CONTENTS

Lis	t of Figures	xi
Lis	t of Tables	xiii
Lis	t of Contributors	xν
	Editors' Introduction	1
	Katrin B. Anacker, Mai Thi Nguyen, and David P. Varady	
SEC	CTION 1	
Rią	ght to Housing	9
1	The Right to Housing: The Goal Versus the Reality	11
	W. Dennis Keating	
2	A Home Away From Home: Housing Refugees in the Netherlands	
	During the European Refugee Crisis	23
	Alfons Fermin and Frank Wassenberg	
SE(TION 2	
	equality	35
3	Homeownership and the Racial and Ethnic Wealth Gap in the	
U	United States	37
	Carolina K. Reid	
4	Non-Hispanic White Versus Black Parental Wealth and Wealth	
	Transfers to Enable Homeownership in Five Metropolitan Areas	54
	Erin Graves, Ana Patricia Muñoz, Darrick Hamilton, William A. Darity,	
	and Yunju Nam	

.

5	Should Policy Seek to Interfere With Upward Mobility	(0)
	by Deconcentrating Poverty? Reasons for Concern Howard Husock	68
6	The Affordable Housing Complex: Direct and Exclusionary Displacement	
	in the Lacy and Logan Neighborhoods of Santa Ana, California	76
	J. Revel Sims and Carolina S. Sarmiento	
7	Neighborhood Centers	92
	Emily Talen	
SEC	TION 3	
Но	meownership	101
8	Demographic and Policy Factors Affecting Homeownership	
	Across OECD Countries	103
	Mark Calabria and Vanessa Brown Calder	
9	Declining Homeownership in Liberal, English Speaking Countries	117
	Richard Ronald and Christian Lennartz	
er.c		
	TION 4 Ital Housing	127
10	Subsidized Rental Housing Programs in the U.S.: A Case	120
	of Rising Expectations	129
	Kirk McClure	
11	Redefining Rental Housing Choice in the Housing Choice	
	Voucher Program	141
	Andrew J. Greenlee	
12	Accommodating and Accumulating: How the Property Interests of	
	Homeowners and Renters Impact Housing Satisfaction	155
	Allison Freeman and Kimberly Manturuk	
SEC	TION 5	
	ial Housing	171
		470
13	The U.S. Approach to "Social Housing" Pachal C. Bratt	173
	Rachel G. Bratt	

14	The Privatization of American Public Housing: Leaving the Poorest of the Poor Behind Lawrence J. Vale and Yonah Freemark	189	
15	Public Housing Authorities as Social Enterprises? Rachel Garshick Kleit	207	
16	How the European Commission Affected Social Rental Housing in the Netherlands and Germany Marja G. Elsinga and Marietta E.A. Haffner	220	
	ction 6 nior Housing	229	
17	Connectivity as an Indicator of Older People's Housing Quality <i>Stephen M. Golant</i>	231	
18	Housing Models for Aging in Community Sherry Ahrentzen and Ruth L. Steiner	243	
19	Realizing Innovative Senior Housing Practices in the U.S. Deirdre Pfeiffer, Ashlee Tziganuk, Scott Cloutier, Julia Colbert, and Gracie Strasser	256	
20	Designed for All Ages: Multigenerational Housing as a Potential Housing Option in Flanders/Belgium Sebastiaan Gerards, Erik Nuyts, and Jan Vanrie	271	
SECTION 7 Gentrification			
21	A Moving Target: The Shifting Genealogy of Gentrification Dennis E. Gale	285	
22	Preventing Gentrification-Induced Displacement in the U.S.: A Review of the Literature and a Call for Evaluation Research Miriam Zuk	302	
23	Urban Restructuring, Demolition, and Displacement in the Netherlands: Uncovering the Janus Head of Forced Residential Relocation <i>Reinout Kleinhans</i>	317	

24	State-Sponsored Gentrification or Social Regeneration? Symbolic Politics and Neighborhood Intervention in an Amsterdam Working-Class Neighborhood Wouter van Gent, Willem Boterman, and Myrte Hoekstra	330
	ction 8 burbs	345
25	Housing Policy and the Suburban Metropolis: A Focus on the United States and France <i>Bernadette Hanlon and John Rennie Short</i>	347
26	A New Generation of "Single-Family" Homes: Multigenerational Homebuilding in the Suburbs of Phoenix, Arizona Willow S. Lung-Amam	357
SECTION 9 The Future of Housing		
27	Addressing Affordability Challenges: The Role and Scope of Local Housing Plans Ingrid Gould Ellen	375
28	Affordable Housing: Program Financing and Policies in U.S. States <i>Victoria Basolo</i>	390
29	Prediction Is Difficult: The Future of Housing Policy and Housing Studies <i>Alan Mallach</i>	406
Index		416