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INNOVATIVE APPROACHES TO UNLOCK RURAL AND INDIGENOUS WOMEN'S LAND RIGHTS FOR SUSTAINABLE DEVELOPMENT

World Bank Land Conference

May 15, 2024



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This presentation is made possible by the support of the American People through the United States Agency for International Development (USAID). The contents of this presentation are the sole responsibility of panelists and do not necessarily reflect the views of USAID or the United States Government.

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Agenda



Value vs. worth:
barriers and incentives
for women to access
paid land
documentation in
Tanzania



A gender-
transformative
approach to systematic
land documentation in
Malawi, Mozambique,
and Zambia



Change starts at
home: shifting harmful
gender norms to
support women's land
rights in Cote d'Ivoire



Safeguarding Indigenous
land and culture for
future generations in
Cambodia

What is the Status of Women's Land Rights?

Globally, **1 in 5** women consider it likely or very likely that they will have to leave their land or property against their will within the next five years.

Sub-Saharan Africa

48.7% of agricultural labor, but only 15% of landowners

Asia
(excluding Japan)

42% of agricultural labor, but only 11% of landowners

Latin America

20% of agricultural labor, but only 18% of landowners

Middle East and North Africa

40% of agricultural labor, but only 5% of landowners

Why Women's Land Rights Matter



Increased agricultural productivity



Increased household income, expenditures



Adoption of technologies and climate-smart practices



Increased resilience to shocks



Expanded economic opportunity and security



Women's greater decision-making power and agency



Reduced gender-based violence



Reduced conflict freeing up time/ resources for other activities



Better resource governance and benefit-sharing

Value vs. worth: barriers and incentives for women to access paid land documentation in Tanzania

Yuliya Panfil
Land Governance Lead
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Scan to access the study

Tanzania Demand for Documentation Study: Background and Motivation

USAID's LTA activity delivered customary land documents (CCROs) to 100,000 villagers in Tanzania, from 2016 - 2021

Phase 1: No-cost CCRO provision
Phase II: \$13 per CCRO

Shift provides opportunity to understand: **who is willing and/or able to pay for land documents, and what attributes may influence their willingness and capacity to pay?**



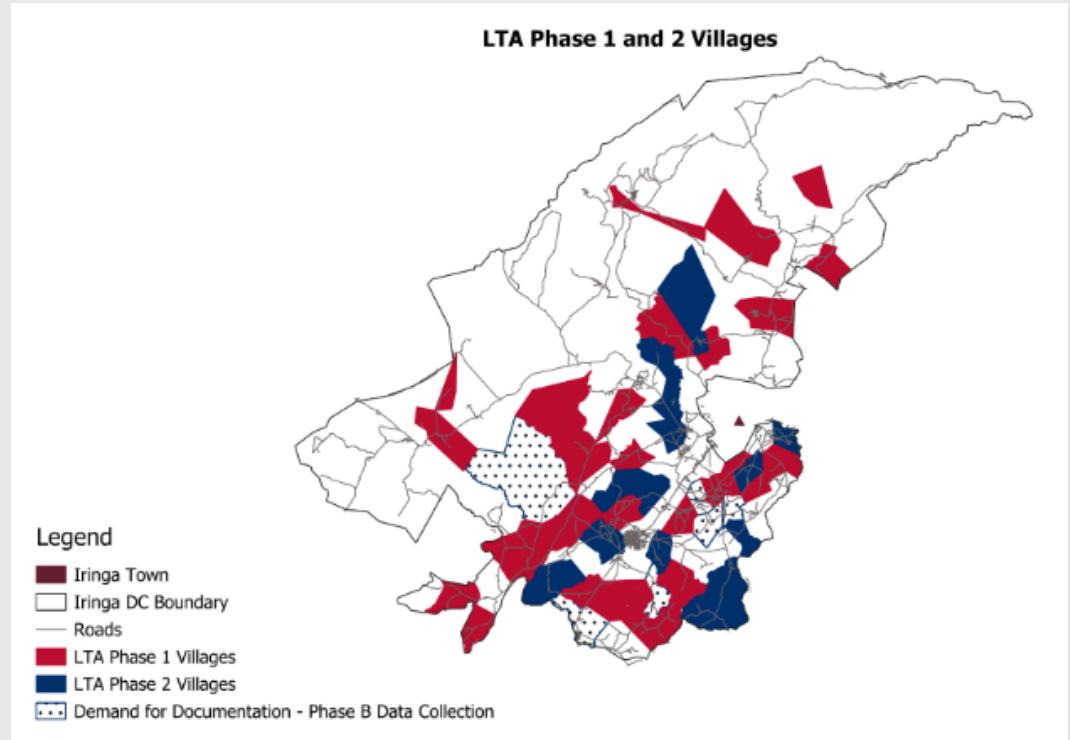
Study Structure

Phase A: Registry + Geospatial Data

29,980 parcels across 21 villages
(58% paid for a CCRO)

Phase B: Qualitative Research

360-person HH survey
40 KIIs + FGDs

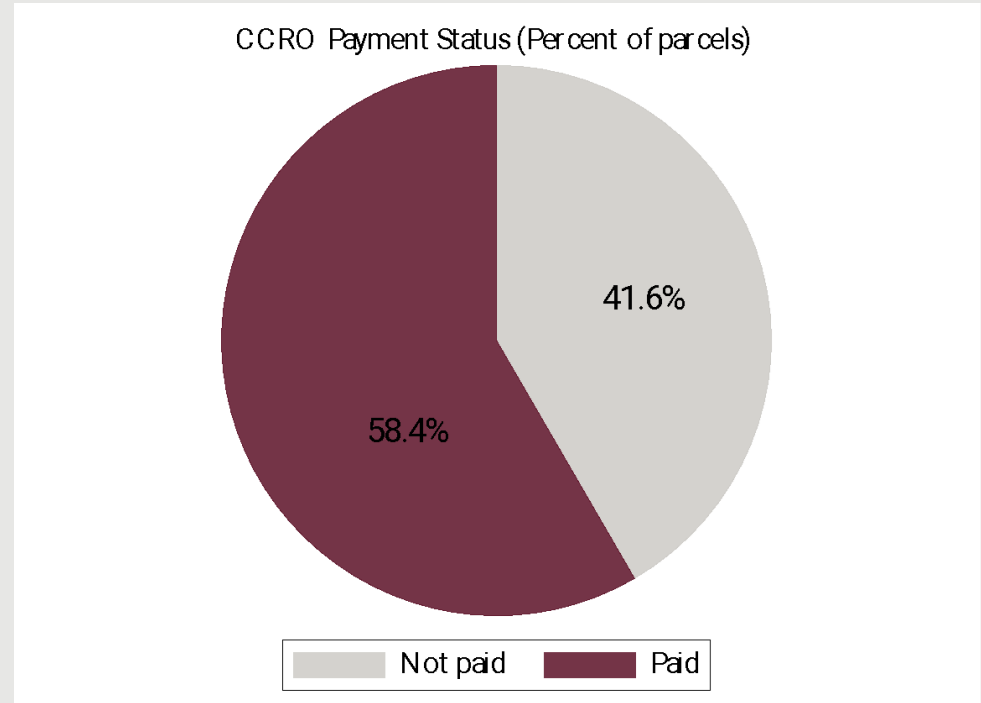


Who's paying for CCROs?

Several parcel- and claimant-level factors are **significantly and positively associated** with the likelihood a claimant chose to pay to obtain the CCRO for a given parcel:

- Parcel size and occupancy type
- Claimant age
- Total number of plots held
- Marital status

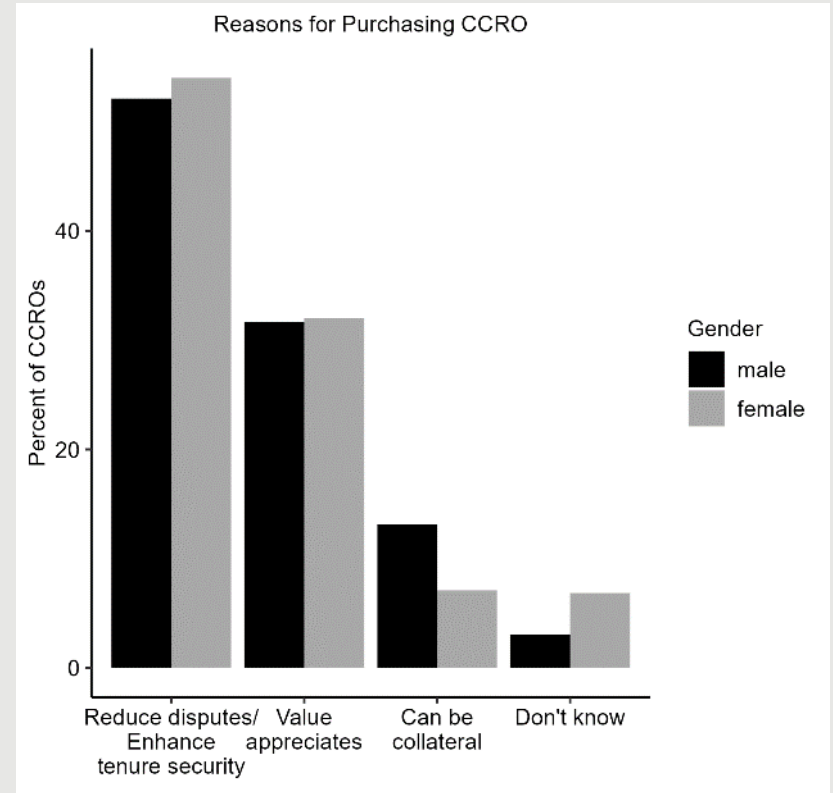
In registry dataset, gender was *not* associated with likelihood of CCRO payment*



Claimants who chose to purchase a CCRO

Increased tenure security and reduced land disputes (most commonly cited, particularly by women)

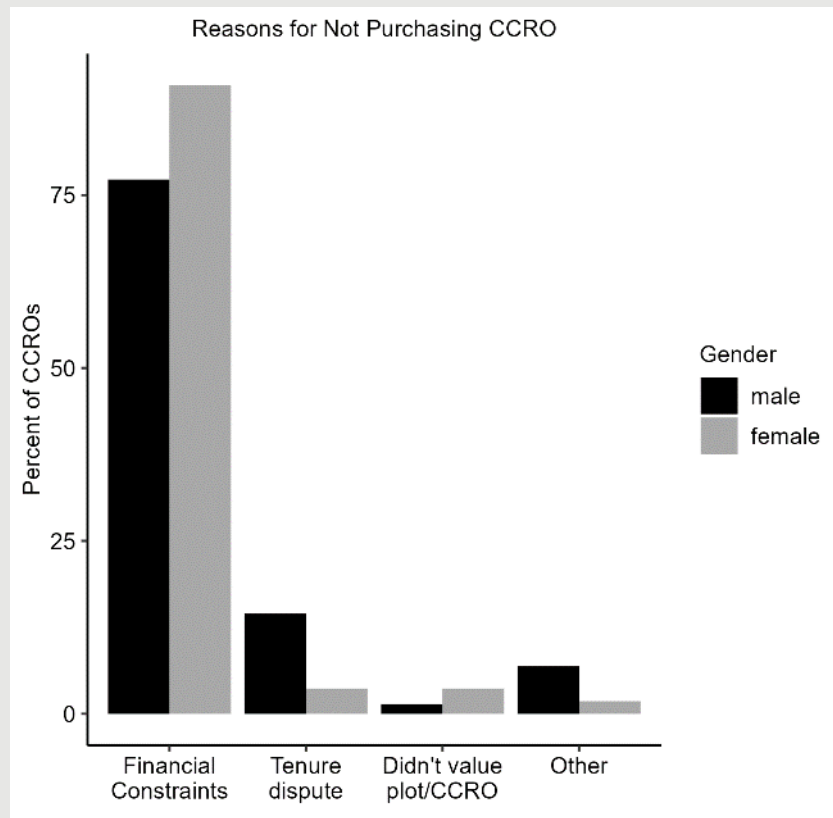
Economic benefits (collateral, land appreciation, easing transfers)



Claimants who choose not to purchase a CCRO

Reasons for non-payment were almost entirely financial

Reasons for non-payment differed by gender and income status



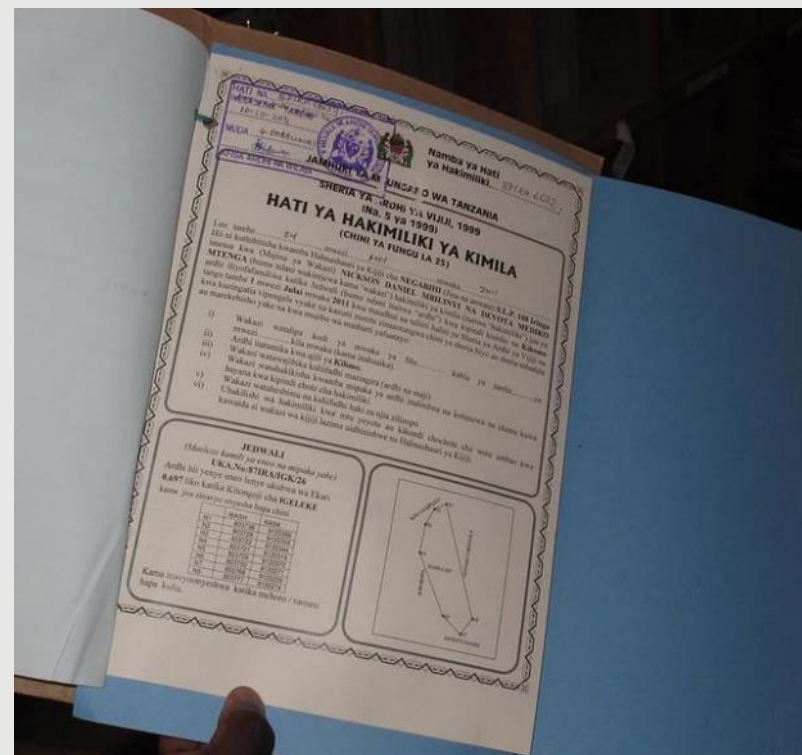
Digging deeper: gender

Gender was *not* associated with likelihood of CCRO payment...and yet, women were *significantly less wealthy* than men (smaller monthly earnings, smaller landholdings).

Despite being less able to afford a CCRO, women prioritized purchasing one, resulting in relatively similar payment rates across genders.

Two archetypes of CCRO purchasers:

- Those who can
- Those who must

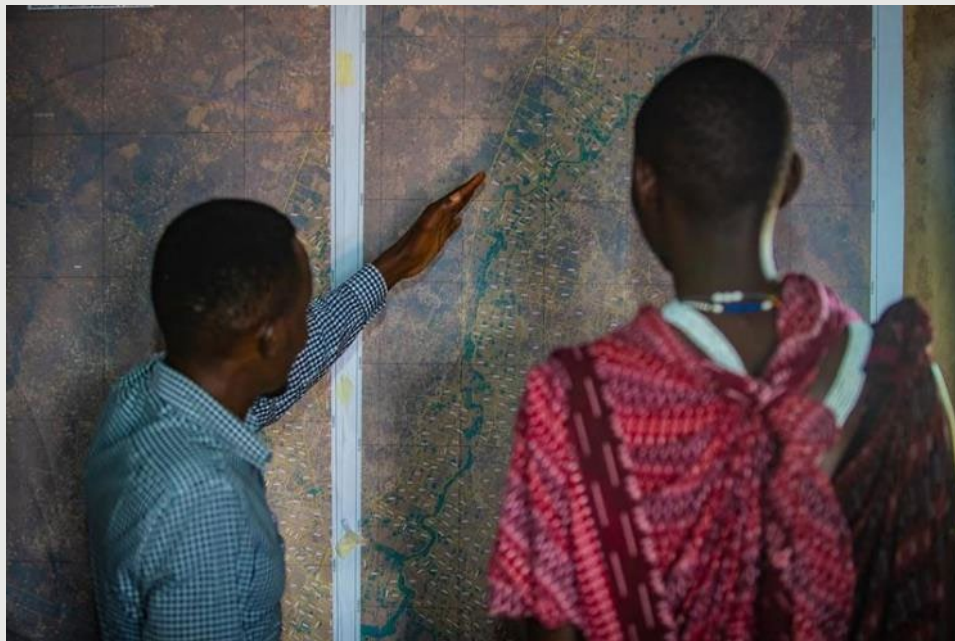


Recommendations

Make it easier to pay: installment payment plans, better access to bank and mobile money agents.

Target vulnerable groups: identify landholders on basis of vulnerability and subsidize cost.

Invest in sustainability: Subsequent transactions, village and district-level land governance capacity.



A gendertransformative approach to systematic land documentation in Malawi, Mozambique, and Zambia

Patricia Malasha

Country Coordinator & Gender Advisor, Zambia, USAID
Integrated Land & Resource Governance II (ILRG II)



Scan for Gender
Norms & Land report

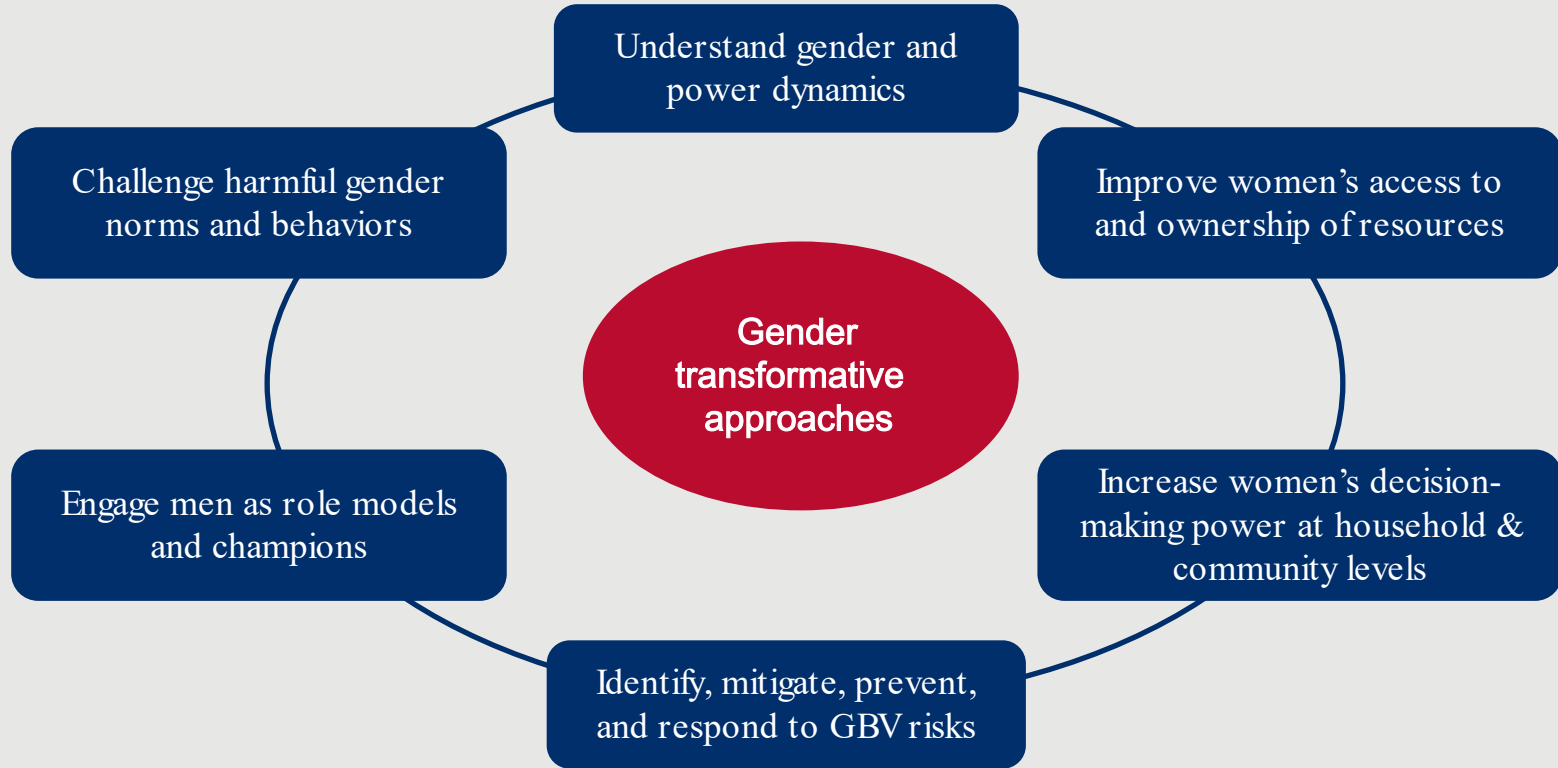
Risks: Gender Neutral Systematic Land Documentation

- Risk reinforcing underlying **power dynamics** and exacerbating gender-based violence (**GBV**) risks
- Land **ownership** – or a land title – alone is important for women, but not a guarantee that they can **control** the land – both in patrilineal and matrilineal areas
- Even when there are legal protections for women's land rights, **harmful social and gender norms** hinder women's ability to own, access, and control land

USAID Integrated Land and Resource Governance (ILRG)

- Implemented between 2018 and 2023 in 8 countries
- Supported gender-responsive land documentation in Malawi, Mozambique, Zambia
- Land documentation built on USAID Mapping Approaches for Securing Tenure (MAST)
- Partnered with government, traditional leaders, civil society, and the private sector

Solution: Gender transformative approach to Women's Land Rights



Key Harmful Gender Norms Identified

GENDER NORMS ABOUT LAND AND RESOURCES

LAND OWNERSHIP	Land is titled in the name of men	Women do not own or inherit land in their husbands' village	Women cannot acquire land on their own
LAND ACCESS	Women access land through men/marriage	Women are not considered for customary land allocation	Widowed or divorced women cannot stay in their husbands' land
LAND CONTROL	Men make decisions related to land in the household	Men make decisions about the sale of produce from the land and related income	
LAND GOVERNANCE	Men make decisions about land and natural resources in the community	Women cannot bring land disputes to traditional leaders or conflict resolution structures	

BROADER GENDER NORMS

Men are the heads and providers of the household	Women can be "inherited"/ forced to marry a relative of deceased husband
Unpaid household and care work are women's responsibilities	Women are not farmers, but "farmers' wives"
Women should follow men's decisions	Commercial/cash crops are men's, subsistence crops are women's

Interventions: Malawi, Mozambique, Zambia



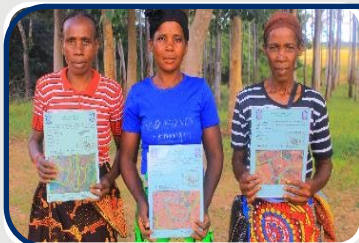
MALAWI

Documented customary land in one Traditional Land Management Area in partnership with government and traditional leaders



MOZAMBIQUE

Partnered with private sector companies in responsible land devolution to communities and engagement in land-based commercial value chains



ZAMBIA

Documented customary land in 9 chiefdoms in partnership with traditional leaders and civil society organizations

- Initial gender analysis
- Gender-responsive community awareness raising
- Gender and gender-based violence training for all stakeholders
- Gender-responsive field demarcation and public display
- Support gender-responsive elections for community land governance structures
- Empowerment and leadership training for women elected to land governance positions
- Gender norms dialogues with traditional leaders and households
- Organized diffusion through community champions, IEC materials, radio

Key Results: Expanded Women's Land Rights



181,000

women with documented
land rights



2,200

women elected to land and
resource governance positions



4,500

women joined land-based
value chains



MALAWI

8,000 parcels with women
named on **68%**

17,000 landowners (**47%**
women)

25,000 beneficiaries (**50%**
women/girls)



MOZAMBIQUE

146 community parcels
benefiting **250,000** people
(**52%** women)

13,000 household parcels
benefiting **11,000** people
(**61%** women)



ZAMBIA

40,000 parcels
70,000 landholders
(**41%** women)

100,000 persons of
interest (**50%** women)

Broader Impacts

- **Resolved conflicts** between and within families
- Secure land tenure created opportunities for **women's economic security**
- Greater tenure security for **marginalized women** (widows, divorced women, orphans, women in informal or polygamous unions)
- Emerging shifts in harmful gender norms beyond women's land rights (**women's leadership, GBV, division of labor, decision-making within households**)



“It feels great to be a landowner. I cannot read or write. But I know my name is recorded and I know what it means. When I first held the certificate in my hand, I felt secure, established. I know no one can take the land away from me.”

**Tisaine Sakala, Sandwe Chiefdom,
Zambia**

Recommendations



Allow sufficient time for planning and preparation



Carry out a robust gender analysis to inform gender-transformative activities



Promote gender balance in all activities (enumerators, land governance structures)



Invest in gender and GBV training for all stakeholders involved in documentation

Recommendations



Ensure gender content is part of the initial community outreach



Invest in traditional leaders as key agents of change



Focus on shifting harmful gender norms at the household and community levels



Support gender-responsive land dispute resolution



Create space for long-term change

Change starts at home: shifting harmful gender norms to support women's land rights in Cote d'Ivoire

Safiatu Alabi

Deputy Chief of Party/ Senior Land Legal Specialist,
USAID Improving Land Access for Women (ILAW)

Overview of Women's Land Rights

- Côte d'Ivoire's legal framework (2016 Constitution, 1998 Land Law, 2013 Marriage Law, 2019 Inheritance Law) recognizes equal rights
- In practice, women faced significant barriers and challenges as noted in ILAW's baseline Political Economy Analysis:
 - Women produce 70% of food crops, but are generally barred from cash crop ownership; food crop sites subject to increased pressure
 - Women's land use rights relies on good will of husbands, fathers, uncles; women generally excluded from land ownership, and widows are particularly vulnerable (ex. Levirate marriages)
 - Women who do become landowners succeed through donations by male relatives or purchasing of land (esp. urban environments); less than 15% of land titles are registered with women
 - Government's "gender-neutral" land and conflict management systems can reinforce inequality through bias and reliance on customary leaders

The Five Main Dynamics Ripe for Change

- Two baseline studies to understand overall gender inequalities related to land in the target areas highlighted five main dynamics ripe for change:
 1. Women's marginalization in discussions and **decision-making** around land at the level of the nuclear family, extended family, community, and village
 2. Poor **application of legal provisions** on women's land rights, especially concerning inheritance
 3. Unfavorable treatment of women in land **disputes** compared to men
 4. Exclusion of women from obtaining **land documents** including titles, contracts of use, and wills
 5. Lack of **action by community and government officials** to proactively reduce land discrimination against women and negative attitudes and beliefs around women's property rights

Strategy Principles

- Social norms are linked to power and influence issues, it is important to identify key actors
 - Those who have the power to issue social **sanctions** and **rewards**
 - **Role models** who influence descriptive social norms
 - Those managing **land disputes**, community and **religious leaders**, administrative authorities, and economic groups
- It is important to distinguish **social norms** from **values** so that new social norms emerge without distorting socio-cultural values
- Humanize the impacts and effects of negative norms – **empathy** is a powerful way to change norms
- Focus on the **positive** interests and impacts of new norms

Participatory Approaches to Address the 5 Dynamics to Change

- Thematic social dialogues with videos
- Gender action learning systems (GALS)
- Mass sensitizations through theater and radio broadcasting
- Proximity sensitizations with (pictures and videos)



Social and Behavior Change 2022-2024

32% → 64%

Land management decisions at household level made jointly by men and women

62% → 94%

Support women's involvement in village land management decisions

OBJECTIVE 1

INCREASE PARTICIPATION IN LAND RELATED DECISION-MAKING

RESULTS

- + Village land committees include more women
- + Increased joint household decision-making
- + Women leaders invited to village meetings



Wonan **TUO**

Litiangolo, Poro Region



"In Senoufo culture, women are not involved in decision-making. However, things are changing. I'll give you an example of the community vegetable garden: it was the women's group that negotiated access to the current site. Before, they would have had to find a man intermediary to negotiate on their behalf. But I think that being able to negotiate directly is better."

Social and Behavior Change 2022-2024

24% → 75%

Know law prohibits inheritance discrimination on the basis of gender

51% → 90%

Know that women can legally own land documents

49% → 85%

Know widows are entitled to a quarter of inheritance

OBJECTIVE 2

IMPROVE APPLICATION OF LAND AND INHERITANCE RIGHTS

RESULTS

- + More acceptance of women's land rights
- + More women demanding their rights
- + Increased awareness of the importance of succession planning



Emma Désirée **KOULAI**
Yoya, Cavally Region



"During the crisis I was a political refugee in Liberia. When I returned, my brothers said I didn't have a right to part of our family plantation because I am a woman. But when they viewed the films on inheritance, they changed their mind and decided to give me two hectares."

Social and Behavior Change 2022-2024

15% → 12%

Fields or plantations had a land dispute

32% → 17%

Fear their children would not inherit their land

61%

Feel that social cohesion has improved “a lot” over the past two years

OBJECTIVE 3

EQUAL TREATMENT IN LAND DISPUTES

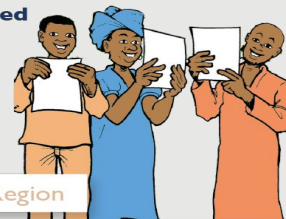
RESULTS

- + **Officials are more sensitive to gender**
- + **More women with rights respected in conflict resolutions**



Martin **GONDO**

Dinégouiné, Tonkpi Region



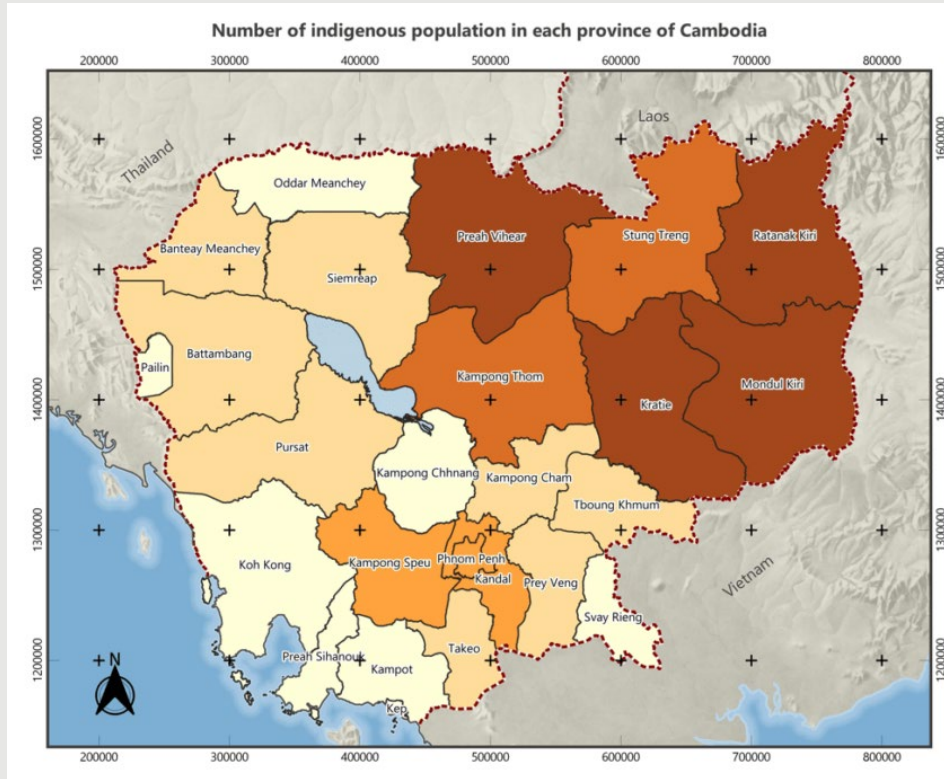
“After having been village chief for 32 years, I can say that this project has completely transformed my village. After the training, I decided to legally marry my wife, to divide my inheritance equally between all my children and to add 3 women to the council of elders. This has helped reduce conflicts. Women are used to managing family issues, so they help us resolve conflicts and help us take into account women’s concerns during land conflict mediations.”

Safeguarding Indigenous land and culture for future generations in Cambodia

Christine Anderson

Attorney & Senior Land Tenure Specialist, Landesa

Indigenous Communal Land Titles



- From 2001-2023, areas of Indigenous population centers have experienced high tree cover loss, driven by deforestation
- Since 2009, Indigenous communal land titles offer a way to safeguard community land from outside development or destruction, preserving culture, community, and ecosystems



Challenge: Individual vs. Communal Titling



- Individual land titles are often held as collateral for microfinance loans; these debts disproportionately impact women, who often are household finance managers
- Communal titles protect against land sale to settle debts, but fail to offer an alternative safety net for community members in debt or in need of loans



Challenge: Overlapping Land Claims



- With several ministries involved in a complex, multi-year process, communities can submit land claims that are rejected or amended late in the process due to overlapping claims
- Policy dialogue is ongoing between Indigenous community groups and the Royal Government of Cambodia, including for the new Land Law

Questions



THANK YOU!

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