

# Noah M. Friedlander

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## EDUCATION

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**Stanford Graduate School of Business**, Stanford, CA

Jul 2023-present

- Predoctoral Research Fellow

**Yale University**, New Haven, CT

Aug 2019-May 2023

- B.A. Economics. Thesis: “[The Distribution of the Residential Property Tax in California Under Proposition 13](#)”.
- B.A. Global Affairs. Energy Studies scholar (minor).

## RESEARCH EXPERIENCE

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**Predoctoral Research Fellow**, Stanford Graduate School of Business

Jul 2023-present

*PI: Prof. [Rebecca Diamond](#), Stanford GSB Economics; Asst. Prof. [Winnie van Dijk](#), Yale Economics*

- *[Affordable Housing project](#)*. Built large panel dataset linking and harmonizing billions of restricted-use HUD, Census, IRS records for the universe of individuals receiving federally subsidized affordable housing (e.g., Public Housing, Sec. 8 Vouchers) and a set of never-subsidized comparison individuals. Fully balanced over 2000-2020. Used this dataset to implement synthetic control and difference-in-differences designs to estimate the causal effects of take-up on outcomes like neighborhood quality, employment, household composition. Reviewed limited existing literature in this area.
- *[Landlord Concentration project](#)*. Contributed to designing and implemented novel strategies for identifying common ownership of multiple properties that is unobservable in publicly available data, linking data at different levels of observation, and improving measurement of property characteristics, ownership tenure, tenant churn, and vacancy. Conducted exploratory data analysis to understand relationship between local rental market concentration, landlord size, and tenant characteristics.

**Research Assistant**, Yale Tobin Center for Economic Policy

Jun 2021-May 2022

*PI: Asst. Prof. [John Eric Humphries](#), Yale Economics*

- Reviewed US state and local law to contribute to dataset of local rental market policies related to eviction, tenant right to counsel, and security deposits. Used difference-in-differences methods to investigate relationship between these policies and outcomes such as eviction and rents paid.

**Research Assistant**, Yale Institution for Social and Policy Studies

Sep 2020-May 2022

*PI: Assoc. Prof. [Rourke O'Brien](#), Yale Sociology*

- Developed comprehensive dataset on public finances and socio-economic characteristics for the 90,000 state and local governments in the US. Harmonized observations to make comparisons possible despite high degree of variation in structure of jurisdictions overlap. Exploratory analysis and visualization to understand the relationship between fiscal centralization and economic inequality.

**Research Assistant**, Yale Department of Political Science

Sep 2019-Nov 2019

*PI: Prof. H el ene Landemore, Yale Political Science*

- Performed French-language quality checks on survey data for project on French experiment in participatory democracy, “Grand D ebat National.”

## **INDEPENDENT PROJECTS (WORKS IN PROGRESS)**

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### **"The Distribution of the Residential Property Tax in California Under Proposition 13"**

*(Undergraduate thesis)*

- Since the passage of Proposition 13 in 1978, the formula governing property tax bills in California has been unusual among US states. The policy’s impact on “vertical inequality,” where there is variation in the expected tax rate conditional on property value, has been under-addressed in the literature. I use 93 million parcel-level observations for residential properties and employ a hedonic pricing model to comprehensively document the distribution of California’s residential property tax from 2009 to 2021. I find evidence of substantial regressive vertical inequality: in 2021, the effective property tax rate for the typical household in the bottom decile by market value was 46% greater than for the typical household in the top decile. I further find evidence of regressivity with respect to incomes and shed some light on mechanisms.

### **"Housing Constraints and Household Energy Consumption in the United States"**

- I build on the model of Hsieh and Moretti (2019) to test the impact of the misallocation of workers away from certain high-productivity cities on aggregate US household energy consumption due to regulations restricting the supply of housing. I find that this misallocation has resulted in an 8% increase in energy consumption relative to a counterfactual, driven largely by greater air conditioning and private automobile usage.

### **"The Historical Local Geography of Intergenerational Mobility in the United States"**

- In recent years, a literature has developed documenting how the geography of intergenerational mobility in the United States has changed since the mid-19th century. Drivers of this change are still not well understood. I combine new granular geocoding of historical US Census microdata and cross-census links to document changes in this geography from 1850-1980 at the sub-county level for the first time. I show that central cities were central engines of mobility from 1870-1910 and aim to shed additional light on mechanisms.

## **OTHER**

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- Skills: R, Stata, QGIS, LaTeX, Git, html/CSS, Quarto
- Languages: English (native), French (fluent), Spanish (intermediate)
- Data clearance: Special Sworn Status