

Connecting Communities and Catalyzing Investments: Land Titling for Urban and Rural Areas (D2402)

Description:

Insecure property rights pose a pervasive issue in the Latin America and Caribbean region. Prindex surveys reveal widespread apprehension about the potential loss of homes or other properties: in Latin America, 91 million inhabitants (21% of the adult population) express insecurity regarding their homeownership (Prindex, 2020). In addition to this concern, land in Latin America and the Caribbean is affected by two interconnected phenomena.

Firstly, the dynamics between rural and urban spaces have evolved, accompanied by increasing urbanization leading to novel considerations regarding urban-rural interaction. This includes changes in land use, accessibility, transportation, and food distribution pathways. Urban areas, however, face challenges in infrastructure and services keeping pace with population growth, resulting in urban poverty and the proliferation of informal settlements across the region. As of 2022, approximately 25%—more than 160 million people—lived in informal settlements in the region. In rural areas, 18% of the region's population accounts for 29% of Latin America's poor. The region exhibits the world's most unequal land distribution, with the top 10% of landowners controlling 75% of agricultural land, while the bottom 50% controls a mere 2% (Ward and Baldinelli, 2020). Poor rural occupants often lack legal recognition, diminishing incentives for productivity improvement, impeding full-value property sales, and fostering vulnerabilities to dispossession, particularly among indigenous and Afro-descendant communities.

Secondly, secure land access is integral to a long-term strategy for mitigating and adapting to climate change and increasing natural disasters. In rural areas, enhanced land tenure security can facilitate tracking progress in establishing climate and disaster-resilient spaces. In urban areas, improved land governance holds the potential to encourage better planning and more efficient investments in transportation and infrastructure.

In this context, the proposed operation will help gain a deeper understanding of how informal land tenure and weak land governance influence land use and access. This assessment aims to reveal existing inefficiencies and inequities, helping to identify the economic and social costs associated with the current land situation in both urban and rural areas.

The objective of this proposal is to design a programmatic strategy to secure land and property rights across urban and rural areas. The specific objectives include: (i) documenting the significance of land rights in relation to economic development, gender and diversity, and climate change; (ii) identifying project cycles for the comprehensive registration of property; and (iii) mapping public-private opportunities to bolster land governance.

Submitted by:

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Status:

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Category:

Research and Dissemination

Tags:

food investments land property rights subnational taxes

Linked Ideas:

Whiteboard:

Team Leader Name

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Has the proposal been discussed and authorized by the responsible sector or country department/division, as applicable?

Yes

Team Leader Responsible Department

CSD

Are there specific countries that will directly benefit from your proposal?

Yes

Mark the specific countries that will be directly benefited from your proposal?

Argentina

Bahamas

Barbados

Belize

Bolivia

Brazil

Chile

Colombia

Costa Rica

Dominican Republic

Ecuador

El Salvador

Guatemala

Guyana

Haiti

Honduras

Jamaica

Mexico

Nicaragua

Panama

Paraguay

Peru

Suriname

Trinidad y Tobago

Uruguay

Venezuela

Where applicable, describe how the proposal aligns with the respective country strategy (for each country selected)

Does the proposal align to one or more sector frameworks?

Yes, the proposal aligns with at least one sector framework

Identify and describe how the proposal aligns to the sector framework(s)

Housing and Urban Development (GN-2732-11) by seeking to secure property rights in urban areas; Agriculture (GN-2709-10) by seeking to secure land titling in rural areas; Food security (GN-2825) by enabling more investments across the food cycle; Climate Change (GN-2835) and Environment and Biodiversity (GN-2827-8) by creating the legal conditions to plan for nature restoration across urban and rural areas; and Decentralization and Subnational Governments (GN-2813- 8) by providing governments with a catalyst to foster revenues.

Select the regional challenges and cross-cutting issues to which the proposal aligns to

Social Inclusion and Equality

Climate Change and Environmental Sustainability

Institutional Capacity and Rule of Law

Gender Equality

Diversity

Justify the alignment to each selection above

Social Inclusion and Equality, by addressing the fragility of the informal population; Productivity and Innovation, by creating the basis for investments;
Climate Change and Environmental Sustainability, by encouraging a territorial take on environmental protection;
Institutional Capacity and Rule of Law, by building the foundation for subnational revenues;
Gender Equality, by addressing one of the main gender gap in the region
Diversity, by including traditional land ownership to the operation.

What is the estimated funding that you need in order to implement this proposal?

250000

Select the expected outputs of this proposal

Policy Dialogues

Knowledge Products

Are outputs strictly Knowledge Products?

No, the output is not strictly a Knowledge Product

Describe the motivation and main question(s) this TC intends to answer.**Describe the methodological approach to be used and the type of data (when applicable) which will be used****Please specify the type(s) of Knowledge Product (s) this TC encompasses:**

Monographs

Please provide a brief description of the output(s) selected above (The number of units planned, and the estimated cost). If you selected others, please specify.

The design of the operation will benefit from a series of two webinars to discuss (i) the main challenges associated to land titling in urban and rural areas and (ii) the experience of countries and donors working on the topic.

Project execution will include three main products that will serve as input to the programmatic proposal (final product of the proposed operation).

- Component 1 (US\$100,000) –A diagnosis of the loss of economic and development opportunities due to a lack of urban and rural titling.

- Component 2 (US\$90,000) – A review of project cycles for property registration, analyzing the bottleneck and institutional challenges.

- Component 3 (US\$60,000) – An analysis of the current public private partnerships for land governance.

Project execution for each component will also include a campaign of communication and focus groups with relevant entities in the region to collect comments on the three products. As a result, a strategy will be drafted, including the identification of countries to pilot the proposal.

Outcomes: If the outputs are delivered successfully, what is the change expected (in capacity, knowledge, behavior, etc.)

The anticipated shift is for the Bank and the countries in the region to recognize that a holistic land titling program fosters investments in both urban and rural areas and improves connections between urban and rural communities.

(0) Attachments

0 Comments