

## Curriculum Vitae

Minjee Kim

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### General Information

University address: Department of Urban and Regional Planning  
Social Science and Public Policy  
113 Collegiate Loop, Bellamy 336  
Florida State University  
Tallahassee FL 32306  
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### Professional Preparation

2019 Ph.D., Massachusetts Institute of Technology. Major: Urban and Regional Planning. City Design and Development. Supervisor: Eran Ben-Joseph.

Minjee Kim. (2019). *Negotiated Developments: Exploring the trends, efficacy, and politics of negotiating zoning on a project-by-project basis*. Unpublished doctoral dissertation, Massachusetts Institute of Technology. Retrieved from <https://hdl.handle.net/1721.1/121756>.

2013 Master in City Planning, Massachusetts Institute of Technology. Major: Urban and Regional Planning. City Design and Development. Supervisor: Eran Ben-Joseph.

Minjee Kim. (2013). *Spatial qualities of innovation districts: How Third Places are changing the innovation ecosystem of Kendall Square*. Unpublished master's thesis, Massachusetts Institute of Technology. Retrieved from <http://hdl.handle.net/1721.1/81653>.

2011 B.Arch., Yonsei University. Major: Architectural Design.

### Professional Experience

2019–present Assistant Professor, Urban and Regional Planning, Florida State University.

2016–2017 Visiting Scholar, Development Review, Boston Planning and Development Agency, Boston, Massachusetts.

2012–2016 Research Associate, Community Development Department, City of Cambridge, Massachusetts.

## Courses Taught

### Florida State University

Economics of Real Estate Development (URP5547)  
Local Government and Land Use Law (URP5125)  
Public/Private Development (URP5939)  
Zoning for Equity (URP5939)

### Massachusetts Institute of Technology

Co-instructor, Big Plans (11.123)  
Co-instructor, Community Growth and Land Use Planning Practicum (11.360)

## Research

### Publications

#### Refereed Journal Articles

- Kim, M., & Lee, H. (revise & resubmit). Can U.S. Planned Communities Become Diverse? The case of industry-leading master-planned communities in five metro areas.
- Kim, M. (2023). The Case for Mass Upzoning. *Housing Policy Debate*.  
<https://doi.org/10.1080/10511482.2023.2234890>
- Kim, M. (2023). Infrastructure Investments and Land Value Capture: Variations and uncertainties at the frontiers of urban expansion. *Town Planning Review*. <https://doi.org/10.3828/tpr.2022.23>
- Kim, M. (2022). Taking Stock of What We Know About Large-scale Urban Development Projects: A review of existing theoretical frameworks and case studies. *Journal of Planning Literature*.  
<https://doi.org/10.1177/08854122221097976>
- Kim, M., & Chapin, T. (2022). Who Benefits from Enterprise Zones? Equity implications gleaned from policy design and implementation regulations. *Cities*. <https://doi.org/10.1016/j.cities.2022.103878>
- Kim, M., & Zhou, T. (2021). Does Restricting the Entry of Formula Businesses Help Mom-and-pop Stores? The case of American towns with unique community character. *Economic Development Quarterly*. <https://doi.org/10.1177/08912424211002913>
- Kim, M. (2021). How Do Tax-based Revitalization Policies Affect Urban Property Development? Evidence from Bronzeville, Chicago. *Urban Studies*. <https://doi.org/10.1177/0042098021995148>
- Kim, M. (2020). Negotiation or Schedule-based? Examining the strengths and weaknesses of the public benefit exaction strategies of Boston and Seattle. *Journal of the American Planning Association*.  
<https://doi.org/10.1080/01944363.2019.1691040>
- Kim, M., Malizia, E., Nelson, M., Wolf-Powers, L., Ganning, J., & Schrock, G. (2020). Real Estate Development and Economic Development Planning Education: Pragmatic turn or trojan horse? *Journal of Planning Education and Research*. <https://doi.org/10.1177/0739456X20963568>

Kim, M. (2020). Upzoning and Value Capture: How U.S. local governments use land use regulation power to create and capture value from real estate developments. *Land Use Policy*.  
<https://doi.org/10.1016/j.landusepol.2020.104624>

Yang, H., Kim, M., & Choi, M. (2015). Regulating Chain Stores to Protect Local Businesses: A comparative case study of the legislative frameworks in the U.S. and Korea. *Journal of the Korean Urban Management Association*.

### **Nonrefereed Reports**

Kim, M. (2023). *Creating Diverse and Inclusive Communities: Lessons learned from successful master planned communities*. ULI Terwilliger Center for Housing, Washington, D.C.

OECD/Lincoln Institute of Land Policy, PKU-Lincoln Institute Center (2022). *Global Compendium of Land Value Capture Policies*. OECD Regional Development Studies, OECD Publishing, Paris,  
<https://doi.org/10.1787/4f9559ee-en>.  
*Participated as the US expert on land value capture practice.*

Kim, M. (in press). *Opportunity for Land Value Capture? Land use impacts of the Suncoast Parkway extension project in Citrus County, Florida* (Case Study Library). Lincoln Institute of Land Policy, Cambridge, MA.

### **Nonrefereed Newsletter Articles**

Kim, M. (2021). Land Value Creation and Land Value Capture: Designing an inclusionary housing ordinance consistent with state law. *Florida Housing Coalition*. Retrieved from  
<https://www.flhousing.org/wp-content/uploads/2021/08/Land-Value-Creation-Minjee-Kim.pdf>

Kim, M. (2019). Adventures in the Land of OZ. *Planning, American Planning Association*. Retrieved from <https://www.planning.org/planning/2019/jun/adventuresinoz/>

### **Ongoing Research Projects**

“Valuing the Social Impacts of Real Estate Developments: From a Planner’s Perspective.”  
*For a special issue in Planning Theory*.

“Impacts of Upzoning in New York City: Examining the changes in demographic and housing characteristics,” *with Hyojung Lee*.

“Are Community Redevelopment Agencies Uplifting Neighborhoods in Need? Examining the spending patterns and distributional equity of CRA funding in Florida,” *with Kelly Kinahan*.

“Shifting Trends in Planned Community Development: A Longitudinal Analysis of the Vision, Target Consumers, and Design Principles of Florida’s Planned Communities initiated between 1972 to 2015,” *with Chao Wang*.

## Presentations

### Paper Presentations at Conferences

- Kim, M., & Lee, H. (2022, November). *Diversity in Master Planned Communities: An investigation into contemporary community development practice*. Presentation at 62nd Annual Conference, The Association of Collegiate Schools of Planning, Toronto, Canada. (National)
- Kim, M. (2021, October). *Value Capture for Inclusionary Housing? Analyzing planner perceptions and attitudes in Florida*. Presentation at 61th Annual Conference, The Association of Collegiate Schools of Planning, Virtual. (National)
- Kim, M. (2021, April). *Value Capture Out in the Rural: Who captures the value uplift from public investments in weak real estate markets?* Presentation at 2021 AAG Annual Meeting, The American Association of Geographers, Virtual. (National)
- Kim, M. (2020, October). *Recognizing, Capturing, and Distributing Value: When does value capture take place, why, and for whom?* Presentation at 60th Annual Conference, Association of Collegiate Schools of Planning, Virtual. (National)
- Kim, M. (2019, October). *Value Capture by Zoning: How U.S. local governments use their zoning power to create and capture value from real estate developments*. Presentation at 59th Annual ACSP Conference, Association of Collegiate Schools of Planning, Greenville, SC. (National)
- Kim, M. (2019, April). *Taking Stock of What We Know About Large-scale Development Initiatives: A review and research agenda*. Presentation at 49th Annual Conference, Urban Affairs Association, Los Angeles, CA. (National)
- Kim, M. (accepted). *Evaluating a Tax-based Mechanism for Stimulating Urban Property Development: Evidence from Chicago*. Presentation to be given at 50th Annual Conference, Urban Affairs Association, Washington D.C. (National). (Cancelled due to COVID-19)
- Kim, M. (accepted). *Exploring the Promises and Perils of Using Land Use Regulation for Public Value Capture*. Presentation to be given at the meeting of American Association of Geographers, Denver, CO. (National). (Cancelled due to COVID-19)

### Invited Lectures

- Kim, M. (2023, July). In-person research seminar at the Graduate School of Environmental Studies, Seoul National University. (International)
- Kim, M. (2023, April). *US Land Value Capture Policies*. In-person guest lecture at the Faculty of Architecture, Building, and Planning, University of Melbourne, Australia. (International)
- Kim, M. (2022, December). *Diversity and Inclusion in Master Planned Communities*. ULI Webinar. Virtual. (National)

Kim, M. (2022, November). *Place-based Policies for Left Behind Places: Equity Impacts of the federal Enterprise Zone approach*. Delivered at the Harvard Graduate School of Design, Virtual. (National)

Kim, M. (2021, August). *Affordable Housing Initiatives in the US*. Delivered at ULI North Florida, Tallahassee, Florida. (Regional)

Kim, M. (2021). *Exactions and Value Capture*. Delivered at UCLA Lewis Center, UCLA Housing Voices Podcast. (National) Retrieved from <https://www.lewis.ucla.edu/2021/08/18/08-exactions-and-value-capture-with-minjee-kim/>

Kim, M. (2020). *Value Capture for the Public Good*. Delivered at University of North Carolina at Chapel Hill, Virtual. (National)

### **Other Presentations at Conferences**

Kim, M. (2023, April). *Fairness in funding inclusive, resilient development*. Presentation at National Planning Conference, The American Planning Association, Philadelphia, Pennsylvania. (National)

Kim, M. (2023, March). *Creating Diverse and Inclusive Communities*. Presentation at Housing Opportunity Conference, ULI Terwilliger Center for Housing, Phoenix, Arizona. (National)

Kim, M. (2022, November). *Zoning for Equity: Dismantling exclusionary land use and development practices, one step at a time*. Presentation at 62nd Annual Conference, The Association of Collegiate Schools of Planning, Toronto, Canada. (National)

Kim, M. (2022, April). *Zoning for Equity: A new multi-campus course on making land use and development patterns more equitable*. Presentation at 51st Annual Conference, Urban Affairs Association. Washington, D.C. (National)

Kim, M. (2020, September). *Value Capture for Affordable Housing*. Presentation at 2020 Florida Planning Conference, American Planning Association Florida Chapter. (State)

Kim, M. (2020, July). *Value Capture for Affordable Housing*. Presentation at Annual Affordable Housing Conference-2020, Florida Housing Coalition. (State)

Kim, M. (2019, September). *Evaluating the Impacts of OZ: How the incentive is affecting the low-income communities designated as Opportunity Zones*. Presentation at 2019 Florida Planning Conference, American Planning Association Florida Chapter. (State)

Kim, M. (2019, October). *Real Estate Development and Economic Development Planning Education: Pragmatic turn or trojan horse?* Presentation at 59th Annual ACSP Conference, Association of Collegiate Schools of Planning, Greenville, SC. (National)

Kim, M. (accepted). *TOD and Real Estate Development*. Presentation to be given at 2020 FSU Law Real Estate Conference, Florida State University. (State). (Cancelled due to COVID-19)

### **Invited Workshops**

- Kim, M. (2023, May). *Professional Certificate in Municipal Finance*. Workshop to be delivered at Harris Public Policy's Center for Municipal Finance; Lincoln Institute of Land Policy, Virtual. (National)
- Kim, M. & Monkkonen, P. (2023, February). *Anti-Exclusionary Zoning Reforms at the State and Local-level*. Workshop delivered at APA Florida Public Policy Workshop, Virtual. (State)
- Kim, M. (2023, February). *Expert group meeting regarding strategic uses for the Global Compendium of Land Value Capture Policies*. Workshop delivered at OECD, Paris, France. (International)
- Kim, M. (2022, September). *Land Value Capture Expert Group Convening*. Workshop delivered at Lincoln Institute of Land Policy, Boston, Massachusetts. (International)
- Kim, M. (2022, February). *Professional Certificate in Municipal Finance*. Workshop delivered at Harris Public Policy's Center for Municipal Finance; Lincoln Institute of Land Policy, Virtual. (National)
- Kim, M. (2021, May). *Professional Development Course: Land value capture in the United States*. Workshop delivered at Lincoln Institute of Land Policy, Virtual. (National)
- Kim, M. (2021, February). *2020's HB 1339 Implementation – Affordable Housing*. Workshop delivered at APA Florida Public Policy Workshop, Virtual. (State)
- Kim, M. (2019, March). *Tallahassee-Leon County Opportunity Zones Workshop*. Workshop delivered at City of Tallahassee/Leon County, Tallahassee, FL. (Local)
- Kim, M. (accepted). *Professional Certificate in Municipal Finance*. Workshop to be delivered at Harris Public Policy's Center for Municipal Finance; Lincoln Institute of Land Policy, College Park, MD. (National). (Cancelled due to COVID-19)
- Kim, M. (accepted). *Professional Certificate in Municipal Finance*. Workshop to be delivered at Harris Public Policy's Center for Municipal Finance; Lincoln Institute of Land Policy, Phoenix, AZ. (National). (Cancelled due to COVID-19)

### **Contracts and Grants Funded**

- Kim, M. (July 2023). *Literature Review: Neighborhood Design, Quality of Life, and Social Interaction*. Funded by the Initiative on Community Design and Health (ICDAH). Total award \$25,000.
- Kim, M. (May 2023–Dec 2023). *Building Resilient and Sustainable Communities with District Financing in Florida*. Funded by Lincoln Institute of Land Policy. Total award \$20,000.
- Kim, M. (Oct 2021–Jul 2022). *Creating Equitable Master Planned Communities: Understanding the impacts of maintaining housing affordability and diversity on project success*. Funded by Urban Land Institute. Total award \$31,585.
- Kim, M. (Jun 2021–Aug 2021). *Understanding the Impacts of Participant Training on the Quality of Direct Participation*. Funded by FSU CRC Committee on Faculty Research Support Program. Total award \$20,000.

Kim, M. (Jan 2020–Dec 2020). *Exploring the Promises and Perils of Using Land Use Regulation for Public Value Capture*. Funded by Florida Housing Coalition. Total award \$3,270.

Kim, M. (Jun 2020–Aug 2020). *Taking Stock of What We Know About Large-scale Real Estate Developments: A review and research agenda*. Funded by FSU CRC First Year Assistant Professor Program. Total award \$20,000.

## **Service**

### **Florida State University**

#### **FSU College Service**

Faculty facilitator, College of Social Science and Public Policy’s Faculty of Color affinity group (2022–present).

#### **FSU Department Service**

Member, Promotion and Tenure (2019–*present*).

Member, Graduate Programs Committee (PhD) (2021–*present*).

Chair, Studio Advisory Committee (2023–*present*).

Member, Strategic Planning Committee (2021–2022).

Member, Studio Advisory Committee (2021).

Member, Human and Financial Resources Committee (2020–2021).

Member, Doctoral Policy Committee (2019–2020).

Member, Studio Advisory Committee (2019).

## **The Profession**

#### **Guest Reviewer for Refereed Journals**

*Journal of Planning Education and Research* (2023–*present*).

*Transportation Planning and Research* (2023–*present*).

*International Journal of Urban and Regional Research* (2023–*present*).

*Urban Affairs Review* (2023–*present*).

*Journal of Planning Literature* (2021–*present*).

*Land Use Policy* (2021–present).

*Journal of the American Planning Association* (2020–present).

### **Service to Professional Associations**

Secretary, Planners of Color Interest Group (POCIG) (2022–present).

Chair of the Diversity, Equity, and Inclusion Committee, ULI North Florida (2022–2024).

Volunteer, ULI UrbanPlan educational program, ULI North Florida (2020–2022).

Chair of the Don Schön Award Committee, Association of Collegiate Schools of Planning (2022).

Reviewer, Lincoln Institute of Land Policy / ACSP Award Task Force (2020–2022).

Reviewer, Lincoln Institute of Land Policy, Policy Focus Report on Land Value Capture (2020).

Member, ULI North Florida Diversity, Equity, & Inclusion (DEI) Working Group, ULI North Florida (2020–2021).

Member, ULI North Florida Center for Leadership organizing committee, ULI North Florida (2020–2021).

Expert Judge, ULI North Florida Awards of Excellence, ULI North Florida (2019).

### **The Community**

Chair, Citizen's Advisory Committee, Tallahassee Community Redevelopment Agency (2019–2022).

### **Discussant**

Kim, M. (2020). *Community Development Track*. 60th Annual Conference. Association of Collegiate Schools of Planning.

Kim, M. (2020). *Economic Development Track*. 60th Annual Conference. Association of Collegiate Schools of Planning.

Kim, M. (2020). *FAMU + HU Design Justice Lecture Series*. Florida A&M University and Howard University.

Kim, M. (2020). *Symposium on filmmaking, property rights, and public policy*. DeVoe Moore Center, Florida State University.