



JULY 2002

Northern News

NORTHERN SECTION, CALIFORNIA CHAPTER, AMERICAN PLANNING ASSOCIATION

APA Northern Section Awards Results

By Wayne Goldberg, AICP

Once again, the Northern Section Awards Program exhibited the superior planning efforts being conducted in our area of Northern California. The Awards ceremony held on June 21, 2002 at San Francisco's Fort Mason celebrated these leaders in the our community. Twenty nominations were reviewed by the Awards jury, which selected 13 of the projects for professional recognition. So that we might all learn from the efforts of other cities and agencies, here is a brief summary of the results:

General Plans Prize Category

- San Leandro, Pittsburg, Union City

General plans exhibiting innovative considerations and high quality presentation of information, representing the best characteristics of comprehensive planning in California. Participants in the development of these winning plans include the City of San Leandro and Barry Miller (San Leandro); City of Pittsburg and Dyett and Bhatia Urban and Regional Planners (Pittsburg); and City of Union City Community Development Department, J. Laurence Mintier and Associates and RACESTUDIO (Union City).

Open Space Protection and Management Prize

- Sonoma County Agricultural Protection and Open Space District Acquisition Plan

Through approval of a sales tax measure generating over \$10 million per year, Sonoma County developed a plan of land acquisition. Participants in this winning entry include the Sonoma County Agricultural Preservation and Open Space District and UC Berkeley Integrated Hardwood Range Management Program.

- Mount Sutro Open Space Management Plan

An innovative method of gaining neighborhood consensus on management of a 61-acre UCSF-owned property in urban San Francisco. The Plan was developed by the Campus Planning and Community and Governmental Relations divisions of the University of California San Francisco and EDAW, Inc.

- Restoring the Estuary

A high-quality program document addressing the future of the San Francisco Bay developed by Sycamore Associates and San Francisco Bay Joint Venture.

Housing Prize Category

- Blueprint 2000 (ABAG)

Everything you need to know about housing element requirements and strategies compiled by the Association of Bay Area Governments, Baird + Driskell Community Planning and Robert Odland Consulting.

- Marin Housing Workbook

A unique effort involving all the jurisdictions in Marin County compiling a common data base and possible affordable housing strategies. The workbook for the winning program was developed by the Marin County Community Development Agency and Baird + Driskell Community Planning.

- Analysis of Impediments to Fair Housing Choice

Contra Costa County's excellent effort to address removal of barriers to affordable housing was a countywide effort involving the Contra Costa Community Development Department and Cotton/Bridges Associates.

- Napa Housing Element

A simply written document covering a difficult topic in a challenging geographic area.

A special thanks to Northern Section jurors: Vallejo Community Development Director John Bunch, San Francisco Port Planner Diane Oshima and George Williamson, of Plan West, for their dedication and hard work in identifying the best of the best.

(continued on page 4)

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DIRECTOR'S NOTE

Congratulations to the winners of the APA Northern Section Awards! Good luck to all of you as you advance to the Chapter and National level competitions. It was good to see so many members at the Awards Banquet at Fort Mason.

The Northern Section was the host for the APA California Chapter Board Meeting on June 1, 2002. It was an interesting meeting where we discussed such items as the APA Chapter 2002 - 2003 Legislative Platform, mandatory continuing education for AICPs, public relations strategies, the upcoming 2005 National Conference in San Francisco, student activities, and others.

The issue of whether there should be mandatory continuing education for AICPs has been floating around for years. The State Chapter has formed a committee to discuss this issue. Since discussions on this issue are of significant interest to our Section, I have requested that one of our Board Members serve on that committee. One committee task will be to determine the type of member outreach that must be done to ensure that all voices are heard on this issue.

One of my continuing concerns as Director is promoting Planners and the American Planning Association, as a whole. When important land use issues are brought up in the media, we are not always contacted for our opinion. This concern has also been discussed at the State Chapter level. The Chapter has hired Hopcraft Communications to prepare a public relations strategy for the Chapter and for Sections. We could definitely use some help in this area and I am looking forward to assistance.

The Northern Section will be the host of the 2005 National APA Conference in San Francisco. There has been serious concern over union negotiations with the Marriott Hotel, the location of the conference. The State Chapter Board discussed how to continue working on this issue to find another venue or move the conference. As of this writing, however, it appears that the union and the Marriott are in the processing of settling. I will keep you posted.

Check out Anthony Drummond's column for detailed information regarding the upcoming Student Conference (The first in the nation!). The Northern Section is in a leadership role in this area.

And, last but not least, watch for the launch of our website this summer. After so many years of talking about it—we are doing it!

—Jeri Ram, AICP

Read Any Good Books Lately?

The August/September issue of the *Northern News* will feature Summer Reading Book Reviews submitted by you, APA members. Books reviews can be about new or "classic" planning-related books. Please submit your article by July 18, 2002, to piercemac@hotmail.com or call Pierce at (925) 556-4557.

NEWSLETTER INFORMATION

EDITORIAL

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The deadline for submitting materials for inclusion in the *Northern News* is the 16th day of the month prior to publication.



Student Representative Note

Plans are well underway for the first APA California Chapter Student Conference. The conference theme, "Evolving Towards a Sustainable Future," will benefit from the spirit of innovation that characterizes San Jose. The one-day conference will be held September 28, 2002, at San Jose State University in the Student Union. Conference highlights include panel discussions on the differences between the private and public sector and feedback from recent graduates and new professionals. The conference will include tours of San Jose and opportunities to enjoy South Bay food and culture. Registration begins in July. Contact (408) 277-4282 or Drummond7@hotmail.com for more information.

—Anthony Drummond



Please Register By
AUGUST 16, 2002
Please Return with
Registration Fees to:
Bruce O'Neal, AICP
Sierra Retreat
4747 N. First Street,
Suite 140
Fresno, CA 93726

International Director Note

The time has come! We are ready to accept applications and deposits for our November 8th, **World Town Planning Day, trip to Cuba.**

After all the dust has settled, the cost will be \$3,040 per person, double occupancy for 7 nights and 8 days in Cuba. Single rooms are \$390 extra. Includes all travel to and from LAX, 2 nights in a hotel near LAX (to make it easy to catch the early morning planes), and all accommodations, travel and food in Cuba.

Please send me an e-mail or give me a call if you want a copy of the itinerary, application, and Terms and Conditions for this wonderful trip. A completed application and a deposit of \$500 will reserve your space. Don't delay—we have only 20 seats available!

Please note, *this trip is contingent upon our group receiving a travel license from our government.* We expect to receive this license by mid-August. If we do not receive the license, the trip will be canceled and all deposit checks will be returned.

Presentation on Vietnam

Our very own Ann Chaney will be giving a presentation on her travels in Vietnam at the next International Section meeting. The meeting will be held on July 8th at 6:30 PM. Dinner will be served (\$5 donation requested). Please let me know if you plan to attend.

The International Section meets the second Monday of every month at 6:30 PM in San Leandro, near the San Leandro BART station.

2002 Planners Sierra Retreat

Hosted & Sponsored by CCAPA Central Section **August 23–25, 2002**

Your invitation to join fellow planners, associated professionals, and their families at the 11th Annual Sierra Retreat, sponsored by the Central Section. The Retreat provides a great combination of camaraderie and professional development with activities provided for all members of the family. Join us at beautiful Sequoia Lake in the cool Sierra for swimming, boating, and relaxing, mixed with a professional program.

Professional Program On Contemporary Planning Topics: Over the past 10 years, experts have facilitated panel discussions on such issues as air quality, city management, ag land preservation, high-speed rail, and smart growth.

Special Activities Throughout The Weekend: Campfire, Music, Crafts, Swimming, Hiking, Boating, Fishing, Bingo, Watching the Sunset—and Just Doing Nothing!!!

Place: YMCA CAMP SEQUOIA, AT LAKE SEQUOIA, Sequoia National Forest (1 hour east of Fresno on Highway 180)

Date: August 23–25, 2002. 6:00 p.m. Friday evening through 10:30 a.m. Sunday

Cost: Adults/children 13 and over: \$90.00 and Children 12 or under: \$60.00

Includes two nights lodging housekeeping cabins (bring your own towels and bedding), all meals, and all special activities. (Please note: As a service to our members CCAPA Central Section financially subsidizes this event.).

For More Information: contact Bruce O'Neal, AICP, Section Director; (boneal@pesc.com) 559/490-0025, or Mike Waiczis, AICP; (mrw36@csufresno.edu) 559/495-0604.

Name _____

Phone _____ Fax _____

E-mail _____

Address _____ City _____

Zip _____

A. _____ Number of Adults/Children
13 and over @ \$90 \$ _____

B. _____ Number of Children
3–12 @ \$60 \$ _____

Total \$ _____

Awards ... (continued from page 1)

The winning Housing Element was prepared by the City of Napa and Baird + Driskell Community Planning.

- **Sonoma County Housing Element**

A document with extensive detail on land availability and programs developed by the Sonoma County Permit and Resource Management Department, the Sonoma County Community Development Commission and Economic and Planning Systems.

Policy Implementation Prize

- **Belmont Lot Merger Program**

Developed by the City of Belmont, a well-organized approach to dealing with the problem of nonconforming lots.

- **Palo Alto Tree Technical Manual**

A detailed program and guide prepared by the City of Palo Alto to ensure tree preservation.

Wayne Goldberg is the APA Northern Section California Chapter Awards Program Director. He can be reached at (707) 543-3220.

Impressions of Land Use Planning in Thailand's Capital

by Steve Scholl, AICP

Bangkok is a city attempting to cope with rapid change and to meet tremendous infrastructure needs. From a land use perspective, a planner's first impressions are of something close to chaos. Miles of nondescript low-rise buildings are punctuated by empty lots, half-built structures, and high-rise office or condominium towers that could be in Hong Kong or Dallas.

Suburban shopping malls and gated single-family home developments sprout from farmland, looking all too familiar. But then one notices the incongruous Greco-Roman pediments on the suburban villas, or the colorful spirit houses* adorned with flowers on the grounds of each modern service station/fast food outlet on the airport highway.

Through the tropical heat, noise, and apparent lack of pattern to the city, themes begin to emerge. Thailand's largest minority is Chinese and there is a distinct Chinatown with restaurants and red and gold temples. Elsewhere in the city are market areas devoted entirely to the sale of electronics or software. There is a cloth market, crowds of shoppers sorting through endless bolts of fabric, and neighborhoods of open-fronted shops all selling the same thing, such as auto tires or statuary. Unfortunately, prostitution defines one or two neighborhoods, a fact that



* Spirit houses are miniature traditional Thai houses, supplied with figurines and edible offerings. They invite protective spirits to reside on the premises.

is mostly unapparent to backpackers on their way to Gulf of Thailand beaches and families who jet over from Singapore for a shopping weekend.

Dining establishments, complete with cooking facilities and seating areas, appear nightly on the narrow sidewalks. The tables and chairs often spill onto the street, and then disappear by morning. Every evening, vendors lay out their cloths on the pavement and hock watches or t-shirts. Even temporary uses of land begin to reveal elements of spatial organization.

The transportation needs of Southeast Asia's second-largest metropolis (after Jakarta) are particularly challenging. Until 3 years ago, (continued on page 6)

JOBS

City Of San Jose

DEPUTY DIRECTOR OF CODE ENFORCEMENT DIVISION

San Jose, California's third largest city, seeks a cutting-edge professional to serve as the Deputy Director for Code Enforcement. This position reports to the Director of Planning, Building, and Code Enforcement. The Deputy Director is responsible for overseeing all of the functions of the Division. The Division's resources encompass a staff of 105 and an operating budget of \$8.6 million.

Code Enforcement concentrates on the investigation and abatement of complaints involving land use (zoning), housing conditions, abandoned vehicles, signs, fences, and general public nuisances. It enforces building code violations involving illegally constructed buildings. The Division also monitors landfill and recycling sites to ensure their proper operation and adherence to federal, state, and local codes.

The ideal candidate will demonstrate the ability to build strong working relationships with constituents and community representatives and should be proactive, entrepreneurial leaders who blend the best aspects of leadership, technical competence, and a commitment to creative problem solving. A bachelor's degree in a relevant field is expected.

This position's range is \$88,000 - \$118,000. The City also offers an outstanding benefit package. A detailed brochure is available. The final filing date is Friday, July 26, 2002. Submit cover letter with current salary, resume, and three work-related references to: John Shannon, Shannon Executive Search, 241 Lathrop Way, Sacramento, CA 95815 (916) 263-1401 Fax (916) 561-7205 resumes@cps.ca.gov www.cps.ca.gov/shannon

MANAGER OF PLANNING

Reporting directly to the Executive Director, the Manager of Planning is responsible for all strategic and long-range planning activities at the Authority, including preparation of Strategic Analysis Reports, oversight or direct management of corridor or subarea studies, oversight of countywide plan development and updates, and responsibility for congestion management program activities related to short range planning and performance measurement. Supervises the Countywide Plan Manager, a Senior Planner GIS, a Planner GIS, plus interns and consultants as needed. Minimum Qualifications: A bachelor's degree in an appropriate discipline such as transportation planning plus 6 years of progressively higher responsibility in transportation planning. A graduate degree in an appropriate discipline can be substituted for one to two years' experience. Send cover letter and resume to: Executive Director, San Francisco County Transportation Authority, 100 Van Ness Ave., 25th Floor, San Francisco, CA 94102. For more information visit the Authority's website at www.sfcta.org, or call Richard Smith at (415) 522-4815. \$75,000 - \$95,000 plus very competitive benefits package. Open until filled. EEO.

TRANSPORTATION ENGINEER

The San Francisco County Transportation Authority has an immediate opening for a Project Engineer. Reporting to the Capital Projects Manager this position is key to the Authority's project management oversight program, with emphasis on facilitating the delivery of key transportation projects in San Francisco, including large rail and roadway projects. A hands-on position, the Manager of Capital Projects, supervises a Sr. Project Engineer and a Project Engineer, working closely with City department project managers, overseeing technical consultants, performing reviews of complex project schedules, costs, specifications and bids, and making presentations before the Authority Board and various committees. Minimum Qualifications: Bachelor's degree in Civil Engineering plus 2 years of progressively higher responsibility in transporta-

tion project management. Rail project experience a plus. A Master's Degree in an appropriate discipline, like Civil Engineering or Transportation Engineering can be substituted for one to two years' experience. Send cover letter and resume to: Executive Director, San Francisco County Transportation Authority, 100 Van Ness Ave., 25th Floor, San Francisco, CA 94102. For more information visit the Authority's website at www.sfcta.org, or call Richard Smith at (415) 522-4815. Open until filled. San Francisco County Transportation Authority, 100 Van Ness Avenue, 25th Floor, San Francisco, CA 94102 (415)522-4800 Fax: (415)522-4829 E-Mail: info@sfcta.org Website: www.sfcta.org

TRANSPORTATION PLANNERS/ ENGINEERS

Wilbur Smith Associates (WSA) is seeking experienced transportation planners and engineers to fill challenging positions in our expanding practice. WSA is a leader in transportation consulting with more than 50 offices worldwide, providing services in the areas of traffic engineering, rail and transit planning, parking, modeling, bicycle/pedestrian, and transportation planning and economics.

Currently, WSA's San Francisco office has openings for transportation professionals with three to five years of experience. Candidate must be able to work skillfully with clients, public officials, and subconsultants and must possess excellent communication and organization skills. Project work will be varied and requires a commitment to WSA's client focus and total quality management. Graduate degrees in Transportation, Planning, or Transportation Engineering are preferred. WSA offers a competitive salary and benefits package with excellent advancement opportunities. To be considered for this career opportunity, submit resume, salary requirements, and three work-related references to Michael McCrystal at:

Wilbur Smith Associates, 1145 Market Street, 10th Floor, San Francisco, CA 94103
(415) 436-9337 fax
mmccrystal@wilbursmith.com

County of Monterey

SENIOR PLANNER

The Senior Planner, under minimal supervision, serves as the subject matter resource specialist to other planners in addition to performing the most difficult planning assignments. Duties include working with the Supervising Planner to formulate, organize and implement various planning projects and perform lead worker functions.

ASSOCIATE PLANNER

The Associate Planner acts as a project planner with responsibility for the review and processing of planning projects. Duties include managing the review of land use permits, developing staff recommendations and staff reports, providing analysis of land use information to the public, preparing comprehensive planning reports, etc.

ASSISTANT PLANNER

The Assistant Planner is an entry-level position that performs a variety of routine land use planning assignments with responsibility for less complex planning projects. Duties include making presentations, providing information to the public, organizing reports, serving on policy committees, and providing support to committees in their review of use permits.

Ideal Candidates Will:

- Demonstrate a high degree of flexibility and adaptability
- Maintain high standards of character and integrity
- Have the ability to exercise independent judgment
- Exhibit strong communication skills
- Build and maintain close working relationships with the public, management, and employees at all levels
- Show tact and diplomacy in the face of conflict

Minimum Qualifications:

- Level of education, experience, and or expertise commensurate with the position being applied for
- Familiarity with principles, practices, techniques, and quantitative methods of county, rural and local planning
- Understanding of federal, state and local laws governing plan preparation
- Ability to interpret planning laws, ordinances, codes, and applicable regulations

Desired Knowledge and Experience:

- Previous public sector experience
- Knowledge of California Environmental Quality Act and California Coastal Act

Benefits:

The County provides excellent benefits, including:

- Retirement: CalPERS, 2% at 55; 100% of the contribution is paid by the County
- Flexible Benefits Plan including health care, dental and vision coverage
- Annual Leave: 23 days of annual leave are allowed in the first year; up to 35 days annually after 25 years
- Life Insurance: a \$50,000 Life Insurance Policy is provided
- Educational Assistance and Employment Bonus eligibility

To Apply:

To be considered for a Planning position with the County of Monterey, submit your resume and three professional references to:

Kenzo Kimura, Avery Associates
3 1/2 N. Santa Cruz Ave., Suite A
Los Gatos, CA 95030
Phone: 408-399-4424
Fax: 408-399-4423
E-mail: stuart@averyassoc.net

Recruitment for this position is continuous until all positions have been filled. Please feel free to call Kenzo at 408-399-4424 if you have any questions regarding this position.

Thailand's Capital ... (continued from page 4)

Bangkok had no rail public transit system—with a population the size of New York's. As in historic times, the broad Chao Phraya River and a few remaining canals serve as transportation links.

Since 1999, the ferries, three-wheeled tuk-tuks, motorcycles, and other vehicles have been joined by the Skytrain, a privately financed rail system that runs above the streets. Twenty-five stations on two connecting lines 23 kilometers long serve some 300,000 riders per day. Ridership is lower than expected (fares are high compared to buses), and it undoubtedly represents only a fraction of the daily trips made by the 7 million residents. Nevertheless, the Skytrain's advantages are obvious in a city of monumental traffic jams. And the Skytrain's high level of maintenance puts to shame most any American transit system. Future extensions are planned and a connecting subway system is slated to open by 2004.

In addition, land transportation is severely limited by the lack of major bridges over the river. Much of central Bangkok has a sort of "superblock" land use pattern. On an expedition to a canal-side destination my driver overshot the entrance, requiring him to "circle the block", thus adding about 3 miles and 45 minutes to the trip. A major improvement may be the recently opened Rama VIII Bridge, a dramatic cable-stayed structure with a span of some 300 meters. A single tower supports the

bridge and will offer visitors a viewing platform 160 meters above the busy waterway. The main advantage is the bridge's connection of the densely populated Thonburi district with the rest of the metropolitan area.

Other municipal planning efforts include an effort to create open space on Rattanakosin Island, the heart of old Bangkok. Open space in the city is in short supply. Centrally located Lumpini Park offers lakes, and greenery, to those who live close enough.

Bangkok's urban waterfront presents few opportunities for recreation or sightseeing. The riverbanks are packed with private structures. Controversial plans to create riverfront parks will require relocation of a significant number of residents and university students.

A visit to Bangkok today is perhaps a bit like visiting New York at the turn of the 20th century, when land development patterns were changing rapidly, and the bridges and subways were being planned and constructed. A visitor can't help hoping that the hard-working and gentle-spirited Thai people, who alone in their part of the world avoided European colonization, will be successful in creating a livable urban future.

Steve Scholl lives in Berkeley and is Deputy Director at the California Coastal Commission in San Francisco. We are very glad that Steve answered Jeri Ram's call for stories about planning efforts overseas. He can be reached at 415-904-5550.



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Facsimile 415 249 0132
mail@bmsdesigngroup.com

NORTHERN SECTION CALENDAR

July

- 8** International Section Meeting and Dinner. See page 3.
- 17** East Bay RAC Social Hour at Faz, 600 Hartz Avenue, Danville.
Please contact Pierce Macdonald at (925) 556-4557.
- 18** Deadline for book reviews for the *APA Northern News* Summer Reading issue. Contact Pierce Macdonald at pierce.macdonald@ci.dublin.ca.us
- 25** CC APA Workshop: Innovative Strategies for Successful Affordable Housing Projects. See insert page.

August

- 1** APA Northern Section Board Meeting, at Cafe Rustica on College Ave in Oakland, near the Rockridge BART.
There will be no Board Meeting in July.

September

- 28** APA Student Conference, "Evolving Towards a Sustainable Future," San Jose State University Student Union. For more information, contact Anthony Drummond at (408) 277-4282 or drummond7@hotmail.com

The next issue of the Northern News will be a combined August/September edition.

JULY						
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AUGUST						
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Opportunity to Study Public Space in the Czech Republic

The Project for Public Spaces is looking for 30 participants to tour the Czech Republic, beginning in Prague, one of the oldest, most architecturally diverse, and arguably among the most beautiful cities in Europe. The group will then make its way through the Bohemian and Moravian countryside. Participants will have the opportunity to meet with residents and local leaders to discuss revitalization strategies. To find out more, visit www.pps.org or call 212-620-5660.

INNOVATIVE STRATEGIES

SUCCESSFUL AFFORDABLE HOUSING PROJECTS: CC APA AND NORTHERN SECTION WORKSHOP

Thursday,
July 25, 2002

8:00 AM
to
12:00 PM

When municipalities are struggling to meet their Housing Element Requirements and the needs of their residents, creative strategies are needed to better meet these challenges. At this workshop, you will hear from a panel of professionals with hands-on experience in affordable housing development. The panel, representatives from local agencies and the private sector, will share their stories of how they overcame the financial, legal, political, social and development-related obstacles associated with affordable housing. Participants will take away a number of strategies for creating inter-agency and public-private partnerships, establishing financing mechanisms, conducting effective community outreach, and achieving affordability without sacrificing quality.

The workshops are co-sponsored with the APA Northern Section and The Olson Company, a leading California builder specializing in the development of quality, affordable housing products statewide. For more information about The Olson Company, visit their web site at www.theolsonco.com

Workshop Location: City of Pleasant Hill
City Council Chambers, 2nd Floor
100 Gregory Lane
Pleasant Hill, California 94523

Pricing: \$50 / APA members, \$90 / Non-APA members, and \$30 / Student rate
Make checks payable to CCAPA. Mail reservation form to: CCAPA, 1333 36th Street, Sacramento, CA 95816.

If you have any questions regarding the CCAPA workshops, contact Lisa Hardy, AICP, CCAPA Workshop Director at 661.255.4949.

Registration Form

Registration Form Coupon Pleasant Hill Workshop

Name _____

Organization _____

Address _____

Phone _____ Fax _____ E-mail _____

Check Enclosed Credit card payment (Fill out information below.)

Type (MasterCard, Visa) _____ Card number _____ Expiration date _____

Signature _____

Professional Notes

APA Northern Section Legislative Director **Matt Raimi** has accepted a new position with Design, Community and Environment in Berkeley. Matt is a newlywed and formerly of SMWM in San Francisco. Congratulations, Matt!

RAC Leader, **Andrea Ouse**, AICP has accepted a new job with MCA, a private planning firm in the City of Colma, where she will be working with Mac Carpenter. Andrea was formerly with the City of Belmont. She can be reached at aouse@mcaplanners.com
Congratulations, Andrea!

Natalie Macris recently opened a new office in San Francisco at 1620 Montgomery Street, Suite 330. In her work as an urban and environmental planning consultant, Ms. Macris specializes in writing and editing of planning documents of all kinds. She can be reached at 415/837-5948 or e-mail nmacris@planningediting.com

California Chapter Legislative Platform

Please go to the California Chapter website, www.calapa.org, to review the draft 2002 - 2003 Legislative Platform and send in your comments. Remember this is the basis upon which State APA makes decisions on proposed legislation!

North Bay RAC

The North Bay RAC hosted a Brown-Bag Presentation and Tour of The Prince Memorial Greenway in Santa Rosa on June 28th. The Prince Memorial Greenway was one of the winners of the 2000 APA Northern Section Awards. The group of planners and residents heard an overview of the project by City Planner Mike Sheppard and Dave Hanson of Carlile Macy. The next North Bay RAC event is tentatively scheduled to cover grading plans. For more information, contact Pat Collins at (707) 575-1933.

Study Sheds New Light on Gentrification Process

A new study from the Citizens Housing and Planning Council finds that low-income households seem less likely to move from gentrifying neighborhoods than from other communities. Improving housing and neighborhood conditions appear to encourage the housing stability of low-income households to the degree that they more than offset any dislocation resulting from rising rents. The authors, a Columbia University planning professor and the executive director of the CHPC, analyzed data from the New York City Housing and Vacancy Survey. The data also indicate that rent stabilization is quite effective in restraining rent increases in gentrifying neighborhoods, thus weakening the link between gentrification and secondary displacement. CHPC is a nonprofit, nonpartisan policy research and advocacy organization specializing in housing, planning, and economic development issues in New York City. The study was published in CHPC's bi-monthly newsletter The Urban Prospect, which is available in PDF format at www.chpcny.org/prospect.html

The Farmland Protection Action Guide: 24 Strategies for California (151 pages, \$20)

Now available from the Institute for Local Self Government, the Action Guide lays out several Ca. specific strategies in 4 parts: regulatory options, economic incentives, ag-urban boundary issues and project implementation. Specific topics addressed include general plan options, subdivision controls, conservation easements, mitigation fees, regional planning, farm worker housing, water supplies, buffers, public engagement, takings, and funding. Visit www.ilsg.org or contact Bill Higgins, Project Director, Institute for Local Self Government, with questions (916) 658-8250 or Fax 658-8240.

Status Report on State Government Incentives for Habitat Conservation

This report from Defenders of Wildlife is the result of comprehensive research done across the country on a wide range of incentives for habitat conservation available to private landowners from state governments. It contains a breakdown of the different types of state government incentives, examples of successful programs, and recommendations and profiles of some of the conservation incentives available across the 50 states. The results reveal that increased funding, improved data collection, centralized information and coordinated planning are needed to boost the effectiveness of these much-needed programs. Yet, incentives are clearly an important mechanism to encourage voluntary conservation efforts. The full report is available at <http://www.biodiversitypartners.org/Incentives/Report/Intro.html>

