

Curriculum Vitae

Minjee Kim

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General Information

University address: Department of Urban Planning
UCLA Luskin School of Public Affairs
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Professional Preparation

2019 Ph.D., Massachusetts Institute of Technology. Major: Urban and Regional Planning. City Design and Development. Dissertation committee: Eran Ben-Joseph, Lynn Sagalyn, and Alan Altshuler.

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 Unpublished doctoral dissertation, Massachusetts Institute of Technology.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 Unpublished master's thesis, Massachusetts Institute of Technology.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

2024-present Assistant Professor, Department of Urban Planning, UCLA

2019–2024 Assistant Professor, Department of 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 (URP5543)
Zoning for Equity (URP5939)
Introduction to Planning and Urban Development (URP3000)

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., Malizia, E., Nelson, M., Wolf-Powers, L., Ganning, J., & Schrock, G. (2024). Real Estate Development and Economic Development Planning Education: Pragmatic turn or trojan horse? *Journal of Planning Education and Research*, 44(1), 9–15.
<https://doi.org/10.1177/0739456X20963568>
- Kim, M., & Lee, H. (2023). Can U.S. Planned Communities Become Diverse? The case of industry-leading master-planned communities in five metro areas. *Journal of Urban Affairs*, 0(0), 1–21.
<https://doi.org/10.1080/07352166.2023.2260026>
- Kim, M. (2023). The Case for Mass Upzoning. *Housing Policy Debate*, 0(0), 1–6.
<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*, 94(3), 271–292.
<https://doi.org/10.3828/tpr.2022.23>
- Kim, M. (2023). 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*, 38(2), 171–186. <https://doi.org/10.1177/08854122221097976>
- Kim, M. (2022). How Do Tax-based Revitalisation Policies Affect Urban Property Development? Evidence from Bronzeville, Chicago. *Urban Studies*, 59(5), 1031–1047.
<https://doi.org/10.1177/0042098021995148>
- Kim, M., & Chapin, T. (2022). Who Benefits from Enterprise Zones? Policy design choices for strengthening social impacts. *Cities*, 130, 103878. <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 small American towns with unique community character. *Economic Development Quarterly*, 35(2), 157–173. <https://doi.org/10.1177/08912424211002913>

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*, 86(2), 208–221. <https://doi.org/10.1080/01944363.2019.1691040>

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. (Forthcoming, 2024) *Financing Climate Resilient Infrastructure for Boston's Waterfront: Leveraging land value uplift to floodproof the Raymond L. Flynn Marine Industrial Park*. Lincoln Institute of Land Policy.

Kim, M. (2024). *Building Resilient and Sustainable Water Infrastructure with District Financing in Texas* (WP24MK1; Working Paper). Lincoln Institute of Land Policy. <https://www.lincolnst.edu/publications/working-papers/building-resilient-sustainable-water-infrastructure-district-financing/>

Kim, M. (2023). *Creating Diverse and Inclusive Communities: Lessons learned from successful master planned communities*. ULI Terwilliger Center for Housing, Washington, D.C. <https://knowledge.uli.org/en/reports/research-reports/2023/creating-diverse-and-inclusive-communities-lessons-learned-from-the-best-practices-in-master-planned-community-development>

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.

Book Reviews

Kim, M. (2024). *Arbitrary lines: How zoning broke the American City and how to fix it*: by Gray, M. N., Island Press, (2022) 256 pp., \$30.00 (paperback). ISBN 9781642832549. *Housing and Society*, 0(0), 1–3. <https://doi.org/10.1080/08882746.2024.2376759>

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/>

Manuscripts in Review

“From Exchange Value to Social Value of Real Estate Development: A Planner’s Perspective.” *Revision submitted for review. Planning Theory special issue.*

“Upzoning and Gentrification: Heterogeneous impacts of neighborhood-scale upzoning in New York City,” with *Hyojung Lee. Major revision. Urban Studies.*

Manuscripts in Preparation

“Finding Space for Equity in Inner-city Revitalization: An analysis of Community Redevelopment Agencies in Florida,” with *Kelly Kinahan. Manuscript being prepared for submission. Target journal: Urban Affairs Review.*

“Bring Zoning Back into the Planning Curricula,” with *Ivis Garcia, Ed Goetz, Bernadette Hanlon, Minjee Kim, Paavo Monkkonen, Rolf Pendall, Deirdre Pfeiffer, Jason Reece, Andrew Whittemore. Manuscript being prepared for submission. Target journal: JAPA Viewpoint.*

Ongoing Research Projects

“Do project vision and public policies matter for community diversity? A longitudinal analysis Florida’s planned communities built between 1972 to 2015,” with *Chao Wang (doctoral advisee), Makbule Ozguven, and Hyojung Lee.*

“State Zoning Override and the Cost of Housing Production: The serendipitous effect of Florida’s Live Local Act on LIHTC projects.”

Presentations

Paper Presentations at Conferences

Kim, M., & Kinahan, K. (2024, April). *Finding Space for Equity in Florida’s Community Redevelopment Practice*. Presentation at 52nd Annual Conference, Urban Affairs Association, New York City, NY. (National)

Kim, M., & Lee, H. (2023, October). *Does Upzoning Lead to Gentrification? Heterogeneous impacts of neighborhood-scale upzoning in New York City*. Presentation at 63rd Annual Conference, The Association of Collegiate Schools of Planning, Chicago, IL. (National)

- Kinahan, K., & Kim, M. (2023, October). *Community Redevelopment in Florida: Finding Space for Equity*. Presentation at 63rd Annual Conference, The Association of Collegiate Schools of Planning, Chicago, IL. (National)
- Wang, C., & Kim, M. (2023, October). *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*. Presentation at 63rd Annual Conference, The Association of Collegiate Schools of Planning, Chicago, IL. (National)
- 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). *Land Value Capture and Municipal Finance: Harnessing land value uplift for the benefit of the public*. Workshop delivered at the Fundamentals of Municipal Finance Credential program. The University of Chicago Harris school of Public Policy and 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). *Land Value Capture and Municipal Finance: Harnessing land value uplift for the benefit of the public*. Workshop delivered at the Fundamentals of Municipal Finance Credential program. The University of Chicago Harris school of Public Policy and Lincoln Institute of Land Policy, Virtual. (National)
- Kim, M. (2021, May). *Value Capture Instruments and Legal Framework in the United States*. Workshop delivered at the Professional Development Course: Land value capture in the United States. 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, 2021). *Land Value Capture and Municipal Finance: Harnessing land value uplift for the benefit of the public*. Workshop delivered at the Fundamentals of Municipal Finance Credential program. The University of Chicago Harris school of Public Policy and Lincoln Institute of Land Policy, College Park, MD. (National). (Cancelled due to COVID-19)
- Kim, M. (accepted, 2020). *Land Value Capture and Municipal Finance: Harnessing land value uplift for the benefit of the public*. Workshop delivered at the Fundamentals of Municipal Finance Credential program. The University of Chicago Harris school of Public Policy and Lincoln Institute of Land Policy, Phoenix, AZ. (National). (Cancelled due to COVID-19)

Contracts and Grants Funded

- Kim, M. (Jan 2024–June 2024). Case Study Research on the Use of Land-based Finance Instruments for Climate Action: Climate Resiliency Infrastructure Funding Mechanism for South Boston Waterfront. Funded by Lincoln Institute of Land Policy. Total award \$12,500.

Kim, M. (July 2023–Dec 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).

FSU Department Service

Member, Promotion and Tenure (2019–2024).

Member, Graduate Programs Committee (PhD) (2021–2024).

Chair, Studio Advisory Committee (2023).

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

Planning Theory (2024–present).

Planning Theory and Practice (2024–present).

Urban Studies (2024–present).

Environment and Planning A: Economy and Space (2024–present).

Housing Studies (2024–present).

Journal of Planning History (2024–present).

Journal of Urban Affairs (2024–present).

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

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

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

Member, Don Schön Award Committee, Association of Collegiate Schools of Planning (2021).

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).