

use and effect of the HUD project site selection system, the FHA Minimum Property Standards and A-95 review process; and statistics showing the number of section 235/236 units unblemished by the scandals.

Boyer also tends to belabor the point of "low income buyers" with no definition of differentiation between low and moderate-income. He acknowledges, but has little sympathy for the increased work load for inadequate numbers of FHA employees with little or no initial training in the "new" responsibilities created by sections 235/236. He also calls the scandal "an incredible plot, a vast urban renewal plan/program, fantastically/beastly expensive, and so complicated and overwhelming..." One wonders if this is so different from the conventional urban renewal program a la 1949-1972.

The final chapter (following the guest appearance by Romney) presents Boyer's own proposals to solve the nation's housing problems. Some are too far-out to expect widespread acceptance, e.g., "People whose housing is paid for by welfare or other government subsidy should not be expected or allowed to handle the mortgage or rental payments. The money should go directly from the government to mortgage companies or landlords..." Boyer would favor the experimental housing allowance programs now under investigation but obviously to a paternalistic extreme. Another proposal "to broaden the FHA program to include insurance against major defects in the property..." is more likely, and in fact, the new NAHB voluntary Home Owners' Warranty program is a private step in this direction, as are the increasingly more common court decisions upholding the warranty of habitability.

Finally, the sequels to Boyer's book are now to be found in alternate months' headlines in, for instance, *House & Home*: "Scorecard on FHA scandals: Top players now changing into striped uniforms." (February, 1974); "Gurney indicted in HUD scandal; 39 in building industry cited," and "Dun and Bradstreet wins a mistrial" (August 1974); and "U.S. judge throws a scare into Chicago's mortgage bankers" (December 1974). Additionally, sections 235 and 236, although extended for only two years each, by the Housing and Community Development Act of 1974, remain impounded. Perhaps through the dark, there is a light at the end of the tunnel.

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Uniform Residential Landlord and Tenant Act,
(National Conference of Commissioners on Uniform
State Laws, 1972)

Landlord and tenant relations are becoming an important part of housing curricula. Many housing educators believe that explaining the nature of limitations to the tenant under the current lease system is not adequate, and feel it is necessary to explore why these limitations exist and how the situation could and should be changed. The *Uniform Residential Landlord and Tenant Act*, drafted by the National Conference of Commissioners on Uniform State Laws, is a useful publication for this purpose. The act recognizes that existing landlord and tenant law, based upon English Common law established for an agrarian society, is not relevant for the urban U.S. In establishing a more appropriate alternative, the "*Uniform Residential Landlord and Tenant Act*" proposes:

- (1) to simplify, clarify, modernize, and revise the law governing the rental of dwelling units and the rights and obligations of landlords and tenants;
- (2) to encourage landlords and tenants to maintain and improve the quality of housing; and
- (3) to make uniform the law with respect to the subject of this Act among those states which enact it.

Copies of the Act are available for \$1 from: National Conference of Commissioners on Uniform State Laws; 1155 East Sixtieth Street; Chicago, Illinois 60637.

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Homes, (Wonder Books, 51 Madison Avenue, New York, 1972, price .69.)

An introductory housing text, *Homes* covers such topics as cultural and historic aspects of housing, housing alternatives, neighborhoods and cities, people and housing, materials and designs, as well as an introduction into the fundamentals of house planning. A glossary of housing terminology and the vivid illustrations are especially noteworthy. Useful as a supplement to your housing library, the price makes it available to all.

It is recommended for housing educators that read

bedtime stories to children—the *book is geared to those aged 3 to 7*—but its message would be pertinent to all.

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Equal Opportunity in Housing: A Bibliography of Research, (HUD, 1975)

Prepared by the HUD Library, this 34-page publication contains a selection of some 266 recent books, periodical articles, studies and reports. The publication provides references on demographic patterns of minority groups and the political, legal, social, and economic aspects of enacting and enforcing fair housing laws.

This bibliography primarily includes materials published since 1968 and supplements the 1969 HUD Library publication, *A Bibliography of Research on Equal Opportunity in Housing*. Items listed in *Equal Opportunity in Housing: A Bibliography of Research* are generally available in libraries or book stores, or from publishers and issuing organizations.

The publication, HUD-337-2-A, may be purchased for 85 cents from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

The Cost Of Sprawl, (Real Estate Research Corporation, 1974)

"The Cost of Sprawl", a recent report prepared by the Real Estate Research Corporation for HUD, The Environmental Protection Agency, and the Council on Environmental Quality, analyzes the economic, environmental and social costs of various community development patterns and neighborhood types. Included in the analysis are the costs of communities ranging from those composed of low density single family detached homes to the high density planned community, and various types neighborhoods of 1000 dwelling units. The report consists of three sections: "Literature Review and Bibliography" (4111-0022) a \$3.25; the "Detailed Cost Analysis (411-0021) a \$2.95; and the "Executive Summary" (4111-0023) a \$.55. Copies may be ordered from the Superintendent of Documents; Government Printing Office; Washington, D. C. 20602.

How To Decorate Model Homes and Apartments, by Carol Eichen. (New York: House & Home Press, 1974, \$24.95)

The preface touts this book as "the housing industry's first comprehensive, professional how-to guide on the art of merchandising housing through decorated model units." Carole Eichen Interiors, with a staff of 40, is "one of the nation's largest decorating firms for mass-produced housing." Mrs. Eichen, also a contributing editor to *House & Home* magazine, notes that her philosophy of design or objective in mode decoration is to get the prospect involved with the home...

...for it's only after the psychological sale is made at the subconscious level that the actual sale can be made...The answer lies in the emotional appeal, the excitement, the degree of satisfaction a buyer or renter senses the instant he beholds the product. It is at this moment the sale is made or lost. And what we are selling? A lifestyle. Not just furniture and accessories, floor and wall coverings, but a total concept calculated to deliver a rush of feeling that says to the buyer, 'this is it.'

"The Fundamentals" covered in Chapter One include:

1. Demographics (matching the model's taste, budget/income level, theme, etc., to the target population via market analysis);
2. Budgets ("formulas" to determine front-end outlay for models, contracting with the designer, recovering the cost.);
3. Decorator's sources (keeping up with current, well-stocked, dependable suppliers who deliver on time);
4. Scheduling (120 days from brainstorming to designing, ordering, and installation);
5. Installation (who does what, when, and in what order, beginning at 8:30 a.m. and ending with final punch list check).

Some interesting quotes: "Because model home decoration is really decorating for the masses, each of your four or five models should have distinctively different interiors....never be tempted to use (only) one theme." "In any series of model homes, start with a bright house