Brett Garcia

CONTACT INFORMATION

Website: www.brettgarcia.com
Citizenship: USA

E-mail: brett.gabriel.garcia@gmail.com
Voice: +32 470 53 69 33

EDUCATION

University of Oregon   Eugene, Oregon

Ph.D., Economics   2021

· Dissertation Title: "Essays in Transport Economics"
· Dissertation Advisor: Professor Wesley W. Wilson
· Fields: Industrial Organization, Applied Econometrics

M.S., Economics   2017

University of Utah   Salt Lake City, Utah

M.S., Economics   2016

· Advisor: Professor Mark Glick

California State University Chico   Chico, California

B.A., Economics   2011

RESEARCH

In Search of Peace and Quiet: The Heterogeneous Impacts of Short-Term Rentals on Housing Prices
with Keaton Miller and John M. Morehouse
Revise and Resubmit: *Regional Science and Urban Economics*

The supply of housing for short-term rental (STR) has grown dramatically with the emergence of platforms such as Airbnb. This trend has led to contradictory concerns about increasing housing prices and negative externalities. We provide evidence that in some areas, STRs can decrease housing prices. Using a parsimonious model of housing occupancy with externalities, we show that the marginal effect of STRs on housing prices depends on the net impact of STRs on local amenities. Using zip-code-level data from Los Angeles County, California, we show heterogeneity in the marginal effects of Airbnb listings on housing prices across localities. We then examine the consequences of a 2015 law restricting STRs within the City of Santa Monica in the coastal region of Los Angeles County. In that city, we estimate a negative relationship between the prevalence of STRs and housing prices. Using a difference-in-differences approach, we estimate that the 2015 law increased housing prices—which can be rationalized by our theory. Finally, we provide evidence for a potential mechanism: public intoxication calls to the Santa Monica Police Department decreased after the policy was enacted.

Nowcasting Waterborne Commerce: a Bayesian Model Averaging Approach
with Jeremy Piger and Wesley W. Wilson
Under review

In this paper, we use Bayesian techniques to develop nowcasts for the quantity of waterborne traffic in the United States in total and for the four primary commodities. These waterborne traffic levels are released with a considerable time lag, but yet are of current interest. Nowcasts (i.e. predictions of the waterborne traffic levels to be released based on other variables that are available) have been constructed using an array of different variables and techniques. However, the large number of potential predictor variables and changes in the distribution of traffic levels leads to both model and estimation uncertainty, which hampers the accuracy of these existing nowcasts. We use Bayesian Model Averaging (BMA) to create nowcasts, which confronts model and estimation uncertainty directly via the averaging of models with different sets of predictors. We also use rolling window

techniques to account for possible changes in the nowcasting relationship over time. Based on a variety of evaluation metrics, we find that BMA substantially improves nowcast accuracy.

Prices, Costs, and Markups for Differentiated Rail Networks

Regulators of the railroad industry are tasked with protecting shippers from excessive rates for shipments in which the railroad is market dominant, defined as an absence of effective competition from intramodal and intermodal competition. This task requires shipment costs at an extremely disaggregate level. The current regulatory accounting approach of allocating costs is heavily criticized and cost functions in the academic literature are generally highly aggregated. In this paper, I develop a method to measure costs and markups that retains their disaggregate properties. I then use these results to explore market dominance, wherein the markup and the presence of competition determine whether shippers may be eligible to contest the reasonableness of the rate. I find that a movement from rail monopoly to duopoly is associated with an average 6.8% decline in rail markups. The results suggest nearby ports decrease the impact of rail competition on rail markups. This approach can be operationalized by regulators and market participants to assess the reasonableness of a rate and to streamline and expedite market dominance inquiry.

WORK IN PROGRESS	An Evolving Relevant Market: Hotel Mergers and the Rise of Airbnb with Keaton Miller

EMPLOYMENT

Associate — 2021
Positive Competition — Brussels, Belgium

· Assisted clients in merger, state aid, and antitrust proceedings in front of competition authorities and courts in many jurisdictions

Graduate Teaching Fellow — 2016 - 2021
University of Oregon — Eugene, Oregon

· Developed and implemented six upper-division courses to over 300 students
· Taught courses in antitrust, industrial organization, and public economics

Forensic Analyst — 2016
Civil No. 110918426 — Los Angeles, California

· Research and report preparation

Analyst — 2016
National Football League — Culver City, California

· Implemented Adobe Data Workbench to manage and communicate real-time key performance indicators across all digital media platforms

Analyst — 2015 - 2016
Emperitas — Salt Lake City, Utah

· Conducted in-depth interviews and focus groups for industry and non-profits

Student-Athlete Tutor — 2014 - 2016
National Collegiate Athletic Association — Salt Lake City, Utah

· Led review sessions in statistics, mathematics, and econometrics

Group Sales Coordinator — 2011 - 2014
Montage Deer Valley — Park City, Utah

· Balanced transient and group rates and inventory for a Forbes 5-star resort

PRESENTATIONS	Federal Communications Commission (online)	2021
	Consumer Financial Protection Bureau (online)	2021
	Positive Competition (online)	2021
	The MITRE Corporation (online)	2021
	Center for Naval Analyses (online)	2021
	U.S. Department of Agriculture Economic Research Division (online)	2021
	American Economic Association CSMGEP Dissertation Session (online)	2021
	University of Oregon Economics Seminar (online)	2020
	Western Economic Association Annual Conference (online)	2020
	Trade Group at University of Oregon (online)	2020
	Applied Microeconomics Workshop at University of Oregon (online)	2020
	Microeconomics Group at University of Oregon	2019, 2020
	Industrial Organization Workshop at University of Oregon	2018

TEACHING
EXPERIENCE

University of Oregon   Eugene, Oregon

Instructor of Record

· EC 360 Industrial Organization, Antitrust (online)	Spring 2020, Fall 2020
· EC 360 Industrial Organization, Antitrust	Spring 2019, Winter 2020
· EC 460 Theory of Industrial Organization	Summer 2019
· EC 340 Public Economics	Summer 2018

Discussion Section Leader

· EC 201 Principles of Microeconomics (online)	Winter 2021, Spring 2021
· EC 201 Principles of Microeconomics	Spring 2017
· EC 202 Principles of Macroeconomics	Winter 2017, Winter 2019

Teaching Assistant

· EC 333 Resource and Environmental Economics	Fall 2016, Fall 2018
· EC 535 Natural Resource Economics	Fall 2018
· EC 201 Principles of Microeconomics (online)	Fall 2017, Winter 2018, Spring 2018
· EC 202 Principles of Macroeconomics (online)	Fall 2017, Winter 2018, Spring 2018
· EC 380 International Economics (online)	Fall 2017, Winter 2018, Spring 2018
· EC 330 Urban Economics	Spring 2018
· EC 421 Introduction to Econometrics II	Winter 2018
· EC 551 Labor Economics	Fall 2017
· EC 311 Intermediate Microeconomics	Fall 2016

National Collegiate Athletic Association   Salt Lake City, Utah

Student-Athlete Tutor

· Statistics, Mathematics, and Econometrics	Fall 2014, Spring 2015, Fall 2015, Spring 2016

HONORS AND AWARDS	Graduate Teaching Fellowship	2016 - 2021
	Kleinsorge Summer Research Award	2020
	Graduate Teaching Initiative Teaching Engagement Program	2020
	Omicron Delta Epsilon Honor Society	2016
	Golden Key International Honour Society	2016

UNIVERSITY AND DEPARTMENT SERVICE	Clark Honors College Thesis Advisor at University of Oregon	2020 - 2021
	Founded/Organized Applied Microeconomics Workshop at University of Oregon	2020 - 2021
	Faculty Evaluation Committee Member at University of Utah	2014 - 2015

Computer Skills   · R, Matlab, Stata, Stan, SQL, Microsoft Office, LaTeX

References   Professor Wesley W. Wilson   Wade C. Roberts, Ph.D.
                University of Oregon   Veritas Forensic Economics
                Department of Economics   Senior Economist
                wwilson@uoregon.edu   wade@veritasteam.com

                Professor Keaton Miller   Professor Jeremy Piger
                University of Oregon   University of Oregon
                Department of Economics   Department of Economics
                keatonm@uoregon.edu   jpiger@uoregon.edu