

"Housing Policies and Issues for the 1970s." *Journal of Economics and Business*, Volume 27, No. 2, Special Issue, Winter 1975. (Philadelphia: Temple University) 109 pp. \$4.00.

The *Journal of Economics and Business* is a triannual publication devoted to professional and academic thinking and research in economics, business, and related fields, published by Temple University, School of Business Administration. This special issue contains twelve refereed articles covering topics such as the future of housing and urban development; the Housing and Community Development Act of 1974; Federal Home Loan Bank advances; demand for housing completions/stock adjustment process in housing starts; federal housing subsidies; alternative housing subsidies; buyers, builders and instability in single-family construction; mortgage-backed securities; recent trends in housing costs; homeownership for the poor; trends in urban housing policy; and whether cities can be managed.

Sternlieb, Burchell, and Hughes, of Rutgers, co-authored the thought-provoking article on the future of housing and urban development. After an initial prediction that in the next 15 years, the nation's built-up environment will not be radically different from that of the present, a number of forces or trends are identified and discussed: the decline in fertility and effect in the composition of housing demand; a future slowing of real income growth *per worker* and the decline and fall of the American standard of living/housing; constancy in space-time-communications relationships; and increasingly racially segregated central cities and mainly-white suburbia with the results of "no" urban renaissance and an urbanizing and variegated suburbia.

The authors see as critical to the future of housing and urban development and its response to the energy crisis the emerging lifestyles to which Americans are adapting either by choice or economic necessity: dissolution of the modular household (emerging dominance of dual income families); a decline in American standard of

housing; and a decline in the rental housing market (in favor of condominiums). Legal controls resulting in "managed" growth, and environmental and energy constraints are also noted as strong influences on the housing and urban development of the future. Perhaps most noteworthy are the comments regarding the inherent and irreconcilable conflicts we so easily espouse at once: "Planners....are for more housing, yet they opt for restriction to preserve the environment." "Conflicting goals will permeate the major forces which will define the future of housing in America." Two most significant dilemmas are discussed at length: zoning and the issues of races vs. class ("virtue vs. economics"?).

Finally the authors conclude that while the long-term goal of a single-family house will be a constant fact of life for most American households, the capacity to deliver this product is rapidly diminishing and surrogate housing forms will gain increasingly in importance. Fortunately the emergence of new lifestyles, plus energy and environmental constraints and the availability of alternative forms of ownership (such as condominium) will make the adjustment more palatable. So much for the American (pipe) dream.....

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Prescott, James R. *Economic Aspects of Public Housing* (Sage Library of Social Research). (Beverly Hills: Sage Publications, Inc.) Sept. 1974. 176 pp. \$6.00 paper; \$10.00 cloth.

Primary sources underlying this economist's work included his 1964 doctoral dissertation at Harvard. Focussing upon the structure of the federally assisted public housing program, he describes the principal organizational features (including history through 1968) of the traditional approach to provide housing services for low-income families in the U.S., the objective being a conceptual model of all the principal agencies in-

involved in providing that service in public projects and the economic implications of their interaction. The title gives implicit recognition to the non-economic and indirectly economic impacts, but the intractability of precisely estimating non-direct effects is noted.

A normative framework for evaluating public housing projects is also presented, the analysis emphasizing the direct benefits attributable to the subsidy for public tenants and the government's efficiency relative to the private market in providing low-income housing services. Empirical applications illustrate the use of these normative measures. Prescott's summary is presented in light of frequently expressed criticisms of the traditional program; and he makes recommendations relating both to the adoption of a normative framework of project analysis by the federal housing authorities and what appear in his estimation to be desirable adjustments in legal framework underlying Title VI of U.S.H.A. (1949).

In view of the "Demise" of the often-changed and much-maligned public housing program and the long awaited (since January 5, 1973) Section 8 Housing Assistance Payments Program, this work might be considered historical documentation. More importantly, it would appear to be essential background for any future research into the economic aspects of housing assistance payments and/or housing allowances. Also in this series: Catanese, Anthony J. *Planners and Local Politics: Impossible Dreams*.

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Urban Affairs Quarterly (Beverly Hills: Sage Publications) March 1975 (paper; subscription)

The *Urban Affairs Quarterly*, edited by Louis Masotti, Director, Center for Urban Affairs, Northwestern University, "is committed to

publishing careful, scholarly research and analysis with implications for public policy and the quality of urban life. In addition to its interdisciplinary and policy orientations, the Journal actively pursues comparative and cross-cultural contributions." A glance through previous and the current UAQ tables of contents shows that while the social sciences and public administration are more heavily represented than selections dealing primarily with housing, the topics are sufficiently intertwined to merit a UAQ subscription for any reputable reference library. The March issue contains five articles, a new books/review section, and the annual updated "Directory of Urban Research Centers" throughout the world.

In "Black Income and Metropolitan Residential Dispersion," Phoebe H. Cottingham notes that by using the 1970 Census Data for Philadelphia, neither the income parity model of black (geographic) residential dispersion nor an upward shift of black suburban selection functions can be empirically substantiated. Factors affecting the black selection rates are discussed: a weakness in city-suburban difference analysis; possible existence of separate racial residential territories; inadequacy of family income as a measure of ability to pay or purchase suburban housing; elevated level of suburban housing costs relative to central city costs; and occupational status, educational attainments, life cycle stage, and job location as determinants. Ms. Cottingham concludes that the low level of black residential movement from the central city to the suburban areas in the Philadelphia SMSA suggests that black residential decisions are relatively insensitive to income, especially when contrasted with the sensitivity of white residential choices to income. Income is not the only constraint on black residential movement.

Howard Aldrich's "Ecological Succession in Racially Changing Neighborhoods: A Review of the Literature," was undertaken as part of a larger study of the process of changing racial ownership of small businesses in inner city neighborhoods. The term, "ecological succes-