

Index

- Abrams, Charles, 99
 Acharya, Avidit, 188
 African Americans
 in Camden, NJ, 4–5
 Great Migration by, 30–1, 46–7, 119–20
 political polarization and racial
 segregation among, 146
 public safety ideology concerning, 77
 response to desegregation by, 141n.29
 in school administration, 103
 tax support of white schools by, 101–3
 urban migration by, 30–1, 46–7
 zoning laws and segregation of, 92–6
 Alesina, Alberto, 27
 American Community Survey (ACS), 150–8
 individual level conservatism and, 194–9
 Americanization, through public and social
 welfare services, 50
The American City, 85–6
 apartment buildings. *See* multifamily housing
 Atlanta, Georgia
 black political power in, 115–16
 coalition politics in, 15–16
 race riots in, 81
 residential segregation in, 32n.14, 73
 schools and public services inequalities in,
 103
 violence linked to zoning, 81
 white flight from, 170–2
 zoning laws in, 82
 Atlanta Urban League, 103–4
 Austin, Texas, segregation of public
 amenities in, 95–6
 Bacote, C. A., 80–1
 Baltimore, Maryland
 chlorination in, 113–15
 Committee on Segregation in, 96
 public health policies in, 113
 racial zoning laws in, 79–80
 school segregation in, 103
 sewer and water system access in,
 104–17
 Banfield, Edward, 15–16
*Banks v. Housing Authority of San
 Francisco*, 132–3
 Baum-Snow, Nathaniel, 17n.18, 139,
 141n.29
 Bayer, Patrick, 27
 Bennet, E. H., 77–8
 Berry, Christopher, 93–4
 Birmingham, Alabama
 black political power in, 115–16
 residential segregation in, 106
 zoning laws in, 82, 113–15
 black political power
 access to public services and, 115–16
 evisceration in Atlanta of, 81
 growth of, 131, 206
 racially contested mayoral elections and,
 136–7
 zoning laws and, 80–1
 Blackwell, Matthew, 188
 Bobo, Lawrence, 87–8
 Bogue, Elizabeth Mullen, 62
 bond passage, sewer and water system
 access inequalities and, 109–10

- Boston, Massachusetts
 black political power in, 116
 impact of urbanization in, 48
 public services in, 1–2
 school desegregation in, 104–17
 sewer and water system access in,
 104–17
 zoning laws in, 77–8
- Boustan, Leah, 26–7, 73–4
- Brabner-Smith, J. W., 122–3
- Bradford, David, 29–30
- Bridges, Amy, 47–50
- Briffault, Richard, 170
- Brilliant, Mark, 133–6
- Brown, A. T., 55
- Brown, Edmund (Gov.), 133–6
- Brown, M. C., 50
- Brown v. Board of Education of Topeka*,
 137–9
- Buchanan v. Warley*, 81–3
- building size and use regulations, residential
 segregation and, 82–3
- Bureau of the Census (U.S.)
 city spending data from, 51–9
 income reports from, 64n.22
 racial/ethnic classifications in, 173n.5
 residential segregation measurement and,
 62
 tenure information on housing units from,
 173n.5
 on urbanization, 47–50
- Burnham, Daniel, 76–8
- California Apartment Owners Association,
 133–6
- California Real Estate Association, 133–6
- Camden, NJ
 early history of, 4–5
 public services in, 4–7
 residential segregation in, 9–11
- causality
 in residential segregation, 44–5
 in segregation and per capita spending,
 158–60
- Census of Governments city and township
 expenditure data, 150–8
- Census of Population and Housing, 51–4,
 150–8
 individual level conservatism and, 194–9
- Census Statistics of Cities, 101n.3
- Census TIGER Line, 158–9
- census tracts, urban vs. suburban
 segregation measurement, 67–72
- Center for Population Economics
 (University of Chicago), 104–17
- Chai, Karen J., 26–7
- Cherry Hill, NJ
 early development of, 7–9
 public services in, 4
 residential segregation in, 9–11
- Chicago, Illinois
 sewer and water system access in, 104–17
 urban renewal and segregation in, 126–7
- “Chinatown,” creation of, 12–13
- Chinese immigrants
 public safety ideology concerning, 77
 racial zoning laws and, 82n.9
 segregation of, 12–13, 31–2
- City Beautiful movement, 76
- city planners, zoning and, 76
- City Politics* (Banfield & Wilson), 15
- city spending data, urban politics and
 government and, 51–9
- civil rights movement
 conservative ideology as response to,
 37–8
 desegregation and, 119–20
 minority home ownership and, 169–72
 open housing movement and, 131
 residential segregation and, 33
- class segregation
 data limitations in residential segregation
 research and, 44–5
H index measurement of segregation and,
 61–6
 historical evolution of, 25–38
 historical patterns of, 19
 individual choice and, 26–7
 inequality in sewer and water system
 access and, 104–17
 local government policies and, 20–1
 measurements of, 94–6
 in metropolitan areas, 67–72
 neighborhood data on, 64–5
 predictions concerning, 41
 public goods and services inequalities
 and, 100
 race intersectionality with, 42–4
 racial politics and, 207–8
 rise of, 18
 schools and land-use regulation and,
 178–82

- single-family home development and, 84–5
- slum clearance and urban development and, 125–9
- suburbanization and, 167–8
- urban politics and, 21, 208–10
- zoning laws and, 92–6
- coalition politics, race and class in, 15–16
- Coates, Te-Nehisi, 1–3, 214–15
- coefficient of variation (CV), suburban inequality and, 183–5
- collective action
 - individual choice and mechanisms of, 28–9
 - local government segregation policies and, 73–4
 - preservation of white communities through, 32–3
 - public housing legislation and, 123–5
 - for residential segregation, 3, 17n.19
 - sewer and water system access inequalities and, 109–10
- Collins, William J., 125–9, 133–6
- “color-blind” rhetoric, residential segregation and, 34–5
- commercial property development
 - home owners’ conflicts over, 24n.1
 - local government and, 23–5
 - urbanization and, 47–50
- Committee for Home Protection, 133–6
- Connoly, Nathan, 25
- Connor, Bull, 115–16
- conservative political ideology
 - aggregate segregation and per capita spending and, 150–8
 - context in, 187–8
 - individual level conservatism, 194–9
 - political polarization and racial segregation and, 146–50
 - residential segregation linked to, 35–7
 - segregation linked to, 188–9
 - suburbanization and, 186–7
- cost of public services, land-use regulations and, 24
- Crisis Magazine*, 85–6, 122
- cross-city segregation, measurement of, 172–8
- Curley, James Michael, 116
- Cutler, David, 17n.19, 62, 73–4, 158–9
- Dahl, Robert, 13–14, 16
- “Darktowns,” creation of, 12–13
- deed restrictions, 96
- “defensive localism” tactics, residential segregation and, 33–4
- Democratic vote share, relative whiteness and, 191–4
- Denton, Nancy A., 26–7
- Detroit, Michigan, housing integration in, 133–6
- development and developers
 - home owners’ conflicts with, 24n.1, 29n.7
 - sewer and water system access inequalities and, 111
 - waterways data and choices by, 160n.25
 - zoning and, 76
- direct general per capita expenditure, segregation and, 152–8
- diversity
 - aggregate segregation and, 150–8
 - early urbanization and expansion of, 50
 - future projections concerning, 210–12
 - H* index measurement of, 61–6
 - local politics and government and management of, 55–9
 - municipal expenditures per capita and, 52–4
 - political polarization and, 144–5
 - support for taxation and public services and, 37, 55–9, 207–8
- Dreier, Peter, 17n.19, 73–4
- Dubois, W. E. B., 42–4
- economic factors
 - in segregation, 92, 205–8
 - in sewer and water system access inequalities, 108–9
 - zoning laws and, 86–7, 91
- education
 - expenditures on, 86–91
 - geography of inequality and, 38–40
 - inequality of opportunities for, 41–2
 - policy reforms for improvement of, 213–14
 - as public good, 29–30
 - self-segregation based on levels of, 27
- electoral politics
 - in Camden, NJ, 7
 - historical persistence of neighborhood segregation and, 191–4

- electoral politics (cont.)
 interracial electoral competition and
 segregation and, 136–7
 measurement of segregation and, 175–8
 political polarization and racial
 segregation and, 145–50
 suburbanization and, 172–8
- Emerson, Michael, 26–7
- eminent domain, residential segregation
 and, 33, 96
- employment, slum clearance and urban
 development and, 125–9
- “The End of the Segregated Century”
 (Manhattan Institute), 167–8
- endogeneity
 measurements of segregation and,
 175–8
 suburbanization and, 167–8
- Environmental Protection Agency (EPA),
 sewer overflow data from, 160–4
- Euclid v. Amber Realty Company*, 83–5
- exclusivity
 predictions concerning, 41
 segregation and scale of, 30–1
- expulsive zoning, 32, 122–3
- Fair Housing Act, 40, 133
- fair housing legislation, 133–6
- federal government
 desegregation policies and, 212–15
 education spending by, 100–1
 public housing and slum clearance and,
 124, 128–31
 residential segregation and, 17, 21
 school desegregation by, 137–41
 slum clearance programs and, 5–7
 suburbanization and, 34–5, 40
 urban renewal and, 120, 206
 zoning laws and, 83
- Federal Housing Administration (FHA), 17,
 93
 establishment of, 120
 public housing and, 122–3
- Federal Reserve Archive, 51
- Ferreira, Fernando, 27
- Fettersville community, 4–5
- firefighters’ services, property values and
 access to, 23–4
- Fischel, William, 91, 101n.3, 213
- 14th Amendment, 79–80
- Fox, Cybelle, 50
- Freund, David, 188–9
- Friesema, H. P., 176
- Gary, Indiana, urban renewal and
 segregation in, 126–7
- General Social Surveys
 individual level conservatism and, 194–9
 segregation and voter turnout, 152–8
- gentrification
 future trends in, 210–12
 urbanization and, 172–3n.3
- geography of inequality
 measurement of segregation and, 172–8
 political polarization and, 144–5
 residential segregation and, 38–40
 school segregation and, 41–2
 urban vs. suburban segregation
 measurement, 67–72
- GeoLytics Neighborhood Change Database,
 111–13
- Glaab, Charles N., 55
- Glaeser, Edward L., 158–9, 167–8
- Godsil, Rachel D., 87–8
- Goldin, Claudia, 50
- Goldwater, Barry, 133–6
- Gotham, Kevin F., 120
- government policy decisions
 diversity and aggregate segregation and,
 150–8
 prejudice and, 199–202
 property values and, 29
 segregation and sewer overflows,
 160–4
 solutions to segregation and, 212–15
 government revenue, property taxes and,
 120–36
- Great Migration of African Americans,
 30–1, 46–7, 119–20
- Gyourko, Joseph, 34–5, 178–82
- Hajnal, Zoltan, 145–50
- Halaby, Charles N., 50
- Hamilton, Bruce, 28–9
- Harriman Park Civic League, 115–16
- Harvard Elections Database Archive,
 191–4
- Hayward, Clarissa, 73–4
- Helper, Rose, 116–17
- Herfindahl Index, 52–4
 political polarization and racial
 segregation and, 146–50

- heterogeneity
 public services spending and, 55–9, 183–5
 residential segregation and, 27
 Historical Urban Ecological dataset, 104–17
 “History of Zoning” (Whitnall), 86–7
 home construction industry, zoning laws
 and, 85
 homeowners’ associations
 expansion of, 32–3
 suburban segregation and, 169–72
 home ownership. *See* property and home
 ownership
 Home Owners’ Loan Corporation (HOLC),
 17, 122–3
 home-value insurance, 213
 homogeneity
 causality and, 158–60
 context of conservatism and, 187–8
 diversity management through, 50
 political polarization and, 144–5
 Hoover, Herbert, 83, 100
 Housing Act (1934), 120
 Housing Act (1937), 124
 housing development, local government
 and, 23–5
 housing shortages, segregation patterns and,
 30–1
 housing subsidies, proposals for, 212–15
 Hoxby, Caroline, 158–9
 human and social services, early
 urbanization and expansion of, 50
 immigrants
 city spending data on, 51
 home ownership among, 12–13
 local politics and, 15
 urbanization and, 30–1, 47–50, 119–20
 zoning laws and segregation of, 92–6
 income inequality
 Census reports and, 64n.22
 residential segregation and, 13
 suburbanization and, 169–72
 index of dissimilarity, measurement of
 residential segregation and, 60–6
 index of isolation, measurement of
 residential segregation and, 60–6
 individual choice model
 collective enforcement mechanisms and,
 28–9
 local politics and government and, 27–8
 residential and class segregation and, 26–7
 individual incentives, collective action vs.,
 28–9
 individual-level conservatism, residential
 segregation and, 194–9
 industrialization
 historical evolution of local government
 and, 25–38
 minority urban migration and, 30–1
 urbanization and, 47–50
 inequality. *See also* geography of inequality
 in education, 38–42
 income inequality, 13, 64n.22
 in land-use regulations, 14–15
 neighborhood whiteness and views on,
 199–202
 political geography of, 38–40
 in public services access, 1–2, 100–4
 residential segregation and generation of,
 104–17
 suburbanization linked to, 182–5
 infrastructure development
 early urbanization and, 49
 local government investment in, 23–5
 interest groups
 public housing legislation and coalition
 of, 123–5
 relative bargaining strength of, 29
 Jim Crow laws, 39n.27
 economic motivations for, 87–8
 public goods and services inequalities
 and, 100–4
 zoning-based segregation in, 79
 Johnson, Charles, 87–8
 Kaighnsville community, 4–5
 Kansas City, Missouri, politics of zoning in,
 80–1
 Katz, Lawrence F., 50
 Kendi, Ibram, 207–8
 Kluegel, James, 87–8
 Knauss, Norman, 85–6
 Knights of Columbus, 80–1
 Kruse, Kevin Michael, 31–2
 Krysan, Maria, 26–7
 Lafortune, Julien, 213–14
 land-oriented business development, local
 politics and government and, 24–5
 land speculation, urban development and,
 25

- land-use regulations
 in Camden, NJ, 5
 collective enforcement of, 28–9
 cost of public services and, 24
 local government and, 23–5
 property wealth generation and, 12–13
 public housing projects and, 122–3
 public school access and, 29–30
 racial inequality and structure of, 14–15,
 210–12
 real estate industry and, 85
 suburbanization and, 67, 178–82
 urban politics and government and, 34–5,
 206
- Lasker, Bruno, 84–5
- Lassiter, Mark, 212–15
- Latinos
 political polarization and racial
 segregation among, 146
 segregation of, 31–2
 urban migration by, 30–1
- Litwack, Leon F., 100–1
- local politics and government. *See also*
 urban politics and government
 in Camden, NJ, 7
 city spending data and, 51–9
 collective action and, 28–9
 diversity and aggregate segregation and,
 150–8
 historical evolution of, 25–38
 individual choice model and, 27–8
 interest groups and policies of, 22
 neighborhood whiteness and, 190–1
 overview of research on, 13–19
 political polarization and segregation
 and, 144–50
 public goods and services provision and,
 23–5, 205–6
 public housing projects and, 122–5
 race and class segregation and, 15–16,
 73–4, 208–10
 residential segregation and, 2–3, 23–5,
 73, 96–7
 scholarship and research on, 208–10
 school segregation and, 41–2
 segregation and policies of, 20–1
 suburbanization and, 34–5, 167–8
 suburban segregation and, 169–72
 urbanization and expansion of, 47–50,
 75–6
 urban segregation and, 21
- white homeowners' influence in, 131–6
 zoning laws adoption and, 85–93, 96–7
- Logan, John, 27
- Logged Expenditures per Capita data, class
 segregation and, 64–5
- Los Angeles, California, zoning laws in,
 77–8
- Louisiana Constitutional Debate, 78–9
- Louisville, Kentucky, zoning laws in, 82
- Loury, Glenn, 99
- Lutz, Byron, 17n.18, 139, 141n.29
- Macedo, Stephen, 41–2
- Macedonian African Methodist Episcopal
 Church, 5
- Malt, R. A., 29–30
- Manhattan Institute, 167–8
- market forces rhetoric, residential
 segregation and, 34–5
- Massey, Douglas S., 26–7
- McMillan, Roberto, 27
- Meranto, Philip, 136
- “meritocratic individualism,” residential
 segregation and, 34–7
- metropolitan-area segregation
 correlates of whiteness in, 190–1
 individual-level conservatism and, 194–9
 measurement of, 172–8
 municipal expenditures per capita and,
 176
 patterns, 67–72
 schools and land-use regulation and,
 178–82
 suburbanization and, 167–8
- Metropolitan Statistical Areas (MSAs)
 individual-level conservatism and, 194–9
 school desegregation and residential
 segregation comparisons, 140
- minorities
 home ownership among, 12–13
 impact on property values of, 29–30
 inequality of public services for
 neighborhoods with, 1–2
 negative stereotypes of, 99
 suburbanization and, 169–72
- Monkkonen, Eric H., 49, 54–5, 76
- mortality rates
 public services and decline in, 1–2
 segregation and access to public services
 and, 113
- mortgage discrimination, 28n.6

- mortgage lenders, political power of, 29
 Mount Laurel, NJ, zoning policies in, 7–9
 Muhammad, Khalil Gibran, 113–15
 multifamily housing
 government policy support for, 212–15
 property values and service provision for, 24
 white homeowners' resistance to, 122–3
 zoning policies and, 33, 84–5
 municipal expenditures per capita
 causality in segregation and, 158–60
 diversity and aggregate segregation and, 150–8
 metropolitan and cross-city segregation and, 175–8
 segregation and sewer overflows, 160–4
 suburbanization and inequality in, 182–5
 urban politics and government and, 41, 47–50, 52–4, 66, 75–6, 206
 urban renewal underfunding and, 128–31
 Myrdal, Gunnar, 99, 102–3
 National Association for the Advancement of Colored People (NAACP)
 Camden school desegregation and, 7
 public housing advocacy by, 132–6
 schools and public services inequalities and, 103
 zoning laws challenges by, 80–3, 85–91
 National Association of Real Estate Boards, 124
 National Association of Realtors, 85
 National Conference of Mayors, 120
 National Historic Geographic Information System, 191–4
 National Hydrologic Remote Sensing Center, 158–9
 Negro-at-Large series, 102–3
The Negro Ghetto (Weaver), 60
 Neighborhood Change Database (NCDB), 62
 income reports from, 64n.22
 neighborhoods
 within city vs. across city segregation patterns, 67–72
 collective action in, 28–9
 decline of segregation in, 167–8
 federal school desegregation and increased segregation of, 137–8
 future projections concerning segregation in, 210–12
H index measurement of segregation by, 61–6
 historical evolution of segregation by, 25–38
 historical persistence of segregation in, 191–4
 individual choice segregation model and, 26–7
 political outcomes of segregation in, 22, 144–50
 postwar demographic changes to, 31–2, 40
 racial segregation for 1890 and 1940 in, 62–4
 suburbanization and composition of, 170–2
 urbanization and demographics of, 47–50
 urban renewal impact on, 14–15
 neighborhood whiteness
 correlates of, 190–1
 partisanship and conservatism and, 194–9
 racial prejudice and, 199–202
 Nelson, William, 136
 Newton, Massachusetts, segregation index for, 126–7
 North, Douglas, 29
 Oakland, California, housing integration in, 133–6
 Oates, Wallace, 29–30
 O'Connor, Thomas H., 48
 Olmsted, Frederick Law, 76
 open housing movement
 electoral politics and, 175–8
 political power and, 136–7
 segregation and, 169–72
 white homeowners' opposition to, 131–6
 patronage, public goods and services and, 59n.14
per capita city expenditure data, 52–4
 per capita expenditure
 on schools, 101–3
 zoning law adoption and, 86–91
 Perry, Elijah, 7
 Peterson, Paul, 14–16

- Philadelphia, Pennsylvania
 political polarization and racial segregation in, 146
 public services in, 1–2
 residential segregation in, 73
 sewer and water system access in, 104–17
Plessy v. Ferguson, 39–40, 82n.8
 pluralism, urban politics and, 208–10
 police protection
 inequality in, 96
 measurements of segregation and, 175–8
 political polarization
 black political power and, 80–1
 context in, 187–8
 future trends in, 210–12
 geography of inequality and, 40
 growth of, 186–7
 impact on zoning laws of, 91n.14
 individual level conservatism and, 194–9
 predictions concerning, 41
 public goods and services distribution and, 99
 racial zoning laws and, 79–80
 residential segregation and, 37–8
 segregation and, 22, 144–50, 186–7, 206–7
 sewer overflows and, 160–4
 suburbanization and, 170–2
 population demographics
 aggregate segregation and per capita spending, 150–8
 individual level conservatism and, 194–9
 opposition to fair housing and, 133–6
 relative whiteness and vote share and, 191–4
 zoning law adoption and, 87
 poverty rates
 race and class intersectionality and, 42–4
 residential segregation and, 13
 segregation and, 12–13
 slum clearance and urban development and, 125–9
 prejudice
 government policy and, 199–202
 homogeneity and, 144–5
 individual choice model and, 26–7
 segregation and, 18, 205–8
 private mechanisms for segregation, 28n.6, 92
 homeowners’ associations’ use of, 33n.17
 interest group power and, 29
 suburbanization and, 34–5
 privatization of public services
 future trends in, 210–12
 residential segregation and, 22
 professional class, expansion of public services supported by, 50, 54–5
 Progressive Reform movement
 black political power and, 116
 public goods and services development and, 19–20, 50
 urbanization and, 15, 75–6
 zoning laws and, 83–4
 property and home ownership
 in Camden, NJ, 5
 conflicts with developers and, 24n.1, 29n.7
 cross-national comparisons in, 111–12
 early segregation patterns and, 30–1
 federal subsidization of, 34–5, 40
 inequality in sewer and water system access and, 104–17
 local politics and government and, 24–5
 market forces and, 34–5
 political power of, 29
 racial differences in, 12–13
 reduction of tax subsidies for, 213
 renters and, 64–5
 residential segregation measurement and, 62
 rights discourse concerning, 33–4
 sewer and water system access
 inequalities and, 111
 suburbanization and, 169–72
 support for public services and, 50, 54–5
 property rights ideology
 conservatism linked to, 188–9
 opposition to open housing and, 133–6
 residential segregation and, 35–7
 zoning laws and, 83
 property taxes
 school financing based on, 101–3
 suburbanization policies and, 170–2
 urban renewal and, 120
 zoning law adoption and, 86–91
 property values
 in Camden, NJ, 5
 conservatism linked to, 188–9
 education and school quality and, 29–30
 expulsive zoning and, 122–3
 impact on local policy of, 29
 inequality in, zoning laws and, 94–5
 property apartheid and, 24
 public services access and, 23–5

- race linked to, 29–30, 32
- residential segregation and, 3, 31–2
- slum clearance and urban development and, 125–9
- socioeconomic status of residents and, 24
- suburban protection of, 67
- zoning law as protection of, 77–8
- Proposition 14 (California Fair Housing Initiative), 133–6, 136n.20
- Prowell, George, 10–11
- Pruitt Igoe complex (St. Louis), 128–31
- public goods and services
 - city spending data on, 51–9
 - consumer preferences in, 16
 - development of, 1–2
 - diversity and public support for, 37, 55–9, 150–8
 - early segregation patterns and, 30–1
 - geography of inequality and, 38–40
 - history of changes in, 19
 - impact of segregation and spending on, 150–60
 - inequality in distribution of, 99
 - institutionalization of racism and spending on, 55–9
 - Jim Crow laws and inequalities in, 100–4
 - job creation and patronage and, 59n.14
 - local government and provision of, 23–5
 - national policies on, 17
 - open housing movement and political perceptions of, 175–8
 - political power and allocation of, 99
 - political targeting of, 22
 - predictions concerning access to, 41
 - privatization of, 22
 - racial patterns in provision of, 20, 78–9
 - reduction of inequalities in, 213–14
 - residential segregation and access to, 3, 16–20, 98, 104–17, 206
 - segregated distribution of, 95–6
 - segregation and sewer overflows, 160–4
 - suburban investment in, 67, 182–5
 - tax policies and quality of, 28–9, 34
 - urban government expenditures on, 47–50, 52–4, 75–6, 206
 - urban vs. suburban spending on, 41, 66
 - zoning laws and expenditure on, 86–91, 96–7
- public health programs
 - inequality in access to, 99–100, 113
 - policy reforms for, 214
- public housing programs
 - advocacy for, 132–3
 - in Camden, NJ, 5–7
 - historical evolution of, 119–20
 - legislation for, 120–2
 - white opposition to, 131–2
- public opinion
 - racial context in, 37
 - suburbanization policies and, 170–2
- public safety ideology, zoning laws and, 77
- quantitative research, on segregation, 27–8
- Rabinowitz, Howard N., 92, 101–3
- race and racial segregation. *See also* segregation
 - city politics and, 16
 - class intersectionality with, 42–4, 207–8
 - conservative ideology and, 37–8
 - data limitations in residential segregation research and, 44–5
 - inequality in sewer and water system access and, 104–17
 - local politics and government and, 13–19, 55–9
 - measurements of segregation and, 94–6
 - political polarization and, 145–50
 - predictions concerning, 41
 - property apartheid and, 25
 - property values linked to, 29–30, 77–8
 - public safety ideology and, 77
 - real estate market and, 32
 - segregation and, 18
 - slum clearance and urban development and, 125–9
 - social Darwinism and, 76–7
 - suburbanization and, 170–2
 - tax resistance and, 34
 - urban politics and, 21, 208–10
- racial contact theory, residential segregation and, 37
- racially contested mayoral elections, 136–7
 - measurements of segregation and, 175–8
- racial steering, 28n.6, 32
- racial threat theory, residential segregation and, 37
- Reagan, Ronald, 133–6
- real estate industry
 - political power of, 29
 - public housing and, 122–3

- real estate industry (cont.)
 public housing legislation and, 123–5
 racism and, 32
 segregation patterns and policies of, 119–20
 stereotypes of minorities among, 116–17
 urban renewal and, 120
 zoning laws and, 85
 recreational facilities, inequality in access to, 103–4
 redlining, 32
 Reed, Adolph, 16
 regime theory, urban politics and, 208–10
 renters
 aggregate segregation and per capita spending and, 150–8
 homeowners vs., residential segregation and, 64–5
 inequality in sewer and water system access for, 104–17
 measurement of segregation and, 172–8
 racial and class segregation measurement and, 94–6
 segregation and sewer overflows, 160–4
 urban renewal and segregation of, 125–9
 Republican Party
 Baltimore zoning laws and, 79–80
 residential segregation linked to, 35–7
 Republican presidential vote share, zoning law adoption and, 86–91
 residential segregation
 block-by-block enclaves, 73
 in Camden, NJ, 5
 causality in, 158–60
 chlorination of water and, 113–15
 collective action for creation of, 3
 comparisons of Camden and Cherry Hill, 9–11
 conservative political ideology and, 35–7
 data limitations in research on, 44–5
 federal school desegregation and, 137–41
 future projections concerning, 210–12
 geography of inequality and, 38–40
 growth of, 18–19
 heterogeneous preferences and, 27
H index measurement of, 61–6
 historical evolution of, 25–38
 historical persistence of, 191–4
 increases in, 3
 individual choice and, 26–7
 inequality generated by, 104–17
 Jim Crow laws and, 104
 legal barriers to, 32–3
 local politics and government as driver of, 2–3, 23–5
 measurement and analysis of, 60–6
 national politics and government and, 21
 political outcomes of, 22
 political polarization and, 145–50
 poverty and, 13
 predictions concerning, 41
 property rights discourse in justification of, 33–4
 public services spending inequalities and, 55–9, 206
 race and class and, 16
 sewer overflows and, 160–4
 suburbanization and, 13, 19, 66–72, 169–78
 urban renewal and, 96, 120–36
 waterways data and, 158–60
 zoning laws and, 33, 73–4, 78–80, 92–6
 restrictive covenants
 lack of enforcement for, 132–3
 local government support for, 73–4
 proliferation of, 32–3
 residential segregation and, 17n.19
 segregation based on, 92
 Supreme Court rulings on, 40
 “reverse discrimination” discourse, residential segregation and, 33–4
 Rhode, Paul W., 183–5
 Rice, Roger L., 81–3
 roads and spending, residential segregation and inequalities in, 112–13
 Romney, Mitt, 36–7
 Rothstein, Jesse, 213–14
 Rothstein, Richard, 42–4
 Rothwell, Jonathan T., 17
 Roythmayr, Daria, 20
 Rumford Act (California), 133–6, 136n.20
 Saiz, Albert, 178–82
 Sampson, Robert J., 13, 17–18
 San Antonio, Texas, slum clearance in, 122–3
 San Francisco, California, 82n.9
 Schanzenbach, Diane Whitmore, 213–14
 Schelling, Thomas, 26–7
 schools
 district control of, 41–2, 101n.3

- federal desegregation of, residential
 - segregation increase and, 137–41
- financial reforms for, 22, 213–14
- geography of inequality and, 38–40
- Jim Crow laws and inequalities in, 100–4
- policy solutions for desegregation of, 212–15
- property values linked to quality of, 29–30
- segregation of, 7, 17n.18, 41–2, 100–1
- suburbanization policies and, 170–2, 178–82
- zoning law adoption and segregation of, 87–8
- segregation. *See also* residential segregation; schools, segregation
 - causality between public spending and, 158–60
 - in cities, 21
 - conservatism linked to, 188–9
 - correlates of neighborhood whiteness and, 190–1
 - decline in public services and, 16–18
 - determinants of, 18
 - direct general per capita expenditure and, 152–8
 - diversity and aggregate segregation, 150–8
 - future projections concerning, 210–12
 - geography of inequality and, 38–40
 - growth of, 18–19
 - historical patterns of, 19, 30–1, 206–7
 - interracial electoral competition and, 136–7
 - Jim Crow laws and, 39n.27
 - by neighborhoods, for 1890 and 1940, 62–4
 - per capita expenditures and, 150–8
 - policy solutions for ending, 212–15
 - political consequences of, 22, 144–50, 186–7, 206–7
 - postwar demographic change and
 - acceleration of, 31–2
 - property wealth generation and, 12–13
 - quantitative research on, 27–8
 - racial and class segregation
 - measurements, 94–6
 - schools and land-use regulations and, 178–82
 - social Darwinism as justification for, 76–7
 - suburbanization and, 169–72
 - urban renewal and, 96, 120–36, 143
 - zoning and, 17n.19, 92–6
- Self, Robert O., 30–1, 34–5, 133–6
- self-segregation, individual choice theory and, 27
- Sen, Maya, 188
- separate but equal doctrine, 39–40, 82n.8
 - costs linked to, 104
- sewer overflows, residential segregation and, 160–4
- Sharkey, Patrick, 12–13, 17–18
- Shelley v. Kraemer*, 32–3, 40
- Shester, Katherine L., 125–9
- single-family homes, zoning for protection of, 84–5
- slum clearance
 - public housing projects and, 123–5
 - racialized justifications for, 122–3
 - rate of new construction compared with, 128–31
- Smith, Ryan A., 87–8
- social Darwinism, 76–7
- social welfare programs
 - Americanization using, 50
 - as magnet for poor and minority residents, 172–3n.3
 - policy reforms for, 214
- socioeconomic status
 - property values and, 24, 207–8
 - race and class intersectionality and, 42–4
 - self-segregation and, 27
- southern cities
 - school enrollment and spending in, 101–3
 - zoning-based segregation in, 79
- Spence, Lester, 16
- Standard State Zoning Enabling Act, 83
- state politics and government
 - annexation laws and suburbanization and, 170–2
 - antidiscrimination legislation and, 104
 - desegregation policies and, 212–15
 - fair housing legislation and, 133–6
 - public services provision and, 22
 - residential segregation, 73–4
 - urbanization and, 47–50
 - zoning laws and, 83
- St. Louis, Missouri
 - Pruitt Igoe complex in, 128–31
 - school segregation in, 103
 - zoning laws in, 80–1

- Stockbridge, Basil, 128–31
 Stone, Clarence, 15–16
 Street, John, 146
 structuralism, urban politics and, 208–10
 Strumpf, K Coleman S., 183–5
 suburbanization
 federal subsidization of, 34–5, 40, 167–8
 inequality linked to, 182–5
 local government policies and, 20–1
 market forces and, 34–5
 measurement of, 172–8
 postwar patterns of, 7–9, 66–7
 residential segregation and, 13, 19, 66–72
 schools, land-use regulation and
 segregation in, 178–82
 segregation and, 169–72
 Sugrue, Thomas, 31–4, 133–6
 Summers, Anita, 178–82
 Supreme Court
 residential segregation rulings by,
 32–3
 zoning laws rulings by, 81–3
- tax policies
 diversity and public support for, 37
 early urbanization and, 49
 property owners' complaints concerning,
 54–5
 public housing and, 132–3
 racialized beliefs concerning, 34
 residential segregation and, 28–9
 suburbanization policies and, 170–2
 teachers' salaries, school segregation and
 differences in, 101–3
 Teaford, John C., 66
 Tebeau, Marc, 50
 Tessin, Jeff, 160–3
 Theil, Henri, 61–6
 Theil's entropy score, 61–6
 Theil's *H* index
 aggregate segregation and per capita
 spending, 150–8
 inequality in sewer and water system
 access and, 104–17
 interracial electoral competition and
 segregation, 136–7
 measurement of segregation and, 172–8
 political polarization and racial
 segregation and, 146–50
 residential segregation measurement and,
 61–6
- slum clearance and urban development
 and, 125–9
 urban vs. suburban segregation
 measurement, 67–72
 waterways data and residential
 segregation, 158–60
- Tiebout, Charles, 16, 27
 Troesken, Werner, 18n.20, 74–5, 104, 106,
 108–9
 Trounstein, Jessica, 145–50
 Truman Report (President's Committee on
 Civil Rights), 103–4
- Underground Railroad, 5
 United States Building and Loan League,
 128–31
 United States Housing Authority (USHA),
 120–2
*United States v. Certain Lands in the City of
 Louisville*, 124
- urban development and urbanization
 American transition to, 47–50
 within city vs. across city segregation
 patterns, 67–72
 decline of, 66–7
 decline of segregation and, 167–8
 future projections concerning segregation
 in, 210–12
 historical development of, 30–1, 46–7
 land speculation and, 25
 segregation and, 21, 119–20
 white population decline and, 169–72
 urban politics and government. *See also*
 local politics and government
 black executives in, 131
 city spending data and, 51–9
 diversity and aggregate segregation and,
 150–8
 H index measurement of segregation and,
 61–6
 historical evolution of, 75–6
 housing and commercial development
 and, 23–5
 interracial electoral competition and
 segregation and, 136–7
 land speculation and, 25
 land-use regulations and, 34–5, 206
 measurement of segregation and, 172–8
 minority urban migration and, 30–1
 municipal budget development and,
 52–4

- neighborhood segregation and
 urbanization and, 119–20
 political polarization and segregation
 and, 144–50
 postwar upheaval in, 143
 public goods and services spending and,
 41, 47–50, 52–4, 66, 75–6, 206
 public housing projects and, 122–5
 racial inequality and structure of, 14–15
 scholarship and research on, 208–10
 segregation consequences and, 21, 40
 underfunding for urban renewal and,
 128–31
 urban renewal and, 120
 zoning laws adoption and, 85–91
 urban renewal
 future racial segregation and, 125–9
 historical evolution of, 119–20
 housing operations budgets and, 128–31
 inequalities in burden of, 14–15
 segregation and, 96, 120–36, 206
 underfunding for, 128–31
 zoning policies and, 33
- Van Hecke, M. T., 92–3
 Vigdor, Jacob L., 167–8
 violence
 opposition to public housing and, 132–3
 racial zoning and, 81
 residential segregation and, 32n.13, 33
 Vogl, Tom S., 136–7
 voluntary services, early urbanization and,
 47–50
 voter turnout and voting patterns
 correlation with segregation, 152–8
 historical persistence of neighborhood
 segregation and, 191–4
 homogeneity and, 145n.3
 open housing movement and, 131
 segregation and political polarization
 and, 145–50
 sewer and water system access
 inequalities and, 109–10
 zoning law adoption and, 86–91
 voting rights
 local politics and, 13–14
 suppression among minorities of, 12–13
 Voting Rights Act, 119–20, 131
- Wagner-Steagall Housing Act, 120–5
 Walsh, Randall, 74–5
- wartime economies, segregation patterns
 and, 30–1
 Washington, Booker T., 78–9
 water and sewer systems
 chlorination and, 113–15
 development of, 1–2
 inequality in allocation of, 99–100, 104
 racial patterns in provision of, 20
 residential segregation and inequality in
 access to, 104–17
 segregation and sewer overflows, 160–4
 waterways data, segregation patterns and,
 158–60
 wealth distribution
 measurement of segregation and, 172–8
 municipal budgets and, 54–5
 renters vs. homeowners and, 64–5
 zoning laws and, 77–8
 Weaver, Robert, 43–4, 60, 120–2
 West End Cooperative Corporation
 (Atlanta), 32n.14
 Wharton Residential Land Use Regulatory
 Index (WRLURI), 178–82
 white flight, 32, 169–72
 conservative political ideology linked to,
 35–7, 187–8
 white property owners
 collective action for community
 preservation by, 32–3
 future projections concerning power of,
 210–12
 local government protections for, 206
 political influence of, 131–6, 205–8
 resistance to open housing by, 122–3,
 131–2
 suburbanization designed by, 206–7
 urban decline in, 169–72
 views on inequality among, 199–202
 Whitnall, Gordon, 86–7
 Whitten, Robert, 92–3
Who Governs (Dahl), 13–14
 Wiggins, Ulysses S. (Dr.), 7
 Williamsport, Pennsylvania, segregation
 index for, 126–7
 Wilson, James, 15–16
 Woodward, C. Van, 86–7
- Yancey, George, 26–7
Yick Wo v. Hopkins, 82n.9
 YIMBYism (Yes-in-My-Backyard), 22,
 212–15

- Zackin, Emily, 213–14
- zoning laws
- administration of, 93
 - barriers to racial zoning, 32–3
 - black political power and, 80–1, 207–8
 - in Camden, NJ, 5
 - in Cherry Hill, NJ, 7–9
 - development plans and, 76
 - expulsive zoning, 32
 - legal challenges to, 81–3
 - for multifamily housing, 23–4
 - politics and adoption of, 75, 85–91, 96–7, 207–8
 - property rights ideology and, 83
 - property values protection as basis for, 77–8
 - property wealth generation and, 12–13
 - race and class intersectionality and policies involving, 42–4
 - residential segregation and role of, 33, 73–4
 - segregation and, 17n.19, 19–20
 - social Darwinism and, 76–7
 - in Southern cities, 79
 - suburbanization and, 67
 - ubiquity of, 93–4