



Classroom Supplement for Housing Precarity: When Renters Struggle to Find and Keep a Home

Discussion Topics and Questions

What does it mean to suggest “the rent eats first”?

What are the most significant underlying forces enabling the rise of housing-cost burdens in the United States over the past 50 years?

If some policy alternatives already exist, yet not at the scale needed to alleviate long-term housing-cost burdens, how would you recommend policymakers “scale up” or expand well-meaning but often ineffective policy?

How might societal factors play a role in delaying or preventing success in using a housing voucher? Are there social factors or trends among certain demographic groups that may increase successful lease-up efforts?

How will using Small Area Fair Market Rents rather than city-wide fair market rent values help voucher recipients find homes in a wider range of neighborhoods?

Why have persistent narratives developed around housing displacement centering on gentrification at the expense of the much more common experience of eviction? What effects might this have on efforts to reduce unfair evictions?

Robust evidence supports the authors’ assertion that eviction trends over the course of decades can be considered a racialized phenomenon. What does this mean and why is it important to acknowledge this as a systemic factor?

IRP Resources

Podcast: On Eviction and the Rental Housing Crisis in the Rural United States. Carl Gershenson. July 2024. <https://www.irp.wisc.edu/resource/carl-gershenson-on-the-rural-eviction-crisis/> Interview draws from: Gershenson & Desmond, 2024, Eviction and the Rental Housing Crisis in Rural America. *Rural Sociology*, 89(1), 86-105. <https://doi.org/10.1111/ruso.12528>

Podcast: On How Race, Gender, and Age Affect Access to Mortgage Credit and the Implications for Inequality. José Loya. June 2024. <https://www.irp.wisc.edu/resource/jose-loya-on-how-race-gender-and-age-affect-access-to-mortgage-credit-and-the-implications-for-inequality/>

Webinar: Policy and Practice Approaches to Supporting Low-Income Renters at Risk of Eviction. Michael Lens, Eva Rosen, & Jennifer Prusak. June 2024. <https://www.irp.wisc.edu/resource/policy-and-practice-approaches-to-supporting-low-income-renters-at-risk-of-eviction/>

Webinar: Housing and Climate Change. Max Besbris, Amy Chester, Ivis Garcia Zambrana, & James Elliott. October 2022. <https://www.irp.wisc.edu/resource/housing-and-climate-change/>

Podcast: On the Concept of Who Deserves to Access to Public Housing. Prentiss Dantzer. February 2022. <https://www.irp.wisc.edu/resource/prentiss-dantzer-on-the-concept-of-who-deserves-to-have-access-to-public-housing/>

Other Resources

Fifty Years of Tenant-Based Rental Assistance (edited volume). Mark D. Shroder & Michelle P. Matuga (Eds.). *Cityscape*, 26(2). 2024. <https://www.huduser.gov/portal/periodicals/cityscape/vol26num2/index.html>

Reducing Intergenerational Poverty: The Impact of Housing on Intergenerational Poverty. National Academies Press, Consensus Study Report, Issue Brief. February 2024. https://nap.nationalacademies.org/resource/27058/A02607--Issue%20Brief_Intergenerational%20Poverty_Impact%20of%20Housing.pdf

Source of Income Protections for Housing Choice Voucher Holders. U.S. Department of Housing and Urban Development. https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/source-of-income-protections

New Report Highlights Effect of Housing Cost Burdens on Child Well-Being. National Low-Income Housing Coalition. July 01, 2024. <https://nlihc.org/resource/new-report-highlights-effect-housing-cost-burdens-child-well-being>

The Affordable Housing Crisis Grows while Efforts to Increase Supply Fall Short. Government Accountability Office. October 12, 2023. <https://www.gao.gov/blog/affordable-housing-crisis-grows-while-efforts-increase-supply-fall-short>

IRP Related Resources

Webinar: Approaches to Reducing Administrative Burdens in Accessing and Maintaining Services from Government Agencies and Public Programs. Carolyn Barnes, Elizabeth Bell, Meredith Dost, & Donald Moynihan. (2024, Sept. 25). <https://www.irp.wisc.edu/resource/approaches-to-reducing-administrative-burdens-in-accessing-and-maintaining-services-from-government-agencies-and-public-programs/>