□ **MET COUNCIL ADDRESS:** The Metropolitan Council on Housing in New York has moved. Its 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, W59-200, Cambridge, MA 02139, 617/253-8252.

□ **SOCIAL DEFICIT:** *America's Third Deficit: Two Little Investment in People and Infrastructure* is a 20-page report from the Center for Community Change (1000 Wisconsin Ave. N.W., Wash. DC 20007, 202/342-0519) on unmet needs in housing, health care, education, and infrastructure. It concludes that the estimated \$130 billion annual cost for improvements could be met with higher taxes on large incomes and closing tax loopholes. Copies are \$5.

□ **HOME REPAIRS:** *Consumer's Guide to Home Improvement, 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 nontechnical language. Copies are \$15.95 (paper).

□ **BANK CDCs:** *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.

□ **LOBBYING GUIDE:** The Alliance for Justice (1601 Connecticut Ave. N.W., Wash. DC 20009, 202/332-3224) has published a 50-page guide to new lobbying regulations for nonprofits. Copies are available with a SASE (\$1.40 in postage). No price listed.

□ **S&L BAILOUT:** The Southern Finance Project (329 Rensselaer, Charlotte, NC 28203, 704/372-7072) has issued two additional reports in its continuing follow-up of the S&L bailout. One is *Giving Away the Store*, a comprehensive survey of the Resolution Trust Corp.'s sale of insolvent S&L franchises. The

other is *Lender Liability for Superfund Cleanups*, 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 on Budget and Policy Priorities (777 N. Capitol St. N.E. #705, Wash. DC 20002, 202/408-1080) which reviews October Congressional action in reducing the deficit. No price listed.

□ **CRIME POLICY:** From PNeer 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 Victimless 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.

□ **NEW JERSEY 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, 212/925-9820) has formed an information 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 REVIEW**, an international peace research journal, is seeking articles for upcoming issues, whose themes include feminism, the nuclear question, Africa, and Eastern Europe. Details: PNeer 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 Fl., Chicago, IL 60606, 312/609-2040): I am working on a book 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 reforms, 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 counties, metro areas, states, regions, and the nation. Details: 202/523-0966.

□ **CONSULTING RESOURCE:** The Center for Third World Organizing (3861 Martin Luther King Jr. Way, Oakland, CA 94609, 415/654-9601) has formed a consulting services project, specializing in issue campaigns, multicultural approaches, and fundraising.

□ **TAX CREDITS:** The September/October *Alert* from the Community Information Exchange (1029 Vermont Ave. N.W. #710, Wash. DC 20005, 202/628-2981) features a report on "Structuring Long-Term Affordability with Low-Income Housing Tax Credits," drawing on the experience of five nonprofit housing development groups. Copies are \$5.

□ **BLACK WRITERS:** From Pner Charles C. Graves (324 S. Horners Ln., Rockville, MD 20850): I am compiling a list of recent planning-related 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 black authors who have recently been published (or have manuscripts to be published), please get in touch. Once the master list is completed, I will share it with other PNers.

Regional Roundup

□ **NETWORK/FORUM:** *Networker Tony Schuman (201 E. 21st St., New York, NY 10010) reports on the November 16 Network/Forum, with PNers Peter Marcuse and Margit Mayer providing eyewitness insights on "The View from 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 renewed socialism in more democratic form to a revival 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 German Democratic Republic" in *Monthly Review* Vol. 42, No. 3, July/August 1990.)

As a countervailing influence to the appeal of Western wealth 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 Peter emphasized the needs-based allocation of units, restricted rent levels, massive production 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 (*nomenklatura*).

German workers, Peter argued, will not be eager to give up these basic state-guaranteed services, and this positive legacy of the discredited socialist regime will assist the progressive political forces in a unified Germany.

In her turn, Margit began with a discussion of the November 15 withdrawal of the Green Party from the coalition Berlin government 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 squatting actions (including funds to rehabilitate the squatted buildings) in response to pressure from Western capitalists interested in East Berlin real estate; and the question of whether the Greens are more effective in opposition 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, although it is not clear that 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 symbolized by the ceding to Daimler-Benz of a parcel of prime center-city land for its expanding corporate services division.

• Despite the search for equity 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 Assisted Housing." Registration is \$375 for nonprofit housing development corporations and Legal Services attorneys, \$525 for others.

□ **SUBSTANCE ABUSE/HOMELESS:** "Housing Initiatives for Homeless People with Alcohol and Other Drug Problems" will be the topic for a conference February 28-March 2 in San Diego, sponsored by the National Institute on Alcohol Abuse and Alcoholism, along with other groups. PN Chair Chester Hartman is co-chair. The local sponsor is the Univ. of California at San Diego (La Jolla, CA 92093, 619/534-2324).

□ **HOUSING ACT:** The Low Income Housing Information Service (1012 14th St. N.W. #1500, Wash. DC 20005, 202/662-1530) and others are sponsoring a series of briefings in January on the newly enacted National Affordable Housing Act of 1990. Registration is \$50 for nonprofits; \$125 for others. The sites and dates: 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 28793, 704/692-9136), will hold an ecumenical conference February 27-March 1 on "Making Room at the Inn: The Church Confronts Homelessness."

Jobs

□ **HOUSING:** Housing Opportunities for Women (8300 Colesville Rd. #310, Silver Spring, MD 20910, 301/588-8110) is seeking candidates with experience in housing development and working with the homeless for an executive position, with opportunity to advance to Director in six-nine months. Salary is based on experience.

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 based on need.

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. PNER 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.

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