

Curriculum Vitae – Kuhlmann, Daniel

Chronology of Education

- 2014-2018: Cornell University, PhD (July 2018.) Dissertation: “Three Essays on Housing Quality in the United States.” Advisors: Dr. Michael Manville, Dr. Nancy Brooks, Dr. Laura Tach.
- 2012-2014: Cornell University, Master of City and Regional Planning (May 2014).
- 2004 – 2008: Carleton College, Bachelor of Arts (June 2008). Major – International Relations; Minor – Political Economy.

Chronology of Employment

- 2022 – Present: Assistant Professor. School of Landscape Architecture and Planning, College of Planning, Landscape Architecture, and Architecture.
- 2018-2022: Iowa State University. Assistant Professor. Departments of Community and Regional Planning, Economic Development Extension, and Finance.

Service/Outreach

State/Local Outreach

- 2023-2025: Member. Pima County Continuum of Care Board.

National/International Outreach

- 2024-Present: Member. The Resilient Southwest Collaborative - Technical Advisory Group.
- 2022-Present: Member. ACSP Finance and Investment Committee.
- 2024-Present: Member. ASCP Doctoral Committee.

Departmental Committees

- 2022-Present: Member. UA CAPLA Ad Hoc Committee for BSRE Curriculum Development.
- 2022-Present: Chair. UA CAPLA MRED Admissions Committee.
- 2022-2024: Member. UA CAPLA Ad Hoc Committee for BSRE Degree Submission.
- 2022-2023: Member. UA CAPLA SOLAP Hiring Committee.

College Committees

- 2023-Present: Member. UA CAPLA Council of Faculty Members.
- 2023-2024: Member. UA CAPLA Strategic Plan Advisory Committee.

Publications/Creative Activity

Refereed Journal Articles

- Kuhlmann, D., Rongerude, J. Mueller, L. Buying and Selling: Exploring non-institutional landlords' acquisition and disposition decisions. *Journal of Real Estate Practice and Education*. (Accepted for publication, Jan. 2025.)
- Cook, T. M., Rongerude, J., Mueller, E., & Kuhlmann, D. (2024). Providing Rental Housing: A Systematic Literature Review of Residential Rental Property Owner Decision Making. *Journal of Planning Literature*.
- Kuhlmann, D., & Rodnyansky, S. (2024). In search of the missing middle: historical trends in and contemporary correlates of permitting of 2–4 unit structures. *Housing Policy Debate*, 34(2), 158-179.

- Kuhlmann, D., Rongerude, J., Das, B., & Wang, L. (2024). Rental property Owner stress during the COVID-19 pandemic: Results from a Minneapolis, MN survey. *Housing and Society*, 51(1), 4-33.
- Kuhlmann, D., Rongerude, J., Wang, L., & Wang, G. (2023). A statistical machine learning approach to identify rental properties from public data sources. *Cityscape*, 25(2), 367-378.
- Kuhlmann, D. (2023). Fixing up after tearing down: The impact of demolitions on residential investment. *Journal of Planning Education and Research*, 43(3), 709-724.
- Kuhlmann, D. (2021). Upzoning and single-family housing prices: A (very) early analysis of the Minneapolis 2040 plan. *Journal of the American Planning Association*, 87(3), 383-395.
- Kuhlmann, D. (2020). Coveting your neighbour's house: understanding the positional nature of residential satisfaction. *Housing Studies*, 35(6), 1142-1162.
- Manville, M., & Kuhlmann, D. (2018). The social and fiscal consequences of urban decline: Evidence from large American cities, 1980–2010. *Urban Affairs Review*, 54(3), 451-489.*

Book Reviews:

- Kuhlmann, D. (2021). "Housing Politics in the United Kingdom: Power, Planning, and Protest, by Brian Lund." *Journal of Planning Education and Research*. (2021): 248-249.

*Work substantially completed as a graduate student.

Other Scholarship

- Kuhlmann, D., Jaramillo, A. (2024). "Housing Supply Analysis: Pima Prospers" Report for the 2024 Pima Prospers Comprehensive Report Update.
- Kuhlmann, D. (2021). "Housing Development in Iowa: Results of the 2021 Iowa State Real Estate Sentiment Survey." University Extension Report.

Works in Progress

- Das, B., Kuhlmann, D., Rongerude, J. The Value of Rental Registries for Extension and Local Government Professionals." With Biswa Das and Jane Rongerude. Revise and Resubmit at *Journal of Extension*.
- Kuhlmann, D., Rongerude, J., Weggman, J., Mueller, L., Cook, T. Rent-Seeking Rent Seekers: Do residential landlords view new housing development as competition? Under review at *Journal of Housing Research*.
- Kuhlmann, D., Jaramillo, J., McKenna-Foster, D. Carrots Without Sticks: Analyzing Grant Proposals for Removing Obstacles to Housing. Manuscript in Preparation.
- Weggman, J., Rongerude, J., Kuhlmann, D. Market Timing and Landlord Satisfaction. Manuscript in Preparation.
- Weesner, A., Higashidani, K., Ryan, A., Currans, K., Beamer, P., Lim, C., Kuhlmann, D. Historical redlining and present-day transportation noise exposure disparities in the United States. Manuscript in Preparation

Media

- 2025 – Expert interview for *Canadian Broadcast Corporation* article on proposed zoning reforms in Fredericton, New Brunswick.
- 2024 – Expert interview for *Matter of Fact with Soledad O'Brien* on housing policy and the 2024 presidential election.
- 2022 – The JAPA Article “Upzoning and Single-Family Housing Prices: A (very) early analysis of the Minneapolis 2040 plan” received coverage in a *Washington Post* article.
- 2022 – Expert interview for *Business Insider* article on land use reforms.
- 2022 – Expert interview for *Tacoma News Tribune* article on Missing Middle housing policies.
- 2019 – Recorded interview for Iowa Public Radio’s *River to River* on housing satisfaction.

Conferences/Scholarly Presentations

- Apr. 2025 – “Rent-Seeking Rent Seekers: Do residential landlords view new housing development as competition?” Presented at the American Real Estate Society annual conference. Tucson, AZ.
- Nov. 2024 – “Carrots Without Sticks: Analyzing Grant Proposals for Removing Obstacles to Housing.” Presented at ACSP Annual Conference. Seattle, WA.
- Apr. 2024* – “In Search of the Missing Middle.” Arizona State University, School of Geographical Sciences and Urban Planning. ARCHES and Equitable Places Lab Lecture Series.
- Oct. 2023 – “Buying and Selling: Exploring non-institutional Landlords’ Acquisition and Disposition Decisions.” Presentation at ACSP Annual Conference. Chicago, IL.
- Oct. 2022 – “In search of the missing middle: historical trends in and contemporary correlates of permitting of 2–4 unit structures.” Presentation at ACSP Annual Conference. Toronto, ON.

* Indicates invited lecture.

Community and Educational Presentations.

- Dec. 2024 – Guest critic in ARCH Urban Design Studio final review.
- Nov. 2024 – Guest lecture delivered in UA Affordable Housing course.
- Oct. 2024 – Guest lecture in SBS Research Methods course.
- Apr. 2024 – Guest critic in ARCH Urban Housing final review.
- Oct. 2023 – Guest lecture delivered in UA Affordable Housing course.
- Oct. 2023 – Guest lecture in SBS Research Methods course.
- Oct. 2022 – Guest lecture in SBS Research Methods course.

Awarded Grants and Contracts

- 2023-2026 - Arizona Research Center of Housing Equity and Sustainability. U.S. Department of Housing and Urban Development. \$3,000,000 (Total), \$1,000,000 (UA share). Co-PI (UA Lead 25% Credit): Daniel Kuhlmann.
- 2021-2027 - “Keeping Shelters in Place: Understanding the impacts of residential landlord decision-making on post-disaster housing stability.” National Science Foundation. \$1,092,715 (Total), \$30,000 (UA Share). Co-PI (UA Lead): Daniel Kuhlmann.

- 2023-2024 - “Pima County Comprehensive Plan Update.” Pima County, Arizona. \$250,000 (UA Total), \$37,500 (subproject). Co-PI: Daniel Kuhlmann.
- 2023 – “Analyzing Rental Landlords in Maricopa County.” CAPLA Grassroots Grant. \$20,000. PI: Daniel Kuhlmann.