

NESTOR GARZA

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Economist with more than 18 years of experience, including 8 years of full time graduate and undergraduate university lecturing. Expertise in Urban & Real Estate Economics, including the Spatial Analysis of Land Markets and Taxation. Other areas of research are Economic Geography and Development Analysis. Successful researcher with proven track record of grant awards from diverse agencies including the Lincoln Institute of Land Policy, the Korean Research Institute for Human Settlements (KRIHS), and Colciencias. Consultant for government and industry on a wide range of urban and regional development topics with policy implications, including land use regulation, industrial development and public policy. Proficient in oral and written communication. Able to tailor information for different audiences. Demonstrated skills in leadership and mentoring, as well as working in diverse cultural environments.

EDUCATION

Doctor of Philosophy	2015	Land Economy University of Cambridge, UK <i>Dissertation: Land Policy and Prices in Latin American Cities</i>
Master of Arts	2006	Economics: emphasis Industrial & Technology Policy Universidad Nacional de Colombia <i>Thesis: Housing Submarkets in Bogota</i>
Graduate Diploma	2008	Land Markets and Policy The Lincoln Institute of Land Policy and Universidad Nacional de Colombia
Bachelor of Arts	2000	Economics Universidad Nacional de Colombia <i>Thesis: Urban growth of Bogota in a Speculative Context</i>

RECENT PUBLICATIONS

Garza, N. & C. Lizieri (2018), An empirical approach to urban land monopoly: a case study of Barranquilla, Colombia. *Urban Studies* (on-line first).

Garza, N. & S. Rodríguez (2018), Forced Displacement and Local Development in Colombia: Spatial Econometrics Analyses. In: Huang, B. (Ed.), *Comprehensive Geographic Information Systems*. Vol. 3, pp. 42–58. Oxford: Elsevier

Borrero, H. & N. Garza (in press), Growth and distribution endogenously determined: a theoretical model and empirical evidence for Latin America. *Brazilian Journal of Political Economy*.

Garza, N. (2017), Spatial and dynamic features of value capture: a case study from Bogota, Colombia. *Public Finance Review* (on-line first).

Garza, N. (2017). Skyscrapers in Santiago: 300 metres of globalisation agenda. *Journal of Property Investment & Finance* 35(5), 439-454.

Garza, N. & C. Lizieri (2016). Skyscrapers and the economy in Latin America. *Journal of Property Research* 33(4), 269-292.

Garza, N. (2016). Primate cities in Latin America: a theoretical framework about intra-urban driving forces. *International Journal of Urban Sciences* 20(2), 1-29.

Garza, N. & C. Lizieri (2016). A spatial-temporal assessment of the land value development tax. *Land Use Policy* 50, 449-460.

A full list of publications is located at https://www.researchgate.net/profile/Nestor_Garza/publications

RECENT CONFERENCE PRESENTATIONS

- *A Comprehensive Look at Short-Term Rentals: A Spatial Economic Analysis of Seattle*. American Real Estate and Urban Economics Association (AREUEA), National Conference, **Washington DC, June 2017**.
- *Transport Infrastructure and the Dynamics of Real Estate Markets*. Symposium on Transport Innovations and Urban Land. Department of City & Regional Planning, **UC – Berkeley, May 2017**.
- *A Dynamic Value Capture Analysis of Bogota*. Luskin School of Public Policy, **UCLA, June 2016**.
- *Enseñanza de métodos de Análisis y Econometría en Políticas de Suelo*. Seminario de Actualización Temática para América Latina. The Lincoln Institute of Land Policy, **Panamá, May 2016**
- *The Long-Term Evolution of Land Prices in a Developing Country Metropolis*. Inter-American Development Bank Latin American Scholars Program, KRIHS, **Seoul, Korea, October 2015**.
- *Una Aproximación Empírica al Monopolio de Suelo*. Quinta Conferencia del Ciclo sobre Economía Urbana – Universidad Nacional de **Costa Rica, San José, October 2015**.
- *Skyscrapers and the Economy in Latin America*. American Real Estate and Urban Economics Association (AREUEA), International Conference, **Reading UK, July 2014**.
- *A Historical and Geographical View of the Colombian conflict: Two Centuries of Transformations*. Oxfam – International Amnesty. **Cambridge, UK, April 2014**.
- *Skyscrapers in Santiago: 64 floors of Globalization Agenda*. Chile Global Seminars, University College **London, UK, October 2013**.
- *Land Policy and Prices in Latin American Cities*. Cambridge Academic Exchange, Huazhong University of Science and Technology, **Wuhan, China, September 2013**.

Additional conference presentations, newspaper columns and an educational video are listed at <https://works.bepress.com/nestor-garza/>

RECENT PROFESSIONAL EXPERIENCE

Assistant Professor – School of Business Administration and Public Policy, California State University Dominguez Hills, Los Angeles CA.

- Designed and taught the courses: Microeconomics, and Macroeconomics, open to all the majors in the university, mandatory for degrees in business and finance.

Visiting Assistant Professor – School of City & Regional Planning, Georgia Institute of Technology, Atlanta, GA

August 2017 – August 2018

- Designed and taught the courses: Quantitative & Computer Methods, Advanced Planning Methods, and Urbanization & Development, in the M.Sc. in City & Regional Planning

Affiliate Instructor – Runstad Center for Real Estate Studies, University of Washington, Seattle, WA.

March 2017 – July 2017

- Designed and taught the course Real Estate Economics in the M.Sc. in Real Estate

Faculty Associate – The Lincoln Institute of Land Policy, Cambridge, MA

October 2015 – present

- Develop and implement on-line courses on urban policy and planning for professionals (e.g., planners, architects, geographers), including the creation and filming of an educational video as part of the Institute’s program to engage with broader audiences in Latin America
- Propose and manage research project about land use regulation and prices in Barranquilla (Colombia), leading a research team of architects and planners

Professor – Department of Economics, Universidad del Norte, Barranquilla, Colombia

January 2006 – December 2016

- Lectured and conducted applied research on regional economics, development economics, and industrial organization
- Successful advisor and mentor of more than 20 undergraduate, master’s and PhD students

Supervisor – Department of Land Economy and Judge Business School, University of Cambridge, UK

October 2013 – December 2014

- Lectured and mentored students for multiple courses, including Land Policy and Development Economics, and Business Economics

Principal Investigator – Antofagasta Plc Fund, Santiago, Chile

May – July 2013

- For the project “Skyscrapers and the Economy in Santiago” conducted in-depth interviews with key stakeholders in the private and public sectors regarding tall building developments in Chile
- Implemented qualitative and quantitative analyses

RECENT RESEARCH GRANTS AND FUNDED PHD STUDENTS

Research Development Fund – CBAPP, California State University Dominguez Hills, Los Angeles CA

January 2019 – July 2019

\$8,000

- “A Walrasian and endogenous hierarchical central place system: the role of transport complexity”. A general equilibrium model of regional exchange is developed, where the sophistication of transport structures determines the hierarchy of central places.

The Lincoln Institute of Land Policy, Cambridge, MA

September 2016 – March 2018

\$ 22,500

- “Land prices and regulation in Barranquilla, Colombia: A demand side approach”. Determines the importance of environmental/urban quality demand as a land prices increase determinant, in contrast to the more common supply side analyses.

Korean Research Institute on Human Settlements (KRIHS), Seoul, South Korea

May – October 2015

\$9,800

- “The spatial and long-term evolution of land prices in a developing country metropolis: the case of Bogota, Colombia”. A long-term land prices series was assembled using factor components that spatially chain lacking information per zones. The obtained series are used to find the market effect of macroeconomic and planning regimes.

Colombian Agency for Science, Technology & Innovation (Colciencias), BOGOTA, COLOMBIA

\$128,108

Full Scholarship and living expenses support for two (2) PhD students in Social Science and one (1) student in Economics. Individual Four (4) Years Projects:

- “Determinants of systematic and idiosyncratic appraisals bias in residential land: a spatial analysis of Barranquilla, Colombia”. June 2015 – December 2019.
- “Macro, meso and micro-structures of spatial segregation and population dynamics in the Colombian Caribbean region”. June 2016 – June 2020
- “A Central Place Theory analytical spatial core for a system of New Economic Geography empirical tests”. June 2016 – June 2020.

SELECTED AWARDS AND HONORS

2012	Merit Award , PhD paper competition, American Real Estate and Urban Economics Association (AREUA) International Conference, Singapore
2010	Merit Award , “Economía, Sociedad y Desarrollo” Essay Competition. Universidad Javeriana, Cali, Colombia.
2010 - 2014	Full scholarship to pursue PhD studies at the University of Cambridge, Colciencias, Colombia
2008	Full Scholarship for Graduate Diploma studies, The Lincoln Institute of Land Policy, US
2006	Honours distinction for Master’s dissertation, Universidad Nacional de Colombia
2005	Master’s Thesis Fellow , The Lincoln Institute of Land Policy, Cambridge, MA
2000	Cum Laude for Bachelor’s thesis, Universidad Nacional de Colombia

RECENT CONSULTANCY EXPERIENCE

The Internet Association, Washington, DC

September – December 2016

- “The Sharing Economy and Hotel Supply in Seattle: A Spatial Economic Analysis”

Food and Agricultural Organization (FAO), United Nations, Rome, Italy

May - September 2016

- “A Technical Guide on Valuing Land Tenure Rights” in association with the Henley Business School – University of Reading (UK).

Argos Concrete and Cement Corporation, Barranquilla, Colombia

July 2014 – March 2015

- “Performance and forecasts of the real estate market of Barranquilla”

ADDITIONAL SKILLS

Software: MatLAB, R, RATS, Arc-GIS, Quantum-GIS, GeoDA-Space, E-Views, MySQL