



Getty Images, Santiago Atitlan, Lake Atitlan, Guatemala



2019 Annual Report

Pathway To Prosperity: Reliance on Alliance



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From the Executive Directors



The COVID19 global pandemic continues to devastate families, communities, and nations across the world. While we all struggle to imagine our lives after this public health and economic crisis, the deficiencies in public policy and structural inequalities that affect housing and land tenure have come to a forefront in public and private discourse. Dinner-table conversations now include how we should address the vulnerability of the unhoused, those that are just one missed-paycheck away from eviction or foreclosure, and the collective bargaining of tenants conducting rent strikes. Millions of migrant workers have returned to rural villages around the world. Informal settlements in places like Brazil have become focal points for outbreaks. Our world is more interconnected than ever, and, as many have observed about the COVID19 crisis, we are only as secure and as protected as our world's most vulnerable.

Global Land Alliance has been addressing these core issues of security for land, shelter, and livelihoods since our founding. We intend to deepen our work a part of the post-pandemic rebuilding process, "building back better" the structures of land tenure and property rights security. In 2019 we continued to support the framework for these changes in each of our four programs: Prindex (which has now collected data on people's perceptions of property security in 141 countries), Land Administration, Community-Based Resource Management, and Community Land Access and Security. In 2019 we continued to build and rely on our *Alliances* to carry out our mission. We firmly believe that many more communities can be supported and engaged when organizations in the land community work together

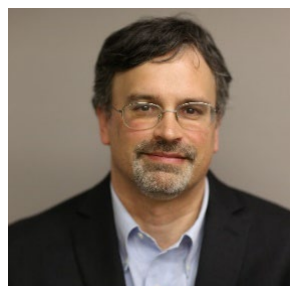
As we move into our work in 2020, we are saddened by the global crisis, which has only underscored and highlighted the need for tenure and housing security and greater resilience in all our social and ecological systems. We hope each of you and your families remain safe and healthy, and we are encouraged by the community and solidarity that has been the reaction of so many during the global pandemic.

For all of your past, present, and future support to Global Land Alliance's mission of sustainable prosperity for people and places, we thank you.

Sincerely,



Kevin Barthel
Co-Director



Malcolm Childs
Co-Director

Global Land Alliance 2019 Highlights

In 2019, Global Land Alliance (GLA) celebrated its fifth anniversary of operations, a milestone marking our commitment to the land agenda worldwide. GLA continues to grow to advance sustainable prosperity for people and places in innovative and exciting ways. We are pleased to share many of these 2019 highlights with you:

In 2019, to better illustrate the current events and news of GLA programs and the land rights field, GLA launched our new website (www.globallandalliance.org). Prindex, advanced the scope of the global property index and collected data on a total of 141 countries worldwide. In 2019 GLA hosted several learning events such as: [Geographic Positioning Solutions for Land In Development](#) cohosted with partner Leica Geosystems and featuring Cadasta Foundation and WeRobotics which brought together positioning solution “suppliers” and “appliers” for a brainstorming discussion; and also hosted a screening of the documentary [PUSH](#) along with partner IHC Global. In 2019 GLA hired its first summer intern, and also participated in career-building events to support bringing new professionals into the land tenure field.

In 2019 GLA formalized new partnerships with:

- **REDDOM**, a Santo Domingo based NGO promoting rural economic development, adaptation to climate change, environmental sustainability, food security and nutrition in rural communities throughout the Dominican Republic. GLA and REDDOM partnered to conduct a social risk study on consequences of land tenure formalization in environmentally fragile watershed communities and have continued to collaborate on a number of projects.
- **Videnza**, a private consulting firm based in Lima, Peru that identifies and analyzes social and economic problems. Videnza supported GLA and REDDOM in the social risk study in the Dominican Republic.
- **Cadasta**, a nonprofit working to tackle community-level land tenure and administration constraints with easy-to-use digital tools and technology designed to help its partners efficiently document,



Figure 1: GLA's Kevin Barthel moderates forum 'Geographic Positioning Solutions for Land in Development' cohosted with partner Leica Geosystems and featuring speakers from Cadasta Foundation and WeRobotics

Our Mission

The mission of Global Land Alliance is to enable the prosperity of people and places by advancing learning and practice to achieve land tenure security and the efficient, inclusive, and sustainable use of land and natural resources.

Global Land Alliance strives to achieve land tenure security around the globe. We work with communities, organizations, and governments to improve land tenure security through inclusive dialogue and practice and promote sustainable land and natural resource use with all stakeholders.

To learn more, visit our website www.globallandalliance.org

Grants in 2019

Global Land Alliance was proud to give three grants in 2019 in support of:

1. [Terra Nova](#)'s mediation between landowners and occupants in favelas in 4 states in Brazil,
2. The creation of a Community Land Trust E-Reader by the [Center for Resilient Cities](#) of Madison, Wisconsin, and
3. The legal recognition of a Community Land Trust for a vulnerable refugee community in Dhaka, Bangladesh to NGO Council of Migrants.

owned land in four Brazilian states. GLA is supporting Terra Nova through a grant financed by Omidyar Network to scale and improve access and security for informal dwellers in Brazil.

- **Universidad Nacional Autónoma de Honduras (UNAH)**, GLA and UNAH formalized a partnership with the intention to further examine perceptions of property security in Honduras. GLA participated in a forum with the faculty of the Observatorio Universitario de Ordenamiento Territorial.
- **Leica Geosystems**, a leader in geospatial tools, software and autonomous solutions. GLA and Leica Geosystems partnered to advance each other's impact and to collaborate on a Geographic Positioning Solutions for Land in Development event.

analyze, store, and share critical land and resource rights information. GLA and Cadasta continued collaboration and signed a memorandum of understanding to bid on mutually reinforcing projects and consultancies. In 2019 Cadasta and GLA worked together on a Land Administration Market Study and an evaluation of Land Administration Procedure, Capacity and Systems Program in Botswana.

- **Terra Nova**, a private social enterprise, is innovating a financially sustainable, and scalable alternative solution for regularizing legal status and bringing infrastructure and services to favelas located on privately-



Figure 2: Malcom Childress presents Prindex Honduras-country data during a forum at UNAH in August 2019

Program Snapshots

GLA operations are organized around four core programs: Prindex, Land Administration, Community-Based Resource Management, and Community Land Access and Security:



Prindex, the Global Property Rights Index, continued to achieve its mission to establish a globally comparable measurement of peoples' perceptions of their property security. In 2019, household data, which is slated to be made public in July 2020, was collected on 141 countries around the world.



Figure 3: Malcolm Childress speaks to reporters after presenting Honduras Prindex data at the UNAH forum on tenure security

In spring of 2019, Prindex released comparative data on 33 countries in 2019 on the sidelines of the World Bank Conference for Land and Poverty. The comparative analysis found that formalization alone is not enough to improve tenure security. The data reveals key factors affecting how secure people feel in their property rights. We find

Prindex Named by USG as the SDG Indicator 1.4.2



Figure 4: Malcolm Childress presenting new Prindex comparative data in March 2019

Reaching an important milestone for the uptake of Prindex, the U.S. Government announced that it would officially adopt Prindex as the indicator of Sustainable Development Goal (SDG) 1.4.2. This goal tracks progress on two fronts: (1) The proportion of the adult population with documented tenure rights that are legally recognized by governments. (2) The proportion of the adult population who perceive their tenure rights as legally secure, regardless of whether these rights are documented. Each country, whatever their level of economic development, is expected to monitor SDG indicators in the run up to 2030, which means there is a place for a credible, cost-effective, ready-to-roll monitoring solution with global reach. Prindex aims to provide that, and more broadly contribute to efforts to realize the SDGs worldwide by energizing the land policy conversation. The United States' adoption of Prindex as its measure for the perception element of Sustainable Development Goal 1.4.2 paves the way for other countries to do likewise.

that past experience of eviction and knowledge of how to protect property rights are critical – both have a greater effect on perceptions than formalization. For example, renters who have experienced eviction are about 15% more likely to feel insecure than those who have not, irrespective of whether or not they have documents proving their rights. The survey also shows a wide variation between countries in terms of who feels insecure and why, indicating the diverse effects formalization is likely to have on different groups.

To underscore the results of this data, and to make a bigger impact with policymakers, GLA focused on country-level and regional engagement of Prindex data and resources, thanks to a grant from Omidyar Network. In 2019, Prindex also took steps to initiate two country deep-dive analysis in Zambia and India.

Land Administration

During 2019, GLA’s Land Administration program conducted multiple studies and consulting assignments, hosted events, and provided land tenure perspective on impact evaluations, including the following:

Haiti

GLA, working with study partner INSUCO finalized a comprehensive study for the Government of Haiti’s Interministerial Committee for Land Management (CIAT), funded by the Inter-American Development Bank on the linkage between land tenure and rural land use in two communes of Haiti, Camp Perrin and Saint Suzanne. **The study sought to understand how recent land tenure formalization campaigns influenced land use decisions of farmers.** The study used extensive parcel-level land tenure data collected during the implementation of CIAT’s Rural Land Tenure Security Project and combined with land use data interpreted from high



Figure 5: GLA hosts representatives from the Government of the Dominican Republic’s Titling Agency in March 2019.

resolution aerial photography, household surveys and statistical analysis to determine how/if newly secured land tenure affected farmers' use of agricultural land. Findings from the study showed a statistically insignificant association between recently formalized land tenure and increase in use of land for more intense farming or higher valued crops. The study also explored the role of other factors on land use decisions including the role that parcel size, distance from the farmer’s residence, accessibility of the parcel, unexpected life events, climate events, mode of parcel



Figure 6: Compilation of documents in the field, during the Social Work campaign in El Dean, Municipality of Monte Plata

acquisition, soil fertility, access to water, access to land, slope, age, alternative sources of income and markets play in farmer's land use choices.

Afghanistan

Continuing work from 2018, GLA supported the World Bank office in Afghanistan to refine the Rapid Institutional Capacity Assessment (RICA) of the Afghanistan Land Authority (ARAZI, Ministry of Urban Land and Development). The RICA study assessed ARAZI's overall institutional capacity to implement the proposed Afghanistan Institutional Development Program for Land Administration (IDPL). This assessment included an Organizational and Management Review; a Legal Review; a Strategic and Capacity Review which lead to recommendations to ARAZI and the Word Bank to improve Bank programmatic funding to ARAZI for institutional capacity development



Figure 7: GLA and REDDOM present to the Government of the Dominican Republic's Ministry of Finance, representatives of the Jurisdiccion Inmobiliaria, the Instituto Geografico Nacional and Direccion General de Impuestos Internos and the Inter-American Development Bank

Dominican Republic

We continued our programmatic focus in the Dominican Republic completing consultancies with our Dominican partner [Fundacion REDDOM](#) for the Dominican Treasury Ministry, the Inter-American Development Bank (IDB) and the Unidad Técnica Ejecutora de Proyectos Agroforestales (UTEFDA).

- **Multipurpose Cadaster:** under the coordination of the Treasury Ministry, and working with multiple Dominican government land agencies, GLA and REDDOM completed a rapid institutional, technical,



Figure 8: Focus group in El Dean, Dominican Republic where community identified potential social risks posed by systematic formalization

legal and fiscal assessment of the use of the property cadaster and prepared the conceptual framework for an eventual government 'multipurpose cadaster' project. GLA addressed opportunities in expanding formalization of urban and rural land rights, property valuation and tax revenue generation and accessibility and sharing of land and environmental information through national geospatial infrastructure.

- **Social Risk Assessment:** with expert technical assistance from alliance partners Colombia Rural of

Bogota and VIDENZA Consultores of Peru, GLA and REDDOM completed a study for the (UTEPDA) and the IDB to develop an technical and operational methodology to **assess the potential social risks of proactive formalization of land tenure in rural watersheds selected as part of the IDB-funded agroforestry project**. The methodology; including field surveys, statistical analysis, focus groups, in-depth interviews and analysis of the legal framework and formalization processes was followed by the piloting of the methodology in Hondo Valle in the province of Elias Piña. The findings from Hondo Valle were analyzed and the methodology was adjusted for application in the remaining six watersheds and a series of social, legal and operational recommendations were made to UTEPDA and the IDB to address the specific social risks identified by the study.

Global Market Study

GLA completed an **analysis of the global land administration market** over the period of 2017 to 2020. The study researched and analyzed over 200 land projects funded by national governments, development organizations and private philanthropic groups and uncovered important tendencies and trends in the market. For example, the study found that the global market for land administration projects totals about USD 400 to 600 million per year with approximately 75% of land project spending (USD 300 to 450 million) used for the collection of geographically referenced land parcel data (35%); development of land information systems (15%); technical advisory services (15%), and cartography and geodesy (10%).

As part of the Land Administration Program’s monitoring and evaluation focus, GLA provided land tenure and administration perspectives into post-project economic impact and process evaluations including, Burkina Faso and Morocco (with Mathematica) Mongolia (with Cloudburst Group) and Botswana (with Cadasta). Additionally, GLA supported Land Equity International in the design of the public consultation aspects of the World Bank’s Public Private Partnership in Land Administration and completed a rapid assessment of PPP for land administration in Colombia.



Figure 9: GLA’s Anna Knox with Botswana Titling Agency reviewing LAPCAS Project progress

GLA’s Public Consultation Desk

The GLA **Public Consultation Desk** within the Land Administration program defined GLA’s guiding principles of public consultation for land administration and natural resource management. Most importantly GLA advocates that public consultation should not be perceived as a ‘box to check’ - simply an institutional process requirement - rather as a tool to adapt, refine and improve project design and for monitoring and evaluation of impacts throughout project implementation. The [guiding principles](#) were accepted for presentation at the 2020 World Bank Conference for Land and Poverty.

Community-Based Resource Management

GLA's Community-Based Resource Management Program works to mobilize customary tenure institutions and practices and promoting legal frameworks that support community-based tenure.

During the 2019 World Bank Conference for Land and Poverty, the GLA-developed **Analytical Framework for the Securing Forest Tenure Rights for Rural Development initiative** was launched. The Analytical framework is a first product of a longer partnership between World Bank and GLA, funded by the World Bank's Program on Forests (PROFOR). The Analytical Framework seeks to enhance the World Bank's capacity and effectiveness to strengthen forest tenure security in forest landscapes as a foundation for rural development.

In the Summer of 2019, GLA continued work on the Securing Forest Tenure Rights for Rural Development program to **pilot the Forest Tenure Assessment Tool (FTAT)** in Zambia, the Democratic Republic of Congo and Myanmar. The FTAT aims to assess community forest tenure security in specific contexts (national and sub-national) by providing methodological guidance and working with key stakeholders to score 42 indicators of the 9 key elements of forest tenure articulated in the Analytical Framework. Through this process policymakers and stakeholders develop an accurate understanding of the strengths and weaknesses of forest tenure in a



Figure 10: HRH [Her Royal Highness] Chieftainess Msoro, Kunda Chieftdom, scoring FTAT indicators at the Securing Forest Tenure FTAT Workshop in Lusaka, Zambia. Dec 2019



Figure 11: Naysa Ahuja (World Bank), Gerardo Segura Warnholtz (World Bank), HRH Chieftainess Msoro and associate, Logan Sander (Global Land Alliance) at the Forest Tenure Assessment Tool Workshop in Lusaka, Zambia

given context, are able to track progress over time, and identify policy, action and investment opportunities to strengthen tenure security. The FTAT helps make the case for both "why" to undertake forest tenure reforms as a part of national development policies, and to focus on the "how" of specific areas of intervention.

In the spring of 2019, GLA and The Nature Conservancy partnered to complete an **analysis of legal access to freshwater rights and resources in Colombia and Ecuador, as well as prepared for a full analysis in Gabon, Angola and Brazil**. The analysis sought to advance understanding of who has rights to access, withdrawal, management, exclusion, alienation, and due process with regards to freshwater

resources, and whether those rights have both substance (i.e., the right exists) and assurance (i.e., is consistently applied and enforced). This access is important because it is a vital component of life and

social and economic inclusion, and because of Indigenous and Local Community knowledge and action that promotes biodiversity and sustainable management of waterways. Each country profiled brought together a team comprised of GLA project management and legal land experts, GLA partner specialists in parallel with local partner NGOs (Colombia Rural and Ecolex), The Nature Conservancy's Global Freshwater team, and local TNC country teams.

Community Land Access and Security

In 2019, GLA participated in "Recovery, Land Titles, and Displacement: Community Reflections". a peer exchange organized by the Fideicomiso de la Tierra del [Caño Martín Peña](#). GLA participated as a technical support partner for the residents of long-term internal displacement camps in Bangladesh (known as the "Bihari Camps") that had been considering the CLT (Community



Figure 12: Community Land Trust Peer Exchange, San Juan, Puerto Rico

Land Trust) as a tool to help them resolve their tenure insecurity and inhumane living conditions. There are currently 116 camps across the country, housing over 160,000 individuals, who were meant to be "repatriated" to Pakistan following the civil war in 1971, which led to the birth of an independent Bangladesh. Since their original internment, a new generation has been born and grown up in the camps, and has sought out Bangladeshi citizenship as per their birthright. Later in 2019, GLA granted the NGO

representing this community "Council of Minorities" to further establish their Community Land Trust and better secure their land and community.



Figure 13: Pictured above from left to right is GLA's Hannah Sholder, and Council of Minorities Bangladesh Mong Prue, Khalid Hussain and Imran Ali at the CLT Community Reflections peer exchange in Puerto Rico.

GLA and [IHC Global](#) cohosted a community screening of the film [PUSH](#) in November of 2019 at a bookstore in Washington D.C. The documentary follows, Leilani Farha, United Nations Special Rapporteur on the Right to Adequate Housing, reveals the human toll that global gentrification trends are taking, by capturing the personal testaments of those living in cities around the world who are experiencing the particular kind of housing insecurity that results from these trends.

In the fall of 2019, GLA announced a partnership with Brazilian social enterprise [Terra Nova](#). GLA is providing a grant and key technical expertise to scale Terra Nova's proven model for mediating between landowners and favela occupants in Brazil and to develop a historical database for research purposes. The partnership is made possible by support from [PlaceFund](#) and a grant from Omidyar Network. The funding will help Terra Nova scale its model and operations, facilitate the creation of new payment mechanisms for its customers, and allow the organization to automate its geospatial and parcel-level data. The partnership will also democratize access to Terra Nova's extensive database, which houses over 20 years of data that can be used to illustrate the economic and social impacts of informal settlement agreements in Brazil.



Figure 14: Daniel Albuquerque showing the infrastructural improvements of favela Jardim Israelense that have been made after Terra Nova's process of recognition



"Alongside Global Land Alliance, we hope to bring this innovative model to communities around Brazil and to share with the world our vast data trove on the impact of informal settlement agreements"

Andrés Albuquerque, Terra Nova Founder

"People who want to engage with tenure issues need a holistic view of the problems and a global starting point--there are always situations where we can make progress, as Global Land Alliance is showing."

Dr. David Stanfield, Professor Emeritus – University of Wisconsin

Financials

Global Land Alliance 2019 incoming funds were US\$ 1,909,903 and outgoing expenses were US\$1,390,240. The financials included in this report represent unaudited figures from a preliminary Statement of Activity from a audit that remains under review.

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
REVENUE			
Grants and contributions	\$ 385,177	\$ 917,053	\$ 1,302,230
Contracts	606,966	-	606,966
Other revenue	707	-	707
Net assets released from donor restrictions	<u>343,082</u>	<u>(343,082)</u>	<u>-</u>
Total revenue	<u>1,335,932</u>	<u>573,971</u>	<u>1,909,903</u>
EXPENSES			
Total expenses	<u>1,390,240</u>	<u>-</u>	<u>1,390,240</u>
Change in net assets	(54,308)	573,971	519,663
Net assets at beginning of year	<u>194,576</u>	<u>-</u>	<u>194,576</u>
NET ASSETS AT END OF YEAR	<u>\$ 140,268</u>	<u>\$ 573,971</u>	<u>\$ 714,239</u>

Meet the Global Land Alliance Team

Leadership and Operations Staff



KEVIN BARTHEL
Co-Executive Director
Senior Practice Manager, Land
Administration



MALCOLM CHILDRESS
Co-Executive Director
Senior Practice Manager
Urban and Environment



CHRISTEN CORCORAN
Communications and Operations
Manager

Key Associates



CYNTHIA BERNING



VICTOR ENDO



LOGAN SANDER



DAVID VARELA



LAURA BERMUDEZ



DENYS NIZALOV

Board of Directors

KEVIN BARTHEL
MALCOLM CHILDRESS



BRAD JOHNSON,
TREASURER



GRENVILLE BARNES



HENRY PITNEY



GLOBAL LAND ALLIANCE

SUSTAINABLE PROSPERITY FOR PEOPLE & PLACES

The Global Land Alliance (GLA) is a not-for-profit, 501(c)(3) organization located in downtown Washington, DC