

Bo Li

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EDUCATION

- April 2023** **Ph.D. in Urban Studies**
Delft University of Technology, the Netherlands
Dissertation title: "Towards a Better-Functioning Private Rented Sector in Metropolitan China: The Case of Shenzhen"
Committee: Peter Boelhouwer (Promotor), Jie Chen, Can Cui, Marja Elsinga, Marietta Haffner, Shenjing He, Harry van der Heijden (Co-promotor)
- June 2018** **M.S. in Architecture and Civil Engineering**
Chongqing University, China
- June 2015** **B.S. in Quantity Surveying**
Sichuan University, China

RESEARCH EXPERIENCE

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|-----------------------------|----------------------|---|
| 2024.03-
Present | Researcher | Department of Sociology, John F. Kennedy Institute for North American Studies, Free University of Berlin |
| 2023.05-
2024.02 | Postdoc | Department of Management in the Built Environment, Faculty of Architecture and Built Environment, Delft University of Technology |
| 2018.09-
2023.04 | PhD Candidate | Department of Management in the Built Environment, Faculty of Architecture and Built Environment, Delft University of Technology, with Prof. Peter Boelhouwer |

GRANTS

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|-----------------------------|-------------------------------|---|
| 2026.06-
2028.06 | Principal Investigator | Foreign Real Estate Investment, Housing Affordability, and Regulations: A Comparative Political Economy Analysis of 50 Countries (Marie Skłodowska-Curie Fellowship funded by EU Commission, € 217,965) |
| 2024.03-
Present | Principal Investigator | Financialization of Rental Housing: A Historical Comparative Global Study (Rubicon Fellowship funded by Dutch Research Council, € 144,140) |

TEACHING & SUPERVISION

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| 2025.10-
2026.02 | Lecturer | Course: Housing in Urban Sociology
JFK Institute, Freie Universität Berlin, Germany |
| 2024.04-
2024.07 | Teaching Assistant
& Lecturer | Introduction to Comparative-historical Housing Sociology
JFK Institute, Freie Universität Berlin, Germany |
| 2023.04-
Present | PhD Co-supervisor | Title: Migration and Housing Market in Polycentric Mega City-Regions. TU Delft |

2023.04-Present	PhD Co-supervisor	Title: Aspire, Adapt, Anchor: Young Talents' Migration and Housing Decisions in China's Metropolitan Cities. TU Delft
2022.06	Teaching Assistant	Professor Lecture Series Summer School TU Delft; For master students and professionals

ACADEMIC SERVICES

2023.06-Present	Associate Editor	Journal of Urban Management
2023.07-Present	Editorial Board/ Associate Editor	Humanities & Social Sciences Communications
2025.10-Present	Special Issue Editor	Buildings, "Urban Housing and Real Estate in Transition"
2023-Present	Organizing Committee Member	European Network for Housing Research (ENHR) Conference 2024 in Delft
2019-Present	Reviewer	Urban Studies, Antipode, Sustainable Cities and Society, Cities, Journal of Housing and the Built Environment, International Journal of Housing Policy, Housing Policy Debate, Housing, Theory and Society, Housing and Society, IEEE Transactions on Engineering Management, International Journal of Strategic Property Management, Frontiers of Urban and Rural Planning

PROFESSIONAL MEMBERSHIPS

2025.07-Present	Board Member	RC43 Housing and Built Environment, International Sociological Association (ISA)
2025.01-Present	Member	International Association for China Planning (IACP)
2018-2023	Member	European Network for Housing Research (ENHR)

PUBLISHED WORK

Research Articles (* denotes corresponding author):

- Qi, X., Chen, J.*, **Li, B.***. (2025). The Financialization and De-financialization of Rental Housing in China: how the state's governance capacity affects financialization. *International Journal of Housing Policy*.
- Liu, Z., Qian, Q., **Li, B.***, Jin, C. & Visscher, H. (2025). Dutch Householders' Intentions to Adopt Shallow Geothermal Systems for Energy Transition of Existing Buildings: A Theory of Planned Behavior Approach. *Energy & Buildings*. <https://doi.org/10.1016/j.enbuild.2025.116386>
- Jin, C., **Li, B.***, Jansen, S. J., Boumeester, H. J., & Boelhouwer, P. J. (2025). Young Talents' Settlement Decisions in China's Metropolises: An Integrated Prospect Theory Framework. *Population, Space and Place*. http://bo-li.org/files/psp_public_version.pdf
- Li, B.**, Aalbers, M., Kohl, S., & Chen, J. (2025). Navigating Overaccumulation: The Financialization of Social Rented Housing in China. *Environment and Planning A: Economy and Space*. <https://bo-li.org/files/epa-public-version.pdf>
- Kohl, S., **Li, B.***, & Cui, C. (2025). Housing Segregation in Chinese Major Cities: A K-Nearest Neighbor

Analysis of Longitudinal Big Data. *Computers, Environment and Urban Systems*. doi.org/10.1016/j.compenvurbsys.2025.102326

- Li, B., Jansen, S. J., van der Heijden, H., Yan, J., & Boelhouwer, P. (2024). Promoting the Private Rented Sector in Metropolitan China: Key Challenges and Solutions. *International Journal of Housing Policy*. doi.org/10.1080/19491247.2024.2308735
- Li, B*. (2023). The Realization of Class-Monopoly Rents: Landlords' Class Power and Its Impact on Tenants' Housing Experiences. *Journal of Urban Management*. doi.org/10.1016/j.jum.2023.08.002
- Li, B., Jansen, S. J., van der Heijden, H., Jin, C., & Boelhouwer, P. (2023). Understanding the Relationship between Residential Environment, Social Exclusion, and Life Satisfaction of Private Renters in Shenzhen. *Journal of Housing and the Built Environment*. doi.org/10.1007/s10901-023-10049-7
- Jin, C., Li, B*, Jansen, S. J., Boumeester, H. J., & Boelhouwer, P. J. (2023). Understanding the Housing Pathways and Migration Plans of Young Talents in Metropolises—A Case Study of Shenzhen. *Housing, Theory and Society*. [10.1080/14036096.2023.2200784](https://doi.org/10.1080/14036096.2023.2200784)
- Jin, C., Li, B*, Jansen, S. J., Boumeester, H. J., & Boelhouwer, P. J. (2022). What Attracts Young Talents? Understanding the Migration Intention of University Students to First-tier Cities in China. *Cities*. [10.1016/j.cities.2022.103802](https://doi.org/10.1016/j.cities.2022.103802)
- Li, B., Jansen, S. J., van der Heijden, H., Jin, C.*, & Boelhouwer, P. (2022). Unraveling the determinants for private renting in metropolitan China: An application of the Theory of Planned Behavior. *Habitat International*. [10.1016/j.habitatint.2022.102640](https://doi.org/10.1016/j.habitatint.2022.102640)
- Li, B., Jin, C.*, Jansen, S. J., van der Heijden, H., & Boelhouwer, P. (2021). Residential Satisfaction of Private Tenants in China's Superstar Cities: The Case of Shenzhen, China. *Cities*. [10.1016/j.cities.2021.103355](https://doi.org/10.1016/j.cities.2021.103355)
- Li, B., Xiang, P*, Hu, M., Zhang, C., & Dong, L. (2017). The Vulnerability of Industrial Symbiosis: A Case Study of Qijiang Industrial Park, China. *Journal of Cleaner Production*. [10.1016/j.jclepro.2017.04.087](https://doi.org/10.1016/j.jclepro.2017.04.087)
- Liang, Y., Qian, Q. K., Li, B., An, Y., & Shi, L. (2025). A critical review on China's old neighborhood renovation: Barriers analysis, solutions and future research prospects. *Energy and Buildings*, 115407. doi.org/10.1016/j.enbuild.2025.115407
- Chen, M., Chen, C., Jin, C., Li, B., Zhang, Y., & Zhu, P. (2024). Evaluation and obstacle analysis of sustainable development in small towns based on multi-source big data: A case study of 782 top small towns in China. *Journal of Environmental Management*, 366, 121847. [10.1016/j.jenvman.2024.121847](https://doi.org/10.1016/j.jenvman.2024.121847)
- Zhang, G., Xu, K., Liu, Z., Huang, R., Li, B., & Wang, R. (2023). Policy-based initiatives on promoting China's affordable housing: Challenges and opportunities. *Developments in the Built Environment*, 16, 100222. [10.1016/j.dibe.2023.100222](https://doi.org/10.1016/j.dibe.2023.100222)

Book Review

Li, B., (2023) Why Politics Fails: The Five Traps of the Modern World & How to Escape Them, by Ben Ansell, *Economic Sociology: Perspectives and Conversations*. econsoc.mpifg.de/48858/econ_soc_25-1.pdf

Public Outreach

Li, B., Kohl, S. (2025). Why Do Most Germans Rent? — Insights from a “Rental-Dominant” Country. (为何大部分德国人租房? ——“以租为主”国家的经验与启示). In Chinese. Published on WeChat Platform. <https://mp.weixin.qq.com/s/lfs16iBYj-xZMBZ1mKtIMA>

Work In Progress

Li, B*. (2025). Housing Market Resilience in Post-COVID China: Cross-Regional Patterns and Global

Comparison. **Working Paper.** https://bo-li.org/files/manuscript_07_02.pdf

Jin, C., **Li, B.***, Jansen, S. J., Boumeester, H. J., & Boelhouwer, P. J. (2025). Beyond Economics: Unravelling the Psychological and Socio-Demographic Factors Shaping Home Purchase Intentions among Young Talents in China's First-Tier Cities. **Revise & Resubmit** at *Journal of Housing and the Built Environment*.

Wen, J., **Li, B.***, Jansen, S. J., van der Heijden, H. & Boelhouwer, P. (2025). Leaving Intention of Recent Migrants across Urban Hierarchies: The Role of Housing, Employment and Amenities. **Revise & Resubmit** at *Cities*.

ANALYTICAL APPROACHES

Historical Comparative Analysis; Geospatial Big Data Analysis; Structural Equation Modelling; Social Network Analysis; Qualitative Research; In-depth Interview; Questionnaire Design

IT SOFTWARE SKILLS

R, GIS, STATA, SPSS, AMOS, UCINET, ATLAS.TI

CONFERENCES & SEMINAR PRESENTATIONS

October, 2025	Invited Lecture: The Fiscal-Property Nexus: How Local Government Finance Shapes Housing Market Resilience During China ' s Real Estate Downturn, Hangzhou
October, 2025	Keynote Speaker: Rental Housing Regimes and Welfare States: Lessons from German-Speaking Countries, on 9th Joint Forum on Land Use Policy, Hangzhou
July, 2025	Navigating Overaccumulation: The Financialization of Social Rented Housing in China, on International Conference on China Urban Development, London
June, 2025	The Fiscal-Property Nexus: How Local Government Finance Shapes Housing Market Resilience During China's Real Estate Downturn Asian-Pacific Network for Housing Research (APNHR) conference, Beijing
June, 2025	Best Paper Award The Fiscal-Property Nexus: How Local Government Finance Shapes Housing Market Resilience During China's Real Estate Downturn, Urban China Research Network (UCRN) conference, Chengdu
August, 2024	Housing Segregation Trends in China: A K-Nearest Neighbor Analysis of Online Ads, on European Network for Housing Research (ENHR) conference, Delft
June, 2024	Navigating Overaccumulation: The Financialization of Social Rented Housing in China, on Financialization of Social Housing workshop, Brussels
December, 2023	Promoting the Private Rented Sector in Metropolitan China: Key Challenges and Solutions, on Housing in Contemporary China workshop, Amsterdam
September, 2022	How do the management practices of landlords influence renters' housing experiences, on European Network for Housing Research (ENHR) conference, Barcelona

June, 2022	Improving residential satisfaction of private tenants in megacities: lessons for policy makers. Invited lecture by the Taoyuan Municipal Government's Residential Development Office of Taiwan, June 2022
March, 2022	Understanding the management practices of private landlords in China, ENHR Young Researchers Online Seminar

HONORS & AWARDS

2025	Best Paper Award for Junior Scholars, Urban China Research Network (UCRN)
2025	Marie Curie Fellow, EU Commission
2024	Rubicon Fellow, Dutch Research Council (NWO)
2018	Excellent Postgraduate, Chongqing University
2018	Full Scholarship for Postgraduate, Chongqing University
2017	National Scholarship of Postgraduate (Top 1%), Ministry of Education of P. R. China
2017	Full Scholarship for Postgraduate, Chongqing University
2016	Full Scholarship for Postgraduate, Chongqing University
2015	Outstanding Student, Sichuan University
2013	The third place in the Business Innovation Competition, Sichuan University
2012	Comprehensive Merit Scholarship, Sichuan University