Contents

| Ac | cknowledgments | vii |
|----|---|-----|
| | troduction: Why Rental Housing Is the Neglected Child American Shelter Anthony Downs | 1 |
| 1 | Overview: Rental Housing Challenges and Policy Responses Eric S. Belsky and Rachel Bogardus Drew | 14 |
| | Part I: What We Know: Rental Market Operations and Outcome | es |
| 2 | Where Poor Renters Live in Our Cities: Dynamics and Determinants Stuart S. Rosenthal | 59 |
| 3 | The Costs of Concentrated Poverty: Neighborhood Property Markets and the Dynamics of Decline George C. Galster, Jackie M. Cutsinger, and Ron Malega | 93 |
| 4 | Spillovers and Subsidized Housing: The Impact of Subsidized Rental Housing on Neighborhoods Ingrid Gould Ellen | 144 |

vi Contents

| | Part II: What Happened? Current Rental Housing Policy | |
|--------------|--|-------|
| 5 | Designing Subsidized Rental Housing Programs: What Have We Learned? Jill Khadduri and Charles Wilkins | 161 |
| 6 | Subsidized Housing and Employment: Building Evidence of What Works James A. Riccio | 191 |
| 7 | From Hurdles to Bridges: Local Land-Use Regulations and the Pursuit of Affordable Rental Housing Rolf Pendall | 225 |
| I | Part III: Moving Forward: New Directions in Rental Housing Po | olicy |
| 8 | Capital for Small Rental Properties: Preserving a Vital Housing Resource William C. Apgar and Shekar Narasimhan | 277 |
| 9 | Just Suppose: Housing Subsidies for Low-Income Renters John M. Quigley | 300 |
| 10 | Rethinking U.S. Rental Housing Policy: A New Blueprint for Federal, State, and Local Action Bruce Katz and Margery Austin Turner | 319 |
| Contributors | | 359 |
| Inc | Index | |