

Tyler Hauptert, Ph.D.

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NYU Shanghai
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ACADMEMIC APPOINTMENTS

NYU Shanghai

2022-present Assistant Professor of Urban Studies
2021-2022 Assistant Professor Faculty Fellow of Urban Studies

Affiliated Faculty Positions

2025-present Center for Social Development, Washington University in St. Louis
2023-present Robert F. Wagner School of Public Service, NYU
2022-present Shanghai Key Laboratory of Urban Design and Urban Science, NYU Shanghai
2021-present Furman Center for Real Estate and Urban Policy, NYU
2021-2025 Social Policy Institute, Washington University in St. Louis

EDUCATION

Columbia University, Graduate School of Architecture, Planning and Preservation

Doctor of Philosophy in Urban Planning, 2021

Harvard University, Graduate School of Design

Master of Urban Planning, 2012

Pepperdine University

Bachelor of Arts in Political Science, *magna cum laude*, 2007

PUBLICATIONS

Original, Peer Reviewed Articles

Hauptert, Tyler. (In press) “Land Use Restrictiveness and Mortgage Access: How Regulatory Environments Condition Racial and Income Disparities in Loan Approvals and Pricing.” *Journal of the American Planning Association*.

Lee, C. Aujean & **Hauptert, Tyler.** (2026) “Who is at Risk? Asian Borrowers and Subprime Lending from Traditional, Fintech, and Ethnic Banks.” *Race and Social Problems*.
<https://doi.org/10.1007/s12552-026-09495-z>

Hauptert, Tyler & Miao, Jia. (2024) “Does Homeownership Improve Health Outcomes? Evidence from a Quasi-Experiment in Hong Kong.” *Cities*.
<https://doi.org/10.1016/j.cities.2024.105441>

Hauptert, Tyler & Lee, C. Aujean. (2024) “Fintech’s Relationship with Subprime Lending in Immigrant Gateway Metropolitan Areas.” *Journal of Urban Affairs*.
<https://doi.org/10.1080/07352166.2022.2055477>

Freeman, Lance; Hwang, Jackelyn; **Hauptert, Tyler**, & Zhang, Iris. (2024) “Where Do They Go? The Destinations of Residents Moving from Gentrifying Neighborhoods.” *Urban Affairs Review*. <https://doi.org/10.1177/10780874231169921>

Snidal, Michael; **Hauptert, Tyler**; Li, Guanglai. (2023) “Low value and hard to stack: Opportunity zones and the low-income housing tax credit.” *Journal of Urban Affairs*. <https://doi.org/10.1080/07352166.2023.2245076>

Hauptert, Tyler. (2023) “How do Housing and Neighborhood Characteristics Impact an Individual’s Risk of Homelessness? Evidence from New York City,” *Housing Studies*. <https://doi.org/10.1080/02673037.2021.1982874>

Hauptert, Tyler. (2022) “The Racial Landscape of Fintech Mortgage Lending,” *Housing Policy Debate*. <https://doi.org/10.1080/10511482.2020.1825010>

- Recipient of *Housing Policy Debate* Paper of the Year Award
- Media Coverage: *Inside Mortgage Finance*

Aiken, Claudia; Ellen, Ingrid Gould; Harner, Isabel; **Hauptert, Tyler**; Reina, Vincent & Yae, Rebecca. (2022) “Can Emergency Rental Assistance Be Designed to Prevent Homelessness? Learning from ERA Programs.” *Housing Policy Debate*. <https://doi.org/10.1080/10511482.2022.2077802>

Snidal, Michael; Maaoui, Magda & **Hauptert, Tyler**. (2022) “Exodus in the American Metropolis: Predicting Black Population Decline in Chicago Neighborhoods,” *Urban Studies*. <https://doi.org/10.1177/00420980211070405>

- Media Coverage: *Governing*, *Chicago Tribune*, *Planetizen*

Hauptert, Tyler. (2022) “New Technology, Old Patterns: Fintech Lending, Metropolitan Segregation, and Subprime Credit,” *Race and Social Problems*. <https://doi.org/10.1007/s12552-021-09353-0>

- Media Coverage: *Housing Matters*

Hauptert, Tyler. (2019) “Racial Patterns in Mortgage Lending Outcomes During and After the Subprime Boom,” *Housing Policy Debate*. <https://doi.org/10.1080/10511482.2019.1636286>

- Media Coverage: *Planetizen*

Book Chapters, Reports, and Other Publications

Hauptert, Tyler & Ellen, Ingrid Gould. (2026) “Opening Doors to Neighborhoods: Key Avenues for Future Research” in Eds. Reina, Vincent & Meltzer, Rachel, *A Research Agenda for Neighborhoods*, Edward Elgar.

Hauptert, Tyler. (2024) Review of “Stacked Decks: Building Inspectors and the Reproduction of Urban Inequality” by Robin Bartram (Chicago, IL; University of Chicago Press, 2022). *Journal of Planning Literature*. <https://doi.org/10.1177/08854122241227359>

Chun, Yung; **Hauptert, Tyler**; Roll, Stephen; Fox-Dichter, Sophia & Grinstein-Weiss, Michal. (2022) “Did the pandemic advance new Suburbanization?” *Brookings Institution*. <https://www.brookings.edu/blog/up-front/2022/05/23/did-the-pandemic-advance-new-suburbanization/>

Reina, Vincent; Aiken, Claudia; Harner, Isabel; Verbrugge, Julia; Ellen, Ingrid Gould; **Hauptert, Tyler**; Aurand, Andrew, & Yae, Rebecca. (2021) *Treasury Emergency Rental Assistance Programs in 2021: Analysis of a National Survey*. Housing initiative at Penn, NYU Furman Center, National Low Income Housing Coalition. https://nlihc.org/sites/default/files/HIP_NLIHC_Furman_2021_6-22_FINAL_v2.pdf

Aiken, Claudia; Reina, Vincent; Verbrugge, Julia; Aurand, Andrew; Yae, Rebecca; Ellen, Ingrid Gould & **Hauptert, Tyler**. (2021) *Learning from Emergency Rental Assistance Programs: Lessons from Fifteen Case Studies*. Housing initiative at Penn, NYU Furman Center, National Low Income Housing Coalition. https://furmancenter.org/files/ERA_Programs_Case_Study_-_Final.pdf

- Media Coverage: *New York Times*, *ABC News*

Reina, Vincent; Aiken, Claudia; Verbrugge, Julia; Ellen, Ingrid Gould; **Hauptert, Tyler**; Aurand, Andrew, & Yae, Rebecca. (2021) *COVID-19 Emergency Rental Assistance: Analysis of a National Survey of Programs*. Housing initiative at Penn, NYU Furman Center, National Low Income Housing Coalition. https://nlihc.org/sites/default/files/HIP_NLIHC_Furman_Brief_FINAL.pdf

- Media Coverage: *Slate*, *Shelterforce*, *New York Times*

Hauptert, Tyler & Kawlra, Gayatri. (2020) “Congress is Working to Protect Credit Scores From COVID. It Should Protect Your Online History, Too,” *Next City*. <https://nextcity.org/daily/entry/congress-working-protect-credit-scores-covid-should-protect-online-history>

Hauptert, Tyler. (2020) “School Zones in Changing Neighborhoods: Choice, Rezoning and Integration,” in Eds. Sclar, Elliott, Baird-Zars, Bernadette, Ames-Fischer, Lauren, & Stahl, Valerie. *Zoning: A Guide for 21st Century Planning*. Routledge.

Hauptert, Tyler. (2019) Review of “City of Segregation: 100 Years of Struggle for Housing in Los Angeles,” by Andrea Gibbons (Brooklyn, NY: Verso, 2018). *Journal of Urban Affairs*. <https://doi.org/10.1080/07352166.2019.1614404>

WORKS IN PROGRESS

Hauptert, Tyler. “Comparing Racial and Neighborhood Disparities in Fintech and Traditional Mortgage Refinancing.” *Revise and Resubmit at Housing Studies*

Hauptert, Tyler & Keenan, Jesse. “Bluelining in Red Hot Fire Zones: Fintech and Traditional Mortgage Lending in California’s Wildfire Risk Zones.” *Revise and Resubmit at the Journal of Planning Education and Research*

Hauptert, Tyler. “From Regions to Neighborhoods: Algorithmic Lending and the Rescaling of Racial Inequality in U.S. Mortgage Markets.” *Under Review at Environment and Planning A: Economy and Space*

Hauptert, Tyler. “From Creditworthiness to Datafied Risk: Algorithmic Governance in Mortgage Lending.” *Under Review at Big Data & Society*

Chun, Yung; **Hauptert, Tyler** & Wang, Yi. “Policy Adoption in Dire Times: Lessons from Emergency Rental Assistance (ERA) Programs During the COVID-19 Pandemic.” *Under Review at Environment and Planning B: Urban Analytics and City Science*

Miao, Jia & **Hauptert, Tyler**. “When Communities Protect Homes: Relational Resilience and Mortgage Foreclosure in Urban America” *Manuscript in preparation*

UNIVERSITY TEACHING EXPERIENCE

NYU Shanghai

- Capstone Seminar: Urban Planning and Policy (Undergraduate), Lead Instructor, spring 2022, 2023, 2024, 2025
- Slums, Suburbs, and Supertalls: Housing in the 21st Century (Undergraduate), Lead Instructor, spring 2023, 2024
- Senior Social Science Seminar (Undergraduate), Lead Instructor, fall 2023, 2024, 2025
- Global Urbanism (Undergraduate), Lead Instructor, fall 2021

Columbia Graduate School of Architecture, Planning and Preservation

- History and Theory of Planning (Graduate), Teaching Assistant, fall 2017, 2018, 2019
- Land Use Law (Graduate), Teaching Assistant, spring 2018, 2019, 2020

Columbia Law School

- Educational Equality: The Role of Law (Graduate), Teaching Assistant, spring 2018

PROFESSIONAL EXPERIENCE

2020-2021	NYU Furman Center for Real Estate and Urban Policy Policy Research Fellow	New York, NY
2019-2021	Columbia World Projects Graduate Program Specialist	New York, NY
2014-2016	Skid Row Housing Trust Project Manager	Los Angeles, CA
2012-2014	UP Education Network Chief of Staff, Manager of District Relations	Boston, MA
2011-2012	Capstone Communities Development Associate	Boston, MA

SCHOLARSHIPS, AWARDS, AND FELLOWSHIPS

2022-2025	Shanghai Leading Talents Program Recipient
2018-2021	Columbia University Population Research Center, Graduate
2016-2021	Columbia University, Doctoral Fellowship: Full Tuition and Stipend
2012	Boston Home Loan Bank Affordable Housing Design Competition Winner
2010-2012	Harvard University, Design School Scholarship

2004-2007 Pepperdine University, Dean's Scholarship

GRANTS

- 2024 Shanghai Key Laboratory of Urban Design and Urban Science, Principal Investigator, ¥25,000 awarded
- 2024 Robert Wood Johnson Foundation Systems for Action Research Grant, Co-Principal Investigator, \$100,000 requested, unfunded
- 2021-2022 Office Academic Review and Assessment Grant, NYU, Co-Applicant, \$1,500 awarded
- 2019 Urban Community & Health Equity Grant, Columbia University, Co-Applicant, \$4,000 awarded
- 2019 Alliance Program Workshop Planning Grant, Columbia University, Co-Applicant, \$1,500 awarded

CONFERENCE AND WORKSHOP PRESENTATIONS (*invited)

“Land Use Restrictiveness and Mortgage Access: How Regulatory Environments Condition Racial and Income Disparities in Loan Approvals and Pricing.”

- *2026 Housing Initiative at Penn lecture series, University of Pennsylvania, Philadelphia, PA
- *2026 Graduate School of Design lecture series, Harvard University, Cambridge, MA

“Racial Disparities in Mortgage Refinancing: Can Technology Repair the Link Between Homeownership and Wealth?”

- 2025 Association for Public Policy Analysis and Management Fall Conference, Seattle, WA

“Bluelining in Red Hot Fire Zones: Fintech and Traditional Mortgage Lending in California's Wildfire Risk Zones.”

- *2025 Bloomberg Center for Cities Urban Research Conference, Harvard University, Cambridge, MA
- 2025 Association of Collegiate Schools of Planning Conference, Minneapolis, MN
- *2025 Urban Research Seminar, Department of Sociology, Fudan University, Shanghai, China
- *2024 Research Seminar, Korea Advanced Institute for Science & Technology, Daejeon, South Korea

“Policy Adoption in Dire Times: Lessons from Emergency Rental Assistance (ERA) Programs During the COVID-19 Pandemic”

- 2024 Association for Public Policy Analysis and Management Fall Conference, National Harbor, MD

“Who is at Risk? Asian Borrowers and Subprime Lending from Traditional, Fintech, and Ethnic Banks”

- 2024 Association of Collegiate Schools of Planning Conference, Seattle, WA. Session organizer and Discussant.

“Does Homeownership Improve Health Outcomes? Evidence from a Quasi-Experiment in Hong Kong.”

- *2024 Research Seminar, Xi’an Jiaotong-Liverpool University, Suzhou, China
- 2023 Urban China Research Network Conference, Beijing, China

“An Uneven Recovery: Residential Real Estate Prices in the Aftermath of Hurricane Sandy”

- 2022 Humanities and Social Sciences Colloquium, Shanghai, China
- 2022 Association of Collegiate Schools of Planning Conference

“The Racial Landscape of Fintech Mortgage Lending”

- 2020 Association of Collegiate Schools of Planning Conference
- *2020 Housing Lab Conversation Series, Columbia Graduate School of Architecture, Planning and Preservation, New York, NY

“How do Race, Housing and Neighborhood Context Impact the Risk of Homelessness? Evidence from New York City”

- 2019 Association of Collegiate Schools of Planning Conference, Greenville, SC

“The Impact of Automated Risk Assessment Technology on Racial Disparities in Mortgage Lending”

- 2019 Association of Collegiate Schools of Planning Doctoral Workshop, Greenville, SC
- 2019 Krueckeberg Doctoral Conference, Rutgers University, New Brunswick, NJ

“Racial Patterns in Mortgage Lending Outcomes During and After the Subprime Boom”

- 2018 Association of Collegiate Schools of Planning Conference, Buffalo, NY

“School Zones in Changing Neighborhoods: Choice, Rezoning and Integration”

- *2018 Zoning for 21st Century Planning Conference, Columbia Graduate School of Architecture, Planning and Preservation, New York, NY

“Segregation in American Schools: Exploring the Factors Re-creating a Divided System”

- 2017 Alliance Doctoral Workshop, Sciences Po, Paris, France

CONFERENCE SERVICE

Urban Affairs Association

2024-present Alma H. Young Emerging Scholar Award Committee Member

Association of Collegiate Schools of Planning Annual Conference

2024 Session Organizer and Discussant: “Racialized Housing and Credit Access: Measuring Contributors to Disparities”

2023 Session Discussant: “Housing Markets”

2022 Session Discussant: “Affordable Housing Supply”

Association of Public Policy Analysis & Management Research Conference

2025 Session Organizer: “Home Equity and Wealth Building”

2024 Session Co-Organizer: “Policy Adoption in Times of Emergency”

PROFESSIONAL SERVICE

NYU Shanghai – Research Mentorship

- 2023-2025 Dissertation Committee Chair, Yichun Zhou
- 2023-2024 ARC Fellows Scholarship Project Mentor, Ruby Foxhall
- 2023 Dean’s Undergraduate Research Fund Project Mentor, Yutong Li.

NYU Shanghai - General

- 2025-present Member, Social Sciences Curriculum Steering Committee
- 2025-present Member, NYU Climate Initiative Steering Committee
- 2024-present Faculty Director, Climate Change Research Consortium
- 2023-present Mentor, First Generation Student Mentorship Program
- 2022-present Served on multiple tenure and promotion review committees
- 2024 Student Recruitment Weekend Faculty Speaker
- 2024 Moderator, Shanghai Real Estate Group Conference
- 2024 Judge, Undergraduate Research Symposium
- 2023-2024 Served on Tenure-Track Interactive Media Business Faculty Search Committee
- 2022-2023 Member, Social Science Research Committee
- 2021-2022 Faculty Coordinator, Social Science Major Assessment Committee
- 2021-2022 Co-organizer, Humanities and Social Science Research Colloquium

Columbia University Graduate School of Architecture, Planning and Preservation

- 2020 Volunteer, Planning Accreditation Board (PAB) Review Process
- 2020 Member, GSAPP UP Racial Justice Action Council
- 2019 Co-Organizer, Atlantic Crossings Revisited Workshop
- 2017-2018 Co-Organizer, Lectures in Planning Series (LiPS)

External Service

- 2024-present Member of *Housing Policy Debate* Editorial Board
- 2018-present Occasional Peer Reviewer: *City & Community, Environment and Planning A, Fintech, Heliyon, Housing Policy Debate, Journal of the American Planning Association, Journal of Planning Education and Research, Journal of Planning Literature, Journal of Urban Affairs, MIT Press, PLoS One, Polity Books, Race and Social Problems, Social Forces, Social Science & Medicine, Social Science Quarterly, Socio-Economic Review, Sociological Quarterly, Sustainability, Urban Studies*

PROFESSIONAL ASSOCIATION MEMBERSHIP

- 2024-present Association of Public Policy Analysis & Management
- 2018-present Urban Affairs Association
- 2017-present Association of Collegiate Schools of Planning
- 2017-present American Planning Association