



Revisiting Rental Housing: Policies, Programs, and Priorities

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Rental housing is increasingly recognized as a vital housing option in the United States. Government policies and programs continue to grapple with problematic issues, however, including affordability, distressed urban neighborhoods, concentrated poverty, substandard housing stock, and the unmet needs of the disabled, the elderly, and the homeless. In *Revisiting Rental Housing*, leading housing researchers build upon decades of experience, research, and evaluation to inform our understanding of the nation's rental housing challenges and what can be done about them. It thoughtfully addresses not only present issues affecting rental housing, but also viable solutions. The first section reviews the contributing factors and primary problems generated by the operation of rental markets. In the second section, contributors dissect how policies and programs have—or have not—dealt with the primary challenges; what improvements—if any—have been gained; and the lessons learned in the process. The final section looks to potential new directions in housing policy, including integrating best practices from past lessons into existing programs, and new innovations for large-scale, long-term market and policy solutions that get to the root of rental housing challenges. Contributors include William C. Apgar (Harvard University), Anthony Downs (Brookings), Rachel Drew (Harvard University), Ingrid Gould Ellen (New York University), George C. Galster (Wayne State University), Bruce Katz (Brookings), Jill Khadduri (Abt Associates), Shekar Narasimhan (Beekman Advisors), Rolf Pendall (Cornell University), John M. Quigley (University of California–Berkeley), James A. Riccio (MDRC), Stuart S. Rosenthal (Syracuse University), Margery Austin Turner (Urban Institute), and Charles Wilkins (Compass Group).

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