

# Jackelyn Hwang

Stanford University

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## ACADEMIC EMPLOYMENT

Assistant Professor of Sociology, Stanford University 2017-present

- *Research Interests:* Urban Sociology, Race and Ethnicity, Inequality, and Immigration
- *Faculty Affiliate:* Center for Comparative Studies in Race and Ethnicity; Center on Poverty and Inequality; Program in Urban Studies

Postdoctoral Research Fellow, Office of Population Research, Princeton University 2015-2017

## EDUCATION

Ph.D., Sociology and Social Policy, Harvard University 2015

A.M., Sociology, Harvard University 2012

B.A.S., Mathematics and Sociology, Stanford University 2007

## ARTICLES & BOOK CHAPTERS

**Hwang, Jackelyn.** Forthcoming. “Racialized Recovery: Post-Foreclosure Pathways in Boston Neighborhoods.” *City & Community*.

- Previous version: *Joint Center for Housing Studies Working Paper Series, No. W15-1.*

**Hwang, Jackelyn,** Elizabeth Roberto, and Jacob S. Rugh. Forthcoming. “Racial Segregation in the Twenty-First Century and the Role of Housing Policy.” In *Blurred Boundaries, Real Consequences: The Intersection of Public Policy and Race*, edited by J. Grimm and J. Loke. Baton Rouge, LA: Louisiana State University Press.

Asad, Asad L. and **Jackelyn Hwang.** 2018. “Indigenous Places and the Making of Undocumented Status in Mexico-U.S. Migration.” *International Migration Review*. Advanced online publication. DOI: 10.1177/0197918318801059.

**Hwang, Jackelyn** and Jeffrey Lin. 2016. “What Have We Learned about the Causes of Recent Gentrification?” *Cityscape*, 18(3): 9-26.

- Previous version: *Federal Reserve Bank of Philadelphia Working Paper Series, No. 16-20.*

Ding, Lei and **Jackelyn Hwang.** 2016. “The Consequences of Gentrification: A Focus on Residents’ Financial Health in Philadelphia.” *Cityscape*, 18(3): 27-55.

- Previous version: *Federal Reserve Bank of Philadelphia Working Paper Series, No. 16-22.*

Ding, Lei, **Jackelyn Hwang,** and Eileen Divringi. 2016. “Gentrification and Residential Mobility in Philadelphia.” *Regional Science and Urban Economics*, 61:38-51.

- Previous Version: *Federal Reserve Bank of Philadelphia Working Paper Series, No. 15-36.*

- Selected media coverage: *The Atlantic CityLab*, *Bloomberg Business*, *The Boston Globe*, *CNN Money*, *The Economist*, *Next City*, *Philly Voice*

**Hwang, Jackelyn.** 2016. "Pioneers of Gentrification: Transformation in Global Neighborhoods in Urban America in the Late Twentieth Century." *Demography*, 53(1):189-213.

**Hwang, Jackelyn.** 2016. "The Social Construction of a Gentrifying Neighborhood: Reifying and Redefining Identity and Boundaries in Inequality." *Urban Affairs Review*, 52(1):98-128.

- Selected media coverage: *The Atlantic CityLab*, *Next City*, *99% Invisible*

**Hwang, Jackelyn.** 2015. "Gentrification in Changing Cities: Immigration, New Diversity, and Racial Inequality in Neighborhood Renewal." *The ANNALS of the American Academy of Political and Social Science*, 660(1):319-340.

**Hwang, Jackelyn**, Michael Hankinson, and Kreg Steven Brown. 2015. "Racial and Spatial Targeting: Segregation and Subprime Lending within and across Metropolitan Areas." *Social Forces*, 93(3): 1081-1108.

**Hwang, Jackelyn** and Robert J. Sampson. 2014. "Divergent Pathways of Gentrification: Racial Inequality and the Social Order of Renewal in Chicago Neighborhoods." *American Sociological Review*, 79(4): 726-51.

- Selected media coverage: *The Atlantic CityLab*, *The Boston Globe*, *Chicago Magazine*, *Gizmodo*, *Harvard Gazette*, *NPR Code Switch*, *The New Yorker*, *Slate.com*, *The Wall Street Journal*

Babones, Salvatore, Kandi Felmet, and **Jackelyn Hwang**. 2007. "A Research Note: Investigating the Lag Structure of the Education-Income Inequality Relationship." *Michigan Sociological Review*, 21: 179-191.

#### **MANUSCRIPTS UNDER REVIEW & IN PROGRESS** († equal authorship)

**Hwang, Jackelyn** and Lei Ding. "Unequal Displacement: Gentrification, Racial Stratification, and Residential Destinations in Philadelphia." (Revise and resubmit from *American Journal of Sociology*.)

**Hwang, Jackelyn.** "Gentrification without Segregation: Race, Immigration, and Renewal in a Diversifying City."

Ding, Lei and **Jackelyn Hwang**. "Effects of Gentrification on Homeowners: Evidence from a Natural Experiment." *Federal Reserve Bank of Philadelphia Working Paper Series*.

- Selected media coverage: *The Atlantic CityLab*, *Keystone Crosswords* (NPR), *NewsWorks Tonight* (NPR), *Next City*, *The Philadelphia Inquirer*

Asad, Asad L. and **Jackelyn Hwang**. "Concentrated Disadvantage in Indigenous Places in Mexico U.S. Migration."

**Hwang, Jackelyn**, Elizabeth Roberto, Jacob S. Rugh, and Francine I. Stephens. "Gentrification and the Changing Structure of Segregation: A New Decomposition Approach by Race, Class, and the City-Suburb Divide."

**Hwang, Jackelyn** and Hesu Yoon. "Shifting and Persisting Neighborhood Hierarchies: Immigrant Influx and the Spread of Gentrification in the Twenty-First Century."

**Hwang, Jackelyn** and Bina P. Shrimali. “The New Housing Crisis: Gentrification and Residential Instability in the Bay Area, 2009—2017.”

**Hwang, Jackelyn** and Jessica T. Simester. “Non-neighborhoods: Spatial Heterogeneity and Implications for Neighborhood Effects.”

Roberto, Elizabeth and **Jackelyn Hwang**. “Barriers to Integration: Institutionalized Boundaries and the Spatial Structure of Residential Segregation.”

## ESSAYS & OTHER PUBLICATIONS

**Hwang, Jackelyn**. Forthcoming. “Residential Mobility by Whites Maintains Segregation Despite Recent Changes.” In *The Dream Revisited: Segregation and Opportunity in the Twenty-First Century*, edited by Ingrid Gould Ellen and Justin Steil. New York: Columbia University Press.

**Hwang, Jackelyn**. Forthcoming. Review of *A Place to Call Home: Immigrant Exclusion and Urban Belonging in New York, Paris, and Barcelona*, by Ernesto Castañeda (Stanford, CA: Stanford University Press. 2018). *American Journal of Sociology*.

**Hwang, Jackelyn**. Forthcoming. “Chicago, Illinois.” In *The Wiley-Blackwell Encyclopedia of Urban and Regional Studies*. Malden, MA: Wiley-Blackwell.

**Hwang, Jackelyn**. 2017. “Commentary: Observing Neighborhood Physical Disorder in an Age of Technological Innovation.” *American Journal of Epidemiology*, 186(3):274-77.

**Hwang, Jackelyn**. 2016. “While Some Things Change, Some Things Stay the Same: Reflections on the Study of Gentrification.” *City & Community*, 15(3): 226-30.

Ding, Lei, **Jackelyn Hwang**, and Eileen Divringi. 2015. “A Practitioner’s Summary: Gentrification and Residential Mobility in Philadelphia.” Philadelphia, PA: Federal Reserve Bank of Philadelphia. ([https://www.philadelphiafed.org/-/media/community-development/publications/discussion-papers/discussion-paper\\_a-practitioners-summary.pdf?la=en](https://www.philadelphiafed.org/-/media/community-development/publications/discussion-papers/discussion-paper_a-practitioners-summary.pdf?la=en).)

Quane, James M., William Julius Wilson, and **Jackelyn Hwang**. 2015. “Black Men and the Struggle for Work.” *Education Next*, 15(2): 22-29. (<http://educationnext.org/black-men-struggle-work/>).

Quane, James M., William Julius Wilson, and **Jackelyn Hwang**. 2013. “The Urban Jobs Crisis: Paths toward Employment for Low-Income Blacks and Latinos.” *Harvard Magazine*, May/June. (<http://harvardmagazine.com/2013/05/the-urban-jobs-crisis>).

## GRANTS, FELLOWSHIPS, & HONORS

### Grants

- California Strategic Growth Council Climate Change Program, Principal Investigator with Karen Chapple (UC-Berkeley), \$558,914, 2019-2022
- Silicon Valley Community Foundation, Principal Investigator with Karen Chapple (UC-Berkeley), \$300,000, 2019-2021
- Stanford UPS Endowment Fund, Principal Investigator, \$83,424, 2018-2020
- Stanford Artificial Intelligence Lab (SAIL)-Graduate School of Business Human-Centered AI (HAI) Seed Grant, Principal Investigator, \$50,000, 2018-2020

- Stanford Data Science Initiative (SDSI) Seed Grant, Principal Investigator, \$50,000, 2018-2019
- National Science Foundation Collaborative Research Sociology Award, Principal Investigator with Nikhil Naik (Harvard University), \$160,000, 2018-2019
- Stanford Institute for Research in the Social Sciences Faculty Seed Grant, Principal Investigator, \$20,000, 2018-2019
- Institute for Quantitative Social Science Research Grant, Harvard University, \$1,200, 2014-2015
- Multidisciplinary Program in Inequality & Social Policy Research Grant, Harvard University, \$8,000, 2010-2015
- Institute for Quantitative Social Science Conference Travel Grant, Harvard University, \$440, 2014
- Graduate Student Council Winter Conference Grant, Harvard University, \$750, 2014
- Undergraduate Research Opportunity Program Major Grant, Stanford University, \$5,000, 2006

### **Fellowships**

- American Sociological Association Minority Fellowship, 2014-2015
- Graduate Society Research Fellowship Merit/Term-Time Award, Harvard University, 2014-2015
- Joint Center for Housing Studies John D. Meyer Dissertation Fellowship, Harvard University, 2014-2015
- Taubman Center for Urban Policy and Governance Dissertation Fellowship, Harvard University, 2014-2015
- Dr. Stephan G. Jones and Wanda W. Jones Scholarship Fund, 1986 (Internal Nomination), Harvard University, 2014-2015
- National Science Foundation Graduate Research Fellowship, 2010-2015
- National Science Foundation IGERT Program in Inequality & Social Policy, Harvard University, 2010-2015
- Perry Family Graduate Student Fellowship Fund Award (Departmental Nomination), Harvard University, 2010-2012
- Barney Glaser Education Fund Scholarship, Stanford University, 2005-2007

### **Honors**

- Nominee, Harvard Undergraduate Council Teaching and Advising Award, 2013
- Nominee, Harvard University Star Family Prize for Excellence in Advising, 2013
- Pass with Distinction on Qualifying Paper, Department of Sociology, Harvard University, 2012
- Sandy Dornbusch Award for Most Outstanding Undergraduate in Sociology, Stanford University, 2007
- Dean's Pool Firestone Medal for Excellence in Undergraduate Research, Stanford University, 2007

## **TEACHING & ADVISING**

### **Teaching**

- Instructor, Sociology 349, *Race, Space, and Stratification*, Stanford University (Fall 2018)
- Instructor, Sociology 204, *Capstone Research Seminar*, Stanford University (Fall 2017, 2018)
- Instructor, Sociology 156A, *The Changing American City*, Stanford University (Fall 2017)

- Co-Leader, Sociology 350W, *Migration, Ethnicity, Race, and Nation Workshop*, Stanford University (Academic Year 2017-2019)
- Teaching Fellow, Sociology 156, *Quantitative Methods*, Harvard University (Spring 2012)
- Teaching Fellow, African and African American Studies 115, *Urban Inequality and HBO's The Wire*, Harvard University (Fall 2011)

### Graduate Advising

- Dissertation committees: Marlene Orozco (In process)
- Pre-dissertation advisor: Hesu Yoon
- Co-terminal Master's Degree thesis advisor: Chelsea Medina King

### Undergraduate Advising

- Primary thesis advisor:
  - 2019: Aitran Doan (Comparative Studies in Race and Ethnicity);
  - 2018: Courtney Pal (Comparative Studies in Race and Ethnicity, Winner of the Stanford Firestone Medal for Excellence in Undergraduate Research)
  - 2015: Daniel Backman (Social Studies, Winner of the Harvard College Hoopes Prize for Outstanding Research)
  - 2014: Nelida Garcia (Sociology, Winner of the Senior Thesis Prize in Ethnicity, Migration, and Rights)
  - 2013: Ellie Hylton (Sociology, Winner of the Harvard College Hoopes Prize for Outstanding Research and the Harvard Department of Sociology Fulton Prize for Best Thesis); Julene Paul (Social Studies)
- Thesis committees:
  - 2019: Kaila Farrell (Urban Studies Program); Marisol Zarate (Urban Studies Program)
- Other service: Mellon Mays Undergraduate Fellowship Program Mentor (2012-2014); Concentration Advisor for Eliot House at Harvard College (2012-2014)

### SELECTED PRESENTATIONS (\* invited)

“The New Housing Crisis: Gentrification and Residential Instability in the Bay Area, 2009—2017” (with Bina P. Shrimali).

- Association for Public Policy Analysis and Management Annual Meeting. Washington, DC. November 2018.

“Too Much and Not Enough: Housing Costs and Scarcity: The Politics of Supply” (Panel)

- \*University of California-Los Angeles Downtown Los Angeles Forum on Transportation, Land Use, and the Environment. Los Angeles, CA. May 2018.

“Unequal Displacement: Gentrification, Racial Stratification, and Residential Destinations in Philadelphia” (with Lei Ding)

- \*Center for Demography and Ecology Seminar. University of Wisconsin-Madison, Madison, WI. March 2018.
- \*Management of Organizations Research Seminar. University of California-Berkeley Haas School of Business, Berkeley, CA. November 2017.

- \*Urban Inequalities Workshop Colloquium. Boston University. Boston, MA. October 2016.
- American Sociological Association Annual Meeting. Seattle, WA. August 2016.

“Effects of Gentrification on Homeowners: Evidence from a Natural Experiment” (with Lei Ding)

- Association for Public Policy Analysis and Management Annual Meeting. Chicago, IL. November 2017.

“Urban Transformations and the Changing Structure of Segregation in the Twenty-first Century”

- Population Association of America Annual Meeting. Chicago, IL. April 2017.

“Blurred Boundaries, Real Consequences: The Intersection of Public Policy and Race” (Panel)

- \*Reilly Center for Media & Public Affairs Annual John Breaux Symposium at Louisiana State University. Baton Rouge, LA. April 2017.

“Neighborhood Change and Displacement: Research and Analysis from Experts in the Field” (Panel)

- \*Local Initiatives Support Corporation (LISC) NYC-Federal Reserve Bank of NYC and NYU Furman Center. Convening on Neighborhood Change, Displacement, and Equitable Development. New York, NY. September 2016.

“Segregation: Why It Persists”

- \*American Enterprise Institute-ANNALS of the American Academy of Political and Social Sciences. Seminar on Residential Segregation. Washington, DC. June 2016.

“Gentrification and Residential Mobility in Philadelphia” (with Lei Ding and Eileen Divringi)

- \*Department of Sociology Colloquium. Brown University, Providence, RI. April 2016.
- \*Joint Center for Housing Studies Seminar Series. Cambridge, MA. April 2016.
- Population Association of America Annual Meeting. Washington, DC. April 2016.
- Symposium on Housing, Segregation, and Poverty. Rutgers University Center for Urban Research and Education, Camden, NJ. November 2015.
- \*Housing Rehabilitation and Aging in Place in Philadelphia’s Gentrifying Neighborhoods Meeting. Federal Reserve Bank of Philadelphia, Philadelphia, PA. August 2015.

“Gentrification without Segregation: Race, Immigration, and Renewal in a Diversifying City”

- American Sociological Association Annual Meeting. Chicago, IL. August 2015.
- Eastern Sociological Society Annual Meeting. New York, NY. February 2015.

“Pathways of Gentrification: Before and Beyond the Recession in Chicago”

- American Sociological Association Annual Meeting Chicago Spotlight Session, Chicago, IL. August 2015.

“Divergent Pathways of Gentrification: Racial Inequality and the Social Order of Neighborhood Renewal” (with Robert J. Sampson).

- \*Gentrification and Public Health Colloquium. Columbia University Mailman School of Public Health, New York, NY. April 2015.
- \*US Bank Community Development Corporation. Saint Louis, MO. February 2015.

- \*Community Development Studies and Education Department Speaker Series. Federal Reserve Bank of Philadelphia, Philadelphia, PA. December 2014.
- \*Center for Geographic Analysis Colloquium. Harvard University, Cambridge, MA. November 2014.
- Stockholm Criminology Symposium. Stockholm, Sweden. June 2011.

“Racialized Recovery: Post-Foreclosure Pathways in Boston Neighborhoods”

- Association for Public Policy Analysis and Management Fall Research Conference. Albuquerque, NM. November 2014.
- \*Harvard Legal Services Center Speaker Series. Boston, MA. October 2014.
- \*Joint Center for Housing Studies Brown Bag Lunch Series. Cambridge, MA. April 2014.

“Gentrification in Changing Cities: Immigration, New Diversity, and Racial Inequality in Neighborhood Renewal.”

- \*Penn State Stratification Conference: Residential Inequality in American Neighborhoods and Communities. State College, PA. September 2014.

“Pioneers of Gentrification: Transformation in Global Neighborhoods in Urban America in the Late Twentieth Century”

- American Sociological Association Annual Meeting. San Francisco, CA. August 2014.
- Population Association of America Annual Meeting. Boston, MA. May 2014.
- Urban Affairs Association Annual Conference, San Antonio, TX. March 2014.

“Predators and Prey: Segregation’s Effect on Subprime Lending and the Housing Crisis” (with Kreg Steven Brown and Michael Hankinson)

- Eastern Sociological Society Annual Meeting. Boston, MA. March 2013.

“The Social Construction of a Gentrifying Neighborhood: Reifying and Redefining Identity and Boundaries in Inequality”

- Eastern Sociological Society Annual Meeting. Philadelphia, PA. February 2011.

## **SERVICE & AFFILIATIONS**

### **Disciplinary Service**

- ASA, Panel Organizer, “Urban Issues,” 2018
- ASA, Spotlight Session Panel Co-Organizer, “City on the Remake? Gentrification and Urban Change in Chicago,” 2015
- APPAM, Panel Organizer, “Consequences of the Foreclosure Crisis and the Reproduction of Neighborhood Inequality,” 2014
- Occasional Reviewer: *American Journal of Epidemiology*, *American Journal of Public Health*, *American Journal of Sociology*, *American Sociological Review*, *Annals of the Association of American Geographers*, *City & Community*, *Demography*, *Journal of Policy Analysis and Management*, *National Science Foundation*, *Social Forces*, *Urban Affairs Review*, among others.

### **Departmental and University Service**

- Graduate Studies Committee, Department of Sociology, Stanford University, 2018-2019

- Department Website Committee, Department of Sociology, Stanford University, 2017-2019
- Urban Social Processes Workshop Co-Organizer, Department of Sociology, Harvard University, 2011-2013
- Colloquium Committee, Department of Sociology, Harvard University, 2012-2013
- Graduate Admissions Committee, Department of Sociology, Harvard University, 2011-2012
- Graduate Student Organization Co-President, Department of Sociology, Harvard University, 2010-2011
- Harvard Graduate Women in Science and Engineering Board Member, Harvard University, 2011-2014

### **Professional Affiliations**

- American Sociological Association
  - Section member: Community and Urban Sociology; Inequality, Poverty, and Mobility; International Migration; Racial and Ethnic Minorities
- Association for Public Policy Analysis and Management
- Population Association of America
- Scholars Strategy Network

### **Civic Technology**

- Boston DataSwap Volunteer, 2013-2014
- Code for Boston Volunteer, 2014

### **OTHER RELATED EXPERIENCE**

**Visiting Scholar**, Federal Reserve Bank of San Francisco Community Development, 2018-present

**Research Consultant**, Federal Reserve Bank of Philadelphia Community Development Studies & Education Department, 2015-2018

**Researcher**, Harvard Joint Center for Housing Studies and Legal Services Center of Harvard Law School, Post-foreclosure trajectories in severely distressed Boston neighborhoods, 2013-2014

**Project Manager**, Community Education Alliance of West Philadelphia, UCH Venture Capital, Philadelphia, PA, 2007-2009

### **PUBLIC ENGAGEMENT**

**Hwang, Jackelyn.** (2016 Dec). "Residential Mobility by Whites Maintains Segregation Despite Recent Changes." *The Dream Revisited Blog*. NYU Furman Center. Retrieved from <http://furmancenter.org/research/iri/discussions/the-stubborn-persistence-of-racial-segregation>.

Grapple Podcast (2016 Nov 2). "Episode 10: Breaking Down Gentrification with Jackelyn Hwang." WHYY National Public Radio. Retrieved from <http://www.npr.org/podcasts/494730229/grapple>.



- Hwang, Jackelyn**, Michael Hankinson, and Kreg Steven Brown. (2016 June 14). “When it comes to subprime lending, both race and space matter.” *Work in Progress Blog*. American Sociological Association. Retrieved from <http://wp.me/p2Obbg-Zp>.
- Radio Times with Marty Moss-Coane (2016 Mar 28). “How Schuylkill Yards could change West Philly.” WHYY National Public Radio. Retrieved from <http://whyy.org/cms/radiotimes/2016/03/28/how-schuylkill-yards-could-change-west-philly/>.
- 99% Invisible Podcast (2016 Mar 15). “Episode 204: The SoHo Effect.” Retrieved from <http://99percentinvisible.org/episode/the-soho-effect/>.
- No Jargon Podcast (2016 Feb 2). “Episode 19: Changing Neighborhoods for Better or Worse.” *Scholars Strategy Network*. Retrieved from <http://www.scholarsstrategynetwork.org/no-jargon>.
- Hwang, Jackelyn**. (2015 October 21). “Immigration is an important dimension in how we understand gentrification across US cities.” *USAPP—American Politics and Policy Blog*. London School of Economics. Retrieved from <http://bit.ly/1LKIhp8>.
- Hwang, Jackelyn**. (2015 February 25). “Not All Hard-Hit Neighborhoods Recovery Equally.” *Housing Perspectives Blog*. Harvard Joint Center for Housing Studies. Retrieved from <http://tinyurl.com/mk4j5gw>.
- Hwang, Jackelyn**. 2014. “How ‘Gentrification’ in American Cities Maintains Racial Inequality and Segregation.” *Scholars Strategy Network Policy Briefs*, August. Retrieved from <http://tinyurl.com/nydkrmc>.
- Hwang, Jackelyn** and Robert J. Sampson. (2014 July 9). “Google Street View shows that gentrification in Chicago has largely bypassed poor minority neighborhoods, reinforcing urban inequality.” *USAPP—American Politics and Policy Blog*. London School of Economics. Retrieved from <http://bit.ly/1qjIQ07>.