

**Velma Zahirovic-Herbert, Ph.D.**

vherbert@uga.edu

(404) 545-0394

University of Georgia  
Department of Housing and Consumer  
Economics  
1109 Experiment Street  
Griffin, GA 30223

Home:  
4049 Laynewood Circle  
Tucker, GA 30084

**ACADEMIC EXPERIENCE**

2007-present Assistant Professor, Department of Housing and Consumer Economics,  
The University of Georgia, Athens, Georgia

2006 Instructor, Andrew Young School of Policy Studies, Georgia State  
University, Atlanta, Georgia

**EDUCATION**

2007 Ph. D. Economics, Georgia State University  
2006 M.A. Economics, Georgia State University  
2000 B.A. Mathematics and Economics, Agnes Scott College

**Research fields**

Urban and Real Estate Economics, Applied Microeconomics and Household Economic  
Behavior

**PUBLICATIONS**

“Why Do Vacant Houses Sell for Less: Holding Costs, Bargaining Power, or Stigma?”  
with Geoffrey K. Turnbull. Forthcoming at *Real Estate Economics*.

“Retirement Plan Participation in the United States: Do Public Sector Employees Save  
More?” with Swarn Chatterjee. *European Journal of Social Sciences*, Vol. 7, No. 4, 2009.

“Public School Reform, Expectations and Capitalization: What Signals Quality to  
Homebuyers?” with Geoffrey K. Turnbull. *Southern Economic Journal*, Vol. 75, No. 4,  
2009.

“School Quality, House Prices and Liquidity.” with Geoffrey K. Turnbull. *Journal of  
Real Estate Finance and Economics*, Vol. 37, No. 2, 2008.

“The Impact of a Migration Shock on Tenant Satisfaction: The Case of Hurricane Katrina  
and Baton Rouge, Louisiana.” with James N. Russell III. *Migration Letters* Vol.5, No.1,  
2008.

## **PAPERS UNDER REVIEW**

“Native-Immigrant Differences in the Housing and Financial Market Participation: A Comparative Analysis.” (with Chatterjee, S.) revise and resubmit requested

“The Transitory and Legacy Effects of the Rental Externality on House Price and Liquidity” (with Turnbull, G. K.) revise and resubmit requested

“What is the Value of a Name? Conspicuous Consumption and House Prices” (with Chatterjee, S) revise and resubmit requested

“Demand for School Quality and the Distribution of Housing Price” (with Wada, R.) under review

## **WORKING PAPERS**

“Human Capital Investments in Education and Home Stability: Exploring Education, Homeownership and Poverty.” (with Jordan, J., and Anil, B.)

“School Quality and the Distribution of Neighborhood Characteristics.”

“The Realities of Personal Bankruptcy under Chapter 13: The Role of Homeownership.” (with Chatterjee S. and Palmer L.)

“Why Do Dropouts Happen? Exploring Education, Homeownership, and Poverty.” (with Chatterjee, S., Jordan, J., and Anil, B.)

“Associations Between Air Quality and Student Attendance in Baton Rouge, Louisiana.” (with Wada, R.)

## **PRESENTATIONS AND CONFERENCES**

“Why Do Dropouts Happen? Exploring Education, Homeownership and Poverty.” Grant Recipient Presentation Meeting, Fanning Institute, Athens, Georgia, August 2009.

“Human Capital Investments in Education and Home Stability: Exploring Education, Homeownership and Poverty.” Accepted for presentation at the Agricultural & Applied Economics Association and American Council on Consumer Interests Joint Annual Meeting, Milwaukee, Wisconsin, July 2009.

“The Transitory and Legacy Effects of the Rental Externality on House Price and Liquidity.” American Real Estate Society, Annual Meeting, Monterey, California, April 2009.

“Hedonic Estimation of Willingness to Pay for School Characteristics: Does the Distribution Matter?” Southern Economic Association, Annual Meeting, Washington DC, November 2008.

“Why Do Vacant Houses Sell for Less: Holding Costs, Bargaining Power, or Stigma?” European Network for Housing Research, Dublin, Ireland, July 2008.

“Why Do Vacant Houses Sell for Less: Holding Costs, Bargaining Power, or Stigma?” American Real Estate Society, Annual Meeting, Captiva Island, April 2008.

“Public School Reform, Expectations and Capitalization: What Signals Quality to Homebuyers?” American Real Estate and Urban Economic Association, Annual Meeting, New Orleans, January 2008.

“School Quality, House Prices and Liquidity,” Southern Economic Association Conference, New Orleans, November 2007.

“School Quality, House Prices and Liquidity,” American Real Estate and Urban Economic Association Mid-Year Meeting, Washington D.C., May 2007.

“School Characteristics and House Prices: Quantile Regression Evidence from Baton Rouge” American Real Estate and Urban Economic Association Doctoral Session, Annual Meeting, Chicago, January 2007.

### **GRANTS AND AWARDS**

ARES best paper in the Real Estate Valuation category, August 2008

Poverty Grant, University of Georgia Research Foundation, Inc., November 2007

AREUEA Doctoral Travel Award, AREUEA, January 2007

Lincoln Land Institute Dissertation Fellowship, May 2006

Dan E. Sweat Dissertation Fellowship, December 2005

The Carole Keels Scholarship in Economics, March 2003

Phi Beta Kappa, May 2000

### **SERVICE**

Referee: Journal of Real Estate Economics and Finance, Applied Economics