Housing recovery is often characterized as a long-term and unequal process largely driven by markets and sometimes by government assistance. The concept of social vulnerability recognizes that the social inequalities embedded in local sociopolitical systems prior to a disaster constrain the ability of different groups of people to cope and rebound from disaster. This presentation includes findings that link household socioeconomics with housing restoration measures over several years across multiple events to model recovery more accurately. In this talk, findings from case studies of post-disaster recovery decision making will be presented to demonstrate how dynamic processes of social marginalization and exclusion after disasters limit the voice of socially vulnerable groups in recovery decisions and hence shape recovery outcomes.