

Ralph Mastromonaco, Senior Economist

Ph.D. Economics, Duke University
M.A. Economics, Duke University
B.A. Economics, University of Pittsburgh
B.S.B.A. Finance, University of Pittsburgh

Ralph Mastromonaco joined ECONorthwest as Director of Analytics and Senior Economist in 2016. He is responsible for overseeing and enhancing the firm's technical and analytic capabilities. He specializes in environmental economics and policy and has applied these skills on projects related to environmental policy, litigation support, and real estate markets. Ralph is an expert in econometric methods and is fluent in modern scientific computing methods. Prior to joining ECONorthwest, Ralph was an Assistant Professor of Economics at the University of Oregon, where his research focused on environmental policy, the housing market, and non-market valuation. Ralph is a member of the American Economic Association and the Association of Environmental and Resource Economists.

Representative Projects

Ralph Mastromonaco has served as Senior Economist on the following projects, unless otherwise noted:

HOUSING PRICE DYNAMICS

- **Housing Affordability Impacts of HomeAway in Seattle—Seattle, WA (2016).** Performed a hedonic price analysis of single-family homes in Seattle to determine the impact that HomeAway short-term rentals have on housing affordability.
- **Kalama Methanol Plant Economics—Kalama, WA (2016).** Reviewed academic literature to determine the impact a proposed methanol plant would have on local housing prices.
- **Rockwood Rising Feasibility Study—Gresham, WA (2016).** Analyzed rental prices and units to understand drivers of rent in Gresham and estimate likely achievable rents for a prospective development.
- **Predictive Rent Model—Portland, OR (2016).** Developed a forward-looking rent model to forecast median rents in the Portland metropolitan statistical area for a real estate developer.
- **Housing Demand Drivers Analysis—Skagit County, WA (2016).** Determined the demand drivers for housing in Skagit County and estimated the value of proximity to spatial amenities.

ENVIRONMENTAL POLICY

- **CWIN Rate Analysis—Santa Barbara, CA (2016).** Performed an economic cost analysis of the proposed California WaterFix project for ratepayers in Santa Barbara.
- **Greenhouse Gas Emissions Reduction Plan—Portland, OR (2016).** Researched and commented on the use of “Climate Bonds,” “Green Banks,” and congestion pricing as potential options for reducing greenhouse gas emissions in Oregon for the Nature Conservancy.
- **Western Energy Project Permit Analysis—Sacramento, CA (2016).** Assisted in an analysis of energy production and permitting in Western states.
- **San Diego TMDL Analysis—San Diego, CA (2016).** Estimated recreational demand models to measure swimmer and surfer response to increased bacterial infection risk following wet weather events as part of a large benefit-cost analysis.

LITIGATION SUPPORT

- **Superfund Site Remediation Impact on Commercial Property—New York, NY (2016).** Assisted an attorney to explore the likelihood that a superfund site cleanup would raise commercial property values.
- **California WaterFix Analysis—Sacramento, CA (2016).** Helped prepare an expert testimony report critiquing the California Department of Water Resources’ proposed plan for the Bay Delta.

Economic Analysis

- **Cost of Living Studies – Pacific Northwest (2017).** Provided forecast of national and regional economies, inflation, and cost of living for construction workers in various cities in the Pacific Northwest.

Presentations

Economic Outlook/Forecast

RIMS Washington Education Form, Seattle WA, March 2017

SMPS Washington, Seattle WA, February 2017

Roseburg Chamber of Commerce, Roseburg OR, November 2016

Conference Presentations

EAERE Annual Meetings, Helsinki Finland, June 2015

UCLA Ziman Center for Real Estate Urban Economics Mini-Conference, Los Angeles CA, April 2015

Southern Economic Association Annual Conference, Atlanta GA, November 2014

RSAI North American Meetings, Washington DC, November 2014

Stanford Institute on Theoretical Economics, Advances in Environmental and Energy Economics, August 2013

AERE Summer Meetings, Banff Alberta, Canada, June 2013

Invited Seminars

Colorado School of Mines, Golden CO, August 2015

Georgia State University, Atlanta GA, November 2014

Oregon State University, Corvallis OR, February 2013

George Washington University, Washington DC; Iowa State University, Ames IA; University of Michigan School of Natural Resources, Ann Arbor MI; The American Enterprise Institute, Washington DC; The Federal Trade Commission, Washington DC ; University of Oregon, Eugene OR; January 2012

Publications

Mastromonaco, R. (2014). Hazardous Waste Hits Hollywood: Superfund and Housing Prices in Los Angeles. *Environmental and Resource Economics*, 59(2), 207-230.

Mastromonaco, R. (2015, May). Do Environmental Right-to-Know Laws Affect Markets? Capitalization of Information in the Toxic Release Inventory. *Journal of Environmental Economics and Management*, 54-70.

Affiliations

American Economic Association—Member

Association of Environmental and Resource Economists—Member