

From the Editors –

Rental housing involves a complex set of interrelated topics—much broader and deeper than three summary articles might encompass. That said, we cover important ground in this issue of *Focus on Poverty* and point towards directions of necessary future work.

Co-authors **Ingrid Gould Ellen**, **Katherine O’Regan**, and **Sarah Strochak** offer up-to-date insights on housing voucher lease-up rates. While housing vouchers have the potential to assist renters with low incomes in their search for stable housing, there has been little recent evaluation of the variables for successful leasing among voucher recipients. The authors introduce the topic and offer potential solutions to common barriers including extended search times, place-based rent ceilings, and greater source-of-income protections and enforcement.

When it comes to housing and displacement, the specter of gentrification looms large. Yet—as researchers **Peter Hepburn**, **Renee Louis**, and **Matthew Desmond** have found—evictions play a much larger role in renter displacement than gentrification. The geography of eviction demonstrates the persistent presence of forced displacement, especially among predominantly low-income households in non-gentrifying neighborhoods. The extent to which eviction can be considered a racialized phenomenon is based on its consistent and long-standing use in segregated Black communities nationwide.

Housing-cost burden among renters has become pervasive since the 1970s. As **Gregg Colburn**, **Christian Hess**, **Ryan Allen**, and **Kyle Crowder** explain, average rent prices have increased dramatically while working-class wages have remained stagnant. Data from 2019 demonstrates that nearly half of all rental households in the United States endured a spell of housing-cost burden. Addressing the root causes of this long-term problem, the research team says, deserves a policy response also focused on long-term solutions.

On a related topic—regarding housing and other concerns—an opportunity to learn about administrative burden will take place on September 25, 2024. Leading researchers **Carolyn Barnes**, **Elizabeth Bell**, **Meredith Dost**, and **Donald Moynihan** will take part in a webinar discussion hosted by IRP. Join us for: *Approaches to Reducing Administrative Burdens in Accessing and Maintaining Services from Government Agencies and Public Programs*. For more information and to register, see: <https://www.irp.wisc.edu/resource/approaches-to-reducing-administrative-burdens-in-accessing-and-maintaining-services-from-government-agencies-and-public-programs/>.

Also included with this issue of *Focus On Poverty* is the Classroom Supplement. Discussion topics and potential questions offer starting points for classroom work and in-depth conversation. Resources for further investigation, from IRP and non-IRP sources alike, include research papers, podcast episodes, webinars, and more. As usual, we hope you find this issue of *Focus on Poverty* enlightening and useful. Feedback and suggestions for future topics are welcome!

Sincerely, the IRP Editorial Team

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