

# YIWEN (XAVIER) KUAI

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## EXPERIENCES

### Lewis Center for Regional Policy Studies, University of California - Los Angeles

- 2015-2021      Doctoral Fellow & Graduate Student Researcher
- Formulating research questions, analyzing datasets, performing quantitative analyses, developing statistical models, and publishing policy briefs and academic journal papers.
  - Research is widely circulated in policy and academic communities.
  - Recent research includes projects on local government resilience during housing booms and busts (funded by MacArthur Foundation), renter survey during the pandemic, evictions, federal housing subsidies, and changes in Black and minority neighborhoods.

### Luskin School of Public Affairs, University of California - Los Angeles

- 2015-2021      Teaching Assistant & Reader
- Leading laboratory and discussion sessions for statistical courses using STATA and R.
  - Providing support for graduate and undergraduate courses in quantitative methods, microeconomics, urban policy, and transportation.
  - Advising graduate students on capstone projects that address real-world issues.
  - All courses received outstanding reviews from faculty and students.

### Furman Center for Real Estate & Urban Policy, New York University

- 2012-2018      Junior Research Fellow (2014-15), Research Assistant (2012-14), Research Affiliate (2015-18)
- Managing research projects, acting as a liaison with state housing agencies, consulting, conducting qualitative and quantitative analyses, and assisting faculty with data requests.
  - Daily analytic tasks include extracting and manipulating data, performing statistical analyses, building analytic models, and developing processes for analyses.
  - Research includes projects on federal housing policy, urban density, and the annual State of NYC's Housing & Neighborhoods report.

### UN-Habitat (United Nations Human Settlements Programme)

- 2017      Researcher
- Collecting and analyzing data for Los Angeles in the Global Municipal Database.

### New Orleans Redevelopment Authority

- 2013-2014      Consultant, Capstone Project
- Examining demand for commercially and industrially-zoned lots. Researching best practices to determine the most appropriate locations for economic development.
  - Work informed a Request for Proposal in 2014. Selected for presentation at APA meeting.

## EDUCATION

### University of California - Los Angeles

- 2015-2021      Ph.D. in Urban Planning  
Dissertation: Flying Under the Radar: The 4% Low-Income Housing Tax Credit Program

### New York University

- 2012-2014      Master of Urban Planning

### University of California - Berkeley

- 2008-2011      B.A. in Economics (*Graduated within three years*)

## ACADEMIC INTERESTS

Urban Data Science • Quantitative Analysis • Mixed Methods • Policy Analysis • Housing Policy • Housing Development • Urban Economics • Neighborhoods • The Built Environment • International Development

## SKILLS

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Data Analysis	STATA, R, SPSS, SAS, ArcGIS, QGIS, Carto, UCINET, CUBE, SQLite; Statistics & Econometrics, Quantitative Analysis, Qualitative Analysis, Mixed Methods, Spatial Analysis
Design	Adobe Acrobat, Illustrator, InDesign, Photoshop, SketchUp; Urban Design
Data Collection	Qualtrics; Survey Administration
Other	Microsoft Office (Word, Excel, PowerPoint), Apple iWork (Pages, Numbers, Keynote), Google Workspace, LaTeX, Git, CSS, HTML; Project Management
Language	English, Mandarin Chinese

## SELECTED PUBLICATIONS

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2021	Nelson, K., Gromis, A., <b>Kuai, Y.</b> , Lens, M. Spatial Concentration and Spillover: Eviction Dynamics in Los Angeles Neighborhoods, 2005-2015. <i>Housing Policy Debate</i> .
2020	Lens, M., Nelson, K., Gromis, A., <b>Kuai, Y.</b> The Neighborhood Context of Eviction in Southern California. <i>City &amp; Community</i> .
2019	Lens, M., Stoll, M. A., & <b>Kuai, Y.</b> Trends in Misdemeanor Arrests in Los Angeles: 2001-2017. UCLA Lewis Center for Regional Policy Studies.
2018	Ellen I. G., Horn, K., & <b>Kuai, Y.</b> Gateway to Opportunity? Disparities in Neighborhood Conditions Among Low-Income Housing Tax Credit Residents. <i>Housing Policy Debate</i> .
2018	Monkkonen, P. & <b>Kuai, Y.</b> Federal Housing Assistance in Los Angeles County is Primarily for High-Income Neighborhoods. UCLA Lewis Center for Regional Policy Studies.
2016	<b>Kuai, Y.</b> & Guo, Z. Do Suburban Residents Want to Pay for Wide Streets? A Survey on Consumer Preference and Ability to Afford towards Wide Street and On-Street Parking in American Suburbia. University Transportation Research Center.
2015	Ellen, I. G., Horn, K., <b>Kuai, Y.</b> , Pazuniak, R., & Williams, M.D. Effect of QAP Incentives on the Location of LIHTC Properties. U.S. Department of Housing & Urban Development, Office of Policy Development & Research.
2015	Capperis, S., De la Roca, J., Ellen, I. G., Karfunkel, B., <b>Kuai, Y.</b> , Moriarty, S., Steil, J., Stern, E., Suher, M., Weselcouch, M., Willis, M., & Yager, J. The State of New York City's Housing and Neighborhoods in 2014. NYU Furman Center for Real Estate & Urban Policy.

## OTHER AFFILIATIONS & MEMBERSHIPS

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2019-2021	Research Scholar, UCLA Ziman Center for Real Estate
2016-2021	Affiliate, UCLA California Center for Population Research
2014-2016	Research Affiliate, NYU Robert F. Wagner School of Public Service
2014-present	Member, American Planning Association (APA)
2016-present	Member, Urban Affairs Association

## GRANTS & FELLOWSHIPS

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2021	Small Grants Program, Williams Institute, UCLA
2020	Summer Fellowship, Lewis Center & Luskin Dean's Office, UCLA
2019	Howard & Irene Levine Program & Fellowship in Housing & Social Responsibility, UCLA
2018	Duthie-Secchia Fellowship, UCLA
2016, 2017	Graduate Summer Research Mentorship Grant, UCLA
2015-2019	David & Marianna Fisher Fellowship, UCLA