

REFERENCES

- Aalbers, M. B. (2015). The potential for financialization. *Dialogues in Human Geography*, 5(2), 214–219.
- Aalbers, M. B. (2017). The variegated financialization of housing. *International Journal of Urban and Regional Research*, 41(4), 542–554. <https://doi.org/10.1111/1468-2427.12522>
- Aalbers, M. B., & Christophers, B. (2014). Centring housing in political economy. *Housing, Theory and Society*, 31(4), 373–394.
- Abraham, R. (2023, January 12). Cincinnati outbid corporate buyers to keep houses affordable. But fixing those houses will take time. *Next City*. <https://nextcity.org/urbanist-news/cincinnati-outbid-corporate-buyers-to-keep-houses-affordable-fixing-houses>
- Abrams, A. (2025, June 11). Tenant screening: A billion-dollar industry with little oversight. What’s being done to protect renters? *Shelterforce*. <https://shelterforce.org/2025/06/11/tenant-screening-a-billion-dollar-industry-with-little-oversight-whats-being-done-to-protect-renters/>. Accessed on July 12, 2025.
- Acosta, S., & Gartland, E. (2021). Families wait years for housing vouchers due to inadequate funding. *Center on Budget and Policy Priorities*, 33.
- Acosta, S., & Guerrero, B. (2021). *Long waitlists for housing vouchers show pressing unmet need for assistance*. Center on Budget and Policy Priorities. <https://www.cbpp.org/research/housing/long-waitlists-for-housing-vouchers-show-pressing-unmet-need-for-assistance>
- African Communities Together. (2021). *Invested in evictions: CIM group, southern towers, and the crisis of publicly-financed displacement*. https://africans.us/sites/default/files/Invested%20in%20Evictions%20with%20hyperlinks_0.pdf
- Airgood-Obrycki, W., Hermann, A., & Wedeen, S. (2021). *The rent eats first: Rental housing unaffordability in the US*. Joint Center for Housing Studies of

Harvard Univeristy. https://www.jchs.harvard.edu/sites/default/files/research/files/harvard_jchs_rent_eats_first_airgood-obrycki_hermann_wedeen_2021.pdf

Airgood-Obrycki, W., Hermann, A., & Wedeen, S. (2024). *Deteriorating rental affordability: An update on America's rental housing 2024*. Joint Center for Housing Studies of Harvard Univeristy. https://www.jchs.harvard.edu/sites/default/files/research/files/harvard_jchs_rental_affordability_airgood-obrycki_2024.pdf

Albouy, D., Ehrlich, G., & Liu, Y. (2016). *Housing demand, cost-of-living inequality, and the affordability crisis*. National Bureau of Economic Research Working Paper Series. National Bureau of Economic Research. <https://doi.org/10.3386/w22816>

Ambrey, C. L., Bosman, C., & Ballard, A. (2018). Ontological security, social connectedness and the wellbeing of Australia's ageing baby boomers. *Housing Studies*, 33(5), 777–812. <https://doi.org/10.1080/02673037.2017.1388912>

Ambrose, B. W., & Diop, M. (2021). Information asymmetry, regulations and equilibrium outcomes: Theory and evidence from the housing rental market. *Real Estate Economics*, 49(S1), 74–110. <https://doi.org/10.1111/1540-6229.12262>

American Apartment Owners Association. (2025). The untapped revenue stream many multifamily investors are turning to. <https://american-apartment-owners-association.org/property-management/latest-news/the-untapped-revenue-stream-many-multifamily-investors-are-turning-to/>. Accessed on August 25, 2025.

American Sociological Association. (2007). Standards of public sociology: Guidelines for use by academic departments in personnel reviews. <https://compact.org/resources/standards-of-public-sociology-guidelines-for-use-by-academic-departments-in-personnel-reviews>

Amiker, F., & Johnson, S. (2016, September 20). Potential Eureka Gardens buyer is Ohio-based Millenia companies. *News4Jax*. <https://www.news4jax.com/news/2016/09/20/potential-eureka-gardens-buyer-is-ohio-based-millennia-companies/>. Accessed on July 8, 2025.

An, B. Y., Jakabovics, A., Orlando, A. W., Rodnyansky, S., & Son, E. (2024). Who owns America? A methodology for identifying landlords' ownership scale and the implications for targeted code enforcement. *Journal of the American Planning Association*, 90(4), 627–641. <https://doi.org/10.1080/01944363.2023.2292674>

- Andreucci, D., García-Lamarca, M., Wedekind, J., & Swyngedouw, E. (2017). “Value grabbing”: A political ecology of rent. *Capitalism Nature Socialism*, 28(3), 28–47. <https://doi.org/10.1080/10455752.2016.1278027>
- Asp, C. (2025, August 15). Preservation risk dashboard: Duval County, FL. *National Housing Preservation Database*. <https://public.tableau.com/app/profile/cateasp/viz/PreservationRiskDashboard/USPreservation>. Accessed on August 24, 2025.
- August, M., & Mah, J. (2025). Evictions, spatial inequality, and the financialization of rental housing in Toronto. *Urban Geography*, 1–23.
- August, M., & Walks, A. (2018). Gentrification, suburban decline, and the financialization of multi-family rental housing: The case of Toronto. *Geoforum*, 89, 124–136.
- Autonomous Tenants Union Network. (n.d.). <https://atun-rsia.org/joinatun>
- Axel-Lute, M. (2014, October 6). “Workforce housing” is an insulting term. *Shelterforce*. <https://shelterforce.org/2014/10/06/workforce-housing-is-an-insulting-term/>
- Badger, E. (2018, April 13). Anonymous owner, L.L.C.: Why it has become so easy to hide in the housing market. *The New York Times*. <https://www.nytimes.com/2018/04/30/upshot/anonymous-owner-llc-why-it-has-become-so-easy-to-hide-in-the-housing-market.html#:~:text=The%20original%20idea%20was%20never,more%20common%20and%20less%20transparent>
- Balzarini, J., & Boyd, M. L. (2021). Working with them: Small-scale landlord strategies for avoiding evictions. *Housing Policy Debate*, 31(3–5), 425–445. <https://doi.org/10.1080/10511482.2020.1800779>
- Bankson, M. (n.d.). Part 1: Landlord registries, licensing, and proactive inspections. In *Tools for tackling corporate landlords: A series on state and local policy options for mitigating the impact of private equity and other institutions*. Private Equity Stakeholder Project. https://pestakeholder.org/wp-content/uploads/2023/04/Corporate-Landlords-Report_v2.pdf
- Boddy, M., & Gray, F. (1979). Filtering theory, housing policy, and the legitimization of inequality. *Policy & Politics*, 7(1), 39–54. <https://doi.org/10.1332/030557379783246335>
- Booth, R. C. (2022, August 4). How state governments are reimagining American public housing: States are remembering that they can own housing,

- too. *Vox*. <https://www.vox.com/policy-and-politics/23278643/affordable-public-housing-inflation-renters-home>. Accessed on July 19, 2025.
- Booth, R. C. (2024, February 10). What if public housing were for everyone? Local governments are trying a new way to address the housing crisis. *Vox*. <https://www.vox.com/policy/2024/2/10/24065342/social-housing-public-housing-affordable-crisis>. Accessed on July 19, 2025.
- Borras, S. M., Jr., Hall, R., Scoones, I., White, B., & Wolford, W. (2011). Towards a better understanding of global land grabbing: An editorial introduction. *Journal of Peasant Studies*, 38(2), 209–216. <https://doi.org/10.1080/03066150.2011.559005>
- Boshart, A. (2023, June 7). How eviction affects neighborhoods. *Housing Matters*. <https://housingmatters.urban.org/articles/how-eviction-affects-neighborhoods>. Accessed on August 13, 2025.
- Bourne, R. (2014). *The flaws in rent ceilings*. IEA Discussion Paper No. 55. <https://ssrn.com/abstract=3903958>. <http://dx.doi.org/10.2139/ssrn.3903958>
- Bousquin, J. (2021, January 7). The single-family build-to-rent market's rise to fame. *Builder*. https://www.builderonline.com/land/development/the-single-family-build-to-rent-markets-rise-to-fame_o#:~:text=In%202017%2C%20the%20company%20launched,on%20purpose%2Dbuilt%20rental%20homes.&text=Christopher%20Todd%20Communities%20feature%20single,communities%20with%20resort%2Dstyle%20amenities. Accessed on June 22, 2025.
- Bradford, A. C., & Bradford, W. D. (2025). The effect of state housing policies on eviction filings and judgments in the United States, 2001–2018. *Housing Policy Debate*, 35(2), 313–333. <https://doi.org/10.1080/10511482.2023.2271881>
- Brantley, K., Eisenberg, A., & Mehdipanah, R. (2025). Record costs: Examining the impact of eviction filings for tenants and their families. *Housing Studies*, 1–27. <https://doi.org/10.1080/02673037.2025.2543477>
- Breese, J. R. (2011). Sociology: A community engagement discipline. *Journal of Applied Social Science*, 5(1), 78–86.
- Brenner, N., Marcuse, P., & Mayer, M. (2009). Cities for people, not for profit. *City*, 13(2–3), 176–184. <https://doi.org/10.1080/13604810903020548>
- Bridge Investment Group. (2025). *Residential rental market overview*. https://www.bridgeig.com/_files/ugd/bea44f_5811b56a89b8403b9f57cc20c84ccfcc.pdf

Brouwer, N. R., & Trounstein, J. (2024). NIMBYs, YIMBYs, and the politics of land use in American cities. *Annual Review of Political Science*, 27.

Burawoy, M. (2005). For public sociology. *American Sociological Review*, 70(1), 4–28.

Burr, J. (2024, November 22). *JWB property management settles Jacksonville housing lawsuit, alters application process*. Our Community Now. <https://ourcommunitynow.com/P/jwb-property-management-settles-jacksonville-housing-lawsuit-alters-application-process>. Accessed on June 22, 2025.

Callaci, B., & Vaheesan, S. (2024, September 12). The market alone can't fix the U.S. housing crisis. *Harvard Business Review*. <https://hbr.org/2024/09/the-market-alone-cant-fix-the-u-s-housing-crisis>. Accessed on July 27, 2025.

Calma, E. (2025, August 1). *What we know about rent control and its impact on rental housing*. DC Policy Center. <https://www.dcpolicycenter.org/publications/rent-control-lit-review-2025/>

Carucci Goss, R., & Campbell, H. L. (2008). The evolution of residential property management: From caretaker to income maximization managers. *Housing and Society*, 35(1), 5–20. <https://doi.org/10.1080/08882746.2008.11430555>

Center for Microeconomic Data. (2025). *Household debt and credit report (q2 2025)*. Federal Reserve Bank of New York. <https://www.newyorkfed.org/microeconomics/hhdc>

Center for Popular Democracy. (2022). Social housing for all: A vision for thriving communities, renter power, and racial justice. <https://populardemocracy.org/sites/default/files/Social%20Housing%20for%20All%20-%20English%20-%20FINAL%203-21-2022.pdf>

Center for Popular Democracy. (2024). Right to the city poll. <https://drive.google.com/file/d/1czMazr4XwEliy-BjoHzSKRVE91UkQk5V/view>

Charles, S. L. (2020a). A latent profile analysis of suburban single-family rental housing (SFR) neighborhoods. *Housing Policy Debate*, 30(2), 205–227. <https://doi.org/10.1080/10511482.2019.1657927>

Charles, S. L. (2020b). The financialization of single-family rental housing: An examination of real estate investment trusts' ownership of single-family houses in the Atlanta metropolitan area. *Journal of Urban Affairs*, 42(8), 1321–1341.

- Chew, A., Collins, C., & Ocampo, O. (2024). *Billionaire blowback on housing: How concentrated wealth disrupts housing markets and worsens the housing affordability crisis*. Institute for Policy Studies; Popular Democracy. <https://ips-dc.org/wp-content/uploads/2024/10/billionaire-housing-disruption-report.pdf>
- Chisholm, E., Howden-Chapman, P., & Fougere, G. (2020). Tenants' responses to substandard housing: Hidden and invisible power and the failure of rental housing regulation. *Housing, Theory and Society*, 37(2), 139–161. <https://doi.org/10.1080/14036096.2018.1538019>
- Christophers, B. (2020). *Rentier capitalism: Who owns the economy and who pays for it?* Verso.
- Christophers, B. (2023). How and why US single-family housing became an investor asset class. *Journal of Urban History*, 49(2), 430–449.
- Christophers, B. (2024). *Our lives in their portfolios: Why asset managers own the world*. Verso.
- Christophers, B. (2025). *The price is wrong: Why capitalism won't save the planet*. Verso Books.
- Clair, A., Reeves, A., McKee, M., & Stuckler, D. (2019). Constructing a housing precariousness measure for Europe. *Journal of European Social Policy*, 29(1), 13–28. <https://doi.org/10.1177/0958928718768334>
- Colburn, G., & Aldern, C. P. (2022). *Homelessness is a housing problem: How structural factors explain US patterns*. University of California Press.
- Colburn, G., Walter, R. J., & Pfeiffer, D. (2020). Capitalizing on collapse: An analysis of institutional single-family rental investors. *Urban Affairs Review*, 57(6), 1590–1625. <https://doi.org/10.1177/1078087420922910>
- Colón-Bermúdez, E., Emmanuel, D., Harati, R., & Renzi, K. (2025). *Out of reach: The high cost of housing*. National Low Income Housing Coalition. <https://nlihc.org/oor>
- Coulson, N. E., Le, T., Ortego-Martí, V., & Shen, L. (2020). Tenant rights, eviction, and rent affordability. SSRN. <https://dx.doi.org/10.2139/ssrn.3641859>
- Cousens, M. (2024, June 26). Americans say the cost of living and housing affordability are getting worse both locally and nationally. *Navigator*. <https://navigatorresearch.org/americans-say-the-cost-of-living-and-housing-affordability-are-getting-worse-both-locally-and-nationally/>. Accessed on May 16, 2025.

- Cyclone Investment Group. (n.d.). Our mission. <https://www.cycloneinvestmentgroup.com/about>. Accessed on June 25, 2025.
- Davies, T. (2022). Slow violence and toxic geographies: “Out of sight” to whom? *Environment and Planning C: Politics and Space*, 40(2), 409–427. <https://doi.org/10.1177/2399654419841063>
- Davis, G. F., & Kim, S. (2015). Financialization of the economy. *Annual Review of Sociology*, 41(1), 203–221. <https://doi.org/10.1146/annurev-soc-073014-112402>
- DeLuca, S., & Rosen, E. (2022). Housing insecurity among the poor today. *Annual Review of Sociology*, 48(1), 343–371.
- DeLuca, S., Wood, H., & Rosenblatt, P. (2019). Why poor families move (and where they go): Reactive mobility and residential decisions. *City & Community*, 18(2), 556–593. <https://doi.org/10.1111/cico.12386>
- Deslatte, A. (2018). Florida’s growth management experience: From top-down direction to Laissez Faire land use. In *The Palgrave handbook of sustainability: Case studies and practical solutions* (pp. 739–755). Springer International Publishing.
- Desmond, M. (2017). *Evicted: Poverty and profit in the American city*. Crown.
- Desmond, M., & Shollenberger, T. (2015). Forced displacement from rental housing: Prevalence and neighborhood consequences. *Demography*, 52(5), 1751–1772. <https://doi.org/10.1007/s13524-015-0419-9>
- Diamond, R., McQuade, T., & Qian, F. (2019). The effects of rent control expansion on tenants, landlords, and inequality: Evidence from San Francisco. *The American Economic Review*, 109(9), 3365–3394.
- Dunn, E. (2022). The case against rental application fees. *Georgetown Journal on Poverty Law & Policy*, 30(1), 21–47. <https://heinonline.org/HOL/P?h=hein.journals/geojpovlp30&ci=27>
- Dupuis, A., & Thorns, D. C. (1998). Home, home ownership and the search for ontological security. *The Sociological Review*, 46(1), 24–47. <https://doi.org/10.1111/1467-954X.00088>
- Eisenberg, A., & Brantley, K. (2024). *Record costs: Collateral consequences of eviction court filings in Pennsylvania*. Poverty Solutions at the University of Michigan. <https://sites.fordschool.umich.edu/poverty2021/files/2024/07/Record-costs-Collatoral-Consequences-of-Eviction-Court-Filings-In-Pennsylvania.pdf>

- Engstrom, R. L., & Lyons, W. E. (1972). Black control or consolidation: The fringe response. *Social Science Quarterly*, 53(1), 161–167. <https://www.jstor.org/stable/42858862>
- Fang, L. (2021, August 4). Wall street investors press corporate landlords on eviction plan. *The Intercept*. <https://theintercept.com/2021/08/04/evictions-wall-street-corporate-landlords/>. Accessed on July 7, 2025.
- Federici, S. (2019). Social reproduction theory. *Radical Philosophy*, 2(4), 55–57.
- Feller, L. J. (2008). LLCs provide tax, liability, and other benefits for developers. *Journal of Taxation of Investments*, 25(4), 65–78.
- Fergus, D. (2018). *Land of the fee: Hidden costs and the decline of the American middle class*. Oxford University Press.
- Ferrer, A. (2021). *Beyond wall street landlords: How private equity in the rental market makes housing unaffordable, unstable, and unhealthy*. Strategic Actions for a Just Economy. https://www.saje.net/wp-content/uploads/2021/03/Final_A-Just-Recovery-Series_Beyond_Wall_Street.pdf
- Fields, D. (2018). Constructing a new asset class: Property-led financial accumulation after the crisis. *Economic Geography*, 94(2), 118–140. <https://doi.org/10.1080/00130095.2017.1397492>
- Fields, D. (2019). Automated landlord: Digital technologies and post-crisis financial accumulation. *Environment and Planning A: Economy and Space*, 54(1), 160–181. (Original work published 2022). <https://doi.org/10.1177/0308518X19846514>
- Fields, D. (2022). Automated landlord: Digital technologies and post-crisis financial accumulation. *Environment and Planning A: Economy and Space*, 54(1), 160–181. <https://doi.org/10.1177/0308518X19846514>
- Fields, D., & Vergerio, M. (2022). *Corporate landlords and market power: What does the single-family rental boom mean for our housing future?* <https://escholarship.org/uc/item/07d6445s>
- Fischel, W. A. (2002). *The home voter hypothesis: How home values influence local government taxation, school finance, and land-use policies*. Harvard University Press.
- Fisher, J., Gatzlaff, D., Geltner, D., & Haurin, D. (2004). *An analysis of the determinants of transaction frequency of institutional commercial real estate investment property*. Wiley. <https://doi.org/10.1111/j.1080-8620.2004.00091.x>

Florida Housing Data Warehouse. (2025). Income and rent limits. *Shimberg Center for Housing Studies*. <http://flhousingdata.shimberg.ufl.edu/income-and-rent-limits/results?nid=1>

Florida Senate. (2023). CS/SB 102. The Live Local Act. <https://www.flsenate.gov/Session/Bill/2023/102>

Foster, J. B., & McChesney, R. W. (2012). *The endless crisis: How monopoly-finance capital produces stagnation and upheaval from the USA to China*. NYU Press.

Fraser, N. (2023). *Cannibal capitalism: How our system is devouring democracy, care, and the planet and what we can do about it*. Verso books.

Frazier, F. (2025, June 3). UNF poll: Housing costs surge past crime, with 25% of surveyed Duval voters saying it's Jacksonville's biggest issue. *News4Jax*. <https://www.news4jax.com/news/politics/2025/06/03/unf-poll-1-in-4-surveyed-duval-voters-say-top-problem-facing-jacksonville-is-housing-costs/>. Accessed on June 7, 2025.

Freedman, R. (2011, November 17). *Morgan Stanley: U.S. becoming 'rentership' society*. Ready Realty LLC. <https://readyrealtyllc.wordpress.com/2011/11/17/morgan-stanley-u-s-becoming-%E2%80%98rentership%E2%80%99-society/>. Accessed on May 17, 2025.

Freemark, Y. (2023a). Upzoning Chicago: Impacts of a zoning reform on property values and housing construction. *Urban Affairs Review*, 56(3), 1–32. <https://doi.org/10.1177/1078087418824672>

Freemark, Y. (2023b). Zoning change: Upzonings, downzonings, and their impacts on residential construction, housing costs, and neighborhood demographics. *Journal of Planning Literature*, 38(4), 548–570. <https://doi.org/10.1177/08854122231166961>

Fuller, G. W. (2021). The financialization of rented homes: continuity and change in housing financialization. *Review of Evolutionary Political Economy*, 2(3), 551–570.

Fung, L., Remor, I., Fallon, K., & Holland, N. (2023). *Masking the scarlet "E": A study on California's attempt to mask eviction records through AB 2819*. Urban Institute. <https://www.urban.org/research/publication/masking-scarlet-e>

Galvez, M., & Knudsen, B. (2024). Discrimination against voucher holders and the laws to prevent it. *Cityscape*, 26(2), 145–162.

- Gans, H. (2015). Sociology and its publics. *The American Sociologist*, 40, 1–9.
- Garboden, P. M. E., & Rosen, E. (2019). Serial filing: How landlords use the threat of eviction. *City & Community*, 18(2), 638–661. <https://onlinelibrary.wiley.com/doi/abs/10.1111/cico.12387>
- Garcia, J. (2024, June 9). A giant homebuilder wrote a Florida law to build housing subdivisions faster and cheaper. *Seeking Rents*. <https://jasongarcia.substack.com/p/a-giant-homebuilder-wrote-a-florida>
- Gatea, M. (2024, October 2). Top cities for real estate development: Sunbelt cities dominate growth Olympics for nearly half a century. *StorageCafe*. <https://www.storagecafe.com/blog/top-cities-for-real-estate-development-in-the-us-over-the-last-half-century/>
- Gholipour Fereidouni, H., & Tajaddini, R. (2017). Power distance and landlord-tenant practices across countries. *International Journal of Housing Markets and Analysis*, 10(5), 628–640. <https://doi.org/10.1108/IJHMA-01-2017-0008>
- Gibson, N. (2022, November 29). ‘I hate this place’: Arlington residents outraged over current apartment conditions. *Action News JAX*. <https://www.actionnewsjax.com/news/local/i-hate-this-place-arlington-residents-outraged-over-current-apartment-conditions/WM4GSP4LIFD53MPQRWYLPZZSKE/>. Accessed on June 18, 2025.
- GlobeNewsWire. (2021, June 16). Blackstone and Starwood capital group complete acquisition of extended stay America. *GlobeNewswire*. <https://www.globenewswire.com/news-release/2021/06/16/2248347/0/en/Blackstone-and-Starwood-Capital-Group-Complete-Acquisition-of-Extended-Stay-America.html>. Accessed on July 8, 2025.
- Goldstein, D. (2025, Spring). Deconstructing housing. *Democracy: A Journal of Ideas*, (76). <https://democracyjournal.org/magazine/76/deconstructing-housing/>
- Goldstone, B. (2025). *There is no place for us: Working and homeless in America*. Penguin Random House.
- Gomory, H. (2021). The social and institutional contexts underlying landlords’ eviction practices. *Social Forces*, 100(4), 1774–1805. <https://doi.org/10.1093/sf/soab063>

Gomory, H., Massey, D. S., Hendrickson, J. R., & Desmond, M. (2023). *When it's cheap to file an eviction case, tenants pay the price*. Eviction Lab. <https://evictionlab.org/tenants-pay-for-cheap-evictions/>

Goodman, L., Zinn, A., Reynolds, K., & Nobl, O. (2023). *A profile of institutional investor – Owned single-family rental properties*. Urban Institute. <https://www.urban.org/sites/default/files/2023-08/A%20Profile%20of%20Institutional%20Investor–Owned%20Single-Family%20Rental%20Properties.pdf>

Government Accountability Office. (2024). *Rental housing: Information on institutional investment in single-family homes*. United States Government Accountability Office. <https://www.gao.gov/assets/gao-24-106643.pdf>

Graetz, N., Gershenson, C., Porter, S. R., Sandler, D. H., Lemmerman, E., & Desmond, M. (2024). The impacts of rent burden and eviction on mortality in the United States, 2000–2019. *Social Science & Medicine*, 340, 1–7. <https://doi.org/10.1016/j.socscimed.2023.116398>

Gramlich, E. (Ed.). (2024). Low income housing tax credits. In *2024 advocates' guide* (pp. 5–20). National Low Income Housing Coalition. https://nlihc.org/sites/default/files/AG-2024/5-2_Low-Income-Housing-Tax-Credits.pdf

Gray, M. N. (2022). *Arbitrary lines: How zoning broke the American city and how to fix it*. Island Press.

Gromis, A., & Desmond, M. (2021). Estimating the prevalence of eviction in the United States: New data from the 2017 American housing survey. *Cityscape*, 23(2), 279–290. <https://www.jstor.org/stable/27039963>

Guity-Zapata, A. N., Stone, W. M., & Nygaard, C. A. (2024). Secure renting by living collectively? A relational exploration of home and homemaking in rental housing cooperatives. *Journal of Housing and the Built Environment*, 39(3), 1355–1376. <https://doi.org/10.1007/s10901-024-10126-5>

Haas, J., & Hepburn, P. (2025). Eviction from manufactured home parks. *Urban Studies*. forthcoming. <https://doi.org/10.1177/00420980251335540>

Hamilton, R. (1975). *Restraining myths: Critical studies of U.S. social structure and politics*. Halsted.

Hangen, F., & O'Brien, D. T. (2025). Linking landlords to uncover ownership obscurity. *Housing Studies*, 40(4), 940–965. <https://doi.org/10.1080/02673037.2024.2325508>

- Harrison, A., Immergluck, D., & Walker, J. (2024). Single-family rental (SFR) investor types, property conditions, and implications for urban neighbourhoods: Evidence from Memphis. *Tennessee. Housing studies*, 40(2), 466–486. <https://doi.org/10.1080/02673037.2024.2307589>
- Hartmann, D. (2022). Community-engaged research: What it is and why it matters. *Footnotes*, 50(1). <https://www.asanet.org/footnotes-article/community-engaged-research-what-it-and-why-it-matters/>
- Harvey, D. (1978). The urban process under capitalism: A framework for analysis. *International Journal of Urban and Regional Research*, 2(1–3), 101–131. <https://doi.org/10.1111/j.1468-2427.1978.tb00738.x>
- Harvey, D. (2004). The ‘new’ imperialism: Accumulation by dispossession. *Socialist Register*, 40, 63–87. <https://socialistregister.com/index.php/srv/article/view/5811/2707>
- Harvey, D. (2007). *A brief history of neoliberalism*. Oxford University Press.
- Hast, J. (2022, May 26). St. Augustine restaurateurs say their workforce has been priced out of town. *Jacksonville Business Journal*. <https://www.bizjournals.com/jacksonville/news/2022/05/26/st-aug-hiring.html>
- Hatch, M. E. (2017). Statutory protection for renters: Classification of state landlord–tenant policy approaches. *Housing Policy Debate*, 27(1), 98–119. <https://doi.org/10.1080/10511482.2016.1155073>
- Health in Partnership. (2024). *Corporate wealth vs community health: How corporate landlords profit-seeking strategies harm health*. <https://www.healthinpartnership.org/resources/corporate-wealth-vs-community-health-how-corporate-landlords-profit-seeking-strategies-harm-health>
- Hearne, R. (2020). Inequality and financialisation. In *Housing shock* (pp. 147–166). Policy Press.
- Hirschman, A. O. (1972). *Exit, voice, and loyalty: Responses to decline in firms, organizations, and states*. Harvard University Press.
- Hirschman, A. O. (1991). *The rhetoric of reaction: Perversity, futility, jeopardy*. Harvard University Press.
- Hiscock, R., Kearns, A., MacIntyre, S., & Ellaway, A. (2001). Ontological security and psycho-social benefits from the home: Qualitative evidence on issues of tenure. *Housing, Theory and Society*, 18(1–2), 50–66. <https://doi.org/10.1080/14036090120617>

- Hoang, T., & Chew, A. (2025). The truth about rent control. *Policy Link*. <https://www.policylink.org/resources/publications/truth-about-rent-control>
- Hodges, C. (2024). *Can Florida's public workforce afford to 'live local'?* Florida Policy Institute. <https://www.floridapolicy.org/posts/can-floridas-public-workforce-afford-to-live-local>
- Hohle, R. (2021). *The American housing question: Racism, urban citizenship, and the privilege of mobility*. Rowman & Littlefield.
- Holleran, M. (2022). *Yes to the city: Millennials and the fight for affordable housing*. Princeton University Press.
- Horner, J. (2019). Code dodgers: Landlord use of LLCs and housing code enforcement. *Yale Law and Policy Review*, 647–681.
- Imeri, M. (2025). *Where are we supposed to go? Lived experiences of displacement in Ottawa*. Canadian Centre for Housing Rights. <https://housingrightscanada.com/wp-content/uploads/2025/05/Research-Report-Lived-Experiences-of-Displacement-in-Ottawa-M.Imeri-May-2025.pdf>
- Immergluck, D. (2010). The accumulation of lender-owned homes during the US mortgage crisis: Examining metropolitan REO inventories. *Housing Policy Debate*, 20(4), 619–645. <https://doi.org/10.1080/10511482.2010.505872>
- Immergluck, D. (2011). The local wreckage of global capital: The subprime crisis, federal policy and high-foreclosure neighborhoods in the US. *International Journal of Urban and Regional Research*, 35(1), 130–146. <https://doi.org/10.1111/j.1468-2427.2010.00991.x>
- Immergluck, D. (2018). Renting the dream: The rise of single-family rentership in the sunbelt metropolis. *Housing Policy Debate*, 28(5), 814–829. <https://doi.org/10.1080/10511482.2018.1460385>
- Immergluck, D., Carpenter, A., & Lueders, A. (2016). *Declines in low-cost rented housing units in eight large southeastern cities*. Federal Reserve Bank of Atlanta. Social Science Premium Collection. <https://www.proquest.com/docview/1820834058>
- Immergluck, D., Ernsthausen, J., Earl, S., & Powell, A. (2020). Evictions, large owners, and serial filings: Findings from Atlanta. *Housing Studies*, 35(5), 903–924. <https://doi.org/10.1080/02673037.2019.1639635>

- Isaacs, L., & Mearns, D. (2013, March 12). Ancillary income can boost bottom line. *Multifamily Executive*. https://www.multifamilyexecutive.com/property-management/ancillary-income-can-boost-bottom-line_o. Accessed on June 4, 2025.
- Jackson, C. (2025, September 18). *House Dems promote tenant protection bills*. Michigan Public. <https://www.michiganpublic.org/politics-government/2025-09-18/house-dems-promote-tenant-protection-bills>
- Jobs With Justice. (2021). *Taxpayer subsidized evictions: Corporate landlords pocket federal sweetheart deals, subsidies and tax breaks while evicting struggling families*. Jobs With Justice Education Fund; Private Equity Stakeholder Project. https://www.jwj.org/wp-content/uploads/2021/01/JWJEDU_Report_TaxpayerSubsidizedEvictions_Jan2021_V4.pdf
- Joint Center for Housing Studies of Harvard University. (2025). <https://www.jchs.harvard.edu/son-2025-renter-cost-burden-map>
- Jones, J. M. (2024, May 2). Americans continue to name inflation as top financial problem. *Gallup*. <https://news.gallup.com/poll/644690/americans-continue-name-inflation-top-financial-problem.aspx>. Accessed on June 3, 2025.
- Kaysen, R., & Koeze, E. (2023, September 16). What happens when wall street buys most of the homes on your block? *The New York Times*. <https://www.nytimes.com/interactive/2023/09/16/realestate/home-sales-north-carolina-wall-street.html>
- Kalleberg, A. L. (2009). Precarious work, insecure workers: Employment relations in transition. *American Sociological Review*, 74(1), 1–22.
- Karoub, J. (2024, April 15). Survey finds rare bipartisan agreement on housing issues among US voters. *University of Michigan News*. <https://news.umich.edu/survey-finds-rare-bipartisan-agreement-on-housing-issues-among-us-voters/>. Accessed on May 23, 2025.
- Kaye, D. (2025, January 16). F.T.C. Sues largest U.S. apartment landlord over hidden fees. *The New York Times*. <https://www.nytimes.com/2025/01/16/business/ftc-greystar-deceptive-pricing.html>
- Keeling, B. (2018, April 13). Are you a PHIMBY? Democratic socialists of America create new housing-based acronym. *Curbed*. <https://sf.curbed.com/2018/4/13/17235548/phimby-housing-nimby-yimby-affordable-low-income-homes>. Accessed on July 19, 2025.

King, S. R. (2023, November 15). How are LIHTC rules enforced—And how well? *Shelterforce*. <https://shelterforce.org/2023/11/15/how-are-lihtc-rules-enforced-and-how-well/>. Accessed on May 19, 2025.

Klein, E., & Thompson, D. (2025). *Abundance*. Avid Reader Press; Simon & Schuster.

Kotz, D. M. (2010). Relations of global power: Neoliberal order and disorder. In *Financialization and neoliberalism* (pp. 1–18). <https://www.jstor.org/stable/10.3138/9781442694620.5>

Krippner, G. R. (2005). The financialization of the American economy. *Socio-Economic Review*, 3(2), 173–208. <https://doi.org/10.1093/SER/mwi008>

Laguna Point. (n.d.). Strategies. <https://laguna-point.com/strategies/>. Accessed on June 8, 2025.

Lambert, L. (2024, May 1). *Inside Zillow's failed housing market bet: 30,000-plus homes acquired, 5,000 sold to Wall Street landlords*. Fast Company. <https://www.fastcompany.com/91115891/zillow-housing-market-failed-bet-offloaded-5000-homes-to-institutional-landlords>. Accessed on June 19, 2025.

Lazonick, W., & O'sullivan, M. (2000). Maximizing shareholder value: A new ideology for corporate governance. *Economy and Society*, 29(1), 13–35. <https://doi.org/10.1080/030851400360541>

Lee, A. M. (1976). Presidential address: Sociology for whom? *American Sociological Review*, 925–936.

Leiwant, M. H. (2022). Locked out: How algorithmic tenant screening exacerbates the eviction crisis in the United States. *Georgetown Law Technology Review*, 6, 276.

Lewin, K. (2021, August 18). Despite obstacles, \$94 million rehabilitation of the 'Jacksonville Four' complexes is complete. *The Florida Times-Union*. <https://www.jacksonville.com/story/news/local/2021/08/18/valencia-way-eureka-garden-jacksonville-millennia-housing/8170787002/>

Lewin, K. (2021, September 24). Rodents at hilltop village apartments in Jacksonville have to go or management company out. *The Florida Times-Union*. <https://www.jacksonville.com/story/news/2021/09/24/hilltop-village-apartments-cambridge-management-must-fix-rodent-and-other-issues-south-port/5851056001/>

- Li, B. (2023). The realization of class-monopoly rents: Landlords' class power and its impact on tenants' housing experiences. *Journal of Urban Management*, 12(4), 360–374. <https://doi.org/10.1016/j.jum.2023.08.002>
- Local Housing Solutions. (2021, March 3). Eviction prevention programs. <https://www.localhousingsolutions.org/housing-policy-library/eviction-prevention-programs/>. Accessed on May 24, 2025.
- Louie, S., Mondragon, J., & Wieland, J. (2025). *Supply constraints do not explain house price and quantity growth across U.S. cities* Schuyler Louie, John A. Mondragon, and Johannes Wieland NBER working paper no. 33576. Accessed on March, 2025.
- Loxley, J. (2020). *Ideology over economics: P3s in an age of austerity*. Fernwood.
- Lucas, A. (2020, December 23). Covid pandemic made low-wage workers essential, but hard-earned gains are fleeting. *CNBC*. <https://www.cnbc.com/2020/12/22/the-pandemic-made-low-wage-workers-essential-can-they-hold-onto-those-gains.html>. Accessed on May 10, 2025.
- Ludden, J. (2022, July 28). *Corporate landlords used aggressive tactics to push out more tenants than was known*. NPR. <https://www.npr.org/2022/07/28/1114128514/corporate-landlords-used-aggressive-tactics-to-push-out-more-tenants-than-was-kn>. Accessed on July 7, 2025.
- Macdonald, D. (2022, May 27). Jacksonville No. 5 in nation in rent increase. *Jacksonville Daily Record*. <https://www.jaxdailyrecord.com/news/2022/may/27/jacksonville-no-5-in-nation-in-rent-increase/>
- Macdonald, D. (2024, March 25). Two distressed apartment communities sold for \$20.3 million. *Jacksonville Daily Record*. <https://www.jaxdailyrecord.com/news/2024/mar/25/two-distressed-apartment-communities-sold-for-203-million/>
- Madden, D., & Marcuse, P. (2016). *In defense of housing: The politics of crisis*. Verso.
- Mallach, A. (2014). Lessons from Las Vegas: Housing markets, neighborhoods, and distressed single-family property investors. *Housing Policy Debate*, 24(4), 769–801.
- Marcuse, P. (1976). Professional ethics and beyond: Values in planning. *Journal of the American Institute of Planners*, 42(3), 264–274.

Maryland.gov. (2025). Maryland publishes nation's first statewide tenants' bill of rights. *Department of Housing and Community Development*. <https://news.maryland.gov/dhcd/2025/06/16/maryland-publishes-nations-first-statewide-tenants-bill-of-rights/>

Mateyka, P. J., & Mazur, C. R. (2021). *Homeownership in the United States: 2005 to 2019*. United States Census Bureau.

Mathis, K. B. (2024, February 19). Jacksonville housing authority raises first bond money to buy Westside apartments. *Jacksonville Daily Record*. <https://www.jaxdailyrecord.com/news/2024/feb/19/jacksonville-housing-authority-rises-first-bond-money-to-buy-westside-apartments/>

Maxwell, A. (2022, September 12). Collapsing ceilings, no air conditioning, no hot water: The I-TEAM investigates complaints against San Remo apartments in Arlington. *News4Jax*. <https://www.news4jax.com/news/local/2022/09/12/collapsing-ceilings-no-air-conditioning-no-hot-water-the-i-team-investigates-complaints-against-san-remo-apartments-in-arlington/>. Accessed on June 18, 2025.

McCann, A. (2025, February 19). Cities with the most people in financial distress. *WalletHub*. <https://wallethub.com/edu/cities-with-the-most-people-in-financial-distress/133346>

McClure, K. (2010). Are low-income housing tax credit developments locating where there is a shortage of affordable units? *Housing Policy Debate*, 20(2), 153–171. <https://doi.org/10.1080/10511481003738260>

McClure, K., & Schwartz, A. (2025). Where is the housing shortage? *Housing Policy Debate*, 35(1), 49–63. <https://doi.org/10.1080/10511482.2024.2334011>

McDonald, P., Tually, S., & Goodwin-Smith, I. (2025). *No mercy: The new world of renting and the rise of RentTech*. Flinders University Centre for Social Impact. <https://doi.org/10.25957/cx3w-rh97>

McGill, S. (2021, September 1). How rental registries benefit everyone & why we need them. *3Di Insights*. <https://blog.3disystems.com/rental-registries-benefit-everyone>. Accessed on June 16, 2025.

Mendenhall, M. (2022, November 14). Council approves plan to expand accessory dwelling units in Jacksonville. *Jacksonville Daily Record*. <https://www.jaxdailyrecord.com/news/2022/nov/14/council-approves-plan-to-expand-accessory-dwelling-units-in-jacksonville/>

- Merrill, T. (n.d.). *A guide to the most landlord friendly states*. FortuneBuilders. <https://www.fortunebuilders.com/p/landlord-friendly-states/>. Accessed on June 29, 2025.
- Michener, J., & SoRelle, M. (2022). Politics, power, and precarity: How tenant organizations transform local political life. *Interest Groups & Advocacy*, 11(2), 209–236. <https://doi.org/10.1057/s41309-021-00148-7>
- Micolucci, V. (2023a, July 24). Rats, roaches, mold: Grand Park apartment residents complain about ongoing issues, horrid living conditions. *News4Jax*. <https://www.news4jax.com/news/local/2023/07/24/rats-roaches-mold-grand-park-apartment-residents-complain-about-ongoing-issues-horrid-living-conditions/>. Accessed on July 1, 2025.
- Micolucci, V. (2023b, July 25). Mayor, city leaders descend on Jacksonville apartments after I-TEAM highlights despicable living conditions. *News4Jax*. <https://www.news4jax.com/news/local/2023/07/25/mayor-city-leaders-descend-on-jacksonville-apartments-after-i-team-highlights-despicable-living-conditions/>. Accessed on July 1, 2025.
- Micolucci, V. (2023c, July 27). Run-down Jacksonville apartments scrutinized by mayor issued 86 code violations, \$750 in fines in less than 2 years. *News4Jax*. <https://www.news4jax.com/news/local/2023/07/27/run-down-jacksonville-apartments-scrutinized-by-mayor-issued-86-code-violations-750-in-fines-in-less-than-2-years/>. Accessed on July 1, 2025.
- Minor, T. (2020, February 19). Mayor signs bill giving tax rebates to owner of Valencia Way, 3 other apartment complexes. *News4Jax*. <https://www.news4jax.com/news/local/2020/02/19/mayor-signs-bill-giving-tax-rebates-to-owner-of-valencia-way-3-other-apartment-complexes/>. Accessed on June 22, 2025.
- Minor, T. (2022, January 21). I-TEAM: Rent increases in Jacksonville are among the highest in the country. *News4Jax*. <https://www.news4jax.com/i-team/2022/01/21/i-team-rent-increases-in-jacksonville-are-among-the-highest-in-the-country/>
- Molinsky, J. (2025, August 11). One in three older households is cost burdened. *Joint Center for Housing Studies*. <https://www.jchs.harvard.edu/blog/one-three-older-households-cost-burdened>
- Montejo, N., Barton, S., & Moore, E. (2018). *Opening the door for rent control: Toward a comprehensive approach to protecting California's renters*. <https://escholarship.org/uc/item/7w8961dk>

- Moran, C. (2025, July 16). Rent control is fine, actually. *Current Affairs*. <https://www.currentaffairs.org/news/rent-control-is-fine-actually>. Accessed on July 27, 2025.
- Moreno, L. (2014). The urban process under financialised capitalism. *City*, 18(3), 244–268. <https://doi.org/10.1080/13604813.2014.927099>
- Multihousing News. (2022, January 26). 2021 rent growth. <https://www.multihousingnews.com/2021-rent-growth/>
- Murray, C., & Limb, M. (2023). We zoned for density and got higher house prices: Supply and price effects of upzoning over 20 years. *Urban Policy and Research*, 41(2), 129–147. <https://doi.org/10.1080/08111146.2022.2124966>
- Musharbash, B. (2025, May 30). Messing with Texas: How big homebuilders and private equity made American cities unaffordable. *BIG by Matt Stoller*. <https://www.thebignewsletter.com/p/messing-with-texas-how-big-homebuilders>. Accessed on June 2, 2025.
- Mykulyn, B., & Raymond, E. (2022, August 23). When landlords hide behind LLCs. *Shelterforce*. <https://shelterforce.org/2022/08/23/when-landlords-hide-behind-llcs/>
- National Housing Law Project. (n.d.). The national tenants bill of rights. <https://www.nhlp.org/initiatives/the-national-tenants-bill-of-rights/>
- National Low Income Housing Coalition. (2023, July 31). *Florida governor signs preemption legislation impacting tenant protections across state*. <https://nlihc.org/resource/florida-governor-signs-preemption-legislation-impacting-tenant-protections-across-state>. Accessed on May 18, 2025.
- National Low Income Housing Coalition. (2018). *Balancing priorities: Preservation and neighborhood opportunity in the low-income housing tax credit program beyond year 30*. National Low Income Housing Coalition. <https://nlihc.org/sites/default/files/Balancing-Priorities.pdf>. Accessed on July 14, 2025.
- Nelson, A., Kuehnhoff, A., Wu, C. C., & Sharpe, S. (2023). *Too damn high: How junk fees add to skyrocketing rents*. National Consumer Law Center, Inc. <https://media.wbur.org/wp/2023/11/JunkFees-Rpt.pdf>
- Nelson, A., Sharpe, S., Kuehnhoff, A., & Wu, C. C. (2024). *What the heck dude: How states can fight rental housing junk fees*. https://www.nclc.org/wp-content/uploads/2024/09/202409_Report_What-the-Heck-Dude.pdf

- Nethercote, M. (2023). Platform landlords: Renters, personal data and new digital footholds on urban control. *Digital Geography and Society*, 5, 1–15. <https://doi.org/10.1016/j.diggeo.2023.100060>
- Nitya Capital. (n.d.). Insights. <https://nityacapital.com/insights/>. Accessed on June 22, 2025.
- Oltermann, P. (2024, January 10). The social housing secret: How Vienna became the world's most livable city. *The Guardian*. <https://www.theguardian.com/lifeandstyle/2024/jan/10/the-social-housing-secret-how-vienna-became-the-worlds-most-livable-city>
- Paler-Ponce, S., & Dworkin, J. (2023). *Estimate of people experiencing homelessness in Chicago, IL*. Chicago Coalition for the Homeless. www.chicagohomeless.org/estimate
- Pappoe, Y. N. A. (2023). The scarlet letter 'E': How tenancy screening policies exacerbate housing inequity for evicted black women. *Boston University Law Review*, 103(1), 269–310. <https://ssrn.com/abstract=4186278>
- Pastor, M., Carter, V., & Abood, M. (2018). *Rent matters: What are the impacts of rent stabilization measures?* USC Dornsife Program for Environmental and Regional Equity.
- Paul, G. (2023, July 12). Experts shine a light on the invisible toll of informal evictions. *WUSF*. <https://www.wusf.org/economy-business/2023-07-12/experts-shine-light-invisible-toll-informal-evictions>. Accessed on June 24, 2025.
- Petach, L., & Crowther, I. (2024, December). Absentee ownership and rental affordability: Evidence from commuting zones. In *Forum for social economics* (pp. 1–17). Routledge.
- Phillips, S. (2020, December 18). We need rental registries now more than ever. *Shelterforce*. <https://shelterforce.org/2020/12/18/we-need-a-rental-registry-now-more-than-ever/>. Accessed on May 19, 2025.
- Power, E. R., & Gillon, C. (2022). Performing the 'good tenant'. *Housing Studies*, 37(3), 459–482.
- PR Newswire. (2023, November 15). EY announces Swapnil Agarwal of Nitya Capital as an entrepreneur of the year 2023 national finalist. <https://www.prnewswire.com/news-releases/ey-announces-swapnil-agarwal-of-nitya-capital-as-an-entrepreneur-of-the-year-2023-national-finalist-301989374.html>

Private Equity Stakeholder Project. (2021, January 31). Record acquisitions and high evictions by corporate landlords in 2021 draw scrutiny from congress. <https://pestakeholder.org/news/record-acquisitions-and-high-evictions-by-corporate-landlords-in-2021-draw-scrutiny-from-congress-2/>. Accessed on June 24, 2025.

Proctor, R. N., & Schiebinger, L. (2008). *Agnotology: The making and unmaking of ignorance*. Stanford University Press.

Quarterra. (n.d.). Single family rentals. <https://quarterra.com/expertise/single-family-rentals>. Accessed on June 22, 2025.

Quigley, F. (2025, January 14). Trump's HUD secretary and our reverse Robin Hood housing system. *Common Dreams*. <https://www.commondreams.org/opinion/trumps-secretary-of-hud>

Randhawa, J. (2022, December 1). *Debate over rent controls heats up in Florida*. Warrington College of Business, University of Florida. <https://warrington.ufl.edu/due-diligence/2022/12/01/debate-over-rent-controls-heats-up-in-florida/>

RangeWater. (n.d.). Our milestones. <https://liverangewater.com>. Accessed on June 18, 2025.

Rankin, S. K. (2021). Hiding homelessness: The transcarceration of homelessness. *California Law Review*, 109(2), 559–613. <https://doi.org/10.15779/Z38VT1GQ76>

Raymond, E. L., Duckworth, R., Miller, B., Lucas, M., & Pokharel, S. (2016). *Corporate landlords, institutional investors, and displacement: Eviction rates in single-family rentals*. FRB of Atlanta Community and Economic Development Department. (2016–4). <https://fraser.stlouisfed.org/title/8602/item/660833>

Raymond, E. L., Miller, B., McKinney, M., & Braun, J. (2021). Gentrifying Atlanta: Investor purchases of rental housing, evictions, and the displacement of black residents. *Housing Policy Debate*, 31(3–5), 818–834. <https://doi.org/10.1080/10511482.2021.1887318>

Raymond, E. L., Zha, Y., Knight-Scott, E., & Cabrera, L. (2022). *Large corporate buyers of residential rental housing during the COVID-19 pandemic in three southeastern metropolitan areas*. Housing Crisis Research Collaborative Research Report. https://bpb-us-e1.wpmucdn.com/sites.gatech.edu/dist/d/2497/files/2022/01/ERaymond-2022-CorporateLandlords_PandemicPurchases.pdf

- RealPage. (n.d.). Revenue management. <https://www.realpage.com/asset-optimization/revenue-management/>. Accessed on June 28, 2025.
- Richard, M. K., Dworkin, J., Rule, K. G., Farooqui, S., Glendening, Z., & Carlson, S. (2024). Quantifying doubled-up homelessness: Presenting a new measure using US census microdata. *Housing Policy Debate*, 34(1), 3–24. <https://doi.org/10.1080/10511482.2021.1981976>
- Robbins, G. (2022, June 15). New York city shows that the housing question remains one about global capitalism. <https://blogs.lse.ac.uk/usappblog/2022/06/15/new-york-city-shows-that-the-housing-question-remains-one-about-global-capitalism/>
- Rolnik, R. (2013). Late neoliberalism: The financialization of homeownership and housing rights. *International Journal of Urban and Regional Research*, 37(3), 1058–1066. <https://doi.org/10.1111/1468-2427.12062>
- Rolnik, R. (2019). *Urban warfare: Housing under the empire of finance*. Verso.
- Rosales, C., Hoang, T., Pennington, D., & Loseff, M. (2025). *Housing for the people: How local governments are building social housing solutions for public good*. Local Progress Impact Lab; Policy Link; PowerSwitch Action. https://policylink.widen.net/s/wlphxh7qmf/social_housing_toolkit_jan2025
- Rosen, E., Garboden, P. M. E., & Cossyleon, J. E. (2021). Racial discrimination in housing: How landlords use algorithms and home visits to screen tenants. *American Sociological Review*, 86(5), 787–822. <https://doi.org/10.1177/00031224211029618>
- Rosenthal, T. (2019, July 19). 101 notes on the LA tenants union. *Commune*. <https://communemag.com/101-notes-on-the-la-tenants-union/>
- Rosenthal, T. (2021, April 2). The enduring fiction of affordable housing. *The New Republic*. <https://newrepublic.com/article/161806/affordable-housing-public-housing-rent-los-angeles>. Accessed on June 29, 2025.
- Rosenthal, T., & Vilchis, L. (2024). *Abolish rent: How tenants can end the housing crisis*. Haymarket Books.
- Ryan, C. (2025, July 7). First-time home buyers are MIA. Landlords are the winners. *The Wall Street Journal*. <https://www.wsj.com/economy/housing/first-time-home-buyers-are-mia-landlords-are-the-winners-4c60cdb2>
- Ryan, S. (2025, June 5). Victory over slumlords: After 248 days, KC tenants wins largest rent strike in KC history. *The Kansas City Defender*. <https://>

kansascitydefender.com/justice/victory-over-slumlords-after-248-days-kc-tenants-wins-largest-rent-strike-in-kc-history/. Accessed on June 6, 2025.

Sabbeth, K. A. (2021, April 12). Erasing the “Scarlet E” of eviction records. *The Appeal*. <https://theappeal.org/the-lab/report/erasing-the-scarlet-e-of-eviction-records/>

Salameh, T. (2023, October 16). ‘This is terrible:’ Residents call Westside apartment complex unsafe, parts of the building are condemned. *News4Jax*. <https://www.news4jax.com/news/local/2023/10/16/this-is-terrible-residents-call-westside-apartment-complex-unsafe-parts-of-the-building-are-condemned/>. Accessed on June 22, 2025.

Salameh, T. (2023, October 5). ‘We can barely live in our units’: Northside apartment resident withholding rent until issues get resolved. *News4Jax*. <https://www.news4jax.com/news/local/2023/10/05/we-can-barely-live-in-our-units-northside-apartment-resident-withholding-rent-until-issues-get-resolved/>. Accessed on June 19, 2025.

Salameh, T. (2024, October 17). ‘I would have never moved in’: Some residents at newly-opened apartments forced to move out due to faulty construction. *News4Jax*. <https://www.news4jax.com/news/local/2024/10/17/i-would-have-never-moved-in-some-residents-at-newly-opened-apartments-forced-to-move-out-due-to-faulty-construction/>. Accessed on July 2, 2025.

Salman, J., & Gilliam, D. (2025, May 2). Power and profit: Developers gained government status, then got bonds to build big. *Suncoast Searchlight*. <https://suncoastsearchlight.org/developers-cdd-special-district-bonds-sarasota-manatee/>. Accessed on May 18, 2025.

Schmidt, S. (2024). “I can’t afford to move”: Negotiating neglect and apartment disrepair in Los Angeles. *City & Community*, 23(3), 238–259. <https://doi.org/10.1177/15356841241238462>

SchoolHouse Connection. (n.d.). The pitfalls of HUD’s point-in-time count for children, youth, and families. <https://schoolhouseconnection.org/article/the-pitfalls-of-huds-point-in-time-count-for-children-youth-and-families#>. Accessed on June 23, 2025.

Schuetz, J. (2022). *Fixer-upper: How to repair America’s broken housing systems*. Brookings Institution Press.

Semenza, D. C., Stansfield, R., Grosholz, J. M., & Link, N. W. (2022). Eviction and crime: A neighborhood analysis in Philadelphia. *Crime & Delinquency*, 68(4), 707–732. <https://doi.org/10.1177/00111287211035989>

- Serkin, C., & Sitaraman, G. (2025). Post-neoliberal housing policy. In *Policy accelerator for political economy and regulation*. Vanderbilt University.
- Sharma, M., & Samarin, M. (2023). Rent-burdened in the south? A neighborhood-scale analysis of diversity and immigrants in Nashville, Tennessee. *Geographical Review*. Informa UK Limited. <https://doi.org/10.1080/00167428.2023.2217266>
- Shelton, T., & Seymour, E. (2024). Horizontal holdings: Untangling the networks of corporate landlords. *Annals of the Association of American Geographers*, 114(8), 1819–1831. <https://doi.org/10.1080/24694452.2023.2278690>
- Shimberg Center for Housing Studies. (n.d.-a). Evictions & foreclosures: Eviction filings, 2019–2025. <http://flhousingdata.shimberg.ufl.edu/eviction-foreclosure/results?nid=100000>. Accessed on August 12, 2025.
- Shimberg Center for Housing Studies. (n.d.-b). Market rent trackers: Zillow observed rent index (ZORI), market-rate rent. <http://flhousingdata.shimberg.ufl.edu/market-rent-trackers/results?nid=600&nid=1500&nid=2800&nid=3600&nid=4300>. Accessed on August 20, 2025.
- Shurety, E. (2025). Moldy homes: Toxicity, race, and the geographies of domestic mold. *Progress in Environmental Geography*, 4(1), 3–23. <https://doi.org/10.1177/27539687241307956>
- Sims, M. (2024, November 19). Indiana AG files suit against Cleveland’s Millennium Housing Management property for ‘failing to provide habitable dwellings for tenants’. *Cleveland.com*. <https://www.cleveland.com/realestate-news/2024/11/indiana-ag-files-suit-against-clevelands-millennia-housing-management-property-for-failing-to-provide-habitable-dwellings-for-tenants.html>. Accessed on June 22, 2025.
- Skaburskis, A. (2006). Filtering, city change and the supply of low-priced housing in Canada. *Urban Studies*, 43(3), 533–558. <https://doi.org/10.1080/00420980500533612>
- Slater, T. (2021). *Shaking up the city: Ignorance, inequality, and the urban question*. University of California Press.
- Smith, R. C. (2022, December). Advancing publicly engaged sociology 1. *Sociological Forum*, 37(4), 926–950.
- Smith, C., & Castañeda-Tinoco, E. (2019). Improving homeless point-in-time counts: Uncovering the marginally housed. *Social Currents*, 6(2), 91–104. <https://journals.sagepub.com/doi/10.1177/2329496518812451>

Soederberg, S. (2021). *Urban displacements: Governing surplus and survival in global capitalism*. Routledge.

Soener, M., & Nau, M. (2019). Citadels of privilege: The rise of LLCs, LPs and the perpetuation of elite power in America. *Economy and Society*, 48(3), 399–425.

Solari, C. D. (2024, January 24). How big is the problem of housing insecurity? What we learned from the District of Columbia. *Housing Matters*. <https://housingmatters.urban.org/articles/how-big-problem-housing-insecurity>. Accessed on July 14, 2025.

Squires, R. (2025, July 25). 10 most landlord-friendly states in 2025. *Kiro7*. <https://www.kiro7.com/news/10-most-landlord-friendly-states-2025/ZOAW7HP3CNMVTALTQMFHQ53MM/>. Accessed on August 3, 2025.

St-Hilaire, C., Brunila, M., & Wachsmuth, D. (2024). High rises and housing stress. *Journal of the American Planning Association*, 90(1), 129–143. <https://doi.org/10.1080/01944363.2022.2126382>

Stacy, C., Davis, C., Freemark, Y. S., Lo, L., MacDonald, G., Zheng, V., & Pendall, R. (2023). Land-use reforms and housing costs: Does allowing for increased density lead to greater affordability? *Urban Studies*, 60(14), 2919–2940.

Stacy, C. P., Morales-Burnett, J., Noble, O., Hodge, T., & Komarek, T. (2021). *Inclusionary zoning: How different IZ policies affect tenant, landlord, and developer behaviors*. Urban Institute.

Starwood Capital Group. (n.d.). Business. <https://www.starwoodcapital.com/business/>. Accessed on June 30, 2025.

Stone, M. E. (2006). What is housing affordability? The case for the residual income approach. *Housing Policy Debate*, 17(1), 151–184. <https://doi.org/10.1080/10511482.2006.9521564>

Storage Units. (2025, July 15). Landlords are exploiting tenants' distaste for moving to raise rent. *PRWeb*. <https://www.prweb.com/releases/landlords-are-exploiting-tenants-distaste-for-moving-to-raise-rent-302504451.html>

Stringer, J. (2025). *Renters unite!: How tenants unions are fighting the housing crisis*. Pluto.

Sweeney, J. L. (1974). A commodity hierarchy model of the rental housing market. *Journal of Urban Economics*, 1(3), 288–323.

- Szto, M. (2013). Real estate agents as agents of social change: Redlining, reverse redlining, and greenlining. *Seattle Journal for Social Justice*, 12(1), 1–60. <https://digitalcommons.law.seattleu.edu/sjsj/vol12/iss1/1>
- Tadla. (n.d.). About Jarek Tadla. <https://www.jarektadla.com/pages/about>. Accessed on June 29, 2025.
- Tapp, R. (2020). *From the state to the shareholder: Rent and the production of shareholder value in real estate*. Wiley. <https://doi.org/10.1111/anti.12618>
- Tapp, R., & Peiser, R. (2022). *An antitrust framework for housing*. SAGE Publications. <https://doi.org/10.1177/0308518x221135612>
- Taylor, K. Y. (2019). *Race for profit: How banks and the real estate industry undermined black homeownership*. UNC Press Books.
- Tenant Union Federation. (n.d.). <https://tenantfederation.org/>
- Torres, R. (2024). Who owns our homes? Methods to group and unmask anonymous corporate owners. *Cityscape*, 26(1), 339–362.
- Tranjan, R. (2023). *The tenant class*. Between the Lines.
- Travis, A. (2019). The organization of neglect: Limited liability companies and housing disinvestment. *American Sociological Review*, 84(1), 142–170.
- Treglia, D., Byrne, T., & Tamla Rai, V. (2023). Quantifying the impact of evictions and eviction filings on homelessness rates in the United States. *Housing Policy Debate*, 1–12. <https://doi.org/10.1080/10511482.2023.2186749>
- Udell, J., Hornbach, C., Mironova, O., & Stein, S. (2022, May 31). Social housing and housing justice: Pathways to housing decommodification. *LPE Project*. <https://lpeproject.org/blog/social-housing-and-housing-justice-pathways-to-housing-decommodification/>. Accessed on July 23, 2025.
- United For ALICE. (2025). The state of ALICE in Florida: 2025 update on financial hardship. <https://www.UnitedForALICE.org/Florida>. Accessed on Aug 24, 2025.
- United Nations. (2023). *Rescuing SDG 11 for a resilient urban planet*. UN Habitat. https://unhabitat.org/sites/default/files/2023/07/sdg_11_synthesis_report_2023_executive_summary_final.pdf
- U.S. Census Bureau. (2006). Tenure by units in structure. American Community Survey, ACS 1-Year Estimates Detailed Tables, 2005, Table B25032. http://api.census.gov/data/2005/acs/acs1?get=NAME,B25032_001E,B25032_002E,

B25032_003E,B25032_013E,B25032_014E&for=county:031&in=state:12&key=c4d7b5017c120d58bdbd9152dc4e05456abef3da. Accessed on July 9, 2025.

U.S. Census Bureau. (2019a). Median gross rent (dollars). American Community Survey, ACS 5-Year Estimates Detailed Tables, 2018, Table B25064. [https://data.census.gov/table/ACSDT5Y2018.B25064?q=gross+median+rent&g=050XX00US12031\\$8600000&y=2018&moe=false](https://data.census.gov/table/ACSDT5Y2018.B25064?q=gross+median+rent&g=050XX00US12031$8600000&y=2018&moe=false). Accessed on August 9, 2025.

U.S. Census Bureau. (2019b). Tenure by units in structure. American Community Survey, ACS 1-Year Estimates Detailed Tables, 2018, Table B25032. <https://data.census.gov/table/ACSDT1Y2018.B25032?q=Tenure+by+Units+in+Structure&g=050XX00US12031&moe=false>. Accessed on July 9, 2025.

U.S. Census Bureau. (2024a). ACS demographic and housing estimates. American Community Survey, ACS 1-Year Estimates Data Profiles, 2023, Table DP05. [https://data.census.gov/table/ACSDP1Y2023.DP05?q=population&g=040XX00US12\\$1600000_050XX00US12031&y=2023&moe=false](https://data.census.gov/table/ACSDP1Y2023.DP05?q=population&g=040XX00US12$1600000_050XX00US12031&y=2023&moe=false). Accessed on August 13, 2025.

U.S. Census Bureau. (2024b). Gross rent. American Community Survey, ACS 1-Year Estimates Detailed Tables, 2023, Table B25063. <https://data.census.gov/table/ACSDT1Y2023.B25063?q=gross+rent&g=050XX00US12031&moe=false>. Accessed on August 5, 2025.

U.S. Census Bureau. (2024c). Means of transportation to work by tenure. American Community Survey, ACS 1-Year Estimates Detailed Tables, 2023, Table B08137. <https://data.census.gov/table/ACSDT1Y2023.B08137?q=B08137:+Means+of+Transportation+to+Work+by+Tenure&g=050XX00US12031&y=2023&moe=false>. Accessed on August 2, 2025.

U.S. Census Bureau. (2024d). Median gross rent (dollars). American Community Survey, ACS 5-Year Estimates Detailed Tables, 2023, Table B25064. [https://data.census.gov/table/ACSDT5Y2023.B25064?q=gross+median+rent&g=050XX00US12031\\$8600000&y=2023&moe=false](https://data.census.gov/table/ACSDT5Y2023.B25064?q=gross+median+rent&g=050XX00US12031$8600000&y=2023&moe=false). Accessed on August 9, 2025.

U.S. Census Bureau. (2024e). Median household income in the past 12 months (in 2023 inflation-adjusted dollars). American Community Survey, ACS 1-Year Estimates Detailed Tables, 2023, Table B19013. [https://data.census.gov/table/ACSDT1Y2023.B19013?q=median+income&g=040XX00US12\\$0500000&moe=false](https://data.census.gov/table/ACSDT1Y2023.B19013?q=median+income&g=040XX00US12$0500000&moe=false). Accessed on August 1, 2025.

- U.S. Census Bureau. (2024f). Poverty status in the past 12 months. American Community Survey, ACS 1-Year Estimates Subject Tables, 2023, Table S1701. <https://data.census.gov/table/ACSST1Y2023.S1701?q=poverty&g=050XX00US12031&y=2023&moe=false>. Accessed on August 9, 2025.
- U.S. Census Bureau. (2024g). Tenure by units in structure. American Community Survey, ACS 1-Year Estimates Detailed Tables, 2023, Table B25032. <https://data.census.gov/table/ACSST1Y2023.B25032?q=tenure+by+number+of+units&g=050XX00US12031&y=2023&moe=false>. Accessed on August 9, 2025.
- Vaheesan, S. (2025, May 22). The real path to abundance. *Boston Review*. <https://www.bostonreview.net/articles/the-real-path-to-abundance/>. Accessed on June 8, 2025.
- Vogell, H. (2022, October 15). Rent going up? One company's algorithm could be why. *ProPublica*. <https://www.propublica.org/article/yieldstar-rent-increase-realpage-rent>
- Waldron, R., & Wijburg, G. (2026). Housing precarity and the financialization of renting. In A. Friendly & A. P. Pimentel Walker (Eds.), *The handbook of precarious housing*. Routledge.
- Weil, D. (2019). Understanding the present and future of work in the fissured workplace context. *RSF: The Russell Sage Foundation Journal of the Social Sciences*, 5(5), 147–165. <https://doi.org/10.7758/RSF.2019.5.5.08>
- White, M. C. (2021, July 21). Who's outbidding you by tens of thousands of dollars for that home of your dreams? A hedge fund. *NBC News*. <https://www.nbcnews.com/business/real-estate/who-s-outbidding-you-tens-thousands-dollars-house-hedge-fund-n1274597>
- Whoriskey, P., Woodman, S., & Gibbs, M. (2021, December 15). This block used to be for first-time homebuyers. Then global investors bought in. *Washington Post*. <https://www.washingtonpost.com/business/interactive/2021/investors-rental-foreclosure/>. Accessed on June 17, 2025.
- Williamson, A. R. (2011). Can they afford the rent? Resident cost burden in low income housing tax credit developments. *Urban Affairs Review*, 47(6), 775–799. <https://doi.org/10.1177/1078087411417078>
- Xu, J., & Hale, D. (2022, February 22). January rental data: Buying a starter home is more affordable than renting in over half of the largest markets. *Realtor.com*. <https://www.realtor.com/research/january-2022-rent>

Yrigoy, I. (2024). The flaws of urban financialization and rentierism: Not distribution, but exploitation. In *Research handbook on urban sociology* (pp. 110–118). Edward Elgar Publishing. <https://doi.org/10.4337/9781800888906.00014>

Zainulbhai, S., & Daly, N. (2022, January 20). *Informal evictions: Measuring displacement outside the courtroom*. New America. <https://www.newamerica.org/future-land-housing/reports/informal-evictions-measuring-housing-displacement-outside-the-courtroom/>. Accessed on June 23, 2025.

Zillow. (n.d.). Housing data. <https://www.zillow.com/research/data/>

ZRS Management. (2023). Managing your community. <https://www.zrsmanagement.com>. Accessed on June 23, 2025.

Zuidervaart, L. (2015). Theodor W. Adorno. In E. N. Zalta (Ed.), *The Stanford encyclopedia of philosophy*. <http://plato.stanford.edu/archives/win2015/entries/adorno/>