

Jackelyn Hwang

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EMPLOYMENT

Assistant Professor of Sociology, Stanford University 2017-present

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 (* refereed)

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

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.*

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

***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.

***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.
- *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.

OTHER PUBLICATIONS

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

WORKING PAPERS († equal authorship)

- Hwang, Jackelyn**. "Gentrification without Segregation: Race and Renewal in a Diversifying City." (*Under review*).
- Hwang, Jackelyn** and Lei Ding. "Unequal Displacement: Gentrification, Race, and Residential Destinations in Philadelphia." (*Under review*).
- Hwang, Jackelyn**. "Racialized Recovery: Post-Foreclosure Pathways in Distressed Boston Neighborhoods." *Joint Center for Housing Studies Working Paper Series, No. W15-1*. (*Under review*).
- Asad, Asad L. and **Jackelyn Hwang**. "Stratification in Indigenous Places: Determinants of Undocumented and Documented Mexican Migration to the United States." (*Under review*).
- Roberto, Elizabeth and **Jackelyn Hwang**. "Barriers to Integration: Institutionalized Boundaries and the Spatial Structure of Residential Segregation." (*Under review*).
- Hwang, Jackelyn** and Jessica T. Simest. "Non-neighborhoods: Spatial Heterogeneity and Implications for Neighborhood Effects."
- Hwang, Jackelyn**, Elizabeth Roberto, and Jacob S. Rugh. "Urban Transformations and the Changing Structure of Segregation in the Twenty-first Century."

Ding, Lei and **Jackelyn Hwang**. “Gentrification, Tax Assessments, and Homeowners’ Tax Payment Behavior.”

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.” WHYYY 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.” WHYYY National Public Radio. Retrieved from <http://why.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/1LKlhp8>.

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/mk4j5gv>.

Hwang, Jackelyn. 2014. “How ‘Gentrification’ in American Cities Maintains Racial Inequality and Segregation.” *Scholars Strategy Network Policy Briefs*, August. Retrieved from <http://tinyurl.com/nydkrnc>.

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/1qijQ07>.

FELLOWSHIPS, GRANTS, AND HONORS

American Sociological Association Minority Fellowship	2014-2015
Harvard University Graduate Society Research Fellowship Merit/Term-Time Award	2014-2015
Joint Center for Housing Studies John D. Meyer Dissertation Fellowship	2014-2015
Taubman Center for Urban Policy and Governance Dissertation Fellowship	2014-2015

Institute for Quantitative Social Science Research Grant (\$1,200)	2014-2015
National Science Foundation Graduate Research Fellowship	2010-2015
National Science Foundation IGERT Program in Inequality & Social Policy at Harvard University	2010-2015
Multidisciplinary Program in Inequality & Social Policy Research Grant (\$8,000)	2010-2015
Perry Family Graduate Student Fellowship Fund Award (Departmental Nomination)	2010-2012
Barney Glaser Education Fund Scholarship	2005-2007
Stanford Sociology Department's Sandy Dornbusch Award for Most Outstanding Undergraduate	2007
Dean's Pool Firestone Medal for Excellence in Undergraduate Research for Senior Honors Thesis	2007
Stanford Undergraduate Research Opportunity Program Major Grant (\$5,000)	2006

TEACHING AND ADVISING

Awards and Honors

- Nominee, Harvard Undergraduate Council Teaching and Advising Award, 2013
- Nominee, Harvard University Star Family Prize for Excellence in Advising, 2013

Teaching

- Sociology 156A, The Changing American City, Stanford University, Fall 2017
- Sociology 204, Junior/Senior Seminar for Majors, Stanford University, Fall 2017
- Sociology 156, Quantitative Methods, Harvard College, Spring 2012 (Teaching Fellow)
- African and African American Studies 115, Urban Inequality and HBO's *The Wire*, Harvard College, Fall 2011 (Teaching Fellow)

Undergraduate Advising

- Daniel Backman (Social Studies, 2015), Winner of the Harvard College Hoopes Prize for Outstanding Research
- Nelida Garcia (Sociology, 2014), Winner of the Senior Thesis Prize in Ethnicity, Migration, and Rights
- Ellie Hylton, (Sociology, 2013), 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, 2013)

Additional Advising

- Mellon Mays Undergraduate Fellowship Program Mentor for Ellie Hylton (2012-2013) and Nelida Garcia (2013-2014)
- Concentration Advisor for Eliot House at Harvard College (2012-2014)

SELECTED PRESENTATIONS (* invited presentation)

“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, Displacement, and Residential Destinations in Philadelphia” (with Lei Ding).

- *Urban Inequalities Workshop Colloquium. Boston University. Boston, MA. October. 2016.
- American Sociological Association Annual Meeting. Seattle, WA. August 2016.
- *Department of Sociology Colloquium. Brown University, Providence, RI. April 2016.

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

- *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 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 Severely Distressed 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.

OTHER RELATED EXPERIENCE

Research Consultant, Federal Reserve Bank of Philadelphia Community Development Studies & Education Department, Gentrification and residential mobility in Philadelphia, 2015-present

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

SERVICE AND AFFILIATIONS

Professional Affiliations

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

Disciplinary Service

- American Sociological Association, Panel Organizer, “Urban Issues,” 2018
- American Sociological Association, Spotlight Session Panel Co-Organizer, “City on the Remake? Gentrification and Urban Change in Chicago,” 2015

- Association for Public Policy Analysis and Management, Panel Organizer, “Consequences of the Foreclosure Crisis and the Reproduction of Neighborhood Inequality,” 2014
- 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
- **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*, *Environment and Planning A*, *Journal of Maps*, *Journal of Black Studies*, *Journal of Policy Analysis and Management*, *Journal of Urban Affairs*, *Michigan Sociological Review*, National Science Foundation, Oxford University Press, *Population Research and Policy Review*, *Qualitative Sociology*, *Social Currents*, *Social Forces*, *Sociological Forum*, *Sociological Perspectives*, and *Urban Affairs Review*

Departmental and University Service

- Department Website Committee, Department of Sociology, Stanford University, 2017-2018
- 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

Civic Technology

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

SELECTED MEDIA COVERAGE

Ramos, Dante (2015 Nov 8). “Lessons from the gentrification wars.” *The Boston Globe*. Retrieved from <https://www.bostonglobe.com/opinion/2015/11/08/lessons-from-gentrification-wars/XPORDiSqdGsisWLSWakLWM/story.html>.

Florida, Richard (2015 Nov 2). “The closest look yet at gentrification and displacement.” *The Atlantic CityLab*. Retrieved from <http://www.citylab.com/housing/2015/11/the-closest-look-yet-at-gentrification-and-displacement/413356/>.

Backman, Melvin (2015 Apr 16). “Racial segregation made minority neighborhoods even stronger magnets for pre-crisis subprime loans.” *Quartz*. Retrieved from <http://qz.com/358971/racial-segregation-made-minority-neighborhoods-even-stronger-magnets-for-pre-crisis-subprime-loans/>.

Owens, Cassie. (2015 Mar 17). “When gentrification’s neighborhood name game runs into true identity.” *Next City*. Retrieved from <http://nextcity.org/daily/entry/new-neighborhood-name-gentrification>.

- Florida, Richard. (2015 Mar 6). "How gentrifiers change the definition of a neighborhood." *The Atlantic CityLab*. Retrieved from <http://www.citylab.com/housing/2015/03/how-gentrifiers-change-the-definition-of-a-neighborhood/386986/>.
- Moser, Whet. (2014 Aug 12). "Why and how Chicago neighborhoods gentrify—and when." *Chicago Magazine*. Retrieved from <http://www.chicagogmag.com/city-life/August-2014/Why-Are-So-Many-Chicago-Neighborhoods-So-Slow-to-Gentrify/>.
- Demby, Gene. (2014 Aug 8). "In Chicago, neighborhoods that are more black don't gentrify." *Code Switch*, National Public Radio. Retrieved from <http://www.npr.org/blogs/codeswitch/2014/08/08/338831318/chicago-neighborhoods-that-are-too-black-resist-gentrification>.
- Dwoskin, Elizabeth. (2014 Aug 7). "Is your neighborhood gentrifying? Check Google Street View." *Digits in The Wall Street Journal*. Retrieved from <http://blogs.wsj.com/digits/2014/08/07/is-your-neighborhood-gentrifying-check-google-street-view/>.
- Florida, Richard. (2014 Aug 7). "Gentrification and the persistence of poor minority neighborhoods." *The Atlantic CityLab*. Retrieved from <http://www.citylab.com/housing/2014/08/gentrification-and-the-persistence-of-poor-minority-neighborhoods/373062/>.
- Hartnett, Kevin. (2014 Aug 6). "Gentrification: white people following white people." *Ideas in The Boston Globe*. Retrieved from <http://www.bostonglobe.com/ideas/2014/08/06/gentrification-harvard-study-using-google-street-view-shows-that-white-people-follow-white-people/Pv29PzqMtp8Kc69ctpVc5J/story.html>.
- Ruell, Peter. (2014 Aug 1). "A new view of gentrification: Stark findings in Google-enabled study of Chicago Neighborhoods." *Harvard Gazette*, Harvard University. Retrieved from <http://news.harvard.edu/gazette/story/2014/08/a-new-view-of-gentrification>.