

# *Habitat for Humanity International*



*Improving Access To Urban Land And Property Rights (UL&PE) For Women and Excluded Families in Bolivia*

# BOLIVIA

- *Population: around 10 M*
- *60 % live in inadequate housing conditions without secure tenure of land*
- *63 % under poverty line*
- *31% of Bolivian households are headed by women*





# Cochabamba City

- 70% of the 500,000 inhabitants in Cochabamba live without secure land tenure
- Population growth rate in peri-urban District 9 was 418% (1992-2006) due to high migration
- Informal land transfers are prevalent in peri urban areas
- Very limited basic infrastructure and services



# Partners

## Strategic Alliances for Project Implementation



# Goal

*To support the Bolivian Government in implementing its new Constitution and National Development Plan for regulatory and governance reform of urban land and property laws and policies*





# Objective:

*Increased access to urban land and property rights (UL&PE) for women and excluded families through more transparent and accountable national and municipal governance.*

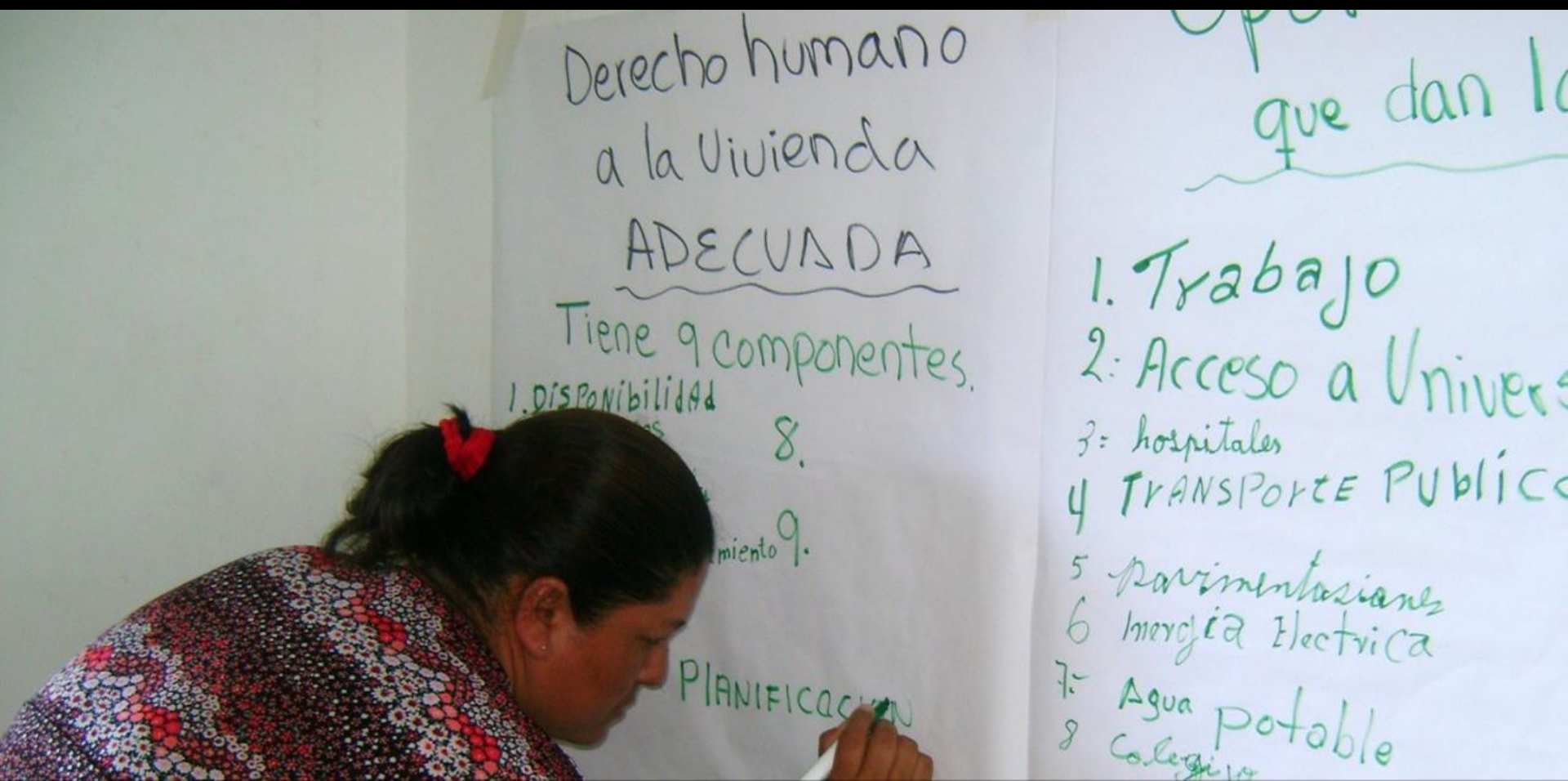




## *A Three Pronged Results-Oriented Approach*

*1. Regulatory reforms address barriers to UL&PE faced by women and excluded families nationwide.*





## A Three Pronged Results-Oriented Approach

2. *Organized citizenship active in land and property reform (with women as protagonists)*

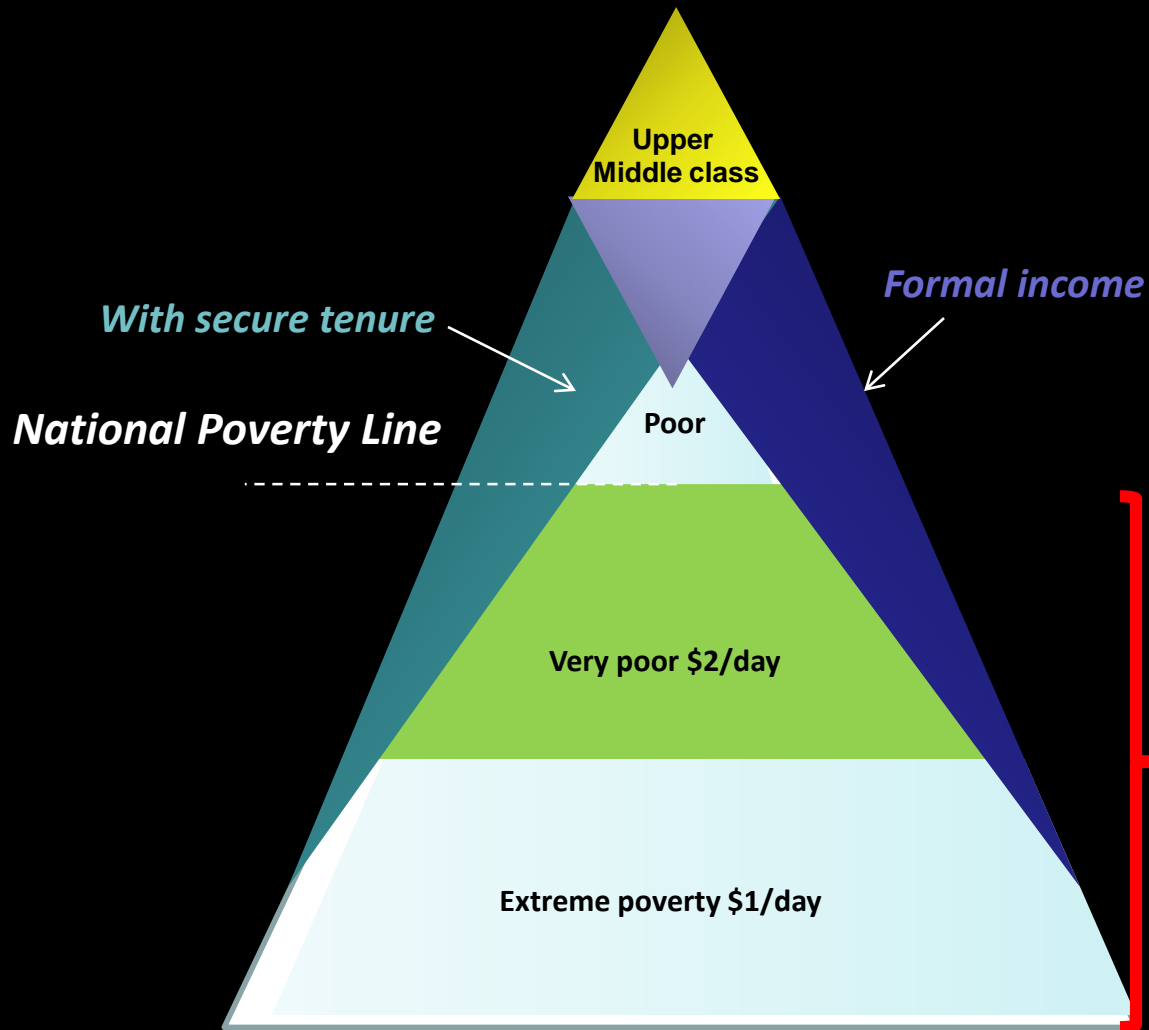




*A Three Pronged Results-Oriented Approach*  
*3. Regulatory and institutional reform in the  
Cercado Municipality of Cochabamba removes  
barriers to UL&PE.*

# Protagonists and beneficiaries

## *Women head of households*



**BENEFICIARIES/PROTAGONISTS  
OF THE PROJECT ARE AMONG  
THIS TIER:**

- 96% of households of the target territory do not have regularized land tenure
- Very limited access to basic services
- Increasing rate of people living with HIV/AIDS (10,000 infected live in in peri-urban areas in four main Bolivian cities)
- Unstable and informal income
- Women face violation of land rights by husbands and partners,
- Lack of empowerment, and vulnerability to land speculators.





# *The Journey to Empowerment*

## ***School of Women Leaders on Secure Tenure (SWLST)***

- *Educates women on the technical and legal aspects of secure tenure and land rights, including advocacy .*
- *Provides training for local women to use GPS for land surveying and mapping.*
- *Supports conflict resolution and improvement of land use standards.*



# Advocacy Strategies

*Engaging communities and particularly women head of households and excluded families to use their voice through a **women's network** to influence policy on secure tenure, and urban land governance*

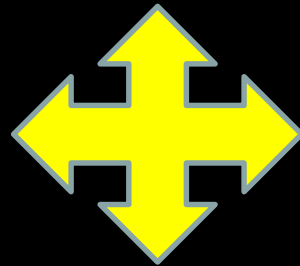
***Coalition-building** between NGOs, academics, women, and experts to audit policy change;*

*Fostering gender sensitive multi-stakeholder dialogue and consensus to guarantee integrated urban policies on land planning, secure land tenure, and social housing.*



# *Four Primary Outputs*

*Increase the number of gender-responsive laws, policies and regulations at national and municipal levels.*



*Reduce the UL&PE barriers faced by women.*

*Increase awareness and support of gender equality in UL&PE rights in Bolivia.*

*Increase participation of women in institutional and non-institutional dialogue with government entities.*

# *Impact*

*Empowerment*



*Advocacy*



*Regulatory Reforms*



*Policy Implications*



# Milestones achieved

## Empowerment

*Women now at the table in decision-making dialogues with municipal and national authorities.*



*130 women, and 25 men have completed the programs at the SWLST.*

*A women-led Network organized leads advocacy, awareness raising, and replicates training*

*Women played a key role for 18 community based organizations (CBOs) and grassroots territorial organizations (OTBs) organized in participatory mapping, collect plot plans, land-tenure documentation, etc.*



*Risks areas mapped, priority needs assessed, Urban Plans to be negotiated with municipal authorities*

# Advocacy

*Gender related UL&PE issues have been made visible to the authorities by means of forums, informative publications, lobbying, dialogues, and collaborative work of the Women's Network.*

*An increasing awareness among women about their rights.*

*An increasing number of women now know their rights, and have the knowledge and skills to organize and participate in collective advocacy action for UL&PE.*



# Regulatory Reforms

1. *Proposals developed and agreed to by the women to modify existing land tenure regularization laws*

3. *A draft Law for the Regularization of Urban Property Rights has being presented by women in the national Assembly which includes provisions for a gender-focused approach*



2. *An agreement was signed with the local government to ensure training to municipal staff on gender sensitive land use issues and policies*

4. *Women are becoming empowered to address local authorities and community male leaders on community-related issues*



# Policy Implications

*Almost 70% of men and women interviewed in District 9 consider that local government is not responsive to the local demands and feel neglected and abandoned.*

Need to clarify land governance decision makers for peri urban areas where there is no clear authority accountable

Land use plans that do not measure certain effects, such as land price speculation, might provoke evictions against women



Integrating information from *Municipal Cadaster & Land Rights Registry Office & Municipal Tax Administration Registry* will better inform families of physical, legal, and value of land

