

KAREN L. TINSLEY

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EDUCATION

Ph.D., Economics, Terry College of Business, University of Georgia, Spring 2003.

Dissertation *The Effect of Welfare-Program Benefits on the Earnings of Public-Housing Residents.*

M.A., Economics, Terry College of Business, University of Georgia, December 1998.

Thesis *The Effects of Family Religion on the Labor Supply and Earnings of Women.*

B.A., Economics, Syracuse University, May 1994.

PROFESSIONAL EXPERIENCE

Public Service Assistant, Housing and Demographics Research Center, Department of Housing and Consumer Economics, University of Georgia, December 2003-present.

- **Housing and Demographics Research Center, Associate Director of Research.** Primary responsibilities include planning three yearly Board meetings, coordinator for research grants and other special projects, and communication with HDRC Board members.
- **Georgia Initiative for Community Housing, Program Coordinator.** Primary responsibilities include convening the joint planning committee monthly meetings, organizing two yearly retreats for communities, developing program curricula, and communications with team leaders, sponsors, and partners.

Instructor, Department of Housing and Consumer Economics, University of Georgia, January-May 2003.

- Family Economic Well-being and Public Policy (HACE 4100)

Research Coordinator, Housing and Demographics Research Center, Department of Housing and Consumer Economics, University of Georgia, June 2000-December 2003.

Graduate Teaching/Research Assistant, Department of Economics, Terry College of Business, University of Georgia, August 1996-May 2000. Classes taught as Instructor of Record:

- Environment of International Business (ECON 4040)
- Principles of Microeconomics (ECON 2106)

PUBLICATIONS

Refereed Journal Articles

- Tinsley, K., Cude, B., Rodgers, T. & Sweaney, A. (2008) Partnering with Local Employers to Meet Housing Needs. *Journal of Extension*. 46 (6) 6RIB8. .
<http://www.joe.org/joe/2008december/index.shtml>
- Tinsley, K. & Bishop, M. (2006). Poverty and Population Density: Implications for Economic Development Policy. *Journal of Higher Education Outreach and Engagement*. 11 (1) pp. 195-208.
- Sweaney, A.L, Manley, K.S., Atilas, J.H., Bachtel, D.C., Cude, B.J., Ragsdale, M., Rodgers, T.R., Tinsley, K.L., & Valente, J.S. (2004). Rural workforce housing: Perceived barriers and incentives for development. *Journal of Housing and Society*, 31 (1) pp. 15-28.

Proceedings

- Sweaney, A., Dorfman, J., Atilas, J., Kriesel, W., Rodgers, T., & Tinsley, K. (2007). The Economic Impact of Low-Income Housing Tax Credits in Georgia. In J. Laquatra (ed.), *Proceedings*, The Housing Education and Research Association, pp. 205-255.
- Turner, P., Tinsley, K., Cude, B., & Sweaney, A. (2007). An Analysis of Workforce Housing in Rural Georgia. In D. Nitsch (ed.) *Consumer Interests Annual* (53). Available at <http://www.consumerinterests.org/i4a/pages/Index.cfm?pageid=4238>
- Cude, B.J., Atilas, J., Bachtel, D.C., Manley, K.S., Ragsdale, M., Rodgers, T., Shelton, G., Sweaney, A.L., Tinsley, K., & Valente, J.S. (2003). Employee perceptions of workforce housing in Georgia. *Advancing the Consumer Interest*.
- Cude, B.J., Atilas, J., Bachtel, D.C., Manley, K.S., Ragsdale, M., Rodgers, T., Shelton, G., Sweaney, A.L., Tinsley, K., & Valente, J.S. (2003). The use of consumer surveys to shape Georgia housing policy: A case study. In J. Henzel (ed.), *Proceedings*, Georgia Association of Economics and Finance, pp. 1-24.
- Sweaney, A.L, Atilas, J.H., Bachtel, D.C., Cude, B.J., Manley, K.S., Ragsdale, M., Rodgers, T., Shelton, G., Tinsley, K., & Valente, J.S. (2003). Workforce housing: An expanding market. In M. Syal (ed.), *Profit and opportunity beyond traditional building practices*, pp. 23-35. Michigan State University: National Consortium of Housing Research Centers.
- Cude, B.J., Atilas, J., Bachtel, D.C., Manley, K.S., Ragsdale, M., Rodgers, T., Shelton, G., Sweaney, A.L., Tinsley, K., & Valente, J.S. (2002). Workforce housing and economic development in Georgia. In M.J. Alhabeeb (ed.), *Proceedings*, Eastern Family Economics Resource Management Association Annual Conference, pp. 80-91.
- Cude, B.J., Atilas, J., Bachtel, D.C., Manley, K.S., Ragsdale, M., Rodgers, T., Shelton, G., Sweaney, A.L., Tinsley, K., & Valente, J.S. (2002). Employee perceptions of workforce housing in Georgia. In P. Bonner (ed.), *Consumer Interests Annual*. Available at <http://www.consumerinterests.org/public/articles/iindex.html?cat>

Sweaney, A.L, Atilas, J.H., Bachtel, D.C., Cude, B.J., Manley, K.S., Ragsdale, M., Rodgers, T., Shelton, G., Tinsley, K., & Valente, J.S. (2002). The state of workforce housing in Georgia: Methodology and findings. [Abstract]. In C. Cook (ed.), *Proceedings*, American Association of Housing Educators Annual Conference, pp. 85-87.

Outreach Publications and Technical Reports

Tinsley, K., & Rodgers, T. (2009). Comprehensive Planning and Affordable Housing.

Tinsley, K. (2009). Georgia Initiative for Community Housing Second Quarterly Progress Report - Rural Community Development Initiative Grant, USDA Rural Development.

Tinsley, K. and GICH staff. (2009). Georgia Initiative for Community Housing – Year Four Progress Report 2008.
<http://www.fcs.uga.edu/hace/hdrc/docs/GICHreport09HighRes.pdf>

Tinsley, K. (2009). Georgia Initiative for Community Housing First Quarterly Progress Report - Rural Community Development Initiative Grant, USDA Rural Development.

Sweaney, A.L., Tinsley, K., & Rodgers, T. (2008). Manufactured Housing: Expanding Housing Options for Georgia's Families. UGA VP PS & O Poverty and the Economy Faculty Research Grants Program Abstract.

Tinsley, K. and GICH staff. (2008). Georgia Initiative for Community Housing – Year Three Progress Report 2007.
<http://www.fcs.uga.edu/hace/hdrc/docs/GICHreport08lowRes%20final.pdf>

Tinsley, K. (2008). Georgia Initiative for Community Housing Fourth Quarterly Progress Report - Rural Community Development Initiative Grant, USDA Rural Development.

Tinsley, K. (2008). Georgia Initiative for Community Housing Third Quarterly Progress Report - Rural Community Development Initiative Grant, USDA Rural Development.

Tinsley, K. (2008). Georgia Initiative for Community Housing Second Quarterly Progress Report - Rural Community Development Initiative Grant, USDA Rural Development.

Tinsley, K. (2008). Georgia Initiative for Community Housing First Quarterly Progress Report - Rural Community Development Initiative Grant, USDA Rural Development.

Tinsley, K., Warren, Jr. R., & Rodgers, T. (2007). Barriers to Workforce Housing and Economic Self-Sufficiency in the Rural South. UGA VP PS & O Poverty and the Economy Faculty Research Grants Program Abstract.

Tinsley, K. & Rodgers, T. (2007). The City of Moultrie Workforce Housing Assessment. Final grant report.

Tinsley, K. and GICH staff. (2007). Georgia Initiative for Community Housing – Year Two Progress Report 2006.
<http://www.fcs.uga.edu/hace/docs/2006GICHReportFinalLowRes.pdf>

- Sweaney, A.L, Dorfman, J., Atilas, J., Kriesel, W., Rodgers, T.R, and Tinsley, K.L. (2006). The Economic Impact of Low-Income Housing Tax Credits in Georgia.
- Tinsley, K.L. and Rodgers, T.R. (2006). Housing Needs and the Demand for Housing in Moultrie, GA.
- Tinsley, K. and GICH staff. (2006). Georgia Initiative for Community Housing – Year One Progress Report 2005. http://www.fcs.uga.edu/hace/docs/GICHreport12_05lowres.pdf
- Tinsley, K.L and Sweaney, A.L. (2004). Elderly Housing Market Analysis and Needs Assessment for Calhoun, Clay, Quitman, Randolph, and Stewart Counties in Georgia.
- Tinsley, K.L. and Cude, B.J. (2003). Georgia State of the State’s Housing by Service Delivery Region.
- Rodgers, T., Atilas, J., Bachtel, D.C., Cude, B.J., Manley, K.S., Ragsdale, M., Shelton, G., Sweaney, A.L., Tinsley, K., & Valente, J.S. (2001). Workforce Housing in Georgia.
- Shelton, G.G., with Tinsley, K.L. and Martin, J. (2001) Fulton County Housing Condition, Homeless and Special Needs Assessments and Housing Market Analysis.

PRESENTATIONS

Professional Conferences

- The 10th Annual National Outreach Scholarship Conference – Pathways of Engagement: Engagement, September 28-30, 2009 – “Georgia Initiative for Community Housing – Partnering with Communities to Revitalize Neighborhoods.” Poster presentation accepted.
- The 2009 Housing Education and Research Association Conference – November 1-4, 2009. “Happiness with Housing, Desire for Relocation, and Housing Characteristics in Rural Georgia.” Poster presentation accepted with Anne Sweaney and Yoko Mimura.
- Georgia State Trade Association for Non-Profit Developers 7th Annual Fall Affordable Housing Conference - Making Bricks without Straw: Building on our Assets, October 21, 2008. “Comprehensive Planning and Affordable Housing.” with Tom Rodgers.
- The 2008 Southeastern Conference for Public Administration - Surviving Change, Fostering Excellence, and Enhancing Innovation in Public Administration, September 24-27, 2008 “The Georgia Initiative for Community Housing: A Partnership Perspective.” with Jane Massey.
- Eastern Family Economics and Resource Management Association 2008 Conference, February 28 – March 1, 2008 “Increasing Workforce Housing via the Low-Income Housing Tax Credit Program: Evidence from Georgia.” Poster presentation with Anne Sweaney.
- Southern Economic Association 77th Annual Conference, November 18-21, 2007 – “Employee Selection and Turnover in the Low-Wage Labor Market: Evidence from the Poultry-Processing Plant.”

Family Connection Conference, October 24-26, 2007. Economic Development Workshop – “Georgia Initiative for Community Housing: Helping Your Community Meet Its Housing Needs.” with Tom Rodgers.

Eastern Family Economics and Resource Management Association 2006 Conference, February 23-25, 2006 - “Collaborating with Community Leaders, Policy Makers, and Consumers: The Establishment of a Viable Housing Center for Research and Outreach.” Poster presentation.

The National Outreach Scholarship Conference 2006 – Engagement through the Disciplines October 8-10, 2006 – “Helping to Improve Workforce Housing Options in Georgia through Community-Academic Outreach.”

The Society of Labor Economists and European Association of Labour Economists Joint Annual Meeting, June 2-5, 2005 – “The Effect of Family Religion on the Labor-Supply and Earnings of Women,” with Ronald S. Warren Jr.

Southern Economic Association 74th Annual Conference, Nov. 21-23, 2004 – “The Effect of Welfare-Benefit Reductions on the Earnings of Public-Housing Residents,” with Ronald S. Warren Jr.

Southern Community Development Educators, May 19-21, 2004 – “Workforce Housing in Rural Georgia,” with Tom Rodgers.

The Society of Labor Economists Ninth Annual Meetings, April 30-May 1, 2004 – “The Effect of Welfare-Benefit Reductions on the Earnings of Public-Housing Residents,” with Ronald S. Warren Jr.

Family Connection Biennial Conference, October 19-21, 2003 – “Better Housing for Better Families” (from “Workforce Housing in Georgia” and “Georgia’s State of the State’s Housing: Region 12”), with Jorge Atilas and Tom Rodgers.

Southern Economic Association 69th Annual Conference, Nov. 21-23, 1999 – “The Marginal Welfare Cost of Public Spending on Infrastructure.”

Southern Economic Association 68th Annual Conference, Nov. 8-10, 1998 – “The Effect of Family Religion on the Labor-Supply and Earnings of Women.”

Seminar presentations

Department of Housing and Consumer Economics, College of Family and Consumer Sciences, University of Georgia, Spring Seminar Series, April 8, 2009 – “Georgia Initiative for Community Housing: Revitalizing Neighborhoods - Identifying Problems and Fashioning Solutions.”

University of Georgia Research (UGA) Foundation, Inc. Office of the Vice President for Public Service & Outreach UGA, 2007 Poverty and the Economy Faculty Research Grants Program Recipient Presentation, August 26, 2008 – “Manufactured Housing: Expanding Housing Options for Georgia’s Families.”

University of Georgia Research (UGA) Foundation, Inc. Office of the Vice President for Public Service & Outreach UGA, 2006 Poverty and the Economy Faculty Research Grants Program Recipient Presentation, August 1, 2007 – “Barriers to Workforce Housing and Economic Self-Sufficiency in the Rural South.”

Department of Housing and Consumer Economics, College of Family and Consumer Sciences, University of Georgia, Fall Seminar Series, October 19, 2006 – “Helping to Improve Workforce Housing Options in Georgia: An Example of HDRC’s Research and Outreach Work.”

Department of Housing and Consumer Economics, College of Family and Consumer Sciences, University of Georgia, Fall Seminar Series, October 25, 2004 – “Current Activities of the Housing and Demographics Research Center.”

Department of Housing and Consumer Economics, College of Family and Consumer Sciences, University of Georgia, Spring Seminar Series, March 4, 2002 – “Workforce Housing in Georgia,” with co-authors.

Department of Economics, Terry College of Business, University of Georgia, Summer Workshop, July 2002 – “The Effect of Welfare-Program Benefits on the Earnings of Public-Housing Residents.”

CONTRACTS & GRANTS

Tinsley, K. Georgia Initiative for Community Housing. Georgia Power donation, 12/08, \$30,000.

Tinsley, K. Georgia Initiative for Community Housing. USDA Rural Development, Rural Community Development Initiative Grant, 11/08 – 11/11, \$85,000.

Tinsley, K. Georgia Initiative for Community Housing. Wachovia Foundation Community Needs Grant, 11/08, \$20,000.

Tinsley, K. Georgia Initiative for Community Housing. Georgia Power donation, 05/08, \$30,000.

Tinsley, K. & Rodgers, T. Sandersville/Washington County Housing Survey. Office of VP for Public Service and Outreach. 05/08, \$3,400.

Tinsley, K & Rodgers, T. The Impact of the Georgia Planning Act on the Production of Affordable Housing. Georgia State Trade Association of Non-Profit Developers. 01/08, \$6,000.

Tinsley, K. & Rodgers, T. Georgia Initiative for Community Housing. AGL Resources Foundation donation, 01/08, \$15,000.

Tinsley, K. Georgia Initiative for Community Housing. Wachovia Foundation Community Needs Grant, 11/07, \$15,400.

Tinsley, K. Georgia Initiative for Community Housing. Georgia Power donation, 04/07, \$25,000.

Sweaney, A., Rodgers, T. & Tinsley, K. Manufactured Housing: Expanding Housing Options for Georgia’s Families, The University of Georgia, Office of Vice President for Public

- Service and Outreach, Poverty and the Economy Faculty Research Grants Program, Jan. – Dec. 2007, \$16,754.
- Tinsley, K. & Rodgers, T. City of Moultrie Housing Employee Survey. Southwest Georgia Regional Development Center, 11/06, \$8,000.
- Tinsley, K. Georgia Initiative for Community Housing. Wachovia Foundation Community Needs Grant, 09/06, \$15,000.
- Tinsley, K. Georgia Initiative for Community Housing. Georgia Power donation, 01/06, \$25,000.
- Tinsley, K. Warren Jr., R.S. & Rodgers, T. Barriers to Workforce Housing and Economic Self-Sufficiency in the Rural South, The University of Georgia, Office of Vice President for Public Service and Outreach, Poverty and the Economy Faculty Research Grants Program, Jan. – Dec. 2006, \$17,000.
- Tinsley, K. Georgia Initiative for Community Housing. USDA Rural Development, Rural Community Development Initiative Grant, 10/05 – 10/08 - \$75,000.
- Tinsley, K. Georgia Initiative for Community Housing. Georgia Power donation, 01/05, \$25,000.
- Tinsley, K. Georgia Initiative for Community Housing. Wachovia Foundation Community Needs Grant, 01/05, \$25,000.
- Tinsley, K. Georgia Initiative for Community Housing. Georgia Power donation, 12/04, \$25,000.
- Sweaney, A. & Karen, T. Georgia Initiative for Community Housing. Georgia Department of Community Affairs, 01/01/04-06/30/04. \$17,000.
- Sweaney, A. & Karen, T. Elderly Housing in Southwest Georgia. Southwest Georgia Housing Development Corporation, 08/03-06/04, \$30,000.

AWARDS, HONORS & MEMBERSHIPS

National Council State Housing Agencies Special Achievement (for the Georgia Initiative for Community Housing), award recognizes a Housing Finance Agency (Georgia Department of Community Affairs) program that responds in an outstanding manner to an important state need; have a significant impact on a population, geographic area, or economy; and cut across traditional program lines. October 27, 2008.

Department of Economics Graduate Assistantship, awarded each year from 1996 to 2000.

Edward T. Comer Fellowship, 1997. A non-service, competitive award based on merit given to new and current Ph.D. students in business administration.

Golden Key National Honor Society, inducted 1994.

Omicron Delta Epsilon, Economics Honor Society, inducted 1994.

Housing Education and Research Association, Member 2009.