

## KELSI GABRIELLE HOBBS

The University of North Carolina at Greensboro  
Bryan School of Business and Economics  
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US Citizen

### EDUCATION

#### **The University of North Carolina at Greensboro**

PhD, Economics

Expected May 2021

Dissertation: *On the Prevalence and Prevention of Rental Housing Evictions*

Dissertation Chair: Dr. Christopher Swann

#### **The University of North Carolina at Greensboro**

MA, Applied Economics

Dec 2016

#### **Davidson College**

BA, Economics (Departmental Honors) & Religious Studies

May 2013

Honors Economics Thesis: *Honesty on an Honor Bound Campus*

### RESEARCH EXPERIENCE

Graduate Student

Aug 2015 – Present

Department of Economics, UNCG

Hours: 40 per week

Salary: \$0 per year

- Performed independent, original applied microeconomics research on the prevalence and prevention of rental housing evictions
- Linked household survey data from the American Community Survey and county-level eviction rates from the Eviction Lab to create analysis dataset
- Utilized MATLAB, SAS and Stata statistical software to analyze data
- Used appropriate statistical techniques and analysis such as panel data models and differences-in-differences estimators to answer research questions
- Created tables and figures to ease interpretation of economic findings
- Produced two working papers as part of dissertation
- Presented one working paper at the 2019 Association for Public Policy and Management Fall Research Conference
- Presented second working paper at the 2020 Eastern Economic Association Conference, the 2020 Association for Public Policy and Management Fall Research Conference, and the 2020 Southern Economic Association Conference

Graduate Research Assistant, Dr. Albert Link

May - August 2020

Department of Economics, UNCG

Hours: 20 per week

Salary: \$15,000 per year

- Reviewed literature on US National Parks
- Aided in development of economic model of demand for Zion National Park
- Worked with co-authors to produce a working paper

Graduate Research Assistant, Dr. Stephen Sills  
Center for Housing and Community Studies, UNCG  
Hours: 20 per week  
Salary: \$15,000 per year

May - August 2018

- Reviewed literature on eviction diversion programs
- Supervised undergraduates in developing a literature review
- Attended all meetings with community partners for development of local eviction diversion program
- Collected qualitative data on the eviction process from spending a day in local housing court
- Worked with co-authors to produce a report for the Center for Housing and Community Studies
- Presented research at Triad Gentrification Symposium and Innovation in Planning for Better Community Housing & Health Symposium

Graduate Research Assistant, Dr. Jeremy Bray  
Department of Economics, UNCG  
Hours: 20 per week  
Salary: \$15,000 per year

Jan - May 2018

- Reviewed literature on rental housing evictions
- Supervised undergraduates in crafting a literature review
- Attended all meetings with community partners for development of local eviction diversion program

Graduate Research Assistant, Dr. Albert Link  
Department of Economics, UNCG  
Funded by: US Economic Development Association Grant  
Hours: 20 per week  
Salary: \$15,000 per year

May 2016 – Dec 2017

- Reviewed literature on university research parks
- Developed table for presentation of results from review of literature on university research parks
- Worked with co-authors to develop one paper
- Published the paper in the Journal of Technology Transfer
- Developed economic model to capture the effect of US university research park location on growth
- Utilized SAS statistical software to analyze data
- Used appropriate statistical techniques and analysis such as OLS to answer research questions
- Worked with co-authors to develop a second paper
- Published second paper in The Annals of Regional Science
- Collected survey data on impact evaluations of US university research parks from email solicitations of US university provosts
- Worked with co-authors to develop a third paper
- Published third paper in Journal of the Knowledge Economy

## TEACHING EXPERIENCE

**Instructor**  
ECO300 (Online): International Economics  
Department of Economics, UNCG

Jan – May 2019, Aug – Dec 2020

Hours: 20 per week

Salary: \$15,000 per year

- Taught one section of ECO300 (Online)
  - 300 students per section
- Updated online learning content
- Maintained online learning system
- Held additional weekly office hours for students

ECO201R: Principles of Microeconomics Recitation Section

Aug – Dec 2019, Jan – May 2020

Department of Economics, UNCG

Hours: 20 per week

Salary: \$15,000 per year

- Taught four sections of ECO201R each week
  - 30 students per section
- Prepared mini lecture for review of large lecture concepts
- Led students in completion of weekly in-class exercise
- Held additional weekly office hours for students

ECO100 (Online): Economics of a Global Sustainable Society

Aug – Dec 2018

Department of Economics, UNCG

Hours: 20 per week

Salary: \$15,000 per year

- Taught one section of ECO100 (Online)
  - 30 students per section
- Updated online learning content
- Maintained online learning system
- Graded all course final group projects
- Held additional weekly office hours for students

### **Graduate Teaching Assistant**

Bryan Abroad in Dublin

July – Aug 2018

Department of Economics, UNCG

Hours: 40 per week

Salary: \$0 per year

- Served as a Graduate Teaching Assistant under Dr. Jeffrey Sarbaum
- Supervised 15 students on study abroad trip to Dublin, Ireland
- Engaged students during University College Dublin lectures
- Held additional weekly office hours for students

MAS620 (Online): The Global Economy

Aug – Dec 2015, Jan – May 2016

Department of Economics, UNCG

Hours: 20 per week

Salary: \$15,000 per year

- Served as a Graduate Teaching Assistant under Dr. Jeffrey Sarbaum for MAS620
- Maintained online discussion board
- Graded all course discussion and essay assignments

**OTHER EMPLOYMENT**

SaveFirst Outreach and Logistics Coordinator July 2014 – July 2015  
 AmeriCorps VISTA Member, Impact Alabama  
 Birmingham, AL

Hours: 40 per week

Salary: \$12,000 per year

- Developed, secured, and expanded community partnerships through focused marketing strategies
- Created, prepared, and coordinated distribution of marketing materials to households, community partners, and local businesses
- Provided support to organization's 20+ free, IRS certified, community-based tax preparation sites
  - Procured and managed supplies and technology needed for all sites
  - Completed IRS site reviews as needed

Regional Coordinator July 2013 – July 2014  
 AmeriCorps State Member, Impact Alabama  
 Birmingham, AL

Hours: 40 per week

Salary: \$12,000 per year

- Participated in each organization initiative: FocusFirst, SpeakFirst, and SaveFirst
- Conducted preschool vision screenings and assisted with results-processing (FocusFirst)
- Coached inner-city, middle school debate team (SpeakFirst)
- Obtained Advanced VITA certification for volunteer tax preparation to manage free, IRS certified, tax preparation site in Northwest Alabama (SaveFirst)
  - Oversaw 40 college student volunteers, verifying all volunteer-prepared returns

**LEADERSHIP EXPERIENCE**

Finance Committee Member Aug 2018 – May 2020  
 Graduate Student Association, UNCG

Department Senator Aug 2016 – May 2020  
 Graduate Student Association, UNCG

**AWARDS AND HONORS**

BB&T Capitalism, Markets & Morality Fellowship Aug 2018 – May 2019, Aug 2020 – May 2021  
 Bryan School of Business and Economics, UNCG

Wells Fargo Fellow Aug 2017 – May 2018  
 Bryan School of Business and Economics, UNCG

Research Development Program Fellow Aug 2016 – May 2017  
 UNCG

Bryan School Medal for Academic Excellence Dec 2016  
 Bryan School of Business and Economics, UNCG

Dietrich-Wazenberg Scholar Aug 2009 – May 2013  
 Davidson College

## **ANALYTICAL TOOLS**

SAS, Stata, MATLAB, R, Excel

## **LINGUISTIC SKILLS**

English (native), French (intermediate)

## **PROFESSIONAL ACTIVITIES**

Reviewer: *Journal of Technology Transfer*

Memberships: American Economic Association, Southern Economic Association, Association for Public Policy and Management, European Economic Association, Royal Economic Society, Beta Gamma Sigma, Omicron Delta Epsilon, Omicron Delta Kappa

## **REPORTS**

Sills, S. J., Sheldon, P. G., and Hobbs, K. G. (2018). Greensboro's Eviction Crisis: Qualitative Interviews and Observations, *UNCG Center for Housing and Community Studies Report*.

## **PUBLICATIONS**

Hobbs, K. G., Link, A. N., and Shelton, T. (2018). The Regional Economic Impacts of University Research and Science Parks, *Journal of the Knowledge Economy*, 11: 42 – 56.

Hobbs, K. G., Link, A. N., and Scott, J. T. (2017). The Growth of U.S. Science and Technology Parks: Does Proximity to a University Matter?, *The Annals of Regional Science*, 59: 495 – 511.

Hobbs, K. G., Link, A. N., and Scott, J. T. (2017). Science and Technology Parks: An Annotated and Analytical Literature Review, *Journal of Technology Transfer*, 42: 957 – 976.

## **WORKING PAPERS**

The Effect of Unemployment Insurance on Rental Housing Evictions (Job Market Paper)

Teaching Principles of Microeconomics with the Economics Media Library (with J. Wooten)

The Overcrowding of Zion National Park: Is It a Pricing Problem? (with A. N. Link and C. A. Swann)

## **WORKS IN PROGRESS**

Understanding the Variation in Eviction Rates across US Counties

To Evict, or Not to Evict: A Theoretical Model of the Landlord's Decision

## **MEDIA**

"Reasons behind Greensboro's High Eviction Rate," WXII, June 2018.

## **PRESENTATIONS**

"The Effect of Unemployment Insurance on Rental Housing Evictions" Southern Economic Association Conference, New Orleans, LA, 2020.

"The Effect of Unemployment Insurance on Rental Housing Evictions," Association for Public Policy and Management Fall Research Conference, Virtual, 2020.

“Unemployment Insurance and the Rental Housing Market,” Eastern Economic Association Conference, Boston, MA, 2020.

“Understanding the Variation in Eviction Rates across US Counties,” Association for Public Policy and Management Fall Research Conference, Denver, CO, 2019.

“Locked Out: Evictions, Foreclosure, and Displacement in the Triad,” (with P.G. Sheldon), Triad Gentrification Symposium, Winston-Salem, NC, 2018.

“Eviction: Causes, Consequences, and Prevention,” (with P. G. Sheldon) Innovations in Planning for Better Community Housing & Health Symposium, Greensboro, NC, 2018.

“Approaches to the Evaluation of Research Parks: US Experiences,” Technology Transfer Society Annual Meeting, Arlington, VA, 2017.

## REFERENCES

### **Dr. Christopher Swann**

Associate Professor  
Department of Economics, UNCG  
[caswann2@uncg.edu](mailto:caswann2@uncg.edu)

### **Dr. Jeremy Bray**

Jefferson-Pilot Excellence Professor of Economics  
Department of Economics, UNCG  
[jwbray@uncg.edu](mailto:jwbray@uncg.edu)

### **Dr. Dora Gicheva**

Associate Professor  
Department of Economics, UNCG  
[d\\_gichev@uncg.edu](mailto:d_gichev@uncg.edu)

### **Dr. Jeffrey Sarbaum (Teaching Reference)**

Senior Lecturer  
Department of Economics, UNCG  
[jksarbau@uncg.edu](mailto:jksarbau@uncg.edu)