

Article Review List for
Providing Rental Housing:
A Systematic Literature Review of Residential Rental Property Owner Decision Making

Author(s)	Title	Year	Publication	When IDed
Apgar, W. C. & S. Narasimhan	Capital for Small Rental Properties: Preserving a Vital Housing Resource	2008	<i>In Revisiting Rental Housing: Policies, Programs, and Priorities</i> , N. P. Retsinas and E. S. Belsky (eds), Brookings Institution Press, pp. 277–299.	Initial
Bayer, P., C. Geissler, K. Mangum, & J. W. Roberts	Speculators and Middlemen: The Strategy and Performance of Investors in the Housing Market	2020	<i>Review of Financial Studies</i> , 33(11): 5212-5247.	Initial
Chilton, K., R. Silverman, R. Chaudhrey, & C. Wang	The Impact of Single-family Rental REITs on Regional Housing Markets: A Case Study of Nashville, TN	2018	<i>Societies</i> , 8(4), 93.	Initial
Decker, N.	The Uneven Impact of the Pandemic on the Tenants and Owners of Small Rental Properties	2021	Terner Center for Housing Innovation, University of California Berkeley. Commentary and Analysis.	Initial
Fernandez, R., A. Hoffman, & M. B. Aalbers	London and New York as a safe deposit box for the transnational wealth elite	2016	<i>Environment and Planning A: Economy and Space</i> . 48(12):2443-2461.	Initial
Garboden, P. M. E.	Amateur real estate investing	2021	<i>Journal of Urban Affairs</i> , 1-20.	Initial
Gillon, C. & C. Gibson	Calculated homes, stretched emotions: Unmasking ‘rational’ investor occupier subjects in large family homes in a coastal Sydney development	2018	<i>Emotion, Space and Society</i> , 26: 23-30.	Initial
Gobeski, K. T. & T. A. Beehr	How retirees work: Predictors of different types of bridge employment	2009	<i>Journal of Organizational Behavior</i> . 30(3).	Initial
Goodman, L. S. & C. Mayer	Homeownership and the American Dream	2018	<i>Journal of Economic Perspectives</i> . 32(1): 31-58.	Initial
Hui, E. C., & K. K. K. Chan	Are the global real estate markets contagious?	2012	<i>International Journal of Strategic Property Management</i> . 16(3):219-235.	Initial
Immergluck, D.	Renting the Dream: The Rise of Single-Family Rentership in the Sunbelt Metropolis	2018	<i>Housing Policy Debate</i> , 28(5): 814-829.	Initial
Choi, J. H. & C. Young	Owners and Renters of 6.2 Million Units in Small Buildings Are Particularly Vulnerable during the Pandemic	2020	Urban Institute, Urban Wire.	Initial
Choi, J. H. & L. Goodman	Mounting Pressures on Mom-and-Pop Landlords Could Spell Trouble for the Affordable Rental Market	2020	Urban Institute, Urban Wire.	Initial

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Mallach, A.	Meeting The Challenge of Distressed Property Investors in America's Neighborhoods	2010	Local Initiatives Support Corporation (LISC). Report.	Initial
Özogul, S., & T. Tasan-Kok	One and the same? A systematic literature review of residential property investor types	2020	<i>Journal of Planning Literature</i> , 35(4): 475-494.	Initial
Pfeiffer, D. & J. Lucio	An Unexpected Geography of Opportunity in the Wake of the Foreclosure Crisis: Low income Renters in Investor-purchased Foreclosures in Phoenix, AZ	2015	<i>Urban Geography</i> , 36(8): 1197–2220.	Initial
Seay, M.C., S.G. Anderson, A.T. Carswell, & R.B. Nielsen	Characteristics of rental real estate investors during the 2000s	2018	<i>Journal of Financial Counseling and Planning</i> , 29(2): 369-382.	Initial
Shiffer–Sebba, D.	Understanding the Divergent Logics of Landlords: Circumstantial Versus Deliberate Pathways	2020	<i>City & Community</i> , 19(4): 1011–1037.	Initial
Towe, C., & C. Lawley	The Contagion Effect of Neighboring Foreclosures	2013	<i>American Economic Journal: Economic Policy</i> , 5(2): 313–335	Initial
Li, W.	Smart Money or Dumb Money: Investor's Role in the Housing Bubble	2015	Federal Reserve Bank of Philadelphia. Business Review.	Initial
Wood, G. A., & R. Ong	When and Why Do Landlords Retain Property Investments?	2013	<i>Urban Studies</i> , 50(16), 3243–3261.	Initial
Yamen, S., H. Silvia, & L. Christiansen	In Defense of the Landlord: A New Understanding of the Property Owner	2020	<i>The Urban Lawyer</i> , 50(3), 273-307.	Initial
Ambrose, B. W., X. An, & L.A. Lopez	Eviction Risk of Rental Housing: Does It Matter How Your Landlord Finances the Property?	2021	Federal Reserve Bank of Philadelphia. Working paper.	Initial
Bacher, J., & M.B. Williams	A Local Government's Strategic Approach to Distressed Property Remediation	2014	<i>The Urban Lawyer</i> , 46(4): 877–899.	Initial
Bourassa, S.C., D. R. Haurin, P.H. Hendershott, & M. Hoesli	Mortgage Interest Deductions and Homeownership: An International Survey	2013	<i>Journal of Real Estate Literature</i> . 21(2): 181–204.	Initial
Burnett, K., S.R. Dastrup, S. Moulton, & A. Jefferson.	Examination of Alternative FHA Mortgage Insurance Programs for Financing Single-Family Rental and Small Multifamily Rental Properties	2015	US Department of Housing and Urban Development, Office of Policy Development and Research. Report.	Initial

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Charles, S. L.	The financialization of single-family rental housing: An examination of real estate investment trusts' ownership of single-family houses in the Atlanta metropolitan area	2020	<i>Journal of Urban Affairs</i> , 42(8): 1321–1341.	Initial
Christophers, B.	For real: Land as capital and commodity	2016	<i>Transactions of the Institute of British Geographers</i> , 41(2): 134-148.	Initial
Clarke, J.	Corporate Landlords Consolidate – Renters Fight Back	2017	<i>Race, Poverty & the Environment</i> , 22(1/2).	Initial
Colburn, G., R.J. Walter, & D. Pfeiffer	Capitalizing on Collapse: An Analysis of Institutional Single-Family Rental Investors	2021	<i>Urban Affairs Review</i> , 57(6): 1590.	Initial
D'Lima, W. and P. Schultz	Residential Real Estate Investments and Investor Characteristics	2021	<i>Journal of Real Estate Finance and Economics</i> , 63(3): 354-393	Initial
Desmond, M., & N. Wilmers	Do the Poor Pay More for Housing? Exploitation, Profit, and Risk in Rental Markets	2019	<i>American Journal of Sociology</i> , 124(4): 1090–1124.	Initial
Dieci, R. and F. Westerhoff	Heterogeneous expectations, boom-bust housing cycles, and supply conditions: A nonlinear economic dynamics approach	2016	<i>Journal of Economic Dynamics and Control</i> , 71: 21-44.	Initial
DiPasquale, D.	Rental Housing: Current Market Conditions and the Role of Federal Policy	2011	<i>Cityscape</i> , 13(2): 57–70.	Initial
Fields, D.	Automated landlord: Digital technologies and post-crisis financial accumulation	2022	<i>Environment and Planning A: Economy and Space</i> , 54(1): 160–181.	Initial
Fields, D. & S. Uffer	The financialization of rental housing: A comparative analysis of New York City and Berlin	2016	<i>Urban Studies</i> , 53(7): 1486-1502.	Initial
Fusch, C. J.	Risk Management Strategies for Sustainable Rental Real Estate Profitability	2019	Walden University. Dissertation.	Initial
Gilderbloom, J.I., J.D. Ambrosius, G.D. Squires, M.J Hanka, & Z.E. Kenitzer	Investors: The missing piece in the foreclosure racial gap debate	2012	<i>Journal of Urban Affairs</i> , 34(5): 559-582.	Initial
Glaeser, E. L.	A Nation of Gamblers: Real Estate Speculation and American History	2013	<i>American Economic Review</i> , 103(3): 1-42.	Initial

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Goldstein, A.	The Social Ecology of Speculation: Community Organization and Non Occupancy Investment in the U.S. Housing Bubble	2018	<i>American Sociological Review</i> , 83(6): 1108-1143.	Initial
Hudson, M.	The transition from industrial capitalism to a financialized bubble economy	2010	<i>World Review of Political Economy</i> , 1(1): 81–111.	Initial
Immergluck, D. & J. Law	Investing in Crisis: The Methods, Strategies, and Expectations of Investors in Single-Family Foreclosed Homes in Distressed Neighborhoods	2014	<i>Housing Policy Debate</i> , 24(3): 568-593.	Initial
Immergluck, D.	Holding or Folding? Foreclosed Property Durations and Sales during the Mortgage Crisis	2010	In <i>REO & vacant properties: Strategies for neighborhood stabilization</i> . P. Chakrabarti, M. Lambert, & M. H. Petrus (eds.), The Federal Reserve Board & Federal Reserve Banks of Boston and Cleveland. pp. 33–46.	Initial
Leung, C.K.Y. & C-Y Tse	Flipping in the Housing Market	2017	<i>Journal of Economic Dynamics and Control</i> , 76: 232-63.	Initial
Molina, E. T.	Foreclosures, investors, and uneven development during the great recession in the Los Angeles metropolitan area	2016	<i>Journal of Urban Affairs</i> . 38 (4): 564-580.	Initial
Morrison, D. E.	Slumlords? The Economics and Finances of Small-Scale Low-Income Housing	2021	Massachusetts Institute of Technology. Doctoral dissertation.	Initial
Mühlhofer, T.	Why Do REIT Returns Poorly Reflect Property Returns? Unrealizable Appreciation Gains due to Trading Constraints as the Solution to the Short-Term Disparity	2013	<i>Real Estate Economics</i> , 41(4): 814-857.	Initial
Nethercote, M.	Build-to-Rent and the financialization of rental housing: Future research directions	2020	<i>Housing Studies</i> , 35(5): 839-874.	Initial
Özogul, S. & T. Tasan-Kok	One and the Same? A Systematic Literature Review of Residential Property Investor Types	2020	<i>Journal of Planning Literature</i> , 35(4): 475.	Initial

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Pattillo, M.	Housing: Commodity versus Right	2013	<i>Annual Review of Sociology</i> , 39: 509–531.	Initial
Pickren, G.	“Where Can I Build My Student Housing?”: The Politics of Studentification in Athens-Clarke County, Georgia	2012	<i>Southeastern Geographer</i> , 52(2): 113–130	Initial
Ramiller, A.	Displacement through development? Property turnover and eviction risk in Seattle	2022	<i>Urban Studies</i> , 59(6): 1148-1166.	Initial
Sommer, K. & P. Sullivan	Implications of US Tax Policy for House Prices, Rents, and Homeownership	2018	<i>The American Economic Review</i> , 108(2): 241–74.	Initial
Teresa, B. F.	Rental Fictions: Speculating in Rent-Regulated Housing in New York City	2021	In <i>Land Fictions: The Commodification of Land in City and Country</i> , D. A. Ghertner & R. W. Lake (eds.) Cornell University Press, pp. 124 – 143.	Initial
Teresa, B. F.	Managing fictitious capital: The legal geography of investment and political struggle in rental housing in New York City	2016	<i>Environment and Planning A</i> , 48(3): 465.	Initial
Weil, J. H.	Finding housing: Discrimination and exploitation of Latinos in the post-Katrina rental market	2009	<i>Organization & Environment</i> , 22(4), 491-502.	Initial
Wood, G. A. & R. Ong	When and Why Do Landlords Retain Property Investments?	2013	<i>Urban Studies</i> , 50(16): 3243-3261.	Initial
Woods, C.	The New Urban Crisis: Katrina Time and the Planned Abandonment Movement	2017	In <i>Development Drowned and Reborn: The Blues and Bourbon Restorations in Post-Katrina New Orleans</i> , J.T. Camp & L. Pulido (eds.) Univ. of Georgia Press, pp. 255–290.	Initial
Ambrose, B. W. & M. Diop	Information Asymmetry, Regulations and Equilibrium Outcomes: Theory and Evidence from the Housing Rental Market	2021	<i>Real Estate Economics</i> , Supplement S1, 49: 74-110.	Initial
Anderson, M. W.	Needing and Fearing Billionaires in Cities Abandoned by Wealth	2016	<i>Yale Law & Policy Review</i> , 35 (1): 235-256	Initial
Ayala, C.	Lone Star Legal Aid: Responding to Legal Needs in the Face of a Disaster	2018	<i>Journal of Affordable Housing & Community Development Law</i> , 27(1): 23-32.	Initial
Balzarini, J., & M. L. Boyd	Working With Them: Small-Scale Landlord Strategies for Avoiding Evictions	2021	<i>Housing Policy Debate</i> , 31(3–5): 425–445.	Initial

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Bieretz, B., K. Burrowes, & E. Bramhall	Getting landlords and tenants to talk	2020	Urban Institute. Report.	Initial
Bonleu, A.	Procedural Formalism and Social Networks in the Housing Market	2019	<i>Annals of Economics and Statistics</i> , (133):25–56.	Initial
Carswell, A.	An analysis of operating expense control within US multifamily properties	2017	<i>Property Management</i> , 35(1): 48-66.	Initial
Carswell, A. T.	Living where you work: Determining the value-added nature of the on-site residential property manager	2018	<i>Facilities</i> , 36(5/6): 258-271.	Initial
Carucci Goss, R., & H. L. Campbell	The Evolution of Residential Property Management: From Caretaker to Income Maximization Managers	2008	<i>Housing and Society</i> , 35(1), 5–20.	Initial
Cohen, M., & E. Noble	Preventing eviction filings	2020	Urban Institute. Report.	Initial
Cossyleon, J.E., P.M.E. Garboden & S. DeLuca	Recruiting Opportunity Landlords: Lessons from Landlords in Maryland	2020	Poverty & Race Research Action Council. Report.	Initial
D’Amato, R. J.	A ‘very specific’ holding: Analyzing the effect of ‘hobby lobby’ on religious liberty challenges to housing discrimination laws	2016	<i>Columbia Law Review</i> , 116(4): 1063–103.	Initial
De La Campa, E., V. J. Reina, & C. Herbert	How are Landlords Faring During the COVID-19 Pandemic	2021	Joint Center for Housing Studies Harvard University. Working paper.	Initial
Decker, N.	How Landlords of Small Rental Properties Decide Who Gets Housed and Who Gets Evicted	2021	<i>Urban Affairs Review</i> , 59(1): 170-199.	Initial
Decker, N.	Affordable Housing Without Public Subsidies: Rent-Setting Practices in Small Rental Properties	2020	<i>Journal of the American Planning Association</i> , 87(1): 62-72.	Initial
DeLuca, G. & P. G. Sekeris	Land inequality and conflict intensity	2012	<i>Public Choice</i> , 150(½): 119-135.	Initial
DeLuca, S., PME Garboden, & P. Rosenblatt	Segregating Shelter: How Housing Policies Shape the Residential Locations of Low-Income Minority Families	2013	<i>The ANNALS of the American Academy of Political and Social Science</i> , 647(1): 268-299.	Initial
Desmond, M.	Eviction and the reproduction of urban poverty	2012	<i>American Journal of Sociology</i> , 118(1), 88-133.	Initial
Desmond, M.	Evicted: Poverty and Profit in the American City	2016	Book. Penguin Random House.	Initial

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Desmond, M., C. Gershenson, & B. Kiviat	Forced relocation and residential instability among urban renters	2015	<i>Social Service Review</i> , 89(2): 227-262.	Initial
Desmond, M. & N. Valdez	Unpolicing the Urban Poor: Consequences of Third-Party Policing for Inner-City Women	2013	<i>American Sociological Review</i> , 78(1): 117-141.	Initial
Diamond, R., T. McQuade & F. Qian	The Effects of Rent Control Expansion on Tenants, Landlords, and Inequality: Evidence from San Francisco	2019	<i>The American Economic Review</i> , 109(9): 3365-3394.	Initial
Eisenberg, D.T. & N. Ebner	Disrupting the Eviction Crisis with Conflict Resolution Strategies	2020	<i>Mitchell Hamline Law Journal of Public Policy and Practice</i> , 41(3): Article 2.	Initial
Furth, S.	When the moratorium expires: Three quick steps to reduce eviction	2020	Mercatus Center. Policy Brief.	Initial
Garboden, P. M. E., E. Rosen, S. DeLuca, & K. Edin	Taking Stock: What Drives Landlord Participation in the Housing Choice Voucher Program	2018	<i>Housing Policy Debate</i> , 28(6), 979–1003.	Initial
Garboden, P.M.E. & E. Rosen	Serial Filing: How Landlords use the Threat of Eviction	2019	<i>City & Community</i> , 18(2), 638-661.	Initial
Garrow, E.E. & Y. Hasenfeld	When Professional Power Fails: A Power Relations Perspective	2016	<i>Social Service Review</i> , 90(3): 371-402.	Initial
Gold, A.	Interpreting the Protecting Tenants at Foreclosure Act of 2009	2010	<i>Journal of Affordable Housing & Community Development Law</i> , 19(2): 205–230.	Initial
Gomory, H.	The Social and Institutional Contexts Underlying Landlords' Eviction Practices	2022	<i>Social Forces</i> , 100(4): 1774-1805.	Initial
Greenberg, D., C. Gershenson, & M. Desmond	Discrimination in evictions: Empirical evidence and legal challenges	2016	<i>Harvard Civil Rights-Civil Liberties Law Review</i> , 51: 115.	Initial
Greif, M.	Regulating landlords: Unintended consequences for poor tenants	2016	<i>City & Community</i> , 17(3): 658-674.	Initial
Hackett, S.	Rental Licensing to Achieve Compliance	2012	University of Minnesota Digital Conservancy. Report	Initial
Hanson, A., Z. Hawley, & A. Taylor	Subtle discrimination in the rental housing market: Evidence from e-mail correspondence with landlords	2011	<i>Journal of Housing Economics</i> , 20(4): 276-284.	Initial
Hatch, M. E.	Statutory protection for renters: Classification of state landlord-tenant policy approaches	2017	Poverty & Race Research Action Council.	Initial

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Hatch, M. E.	Rental Housing Quality in Legacy Cities: What Do We Know and What Can Be Done?	2019	In <i>Legacy Cities: Continuity and Change amid Decline and Revival</i> , J.R. Tighe (ed). Univeristy of Pittsburgh Press, pp. 81-95.	Initial
Holtzen, H., E. G. Klein, B. Keller, & N. Hood	Perceptions of Physical Inspections as a Tool to Protect Housing Quality and Promote Health Equity	2016	<i>Journal of Health Care for the Poor and Underserved</i> , 27(2): 549-559.	Initial
Hopkins, E. A., D.C. Read & R. C. Goss	Promoting sustainability in the United States multifamily property management industry	2017	<i>Journal of Housing and the Built Environment</i> , 32(2): 361-376.	Initial
Horner, J.	Code Dodgers: Landlord Use of LLCs and Housing Code Enforcement	2018	<i>Yale Law & Policy Review</i> , 37: 647.	Initial
Howell, Kathryn	Neighbourhoods, local networks and the non-linear path of the expiration and preservation of federal rental subsidies	2018	<i>Urban Studies</i> , 55(14): 3092-3109.	Initial
Immergluck, D., J. Ernsthausen, S. Earl, & A. Powell.	Evictions, large owners, and serial filings: Findings from Atlanta	2020	<i>Housing Studies</i> , 35(5): 903-924.	Initial
Kastner, A.	The Other War at Home: Chronic Nuisance Laws and the Revictimization of Survivors of Domestic Violence	2015	<i>California Law Review</i> , 103(4): 1047-1079.	Initial
Kneebone, E., N. Decker, E. de la Campa, & C. Herbert	The Impact of the Pandemic on Landlords: Evidence from Two National Surveys	2021	Joint Center for Housing Studies Harvard University. Report.	Initial
La Mort, J. R.	Public Housing and Public Health: The Separate and Unequal Protection of Private and Public Housing Tenants' Health in New York City	2018	<i>Journal of Affordable Housing & Community Development Law</i> , 27(2): 385-400.	Initial
Leung, L., P. Hepburn, & M. Desmond	Serial Eviction Filing: Civil Courts, Property Management, and the Threat of Displacement	2021	<i>Social Forces</i> , 100(1), 316–344.	Initial
Lewis, B. & M. Calhoun	Evictions & Inequality in North Minneapolis: Centering Community in the Creation of Public Policy	2020	<i>Collaborations: A Journal of Community-Based Research and Practice</i> , 3(1).	Initial
Liu, L.	Early Effects of the COVID Emergency Rental Assistance Programs: A Case Study	2022	SSRN Case Study.	Initial

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Marshall, M. J., A.N. Sokolowsky, M.S. Burns & S.L. Gerstenberger	Landlord–Tenant Hotline Study: Characterizing Environmental Hazards in Renter-Occupied Units in Clark County, Nevada	2018	<i>Journal of Environmental Health</i> , 81(3): 8-15.	Initial
Merritt, B. & M.D. Farnworth	State landlord–tenant policy and eviction rates in majority-minority neighborhoods	2021	<i>Housing Policy Debate</i> , 31(3-5): 562-581.	Initial
Nelson, K., P.M.E. Garboden, B.J. McCabe, & E. Rosen	Evictions: The comparative analysis problem	2021	<i>Housing Policy Debate</i> , 31(3-5): 696-716.	Initial
Oliveri, R. C.	Between a rock and a hard place: Landlords, Latinos, anti-illegal immigrant ordinances, and housing discrimination	2009	<i>Vanderbilt Law Review</i> , 62: 53.	Initial
Oliveri, R. C.	Sexual Harassment of Low-Income Women by Landlords	2019	<i>Cityscape</i> , 21(3): 261–84.	Initial
Parrish, D. P.	Just Diversion: Designing Eviction Mediation to Address Incentives and Inequities	2022	<i>Washington University Journal of Law and Policy</i> , 68(1): 63.	Initial
Purser, G.	The circle of dispossession: Evicting the urban poor in Baltimore	2016	<i>Critical Sociology</i> , 42(3): 393-415.	Initial
Raymond, E. L., Duckworth, R., Miller, B., Lucas, M., & Pokharel, S.	From Foreclosure to Eviction: Housing Insecurity in Corporate-Owned Single-Family Rentals	2018	<i>Cityscape</i> , 20(3): 159–188.	Initial
Raymond, E. L., R. Duckworth, B. Miller, M. Lucas, & S. Pokharel	Corporate landlords, institutional investors, and displacement: Eviction rates in single family rentals	2016	Federal Reserve Bank of Atlanta. Discussion paper, (2016-4).	Initial
Raymond, E. L., T. Green, & M. Kaminski	Preventing Evictions After Disasters: The Role of Landlord-Tenant Law	2022	<i>Housing Policy Debate</i> , 32(1): 35-51.	Initial
Reina, V., S. Goldstein, E. Dowdall, I. Goldstein, & E. DeYoung	Residential Rental Property Owner Perspectives and Practices in Philadelphia: Evaluating Challenges during the COVID-19 Pandemic	2020	The Housing Initiative at Penn. Report.	Initial
Reosti, A.	“We Go Totally Subjective”: Discretion, Discrimination, and Tenant Screening in a Landlord’s Market	2020	<i>Law & Social Inquiry</i> , 45(3): 618–657.	Initial
Roscigno, V.J., D.L. Karafin, & G. Tester	The complexities and processes of racial housing discrimination	2009	<i>Social Problems</i> , 56(1): 49-69.	Initial
Rose, G. & R. Harris	The three tenures: A case of property maintenance	2021	<i>Urban Studies</i> , 9(9): 1926-1943.	Initial

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Rosen, E.	Rigging the Rules of the Game: How Landlords Geographically Sort Low-Income Renters	2014	<i>City & Community</i> , 13(4): 310-340.	Initial
Rosen, E. & P.M.E. Garboden	Landlord Paternalism: Housing the Poor with a Velvet Glove	2022	<i>Social Problems</i> , 69(2), 470-491.	Initial
Rosen, E., P.M.E. Garboden, & J. E. Cossyleon	Racial discrimination in housing: How landlords use algorithms and home visits to screen tenants	2021	<i>American Sociological Review</i> , 86(5): 787-822.	Initial
Rosen, E.	The Voucher Promise: "Section 8" and the Fate of an American Neighborhood	2020	Book. Princeton Univeristy Press.	Initial
Seymour, E., & J. Akers	"Our customer is America": Housing insecurity and eviction in Las Vegas, Nevada's post crisis rental markets	2021	<i>Housing Policy Debate</i> , 31(3-5): 516-539.	Initial
Seymour, E. J. Akers	Building the Eviction Economy: Speculation, Precarity, and Eviction in Detroit	2021	<i>Urban Affairs Review</i> , 57(1): 35-69.	Initial
Sloto, A.	Targeted Rental Licensing Programs: A Strategic Overview	2016	<i>The Urban Lawyer</i> , 48(3): 639-652.	Initial
Strauss, M.	Fighting Evictions in Alameda, California	2018	<i>New Labor Forum</i> , 27(1): 110-113.	Initial
Swan, S.	Home Rules	2015	<i>Duke Law Journal</i> , 64(5): 823-900.	Initial
Taylor, K.-Y.	<i>Race for Profit: How Banks and the Real Estate Industry Undermined Black Home-Ownership</i>	2019	Book. University of North Carolina Press.	Initial
Tegeler, P.	Moving Beyond the Market: Community Ownership and the Right to Housing	2021	Poverty & Race Research Action Council. Report.	Initial
Tester, G.	An intersectional analysis of sexual harassment in housing	2008	<i>Gender and Society</i> , 22(3): 349-366.	Initial
Thacher, D.	The Rise of Criminal Background Screening in Rental Housing	2008	<i>Law & Social Inquiry</i> , 33(1): 5-30.	Initial
Travis, A.	The Organization of Neglect: Limited Liability Companies and Housing Disinvestment	2019	<i>American Sociological Review</i> , 84(1): 142-170.	Initial
van den Berk-Clark, C.	Property manager discretion in permanent supportive housing	2013	Univeristy of California, Los Angeles. Dissertation.	Initial

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Tsai, J., M. Huang, J. R. Blosnich, & E.B. Elbogen	Evictions and tenant-landlord relationships during the 2020–2021 eviction moratorium in the US	2022	<i>American Journal of Community Psychology</i> , 70(1-2): 117-126.	Initial
Chinco, A. & C. Mayer	Misinformed speculators and mispricing in the housing market	2016	<i>The Review of Financial Studies</i> , 29(2): 486-522.	Final
Lambie-Hanson, L., C.E. Herbert, I. Lew, & R. Sanchez-Moyano	Foreclosed property investors in a strong housing market city: A case study of Boston	2015	<i>Cityscape</i> , 17(2): 239-268.	Final
Mills, J., R. Molloy, & R. Zarutskie	Large-scale buy-to-rent investors in the single-family housing market: The emergence of a new asset class	2019	<i>Real Estate Economics</i> , 47(2): 399–430.	Final
Pfeiffer, D., A. Schafran, & J. Wegmann	Vulnerability and opportunity: Making sense of the rise in single-family rentals in US neighbourhoods	2020	<i>Housing Studies</i> , 36(7): 1026-1046.	Final
Rosenblatt, P. & S. J. Sacco	Investors and the geography of the subprime housing crisis	2018	<i>Housing Policy Debate</i> , 28(1): 94–116.	Final
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King, S.	Who owns your neighborhood: The role of investors in post-foreclosure Oakland	2012	Urban Strategies Council. Report.	Final
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Faber, J. W. & M.D. Mercier	Multidimensional discrimination in the online rental housing market: Implications for families with young children	2022	<i>Housing Policy Debate</i> , 1-24.	Final
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Verbrugge, R. & J. Gallin	A theory of sticky rents: Search and bargaining with incomplete information	2019	<i>Journal of Economic Theory</i> , 183: 478-519.	Final
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Mueller, E. J., H. Bell, B.B. Chang, & J. Henneberger	Looking for home after Katrina: Postdisaster housing policy and low-income survivors	2011	<i>Journal of Planning Education and Research</i> , 31(3): 291-307.	Review