



Request for Proposals (RFP)

Research on the Intersection of Land-based Approaches to Climate Change Adaptation with Property Values and Municipal Finance

The Lincoln Institute of Land Policy invites proposals for original research papers on land policies or land-based approaches that support climate change adaptation objectives, and how these policies and approaches intersect and interact with issues around property values and municipal finance¹. The research proposals will be reviewed competitively based on the weighted evaluation criteria indicated below. These criteria favor empirical studies that use reliable data and rigorous quantitative and/or qualitative analytical methods, employing original fieldwork and/or secondary data. Research outputs could result in papers appropriate for posting on the Lincoln Institute's website, but the Lincoln Institute is not required to post the resulting paper.

Overview

The Lincoln Institute embraces land policy as a strategic lever to advance social, economic, environmental, and fiscal goals. One of the [six high level goals](#) we advance is low-carbon, climate-resilient communities and regions. We hypothesize that implementation of land-based adaptation measures can be more effective if the strategies are linked with other objectives to create co-benefits and/or manage trade-offs. Based on this hypothesis, we are interested in expanding our understanding of how land policy and land-based approaches to climate change adaptation intersect and interact with topics and issues within three of our other high-level goals: Fiscally healthy communities and regions; Efficient and equitable tax systems; and Functional land markets and reduced informality.

It is our hope that the research commissioned from this RFP will help inform public policy, with the ultimate result of changing practice.

Proposals must be submitted online via the web-based [application form](#). Proposals submitted by email or mail will not be accepted.

Scope of the Research

The request for research proposals is built upon the Lincoln Institute's mission, core goals, and priority issues within each goal.

¹ Municipal finance is a broad term. Our main areas of interest are in the uses of the property tax and other land-based financing mechanisms such as special assessments, charges for building rights, and impact fees to generate revenue for municipal governments. However, we welcome research that addresses other aspects of municipal finance, such as user fees, sales taxes, and debt.

Applicants should consider the following points:

- Proposals should demonstrate clearly how the research objectives will help advance our understanding of how land-based adaptation approaches intersect and interact with issues around property values and municipal finance.
- Proposals should demonstrate the relevance of the research to policymaking, specifically how the potential results and observations of the research project may be applied by decision makers, public officials, and the private and academic sectors.
- The geographic scope of this RFP is global.
- We are most interested in the examination of adaptation measures that have already been implemented, but will also consider exploratory research such as modeling or simulations on the potential impacts of measures that are in the process of being implemented or could be implemented in the future.
- Land based adaptation approaches and policies include, but are not limited to, the following:²
 - Zoning and other development regulations
 - Easements and land conservation/protection
 - Sea walls and coastal protection structures
 - Stormwater management infrastructure
 - Green infrastructure
 - Building codes
 - Reforestation
 - Urban green space and forestry
 - Floodplain designation and insurance
 - Buy-out and planned relocation programs

Example Research Topics

The list below provides examples of research topics, but the list is not exhaustive. An applicant may submit a proposal that addresses a research topic that is different than one listed below. Nevertheless, all proposals must explain how the research topic will help advance our understanding of how land-based adaptation approaches intersect and interact with issues around property values and municipal finance.

- Analysis and quantification of the effect certain land-based climate change adaptation approaches have on property values.
- Exploration of ways land value capture can be (or could have been) used to capture increased property values to pay for the climate change adaptation implementation itself or future adaptation projects.
- Assessment of the fiscal impacts (on local budgets) of buyout programs and other land-based climate adaptation strategies.
- Analysis of places that have converted land for climate adaptation and conservation efforts and the effect that conversion had on nearby property values.

² The list draws on the IPCC's approaches for managing the risks of climate change in [Table SPM.1](#) from IPCC, 2014: Summary for policymakers. In: *Climate Change 2014: Impacts, Adaptation, and Vulnerability. Part A: Global and Sectoral Aspects. Contribution of Working Group II to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change* [Field, C.B. et al. (eds.)]. Cambridge University Press, Cambridge, United Kingdom and New York, NY, USA, p. 27.

- Exploration of alternative, sustainable models of land-based revenue generation that promote climate adaptation and equitable local development.
- Comparative studies of different types of adaptation strategies and municipal finance implications.
- Exploration of unintended consequences of property value impacts of adaptation measures.
- Exploration of the potential unintended consequences (such as resident displacement) of property value increases or declines attributable to adaptation measures.
- Assessment of floodplain designation on property values, including impacts of adaptation strategies on floodplain designations.

Submissions

Proposals must be submitted online via the web-based [application form](#) and must follow the formatting guidelines that appear in the appendix to this RFP. Proposals submitted by e-mail or mail will not be accepted. Incomplete proposals, proposals received after the due date, or proposals that do not respect the format defined in the submission link will not be accepted.

Proposals submitted must be in English. However, the papers produced pursuant to the RFP awards by awardees may be prepared in English, Spanish, Portuguese or Mandarin. If a researcher anticipates that the final work produced pursuant to the RFP (if they are selected for an award) will be produced in a language other than English, the researcher must indicate that on the proposal form at the time of the RFP proposal submission. This will not impact how the proposal is scored; it will only be used to allow the Lincoln Institute to plan for appropriate translation services relating to the final works selected pursuant to the RFP.

Submitting a proposal in response to this RFP does not create an obligation on the part of the Lincoln Institute of Land Policy to fund the proposal.

Proposal Evaluation

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

Relevance of the research to the RFP's theme	40%
Quality of the proposed methodology and sources of data	35%
Qualifications of the members of the research team	20%
Use of the Lincoln Institute's databases and research ³	5%
Total Score	100%

Minimum Qualifications

Applicants are expected, but not required, to have an advanced degree in urban planning, economics, public policy, law, or other related disciplines at the time of submission. Submissions will be accepted from research teams, but a lead investigator must be identified.

³ See [Data and Toolkits](#), [Publications](#), and [Working Papers](#).

Deliverables and Other Expectations

Research deliverables can result in working papers, which must adhere to the Lincoln Institute's format and style. The selected proposals will receive the format and style guide during the contracting process. However, upon request, we can send the format and style guide to proposal authors during the application period. For an example of what a final working paper would look like, please see this [example](#).

The works produced from the proposals selected via this process will be considered for inclusion on the Lincoln Institute's website and distance learning platform. The Lincoln Institute retains the sole right to determine if a working paper will be published on our website. The researchers selected through the RFP process may be invited to present the completed works in Lincoln Institute webinars, symposiums, conferences, and events.

The Lincoln Institute may choose to convene the selected proposal authors after the first draft of the working paper is submitted. The convening will allow researchers to present their initial findings and receive feedback from their peers and other subject matter experts. If the Lincoln Institute does host such a convening, one person from each selected proposal will be expected to attend. Each participant's reasonable travel costs would be covered by the Lincoln Institute.

Level of Funding

The Lincoln Institute will commission the research project based on the scope of work and the justification of the proposed budget. Recent project funding has ranged from \$5,000 to \$75,000, but this should not be considered a bar to applicants who want to submit proposals above this range.

Work-for-hire

The funds awarded under this Request for Proposals are contracted as work-for-hire and are not permitted to be sub-contracted by recipients to third parties.

Ownership of Research Produced by the Selected Proposals

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.

Important dates

RFP announced	August 25, 2021
Deadline for submission of proposals	October 6, 2021
Awards announced by the Lincoln Institute	Mid-December 2021
Contracts with selected proposals finalized	Late January 2022
First draft of papers/Initial findings due	August 1, 2022
Feedback on drafts provided to researchers	Mid-September 2022
Final papers due	March 1, 2023

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.

Lincoln Institute of Land Policy

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APPENDIX A: FORMATTING GUIDELINES FOR RFP PROPOSALS

1. **Language:** Proposals submitted must be in English. However, the papers produced pursuant to the RFP awards may be prepared in English, Mandarin, Portuguese, or Spanish. If a researcher anticipates that the final work produced pursuant to the RFP (if they are selected for an award) will be produced in a language other than English, the researcher must indicate that on the proposal form at the time of the RFP proposal submission. This will not impact how the proposal is scored; it will only be used to allow the Lincoln Institute to plan for appropriate translation services relating to the final works selected pursuant to the RFP.
2. **Proposal Abstract:** The proposal abstract is fundamental in the assessment of proposals. We encourage all applicants to submit proposals with well-written, clear, and compelling abstracts that do not exceed 1,500 characters in length. The proposal abstract must convey the core topic and proposed contribution of the research for which funding is sought. It should clearly convey the subject of analysis, purpose, relevance, and methods of the proposed research topic. Proposals with poorly written or vague abstracts may not pass the first stage of review.
3. **Contact Information and Curriculum Vitae/Resume:** Please include contact information for the lead researcher and all other research participants (include name, job title, organization, email). All correspondence from the Lincoln Institute will be made with the lead researcher. Please include your curriculum vitae/resume(s), as well as your record of publications (three pages maximum).
4. **Detailed Budget:** Please outline the costs for research assistance, data, fieldwork, travel, etc. and attach the budget to the proposal form. Projects that have other sources of financing or will need co-financing should state the expected amount, the sources of co-financing, and any conditions attached to such financing. **Please be advised that no overhead or indirect costs may be charged against funds awarded through this RFP.**
5. **Calendar of Activities:** Attach to the proposal form an estimate of a work plan with a projected schedule of activities to be completed. Please ensure the calendar lines up with the Important Dates described earlier in this document.
6. **Project Description:** The project description should not exceed 15,000 characters in length. It should identify the following:
 - **Research objective and specific research questions:** Clearly state the purpose and objectives of the research, highlighting the main question(s) to be addressed. Proposals without an identifiable and coherent research question will not be considered. Specify the relevance of the research topic and how it will help advance our understanding of how land-based adaptation approaches intersect and interact with issues around property values and municipal finance. Highlight and document the contribution your proposal is likely to make to the literature and/or policy debates related to the topic.
 - **Theoretical or conceptual framework and main hypotheses to be tested:** Identify the conceptual framework that informs the research. List and discuss a maximum of three key works that help situate the proposal clearly and easily within the relevant academic and policy literature.

Describe the subject of analysis and how it relates to the theoretical or conceptual framework and hypothesis.

- **Methodology, sources of empirical data, and data collection strategy:** Present clearly the analytical methods to be used and their relationship to the conceptual framework adopted for the research. Specify sources of empirical data, assurance of access to the data, data collection strategy when warranted, and proposed uses of data to generate and support desired results, if any.
- **Expected results:** Identify and explain the expected outcome(s) of the research and its relevance for policy and knowledge production. What results are expected, why would they be relevant, and how would they be disseminated and used?
- **Description of roles and partnerships:** If the research involves collaboration with other researchers, academic institutions, government organizations, the private sector, etc., please specify the role of each participant on the research team, including the responsibilities and tasks assigned to the lead researcher and to each research collaborator.

APPENDIX B: FREQUENTLY ASKED QUESTIONS

Proposal Format

- **Should the project description include a budget?** No, there is a separate section to upload the budget in the online application.
- **How flexible is the character count for each section?** You must adhere to the specified character count or your proposal will not be accepted.
- **Are references included in the count of characters within the project description section?** Yes.

Budget

- **Can the budget be changed during the research?** No, except in the case of reallocation of funds in consultation with the Lincoln Institute.
- **Does the Lincoln Institute cover institutional overhead?** No.
- **What does the award amount cover?** The award covers all direct research expenditures including personnel, research assistance, data, books, research-related travel and software or other items deemed indispensable for 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 U.S. citizen to apply?** No.
- **Do you fund only academics? What about practitioners and researchers who do not hold a master's degree or Ph.D.?** 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 paper be coauthored?** Yes. Contact details for all authors must be mentioned in the proposal and a lead researcher 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 50 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 individual consultations 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 submission of proposals 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.

If you have further questions regarding these guidelines, please send an e-mail to jdeangelo@lincolninst.edu.