

Sewin Chan

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

New York University
Associate Professor of Public Policy, 2004-
Faculty Affiliate, Furman Center for Real Estate and Urban Policy, 2008-
Assistant Professor of Public Policy, 2001-03

Federal Reserve Bank of New York
Visiting Scholar, 2008-2015

Rutgers University
Assistant Professor of Economics, 1995-2000
Research Associate, Center for Urban Policy Research, 1995-98

Princeton University
Visiting Assistant Professor of Economics, 1998-99
Research Associate, Industrial Relations Section, 1998-99

Education

Columbia University, New York
Ph.D. Economics (with distinction), May 1995

University of Cambridge, United Kingdom
B.A. Economics (honours), June 1990

Research Interests

Economic and financial risks facing households, including: housing and mortgages, consumer credit, employment, retirement, pensions and health insurance.

Journal Articles

- “The Effect of Housing Wealth Shocks on Work and Retirement Decisions” with Jaclene Begley. *Regional Science and Urban Economics* 73, November 2018.
- “Housing for an Aging Population” with Ingrid Gould Ellen. *Housing Policy Debate* 27(2), 2017.
- “Do Homeowners Mark to Market? A Comparison of Self-reported and Market-based Home Value Estimates During the Housing Boom and Bust” with Sam Dastrup and Ingrid Gould Ellen. *Real Estate Economics* 44(3), Fall 2016.
Awarded the 2016 Edwin Mills Best Paper Prize by the American Real Estate and Urban Economics Association.
- “Determinants of Mortgage Default and Consumer Credit Use: The Effects of Foreclosure Laws and Foreclosure Delays” with Andrew Haughwout, Andrew Hayashi and Wilbert van der Klaauw. *Journal of Money, Credit and Banking* 48(2–3), March–April 2016.
- “Pathways After Default: What Happens to Distressed Mortgage Borrowers and Their Homes?” with Claudia Sharygin, Vicki Been and Andrew Haughwout. *Journal of Real Estate Finance and Economics* 48(2), February 2014.
- “The Role of Neighborhood Characteristics in Mortgage Default Risk: Evidence from New York City” with Vicki Been, Michael Gedal and Andrew Haughwout. *Journal of Housing Economics* 22(2), June 2013.
- “Low Cognitive Ability And Poor Skill With Numbers May Prevent Many From Enrolling In Medicare Supplemental Coverage” with Brian Elbel. *Health Affairs* 31(8), August 2012.
- “What You Don’t Know Can’t Help You: Worker Knowledge and Retirement Decision-Making” with Ann Huff Stevens. *Review of Economics and Statistics* 90(2), May 2008.
- “Elevated Depressive Symptoms Among Caregiving Grandparents” with Jan Blustein and Frederico Aguiar. *Health Services Research* 39(6), December 2004.
- “Do Changes in Pension Incentives Affect Retirement? A Longitudinal Study of Subjective Retirement Expectations” with Ann Huff Stevens. *Journal of Public Economics* 88(7), July 2004.
- “How Does Job Loss Affect the Timing of Retirement?” with Ann Huff Stevens. *Contributions to Economic Policy and Analysis* 3(1), Article 5, May 2004.

“Spatial Lock-in: The Impact of Constraints to Mobility.” *Journal of Urban Economics* 49(3), May 2001.

“Job Loss and Employment Patterns of Older Workers” with Ann Huff Stevens. *Journal of Labor Economics* 19(2), April 2001.

“Employment and Retirement Following a Late Career Job Loss” with Ann Huff Stevens. *American Economic Review* 89(2), May 1999, papers and proceedings.

“Are Stocks Overtaking Real Estate in Household Portfolios?” with Henry Schneider and Joseph Tracy. *Current Issues in Economics and Finance* 5(5), Federal Reserve Bank of New York, April 1999.

“Residential Mobility and Mortgages.” *Regional Science and Urban Economics* 26(3), June 1996.

Books Chapters

“How Mortgage Finance Affects the Urban Landscape” with Andrew Haughwout and Joseph Tracy. In *Handbook of Regional and Urban Economics*, Volume 5B, edited by Gilles Duranton, J. Vernon Henderson and William C. Strange. United Kingdom: North Holland, 2015.

“The Fiscal Challenge of an Aging Population in the U.S.” In *The Oxford Handbook of Work and Aging*, edited by Jerry W. Hedge and Walter C. Borman. Oxford University Press, 2012.

“Decoding the Foreclosure Crisis: Causes, Responses, and Consequences” and “Negative Equity, Yes, But Not the Whole Story” with Vicki Been, Ingrid Gould Ellen and Josiah R. Madar. Point/Counterpoint, *Journal of Policy Analysis and Management* 30(2), Spring 2011.

“Is Retirement Being Remade? Developments in Labor Market Patterns at Older Ages” with Ann Huff Stevens. In *Recalibrating Retirement Spending and Saving*, edited by John Ameriks and Olivia S. Mitchell. Oxford University Press, August 2008.

“The Effects of Job Loss on Older Workers: Employment, Earnings and Wealth” with Ann Huff Stevens. In *Ensuring Health and Income Security for an Aging Workforce*, edited by Peter P. Budetti, Richard V. Burkhauser, Janice M. Gregory and H. Allan Hunt. Kalamazoo: W. E. Upjohn Institute for Employment Research, 2001.

Books

Housing Partnerships: A New Approach to a Market at a Crossroads with Andrew Caplin, Charles Freeman and Joseph Tracy. Cambridge and London: MIT Press, 1997.

Book Reviews

The Next Coming Crisis of Capitalism: A Review of *Capital in the Twenty-First Century* by Thomas Piketty. *Public Administration Review* 75(3), May/June 2015.

Review of *Work Options for Older Americans* by Teresa Ghilarducci and John Turner. *Journal of Pension Economics and Finance* 7, 2008.

Working Papers and Research in Progress

“Geographic Mobility and Parental Co-residence Among Young Adults” with Katherine O’Regan and Wei You. Peter G. Peterson Foundation and the Ford Foundation US 2050 Project working paper. <https://www.pgpf.org/us-2050/research-projects/Geographic-Mobility-and-Parental-Co-residence-Among-Young-Adults>

“Understanding the Residential Location Choices of Older Adults” with Jaclene Begley.

Policy Reports

“Renting in the Nation’s Largest Metros: The 2017 National Rental Housing Landscape” with Gita Khun Jush. NYU Furman Center Report, October 2017.

“Accessibility of America’s Housing Stock: Analysis of the 2011 American Housing Survey” with Luke Boshier, Ingrid Gould Ellen, Brian Karfunkel and Hsi-Ling Liao. U.S. Department of Housing and Urban Development: Office of Policy Development and Research, March 2015.

“Hedge Funds and Private Equity Investments” with Theda Haber, Michael Tomasek and Michael Sasso. Department of Labor: Advisory Council on Employee Welfare and Pension Benefit Plans Report, 2011.

“Health Care Literacy” with Theresa Atanasio, Michael Tomasek, Karin Feldman and Mildeen Worrell. Department of Labor: Advisory Council on Employee Welfare and Pension Benefit Plans Report, 2010.

“Promoting Retirement Literacy and Security” with David Evangelista, Karin Feldman and Kevin Wiggins. Department of Labor: Advisory Council on Employee Welfare and Pension Benefit Plans Report, 2009.

“Household Asset Portfolios and the Reform of the Housing Finance Market” with Andrew Caplin, Charles Freeman and Joseph Tracy. *Research Dialogues* 59, TIAA-CREF Institute, February 1999.

“Crowded House” with Henry Schneider and Joseph Tracy. *Boston Review* 24, February/March 1999.

Research Grants

Peter G. Peterson Foundation and the Ford Foundation US 2050 Project, 2018-19, co-investigator, “Why is geographic mobility declining in the U.S. and what should we do about it?”

U.S. Department of Housing and Urban Development, 2014-15, co-principal investigator, “Accessibility of America’s Housing Stock: Analysis of the 2011 American Housing Survey.”

Russell Sage Foundation, 2011-2013, co-principal investigator, “The Six Trillion Dollar Loss of Housing Wealth in the Great Recession: What Are the Long Term Consequences?”

National Science Foundation Award 2005-2008, principal investigator, “Collaborative Research: How Does Knowledge Affect Behavior? The Role of Pension Knowledge in Retirement-Related Decisions.”

Center for Retirement Research, Steven H. Sandell Grant 2002-2003, co-principal investigator, “What You Don’t Know Can’t Help You: Worker Knowledge and Retirement Decision-Making.”

U.S. Department of Health and Human Services, Agency for Healthcare Research and Quality 2002-2003, co-principal investigator, “The Health of Grandparents Raising Their Grandchildren.”

National Science Foundation Award 1999-2002, principal investigator, “Collaborative Research: Job Loss and the Timing of Retirement.”

Teaching

New York University:
Economics of Public Policy (undergraduate)
Health economics (masters)
Microeconomics (masters)
Public economics and finance (masters)
Research colloquium (Ph.D.)
Doctoral thesis advisor

Rutgers University:
Intermediate microeconomics (undergraduate)
Public economics (undergraduate)

Urban economics (undergraduate)
Undergraduate senior thesis advisor
Public economics (Ph.D.)
Doctoral thesis advisor
Princeton University:
Public finance (undergraduate)
Senior thesis advisor

Other Professional Activities

Ohio State University Ph.D. Real Estate Conference Scientific Committee, 2019
Age-friendly New York City Commission, Working Group on Housing, 2016-8
U.S. Department of Labor, Advisory Council on Employee Welfare and Pension Benefit Plans Council member, 2009-2011. Vice chair, working group on Promoting Retirement Literacy and Security, 2009

New York University:

Faculty Advisory Committee, Robert F. Wagner School of Public Service, 2017-
Doctoral Program Director, Robert F. Wagner School of Public Service, 2014-15, 2016-
Faculty Senator, 2013-15
Co-chair, Faculty Senators' Council Benefits-Housing Committee, 2013-15
Faculty Senators' Council Finance and Planning Committee, 2014-15
Superblock Stewardship Advisory Committee, 2014-15
University Space Priorities Working Group, 2013-14
Family Care Advisory Committee, 2008-2011

Professional Affiliations:

American Economic Association
Association for Public Policy Analysis and Management

Academic Reviewer:

Alfred P. Sloan Foundation, American Economic Journal: Applied Economics, Canadian Journal of Economics, Cityscape, Eastern Economic Journal, Economic Inquiry, Economic Policy Review, Economics and Politics, Environment and Planning A, Health Affairs, Industrial and Labor Relations Review, Industrial Relations, Journal of Economic Analysis and Policy, Journal of Health Economics, Journal of Housing Economics, Journal of Human Resources, Journal of Labor Economics, Journal of Pension Economics and Finance, Journal of Policy Analysis and Management, Journal of Real Estate Finance and Economics, Journal of Urban Affairs, Journal of Urban Economics, National Science Foundation, National Tax Journal, PLOS One, Regional Science and Urban Economics, Review of Economics and Statistics, Southern Economic Journal, Scandinavian Journal of Economics.