

# Curriculum Vitae

**Minjee Kim**

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## General Information

University address: Department of Urban and Regional Planning  
Social Science and Public Policy  
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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 Unpublished doctoral dissertation, Massachusetts Institute of Technology.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, 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 Unpublished master's thesis, Massachusetts Institute of Technology.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.

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

### **Current Membership in Professional Organizations**

American Planning Association  
American Real Estate and Urban Economics Association  
Association of Collegiate Schools of Planning  
Urban Affairs Association  
Urban Land Institute

### **Teaching**

#### **Courses Taught**

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

### **Research**

#### **Publications**

#### **Refereed Journal Articles**

Kim, M. (forthcoming). Land Value Capture and Greenfield Developments: Variations in developer perceptions and the performativity of the viability assessment models. *Town Planning Review*.

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*. doi: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, Hee-jin, Kim, M., & Choi, Mack-Joong. (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*, 28(2), 127-144.

### **Nonrefereed Reports**

- Kim, M. (in press). *Creating Diverse and Inclusive Communities: Lessons learned from successful master planned communities*. Urban Land Institute Terwilliger Center for Housing.
- 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.

### **Nonrefereed Newsletter Articles**

- Kim, M. (2021). Land Value Creation and Land Value Capture: Designing an Inclusionary Housing 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, June*. Retrieved from <https://www.planning.org/planning/2019/jun/adventuresinoz/>

## **Presentations**

### **Refereed Presentations at Conferences**

- 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)
- Kim, M. (presented 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. (presented 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, Toronto, Canada. (National)
- Kim, M. (presented 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. (presented 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)

### **Nonrefereed Presentations at Conferences**

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

### **Invited Workshops**

Kim, M. (accepted). *Land Value Capture Expert Group Convening*. Workshop to be delivered at Lincoln Institute of Land Policy, Boston, Massachusetts. (International)

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, Virtual. (National)

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)

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)

### **Nonrefereed Workshops**

Kim, M. (2019, March). *Tallahassee-Leon County Opportunity Zones Workshop*. Workshop delivered at City of Tallahassee/Leon County, Tallahassee, FL. (Local)

### **Invited Lectures**

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

## Contracts and Grants

### Contracts and Grants Funded

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 COFRS. 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.

### Contracts and Grants Denied

Kim, M. (Nov 2021). *Excluded from Opportunity? How public policies, land use regulation, and development practices affect racial, income, and housing diversity in planned communities*. Submitted to Russell Sage Foundation.

Kim, M. (Jul 2019). *FSU-Lugenia Burns Hope Center Grant Proposal*. Submitted to Sorenson Impact Foundation.

Kim, M. (Mar 2019). *Evaluating the impacts of the Opportunity Zones federal tax incentive program on low-income communities: the case of Bronzeville, Chicago and Union Square, Somerville*. Submitted to Florida State University Office of Research.

## Additional Research Dissemination

Kim, M. (2021). *Place-based Economic Development: Who Benefits?* FSU COSSPP PolicyPub.

Kim, M. (2021). *Research Spotlight: Protecting Mom-and-Pop Stores*. FSU COSSPP Wicked Solutions Blog.

Kim, M. (2019). *Webinar on Inclusionary Zoning*. Florida Housing Coalition.

## **Service**

### **Florida State University**

#### **FSU Department Service**

Member, Graduate Programs Committee (PhD) (2021–2022).

Member, Strategic Planning Committee (2021–2022).

Member, Studio Advisory Committee, Department of Urban and Regional Planning (2021).

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

Member, Doctoral Policy Committee (2019–2020).

Member, Promotion and Tenure (2019–2020).

Member, Studio Advisory Committee (2019).

## **The Profession**

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

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

*Land Use Policy* (2021–present).

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

#### **Reviewer or Panelist for Grant Applications**

Lincoln Institute of Land Policy / ACSP Award Task Force (2021–2022).

#### **Service to Professional Associations**

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

Volunteer, ULI UrbanPlan educational program, Urban Land Institute (2020–2022).

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

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

Member, ULI North Florida Capital Region Center for Leadership organizing committee, Urban Land Institute (2020–2021).

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

### **The Community**

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

### **Contributor**

Kim, M. (2020). *OECD-Lincoln Institute of Land Policy Value Capture compendium*. OECD-Lincoln Institute of Land Policy.

### **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.

### **Invited Reviewer for Policy Report**

Kim, M. (2020). *Invited Reviewer for Lincoln Institute of Land Policy's Policy Focus Report*.