LINCOLN INSTITUTE
OF LAND POLICY

REQUEST FOR PROPOSALS

Case Studies on Land Value Capture Implementation to Support Climate Adaptation and Disaster Risk Management

November 10–December 19, 2025

Summary

The Lincoln Institute of Land Policy invites proposals for case studies that document the implementation of land value capture (LVC) instruments advancing climate adaptation or disaster risk management globally. The Lincoln Institute will review case study proposals based on the weighted evaluation criteria indicated below. Through this request for proposals (RFP), we aim to document the experiences of and learn from places globally that have implemented various LVC instruments in innovative ways to reduce risk from climate impacts and other disasters. The Lincoln Institute will publish exceptional case studies as working papers. Awards for selected proposals will depend on the scope of the work and budget justification. Similar project funding has ranged from $10,000 to $20,000, but applicants may propose budgets below or above this range if justified.

Background and Rationale

LVC refers to a set of policy instruments that enable governments to recover and reinvest increases in land values that result from government actions, including investments in infrastructure and zoning changes. LVC instruments are known by different names, but common examples include infrastructure levies, special assessments, betterment contributions, developer obligations, exactions, impact fees, linkage fees, charges for additional building rights, transfer of development rights, land readjustment, and strategic land management. Specifically, LVC policies of interest for this request for proposals fall within the following five categories:[1]

- Infrastructure levy;
- Developer obligations;
- Charges for development rights;
- Land readjustment; and
- Strategic land management.

With growing recognition of the positive impacts on land values from climate adaptation and disaster risk reduction, interest in using LVC tools to finance these types of actions is increasing; however, there are few documented cases of their practical use. Most studies focus either on the potential applications of LVC tools or on calculating actual or hypothetical land value

[1] See the OECD-Lincoln Institute Global Compendium of Land Value Capture Policies for more information on this taxonomy.

increases caused by climate initiatives. In general, they fall short of demonstrating real examples of land-based climate finance instruments in action. Specific examples of land-value capture instruments that support climate adaptation projects and reduce disaster risk are needed. Such examples can improve understanding of the full, practical potential for land value capture to advance climate goals and reduce the impacts of sea level rise, flooding, extreme heat and heatwaves, extreme weather events, droughts, and wildfires, among other crises. Examples of climate adaptation and disaster risk reduction actions include, but are not limited to: hard infrastructure, such as seawalls and levees; nature-based solutions, including green stormwater infrastructure and wetland restoration; land use and zoning regulations that limit new development in high-risk areas; and resilient building codes and technologies.

We hope that the case studies developed through this RFP will help current and future practitioners and policymakers implement effective LVC tools to support climate adaptation and disaster risk reduction, ultimately resulting in more climate-resilient, fiscally healthy communities. We are particularly interested in case studies that evaluate the effectiveness of these tools, provide insights on scaling up local or regional successes, or demonstrate effective adoption and implementation.

Applicants should consider the following:

- Proposals should demonstrate the relevance of the proposed case study to policymaking, specifically how the insights and lessons of the case may be applied by decision-makers, public officials, academics, and the private sector.
- The proposal must be in English, but awarded projects can be in English, Spanish, Portuguese, or French.
- The geographic scope of this RFP is global. The jurisdictions studied may be municipalities, counties, or regions of any size. We expect that the selected projects will represent a variety of small, medium, and large jurisdictions from different geographies to showcase the implementation of LVC in diverse contexts.
- Proposals should examine land value capture policies that have already been implemented or are being implemented, and the final case study should include a discussion of the outcomes and lessons of such practices thus far.
- Proposals should clearly explain the stage or implementation phase that the case represents, whether sufficient evidence or data is available to document the case and evaluate its effectiveness, and how the data will be collected.

Expected Cost and Duration

The Lincoln Institute will commission the project based on the scope of work and the justification of the proposed budget. Expected funding for selected case studies ranges from $10,000 to $20,000, but applicants may propose budgets below or above this range if justified.

Proposals can include requests for support for new or ongoing research projects with larger budgets. These projects will receive backing from both the Lincoln Institute and either in-kind or other grant-funded support. If the request is for support for a larger project, the applicant should indicate the full project costs and what share the Lincoln Institute would fund, if the project is successful.

Research with additional support must include deliverable(s) that will be owned by the Lincoln Institute and eligible for publication by the Lincoln Institute, as described below.

For proposals that include research that is already partially funded, applicants should confirm with any existing funders that they are eligible to apply for additional support from the Lincoln Institute and that the funder(s) would allow one or more deliverables to be owned and published by the Lincoln Institute. The Lincoln Institute may request written confirmation of this approval from successful applicants before executing a contract or making payments on the award.

Award recipients must complete the proposed project within one year of selection, although projects may be completed in less time (see schedule below). The Lincoln Institute cannot guarantee final payments for projects submitted after the final deadline.

Evaluation Criteria

The Lincoln Institute will evaluate the research proposals based on the following criteria:

Relevance of the case to advancing knowledge of LVC implementation in the context of climate adaptation and disaster risk management	30%
Reliability of the proposed sources of data and data collection methods	30%
Qualifications of the researcher or members of the research team	15%
Clearly defined case parameters (e.g., time frame and scope of project's impact)	15%
Justification in relevant academic and policy literature	10%
Total score	**100%**

Deliverable Types

Deliverables are expected to result in case study papers appropriate for publication as Lincoln Institute working papers. Case studies must adhere to the Lincoln Institute's template, format, and style. The template for case studies is included in appendix A. The selected proposals will receive additional guidance on format and style for case studies during the contracting process. The final case study papers should not be longer than 15 pages, not including appendices and references.

Publication and Dissemination

The projects produced from the selected proposals will be considered for inclusion on the Lincoln Institute's website. Individuals selected through the RFP may also be invited to present completed projects through webinars, conferences, and other Lincoln Institute events. Exceptional papers will be considered for inclusion in the Lincoln Institute working paper series.

Ownership and Third-Party Copyrights

The Lincoln Institute of Land Policy will own all work products that result from the research commissioned via this RFP. Individuals and/or institutions who accept a research commission shall transfer and assign to the Lincoln Institute all rights, title, and interests in and to such work products, including without limitation, all rights pertaining to copyright and trademark. Creators of commissioned works will be granted a license to use and reproduce the commissioned research for their own educational and research purposes. Commissioned works can be published in third-party journals or media outlets with advance permission from the Lincoln Institute.

RFP Schedule

- RFP announced: November 10, 2025
- Deadline for submission of proposals: December 19, 2025
- Notification of decisions: January 2026
- First draft of case study papers due: June 2026
- Feedback on drafts provided to case study authors: July 2026
- Final case study papers due: November–December 2026

Application Guidelines

This RFP is open to any individual or organization, practitioner or academic interested in helping the institute expand its knowledge and resources on this topic. This includes applicants who represent Tribal nations, local governments, cities, counties, or neighborhoods, in addition to private and nonprofit organizations. The Lincoln Institute welcomes international applicants.

Proposals should include:

1) **Cover page**: The cover page must include the title of the project and the contact information of applicant(s), including affiliation, job title, city and country, phone number, and email.

2) **Project abstract**: Summary of the project (500-word maximum). Proposals with poorly written or vague abstracts may not pass the first stage of review.

3) **Project description**: This should clearly state the specifics of the case study, including the current stage of implementation, and its relevance to climate adaptation or disaster risk management. It should clearly convey the subject of analysis, purpose, relevance, and data sources of the proposed case study. It should describe how the proposed work will build off existing work or examples and identify any new contributions (2,000-word maximum).

4) **Work plan and budget**: Briefly define the specific tasks or activities required to accomplish the project, with a projected schedule and budget for completing each phase. Proposals can include requests for support for new or ongoing research projects with larger budgets, which will receive backing from the Lincoln Institute and either in-kind or other grant-funded support. If the project has additional sources of funding (including in-kind support or cost shares) or requires cofinancing, specify the amount, source(s), and any conditions.

   Please indicate whether human subject research will be performed, and if yes, which Institutional Review Board (IRB) will be used. Provide a brief description of the procedures you plan to follow to comply with standards for human subject research.

5) **Biography**: Please include a brief biography and resume/CV for the primary applicant and any other team members (three pages maximum per person).

The proposal must be written in English and submitted as a Microsoft Word document. If selected, final deliverables can be in English, Spanish, Portuguese, or French. Format the application for printing on 8.5 x 11-inch (letter-size) paper. The application may be single- or double-spaced, but each section must not exceed the maximum word and page count, as described above.

Submit the online application by December 19, 2025, at 11:59 p.m. Eastern Time.

Confidentiality

The information submitted during the application process will be treated as confidential between the institute, any third-party reviewers, the applicant, and any co-applicants listed in the submission.

The Lincoln Institute reserves the right to publicize information about successful proposals as appropriate.

Expectations Regarding Research

Applicants selected for research funding must adhere to the Lincoln Institute's research integrity statement.

Questions about this RFP

For questions regarding this request for proposals, please contact Patrick Welch at pwelch@lincolninst.edu.

About the Lincoln Institute of Land Policy

The Lincoln Institute of Land Policy seeks to improve quality of life through the effective use, taxation, and stewardship of land. A nonprofit private operating foundation whose origins date to 1946, the Lincoln Institute researches and recommends creative approaches to land as a solution to economic, social, and environmental challenges. Through education, training, publications, and events, we integrate theory and practice to inform public policy decisions worldwide.

FREQUENTLY ASKED QUESTIONS

Proposal Format

- **How detailed should the project description be?** Whatever best conveys the topic(s) and objective of your proposal in clear language.
- **How flexible is the character count for each section?** You must adhere to the specified character count, or your proposal will not be accepted.
- **What is the format for a Lincoln Institute case study?** Please see annex A for the outline for case studies. Additional information on this format will be sent to authors of selected proposals.
- **Are references included in the character count within the project description section?** Yes.

Budget

- **Can the budget be changed during the research stage?** Yes, but only with explicit approval from the Lincoln Institute.

- **Does the Lincoln Institute cover institutional overhead?** Direct/overhead costs of up to 15 percent of the total project cost are allowed; any additional amount must be approved by the Lincoln Institute.
- **What does the award amount cover?** The award covers all direct research expenditures including personnel, research assistance, data, interviews, books, research-related travel and software, or other items deemed indispensable to the development of the project.
- **Does the Lincoln Institute finance acquisition of equipment?** No.
- **Is there a maximum budget amount?** No. Total funding from the Lincoln Institute will be determined based on the scope of the project and the justification of the proposed budget.

Evaluation Criteria

- **Do I need to be a US citizen to apply?** No.
- **Do you fund only academics? What about practitioners and researchers who do not hold a master's degree or a PhD?** The RFP targets, but is not restricted to, academics and researchers holding an advanced degree. While an advanced degree is not required, holding such a degree may result in a higher score during the review process, as the researchers' qualifications are taken into consideration.
- **Can the case study paper be coauthored?** Yes. Contact details for all authors must be mentioned in the proposal, and a lead author must be designated as the person responsible for the project.
- **How many proposals do you expect to receive?** The average number of responses to other Lincoln Institute RFPs ranges from 35 to 200.
- **Can I get feedback on the substance of my proposal?** No. This is a competitive process, so all participants must have access to the same information. Thus, we will not respond to questions or hold individual consultations on the substance of proposals during the evaluation period or prior to the proposal due date.
- **Can I make changes to a section of my proposal after I send it in?** Only if you do so before the final date for proposal submission and only if you submit a complete revised version that will replace the original one. You must notify the Lincoln Institute if you wish to submit a new proposal so that we can ensure the original one is discarded.
- **Can I present more than one research proposal?** Yes.

Appendix A: Template for Land Value Capture Case Studies

1. **Executive Summary (one page maximum, single space)**
   Suggested contents:
   - Background and highlights of the case study
   - Summary of findings and outcomes of the policy to date
   - Key lessons and policy considerations

2. **Introduction (½ page, single space)**
   Suggested contents:
   - Historical background and description of events that led to the development of the value capture policy (i.e., "the problem" to be contextualized in section 3)
   - Time frame of the case and current phase or stage of the policy

3. **Description of the Problem (approximately two pages, single space)**
   Suggested contents:
   - Description of the geographic and economic contexts (with a focus on real estate market conditions) in which the problem/issue takes place
   - Description of social, political, and institutional contexts in which the problem/issue takes place

4. **Possible Strategies and Solutions (one to two pages, single space)**
   Suggested contents:
   - Overview of the options and/or methodologies considered when approaching the problem
   - Evaluation processes and stakeholder engagement
   - Brief narrative about how the jurisdiction landed on a policy solution
     - In addition to public engagement, were economic feasibility analyses performed?

5. **The Solution (approximately three pages, single space)**
   Suggested contents:
   - Objectives and mechanics of the program or policy
     - What type of goals or objectives have been established by the policy?
     - How is land value created, estimated, recouped, and redistributed?
     - Consider quoting language directly from the policy (for example, if it is an ordinance)
   - Enabling (legal) framework for the policy
     - What laws exist to support this policy?
     - Was new or revised legislation needed?
     - Was there concern that there would be legal ramifications if this policy were implemented?
   - Planning, design, administrative, and participatory processes
     - What was the original execution timeline, and did it consider market forces?
     - Was there a messaging strategy to get stakeholders on board?
       - What were the most critical communication issues?
       - Were any stakeholders not involved who should be?
     - Were actions or mechanisms taken to foster transparency and accountability?

6. **Results (approximately two pages, single space)**
   Suggested contents:

- Execution and implementation strategies
  - Financing and economic aspects
  - Technical and operational implications
- Obstacles or challenges (legal, political, communication, technical, administrative), and how they were handled (conflict resolution approaches)
- Outcomes and impact of the policy thus far
  - If it is a revenue raising tool, how much has the LVC policy raised to date?
  - If it is a revenue raising tool, how has the revenue been spent?
  - In addition to economic benefits, what social (inclusion, equity) and/or environmental benefits has the policy accomplished?

7. **Analysis and Evaluation (approximately two pages, single space)**
   Suggested contents:
   - Analysis of the planning, design, management, and execution of the policy
   - Explanation of the innovative or unique aspects of the policy
   - Evaluation of the policy's impacts, achievement of objectives and unintended consequences, and discussion of empirical evidence or data available to assess the performance of the program
   - Discussion of the governance and institutional structures and the transferability potential of the policy

8. **Lessons Learned and Policy Implications (one page maximum, single space)**
   Suggested contents:
   - Summary of lessons and policy recommendations based on the experience designing and implementing the policy

9. **References**

10. **Annexes**