



Rent Control Debate

William A. Fischel



Rent Control Debate:

The Rent Control Debate Paul L. Niebanck, 1985 The most comprehensive and authoritative treatment of the rent control issue to date this volume addresses the conditions that provoke interest in rent control the outcome of implementing the policy the instruments used for evaluating the program and its impact of local governments and housing markets The contributors describe in detail two prime examples of rent control in New York and California and assess rent control's value for America's political economy Originally published in 1986 A UNC Press Enduring Edition UNC Press Enduring Editions use the latest in digital technology to make available again books from our distinguished backlist that were previously out of print These editions are published unaltered from the original and are presented in affordable paperback formats bringing readers both historical and cultural value *The Rent Control Debate* Paul L. Niebanck, 1985 The most comprehensive and authoritative treatment of the rent control issue to date this volume addresses the conditions that provoke interest in rent control the outcome of implementing the policy the instruments used for evaluating the program and its impact of local governments and housing markets The contributors describe in detail two prime examples of rent control in New York and California and assess rent control's value for America's political economy Originally published in 1986 A UNC Press Enduring Edition UNC Press Enduring Editions use the latest in digital technology to make available again books from our distinguished backlist that were previously out of print These editions are published unaltered from the original and are presented in affordable paperback formats bringing readers both historical and cultural value Debate Over Rent Control in Cambridge, Mass, 1996 **Rent Control Legislation** United States. Congress. Senate. Committee on Banking and Currency, United States. Congress. Senate. Committee on Banking and Currency. Subcommittee on Housing and Rents, 1949 Considers legislation to extend and strengthen the rent control provisions of the Housing and Rent Act of 1947 **The Rent Control Controversy** Jack C. Harris, Alec Echols, 1982 **Rent Control Legislation, hearings Before a Subcommittee of ..., 81-1 on S. 888 ..., March 3 ... 11, 1949** United States. Congress. Senate. Committee on Banking and Currency, 1948 **Rent Control in North America and Four European Countries** William Smith, Michael Teitz, 2020-02-18 Rent control the governmental regulation of the level of payment and tenure rights for rental housing occupies a small but unique niche within the broad domain of public regulation of markets The price of housing cannot be regulated by establishing a single price for a given level of quality as other commodities such as electricity and sugar have been regulated at various times Rent regulation requires that a price level be established for each individual housing unit which in turn implies a level of complexity in structure and oversight that is unequalled Housing provides a sense of security defines our financial and emotional well being and influences our self definition Not surprisingly attempts to regulate its price arouse intense controversy Residential rent control is praised as a guarantor of affordable housing excoriated as an indefensible distortion of the market and both admired and feared as an attempt to transform the very meaning of housing access and ownership

This book provides a thorough assessment of the evolution of rent regulation in North American cities Contributors sketch rent control s origins legal status economic impacts political dynamics and social meaning Case studies of rent regulation in specific North American cities from New York and Washington DC to Berkeley and Toronto are also presented This is an important primer for students advocates and practitioners of housing policy and provides essential insights on the intersection of government and markets Rent Control, Myths & Realities Milton Friedman, Friedrich August Hayek, Basil Kalyon, 1981 *Extension of Rent Control* United States. Congress. Senate. Committee on Banking and Currency, 1950

Community Matters Margot Kempers, 2001 Community Matters is unique in its use of a contextualized interactionist approach to analyze the nature and extent of community Its theoretical discussion of community as process is expanded through the inclusion of arguments raised in political science and philosophy and is balanced by descriptive analyses of a diverse selection of communities This book helps bridge the divide between works of academic argument concerning civil society and community life and books explicitly focused on presenting practical information on what is and is not effective in community work Community Matters shifts attention away from a conceptualization of community as a fixed evolutionary stage identified with specific types of settings and instead provides numerous illustrations of the dynamic quality of social ties and community life This book convinces readers that they can and should study community and community matters A Burnham Publishers book The American Housing Question Randolph Hohle, 2021-10-20 The American Housing Question reframes the question of affordable housing through the concepts of urban citizenship and racism Randolph Hohle argues that when we consider who benefits from affordable housing we end up with a complex story of inclusion and exclusion and of privilege and mobility centered around race and social class Historically affordable housing s underlying logic was to create the conditions for white people to exercise the privilege of mobility Affordable housing policy was first and foremost about granting white people the ability to live in racially segregated neighborhoods within and across urban areas When the beneficiaries of affordable housing policy were predominately white the state proceeded with a comprehensive and multifaceted plan to supply housing including public housing subsidizing the construction of market rate housing rental vouchers and rent control The white response to the Civil Rights era the precursor to neoliberal urban policy privatized public housing switched the responsibility to provide affordable housing to the market and created the conditions for the financialization of housing in the twenty first century that have made housing unaffordable for everyone As the author aptly demonstrates solving America s housing question means addressing both racism and revaluing the notion of the public

The Homevoter Hypothesis William A. Fischel, 2009-07-01 The link between homeownership and political involvement Fischel argues explains several puzzles such as why displacement of local taxation by state funds reduces school quality and why local governments are more efficient providers of environmental amenities He calls for decentralization of the fiscal and regulatory functions of government **Congressional Record** United States. Congress, 1977 **A World More Concrete**

N.D.B. Connolly, 2014-08-25 Many people characterize urban renewal projects and the power of eminent domain as two of the most widely despised and often racist tools for reshaping American cities in the postwar period In *A World More Concrete* N D B Connolly uses the history of South Florida to unearth an older and far more complex story Connolly captures nearly eighty years of political and land transactions to reveal how real estate and redevelopment created and preserved metropolitan growth and racial peace under white supremacy Using a materialist approach he offers a long view of capitalism and the color line following much of the money that made land taking and Jim Crow segregation profitable and preferred approaches to governing cities throughout the twentieth century *A World More Concrete* argues that black and white landlords entrepreneurs and even liberal community leaders used tenements and repeated land dispossession to take advantage of the poor and generate remarkable wealth Through a political culture built on real estate South Florida's landlords and homeowners advanced property rights and white property rights especially at the expense of more inclusive visions of equality For black people and many of their white allies uses of eminent domain helped to harden class and color lines Yet for many reformers confiscating certain kinds of real estate through eminent domain also promised to help improve housing conditions to undermine the neighborhood influence of powerful slumlords and to open new opportunities for suburban life for black Floridians Concerned more with winners and losers than with heroes and villains *A World More Concrete* offers a sober assessment of money and power in Jim Crow America It shows how negotiations between powerful real estate interests on both sides of the color line gave racial segregation a remarkable capacity to evolve revealing property owners power to reshape American cities in ways that can still be seen and felt today

Brookings-Wharton Papers on Urban Affairs: 2005 Gary Burtless, Janet Rothenberg Pack, 2010-12-01 Designed to reach a wide audience of scholars and policymakers the Brookings Wharton Papers on Urban Affairs is an annual series that serves as a forum for cutting edge accessible research on urban policy Tentative contents include Growth of Medium Size Cities in China Vernon Henderson Brown University The Effects on Driving Patterns Commuting Times and Air Quality of New Public Projects to Expand Urban Rail Transit Matthew Kahn Tufts University and Nathaniel Baum Snow University of Chicago State Fiscal Constraints and Higher Education Spending Peter Orszag Brookings and Thomas Kane UCLA Looking Back to Look Forward What Can We Learn from Philadelphia's 350 Year History Joseph Gyourko University of Pennsylvania The Effect of California's Proposition 13 on Mobility Nada Wasi and Michelle White University of California San Diego Metropolitan Migration in the U S The Impact of Immigrant Minorities Blacks and Seniors William Frey University of Michigan and Kao Lee Liaw McMaster University

Interpreting the City Truman Asa Hartshorn, 1992-04-16 The Second Edition has been rewritten to provide additional coverage of topics such as urban development and third world cities as well as social issues including homelessness jobs housing mismatch and transportation disadvantages It has also been updated with 1990 Census data

Who Benefits from Rent Control? Ned Levine, 1989

Parliamentary Debates (Hansard). Great Britain. Parliament.

House of Commons,1927 Contains the 4th session of the 28th Parliament through the session of the Parliament

Parliamentary Debates New Zealand. Parliament,1972 **Departments of Labor and Health, Education, and Welfare and Related Agencies Appropriations for Fiscal Year 1977** United States. Congress. Senate. Committee on Appropriations. Subcommittee on Departments of Labor, and Health, Education, and Welfare, and Related Agencies,1976

Decoding **Rent Control Debate**: Revealing the Captivating Potential of Verbal Expression

In a time characterized by interconnectedness and an insatiable thirst for knowledge, the captivating potential of verbal expression has emerged as a formidable force. Its power to evoke sentiments, stimulate introspection, and incite profound transformations is genuinely awe-inspiring. Within the pages of "**Rent Control Debate**," a mesmerizing literary creation penned by a celebrated wordsmith, readers set about an enlightening odyssey, unraveling the intricate significance of language and its enduring impact on our lives. In this appraisal, we shall explore the book's central themes, evaluate its distinctive writing style, and gauge its pervasive influence on the hearts and minds of its readership.

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