

**REBECCA FRAENKEL**  
ECONOMICS DEPARTMENT  
UNIVERSITY OF CALIFORNIA, SAN DIEGO

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## CONTACT INFORMATION

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## EDUCATION

University of California - San Diego

PhD Candidate in Economics, 2020 (expected)

### Committee:

Julie Cullen (chair)  
Prashant Bharadwaj  
Joshua Graff Zivin  
Isaac Martin  
Jennifer Burney

Wellesley College

B.A. Economics (Cum Laude), 2011  
Departmental Honors in Economics

## REFERENCES

Julie Cullen	UC San Diego	jbcullen@ucsd.edu	(858) 822-2056
Prashant Bharadwaj	UC San Diego	prbharadwaj@ucsd.edu	(858) 822-6760
Joshua Graff Zivin	UC San Diego	jgraffzivin@ucsd.edu	(858) 822-6438

## FIELDS OF INTERESTS

*Primary* Public and Labor Economics

*Secondary* Environmental Economics and the Economics of Education

## RELEVANT POSITIONS HELD

Research Assistant	UCSD (Prof. Julie Cullen)	2015-2016
Research Associate	Center for Retirement Research at Boston College	2012-2014
Research Assistant	National Bureau of Economic Research (Prof. Matt Rutledge)	2013-2014
Instructional Technologist–Stata Analyst	Wellesley College Economics Department	2013-2014
	Cornerstone Research	2011-2012
Research Assistant	Wellesley College Economics Department (Prof. Kristin Butcher)	2010

## HONORS, AWARDS, AND GRANTS

UCSD - Regents Fellowship, 2015, 2018

UCSD - Graduate Summer Research Scholarship, 2015-2018

NSF - Graduate Research Fellowship Grant No. DGE-1144086, 2014

Wellesley College - Peggy Howard Fellowship, 2014

Member Omicron Delta Epsilon, 2011

Wellesley College - Recipient, Lumpkin Family Foundation Internships for the Environment, 2009

## WORKING PAPERS

“Property Tax-Induced Mobility and Redistribution: Evidence from Mass Reappraisals”

*Job Market Paper*

**Abstract:** *I investigate the effect of property tax changes on individual homeowner mobility and voted tax rates using a panel of individual assessment and sales records in Ohio. I use regulatory stabilization rules that cause changes in individual taxes with no mechanical change in quantity of public goods to examine how changes in a homeowner’s tax bill influence sales, foreclosure events, and home equity loan origination. The changes in taxes I observe are driven by changes in relative assessment growth within school districts and allow me to identify the effects of changes in taxes separately from the effects of changing housing wealth. Using a leave-one-out by county random forest regression on assessed values to instrument for tax changes, I find that a \$0.10 increase in the price per dollar of services leads to a 5% increase in the likelihood of sale with no change in the likelihood of foreclosure. I also find suggestive evidence of increased voted tax rates at the school district level when the ratio of median to mean taxable value decreases.*

“Local Labor Markets and Job Match Quality: Teachers”

**Abstract:** *This paper examines how the quality of a potential teacher’s outside option affects who chooses to teach. I use variation in state level unemployment rates as a source of plausibly exogenous variation in the outside option available to first-year teachers in the NCES-SASS. I find that higher quality workers—as measured by college selectivity—become teachers when the local labor market is weak. I also find that individuals who become teachers during times of higher local unemployment are more likely to express dissatisfaction with their jobs. Other observable demographic, educational, and certification characteristics of newly hired teachers are not affected. Teachers who enter during weaker labor markets are also no less likely to remain in teaching. Economic downturns provide a potential opportunity for schools to attract and retain higher quality workers, but job satisfaction may suffer.*

“Property Taxation as Compensation for Local Externalities: Evidence from Large Plants” (with Samuel Krumholz)

**Abstract:** *The external costs and benefits of large capital-intensive projects such as industrial plants, ports and pipelines often occur on dramatically different spatial scales. When local jurisdictions have control over land-use, this spatial mismatch can prevent socially beneficial projects from moving forward or allow socially harmful projects to be built. In this paper, we explore how local control of property taxation, one potentially important localized benefit of these projects, can impact land-use decisions in the context of large plants. We first demonstrate that property tax payments from plant openings are both economically large and valued by local residents as measured through changes in home prices. We next show that limiting local jurisdictions’ access to property taxation affects their exposure to large plants by using a series of school finance reforms as plausibly exogenous shocks. Following these reforms, we observe significant declines in large manufacturing establishments and local manufacturing employment per capita both in absolute and relative terms. These results suggest that increased property tax revenues are an important local benefit of large externality-producing projects and that policies which affect local property taxation can have major unintended consequences for non-residential land-use.*

## RESEARCH IN PROGRESS

“The Effect of Coal Unit Retirements on Local Mortality Outcomes” (with Samuel Krumholz and Joshua Graff Zivin)

**Abstract:** *Over the past five years, more than 30% of US coal plants have had at least one coal-fired generator close. We utilize this natural experiment to estimate the effect of coal plant exposure on overall mortality. Using a difference-in-differences design, we find that individuals in counties whose population centroid is*

*within 30 miles of a closing plant experience large health effects following shutdown. Specifically, relative to counties between 30 miles and 45 miles away from a shutdown, counties whose centroids are within 15 miles of a shutdown experience a 2% decline in cardiovascular mortality, while counties within 15 mi-30 mi of the closing plant experience a 1.5% decline. All counties see no change in mortality from non-cardiovascular, non-respiratory causes and have no significant changes in economic outcomes. These results are robust to a variety of specification strategies, weighting schemes and the inclusion of additional covariates. Overall, these results suggest that coal unit closures over the past decade led to 110 averted deaths per year. This decline occurred even though counties near closing units experienced no average change in exposure to fossil-fuel generation; declines in coal generation were completely offset by increases in natural gas. These results have important implications for to how consider the costs and benefits of the continuing US energy transition.*

“The Effect of Coal Unit Retirements on Local Home Values” (with Samuel Krumholz and Joshua Graff Zivin)

## **PUBLICATIONS**

Will the Rebound in Equities and Housing Save Retirements? 2013. (with Alicia H. Munnell and Anthony Webb)

The Impact of Interest Rates on the National Retirement Risk Index. 2013. (with Alicia H. Munnell and Anthony Webb)

Public Sector Workers and Job Security. 2013. (with Alicia H. Munnell)

Compensation Matters: The Case of Teachers. 2013. (with Alicia H. Munnell)

The Pension Coverage Problem in the Private Sector. 2012. (with Alicia H. Munnell and Josh Hurwitz)

## **PROFESSIONAL ACTIVITIES**

### **Conference Presentations**

2019 National Tax Association (Discussant)

2018 All California Labor Economics Conference (Poster)

2014 Population Association of America

### **Teaching and Mentoring**

2020 TA for DSC 180 Data Science Capstone in Predictive Policing

2019 Economics of Discrimination Head TA (300 students) (×2)

2018, 2019 Mentor to Spelman College undergraduates participating in UCSD STARS

2017 Econometrics Video Handbook recording and content support

2016-2017, 2018-2019 Undergraduate RA supervision

2015-2019 TA for Economics 100C (×4) & 100A (Intermediate Micro)

## **OTHER INFORMATION**

Computer Skills: STATA, Python, PySpark, SAS, Bash, Git, L<sup>A</sup>T<sub>E</sub>X

Languages: English (fluent), Spanish (basic)