

# KENNETH WHALEY

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<b>EDUCATION</b>	<b>Clemson University</b> <i>Ph.D. Candidate in Economics</i>	Anticipated Completion: May 2020
	<b>Florida A&amp;M University</b> <i>Dual BS/MBA, Finance Concentration</i>	December 2008
<b>RESEARCH FIELDS</b>	<i>Primary:</i> Public Economics, Urban Economics <i>Secondary:</i> Industrial Organization	
<b>WORKING PAPERS</b>	“Estimating the Value of Diverse Neighbors: The Relationship Between Public School Demographics and Local Mortgage Values” (Job Market Paper)	
	“Property Rights and The Incentives for Subsidized Housing Development on Federal Trust Lands” (Forthcoming, Center for Indian Country Development Working Paper Series)	
	“The House Price Capitalization of School Finance Reforms” (w/ Pat Bayer and Peter Blair)	
<b>CONFERENCE AND SEMINAR PRESENTA- TIONS</b>	2020: AEA/ASSA Annual Conference (Session #2216)	
	2019: Urban Economics Association Annual Meeting, Minneapolis Federal Reserve Bank, SREB Institute for Teaching and Mentoring, Clemson Public Economics Workshop, Clemson IO Workshop	
	2018: North American Regional Science Council, Southern Economic Association Annual Conference, South Carolina Applied Micro Day	
<b>AWARDS AND FELLOWSHIPS</b>	Myles Wallace Annual Fellowship In Economics, Clemson University	2019-2020
	AEA Summer Fellowship, Federal Reserve Bank of Minneapolis	2019
	Outstanding Graduate Student Teaching Award, Clemson University	2019
	Graduate Diversity Fellowship, Clemson University	2018-2019
	Dr. Maloney Annual Fellowship In Economics, Clemson University	2018-2019
	Doctoral Scholar, Southern Region Education Board	2015-2017
<b>RESEARCH EXPERIENCE</b>	<b>Federal Reserve Bank of Minneapolis</b> <i>Research Fellow, Center for Indian Country Development</i>	2019
	<b>Clemson University</b> <i>Research Assistant to Elora Raymond</i>	2018
<b>TEACHING EXPERIENCE</b>	<b>Clemson University</b> <i>Teacher of Record, Principles of Macroeconomics</i>	2018-2020
	<i>Teaching Assistant, Principles of Microeconomics/Macroeconomics</i>	2017
	<i>Teaching Assistant, Intermediate Microeconomics</i>	2016
<b>NON- ACADEMIC EXPERIENCE</b>	<b>Spectra Energy</b> <i>Analyst, Supply Chain Metrics &amp; Reporting</i>	2014-2015
	<b>Constellation Energy</b> <i>Decision Support, Financial Planning &amp; Analysis</i>	2013-2014

**ABSTRACTS OF  
SELECTED  
WORKING  
PAPERS**

**Estimating the Value of Diverse Neighbors: The Relationship Between Public School Demographics and Local Mortgage Values (Job Market Paper)**

This paper presents empirical evidence that mortgage values for home purchases respond to changes in the racial composition of neighborhood public schools. I use panel data linking the location of subsidized rental development from 2000-2014 to middle school student demographics and new mortgages in school attendance zones during the sample period. Using an event study framework I then show that rental development under the Low Income Housing Tax Credit (LIHTC) program changes racial demographics in a way associated with the timing of these housing shocks. To test how racial demographic changes affect mortgage values I introduce a shift share instrument based on the housing shocks and find that increased diversity raises mortgage values roughly 1% to 2.5%. The effects are smaller when various controls for neighborhood income are included, highlighting a general equilibrium effect of rising incomes associated with places where diversity levels are increasing. I also find evidence for heterogeneity in this result, with larger positive effects present when majority black neighborhoods become more diverse and a near zero effect when majority white neighborhoods become more diverse.

**Property Rights and The Incentives for Subsidized Housing Development on Federal Trust Lands**

In this working paper I examine how land held in trust by the Federal government weakens property rights and leads to under provision of rental housing on Indian reservations and geographies broadly defined as tribal statistical areas. In the application process for Low Income Housing Tax Credit (LIHTC) construction subsidies, developers must show that gap financing has been secured – meaning working capital outside of LIHTC subsidy revenue must be in place before the project is approved. Developers on trust lands are prohibited by law from using the land parcel for development as collateral for gap financing, a common practice in traditional LIHTC projects. This reduces access to capital which in turn leads to lower levels of investment. I show that on average, LIHTC development in tribal statistical areas has a significantly higher probability of being located on land not held in trust. Given that over 60% of tribal populations live on trust land, the higher costs associated with these areas leads to a substantial reduction in of total supply of subsidized rental housing to Indian populations.

**Is Spending on Schools Efficient? A National Study of The Capitalization of School Spending and Local Taxes (w/ Pat Bayer and Peter Blair)**

We estimate how much parents value school expenditure and their willingness to finance it through higher taxes. Exploiting plausibly exogenous variation in expenditures and taxes from school finance reforms, we find that school expenditures are positively capitalized into house prices ( $\epsilon = 0.86$ ) with larger effects in areas with less elastic housing supply. Our results suggest neighborhood demand increases when spending increases, consistent with the literature on higher school quality that results from exogenous increases in per pupil spending. We then test whether local governments are raising the efficient level of tax revenues, based on changes in revenue sources following the reform shock. We find that a 1 percent increase in taxes to fund education increases house prices by an economically small and statistically insignificant 0.06 percent. Our results support the core prediction of Oates (1969), who claimed that additional dollar raised locally and spent on a local public good should have no effect on property values if the level of public good is near the efficient amount.

**TECHNICAL  
SKILLS**

**Programs:** Stata, R, LaTeX, ArcGIS, QGIS, SAS  
**Database :** SQL, MS Access

**REFERENCES**

**F. Andrew Hanssen**

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