

Gregory W. Dobbels

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Office Contact Information

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Department of Economics
Princeton University
Princeton, NJ 08544

Graduate Studies

Princeton University	<i>2018-present</i>
PhD Candidate in Economics	
Dissertation: <i>“Essays on Regulation, Supply, and Demand in Housing Markets”</i>	
Expected Completion Date: May 2024	

Princeton University	<i>2018–2020</i>
M.A. in Economics	

REFERENCES

Professor Stephen Redding
Department of Economics
Princeton University
(609) 258-4016
reddings@princeton.edu

Professor Jakub Kastl
Department of Economics
Princeton University
(609) 258-4012
jkastl@princeton.edu

Professor Eduardo Morales
Department of Economics
Princeton University
(609) 258-3866
ecmorales@princeton.edu

Undergraduate Studies

Cornell University	<i>2008–2012</i>
B.A. in Economics and Government	

Fields

PRIMARY	Industrial Organization
SECONDARY	Urban Economics, Economic Geography

Job Market Paper

“Not in My Back Yard: The Local Political Economy of Residential Land-Use Regulations”
with Suren Tavakalov. 2023.

We provide evidence that local preferences for neighborhood characteristics play an important role in shaping the political economy of residential land-use regulations and their distributional consequences. We leverage a land-use regulation reform in Houston, TX that reduced the city-wide minimum lot size—permitting denser single-family housing—while allowing incumbent property owners on individual city blocks to opt-out of the change and adopt higher alternative minimum lot sizes. Initially wealthier, whiter neighborhoods were more likely to opt-out and adopt higher minimum lot sizes after the reform. Other areas saw increased supply of denser housing. We develop a model of regulatory choice where incumbents trade-off potential gains from redevelopment and local spillovers from housing density. We estimate large, negative local externalities from density that vary across incumbent socio-economic groups. Counterfactual exercises highlight the importance of this heterogeneity: local exemptions that may make regulatory reform more politically feasible limit housing supply where demand is the greatest and ingrain residential segregation.

Work in Progress

“Renting the American Dream: Institutional Investors and Consolidation in Single-Family Rentals.” with Felipe Kup Barbieri de Matos. 2023.

Teaching Experience

Teaching Assistant, Princeton University
ECO325: Organization and Design of Markets, with Professor Jakub Kastl *Fall 2021, 2022*

Honors, Scholarships, Fellowships, and Grants

National Science Foundation Graduate Research Fellowship	<i>2018–2023</i>
Princeton University Graduate Fellowship	<i>2018–2024</i>
Princeton International Economics Section Summer Fellowship	<i>2020–2023</i>

Research Experience & Other Employment

Pre-Doctoral Fellow, University of Chicago	<i>2016–2018</i>
Research Associate, Innovations for Poverty Action	<i>2016</i>
Program Associate, Innovations for Poverty Action	<i>2013–2015</i>
Monitoring & Evaluation Specialist, USAID West Africa Trade Hub	<i>2012–2013</i>

Last updated: September 2023