

Book Reviews

Habitat, Social Issues Resources Series, Inc., P.O. Box #2507, Boca Raton, Florida 33427. (1-800-327-0513). Volume I, \$65. Volume II, \$39.

Habitat, a two volume collection of articles related to housing, is one of the many titles in the Social Issues Resources Series. The series consists of collections of articles which focus on different social issues. *Habitat* consists of articles related to housing and settlement patterns. The articles are drawn from a large number of magazines as well as from the popular press and some academic type publications. The articles are reprinted on quality paper and compiled in chronological order in two large ring bound volumes. A table of contents, index, quick reference chart and cross reference guide makes the location of different topics and specific articles fairly easy. Volume 1 consists of 100 articles published between April 1966 and December 1970 and Volume 2 consists of 60 articles published from January 1980 to the present. Supplements of recently published articles are available annually, and Volume 2 will be complete in 1985. Volume 3 will start in 1986.

One of the goals of the series is "that class discussion will be based on documented data, not merely on unsubstantiated opinion." A study guide included with the series suggests various levels at which the series may be used, the highest being the basis for research and further investigation. There is a great deal of diversity in the quality of article documentation as well as in the quality of thinking reflected in the articles. The articles may suggest research ideas, but not all use "documented data." Thus, if discussion is to be based on documented data, many of the articles should be used only as examples of undocumented opinion that have made their way into print. Students must learn to determine for themselves whether con-

clusions are likely to be valid. To do this, they need to learn to scrutinize the references, question the logic and compare the data and findings to theory and other data. The variety of articles promotes comparisons and discussions not only of the ideas presented, but of their validity, and can help in this learning process.

The series does include some well documented articles such as those from *American Demographics* and some Census Bureau publications as well as some articles based on census data. These articles are in contrast to the inaccurately interpreted doom and gloom articles reprinted from popular news magazines and the undocumented statements found in the *Futurist* articles.

In spite of the range of quality of the articles, and the lack of academic rigor that is obvious in many of the articles, I have found the series to be useful and a valuable addition to my office and classroom. I recommend its use as it is intended — as a learning tool — not as the only source of information on a topic. I feel the series is best combined with some background in the use of primary data sources as well as some grounding in the use of housing norm theory in trend projections.

The articles in this series provide useful practice in reading, thinking, and applying information to evaluate new ideas. Students need to learn to distinguish between substantiated, unsubstantiated and erroneously interpreted information. They should become familiar with the ideas that authors think are important, and be able to recognize perceived problem areas. They also must learn that a printed opinion is still an opinion and that they can look up data, do their own thinking, and draw their own conclusions.

Many of the articles present accurate and timely information. By comparison and discussion, students

can learn to recognize which sources of information are more likely to be accurate and which are trying to sell copy by sensationalizing.

I have found the series to be useful and interesting. It is a convenient and easy way of keeping up on the popular publications related to housing. Many articles have graphs and diagrams that are useful, and some present case studies and the human side of housing problems that take the classroom away from the ivory tower. Some add humor to the topic, and may help put some topics in perspective better than a 50-minute lecture. The articles stay in better condition than clippings, are easily accessible and represent more sources than the usual person would be familiar with.

Suzanne Lindamood
Kansas State University

Product Primers, U.S. Bureau of the Census, Data User Services Division, Bureau of the Census, Washington, D.C. 20233. (\$1.00 each, 25 percent discount for orders of 100 or more going to a single address.)

Generalizations obtained from secondary sources of housing information, such as news magazines and press releases from lobbying organizations, have led to the proliferation of inaccurate "truisms" about housing, i.e., tales of decreasing homeownership rates for families — even young families. And yes, the condominium is still a relatively rare form of ownership, in spite of headlines of "Condomania." Familiarity with primary sources of data allows students as well as housing professionals to sort out fact from fiction and to present accurate information regarding housing. Only with accurate information can problems be correctly identified and will solutions be likely to work.

The U.S. Census, along with the biennial American Housing Survey are the best overall sources of housing data. However, their use of primary data sources has not been as widespread as it should be. I am thus pleased with the development of the new census series — the *Product Primers*, which should increase familiarity with the census data. Each of the seven carefully crafted primers presents a different aspect of the 1980

census. Included in each primer is a discussion of the purpose of the section of census data that is being presented, the form in which the data was gathered (how the questions were actually asked), the format in which the data is available and presented to the user, suggested applications of the data, and exercises to familiarize the user with the data. The seven primers described below are now available. In addition, a high school supplement has recently been added.

Product Primer 1 offers insights into settlement patterns and population change. Presenting "Number of Inhabitants," PC80-1-A, the primer consists of a guide to study census population characteristics that the student can apply to any state, answering the questions, "How does my state size up?"

Product Primer 2 describes "General Housing Characteristics," HC80-1-A, the first in a series of state reports that measure our nation's housing stock. The reports contain data for counties, metropolitan areas, urban and rural areas, places of 1,000 or more population, and Indian reservations. The *Primer* introduces several housing concepts and shows how to use HC80-1-A to investigate housing conditions.

"Block Statistics," PHC80-1, is the subject of *Product Primer 3*. "Block Statistics" reports, available only in microfiche form, contain both population and housing information for blocks in cities, towns and certain other areas. The *Primer* describes the content of the report and explains the block concept. Exercises illustrate the use of "Block Statistics" in survey sampling, and further the user's understanding of how the Census Bureau protects the confidentiality of individuals by "suppressing" certain data items.

Many of the long-awaited sample data items appeared in a series of state reports entitled *Advance Estimates of Social, Economic, and Housing Characteristics*, PHC80-S2. *Product Primer 4* reviews the information contained in *Advance Estimates* including family composition, marital status, age, employment, income, housing facilities, year built, size of units and housing costs. The *Primer* uses a quiz to test knowledge of population and housing trends and shows how to use the reports to construct an industry employment profile to analyze the local or state economy.

Product Primer 5 presents the description of and exercises to facilitate understanding of "General

Population Characteristics," PC80-1-B. The primer helps students sort out differences in definitions such as "group quarters," "housing units," "households," "family," etc., so they can better use and understand the use of these terms.

Product Primer 6 introduces students to using microfiche data for Summary Tape File (STF) 1A and 1C. The primer includes a printed copy of the frames of the microfiche so students know what information is available. Exercises give practice in the use and interpretation of the data on the fiche.

Product Primer 7 is produced for practice with Summary Tape File 3A and 3C microfiche. The primer includes an index to the STF 3A and 3C microfiche, printout of the fiche frames, and exercises to gain additional familiarity.

The *high school supplement* is designed to help instructor and students use census information in their course work and classroom projects. Census reports contain much that bears directly on the high school curriculum: business students use statistical data to investigate consumer trends; geography students develop profiles of the Nation's regions; students in government use small area data to study the impact of local, state, and federal policies on their community; and students studying civics, sociology, and current events find that the Census Bureau's data offer rich insights about problems such as aging, poverty, and housing.

The four page high school supplement, published by the Census Bureau's College Curriculum Support Project (CCSP), highlights the resources that are easy-to-use and inexpensive. It covers products that summarize findings from the 1980 census, reference volumes that should be in the school's library, curriculum resources that the Census Bureau offers instructors to make their work easier, and telephone numbers and addresses of census offices throughout the country.

The product primers are prepared primarily for college-level instructors, but can be used for self study. I have used them to familiarize myself with the 1980 census, and have adapted parts for undergraduate students so they can learn to use primary data sources. I plan to use the entire product primer series in a graduate level housing course in the spring of '84. I feel this is the best way for students to learn to use the vast

amount, but too often ignored, source of housing data offered by the census. I feel every person working in the field of housing would benefit from working through the series. They will gain a better knowledge of housing, as well as a useful and necessary skill.

Suzanne Lindamood

New Space for Women, Gerda R. Werkerle, Rebecca Peterson and David Morley (editors). Boulder, Colorado: Westview Press, 1980. 332 pp. \$28.50 (cloth).

New Space for Women looks at the feminist issue from a new perspective of women and their environments. The book presents a collection of articles contributed by geographers, psychologists, sociologists, planners, architects and historians which examine the settings, built and behavioral, that women are expected to perform within.

The introduction presents three basic distinctions of women's environments which help to identify the characteristics of these environments. The first distinction is the degree of segregation of the environment by gender. This refers to environments with restrictive regulations such as a women's or men's club as well as to less obvious segregation in environments of risk; for instance inner city streets.

A second characteristic has to do with the intensity and character of women's occupancy of certain types of settings where they spend a significantly larger proportion of their time than do men; for instance the home.

The third distinction has to do with the degree of control that women possess over and within their environment. Women's activity in the environmental design professions is an example.

These three characteristics are the topics of the four main sections of the book. In part one the topic of women in the domestic workplace is explored. Berk's article on division of labor within the household gives further evidence that women continue to have 80-90% of the responsibility of household tasks and that increased mechanization of household production does not necessarily reduce the time women spend on work in the home. Rock, Torre and Wright present an

interesting chronology of women in the use of space within the home and propose some solutions for adapting the single family home to meet the individualized needs of its occupants. Hayden's contribution proposes a more radical solution to the problem of home as workplace by examining communal alternatives to the single family home-the generally preferred housing norm in our society at this time.

Part two focuses on the problems women face in suburban settings. Several of the selections discuss the impact of suburbanization in relationship to employment opportunities, isolation and travel needs of women in this country and in others. While design and planning alternatives are suggested they are not generally given to be prescriptive remedies to social problems, but rather to satisfy a broader populations' needs.

The first three chapters in part three specifically address the problems and frustrations women face in the design, architecture, and planning professions. An anonymously authored article details discrimination against women and minorities in environmental design education in qualitative rather than quantitative terms by discussing everyday behavior of individuals. Paradoxical discrimination is seen as the alteration between too much issue being made of race or sex and between "invisibility"-the use of sexist language or of mentioning only the work of white males as being worthwhile. The last two articles of section three review grass roots efforts of women to affect change within their environments.

The final section details the efforts of women in the creation of new environments designed especially for the needs of women. Sheila de Bretteville's chapter examines the development of the Los Angeles Womens Building and its management problems. The second selection recounts the development of a Canadian emergency shelter, Women in Transition. Mary Soper, in the final article, proposes a housing design based upon potential user input to meet the needs of single parent families. The idea that single parent families may express housing norms different from the more general society is a subject which would be worth examining and is not clearly addressed in this article.

The book, as a whole, is very readable and timely and has enough to offer to those involved in housing, planning, sociology, home economics, environmental design and women's issues in general to make it worth the price. As the editors point out, the book is not meant to be the final word on women in the environment but rather a starting point from which we can continue to study the issue.

Donna M. Bronner
Kansas State University

How to Write an Operations Manual: A Guide for Apartment Management. By Institute of Real Estate Management of the National Association of Realtors. Chicago, Illinois, 1978. 38 pp., \$18.95 (softback).

The importance of establishing and publishing set policies so that expectations of employees and tenants can be met is stressed and is the purpose of this manual. Sample forms are included which pertain to all management responsibilities: job descriptions, marketing, rental policies, collection, budget, expenditures and personnel records. Tools for marketing the apartments are presented along with criteria for evaluating efforts. Criteria for rental policies including tenant selection, leases, conditions for occupancy, inspections, rental collections and moving in/out are discussed.

Rather than a manual on how to operate an apartment complex, this is a guide to writing a manual to be used with a specific complex. The information included may be useful in evaluating various operations of property management and debating the policies presented. Although the depth of subject matter is lacking, a range of policies are presented. With the exception of price, this text would be appropriate for use in a curriculum which prepares professionals in property management. The text is concise and easily understood.

Lorraine L. Tyler
State University t Oneonta, New York

Walters, William. *The Practice of Real Estate Management for the Experienced Property Manager*. By Institute of Real Estate Management of the National Association of Realtors. Chicago, Illinois, 1979. 464 pp., \$21.95 (hardback).

This in-depth text for professional real estate managers focuses on the basic concepts of business management. The text explains how to create a company organization, encourage better use of resources, exploit opportunities, and demand and achieve higher performance standards. Walters who has been in property management since 1949 and served as President of IREM is well qualified in this undertaking.

Areas explored include the history and function of property management, standardization of operations, the law and property management, getting new business, recruitment and personnel development. Since this text emphasizes the development of a property management firm rather than a property manager, it is probably more appropriate as a graduate level text in property management or as a resource for a professional in property management.

Other texts of interest from IREM are Downs, James C. *Principles of Real Estate Management*, 1980, \$17.95.

Relley, Edward N. *Practical Apartment Management*, 1976, \$15.15.

Ingebritsen, Karl J. *Reston Home Owners Association: A Case Study in New Community Management*, 1977, \$7.95.

Energy Cost Reduction for Apartment for Owners and Managers, 1977, \$4.00.

How to be a Successful Apartment Rental Consultant, 1976, 2 cassettes, 85 minutes, \$20.00.

The Small Homes Council has recently published three booklets in the *Council Notes Series*. "Crawl Space Houses" (F4.4) illustrates and describes crawl space construction. The circular emphasizes that a home over a crawl space can be free of moisture problems, resist termite infestation, and can be comfortable with minimum heat loss.

The other two circulars, "Savings by Insulating Doors and Windows" (A1.61) and "Savings by Insulating Ceilings, Walls and Foundations" (A1.62)

describe energy saving techniques. Both publications provide data and describe procedures used for estimating energy dollars that can be saved through additional insulation. The amount of insulation is based on degree days which can be localized from a map of degree days and cost effectiveness. Information on doors and windows is limited to glazing considerations and does not discuss the use of shutters, insulating panels or draperies to improve the R value beyond glazing.

These pamphlets are available for twenty-five cents each from Small Homes Council — Building Research Council, University of Illinois at Urbana-Champaign, One East Saint Mary's Road, Champaign, IL 61820.

Loraine L. Tyler

Housing Policy for the 1980's. R. Montgomery and D. R. Marshall, (editor). Lexington, Massachusetts: D.C. Heath and Company, 1980. 244 pp., (hardback).

Recent changes in housing supply and demand and an inflationary economy mean that issues in housing will be quite different in the future. The effect of inflation on the housing market is of chief concern, and the implications of demographic changes, open-housing, environmental controls, housing-subsidy policies, and the rental market are examined in that light. Several issues concerning owner occupied housing and restructuring housing are also discussed.

Through an interdisciplinary approach to housing policy, the editors have assembled 15 articles on a variety of issues by experts both in academia and governmental posts. Although a variety of topics are presented, only one paper has been presented on the rental market. Several issues of importance in the next decade have been ignored. The critical future of energy resources are crucial to locational and structural qualities of housing. The energy issue certainly deserves a place in housing policy for the 1980's. The mobile home and manufactured housing industry and issues facing rural areas have not been included either. Since only the two wage earner family and single parent

families were discussed in the section on demographic changes, this part was incomplete. Although these topics are important, the incidence of zero population growth resulting in smaller families and the increasing aged population should be incorporated into this section as both affect housing demand, type and location in the near future. Migration of families to the sun belt and the need for fast housing is another important demographic change.

Each article has been carefully researched as is evidenced by Notes and Bibliographies and extensive use of current statistics. Credentials of each author are stated in an appendix and all appear to be well qualified to write in their chosen areas. Introductory remarks at the beginning of each section to present problems and summaries would be an improvement and would tie articles presented together. The text has been divided into six parts, but articles are presented without benefit of a general statement. The articles are all very interesting to read and this text is an important addition to current housing literature.

Lorraine L. Tyler

Buckley, Shawn. *Sun Up to Sun Down Understanding Solar Energy*. New York: McGraw-Hill Book Co., 1979. 166 pp., \$6.95 (paperback).

This is a very interesting book which illustrates the concepts of solar technology for private dwellings using the principles of collecting rain water as an analogy. This technique aids the reader in visualizing and understanding solar principles without cumbersome mathematics or complicated formulas. The first six chapters are devoted to methods of heat transfer and storage. This may seem excessive coverage, but the concepts are well illustrated and quickly read. This establishes a strong base upon which to build the discussion of solar principles. The next two chapters discuss the particulars of heating and heat loss in a dwelling. The author, an engineering professor at MIT, emphasizes the importance of a well insulated house when utilizing solar energy.

The remaining 17 chapters discuss active & passive systems, air and water mediums, the use of diodes and other controls, and parts of a solar collector, etc. Most of the information is geared to dwellings designed for solar application, but retrofits are also discussed. Two interesting chapters trace the operation of a solar collector through a typical day and night.

The last chapter (25) attempts to answer the question. "Which solar heater?" but the information is too general to be of much help. The author made no attempt to determine collector size, mounting angle or climatic biases. The reader will have a clear understanding of solar principles, but will have to do more research to apply these principles to his particular situation.

The principles are clearly and concisely explained and well illustrated with sharp black and white sketches. Chapters are short, concise and cover a single concept. This keeps the reader interested and allows absorption of one concept without confusion of others. A reader already acquainted with solar technology may find this technique boring. An extensive glossary and index are included.

Lorraine L. Tyler

Hart, G. Kimball. *How to Cut Your Energy Costs. A Guide to Major Saving at Home and on the Road*. Washington, D.C.: U.S. News and World Report Books, 1978. 272 pp., (hardcover).

The information in this book exceeds that of the average "How to" book. Topics covered include: infiltration, heat loss, heating and cooling efficiencies, appliance usage, solar applications, transportation, and dressing and eating for energy conservation. Although most of the ideas presented are rather conventional, each has been well illustrated with costs and payback periods documented.

Charts, photographs, drawings and tables have been presented to depict the concepts underlying the conserving behavior, and each is appropriately referenced. The appendix contains selected worksheets

from *In the Bank or Up the Chimney*, a method for estimating cooling capacity and suggested supplemental reading. Clear teaching aids can be produced directly from the numerous black and white illustrations. This book would be appropriate for those teaching in the residential-energy area for speaking on occasion before community groups on that topic.

Lorraine L. Tyler

Ruedisili, Lon C. and Morris W. Firebaugh. *Perspectives on Energy Issues, Ideas and Environmental Dilemmas*. New York: Oxford University Press, 1978. 591 pp., (softcover).

This reader edited by a geologist and a physicist focuses on the finitude of energy resources and environmental dilemmas posed by production and use of energy. The second edition emphasizes economics as a total for understanding and determining energy patterns, evaluation of the relative environmental and health costs of energy alternatives, solar energy as an imminent resource for heating and cooling, and the effect of serious conservation.

Several articles are of particular interest to the housing professional. Part I, Background and Limitations, focuses on energy and the environment, economics, the energy situation and an overview and summary of Carter's National Energy Policy. Part II is limited to Fossil Fuel Energy Sources and Part III to Nuclear Fission as an Energy Source. Fusion, solar energy, oil shale and sands, geothermal and energy from waste products are discussed in Part IV, Alternate Energy Sources. Perhaps this part is of most interest to the housing professional for the future as is V, Conservation, Lifestyles and Energy Policy. This section contains articles on economic growth, fuel conservation, low energy scenario for the United States and recycling.

As is the problem of every reader, articles can be out of date before printed and style transition are sometimes difficult. However the style and language of the articles is appropriate for allied professionals. Some of the articles are not dated, so evaluating their merits

becomes more difficult. Most articles contain illustrations, tables and photographs for easier understanding, and conclude with suggested readings and bibliographies. An appendix of energy definitions and conversions factor completes this edition.

I believe this book would serve as a good reference, but it probably doesn't concentrate enough on specific issues related to housing to be useful as a text in an energy related housing course.

Lorraine L. Tyler

Dix, Samuel J. *Energy a Critical Decision for the United States Economy*. Grand Rapids, Michigan: Energy Education Publishers, 1977. 256 pp., (hardcover).

This book attempts to present the "facts and figures" of the energy situation in the United States. The text is divided into three parts which essentially cover the political-economic decision, the historical and current (1977) oil and gas figures and the shape of the future.

Part I portrays the energy situation as complex and without easy answers. A quantity of documented data are presented with illustrative material to enhance the text in the first two sections. Each energy resource is defined and clearly discussed. Pertinent facts are included and the language is at an understandable level. Part II is essentially a fact section containing extensive tables and charts. Each is clearly labeled and sources are well documented. An appendix includes more tables for factual information. The third section predicts future adjustments required for each energy related industry, the individual and society. Although realistic, his predictions and consequences are dire. Also discussed in detail is the necessity and contents of a national energy policy. An extensive bibliography is included. Dix is an engineer and management consultant.

Lorraine L. Tyler

Zeisel, John, Epp, Gayle Epp and Stephen, Demos. *Low Rise Housing for Older People Behavioral Criteria For Design*. Washington, D.C.: Department of Housing and Urban Development, September 1977. 141 pp., (paperback).

This book is based on the results of a housing design contest organized by the Town of Dracut, Massachusetts. The four winning designs are presented and evaluated according to provisions for inside the unit, the exterior of the unit, places for neighboring, community activity spaces, and the site and links to town. A total of 20 issues involved in planning are illustrated and discussed. Each issue is described in six parts: visual image of issue focusing on the physical context, jargon-free title for the issue, performance criteria, possible design responses, examples of design responses and appropriate questions. These are presented in hypothesis form to encourage the reader to further test and evaluate. Comments in the monograph are based on current environmental design research, the final design entries, expertise from a panel of eight behavioral scientists and designers recognized in the field of gerontology, and interviews with older residents. The information is presented in such a way that anyone interested in housing for older persons can grasp the principles.

Illustrations include photographs, sketches and floor plans. Although the guidelines are based on the physical, emotional and social needs of the elderly, the issue of safety has not been addressed. For example, storage areas are illustrated over the range and refrigerator. In one illustration, a step stool has been placed in the kitchen in order to reach high areas. This is not appropriate for the physical condition of many elderly.

The appendix includes a list of all of the design questions posed. An annotated bibliography of other sources is a valuable aspect of this book.

Lorraine L. Tyler

Visher, M. A. *The Finishing Touch: Restore, Repair and Refinish Your Furniture*. Englewood Cliffs, New Jersey: Prentice Hall, 1980. 142 pp., \$5.95.

Of interest to those who teach special interest courses or areas in extension, this book includes quick, simple and fool proof methods to restore finishes, make structural repairs, strip, bleach, sand, stain, seal and finish furniture. The methods are well illustrated, but only one method and product is discussed for each technique, giving the reader little room for experimentation. A chapter at the beginning discussing and illustrating tools needed would be helpful, since tools are never discussed in detail. A source list is provided for unusual tools and products and a glossary defines the terms used in the text.

Lorraine L. Tyler

A Decent Home and Environment: Housing Urban America. D. Phares, (editors). Cambridge, Massachusetts: Ballinger, 1977. 192 pp., \$16.50 (clothbound).

Six papers evaluate the outcomes and implications of the Housing Act of 1949. Three major areas are covered: the home, the environment and public policies. Bibliographical sketches are presented for the editor and all contributors. All appear to be active in the various areas of housing and hold advanced degrees. Each article is subdivided for clarity, is well referenced and contains explanatory charts and tables.

Part I contains two articles on the Home; "The Rise and Fall of Public Housing: Condemnation Without Trial" by Eugene J. Meehan and "A Prescription for Reducing Housing Costs" by Joseph M. Davis.

Meehan traces the development of low income housing policies at the federal level beginning with National Recovery Act of 1933.

Each Housing Act is discussed on the basis of development policies, conditions of tenancy, and fiscal policies. Meehan discusses the social and political climate which lead to the moratorium of 1973. The subsidy and leased housing programs are outlined

along with other changes in public housing after 1973. This article is an excellent introduction to the government involvement in housing and sets the pace for the other articles.

Davis discusses the problem of rising costs of housing from a number of vantage points: rising expectations, rising production costs, nature of housing industry, financing, zoning and building codes. He proposes that solutions address the alignment of monetary, fiscal and housing policies as well as technologies. Adequate mortgage funding and curbing inflation are necessary for any reduction in housing costs to occur.

Part II contains two articles related to the environment: "The Dynamics of Neighborhood Change" by James T. Little and "Redlining in Perspective" by Michael Agelasto II and David Listokin.

Little feels that expectations play a critical role in rapid neighborhood change. He states, ". . . failure to recognize the importance of all dimensions of the housing bundle will result in an overestimate of the benefits of a filtering strategy, lack of recognition of possible deleterious relocation effects induced by such strategy and perhaps more important, a policy strategy that neglects the potential of the neighborhood and public sector dimensions in improving overall housing quality (p. 67)." The Arbitrage Model of Neighborhood Succession is described and supported by research in St. Louis. This model predicted important causal factors in neighborhood change.

The "Redlining in Perspective" article discusses the constraints in neighborhood preservation. Comprehensive preservation strategies, programs and approaches, are necessary to prevent further urban decay. Redlining is defined and discussed in detail and presented as part of a complex problem. Federal responses to redlining include surveys of lending practices undertaken by regulatory agencies and the passage of the Home Mortgage Disclosure Act of 1975. Possible future responses include voluntary Cooperative Programs, Reducing Urban Lending Risk, and Neighborhood Housing Services.

The final section entitled Public Policy: Past, Present and Future contains two articles; "'A Decent Home': An Assessment of Progress Toward the National Housing Goal and Policies Adopted to

Achieve It," by John C. Weicher and Roger Montgomery and Martin Geller, "Emerging Issues in American Housing Policy."

Weicher assesses the improvement of standard housing since 1949 by discussing the most frequently cited measures: plumbing facilities, over-crowding and general conditions. By these criteria, housing quality has drastically improved since World War II. However, since Congress has never defined "decent" or "suitable" living environments, he feels other applicable criteria exist. He investigates such indices as exposed electrical wiring, blowing fuses, heating breakdown and toilet breakdown. Joint incidence also has a bearing on quality, as well as the ability to afford decent housing. He also discusses housing goals, filtering, conservation and upgrading and the inter-relationship of these criteria.

Montgomery and Geller discuss the forces affecting housing policy: politics, demographic changes, impact of inflation, and the demand/price crunch. He then relates these to the elements of housing policy which include demand for housing, supply of housing, finance, and taxation. Each of these are discussed in detail. He concludes the chapter by discussing current strategies. He focuses on production policy, subsidies to the low income, technological innovation, new towns and dispersion. He believes that individuals will redefine their housing standards and policy makers will debate the rationale and forms of government intervention.

This book successfully attempts to survey the outcomes and implications of government intervention. The articles are well ordered and one topic seems to lead to the next. This would be appropriate as a text for a course of policy issues.

Loraine L. Tyler

Nash, George. *Old Houses A Rebuilder's Manual*. Englewood Cliffs, New Jersey: Prentice Hall, 1980. 366 pp., \$12.95 (softcover).

This is a really "neat" book for the person interested in rebuilding a home with the charm of yesteryear

but with the comfort and convenience of today. Since this is a manual for rebuilding rather than restoring, techniques are included for insulating, heating with solar and/or wood, planning interiors for modern living, building cabinets, rewiring and plumbing. Detailed information is included on structural evaluation; foundations; roofs; walls, windows and details; utility systems; and finishing touches. Descriptions of tools and equipment accompany each section. The text is well illustrated with black and white photos and detailed sketches. Emphasis has been placed on rural buildings, therefore the urban homesteader will find the contents less useful, but never-the-less better than how-to books designed for building new. An index and bibliography are included.

Lorraine L. Tyler

Curran, June. *Profile Your Lifestyle*. Bakersfield, CA: Brooks Publishing Co., 1979. 157 pp., (softcover).

June Curran, Registered Building Designer presents a self-evaluation process for a family in assessing their housing priorities. The book is divided into four sections each containing worksheets to determine: 1) factors that influence lifestyles, 2) your neighborhood and your own area of growth, 3) creative planning, room by room and 4) making final decisions and writing your own specifications. A course outline designed for use with *Drawing Home Plans* and this text is included.

Each topic begins with introductory remarks, however, the content is too brief to be very informative. The author also fails to integrate material into a workable format and to synthesize material into a house plan. The book is useful as a supplementary workbook, enabling student to see the importance of individual needs, values and preferences in house planning. The text is also useful for the "do-it-yourselfers'" personal planning.

Lorraine L. Tyler

Do-It-Yourself Energy-Saving Projects. By Sunset Books and Sunset Magazine. Menlo Park, CA: Lane Publishing Co., 1981. 96pp., \$3.95 (softback).

Here is another project-oriented book from Sunset that encourages homeowners to take charge of their homes through a conscientious application of energy-saving techniques. Home energy usage depends on the efficiency of three main working systems — the air exchanger, the heat exchanger, and the heating or cooling producer. These three systems function most effectively when attention is paid to three areas of possible home improvement — caulking and weatherstripping, insulating window treatments and insulation of the home's shell.

In the first chapter, the editors stress that all the insulation in the world will not help save energy unless holes and cracks around windows and doors are tightly sealed against weather extremes. Extensive caulking and weatherstripping alone can reduce energy consumption from 8-15% in the average home. The payback period is relatively short, roughly one to three years. An extensive guide to available caulk and weather-stripping, as well as information on their specific applications is included. Following this is up-to-date information on home ventilation systems.

The second chapter provides specific information on the best types of insulating window treatments, including many well-illustrated projects for the homeowner. Proper window treatments are terrific energy-savers in the summer; solar heat gain can be reduced as much as 60%. Winter savings are in the range of 7-12%. A section on outside shading devices to tap into potential summer cooling savings offers creative and practical solutions. A convenient listing of plantings that provide shade is zoned for specific parts of the country. Finally, a section on the solar greenhouse and potential ways to gain the advantage of passive solar energy is included.

The third major home improvement is insulation of the shell. This section thoroughly outlines where to insulate, what to use, standard R-values and how-to sections on insulating ceilings, attics, existing walls, slabs and basements. Detailed instructions could help alleviate some of the fears of homeowners who want to do these jobs themselves.

The final two chapters deal with the real energy users — heaters, coolers and major appliances. Here, the editors stress that energy efficiency is equated with careful maintenance and replacement of wornout appliances. Each section within the chapter on heaters and coolers gives tips on maintenance. Various heaters and coolers, such as furnaces, active solar systems, heat pumps and air conditioners, should give every homeowner specific and applicable information. A chart on the comparative heat values of woods offers some insight into increasing the efficiency of fireplaces and woodstoves.

Of the standard home appliances, energy consumption by the water heater is the most relentless. The editors detail methods of insulating the water heater and its pipes to help reduce the startling consumption rates. A section on solar water heating outlines various systems and how they work. The reader

would need more information to choose a solar system for his home. Other appliances dealt with are dishwashers, washers and dryers, refrigerators and freezers, ranges and ovens, and basic lighting systems.

Three short sections at the end of the book complete this handy reference guide. A glossary of terms, a complete index and useful addresses (regional and state energy offices) give the reader valuable information at a glance.

As a whole, *Energy-Saving Projects* is another detailed and informative book from Sunset that encourages homeowners to make their homes more energy efficient. With cost analysis charts, the homeowner can figure which investments best suit his/her budget, climate and home.

Nancy Kwallek