

YIWEN (XAVIER) KUAI

✉ xavierk@ucla.edu 📁 3250 Public Affairs Building, Box 951656, Los Angeles, CA 90095

EDUCATION

University of California - Los Angeles 2015-2021

Ph.D. in Urban Planning

Committee: Michael C. Lens (Chair), Evelyn Blumenberg, Edward Kung, Paavo Monkkonen

Dissertation: Flying Under the Radar: The 4% Low-Income Housing Tax Credit Program

Academic interests: urban data science, housing policy, urban economics, neighborhoods and poverty, the built environment, transportation, international development in Asia

New York University 2012-2014

Master of Urban Planning

University of California - Berkeley 2008-2011

B.A. in Economics

PUBLICATIONS

Refereed journal articles

Nelson, K., Gromis, A., **Kuai, Y.**, Lens, M. 2021. Spatial Concentration and Spillover: Eviction Dynamics in Los Angeles Neighborhoods, 2005-2015. *Housing Policy Debate*, forthcoming.

Lens, M., Nelson, K., Gromis, A., **Kuai, Y.** 2020. The Neighborhood Context of Eviction in Southern California. *City & Community*, 19(4): 912-932.

Ellen I. G., Horn, K., & **Kuai, Y.** 2018. Gateway to Opportunity? Disparities in Neighborhood Conditions Among Low-Income Housing Tax Credit Residents. *Housing Policy Debate*, 28(4): 572-591.

Articles under review/revision

Kuai, Y. & Guo, Z. Residents' Preference towards Wide Street and On-Street Parking in American Suburbia.

Kuai, Y. Do Developers Utilize Location Incentives in Applying for Low-Income Housing Tax Credit?

Monkkonen P. & **Kuai, Y.** Does Neighborhood Diversity Erode or Enhance Social Interactions? Survey Evidence from Hong Kong.

Kuai, Y. Opportunity to Where? Spatial Analysis of Affordable Housing Developments in Shanghai

Other publications

Lens, M., Stoll, M. A., & **Kuai, Y.** 2019. *Trends in Misdemeanor Arrests in Los Angeles: 2001-2017*. Lewis Center for Regional Policy Studies, University of California - Los Angeles, Los Angeles.

- Monkkonen, P. & **Kuai, Y.** 2018. *Federal Housing Assistance in Los Angeles County is Primarily for High-Income Neighborhoods*. Lewis Center for Regional Policy Studies - University of California, Los Angeles, Los Angeles.
- Kuai, Y.** & Guo, Z. 2016. *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, New York.
- Ellen, I. G., Horn, K., **Kuai, Y.**, Pazuniak, R., & Williams, M.D. 2015. *Effect of QAP Incentives on the Location of LIHTC Properties*. U.S. Department of Housing & Urban Development, Office of Policy Development & Research, Washington D.C.
- Capperis, S., De la Roca, J., Ellen, I. G., Karfunkel, B., **Kuai, Y.**, Moriarty, S., Steil, J., Stern, E., Suher, M., Weselcouch, M., Willis, M., & Yager, J. 2015. *The State of New York City's Housing and Neighborhoods in 2014*. Furman Center for Real Estate & Urban Policy, New York University, New York.

CONFERENCE PRESENTATIONS & WORKSHOPS

- Flying Under the Radar: How State Priorities Influence Siting Decisions in 4% LIHTC Program
Accepted at Urban Affairs Association Annual Conference 2020; Washington, D.C.
- Opportunity to Where? Economical and Comfortable Housing Siting in Shanghai, China
Urban Affairs Association Annual Conference 2019; Los Angeles, CA
Association for Collegiate Schools of Planning Annual Conference 2019; Greenville, SC
- Do Developers Utilize Location Incentives in Applying for Low-Income Housing Tax Credit?
Urban Affairs Association Annual Conference 2018; Toronto, ON
- Opportunity for Whom? The Neighborhoods of LIHTC Tenants
Urban Affairs Association Annual Conference 2016; San Diego, CA
- Residents' Preference Towards Wide Street and On-Street Parking in American Suburbia.
Association for Collegiate Schools of Planning Annual Conference 2015; Houston, TX
- Using the American Community Survey Summer Workshop
University of Michigan 2017; Ann Arbor, MI

RESEARCH & TEACHING POSITIONS

UCLA Luskin School of Public Affairs

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| Graduate Student Researcher | 2015-2021 |
| Faculty sponsors: Michael C. Lens, Paavo Monkkonen. | |
| Selected projects: local government resilience during housing booms and busts (funded by MacArthur Foundation), spatial patterns of evictions in Southern California, and changes in Black and minority neighborhoods (funded by Russell Sage Foundation). | |
| Teaching Assistant & Reader | 2015-2021 |
| Leading laboratory and discussion sessions for statistical courses using STATA and R. | |
| Providing teaching support to undergraduate and master's level courses in quantitative methods, microeconomics, urban policy, travel behavior analysis, and capstone. | |

UCLA Lewis Center for Regional Policy Studies

Graduate Student Researcher	2015-2021
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Faculty sponsors: Michael C. Lens, Paavo Monkkonen, Michael A. Stoll.

Selected projects: renter's survey during the pandemic, misdemeanor arrests in Los Angeles, federal housing policy and subsidies in Southern California.

UCLA California Center for Population Research

Student Affiliate	2016-2020
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UCLA Ziman Center for Real Estate

Research Fellow	2019-2020
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NYU Furman Center for Real Estate & Urban Policy

Research Affiliate	2015-2018
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Junior Research Fellow	2014-2015
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Research Assistant	2012-2014
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Selected projects: Low-Income Housing Tax Credit program, federal housing policy, urban density, and the annual State of New York City's Housing & Neighborhoods report.

NYU Robert F. Wagner School of Public Service

Research Affiliate	2014-2016
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Research Assistant	2012-2014
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UN-Habitat (United Nations Human Settlements Programme)

Researcher for Los Angeles, Global Municipal Database	2017
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New Orleans Redevelopment Authority

Consultant (Capstone Project)	2013-2014
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GRANTS & FELLOWSHIPS

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

SKILLS

STATA, R, SPSS, SAS, R, LaTeX, ArcGIS, Carto, SketchUp, Qualtrics, UCINET, SQLite, CUBE, Adobe Acrobat, Illustrator, InDesign, Photoshop, Microsoft Office, Google Workspace, CSS, HTML

MEMBERSHIPS

American Planning Association, Urban Affairs Association

PEER REVIEWER

Housing Policy Debate, Housing Studies