

DCRP NOTES

DCRP Notes is a regular feature of the *Berkeley Planning Journal*. Its purpose is to disseminate information about the research, teaching, and design activities of the students and faculty in the Department of City and Regional Planning at the University of California, Berkeley. We encourage members of the Berkeley DCRP to submit brief descriptions of noteworthy activities for publication.

Academic Plan Proposals, 1986-1990

The department has recently outlined its future plans and directions in a new five-year plan. This includes strengthening of existing concentrations, and expansion into new areas. First, the department intends to strengthen its capacity in Third World planning. This will include the greater integration of Third World development material into courses, and the provision of a senior faculty member with professional experience in this field. Second, the department plans to expand its work in technology and urban development. This includes both teaching and research on the impact of new technologies on cities and regions, and the greater integration of new technologies (such as computers and video) into teaching and professional training. (The department has greatly expanded its computer laboratory through its recent acquisition of a dozen personal computers, printers and plotters.) The Housing concentration will be maintained and strengthened, and the department will soon hire a new professor in this area. In addition, the growing interest and work in Local Economic Development has led to the proposed creation of its own concentration, rather than maintaining it as a concentration within regional planning. Finally, the department intends to implement an Urban Development and Real Estate program to encourage greater participation by DCRP students in the real estate and finance courses offered within the business school.

Berkeley Roundtable on the International Economy

The Berkeley Roundtable on the International Economy (BRIE) has recently received a \$285,000 grant from the Carnegie corporation to research the situation of American industry in world markets. The project will include studies on microelectronics, telecommunications, and production equipment, as well as factory and office automation. BRIE is directed by DCRP Professor Stephen Cohen and Political Science Professor John Zysman, and employs many research assistants from the Department of City & Regional Planning.

Research Project on the Location of Defense Production

Professors Ann Markusen and Peter Hall have recently been awarded a grant by the National Science Foundation to explore

the locational aspects of defense contracting in the United States. This project examines the factors affecting the regional pattern of defense manufacturing (particularly in the aerospace and electronics sectors), as well as the impact of these industries on cities and regional economies. Sabina Deitrick and Scott Campbell work as the project's two research assistants. This research will continue through 1987.

Planners Travel to Cuba

In January, 1985, a group of 21 planners, architects, and sociologists made a 10-day trip to Cuba for study and research. The trip grew out of a student-initiated seminar at DCRP. It eventually included 2 DCRP faculty, 2 sociologists, as well as students from DCRP and Columbia University. The itinerary focused on housing, community organization, economic development, and the impact of the transformation to socialism on the country. Official visits included the Alamar housing project built by microbrigades near Havana, cement and prefabricated housing factories, a farmers' sugar cooperative, a CDR block committee (Committee in Defense of the Revolution), and meetings with the University Architecture faculty and the Mayor of Havana.

The trip launched several research projects, including a DCRP professional report on the Cuban cement industry and the articles published in this issue of the *Berkeley Planning Journal*. Books obtained in Cuba have been added to the College's library, and both Berkeley and Columbia contingents have produced slide shows for the community.

Research on the Steel Industry

Professor Ann Markusen has recently completed a study for the Task Force on Steel and Southeast Chicago--a task force set up by Mayor Harold Washington of Chicago. The research team--headed by Markusen, with contributions by DCRP students--examines the role of the steel industry in the changing economy of the Chicago area, and explores possible ways to expand this sector in the face of growing pessimism about heavy industry. The report has been the focus of attention in the media, including front page *Chicago Tribune* articles, and reflects the role that planners can play in the industrial policy debate.

ABSTRACTS:

Department of City And Regional Planning, University Of California, Berkeley

Professional Reports, M.C.P.:

*Supporting the Transition from Welfare to Work:
An Evaluation of the Peralta Service Corporation
and the Supported Work Program*

Leigh Coop

May, 1985

This report evaluates the Peralta Service Corporation Supported Work program during the 1982-84 California State Supported Work Demonstration project. Peralta is an employment training organization in Oakland, California, which provides training to long-term AFDC recipients, using highly-structured transitional worksites designed to help them obtain unsubsidized jobs and decrease their welfare dependency.

Findings fall in four main areas: program outcomes both for total program and broken down by worksites; relative effectiveness of the Out-stationing component, in which participants are placed in temporary private sector positions; effectiveness of the Supported Work features; and a comparison between Peralta and other similar training programs, especially with regard to program costs.

Through a broad approach using both quantitative and qualitative data, the evaluation found that Peralta's Supported Work program was successful in helping long-term welfare recipients obtain jobs, and that Outstationing seemed to have a significant impact on the rate of direct job placements, average wage, and time between termination and obtaining a job. The evaluation shows that program costs were not high relative to other similar employment training programs (such as the TEE program in Massachusetts), or to the costs of continuing welfare dependency. Net public subsidy per job-placed participant was about \$7,800.

Minority and Community Equity Participation in

City-Assisted Real Estate Development Vincent de Pillis and Jon Robinson

May, 1985

This report provides guidelines for implementation of a model Minority and Community Equity Participation (M/CEP) policy. The policy is designed to promote the involvement of local minorities, women, and community groups in local development, by creating opportunities for these groups to participate in redevelopment projects which receive city assistance.

The M/CEP policy outlines a two-pronged approach. The first prong involves the developers, the City, and those residents who seek involvement in City-assisted development projects. Using

the Point System presented in Chapter 3, developers would be required to achieve a number of points based on the amount of city assistance as a percent of total project cost. Points may be achieved by demonstrating participation in various forms by minorities or community groups.

The second prong involves a Community Fund, a City-administered source of low-interest loans available for local economic development projects. The Fund would be capitalized by various sources, including return on City assistance by developers who have not met their point requirements; Federal grants; contributions from private foundations, individuals and businesses; and the sale of City-owned land.

Consultant's Report on Cooperative Housing

Daniel Endsley

May, 1985

This report is the result of research and staff work undertaken for Cooperative Housing of Palo Alto, California, during the period 1983-85. It examines the local housing market and discusses how to organize non-profit or cooperative entities. Specific and generic projects are presented and evaluated. The report's major finding is that, at a time of federal and state budgetary cutbacks, it is at the local level that cooperative advocacy groups must lobby and organize to achieve their goals. In the context of the mid-peninsula housing market, the paper finds that demographic factors show a high level of need for cooperative solutions. Among senior citizens, organizing efforts should be focused on the needs of this group. Silicon Valley business leaders, local professionals in non-profit housing, the city council members and staff in local jurisdictions are the proper targets for organizing efforts.

*Employment Patterns and the Relations of Power
in the Machine Tool Industry*

Gary Fields

May, 1985

The changing employment structure of the machine tools industry has altered the relations of power between management and the machine tool workforce. Management has become stronger and is more willing to confront its workforce with demands for further reductions in the size of the labor force and demands for the right to more fully automate the labor process -- demands that management believes will make the industry more cost-efficient and more competitive. At the same time, the workforce in the industry is attempting to protect its conditions of work and work itself. This report is an industry study of the American machine tool industry. One of the industry's largest firms, Danly Machine Corporation, located in the Chicago area, provides material for a

case study. The report examines the changing employment patterns of the industry and suggests policies for preserving machine tool sector employment.

Economic Feasibility Analysis of Residential Development South of Market

Yu-Ju Rose Ho

May, 1985

This report reviews existing residential development projects in order to determine what factors might encourage the development of housing in the 'South of Market' area of San Francisco. A preliminary financial analysis of selected sites is conducted to determine whether residential development is feasible. Financing programs meant to facilitate the production of housing are also discussed. Successful housing development depends on the minimization of costs and the maximization of return. As a result of two case studies, the author finds that low land costs and efficient financing schemes are the prerequisites for housing development South of Market. The stability in land prices provided by zoning controls must be balanced against the increase they cause in development costs. In order for the cost of the housing to be affordable, the report finds that public assistance is necessary. For example, the mortgage revenue bond financing program, by reducing interest payments, may result in more affordable rents.

Residential Hotels in Downtown Oakland

Jeffrey Levin

May, 1985

In recent years, single-room occupancy (SRO) units have been removed from the housing stock at a very rapid rate as a result of both public and private redevelopment activities. Some cities have adopted strategies for preventing the further loss of low-rent SRO units.

Many of Oakland's residential hotel units have already been lost. Nearly 700 units were demolished to make way for the city's downtown redevelopment projects. In recent years, there have been a number of actual and proposed closings and conversions of residential hotels, arising from public and private activities alike.

This report was prepared for the Office of Community Development of the City of Oakland as part of the Central District Housing Plan. It focuses on residential hotels in the central district, and provides a profile of the hotels and the hotel tenants based on a survey of downtown residential hotels. Data is presented on total rooms, vacancy rates, and the characteristics of occupants and rooms.

*Artists' Live/Work Space in San Francisco:
Strategies for Preservation and Development*

Natalie Macris

May, 1985

Historically, artists have contributed substantially to San Francisco's cultural and economic vitality. Currently, however, the city's artist population is threatened by increasing development pressures that have severely limited the availability of affordable commercial and industrial spaces which artists use for both living and working. Market forces have combined with conflicting city regulations to create disincentives for landlords to permit live/work uses in their buildings. Responding to this problem, artists have called upon city government to investigate means of preserving and promoting live/work space in San Francisco.

This report examines ways in which local government can encourage development of artists' live/work space. It analyzes recent zoning policy and public and private sector assistance for artists in four case-study cities: Boston, Los Angeles, Minneapolis/St. Paul, and Seattle. Drawing from the experience of these cities, the report concludes that clearer, more consistent zoning regulations, as well as increased financial and technical assistance for artists, are both feasible and necessary for the preservation and development of affordable live/work space in San Francisco. The report recommends specific actions to be undertaken by the San Francisco Arts Commission to facilitate zoning changes and assistance programs for providing live/work space for artists.

The Bureau of Land Management's Resource Management Program: Nine Years After FLPMA

Ann Notthoff

May, 1985

Mandated by passage of the Federal Land Policy and Management Act (FLPMA) in 1976, the Bureau of Land Management's Resource Management Planning Program is now technically in its ninth year. The actual planning process has been underway since 1978. There is a complex interconnecting web of statutory directives which governs the process and substantive results of the Bureau's planning program. In order to interpret these directives, the Bureau selected six management units in which to test the new planning program by developing experimental "pilot" land use plans.

This report examines three case-study pilot plans, to assess how the Bureau is using the land use planning process to translate the broad policy directives of FLPMA into workable planning tools. The planning components of FLPMA are traced, along with other relevant resource law and administrative attempts to clarify statutory requirements.

The report finds that, despite the procedural advances in the Bureau's planning program, the substantive results do not signal

major changes in the way the Bureau does business. Even in the face of numerous administrative attempts to demystify the planning program, considerable confusion still exists. The report recommends increased reliance on national planning guidelines, in order to standardize procedures and produce more consistent plans.

Minimills in Regional Perspective: Examining the Economic Development Opportunities for Chicago

Judy Schneider

May, 1985

The minimill, a new type of steel plant, has gained market share from large integrated steel mills nationally in the last three decades. Concentrating on low value-added products like rebar, and locating at the center of untapped regional scrap markets, minimills recycle steel by melting it in relatively small batches and selling it to regional users, largely in the construction industry.

Minimills are important to the Chicago steelmaking complex, both as competitors to larger mills and as local producers. Chicago's regional minimills are relatively older than the latest generation of minis located primarily throughout the southern regions; they are trying hard to upgrade facilities to compete. Minimills in Chicago confront higher labor and energy costs, but enjoy access to a skilled labor force, the country's largest scrap market, an excellent midcontinental transportation network, and proximity to some of the most important markets in the world.

Research reported in this paper found that domestic minimill products have successfully competed with imports in recent years. In Chicago, there is still room for minimill growth to displace imports. In addition, as minimills move into higher value-added lines and face demands for just-in-time shipments, the advantages of Chicago as a site are enhanced. The report advocates and outlines the factors to be included in an explicit minimill policy as part of Chicago's effort to retain steel-based industry. Two types of minimills are suggested as candidates for new capacity expansion in the city.

Resolving Land Disputes: A Role for the San Francisco Community Boards

Samuel Ziegler

May, 1985

Land use decisions are often delayed by extended public debate and litigation. In addition, the process commonly breeds mistrust and alienation. This is partially caused by public participation procedures that do not effectively resolve conflicts. The success of mediated negotiation, one method in the emerging conflict resolution field, suggests that it could be more widely used to resolve some land use disputes.