



Responsible Land Governance: Towards an Evidence Based Approach

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How the 2010 Census of Agriculture questions land policies in Haiti?

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Source

Chapter 7 of “*An exhaustive and strategic study of the Haitian agriculture and rural sector*”
agritrop.cirad.fr/580373/

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- Implemented by the International Center of Agricultural Research for Development (CIRAD) and Haitian partners

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Une étude exhaustive et stratégique du secteur agricole/rural haïtien et des investissements publics requis pour son développement

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Version finale - 29 juin 2016



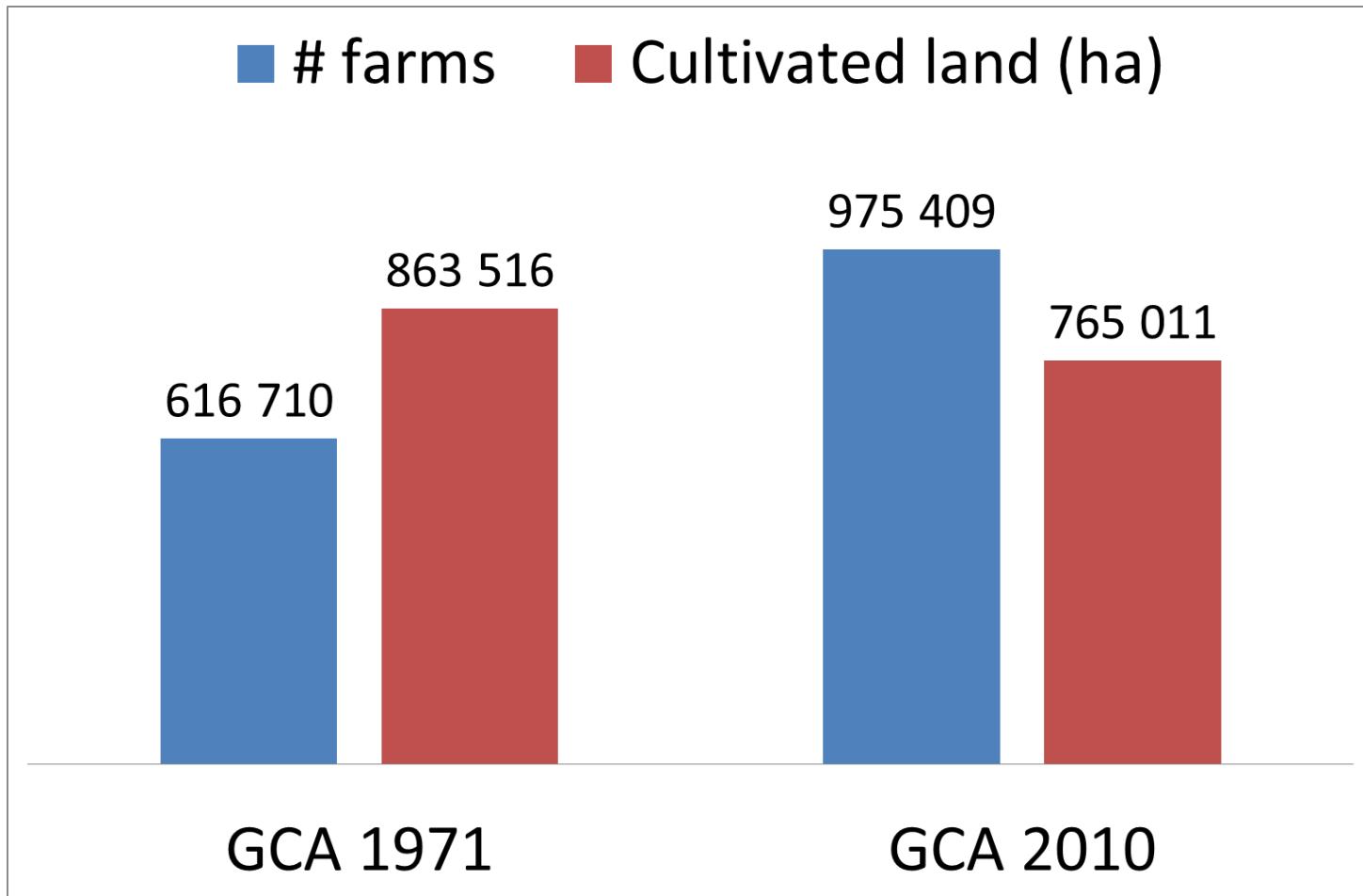
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Starting point

- Land issues in Haiti: still marked by historical opposed views for agriculture
 - What development model? Promotion of large farms with hired laborers or family smallholders? For export or for the domestic market?
 - Recurrent and still relevant debate
- Past studies: numerous, but based on data and information at the local level => partial, no holistic view
- The 2010 General Census of Agriculture is the only administrative data available at the national level
 - Caution: analyzing land issues based on census records may be problematic (concepts, survey methods, etc.)
 - But: it is a reasonable proxy for providing evidence on land issues and a renewed analysis of the situation

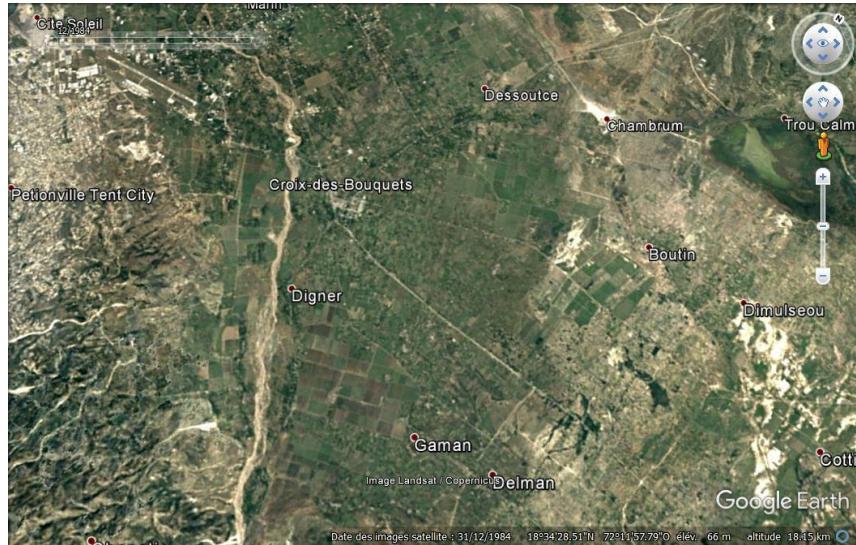
WHAT EVIDENCE EMERGES FROM THE 2010 GCA?

Increased number of farms, loss of cultivated land...

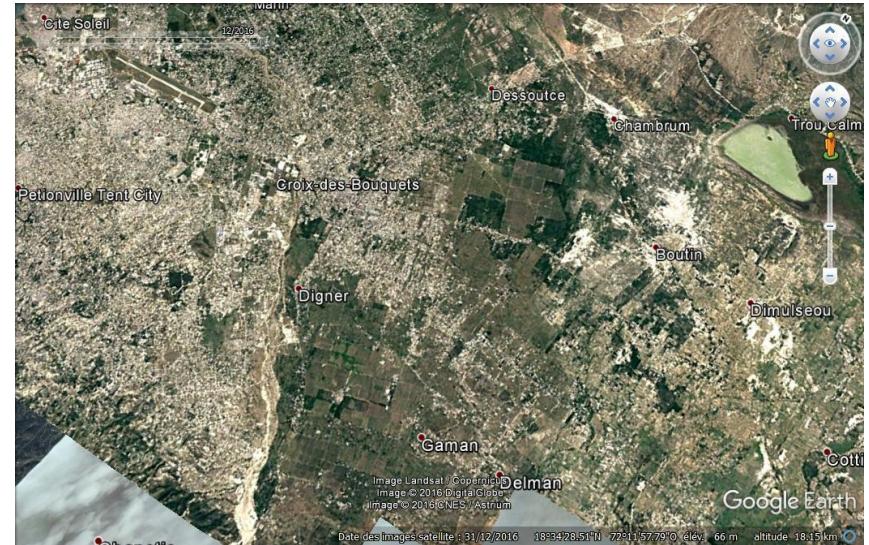


Loss of cultivated land

1984



2016



Uncontrolled urbanization in Croix des Bouquets

Loss of cultivated land

2003

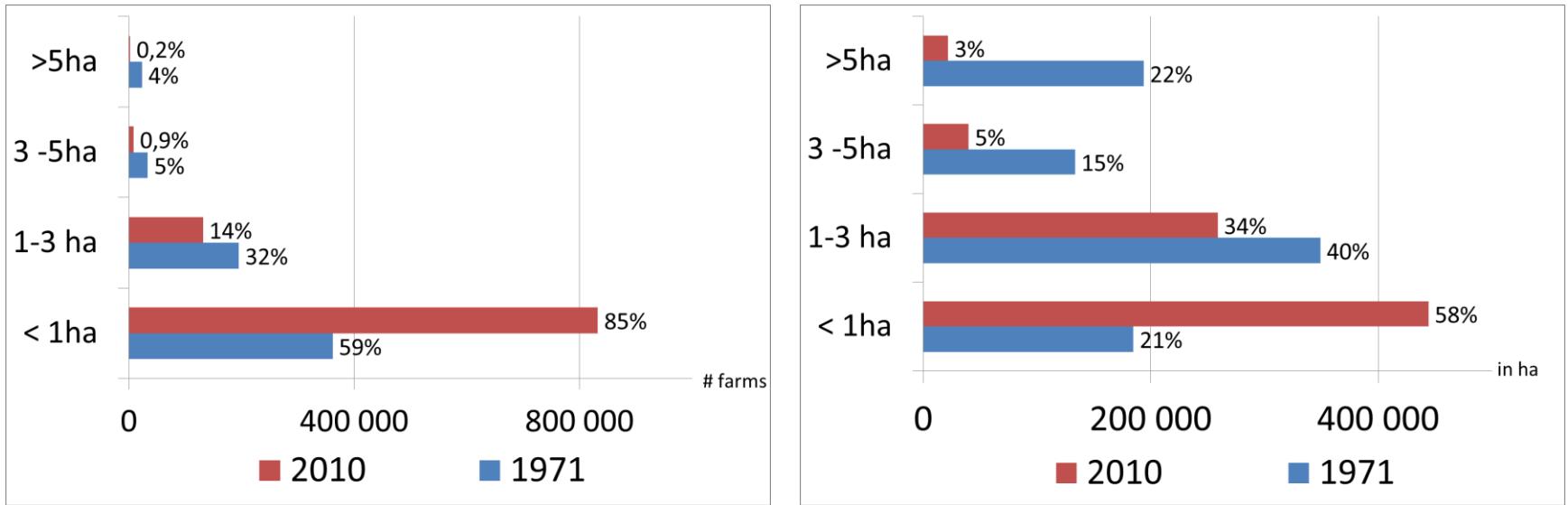


2016



Unmanaged flooding in Camp Perrin area

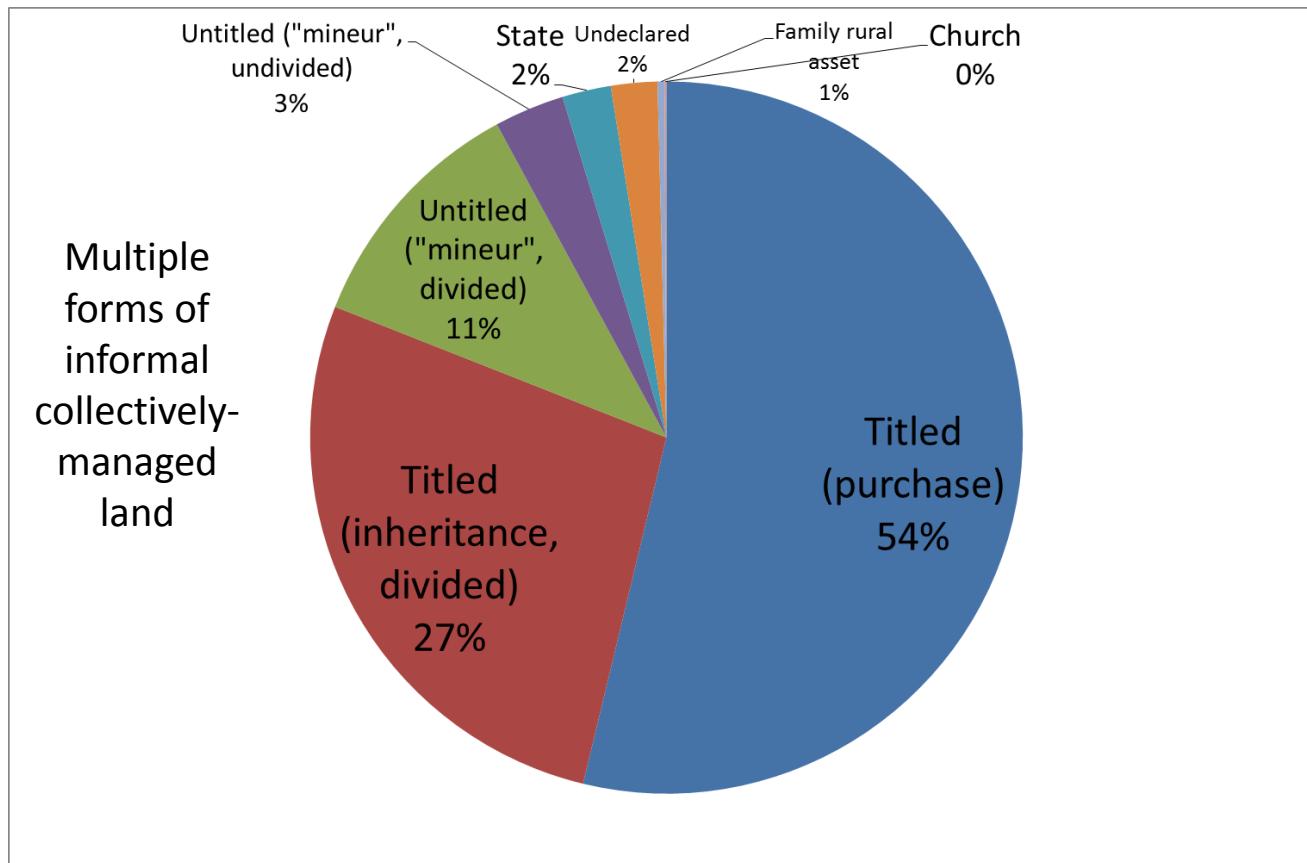
Increased fragmentation of farms



85% of farms were very small (<1ha) and occupied about 58% of cultivated land

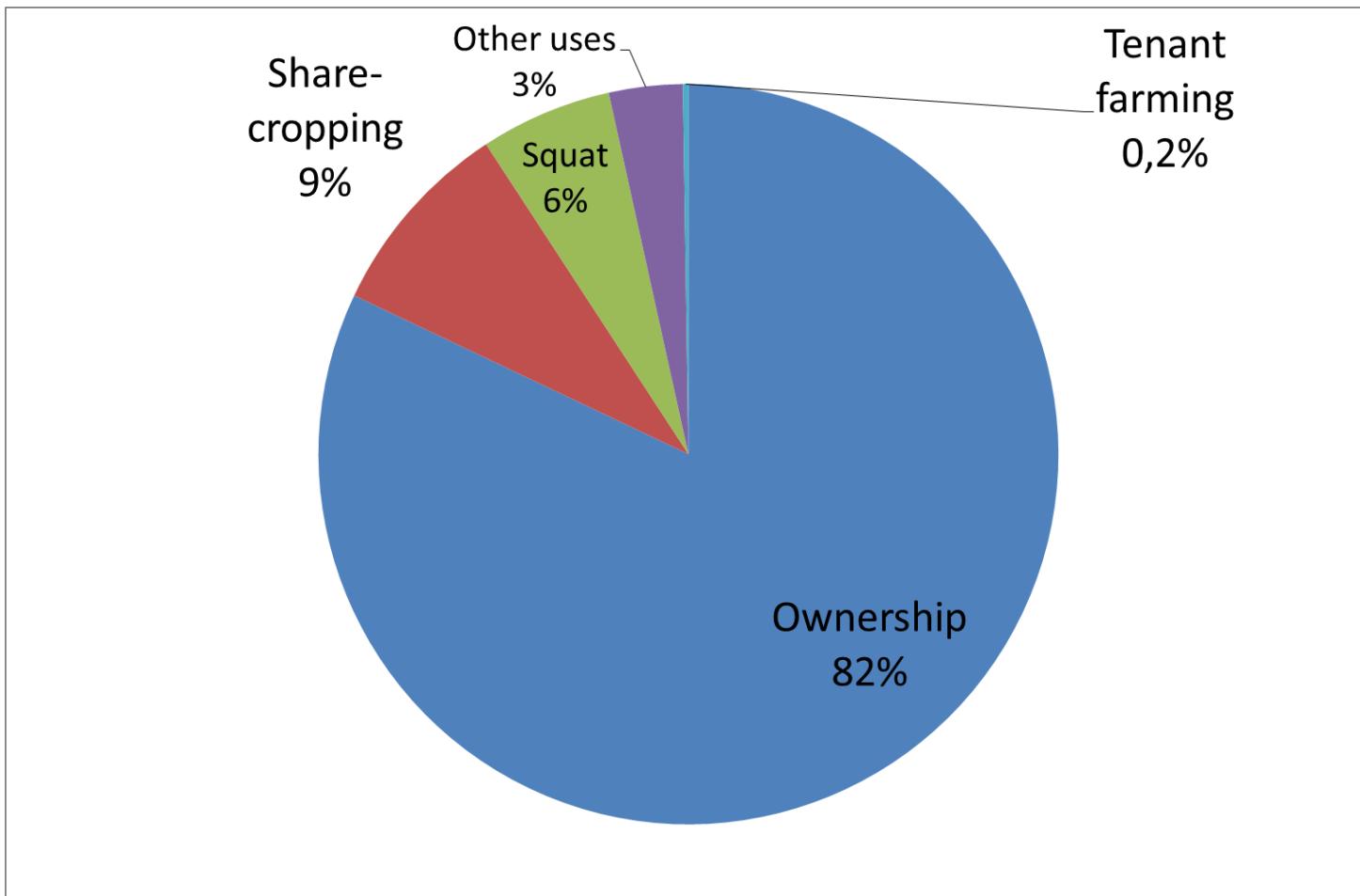
Medium-size and largest farms have almost disappeared between 1971 and 2010

Status of cultivated land (national averages at plot level)



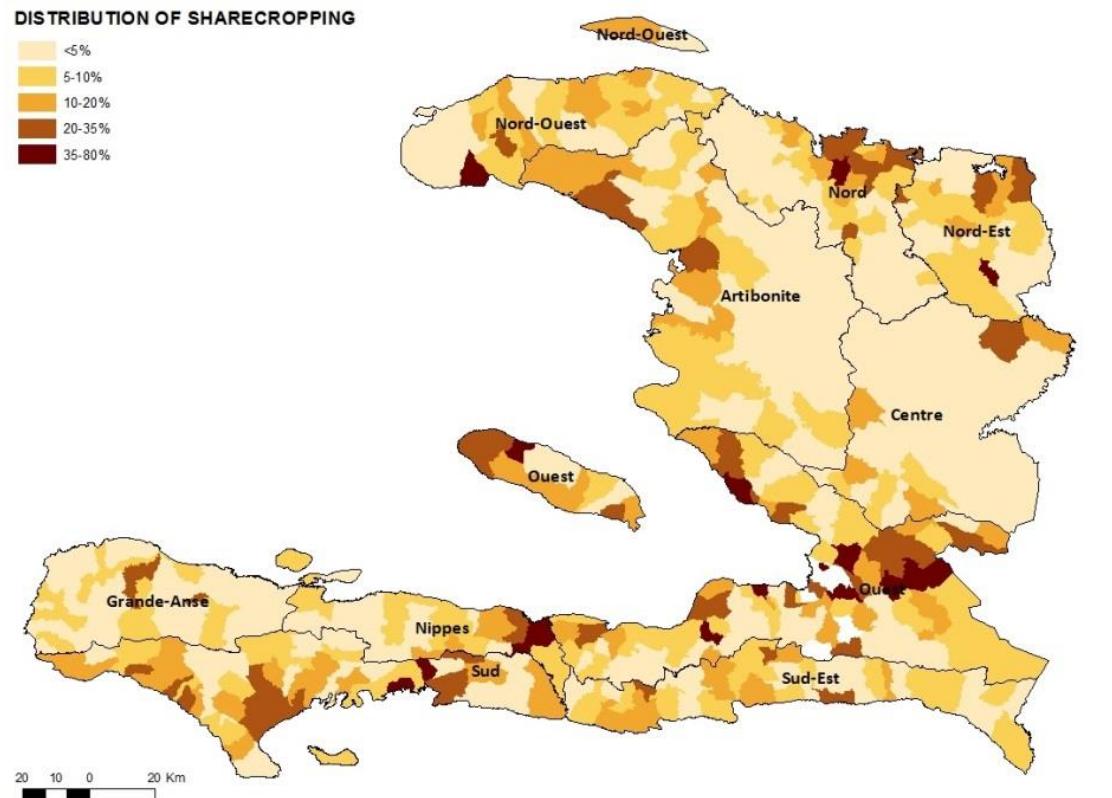
Titled (purchased and inherited) land prevails
But what does a title mean in Haiti?

Tenure of cultivated land (national averages at plot level)



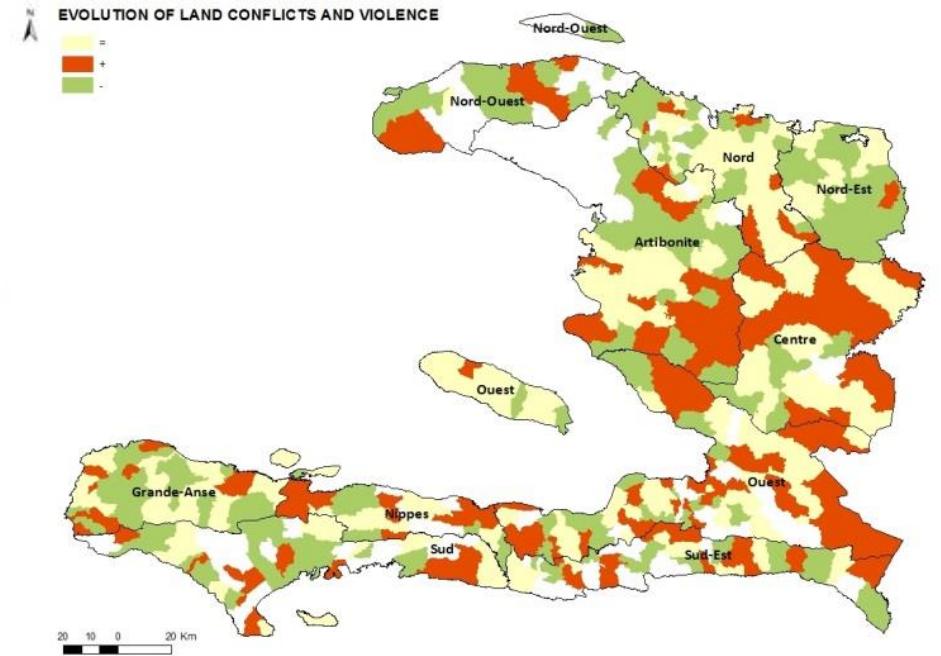
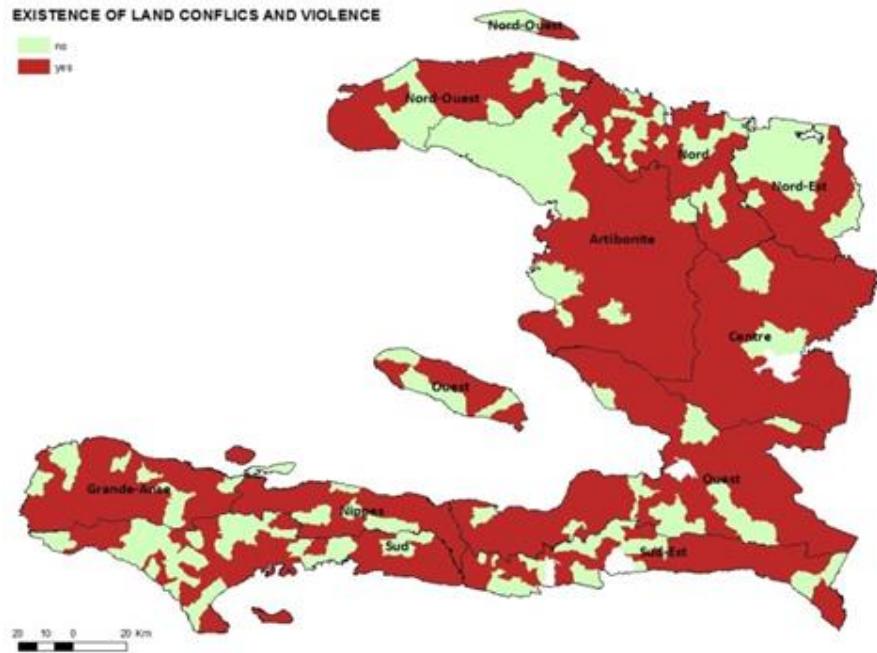
The majority of land is owned by whom cultivates it

Uneven spatial distribution of land tenure forms: eg share-cropping



If share-cropping does not necessarily mean precariousness and insecurity of tenure, it questions social justice

Land conflicts and violence

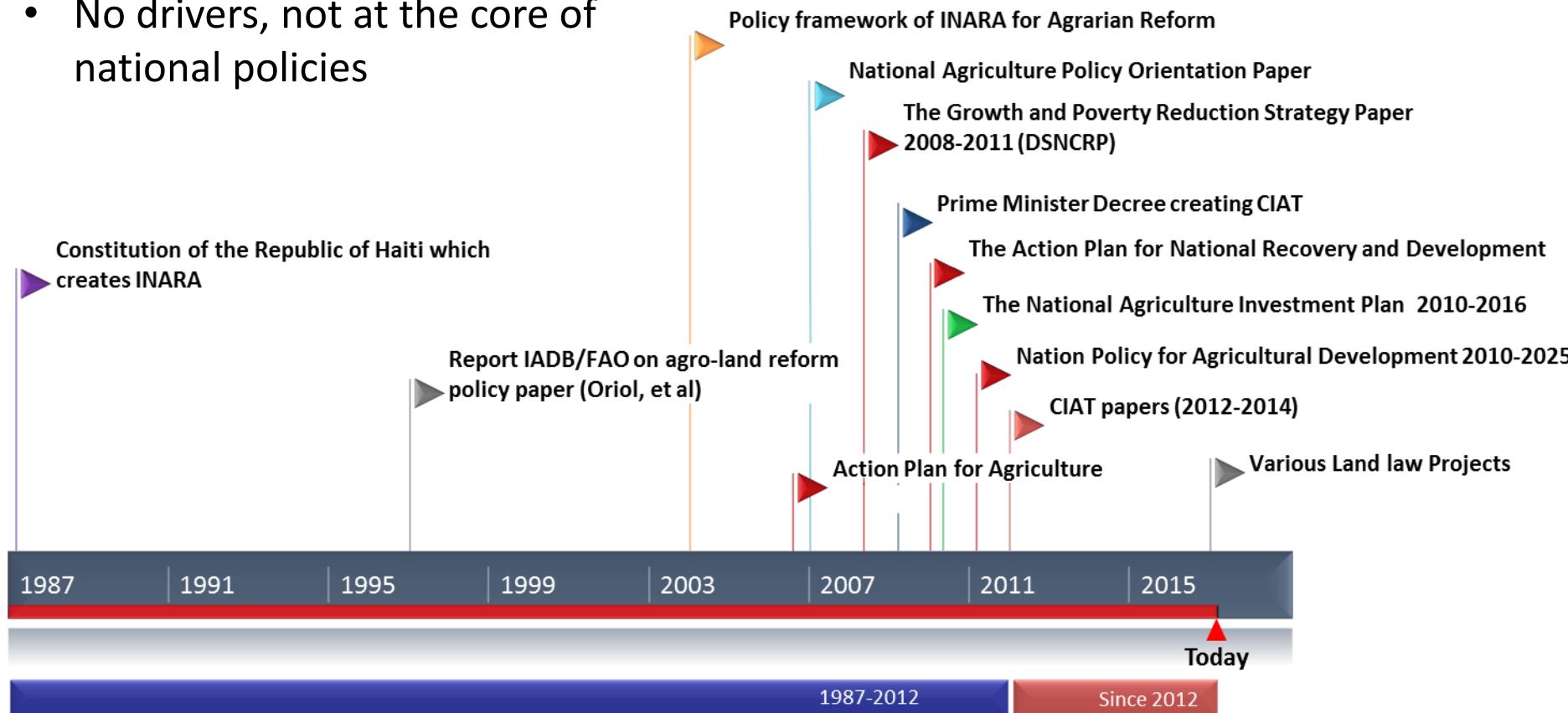


If land conflicts and violence (nature?) are not necessarily linked to the lack of formality and legalization, they question the security of tenure

WHAT POLICY RESPONSES?

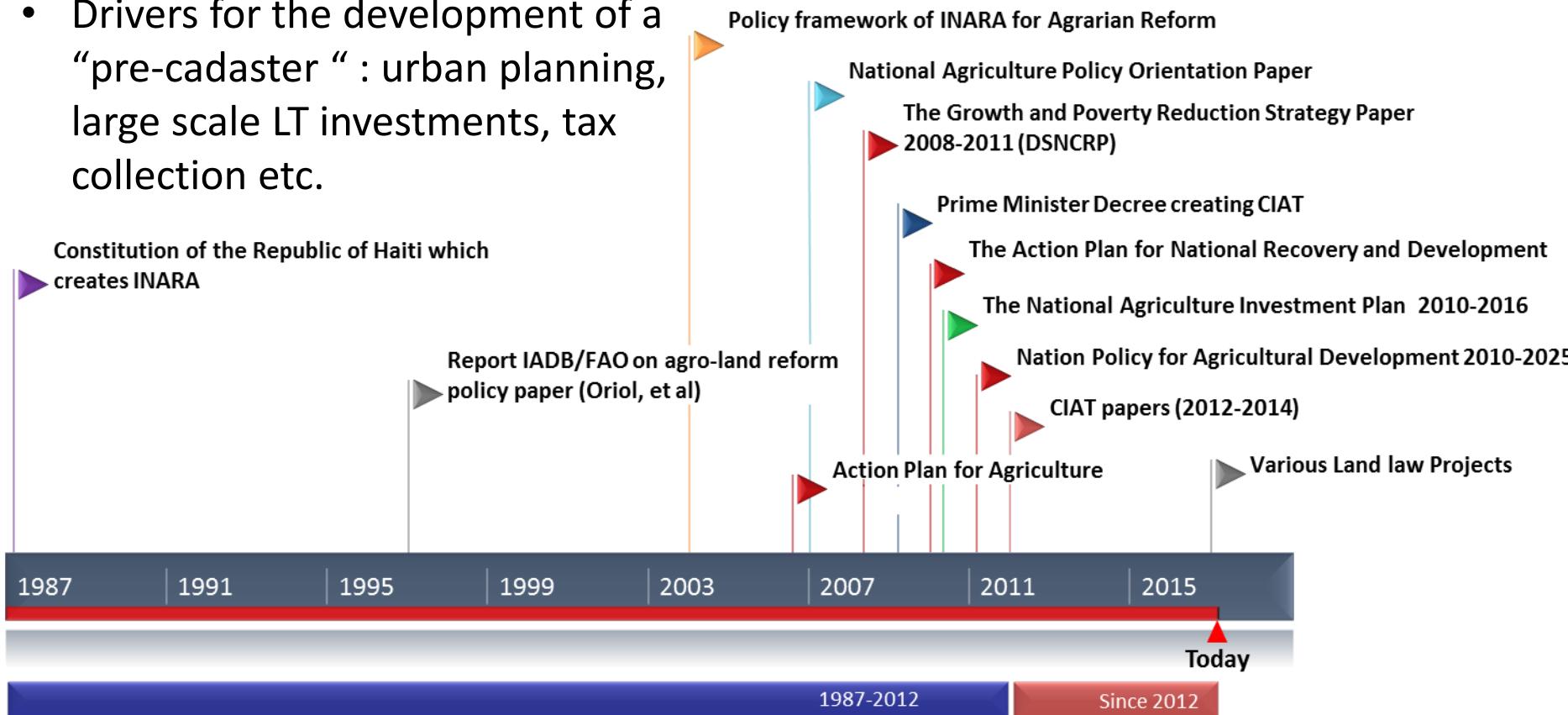
Policy responses before 2010

- Erratic : between agrarian and land reform
- Weak inter-ministerial policy coordination
- No drivers, not at the core of national policies
- Top down, no funding, weak implementation
- Weak land administration system



Policy responses since 2010

- Approach : land reform, focus on land administration system
- Funded, by donors
- Drivers for the development of a “pre-cadaster” : urban planning, large scale LT investments, tax collection etc.
- Implementation
- Participative process
- Coordinated by CIAT (created 2009, in operation since 2010)



Today's land policy constraints

- Beyond improving the land administration system...
- High unit costs during the initial phase (+- 250USD per parcel; 84000 parcels, 21 M USD for 5 of the 145 municipalities...)
- Pre-Cadaster (“physical and legal features”):
 - Certainly useful in some cases, but not in itself an adequate answer to the diversity of land tenure issues and situations

Depending on **wider macro and sectorial policies**, “pre-cadaster” might favor expulsion through land concentration or reinforce peasant resilience, idem for other instruments that pretend to defend certain type of beneficiaries and land uses (e.g. public preemptive buying and reallocation mechanisms in the land market).

Future policy challenges

- Need of **additional** instruments: Cadaster + zoning + conflict management + high value employment policy
- In each region : fine tuned **phasing** of instruments based on close monitoring of situations in each dpt
- Need **to link** these instruments to a global policy framework (policy choices...)
- The importance of defining **farming viability criteria** (Minimal Surface Index?) and the design of LT (30 yrs) exit policies for those who do not comply with these criteria
- Deployment of high-value (agro)and industrial **production & employment strategies** (rurban)

Summing it up

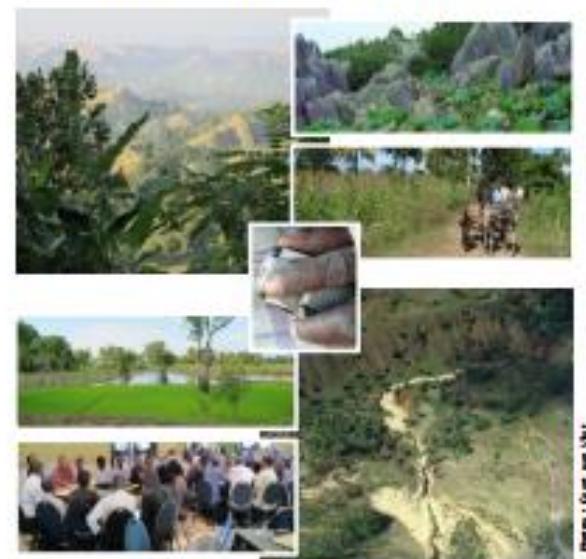
- Land issues in Haiti ask for a variety of policy responses : there is no “one-size-fits-all” solution
 - Fragmentation, loss of farmed land, possible social injustice of certain forms of tenure (share-cropping), land conflicts and violence, viability of farms according size....
- These issues point out some needs:
 - Broaden the range of instruments (not only a cadaster)
 - Commensurate costs with the aims and the fiscal basis of the State
 - Link instruments with larger policy framework, fine-tune phasing
 - Accelerate policy learning process through research and monitoring
 - Build national consensus about managed and accepted transition (urban production and employment strategy, incl. exit strategy for micro-holders)

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**Thank you for
your attention**

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(Annex, for the discussion) Three policy scenarios

Promotion of large-scale investments

(land capture by investors and urban elites)

A cadaster allows functioning of land market
A “SAFER-type” mechanism (preemption) favors land concentration for whatever large project
No other instruments

Development of labor intensive low value manufacturing, mining, tourism.
Agricultural use is no priority
Explosive urbanization
Unmanaged exit for thousands ex-micro and medium smallholders
Conflicts Migration

Promotion of a new “middle class” of farm entrepreneurs

(land re-concentration by medium size holders)

A cadaster allows functioning of land market
Definition of a minimum size of viable farms (3-5 ha)
A “SAFER-type” mechanism (preemption) privileges agriculture (medium size holders)
No other instruments, No linkages to policy framework

Capital intensive but unprotected farming that excludes micro and small holders
Urbanization prospers. Conflicts not managed.
Unmanaged exit for thousands of ex-micro and smallholders. Conflicts Migration

Macro and sectoral policies : recognition of diverse agricultures (intra- and inter -sector linkages)

Zoning + conflict management + Investment in high value employment (rural and urban) + A cadaster allows functioning of land market

Definition of a minimum size of viable farm
SAFER privileges installation of viable S and M size holders.

Development of high-value (agro)industrial production
Controlled structural change in agriculture and industrial sectors (managed and accepted transition incl. exit)