

Jacob William Faber, PhD

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New York University | NYU Robert F. Wagner School of Public Service
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Employment

New York University, Robert F. Wagner School of Public Service

2020-Present Associate Professor of Sociology and Public Service
2015-2019 Assistant Professor of Sociology and Public Service

New York University, Department of Sociology

2020-Present Associate Professor of Sociology
2018-2019 Associated Faculty

Princeton University, Department of Sociology

2015-2017 Postdoctoral Research Associate

The Center for Social Inclusion (Now called Race Forward)

2006-2010 Senior Researcher

Education

2015 **New York University**, PhD, Sociology
Dissertation: "In Foreclosure's Wake: The Geography and Consequences of the Foreclosure Crisis"
Committee: Ingrid Gould Ellen, Michael Hout, Patrick Sharkey (Chair)

2013 **New York University**, MA, Sociology

2006 **Massachusetts Institute of Technology**, MS, Technology and Policy

2006 **Massachusetts Institute of Technology**, MS, Urban Studies & Planning

2004 **Massachusetts Institute of Technology**, BS, Management Science

Peer reviewed publications (* student collaborator)

Faber, Jacob W and Marie Mercier*. 2022. "Multidimensional Discrimination in the Online Rental Housing Market: Implications for Families with Young Children." *Housing Policy Debate*. (<https://doi.org/10.1080/10511482.2021.2010118>)

Kuk, John, Ariela Schachter, **Jacob W. Faber**, and Max Besbris. 2021. "The COVID-19 Pandemic and the Rental Market: Evidence from Craigslist." *American Behavioral Scientist*. (<https://doi.org/10.1177/00027642211003149>)

Aaronson, Daniel, **Jacob W. Faber**, Daniel Hartley, Bhashkar Mazumder, and Patrick Sharkey. 2021. "The Long-run Effects of the 1930s HOLC "Redlining" Maps on Place-based Measures of Economic Opportunity and Socioeconomic Success." *Regional Science and Urban Economics*. (<https://doi.org/10.1016/j.regsciurbeco.2020.103622>)

Faber, Jacob W. 2021. "Contemporary Echoes of Segregationist Policy: Spatial Marking and the Persistence of Inequality." *Urban Studies*. 58(5) 1067-1086

Faber, Jacob W. 2020. "We Built This: Consequences of New Deal Era intervention in America's racial geography." *American Sociological Review*. 85(5): 739-775
- **Winner**, Devah Pager Outstanding Article Award, ASA Section on Inequality, Poverty and Mobility

Faber, Jacob W. and Terri Friedline. 2020. "The Racialized Costs of "Traditional" Banking in Segregated America: Evidence from Entry-Level Checking Accounts." *Race and Social Problems* 12: 344-361.

- Faber, Jacob W.** 2019. "Segregation and the cost of money: Race, poverty, and the prevalence of alternative financial institutions." *Social Forces* 98(2): 819–848.
- **Winner**, 2019 IPUMS Research Award
- Faber, Jacob W.** 2019. "On the street during the Great Recession: Exploring the relationship between foreclosures and homelessness." *Housing Policy Debate* 29(4): 588-606.
- Faber, Jacob W.** and Jessica Kalbfeld*. 2019. "Complaining while black: Racial disparities in the adjudication of complaints against the police." *City & Community* 18(3): 1028-1067.
- Besbris, Max, **Jacob W. Faber**, and Patrick Sharkey. 2019. "Disentangling the Effects of Race and Place in Economic Transactions: Findings from an Online Field Experiment." *City & Community* 18(2): 529-555.
- Faber, Jacob W.** and Peter Rich. 2018. "Financially over-extended: College attendance as a contributor to foreclosures during the Great Recession." *Demography*, 55(5): 1727-1748.
- Faber, Jacob W.** 2018. "Segregation and the geography of creditworthiness: Racial inequality in a recovered mortgage market." *Housing Policy Debate*, 28(2): 215-247.
- **Winner**, 2018 Equity, Diversity, and Inclusion Research Prize, Robert F. Wagner School of Public Service, NYU
- Faber, Jacob W.** 2018. "Cashing in On Distress: The Expansion of Predatory Financial Institutions throughout the Great Recession." *Urban Affairs Review*: 54(4) 663–696.
- **Honorable Mention**, 2015 CUSS Student Paper Award, ASA Community and Urban Sociology Section
- Besbris, Max and **Jacob W. Faber**. 2017. "Investigating the Relationship Between Real Estate Agents, Segregation, and House Prices: Steering and Upselling in New York State" *Sociological Forum*, 32(4):850–873.
- **Winner**, 2014 Society for the Advancement of Socio-Economics Graduate Student Paper Award
- Faber, Jacob W.** and Ingrid G. Ellen. 2016. "Race and the Housing Cycle: Differences in Home Equity Trends Among Long-Term Homeowners." *Housing Policy Debate*, 26(3): 456-473.
- Faber, Jacob W.** 2015. "Superstorm Sandy and the Demographics of Flood Risk in New York City." *Human Ecology*, 43(3): 363-378.
- Besbris, Max, **Jacob W. Faber**, Peter Rich, and Patrick Sharkey. 2015. "The effect of neighborhood stigma on economic transactions." *Proceedings of the National Academy of Sciences*, 112(16): 4994-4998.
- Sharkey, Patrick and **Jacob W. Faber**. 2014. "Where, When, Why, and for whom do Residential Contexts Matter? Moving Away from the Dichotomous Understanding of Neighborhood Effects." *Annual Review of Sociology*, 40: 559-579.
- Faber, Jacob W.** 2013. "Racial Dynamics of Subprime Mortgage Lending at the Peak." *Housing Policy Debate*, 23(2): 328-349.
- **First Place**, 2013 Association of Black Sociologists Graduate Student Paper Award
- **Winner**, 2012 Graduate Student Paper Award, ASA Latino/Latina Sociology Section

Book chapters

- Faber, Jacob W.** 2019. "Segregation exacerbated the Great Recession and hindered our policy response." In *The Dream Revisited: Contemporary Debates About Housing, Segregation, and Opportunity*. ed. Ingrid Gould Ellen and Justin Steil. New York, NY: Columbia.

Besbris, Max, **Jacob W. Faber**, Peter Rich, and Patrick Sharkey. 2018. "The Geography of Stigma: Experimental Methods to Identify the Penalty of Place" in *Audit Studies: Behind the Scenes with Theory, Method and Nuance*. ed. S. Michael Gaddis. New York, NY: Springer.

Faber, Jacob W. and Patrick Sharkey. 2015. "Neighborhood Effects." In *International Encyclopedia of the Social & Behavioral Sciences (Second Edition)*, 443-449.

Essays and other publications

Besbris, Max, **Jacob W. Faber**, and Elizabeth Korver-Glenn. 2021. "Shifting the Burden of Proof to the Discriminators: A Proposal for Real Estate Industry Data Collection." *Racial Justice in Housing Finance: A Series on New Directions*. ed. Megan Haberle and Sophia House.

Besbris, Max and **Jacob W. Faber**. 2020. "Furthering Fair Housing in the Residential Real Estate Industry." *Poverty & Race*, 29(2): 7-8.

Faber, Jacob W. 2019. "Segregation and the cost of money: race, poverty, and the prevalence of alternative financial institutions." *American Sociological Association Work in Progress*.

Faber, Jacob W. and Terri Friedline. 2018. "Small banks discriminate against people of color. A new law makes it worse." *The Washington Post*.

Faber, Jacob W. and Peter Rich. 2018. "Thinking about borrowing against your home to send your kids to college? Think again." *The Conversation*.

Friedline, Terri and **Faber, Jacob W.** 2018. "The Racialized Costs of Banking." Washington, DC: New America.

Faber, Jacob W. 2017. Review of "Foreclosed America," by Isaac William Martin and Christopher Niedt. *Journal of Planning Education and Research*, 37(1): 116-118.

Honors and awards

- 2021 Michael Harrington Award, Poverty, Class, and Inequality Division, Society for the Study of Social Problems
- 2021 Winner, Devah Pager Outstanding Article Award, ASA Section on Inequality, Poverty and Mobility
- 2020 Winner, Making a Difference Award, NYU
- 2019 Winner, IPUMS Research Award
- 2018 Professor of the Year, Robert F. Wagner School of Public Service, NYU
- 2018 Association for Public Policy Analysis & Management 40 for 40 Fellowship
- 2018 Equity, Diversity, and Inclusion Research Prize, Robert F. Wagner School of Public Service, NYU
- 2015 Honorable Mention, CUSS Student Paper Award, ASA Community and Urban Sociology Section
- 2014 Winner, Society for the Advancement of Socio-Economics Graduate Student Paper Award
- 2013 First Place, Association of Black Sociologists Graduate Student Paper Award
- 2013 Winner, Climate Change & Cities Datathon, Inst. for Public Knowledge and Adv. Quantitative Research Program
- 2012 Winner, Cristina Maria Riegos Distinguished Student Paper Award, ASA Latino/Latina Sociology Section
- 2012 Honorable Mention, Ford Foundation Predoctoral Fellowship
- 2004 Winner, MIT William L. Stewart Jr. Service Award, Multicultural Community Leadership Award

Grants and fellowships (* student collaborator)

External

- 2020-2021 Russell Sage Foundation Visiting Scholar
- 2018-2019 U. of Wisconsin Institute for Research on Poverty's Emerging Poverty Scholars Fellowship (\$20,000)
- 2018-2019 Russell Sage Foundation and William T. Grant Foundation Improving Education and Reducing Inequality in the United States Program. "When Crisis Hits Home: A National Study of the Distal Effects of Foreclosures on Student Achievement," with Chantal A. Hailey* (\$19,131)

- 2017-2019 Russell Sage Foundation Social Inequality Program. "Multidimensional Discrimination in Rental Housing: Implications for Families with Young Children," (\$93,475)
- 2015-2016 Ford Foundation Dissertation Fellowship, National Research Council (Declined)
- 2014 Russell Sage Foundation Intergenerational Mobility in the United States Program. "Shocks in the Geography of Opportunity: The Foreclosure Crisis and College Enrollment," with Patrick Sharkey and Peter Rich (\$13,878)
- 2013-2014 William T. Grant Foundation. "An Experimental Study of Neighborhood Stigma and the Penalty of Place," with Patrick Sharkey (\$25,000)

Internal

- 2019-2020 NYU Stephen Charney Vladeck Junior Faculty Fellowship (\$26,000)
- 2019-2020 NYU Goddard Junior Faculty Fellowship (\$5,000)
- 2013 NYU Institute for Public Knowledge Superstorm Sandy Research Initiative. "Hurricane Sandy Social Impact Analysis," (\$2,500)
- 2012 NYU Sociology Summer Research Grant. "The Great Recession and Trends in Segregation," (\$3,000)
- 2011 NYU Sociology Summer Research Grant. "Determinants of Subprime Mortgage Lending," (\$3,000)
- 2010-2015 NYU Henry M. MacCracken Fellowship
- 2010-2015 NYU Dean's Fellowship
- 2010-2013 NYU Opportunity Fellowship
- 2005-2006 MIT Dean for Graduate Studies Diversity Fellowship

Invited talks

2022

- University of Michigan Population Studies Center, Virtual
- Federal Reserve Bank of New York Community Development Unit, "Closing the Racial Wealth and Health Gaps", Virtual

2021

- Oxford University, Nuffield College Sociology Seminar Series, Virtual
- Russell Sage Foundation, Virtual
- University of Minnesota, Demography and Aging Seminar, Virtual
- Emory University, Goizueta Business School, Virtual
- Freddie Mac Multifamily Division, Virtual

2020

- Columbia School of Social Work Center on Poverty and Social Policy, Virtual
- NYU Scholars Lecture Series, Virtual
- Virtual Workshop on Race, Politics, Policing, and Social Movements, Hosted by Facebook
- Harvard University Urban Data Lab, Cambridge, MA
- University of Wisconsin-Madison Institute for Research on Poverty, Madison, WI
- Brown University Watson Institute for International and Public Affairs, Providence, RI

2019

- University of Chicago Human Capital and Economic Opportunity Working Group, Chicago, IL
- NYU School of Medicine Department of Population Health, New York, NY
- NYU Furman Center for Real Estate and Urban Policy, New York, NY
- NYU Steinhardt School of Culture, Education, and Human Development, New York, NY
- Princeton University Department of Sociology Colloquium, Princeton, NJ
- Federal Reserve Bank of New York, "Well-being Across America: More Unequal, More Insecure," New York, NY
- Urban Design Forum, New York, NY
- First Presbyterian Church in the City of New York, "Series on Segregation and Housing Discrimination," New York, NY
- National Council on Aging, "Social Determinants of Wealth Speaker Series," Arlington, VA

2018

University of Florida Department of Sociology, Criminology & Law, "Race and Place Speaker Series," Gainesville, FL
Board of Governors of the Federal Reserve, Division of Consumer & Community Affairs, Washington, D.C.
Northwestern University Human Development and Social Policy Colloquium, Chicago, IL
National Federation of Community Development Credit Unions, New York, NY
Keynote for NYU's Inaugural University-Wide New Doctoral Student Welcome Reception, New York, NY
NYU Department of Sociology, New York, NY
Cornell University Population Center, "Innovations in Population Science Seminar Series," Ithaca, NY
Columbia University, New York, NY
NYU Wagner Policy Alliance, "Segregation in NYC: Policy Causes, Consequences, and Solutions," New York, NY
NYU Sociology "Crime, Law, and Deviance Workshop," New York, NY

2017

NYU Furman Center and Marron Institute Urban Research Seminar, New York, NY
NYU Furman Center for Real Estate and Urban Policy "By the Numbers: Concentrated Poverty," New York, NY
Mapping Financial Opportunity: Research, Policy, and Practice, Kansas City, KS

2016

Princeton University Department of Sociology, Princeton, NJ
Massachusetts Institute of Technology "Economic Sociology Seminar," Cambridge, MA

2015

NYU Robert F. Wagner Graduate School of Public Service, New York, NY
Princeton University Department of Sociology "Series on Race, Mobility, and Stratification," Princeton, NJ
University of California: Berkeley Department of Sociology, Berkeley, CA

2013

NYU Institute for Public Knowledge "Sandy, Climate Change, and the Future of NYC Workshop," New York, NY

2010

Keynote for New York State Action Association "Annual Professional Development Conference," Albany, NY

2009

New York Immigration Coalition Fellows Program, New York, NY

2008

NAACP and New York Immigration Coalition "Building Bridges Conference," New York, NY
Deep South Center for Environmental Justice "Race, Place, and Environment After Katrina," New Orleans, LA

Conference presentations

2021

Stanford Graduate School of Education RILE Conference, "Addressing Racial Inequality in Access & Opportunity," Virtual
ISA Research Committee 28 Social Stratification and Mobility – ASA IPM Joint Conference, Virtual
University of Wisconsin Institute for Research on Poverty, "Webinar: Addressing Racial Wealth Inequality," Virtual
National Academies of Sciences, Engineering, and Medicine workshop on U.S. Health Care Expenditures: Costs, Lessons, and Opportunities," Virtual
ABA Business Law Section Virtual Spring Meeting panel on "A Sea Change in the Fair Lending Forecast," Virtual
ESS Annual Meeting, Presidential Session on "Neighborhoods in the Wake of COVID-19," Virtual
NYU Multinational Institute of American Studies panel on "America Divided: Bridging Differences on Immigration, Race and Economic Equity," Virtual
NYU Institute for Public Knowledge panel on "COVID and Health Disparities," Virtual

2020

Journal of Legislation & Public Policy Symposium, "Under One Roof: An Abolitionist Approach to Housing Justice," Virtual
Discussant, "The Voucher Promise: 'Section 8' and the Fate of an American Neighborhood" Book Talk, Virtual
(Canceled due to COVID-19) PAA Annual Meeting, Session on "Racial Segregation and Integration," Washington, DC
(Canceled due to COVID-19) PAA Annual Meeting, Session on "Poverty Dynamics/Economic Instability," Washington, DC

2019

APPAM Fall Research Conference, Session on "Causes and Consequences of Residential Segregation," Denver, CO
APPAM Fall Research Conference, Session on "Dynamism between Education and Residential Contexts," Denver, CO
Sociology of Housing Conference session on "Vouchers and the Search for Housing," Georgetown, DC
ASA, Author meets critics session for "Cycle of Segregation: Social Processes and Residential Stratification," New York, NY
Russell Sage Foundation "Improving Education and Reducing Inequality in the United States," New York, NY
PAA Annual Meeting, Session on "Housing, Homelessness, and Child/Youth Well-being," Austin, TX

2018

APPAM Fall Research Conference, Session on "Fair Housing Research 50 Years After Fair Housing," Washington, D.C.
ACSP Annual Meeting, Session on "The Dream Revisited: Segregation & Urban Planning," Buffalo, NY
ACSP Annual Meeting, Session on "Housing and Community Development," Buffalo, NY
ASA Annual Meeting, Session on "Disadvantaged Local Contexts and Youth Well-being," Philadelphia, PA
NYU Urban Research Day, Session on "Vulnerable Populations," New York, NY
AERA Annual Meeting, Presidential Session on "Housing Inequality as a Site of Racial Stratification," New York, NY
PAA Annual Meeting, Session on "The Long Shadow of American Slavery and Jim Crow," Denver, CO

2017

APPAM Fall Research Conference, Session on "Causes and Consequences of Inequalities in Education," Chicago, IL
ASA Annual Meeting, Session on "Homeownership: Who Buys, Who Doesn't, Where, and Why," Montreal, QC

2015

Russell Sage Foundation "Intergenerational Mobility in the United States," New York, NY
APPAM Fall Research Conference, Session on "Causes and Consequences of the Foreclosure Crisis," Miami, FL
ASA Annual Meeting, Special Session on "Audits and Field Experiments," Chicago, IL
ASA Annual Meeting, Session on "Housing Finance, Foreclosures and Evictions," Chicago, IL
UAA Conference, Session on "Impact of the Great Recession on Housing Issues," Miami, FL

2014

APPAM Fall Research Conference, Session on "The Foreclosure Crisis and Reproduction of Inequality," Albuquerque, NM
SCORE Conference on Organizing Markets, Session on "Markets in tandem? Exploring 'side markets'," Stockholm, SWE
ASA Annual Meeting, Session on "Disasters: Resilience, Vulnerability, and Risk," San Francisco, CA
SSSP Annual Meeting, Session on "Critical Dialogue: Assets, Inequality, and Poverty," San Francisco, CA
SASE Conference, Session on "Markets, Firms, and Institutions," Chicago, IL

2013

APPAM Fall Research Conference, Session on "The Fate of Homeowners During the Volatile 2000s," Washington D.C.
ASA Annual Meeting, Session on "Affluence and Wealth," New York, NY
ABS Annual Conference, Session on "Policy Matters: Attitudes, Interventions, and Realities," New York, NY

2011

NYU Department of Sociology Student Conference, New York, NY

2010

Kirwan Center for Race and Ethnicity "Transforming Race" Conference, Columbus, OH

2007

Kirwan Center for Race and Ethnicity "Toward a Transformative Agenda Around Race" Conference, Columbus, OH

2006

ASA Annual Meeting, Session on "Communication and IT: Cooperation and Collective Action," Montreal, QC

Teaching

Courses taught

Graduate: Multiple Regression and Introduction to Econometrics; Segregation and Public Policy; Racial inequality in America: What do we do now?; Urban Research Seminar

Undergraduate: Racial Inequality and Public Policy in the American City; Introduction to Urban Policy

Student advising

Dissertation committee member: Melanie Baker, Fabian Barch (In process), Christina Nelson (In process), Rebecca Smith (In process)

Dissertation reader: Jessica Kalbfeld, Delaram Takyar

Master's thesis advisor: Kevin Morris, Hyungbin Park

Conference service

American Sociological Association (ASA) Annual Meeting

2019 Session Organizer, "Causes and consequences of housing instability and gentrification"

2019 Session Organizer, "Homeownership and the reproduction of inequality"

2019 Session Organizer, "Persistent and evolving patterns of discrimination in the housing market"

2018 Session Discussant, "Community and Urban Sociology Section: Perspectives on the Affordable Housing Crisis"

Association for Public Policy Analysis and Management (APPAM) Fall Research Conference

2021 Housing Track Review Committee

2019 Moderator, "Super Session: Causes and Consequences of Eviction"

2018 Session Organizer, "The Unequal Costs of Banking in Segregated America"

2017 Session Organizer, "Causes and Consequences of Inequalities in Education"

2016 Session Organizer, "Public Policy, Residential Sorting, and the Creation of Segregated Spaces"

2015 Session Organizer, "New Insights into the Causes and Consequences of the Foreclosure Crisis"

2015 Session Chair, "Neighborhood Change and Revitalization"

2013 Session Organizer, "Understanding the Fate of Homeowners during the Volatile 2000s"

Population Association of America (PAA) Annual Meeting

2022 Session Organizer, "Residential Segregation: Contemporary and Historical Perspectives"

2021 Session Discussant, "Innovative Approaches in Residential Segregation and Mobility"

2021 Session Chair, "Intergenerational Transmission of Poverty and Human Capital"

Other conferences

2019 Co-Organizer, ASA Community & Urban Sociology Conference on Inequalities & Social Justice in the 21st Century City

Department and university service

2021-Present Co-Director, NYU Urban Faculty Advisory Committee

2021-Present NYU Wagner Faculty Advisory Committee

2021-Present NYU Wagner Faculty Search Diversity Advisor

2021-Present NYU Faculty Cluster Hiring Review Committee

2020-Present NYU Institute of Human Development and Social Change Advisory Board

2020-Present Chair, NYU Sociology Department Committee on Racial Diversity and Racial Inequality

2020-Present Faculty of Color for an Anti-Racist NYU

2018-2020 NYU Wagner Doctoral Board

2019 NYU Wagner Dean's Supplemental Research Funding Committee
 2019-2020 NYU Wagner Provost's Postdoctoral Fellowship Review Committee
 2018 NYU Wagner Clinical Search Hiring Committee
 2015-2020 NYU Faculty of Color Caucus
 2015-2019 NYU Mentoring Program for Diverse Faculty

Advisory and research committees

2021-2026 National Research Center on Poverty and Economic Mobility Research Center Advisory Committee
 2021-2024 U. of WI Institute for Research on Poverty Emerging Poverty Scholars Fellowship Advisory Committee
 2020-Present Poverty & Race Research Action Council Social Science Advisory Board
 2020-Present Vice President, Board of Directors, Public Wise
 2020 Biden-Harris Campaign Policy Volunteer
 2017 University of Pennsylvania Socio-Spatial Climate Collaborative
 2016 American Civil Liberties Union Foreclosure Forum

Professional affiliations

2021-Present University of Wisconsin-Madison Institute for Research on Poverty, Affiliate
 2021-Present NYU Institute of Human Development and Social Change, Affiliate
 2019-2021 Poverty and Geography Research Network, Institute for Research on Poverty, Member
 2019-Present Diversity Scholars Network, U. of Michigan National Center for Institutional Diversity, Scholar
 2018-Present Race and Public Space Working Group, NYU, Affiliated Faculty
 2017-Present Wagner Health Hub, NYU, Affiliated Faculty
 2017-Present Strategies to Reduce Inequality Initiative, NYU, Affiliated Faculty
 2015-Present Population Center, NYU, Affiliated Faculty
 2015-Present Furman Center for Real Estate and Urban Policy, NYU, Affiliated Faculty
 2015-2017 Center for the Study of Social Organization, Princeton University, Affiliated Faculty
 2011-2015 Furman Center for Real Estate and Urban Policy, NYU, Doctoral Fellow
 2012-2015 Institute for Public Knowledge, NYU, Scholar