

ABSTRACTS

Housing and Society, Volumes 23 Through 25

Jorge H. Atilas, Rosemary Carucci Goss, and Julia O. Beamish

Community Attitudes Toward Manufactured Housing in Virginia, Vol. 25, No. 3, 1998: 1-22.

This study surveyed the opinions and characteristics of 552 residents of eight rural counties in Virginia regarding acceptance of either single- or double-section manufactured homes. A theoretical model was adapted from M. J. Dear and S. M. Taylor's (1982) model for community attitudes toward mental-health-care facilities. Using multiple regression techniques, this study tested the hypothesis that there is a significant relationship between acceptance of manufactured homes and 13 variables representing respondents' perceptions of manufactured housing, respondents' characteristics, county characteristics, and type of manufactured home. Only six variables (perceived manufactured-home occupant behavior, proportion of manufactured homes in the county, perceived manufactured-home condition, manufactured home type, respondents' gender, and manufactured-home knowledge) emerged as significant predictors of manufactured home acceptance ($R^2 = .3541$). Results suggested respondents' socioeconomic and demographic characteristics were not important in predicting manufactured-home acceptance. Instead, acceptance mostly resulted from perceptions about occupants' behavior. In general, double-section models were more accepted than single-section models.

Diane H. Corrin, Wanda W. Olson, Shirley L. Barber, Marilyn Bode, and Janice V. Clark

Strategies to Reduce Household Environmental Risks in the Hmong and Cambodian Communities Located in Two Urban Minnesota Counties, Vol. 24, No. 2, 1997: 59-79.

This paper describes educational strategies used in a pilot program to reduce household environmental risks in the Hmong and Cambodian communities in two urban Minnesota counties. Nine bilingual peer community teachers received training and then taught small groups of families (436 participants) about the health risks, symptoms, and actions to take related to lead, radon, carbon monoxide, and molds in houses. Each teacher received teaching tools including a resource notebook, an electronic carbon monoxide detector to be loaned to participating families, and lead swabs and radon

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detectors for the families' use. Dual language publications on lead, radon, carbon monoxide, and molds were developed for use by the families and by community agencies. A high demand for the carbon monoxide detectors, and requests that all potential home buyers receive information about lead, radon, carbon monoxide, and molds are evidence that participants gained an awareness of the potential health risks and that the teaching reached them in a meaningful way.

Sue R. Crull

Housing Inadequacy and Satisfaction of Black and White Households in Poverty, Vol. 23, No. 2, 1996: 1-14.

The purpose of this study was to examine the relationship of inadequate housing to the quality of life among poverty households in the United States. The 1991 American Housing Survey was used to study the contrasts between white and black households in poverty. Housing satisfaction was used as an indicator of quality of life. Although it has generally been accepted that race is a determinant of housing situation, this research indicates that housing and neighborhood factors are the direct determinants of housing satisfaction. Findings in this study support the hypothesis that being African American increases the likelihood of residing in inadequate housing. Housing satisfaction, however, is not directly influenced by race but rather by housing inadequacy and neighborhood satisfaction, which act as relatively strong intervening variables.

Carla C. Earhart

A Comparison of Competency Requirements for Housing and Interior Design Professionals, Vol. 23, No. 3, 1996: 79-84.

The trend in university curricula is toward a reduction in the Housing major, and a parallel increased focus on Interior Design. As this educational shift takes place, it is important to determine whether those students intending to seek employment in the housing industry can benefit from the interior design curriculum. The specific objective of this study is to determine whether any overlap exists in the competencies needed by professionals in housing, and by professionals in interior design.

Avi Friedman and Vince Cammalleri

Cost Reduction Through Prefabrication: A Design Approach, Vol. 24, No. 1, 1997: 1-14.

The Grow Home is a 93-square-meter rowhouse, 4.3 meters wide, developed by the Affordable Homes Program at McGill University in response to the affordable housing challenge. The kitchen, bathroom, and living room are located on the ground floor, and an unpartitioned second floor is proposed in an effort to reduce costs and enable the owners to complete the unit at their own discretion. This paper examines how the Grow Home can be adapted to an industrialized method of production, using prefabricated panel systems, and determines the implications such construction would have in terms of quality, economy, and technical performance. The research includes an adaptation to the unit's design and a cost estimate comparing prefabricated systems with conventional construction methods.

A framework for the industrialization of the Grow Home was developed by adapting the unit's design to provide sufficient flexibility for the builder and economies of scale for the manufacturer. Architectural, modular, and technical design criteria were established based on feedback from manufacturers, builders, and occupants of existing Grow Home projects. A wide range of options for the dwelling's layout was generated using a small number of simple, standard components. Nine panel configurations were proposed in all, six for the front and back elevations and three for the side walls of the end units. The use of small, standard interior partitions provided various configurations for entrances and bathrooms, while enabling on-site changes to be made fairly easily in response to a client's request.

The potential for prefabricated systems to reduce construction costs was addressed by examining the costs of several prefabricated components, including exterior walls, floors, partitions and dividing walls. The analysis demonstrated that prefabricated panel systems can, for the most part, provide a competitive alternative to conventional construction. The magnitude of the savings, however, can vary significantly depending on the type of panel system, the degree of prefabrication, and the component in question. When the scope of prefabricated components was extended to include floors and partitions, savings up to 6% were found to be possible. For the construction of 30 or more units, this represents savings of up to \$95,000 (\$3,150 per unit).

Abstract

Avi Friedman and David Krawitz

The Next Home: Affordability Through Flexibility and Choice, Vol. 25, No. 1 & 2, 1998: 103-116.

The Next Home, designed and constructed at the McGill University School of Architecture in 1996, responds to the fundamental demographic and economic changes that have recently heightened the need for a new housing alternative that appropriately integrates flexibility with affordability. A prospective buyer can purchase one, two or all three of the floors in a three-story unit designed as a single-family home, a duplex, or a triplex for a cost of \$50,000 (Cdn. \$) per floor (including land) in Montreal. Furthermore, in a departure from the conventional stacking approach open-web floor joists and a horizontal chaser provide builders and buyers alike with the opportunity to locate functions (bathrooms, kitchens) at any desired position within each floor. The users of the Next Home will be able to choose from a catalogue of interior components to tailor the design to their individual lifestyles and budgets, and can easily modify these initial parameters as the need arises. Similarly, to ensure personalization and diversification of the façade, the user can choose from a range of fenestration and a menu of pre-designed roof alternatives provided by the builder. The Next Home can be built in the same development as a detached or semi-detached house, or as part of a row, integrating the flexibility to accommodate mixed uses such as home offices and light commercial activities on the ground floor. Fundamentally, the evolutionary nature of the Next Home - the notion that housing be designed to evolve not only in configuration and appearances but also in use- responds to an explicit need to accommodate a wide diversity of users and household types. This paper examines the background research and design principles, and the resulting conclusions pertinent to integrating flexibility and affordability.

Avi Friedman and Maria D. Pantelopoulos

Space Management in Montreal's Wartime Homes, Vol. 23, No. 2, 1996: 65-83.

The current quest for affordable housing in North America has focused on reducing the size of the housing lot and on downsizing the house itself. The proponents of the small home maintain that given the diminished size of today's family compared with the traditional and larger family household of the post-World War II era, the smaller home does not in fact represent a diminution in space standards. When one calculates available living space on a per-person basis, the smaller family inhabiting a smaller house belies the notion that affordable housing directly signifies any real reduction in living standards.

This paper uses the wartime home as a research model to explore how people meet their spatial needs within a restricted housing space. As a paradigm of the smaller

house (no larger than 1,000 ft²), the wartime home is investigated as a prototype of affordable housing. Interviews were conducted with the owners of 25 wartime houses (whose original dimensions were not expanded), drawn from three areas on the island on Montreal. The field study determined the types of spatial conflicts which arose in these homes and demonstrated how they were resolved. The study also reinforced the proposition that people are willing to make several trade-offs when choosing to live in a smaller home, and that as soon as household finances permit, the owners will modify the layout to suit their lifestyle requirements. The spaces in the wartime home that underwent the most significant degree of change during the household lifecycle (i.e., kitchen, bedrooms, and storage) indicate their critical status in the accommodation of users' needs and suggest that they should therefore become central priorities in the teaching and design of future affordable housing.

Leda McIntyre Hall and Richard C. Hula

Resident Initiatives in Public Housing, Vol. 24, No. 1, 1997: 75-92.

This paper reports initial results of a survey exploring current practice in Public Housing Authorities in Michigan and Indiana. Particular emphasis is given to current efforts to support citizen empowerment, particularly resident management and private ownership. Major findings include:

- *The institutional context in which housing authorities operate vary both within and across states.*
- *Efforts of the U.S. Department of Housing and Urban Development (HUD) to impose broad policy are limited by local and state factors.*
- *Individual housing authorities show significant variation in their commitment to resident initiatives.*
- *Variation in local commitment to resident initiatives is not simply a function of the authority's size or complexity.*
- *Systematic interstate variations in commitment to resident initiatives (as well as overall programmatic priorities) exist.*

Suggestions for further research recommended examining the impact of resident initiatives at both the authority level and the individual development or neighborhood level.

Abstract

Nancy C. Higgitt

Toward a Conceptual Model: Residential Mobility Among Low-Income, Inner-City Families, Vol. 23, No. 3, 1996: 47-61.

This paper is based on an in-depth analysis of 71 families with children living in rental housing in a low-income, inner-city neighborhood located in Winnipeg, Canada. The study explored how these families perceived their housing environment, their residential mobility, and the factors that influenced their mobility.

The paper discusses a conceptual model generated from this research. In developing the model, profiles outlining the characteristics of five categories of residents were generated to represent different groups of residents, their relationships to the neighborhood, and their propensity to move. Groups were characterized according to locus of control, connections to work and services consumed, social networks, identification with the neighborhood, anchorage in the neighborhood, and propensity to move.

Golden Jackson

International Housing: A Framework for Study and Comparison of Housing Across Political and Cultural Boundaries, Vol. 24, No. 3, 1997: 1-19.

The purpose of this paper is to establish a framework for study and comparison of housing across political and cultural boundaries. Study of housing from an international perspective provides increased awareness and appreciation for differences in house styles and for the effect of culture and economic structure on housing. To facilitate the study and understanding of housing internationally, a set of factors is suggested. Methods for study, both at a micro- and macro-level, are provided, as well as learning objectives and activities.

Dorothy I. Jenkins, Marilyn Cantwell, Quentin A. L. Jenkins, and Peggy S. Draughn

Housing for Louisiana's Poor, Rural Elderly, Vol. 24, No. 2, 1997: 58-73.

This is a study of low income, rural elderly and their perceptions of the ability of their housing environment to support aging-in-place. Visitor-employed-photography (VEP), personal interviews, and video taping were the research methods used. VEP is a research method that requires participants to take photographs to document their per-

ceptions. Respondents were asked to photograph features of their housing environments that they considered to be either "helpful" or a "hindrance" to their ability to successfully age-in-place. This paper concentrates on information from the VEP and interviews conducted in four communities in rural Louisiana. Aspects of their housing environments that subjects perceived as helpful or a hindrance are discussed within the framework of Lawton and Nehamow's Ecological Model" (1973).

Virginia W. Junk, Linda K. Fox, Sandra E. Cann, and Patricia Tripple

Determinants of Community Satisfaction of Older Residents, Vol. 24, No. 1, 1997: 35-58.

Many communities are experiencing changes in the age composition of their residents due to the increasing proportion of older persons in our population. Older persons' views will influence how communities approach plans for growth and development. The purpose of this study was to determine older persons' current satisfaction with their communities, and what affects this satisfaction.

A dual-frame sampling method, based on telephone books and random-digit dialing, was used to obtain a representative sample of older persons. A phone survey, based on an amenity migration model, was developed to collect data from 1,635 persons aged 50 to 70 in Idaho, Nevada, and Wyoming. Scores on a 28-item Community Satisfaction Scale (CSS) and its five subscales were the dependent variables.

A model was developed to explain 40% of the variance in CSS scores. Subscales that explained this variance included economic factors, public services, personal safety, and opportunities for socialization and relaxation.

Tammy Crawford Keller, Cheryl A. Farr, Sarah D. Kirby, and John Rusco

Housing and Its Influence on Life and Job Satisfaction Among Clergy, Vol. 24, No. 1, 1997: 15-34.

The purpose of this study was to examine the relationships among the variables of housing satisfaction, life satisfaction, and job satisfaction of clergy and spouses employed by an Oklahoma religious organization. The sample (N=438 individuals representing 263 households) consisted of the clergy and their spouses, if applicable. A questionnaire was developed to assess housing, life, and job satisfaction. Results indicated that there are significant relationships among the variables of housing, life, and job satisfaction. Significant differences in cleric and spouse perceptions of satisfaction with housing were found. Specific areas of concern, such as decor, amount of storage, space,

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landscaping, and balance between work and home life, were identified as sources of dissatisfaction among households. With this knowledge, religious organizations, as well as other employers who provide housing for their employees, will be better equipped to improve overall satisfaction with housing, and in turn, to improve employee life and job satisfaction.

Thomas Liou and Marc T. Smith

The Evolution and Function of Community Development Corporations in Florida's Urban Communities, Vol. 23, No. 2, 1996: 53-64.

Community development corporations (CDCs) have been both producers of affordable housing and agents in revitalizing distressed neighborhoods. This paper presents a descriptive review of community development corporations in Florida's urban communities, based on a 1994 survey. The survey reveals that Florida's CDCs differ from the traditional CDC characteristics found in the Northeast and Midwest. Florida's CDCs are program driven and tend to serve a larger geographic area.

Kathleen A. Lodl and E. Raedene Combs

The Achievement of Cultural Housing Norms by Mother-Only Families, Vol. 25, No.1 & 2, 1998: 21-38.

One major problem faced by mother-only families is the attainment of adequate housing. While new legislation aimed at improving the housing situation for mother-only families has been developed, the success of this legislation has not been measured. To do this, it is necessary to compile baseline data to which future data can be compared. This study used data from the 1987 Panel Study of Income Dynamics to investigate factors associated with the attainment of housing that meets housing norms; and, to discover if mother-only families were as likely to achieve such norms as two-parent families when other identified predictors were held constant.

Julia Marlowe, Carol Meeks, Joan Koonce Lewis, and Romonda M. Cottrell

The Effect of an Energy Education Program on Energy Conservation Behaviors, Vol. 23, No. 2, 1996: 36-52.

In the 1980s, an energy education program in Georgia funded by the Governor's Office of Energy Resources was designed specifically to help low-income and elderly consumers save money on their utility bills by practicing energy-conservation measures. A study was conducted in 1991 to evaluate the effects of this energy education program using a sample of 1009 individuals who participated in the energy education program. A significant increase in energy-conservation behaviors on the second visit, compared to the behaviors reported at the pretest visit, indicated considerable improvement (86% had a higher score) after having received the energy education. Given that education can result in increased energy conservation and decreased utility costs for consumers, efforts to continue energy conservation education to low-income and elderly consumers should be included as a topic in programs targeting these audiences.

Patricia McAlister

Queen Anne Style House: Influences on American Architecture, Vol. 23, No. 3, 1996: 62-78.

Toward the end of the Victorian Period a new housing style emerged that would have a significant impact on American residential architecture. Although it was named Queen Anne, the style had little resemblance to the architectural style that developed in England during the reign of Queen Anne. It was considered by many architects and builders of the era to be the first "true" American house style. Renewed interest in the Victorian Period in recent years has led to a need to reevaluate the Queen Anne style. This paper examines the impact of the style on American residential architecture.

Abstract

Carol B. Meeks and Anne L. Sweaney

The Influence of Residential Mobility of Elderly Households on Housing Costs, Vol. 25, No. 1 & 2, 1998: 39-52.

The purpose of this study is twofold: 1) to examine differences in housing and social demographic characteristics between elderly movers and stayers, and 2) to determine the influence of mobility and other selected demographic and housing characteristics on monthly housing costs. Using the 1995 American Housing Survey, t-tests and chi-squares tested for significant differences between the 779 movers and 779 stayers. Movers had significantly fewer people in their households. Both movers and stayers had an average educational attainment of slightly more than 12 years, with movers in the sample having somewhat higher educational attainment levels than stayers. Neither age, marital status, racial composition, nor income varied between the two groups, as did regional location. In the regression equation, mobility was a highly significant factor in predicting monthly housing costs. Movers had higher monthly housing costs than stayers. In addition, education, household income, region, tenure, and metropolitan/nonmetropolitan location were significant. Home owners and households located in metropolitan areas had higher housing costs than renters or households located in nonmetropolitan areas. Two regions of the country, the Northwest and the West, had higher housing costs than did households located in the South. The consequences of mobility decisions need to be continually evaluated so that the elderly occupy housing that meets their current as well as their long-term needs.

Jean A. Memken, Connie Garber-Dyar, and Sue Crull

Space Planning in Residential Design, Vol. 24, No. 3, 1997: 69-93.

Almost every introductory housing course involves a unit on space planning. The concepts related to planning the interior spaces of the home have changed substantially over the years, given the change in family lifestyles, the aging population, and the interest in universal design. The process of space planning, however, has remained relatively static, although the outcomes of that process need to reflect a more modern idea of housing and how spaces are used within it. This paper includes the learning objectives, a conceptual framework, a review of space planning concepts, and a reference list related to teaching space planning. It also includes learning activities that a housing educator can use to teach space planning in the housing classroom.

Arthur D. Murphy, Laura M. Finsten, Earl W. Morris, Susan K. Pettit, and Mary Winter

Household Adaptations to Government Housing Designs in Oaxaca, Mexico, Vol. 24, No. 2, 1997: 1-21.

The effectiveness of government public housing in providing usable living space for low-middle income households in Oaxaca, Mexico, is assessed in this study through analyses of survey data, ethnographic interviews, and observations conducted in 1987 and 1992 at three different government-sponsored housing developments. The use of household space, and the modifications made by residents of the housing units to achieve a satisfactory allocation of space for different domestic activities and functions, are presented.

Dian Nafis, Jeannette A. Brandt, and Joan McFadden

Retirement Housing and Locational Preferences of the Depression and Early Baby Boom Age Cohorts, Vol. 24, No. 2, 1997: 35-57.

The purpose of this study was to compare the housing and locational preferences and plans for the first 10 years of retirement of two cohorts within the maturing population: the early baby boomers (born 1946-1954) and the Depression cohort (born 1930-1939). The data were collected as part of a telephone survey of Oregon and Utah residents. Chi-square analyses were used to determine whether there are significant differences between the two cohorts (N = 836). Early baby boom cohort respondents were found to be significantly different ($p < .01$) from Depression cohort respondents in terms of propensity to move: only 51% of early baby boomers plan to remain in current housing compared to 67% of Depression cohort respondents.

Kathleen Parrott

Environmental Concerns and Housing, Vol. 24, No. 3, 1997: 47-68.

Environmental issues are of concern to consumers and housing professionals. This paper presents information about key concerns as they relate to housing and includes study questions, learning activities, glossary and resources to enhance the teaching of these concepts.

Abstract

Aimee D. Prawitz and Frances C. Lawrence

The Role of Location and Economic Factors in Predicting Satisfaction with Choice of Continuing Care Retirement Communities, Vol. 25, No. 1 & 2, 1998: 67-86.

The study utilized a structural model to predict satisfaction with selection of a continuing care retirement community (CCRC). Based on the Deacon and Firebaugh (1988) model of family resource management, the model explored the role of economic and location factors in determining older consumers' satisfaction with the CCRC selected. Multiple regression analysis tested for relationships among variables. The input construct comprising human and economic capital was useful as a predictor of satisfaction; importance of location of the CCRC was not a good predictor. Implications for consumers, housing educators, and other housing professionals are offered.

Amos Rapoport

Using "Culture" in Housing Design, Vol. 25, No. 1 & 2, 1998: 1-20.

Amos Rapoport has been the keynote speaker at the two annual conferences of the American Association of Housing Educators that were held outside the United States – first in Winnipeg Manitoba, Canada in 1992 and then in Seoul, Korea in 1998. Dr. Rapoport was invited to prepare his talk from the 1998 conference into a paper that could be published in Housing and Society. The article presents a framework for examining culture in housing environments. Various relationships are examined and discussed.

Nancy M. Rodman and June Impson

Housing Images Portrayed in 50 Years of Picture Storybooks, Vol. 24, No. 2, 1997: 22-34.

Images of housing portrayed in preschool picture storybooks influence the developing concept of home. Storybooks contribute to children's socialization and function as cultural artifacts. This content analysis study of 100 preschool storybooks about family life published in the United States over 50 years focused on three housing images found in text and illustrations: geographical location, dwelling type, and types of residential spaces where family activities were portrayed. Change over time was represented by publication dates grouped into five time periods.

Two-way chi-square analyses found no significant differences among time periods in frequency of portrayed housing characteristics. The dominant image of single-family detached housing in non-urban locations with typical room types was consistent across 50 years. Storybook housing images were compared to changes in housing patterns in the U.S. Census.

Eunice Rodriguez, June P. Mead, Joseph Laquatra, and Pinky Chandra

Injury Prevention in Public Housing: Do Insurance Incentives Work, Vol. 25, No. 3, 1998: 23-42.

This paper presents the results of a research project that examined an injury prevention program administered in public housing facilities. This study brought together university researchers, public housing administrators, and insurance company personnel to focus on strategies aimed at increasing the safety of public housing residents. Regression analyses demonstrated that implementation of one injury prevention standard was statistically significant in terms of reducing the number of injury-related insurance claims. The article includes suggestions for program improvement, as well as a series of reflections on the lack of notable impact for most of the standards implemented.

Gladys G. Shelton and Marion R. Sillah

Profiles and Perspectives of Housing Quality of Blacks in Selected Southern Metropolitan Cities, Vol. 23, No. 2, 1996: 84-110.

This article reassesses the factors that have been identified as influencing housing quality disparities and profiles recent housing conditions of Blacks as compared to Whites in selected cities in the South Census Region of the United States, using a national data set. The intended result is to promote further research and debate in an area that has received less attention in recent years, in view of the fact that 1990 Census data show African Americans still ranking below Whites on nearly every measure of socioeconomic status.

Much of the research has focused on differences in housing quality for blacks, Hispanics, and Whites, and has attempted to measure and explain these differences. A number of factors have been identified as contributing to the persistent disparities in housing quality. These factors include location, income levels, household composition, tenure type, race, and past and present discrimination that constrains housing choices. This study uses the American Housing Survey data from 1985 through 1991 to profile selected demographic characteristics, housing unit characteristics, and the Black and White occupants' perceptions of the adequacy and satisfaction of the housing units in ten southern metropolitan cities from two survey times at four year intervals.

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A search of the literature shows that studies focusing on racial differences and inequalities in housing have declined in recent years. Greater emphasis was placed on these areas in the late 1970s and early 1980s, thus documenting the impact of a multiplicity of federal housing and urban renewal programs implemented following the civil unrest of the 1950s and 1960s with the enactment of major civil rights legislation.

Carolyn S. Turner, Kenneth J. Gruber, Renee R. Robinson, and Bettye Rose Connell

The Role of Individuals with Mobility Limitations, Family Members, and Helping Agencies in Obtaining Accessible Home Modifications, Vol. 25, No. 1 & 2, 1998: 87-102.

Home modifications can enhance the independent living of older adults with mobility limitations; however, obtaining modifications to make the home more accessible often requires resources beyond that of the mobility-limited resident. Personal interviews with independently living adults with mobility limitations were completed to determine who was responsible for the accessibility modifications present in their homes. Forty-six respondents in two rural counties in North Carolina answered questions concerning who identified the need for the modifications, who financed or provided materials, and who provided the labor. The majority of the respondents were limited income elderly females. Of seven modifications reported by at least five respondents (grab bars, entry ramp, stools/seats of shower or tub, commodes, hand-held showers, raised toilet seats, and walk-in/roll-in showers), the need was most often identified by someone other than the individual with the mobility limitation. The source of financing of the most costly home modification features (entry ramps, new toilets, and walk-in/roll-in showers) was typically someone outside the family while family members provided the less expensive items (hand-held showers, shower-tub seats and stools, and grab bars). The majority of the labor was provided by third parties. The most frequent pattern of the provision of labor and materials was by non-family sources. Agencies in the two counties that provided home modifications assistance expressed concern that individuals with mobility limitations underutilized available services. The findings suggest that promoting the use of accessible home modifications involves creating a greater awareness of funding opportunities as well as modification options to individuals with mobility limitations and their family members.

Lorraine L. Tyler and Carla C. Earhart

Housing in the Context of Community Development, Vol. 24, No. 3, 1997: 20-46.

Locating housing has political, social, and economic dimensions. Understanding the importance of location involves a knowledge of the process and tools used in community development. Using these tools properly results in well-developed and sustainable communities. The planning process begins with local governments empowering planning commissions to develop an orderly approach to growth, common councils to implement zoning codes and comprehensive plans, and zoning boards of appeals to exercise judgment in allowing adjustments to the zoning code. This article discusses the process and planning tools; debates advantages and disadvantages of land use concepts; and provides case studies to enable students to synthesize, apply, and evaluate the process.

Onyekwere M. Ukoha and Julia O Beamish

Predictors of Housing Satisfaction in Abuja, Nigeria, Vol. 23, No. 3, 1996: 26-46.

The study examined the relationship between housing satisfaction and structure types, building features, housing conditions, neighborhood facilities, management, and demographic characteristics among a sample of 1,089 households, randomly selected from residents living in public housing in five districts in Abuja, Nigeria. The public housing units were constructed by the federal government and supervised by the Federal Capital Development Authority (FCDA). The data for the study were collected through self-administered questionnaires, which measured residents' level of satisfaction on a five-point Likert scale. The data were analyzed using analysis of variance and multiple regression.

The majority of the households were larger than four persons, headed by males from 31 to 40 years of age. Most of the residents were renters, educated, and employees of federal agencies. Significant positive relationships were found between housing satisfaction and the various housing characteristics, and housing management. The mean satisfaction score for residents of the room units differed significantly ($p < 0.05$) from the mean satisfaction score of residents in the other structure types. Based on the regression analysis, the variable that contributed most to the explanation of variance in satisfaction measures contributed significantly to the prediction of housing satisfaction except demographic / socioeconomic characteristics.

Abstract

Janet Valente, Timothy Dignam , Kara Marchman, and Mary C. (Betty) Goddard

Description of a Model Rural, Older Adult Injury Prevention Program for the Home, Vol. 25, No. 1 & 2, 1997: 53-66.

Unintentional injury is the seventh leading cause of death among adults aged 65 and above. Falls are a serious health problem among older adults, the costs of fall-related injuries are significant. In 1994, the average direct cost for a fall injury was \$1,400 for a person over age 65. In the United States the total direct cost of fall injuries in 1994 among people 65 and older was \$20.2 billion. This sum does not include the costs of the long-term consequences of these injuries, such as disability and reduced quality of life. The purpose of this paper is to share characteristics and findings of a model program designed to prevent injuries from occurring in the home. Two trained injury-prevention counselors conducted environmental assessments to identify hazards, make safety recommendations and corrections, and encourage behavioral changes. Additionally, a community-based consortium served as a resource for referrals and promotion of injury-prevention awareness in the targeted areas. The sample consisted of 853 households. The assessment of these households revealed that the most unsafe environmental issues related to emergency items (i.e., smoke detectors, night lights, bath tub strips). The most unsafe locations in the homes were the bedroom and the bathroom. Porches and steps were often found to be in need of repair. The most prevalent personal risks for injury were due to wearing glasses and taking medications. Making the home environment and the resident safe, in many cases, was not costly. By identifying hazardous situations, educators can play an integral role in designing educational materials in order to reduce the risks of injury in the home environment.

Becky Love Yust, Tasoulla Hadjiyanni, and Lucylen B. Ponce

Exploring Housing Quality Measures in a Rural Area of the Philippines, Vol. 24, No. 1, 1997: 59-74.

Housing quality in a rural region of Leyte Province, the Philippines, was examined to develop a model to identify predictors of housing quality, one of the six housing norms within the theory of housing adjustment. Data were drawn from interviews with 150 female heads of households from ten rural villages in the upland and lowland areas near the town of Baybay, the Philippines. Logistic regression was used in the analysis. As expected, socio-economic status was significantly related to housing quality, as were the village's location, the age of the male-head of the household, and tenure. The number of stories of the house and the crowding measure were not significantly related to housing quality. This research provides documentation for evaluating both equitable distribution of housing and economic development programs and policies in developing areas.

Susan Lee Zavotka and Medelon Aylwin Timmons

Creative Writers' Psychological and Environmental Needs in Their Home Interior Writing Environments, Vol. 23, No. 3, 1996: 1-25.

This research examined characteristics of writers' home environments as they related to their creative writing needs. Based on the literature of previous research, a summary table of writers' creative needs and environmental solutions was developed. To determine actual practice, writers who wrote at home were surveyed about their creative writing environments. Data were analyzed using percentage statistics to determine differences by age, sex, and genre, and SPSS Cluster to determine groups based on writing space characteristics.

The analysis revealed that most home writers establish a permanent space plan that is private, with a desk, computer, and window. Differences by sex, age, and genre were evident. Cluster analysis revealed three clusters; Private/Conventional, Private/Comfortable and Non-private/Aesthetic.

Lillian Y. Zhu, and Gladys G. Shelton

The Relationship of Housing Costs and Quality to Housing Satisfaction of Older American Homeowners: Regional and Racial Differences, Vol. 23, No. 2, 1996: 15-35.

The American population is aging and exhibits an increased desire and trend for aging-in-place. The high proportion of homeownership among older Americans influences this desire to remain in their own environment in the later years of life. Rapid increases in housing costs associated with securing and maintaining housing units have not deterred older Americans from desiring to sustain independent living. Recent studies of this older segment of the population have suggested the need to further investigate the association between housing costs, housing quality and residential satisfaction. Using the 1991 American Housing Survey data of homeowners aged 65 and over, this study tested the effects of housing costs and quality on residential satisfaction, and examined these effects by regional and racial differences of the elderly homeowners. A logistic regression model was developed to estimate factors likely to affect the homeowners' satisfaction. The results showed that the majority of elderly homeowners were very satisfied with their housing, and while some dwelling deficiencies were reported the influence of housing quality on residential satisfaction was found positively related among the four regional and two racial classifications. Housing satisfaction in relationship to housing costs was significantly different by race; only White households who paid more for housing reported greater residential satisfaction.

As the American society ages, the housing market will focus more on the needs and desires of the older population, whose concerns will receive greater emphasis. In order

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for the market to meet the diversity of housing needs across regional and racial differences. It is vital for public policy makers, advisors, and advocates to understand the effects of indicators of housing satisfaction specific to this population. Based on this study, housing quality was one of the most influential factors contributing to older adult's housing satisfaction. Policies and programs addressing housing quality will influence older Americans' preferences for remaining in their own homes, and their quality of life, as well.