



**REQUEST FOR PROPOSALS FY-2018
RESEARCH ON GLOBAL APPROACHES TO LAND VALUE CAPTURE**

RESEARCH THEME

The Lincoln Institute of Land Policy (“Lincoln Institute”) invites proposals for original research papers and case studies addressing the implementation of land value capture instruments to address urban development challenges in a range of contexts across the globe. Policy-oriented empirical studies and international comparative works are encouraged.

BACKGROUND

Communities around the world face a crisis of public investment. Deteriorating infrastructure, rapid growth and urbanization, and climate change—among myriad other challenges—create demands that governments of all levels are ill prepared to meet. One potential solution lies in land value capture, a set of policy tools that enables the public sector to recover and reinvest land value increases generated by public investments and government action, providing revenues that may be used to finance public services and infrastructure.

To promote the expanded use of land value capture tools globally, we aim to learn more about how individual jurisdictions in the developed and developing worlds use land value capture. Of equal importance is understanding the intersection of national, regional, and local policies from around the world that are enabling land value capture frameworks and helping to produce fiscally healthy communities.

A non-exhaustive list of potential topics of interest to the Lincoln Institute in the research area of land value capture includes, but is not limited to, the following:

- Legal principles and frameworks that enable land value capture and allow for the defense of the concept against constitutional challenges.
- Methods used to determine the value of land before and after public improvements or regulatory changes are made (including appraisals, cadasters, technology, and auctions).
- Studies documenting the share of land value increases that can be recovered through various land value capture instruments.
- Studies assessing and comparing projected revenue from land value capture relative to public funds generated via other tools and mechanisms.
- Studies demonstrating the effect of charges on land and housing values.
- Role of land value capture mechanisms in addressing climate change.
- The role of land value capture mechanisms in promoting affordable and inclusive housing solutions.

- Share of public budget than can be met via land value capture and/or share of infrastructure investments that can be paid for with land value capture tools.
- Lessons learned from successful and unsuccessful endeavors to implement land value capture.
- Cases analyzing how land value capture is applied in different private property regimes.
- Cases documenting the integration of land value capture with urban planning and economic development strategies.
- Cases where revenues from land value capture are used to cover operating expenses.
- Strategies and case studies documenting when and how jurisdictions adopt and adapt land value capture tools and /or build political support for land value capture.
- Strategies and case studies documenting how jurisdictions build institutional capacity to implement land value capture policies and tools.
- Emerging use of public-private partnerships in conjunction with land value capture instruments
- Use of municipal securities in conjunction with land value capture to fund infrastructure.
- Use of land value capture to raise revenue for long term capital accounting and maintenance of public assets.
- Studies examining the redistributive aspects of land value capture (social equity versus physical assets financing, for example).
- Potential for land value capture to help improve the quality of life in informal settlements.
- Unintended consequences of land value capture, including but not limited to cases of gentrification or cases where jurisdictions recovered land value increases without purposefully intending to do so.

RESEARCH DELIVERABLES – WORKING PAPERS & CASE STUDIES

Research deliverables are expected to result in working papers or case studies.

Working papers must adhere to the Lincoln Institute’s format and style, appropriate for publication by the Lincoln Institute. Guidelines for working papers will be provided to researchers who are selected for an RFP award.

Cases studies are sought that re-create real world problems and ask the reader to consider multiple perspectives. Case study award recipients will receive guidance and support from the Lincoln Institute to develop either a descriptive case (one that presents essential factors for a situation and expert interpretation of it) or an inquiry case (one that includes facts of a situation but shifts responsibility for interpretation to the reader) in a template for case studies developed by the Lincoln Institute, upon selection for a case study award pursuant to the RFP.

MINIMUM QUALIFICATIONS

Applicants will be 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; however, the principal investigator must comply with the minimum qualifications.

PROPOSAL EVALUATION

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

Relevance of the research for the advancement of knowledge on the selected topic	35%
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	10%
Total Score	100%

AWARD AMOUNT

Awards for selected proposals resulting in working papers will be up to \$50,000 USD.

Awards for selected proposals resulting in case studies will be up to \$5,000 USD.

However, more ambitious funding for projects may be considered based on the quality of the proposal and funding availability, on a case-by-case basis.

SCHEDULE FOR RFP

<i>Deadline for Submission of Proposals Pursuant to RFP:</i>	February 15, 2018 February 28, 2018
<i>Awards Announced by the Lincoln Institute:</i>	April 1, 2018
<i>Completed First Draft of Papers Due:</i>	March 1, 2019
<i>Comments and feedback from Lincoln Institute to authors</i>	April 1, 2019
<i>Final Draft of Papers Due:</i>	May 1, 2019

RFP SUBMISSIONS

Proposals **must** be filed on-line via the web-based application form, available at the following link: https://LILP.formstack.com/forms/2018_lvc_rfp and must follow the formatting guidelines that appear in the appendix to this RFP. Proposals submitted by email 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.

FORMAT OF SUBMISSIONS

For guidelines regarding the format of submissions to this RFP and final papers, please see the appendix to this RFP.

PUBLICATION & DISSEMINATION OF WORKS PRODUCED PURSUANT TO THE RFP

The works produced from the proposals selected via this process will be considered for inclusion in the Lincoln Institute's website and distance learning platform. The researchers selected through the RFP

process will be invited to present the completed works in Lincoln Institute webinars, symposiums, conferences, and events.

WORK-FOR-HIRE

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

OWNERSHIP AND THIRD-PARTY COPYRIGHTS

The Lincoln Institute will own all Work Products, in all languages, in all forms, including print or electronic, eBooks, CD-ROMs/DVDs, the Web, and social media, together with all rights, title, and interests therein, including copyrights. Individuals and/or institutions who accept a research commission shall transfer and assign to Lincoln all rights, title, and interests in and to such Work Products, including without limitation, all rights pertaining to copyright and trademark, together with the right to file and/or own applications for copyright registrations and any copyright registrations issuing thereon. Notwithstanding the foregoing, Lincoln acknowledges and agrees that with respect to any third party copyrighted materials (such as individual images, photographs, tables, and figures, and lengthy text) included in the Work Products, Lincoln will have rights as specified by the copyright holders. The Lincoln Institute's ownership and copyright conditions do not preclude the publication of commissioned works in other journals or media. Works commissioned by the Lincoln Institute may be published by a third party (journal, publishing house), but only after securing the permission of the Institute.

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. *The Lincoln Institute is an equal opportunity institution. To learn more about the Lincoln Institute, visit: www.lincolninst.edu*

PRINCIPAL CONTACT FOR QUESTIONS REGARDING THIS RFP

For questions regarding this request for proposals, please contact:

Luis Quintanilla
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APPENDIX TO RFP: FORMATTING GUIDELINES FOR RFP PROPOSALS

1. **Language:** Proposal submitted pursuant to this RFP must be prepared in English. However, the papers or case studies produced pursuant to the RFP awards by awardees may be prepared in English or any other language. 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. **Nature of the Deliverable:** The proposal must indicate whether it will result in a working paper or a case study.
3. **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 context, purpose, relevance and methods of the proposed research topic. Proposals with poorly written or vague abstracts may not pass the first stage of review.
4. **Contact Information and Curriculum Vitae.** Include title of the research and contact information for the lead researcher and all other research participants (include name, title, organization, email, co-author or research collaborator information). 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 (3 pages maximum).
5. **Detailed Budget.** Please outline 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.
6. **Calendar of Activities.** Attach to the proposal form an estimate of a work plan with a projected schedule of activities to be completed.
7. **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 to be addressed, or purpose of the case study. Proposals for working papers without an identifiable and coherent research question will not be considered. Specify the relevance of the research topic or case study topic to the land value capture theme. 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.** Give the conceptual framework that informs the research or case study. List and discuss a maximum of three key works that help situate the proposal clearly and easily within the relevant academic and policy literature.
- **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 research involves collaboration with academic institutions, government organizations, private sector, etc.). If applicable, specify the role of each participant in the research team: responsibilities and tasks assigned to the lead researcher and to each research collaborator.