

An aerial photograph of a large dam and reservoir. The reservoir is a vibrant blue-green color, surrounded by dense, lush green forest. A dirt road winds along the right side of the reservoir. In the top right corner, there is a green square with the text "75 YEARS" in white.

75  
YEARS

# 2020–2021 Annual Report

Finding answers in land



LINCOLN INSTITUTE  
OF LAND POLICY



# A Lifetime of Learning

---

When John C. Lincoln established the Lincoln Foundation in 1946, the world was one year removed from the ravages of a global war, one year into a welcome but uncertain era of peace. This new entity, which evolved into the Lincoln Institute of Land Policy, was “dedicated to education in its broadest sense.”

Seventy-five years later, society is emerging from the fierce grip of another global catastrophe and taking the first uncertain steps toward a new era—and the Lincoln Institute is embarking upon an educational venture we hope will ultimately help improve quality of life around the world.

In 2021, we launched our first degree-granting programs. Partnering with Claremont Lincoln University (CLU), a nonprofit online graduate university in California dedicated to socially conscious education, we began offering a master’s in Sustainability Leadership and a master’s in Public Administration. We also debuted a master’s in Land Policy and Sustainable Urban Development with the National University of Distance Education (UNED), a public university and research institution based in Spain.

These one- to two-year programs represent a way of rethinking advanced education. Both comprehensive and streamlined, they’re designed for working professionals who need to gain skills they can use on the job. Working closely with our partners at CLU and UNED, Lincoln Institute staff and faculty members will design and deliver many of the courses, using real-world case studies and cross-sector analyses to tackle topics from public finance to civic engagement.



The students who enroll in these programs won’t be there simply to get a degree; they’ll be there to explore issues, discover solutions, absorb the fundamentals of ethical leadership, and become part of a growing network of hands-on problem solvers who use land policy to address society’s thorniest environmental, economic, and social challenges.

Those challenges include some that our founder could not have foreseen, from climate change to COVID-19. Other problems from his era, however, are all too persistent: soaring housing costs, social injustice, and abuse of natural resources, to name a few. At the Lincoln Institute, we know many of the answers our society so desperately needs can be found in land. We look forward to exploring and expanding land-based solutions in the years ahead through these collaborations with partner institutions and with curious, committed students around the world.

**KATHRYN J. LINCOLN** *Chair of the Board and CIO*

**GEORGE W. MCCARTHY** *President and CEO*

# Introducing the Center for Geospatial Solutions

The Lincoln Institute's newest center was established in June 2020 to unlock new possibilities for finding answers in land through cutting-edge data and analytics. Since then, the Center for Geospatial Solutions (CGS) has begun offering its expertise in the application of geospatial technology and data science for land and water management to further the work of nonprofit, government, and corporate partners across North America.

CGS has already helped the Wildlife Conservation Society improve mapping of Key Biodiversity Areas across Canada and supported the Nature Conservancy of Canada (NCC) in developing a long-term strategy to streamline data management and leverage technology to improve conservation work. In the United States, CGS mapped life expectancy data in selected cities to guide the Southern California Association of Governments (SCAG) to advance racial equity through policy and planning. The center is also working with conservation and restoration partners to test how new technologies, such as drones and remote sensing, can provide a more detailed understanding of the landscape, so they can prioritize limited staff time exactly where it is needed.

Visit [cgs.earth](https://cgs.earth)

Closer to home, CGS has added geographic and locational information to the Lincoln Institute's existing databases, notably for the Legacy Cities Initiative (LCI) and Fiscally Standardized Cities (FiSC), and created additional content for the Babbitt Center for Land and Water Policy, the International Land Conservation Network (ILCN), the Center for Community Investment (CCI), and work related to climate change.

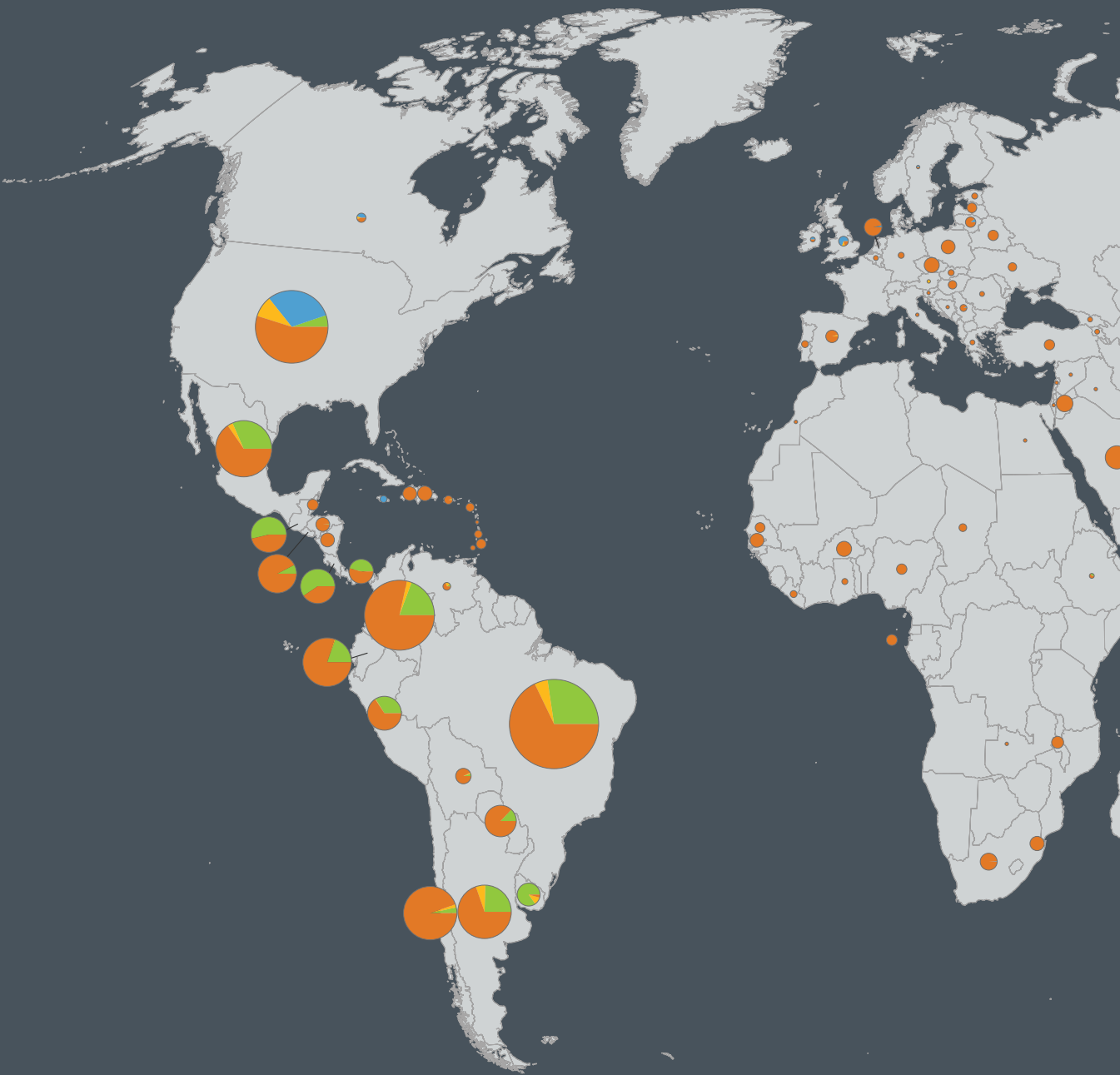
Now in its second year, CGS is working with new institutional partners to deliver actionable data that will enable collaborative decision making and advance equitable solutions to climate change, habitat loss, water scarcity, and other challenges.



A fixed-wing drone is readied for takeoff to inspect the vegetation and provide a better understanding of how to conserve and restore the property. Source: John Paul Miller.

Top: Using a relative elevation model (REM) of the Conejos River, CGS enabled regional planners to explore the river's geologic history and flood-prone areas, ultimately allowing them to create more effective planning and landscape management tools. Source: Jeff Allenby/CGS.

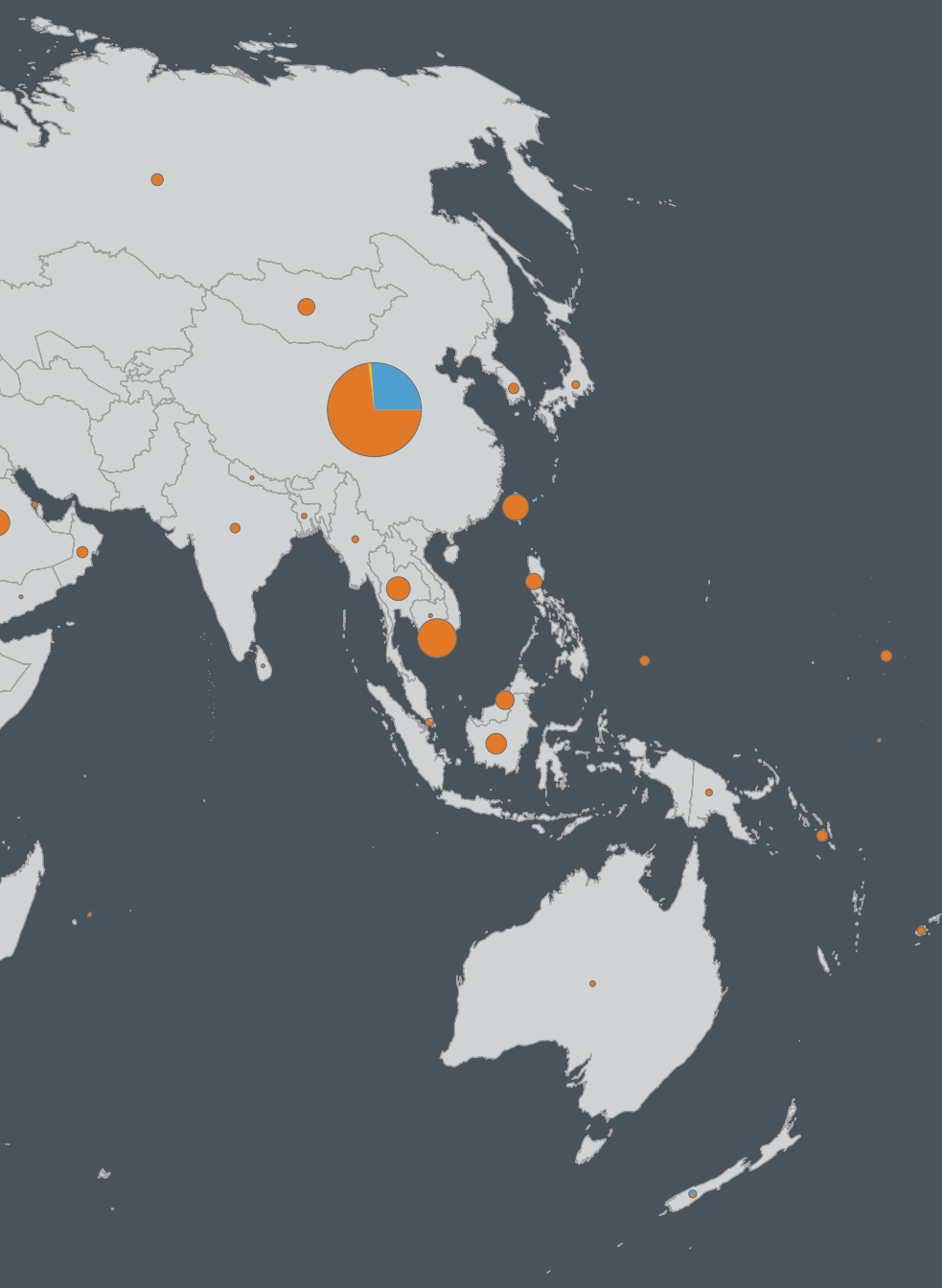
# Spheres of Influence



Number of Participants

-  Courses
-  Fellows
-  Scholars
-  Workshops/Meetings





## OUR ACTIVITIES



### Research

Produce quality data and findings to inform land policy and grow the field of research



### Capacity Building

Build the capacity of decision makers and practitioners to make and implement effective land policies and practices



### Communication

Foster recognition of land policy as a tool to address important social, economic, and environmental challenges



# Low-Carbon, Climate-Resilient Communities and Regions

We work to promote land policies to reduce and adapt to the effects of climate change.



## Our Impact

- **Livestreamed sessions on China's transition toward a low-carbon economy for more than 5,000 viewers** of the 2020 Beijing Forum on Ecological Civilization and High-Quality Urbanization, cosponsored by Peking University, the Beijing Municipal Commission of Education, and the Korea Foundation for Advanced Studies
- **Created a community of practice with the Climigration Network** and other partners for leaders from less-resourced, Black, Latinx, and Native American communities struggling with climate risks
- **Published *Climate Change Adaptation and Property Values: A Survey of the Literature* by Katherine A. Kiel**, a first-of-its-kind review of 25 studies analyzing the impacts of investments in climate adaptation on residential property values
- **Inaugurated the Lincoln Dialogue series with “Tackling Climate Change: The Not-So-Hidden Role of Land,”** a discussion with Michelle Manion of Mass Audubon, Sivan Kartha of the Stockholm Environment Institute, and 180 real-time participants from 18 countries
- **Hosted the Big City Planning Directors' Institute and the Consortium for Scenario Planning Conference** virtually, reaching larger audiences than ever with a shared focus on equity issues and planning with foresight



The 2020 Beijing Forum attracted 30 in-person attendees, due to social distancing limitations, and more than 5,000 online viewers, including Zoom attendees based in the United States. *Source: Dorothy Jin.*

Top: Facilitated by the Lincoln Institute and Climigration Network's Community of Practice, local leaders from Louisiana's Isle de Jean Charles are taking on climate-related risks and potential community-led relocation. *Source: Anne McClintock.*



# Sustainable Land and Water Management

We work to integrate land and water conservation, management, and policies globally.



## Our Impact

- **Expanded the International Land Conservation Network (ILCN)'s impact** to include regional representatives across six continents building a clearer picture of the global reach and diversity of private and civic land conservation activities
- **Selected the second cohort of the Large Landscape Peer Learning Initiative (LLPLI)** with virtual teams from the Chesapeake Bay Watershed in the United States, the southern Rice Plains in eastern Canada, a new national park in China's Zhejiang Province, and the Saxon villages of Transylvania in Romania
- **Shared experiences of nongovernmental land conservation work in China** with more than 570 viewers of an ILCN webinar hosted by the Peking University-Lincoln Institute Center for Urban Development and Land Policy (PLC) featuring Tong Jin of the Nature Conservancy China, Fangyi Yang from the Paradise Foundation, and Kui Peng from Global Environmental Institute



Villagers and livestock cross Târnavă Mare, Transylvania, Romania, where land conservation professionals joined the second LLPLI cohort, meeting virtually with global peers to tackle common challenges. *Source: Bob Gibbons.*

- **Convened students and young professionals virtually in June 2021 for the ninth annual Academics for Land Protection in New England (ALPINE) Summer Institute**, which generated insightful presentations and inspired rising conservation researchers
- **Completed four case studies for the Lincoln Institute's Case Study Library** in one of the first academic efforts to capture how land trusts and conservancies critically contribute to climate change mitigation and adaptation in the United States

Top: International and domestic organizations have contributed to land conservation in China, including The Nature Conservancy China's Longwu Water Source protected area. *Source: Haijiang Zhang.*



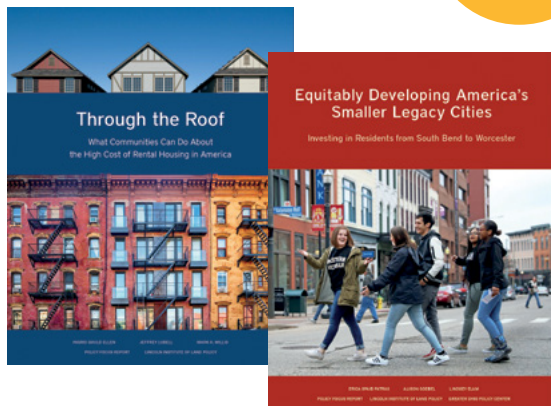
# Reduced Poverty and Spatial Inequality

We work to increase access to the resources and opportunities that communities need to thrive.



## Our Impact

- **Launched the Legacy Cities Initiative in September 2020** with a new website, webinars focused on operationalizing equity, a growing network of 600 nationwide stakeholders, and a yearlong Community of Practice virtual cohort of city and civic leaders from Akron, Ohio; Dearborn, Michigan; and Trenton, New Jersey
- **Published the Policy Focus Report *Equitably Developing America's Smaller Legacy Cities: Investing in Residents from South Bend to Worcester*** in partnership with the Greater Ohio Policy Center and alongside a virtual forum at the City Club of Cleveland and a webinar with Ohio community partners
- **Commissioned research on U.S. housing affordability** to identify and promote promising strategies including zoning reform, fair share requirements, accessory dwelling units, and more



- **Released *Through the Roof: What Communities Can Do About the High Cost of Rental Housing in America***, a Policy Focus Report on how local governments can mitigate the rising rent burdens in the United States
- **Convened leading researchers, policymakers, and practitioners for an online symposium** in June 2021 with University College London to identify promising policy interventions for shrinking cities and regions in Europe, the United Kingdom, and the United States
- **Advanced research stemming from the UK2070 Commission** to connect detailed socioeconomic and land use data on disadvantaged places and to investigate the fragility of local economies in the Tees Valley and Sheffield City Regions

Top: The Lincoln Institute commissioned eight new papers on topics including zoning reforms in Portland, Oregon, which have enabled the construction of more varied housing options, such as this triplex. Source: Portland Community Reinvestment Initiatives Inc.



# Functional Land Markets and Reduced Informality

We work to improve the distribution of benefits from public investment.



## Our Impact

- Presented preliminary research on land valuation methods to the virtual 86th annual conference of the International Association of Assessing Officers
- Shared transit-oriented development case studies from Hong Kong, Tokyo, and Shenzhen at a virtual workshop for more than 500 government officials organized by the Indonesian government and the World Bank
- Developed a new database through the Development Data Lab on major features of urban land governance in India
- Expanded partnership with the Organisation for Economic Co-operation and Development (OECD) cataloguing land value capture legal frameworks and tools from across the globe using survey results from 60 countries
- Reached nearly 3,000 people in Latin America through 65 online events redesigned for virtual audiences
- Provided technical assistance to the City of Rio de Janeiro to enhance the city's Sale of Additional Building Rights program and other land value capture tools
- Partnered with Universidad Comunera (UCOM) in Asunción, Paraguay, to create courses employing the online roleplaying game ePLUS for urban planning practitioners and academics in Latin America



The Lincoln Institute developed an education program on Land Markets and Urban Economy through Universidad Comunera (UCOM) in Asunción, Paraguay. Source: Fachada UCOM.

# Fiscally Healthy Communities and Regions

We work to enable local governments to deliver services and infrastructure and to invest for the future.



## Our Impact



In partnership with the National Center for Smart Growth, our first professional development course on land value capture for American public officials and practitioners covered responses to urban planning challenges such as Maryland's Purple Line Extension of the Washington, DC Metro system. *Source: MDOT MTA.*

- **Formed a community of practice with the Accelerating Community Investment (ACI) initiative** for development and housing finance professionals from 13 states
- **Hosted two weeklong municipal finance courses online with the University of Chicago** for nearly 80 professionals in government, community development, and public policy
- **Increased the reach of our programs on land-based financing** with online courses on São Paulo's experience for participants from 36 countries
- **Sensitized key stakeholders in Peru on land value capture** to enable passage of the Sustainable Urban Development Law
- **Signed a Letter of Agreement in 2020 with the National University of Distance Education in Madrid, Spain**, to co-develop courses and a master's program on land policy and sustainable urban development
- **Advised South Africa's Western Cape Provincial government** and the cities of Stellenbosch and Tshwane on inclusionary housing policies and other land value capture tools
- **Developed a municipal finance database for all prefecture-level cities in China** and initiated a report to summarize cross-city municipal finance profiles

Top: A 2020 Lincoln Institute report on fiscal health in Michigan's municipalities presented to state government officials examined how to improve the fiscal health of localities like Traverse City. *Source: Harry Burkholder, Traverse City Downtown Development Authority.*



# Efficient and Equitable Property Tax Systems

We work to improve revenue systems that fund vital public investment and services.



## Our Impact

- **Organized the first virtual meeting of the National Conference of State Tax Judges** in October 2020, with 63 officials representing 20 states
- **Led a National Tax Association conference session** on the potential effects of split-rate property taxation
- **Incorporated new data on assessment administration processes and valuation practices** into the Significant Features of the Property Tax database
- **Updated the Fiscally Standardized Cities (FiSC) database** with data on 62 smaller legacy cities, earning more than 16,000 views over the past year and informing an “Upshot” article in the *New York Times* on police spending
- **Assisted Latvian federal government officials** in developing mass valuation and residential property tax relief policy frameworks
- **Attracted more than five hundred viewers to an online seminar** with tax officials and experts from Canada, Estonia, Latvia, Lithuania, the United Kingdom, and the United States



Property tax is a key source of school funding in the United States that several Lincoln Institute projects investigate. *Source: Getty Images.*

Top: The African Tax Institute and the Lincoln Institute sponsored a discussion for more than 50 attendees on the status of the property tax and land value capture in Anglophone and Francophone Africa, including Freetown, Sierra Leone, and on the prospects for application of geospatial technologies to improve local revenue collection. *Source: Getty Images.*

# Spotlight on our Centers



**BABBITT CENTER**  
FOR LAND AND WATER POLICY

## Babbitt Center for Land and Water Policy

The Babbitt Center continues to advance the integration of land and water management to meet the current and future water needs of Colorado River Basin communities through new research, publications, partnerships, and events.

In May 2021, the center produced an updated Colorado River Basin Map in partnership with the Center for Geospatial Solutions. Significantly, the new map includes the river's entire 1,450-mile route, from its origins in the Rocky Mountains of Colorado to its terminus at the Gulf of California in Mexico. Many conventional maps align the Colorado River Basin's southern edge with the U.S.–Mexico border, a legacy of administrative and engineering decisions made by the U.S. government in the 20th century. The Babbitt Center also funds the Water & Tribes Initiative's work to enhance tribal capacity and advance sustainable water management through collaborative decision-making. In 2021, this work included the *Universal Access to Clean Water for Tribes in the Colorado River Basin* report and webinar and a letter to the U.S. Secretary of the Interior jointly signed by 17 tribal nations advocating for greater attention to tribal interests in the Colorado River.

Throughout the spring, the Babbitt Center hosted virtual Growing Water Smart workshops in Colorado and Arizona with the Sonoran Institute and other partners, training 17 teams of local government officials. In Utah, the center completed the first phase of a state-funded project on integrating land use planning and water management for the Great Salt Lake Advisory Council in partnership with Western Resource Advocates. In California, the center worked with an NGO, the Local Government Commission, to solicit interest from 27 communities in attending a Growing Water Smart workshop in the future. Closer to home, the center's work informed proposed revisions by the Arizona Department of Water Resources to its list of best management practices for water conservation.

Visit [www.babbittcenter.org](http://www.babbittcenter.org)

Top: Detail from Colorado River Basin map. Source: Babbitt Center for Land and Water Policy/Center for Geospatial Solutions.

Right: The Babbitt Center is the managing funder of the Water & Tribes Initiative, which advocates for tribal interests and universal access to clean water. Source: Pete McBride.







Center for  
Community  
Investment

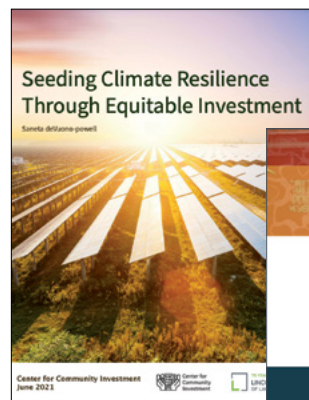
## Center for Community Investment (CCI)

CCI spent the past year working in communities throughout the United States to help local leaders secure funding for priority projects, support grassroots-level change in disinvested neighborhoods, and expand training for community investment practitioners.

Between January 2020 and June 2021, the six health systems in CCI's Accelerating Investments for Healthy Communities initiative—Bon Secours Mercy Health, Boston Medical Center, CommonSpirit/Dignity Health, Kaiser Permanente, Nationwide Children's Hospital, and UPMC—deployed \$15.4 million in loans and grants for affordable housing that directly supported development or preservation of over 1,000 affordable homes, triggered \$10 million in loans and grants by national foundations, and leveraged over \$20 million in additional grants and impact investments to date.

In a significant win for the Seattle Connect Capital team, which has worked to protect residents of the city's South Park neighborhood from environmental harm and rising housing costs, the Seattle City Council purchased two major parcels of land in the neighborhood for affordable housing in July 2021.

CCI also introduced two new programs to support community investment practitioners: Field Catalyst, the new yearlong leadership development program, trains leaders and coaches to facilitate effective collaborations across the country, while the Sprints program introduces CCI's capital absorption framework to local teams through workshops and individualized coaching. Two new publications by current and former program participants, *Centering Black People in Community Development: New Visions from Black Women Leaders* (March 2021) and *Seeding Climate Resilience Through Equitable Investment* (June 2021), spotlighted critical strategies for using investment to advance racial justice and climate equity.



Top: As housing prices skyrocket in Seattle, Washington, CCI's Connect Capital Team is working to maintain affordable housing for current residents. Source: iStock/PhilAugustavo.

Visit [www.centerforcommunityinvestment.org](http://www.centerforcommunityinvestment.org)

# Financial Summary

Fiscal Year July 1, 2019 – June 30, 2020 and Fiscal Year July 1, 2020 – June 30, 2021\*

Assets	FY2020	FY2021
Operating Cash	660	1,054
Investments	566,146	746,765
Buildings and Equipment	21,616	26,814
Other	104	27
<b>TOTAL ASSETS:</b>	<b>588,526</b>	<b>774,660</b>

Revenues	FY2020	FY2021
Net Investment Revenue	4,424	203,112
Grants Received	7,867	4,981
Publications and Other Revenue	249	423
<b>TOTAL REVENUE:</b>	<b>12,540</b>	<b>208,516</b>

Liabilities	FY2020	FY2021
Loan Account	25,310	30,684
Deferred Excise Tax	1,627	3,725
<b>TOTAL LIABILITIES:</b>	<b>26,937</b>	<b>34,409</b>

Expenses	FY2020	FY2021
Program	22,506	23,463
Operations and Administration	4,110	4,917
Fundraising	338	347
Investment Oversight	373	227
Lease Termination Fee	0	900
<b>TOTAL EXPENSES:</b>	<b>27,326</b>	<b>29,854</b>

Net Assets	FY2020	FY2021
	561,589	740,251

Change in Net Assets for the Year	FY2020	FY2021
	(14,786)	178,661

Total Liabilities & Net Assets	FY2020	FY2021
	588,526	774,660

	FY2020	FY2021
Net Assets, Beginning of Year	576,375	561,589
Net Assets, End of Year	561,589	740,251

\* Numbers rounded to thousands

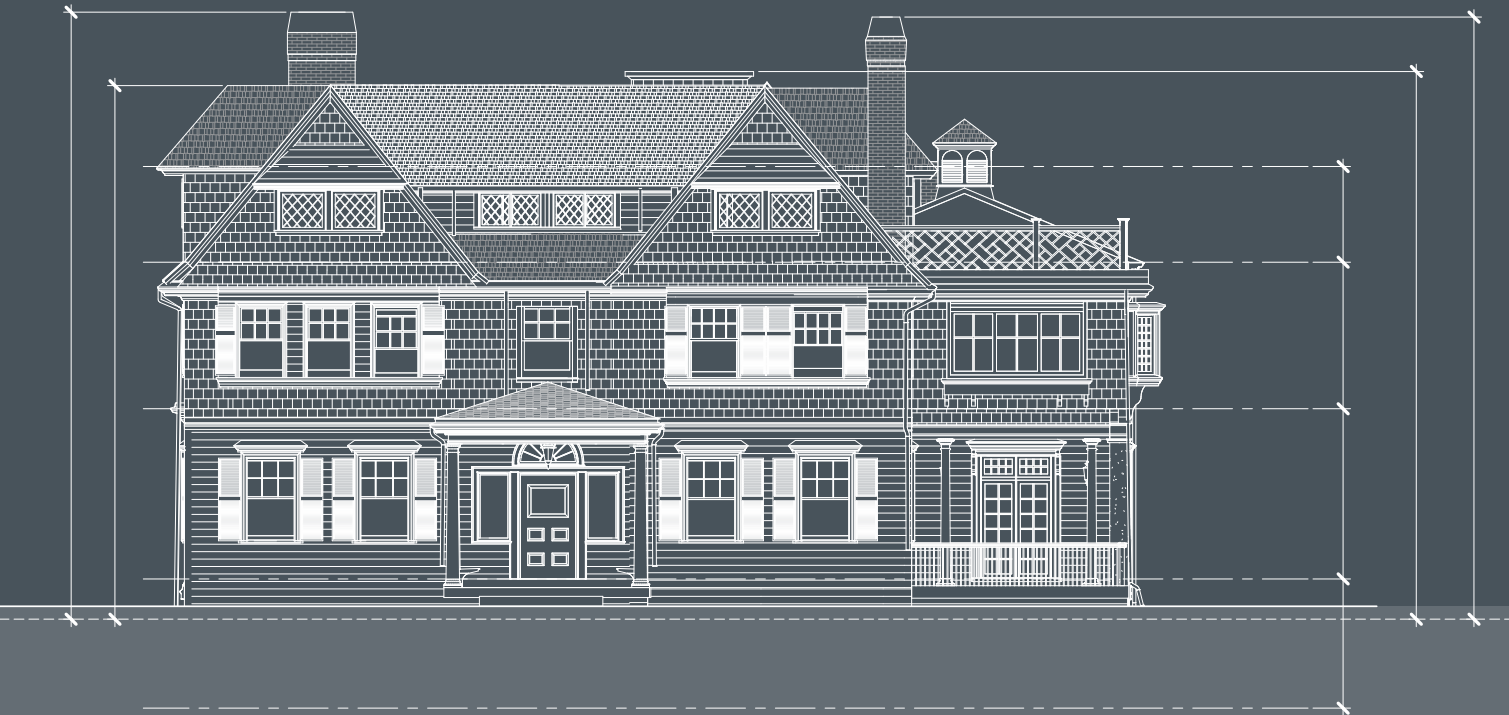


# Our Mission

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, 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.



Lincoln House, the longtime home of the Lincoln Institute, is under renovation to provide offices for the Cambridge staff in spring 2022. *Source: John H. Bowman, DiMella Shaffer Associates, Inc.*

# Praise from Our Partners

"The Lincoln Institute remains one of the only organizations today willing to be in the vanguard of testing controversial ideas and convening a unique mix of perspectives to do so. It was a privilege to engage with this unique group of transatlantic participants who...collectively forged hybrid strategies bridging market interventions and policy supports in ways that are rare today."

— **Lavea Brachman, Visiting Fellow, Metropolitan Policy Program, the Brookings Institution**

"Thanks to the cooperation with the Lincoln Institute, we understand that land value capture can help to unify Rio. It could be the beginning of the end of a segregated city."

— **Washington Fajardo, City Planning Commissioner and President of Pereira Passos Institute for Urbanism, Rio de Janeiro, Brazil**

"My colleagues, especially the people of color, left the Fulcrum Fellowship with the leadership skills, tools, and confidence to get out in the world and do the work we need to do—and we have all had new opportunities to put what we learned into action. It's been the most beautiful thing to watch and experience."

— **Romi Hall, Director of Healthy Homes and Community, NeighborWorks America**

Cover: The Nature Conservancy China's Longwu Water Source Protected Area is one of the regions represented in the second cohort of the International Land Conservation Network's Large Landscape Peer Learning Initiative. Source: Government of Huangfu Town.

Design: Studio Rainwater

Lincoln Institute of Land Policy  
113 Brattle Street  
Cambridge, MA 02138-3400  
lincolninst.edu / @landpolicy



**LINCOLN INSTITUTE**  
OF LAND POLICY

