SYLLABUS

USAID MASSIVE OPEN ONLINE COURSE ON LAND TENURE AND PROPERTY RIGHTS

This is the syllabus for USAID's Massive Open Online Course (MOOC) on Land Tenure and Property Rights (LTPR) 2.0. The course will run from January 23 to May 31, 2017.

OVERVIEW

Rights to land and resources are at the center of our most pressing development issues: economic growth, food security, conflict, urbanization, gender equality, climate change, and resilience. Secure land and property rights create incentives for investment, broad-based economic growth, and good stewardship of natural resources. Insecure property rights and weak land governance systems often provoke conflict and instability, which can trap communities, countries, and entire regions in a cycle of poverty.

The course is designed for current or future international development professionals, particularly those involved with USAID or US Government foreign assistance programming, who want to strengthen their knowledge and skills in addressing land tenure and property rights challenges. Each module features

video lectures from an array of subject matter experts – from leading academics to seasoned international development practitioners – as well as suggested readings and interactive discussions.

This course provides participants with a solid understanding of the issues, theories, evidence, and best practices around land tenure, property rights, and effective international development programming. To earn a certificate, students must complete a total of seven thematic modules: three required core modules and four elective modules. In addition, students must elect one country case study.

Students may complete as many modules as they like.

Core Modules (all three are required)

The core modules **will become available on January 23** and will remain open until the end of the course (May 31). Modules 1-3 are required for all participants and must be completed before moving on to electives. The three core modules are:

1. Introduction to Land Tenure and Property Rights
2. Land Tenure and Property Rights Terms and Concepts
3. Gender, Property Rights, and Land Tenure

Elective Modules (either choose any four elective modules <u>or</u> follow a suggested Study Track)

Elective modules and case studies **will become available on February 13, 2017** and remain open until the end of the course (May 31).

Participants may follow a recommended "Study Track" focusing on related thematic topics:

1. Land Tenure, Property Rights and the Environment
2. Land Tenure, Property Rights and Humanitarian Assistance
3. Land Tenure, Property Rights and Reducing Hunger and Poverty

Or students can select any four elective modules from among the list of 13 possible choices to create an independent study track of their own.

	Elective Modules	Suggested Study Tracks	
4.	Resource Tenure and the Environment	Land Tenure, Property Rights and the Environment	
5.	Community Land and Customary Tenure Systems	Land Tenure, Property Rights and the Environment	
6.	Land Tenure and Geospatial Data and Technology	Land Tenure, Property Rights and the Environment	
7.	Land Tenure, Post-Disaster Management, and Disaster Risk-Reduction (note that this module is included in two study tracks)	Land Tenure, Property Rights and the Environment	Land Tenure, Property Rights and Humanitarian Assistance
8.	Land Tenure, Dispute Resolution and Peacebuilding	Land Tenure, Property Rights and Humanitarian Assistance	
9.	Land Tenure in Conflict-Affected Environments	Land Tenure, Property Rights and Humanitarian Assistance	
10.	Land Tenure and Human Rights	Land Tenure, Property Rights and Humanitarian Assistance	
11.	Land Tenure and Economic Growth	Land Tenure, Property Rights and Reducing Hunger and Poverty	
12.	Land Tenure and Food Security	Land Tenure, Property Rights and Reducing Hunger and Poverty	
13.	Land Tenure and Property Rights in Urban Areas	Land Tenure, Property Rights and Reducing Hunger and Poverty	
14.	Land Administration Systems and Technology	Land Tenure, Property Rights and Reducing Hunger and Poverty	
15.	Land Tenure-Focused Monitoring and Evaluation*	*This module is recommended, but not required, for USAID staff taking this course. While open to non-USAID staff, this module may be less relevant to a general audience outside of USAID.	

16.	Land Tenure in USAID Programming*	*This module is recommended, but not required, for USAID staff taking this course. While open to non-USAID staff, this module may be less relevant to a general audience outside of USAID.

Participants who would like a more in-depth knowledge of land tenure and property rights may complete as many elective modules and country case studies as they wish.

Country Case Studies (one is required)

Students also must choose one of three available country case studies.

1. Haiti
2. Colombia
3. Tanzania

If you are planning to complete the Study Track on Land Tenure, Property Rights and the Environment – we recommend you complete the Haiti case study.

If you are planning to complete the Study Track on Land Tenure, Property Rights and Humanitarian Assistance – we recommend you complete the Colombia case study.

If you are planning to complete the Study Track on Land Tenure, Property Rights and Reducing Hunger and Poverty – we recommend you complete the Tanzania case study.

PASSING THE COURSE

To pass the course and earn a certificate, participants must:

1. Complete the three required core modules (Modules 1-3)
2. Either complete any four elective modules or complete one of the recommended thematic study tracks (which each contain four modules)
3. Complete one country case study
4. Complete the final exam
5. Complete the participant surveys at the start and end of the course

Note that each module contains a required reading, video lecture, and quiz – you must complete all of these items to receive credit for completing the module. Note that the quiz for Modules 2 and 3 is combined and comes at the end of Module 3.

Each module also contains a suggested, supplemental reading list and an interactive discussion forum. Participants are encouraged to take advantage of these, but are not required to receive credit for completing the module.

USAID UNIVERSITY CREDIT

For USAID staff (and only USAID staff), this course is eligible for USAID University credit. To receive USAID University credit, you will need to enroll through USAID University as well as Canvas (the MOOC platform).

To register, go to USAID University and use the search feature on the Learning tab to search for "Land Tenure and Property Rights".

If you are a USAID employee and have any questions, please contact Jeremy Green (jegreen@usaid.gov).

COURSE CALENDAR AND TIMING

It should take between 2 and 4 hours to complete each module, which includes a required reading, series of video lectures, discussion forum, and a quiz. Each module also contains a suggested reading list for participants who want to dig deeper into the subject matter.

- January 23 – The course begins. For the first three weeks, only the core modules (Modules 1-3) will be open.
- February 13, 2017 – All country case studies and elective modules open.
- April 30 – Registration closes
- May 31, 2017 – Course ends. Participants must complete all requirements by this date in order to pass the course
- June/July 2017 – Certificates emailed to participants who passed the course. USAID University Credit is awarded to USAID staff who pass the course.

Periodically, live webinars will also be hosted throughout the course. Participation in live webinars is not required. However, we strongly encourage participation as these are opportunities to explore related subject matter in more detail and to ask questions of subject matter experts. The schedule for the live webinars will be communicated to all registered participants via email during the course.

OVERVIEW OF EACH MODULE

MODULE 1: INTRODUCTION TO LAND TENURE AND PROPERTY RIGHTS

DESCRIPTION: Every human society has some form of property rights. Across time and in very different contexts people have developed rules and norms to govern the way land and other natural resources are distributed, used and disposed of. Understanding how and why these rules and norms evolve or change and how they affect people, economies and the environment are important for development practitioners and for others interested in international development. In this module, Karol Boudreaux introduces participants to the topics that will be covered in the course and discuss what we mean by land tenure and property rights. She discusses the development of these rights and obligations and explains the difference between formal and informal rights and the how customary laws and principles related to property and land continue to play an important role in the everyday lives of millions of people around the world.

INSTRUCTOR: Karol Boudreaux, JD, Land Tenure and Resource Rights Practice Lead, The Cloudburst Group
DISCUSSION FACILITATOR: Karol Boudreaux

MODULE 2: LAND TENURE AND PROPERTY RIGHTS TERMS AND CONCEPTS

DESCRIPTION: All disciplines have their own unique terminology. Land Tenure and Property Rights are no different. This terminology can be puzzling to people who do not work in the sector or who only occasionally deal with issues related to land. In this module, Karol Boudreaux discusses key concepts and terms that will form the foundation needed for later modules and course readings.

INSTRUCTOR: Karol Boudreaux, JD, Land Tenure and Resource Rights Practice Lead, The Cloudburst Group
DISCUSSION FACILITATOR: Karol Boudreaux

MODULE 3: GENDER, PROPERTY RIGHTS AND LAND TENURE

DESCRIPTION: In this module, Cheryl Doss discusses how access to land and natural resources can impact the lives of women and their families. She explores with participants, both conceptually and empirically, relative inequalities in landownership between women and men, how to think programmatically about gendered land outcomes and what ownership and control mean for men and women in different contexts. The module will help participants to recognize how and when LTPR interventions can best benefit women and think critically about how best to use LTPR programming to empower women.

INSTRUCTOR: Cheryl Doss, PhD, Senior Lecturer, African Studies and Economics, Yale University (at time of filming). Currently: Department of International Development, Oxford University
DISCUSSION FACILITATOR: Cynthia Caron

MODULE 4: RESOURCE TENURE AND THE ENVIRONMENT

DESCRIPTION: In this module, Mark Freudenberger introduces participants to the importance of tenure security in reducing vulnerabilities that people face in light of climate change. He discusses key programmatic activities that link secure rights to land and natural resources to climate change and adaptation efforts. In so doing, participants learn how to recognize the threats that global climate change presents to peoples and their livelihoods as well as activities that redress these threats while simultaneously promoting climate change adaption and mitigation.

INSTRUCTOR: Mark Freudenberger, PhD, Senior Director, Land Tenure and Property Rights, Tetra Tech ARD
DISCUSSION FACILITATOR: Cynthia Caron

MODULE 5: COMMUNITY LAND AND CUSTOMARY TENURE SYSTEMS

DESCRIPTION: In this module, Cynthia Caron explores community land and customary tenure systems and their presence around the world. Using a case study from Zambia, she provides concrete examples of key features in customary tenure systems and innovations being used to increase tenure security in

customary systems both in Zambia and around the world. By following along with the lecture, participants will learn about key features of customary and statutory tenure systems, how these systems relate to and interact with one other, and the elements and features to pay specific attention to when designing an intervention in a customary tenure system.

INSTRUCTOR: Cynthia Caron, PhD, Assistant Professor of International Development, Community and Environment, Clark University
DISCUSSION FACILITATOR: Cynthia Caron

MODULE 6: LAND TENURE AND GEOSPATIAL DATA AND TECHNOLOGY

DESCRIPTION: The effective management of land and resource tenure requires understanding where land resources are located, who has access to the resources, and how much land is under each of the identified resources. Geospatial data and technology can provide accurate data and help answer these questions. In this module, Geospatial experts Ioana Bouvier and Silvia Petrova examine the basics of collecting and managing geospatial data for land tenure as well as the role of new geospatial technologies, especially mobile technology, in securing tenure. They also discuss opportunities and challenges in using geospatial technologies for land tenure, and implications for sustainable development programming.

INSTRUCTOR: Ioana Bouvier, Senior Geospatial Analyst, USAID
INSTRUCTOR: Silvia Petrova, Geospatial Analyst, USAID
DISCUSSION FACILITATOR: Cynthia Caron

MODULE 7: LAND TENURE, POST-DISASTER MANAGEMENT & DISASTER RISK REDUCTION

DESCRIPTION: Globally, natural disasters are on the increase, impacting communities and countries with serious social and economic consequences and threatening the dignity and livelihoods of especially the most vulnerable sections of their populations. Poor understanding of local land tenure arrangements and incomplete land documentation are among the factors that compound the impact of disasters. This module recognizes the vulnerabilities faced by the poor and the disproportionate impact of disasters endured by them and how attention to land and property rights might redress these. In this module, students learn to integrate LTPR into disaster risk reduction, disaster response, and post-disaster recovery and how doing so facilitates resilience, equity, and social inclusion. In this module, Cynthia Caron exposes participants to a wide range of land tenure arrangements and how these impact the ability of affected populations to obtain assistance. She uses a variety of examples showing how late or incomplete attention to LTPR issues adversely effects the reconstruction and resettlement process, thereby illustrating how proactive decision making might reduce disaster impacts.

NOTE: For participants who are planning to take both Study Tracks 1 and 2, please be aware that this module is contained in both tracks.

INSTRUCTOR: Cynthia Caron, PhD, Assistant Professor of International Development, Community and Environment, Clark University
DISCUSSION FACILITATOR: Cynthia Caron

MODULE 8: LAND DISPUTE RESOLUTION AND PEACE BUILDING

DESCRIPTION: Managing land tenure is one of the most persistently troublesome issues in creating a peaceful environment. Failure to address tensions over land can create or perpetuate destabilizing grievances within the family, village, community, or nation. The resolution of tenure issues within the context of creating peace underscores the importance of dealing effectively with land and property rights. In this module, Maureen Moriarty-Lempke presents participants with a range of common land tenure related disputes at the family and community level and explain how both formal and informal / alternative land dispute resolution mechanisms might be used to address them. She discusses approaches to strengthening local and community-based institutions that assist in land tenure dispute resolution, such as contextually-appropriate titling, participatory land use planning, and legal aid, thereby introducing participants to potential programming options and to find ways to foster effective democratic institution building.

INSTRUCTOR: Maureen Moriarty-Lempke, PhD, Land Tenure and Property Rights Specialist
DISCUSSION FACILITATOR: Cynthia Caron

MODULE 9: LAND TENURE IN CONFLICT-AFFECTED ENVIRONMENTS

DESCRIPTION: Land is a valuable and immovable resource of limited quantity, which helps to explain why disputes and grievances over land and property are implicated in practically all conflicts. In this module, Peter van der Auweraert discusses how land is often a significant factor in violence and is also a critical element in peace-building and economic reconstruction in post-conflict situations. In discussing the extraordinarily complex relationship between land and conflict, he uses contemporary case studies to show participants how a broad, integrated, and interdisciplinary approach is needed to understand both the nature of a conflict and potential solutions.

INSTRUCTOR: Peter van der Auweraert, Head of Land, Property and Reparations Division, International Organization for Migration
DISCUSSION FACILITATOR: Karol Boudreaux

MODULE 10: LAND AND HUMAN RIGHTS

DESCRIPTION: What is the relationship between land tenure and property rights and human rights? The short answer is that it's complicated. However, land and resource rights are, increasingly, closely associated with the human rights agenda. Development programming that helps protect these rights, as well as more traditional human rights, can help reduce conflict in many developing countries. In this module, Tiernan Mennen discusses land's place in the context of the international human systems, including human rights rulings on land, land rights in conflict environments, and land rights and development projects.

INSTRUCTOR: Tiernan Mennen, JD, Director, Chemonics (at time of filming). Currently: Vice President of Governance and Rights at Abt Associates
DISCUSSION FACILITATOR: Karol Boudreaux

MODULE 11: LAND TENURE AND ECONOMIC GROWTH

DESCRIPTION: A desire to promote economic growth in order to combat extreme poverty, support sustainable development, and reduce conflict lies at the heart of much international development work. Economic growth happens in countries (and regions) where particular institutional conditions exist. One of the most commonly cited institutions that is a necessary, if not sufficient, condition to promote economic growth is secure property rights. In this module, Malcolm Childress discusses how secure property rights create positive incentives for people to invest in and conserve resources.

INSTRUCTOR: Malcolm Childress, PhD, Senior Practice Manager for Urban and Environment, Land Alliance
DISCUSSION FACILITATOR: Karol Boudreaux

MODULE 12: LAND TENURE AND FOOD SECURITY: CONNECTING AFRICA'S LAND, FOOD SECURITY, AND EMPLOYMENT POLICY CHALLENGES

DESCRIPTION: In this module, Thomas Jayne introduces participants to the role and functions of land, how land policy issues are intertwined with agricultural development, and alternative conceptions of land security and why it is important. He discusses trends in land allocation, the rapidly changing structure of agriculture in Africa, and the rise of medium-scale farms. He also introduces participants to the relationships between land distribution, food security, and employment as well as the relationships between land security, land investment, and productivity.

INSTRUCTOR: Thomas Jayne, PhD, Professor, International Development Agricultural, Food, and Resource Economics, Michigan State University
DISCUSSION FACILITATOR: Karol Boudreaux

MODULE 13: LAND TENURE AND PROPERTY RIGHTS IN URBAN AREAS

DESCRIPTION: The pace of urbanization and the number of people living in urban settings has increased exponentially over the course of the past century, with more than half of the world's population now living in urban areas. The urban slum population is projected to increase to 2 billion people by 2030 (UN 2003). One vital component of any strategy to improve living conditions for the urban poor involves improving the legal and regulatory environment related to housing and increasing the supply of affordable, legal shelter with tenure security and access to basic services and amenities. In this module, William Valletta discusses how urban land tenure and property rights originate from parallel systems of legal tenure and urbanization and how irregularities and distortions in the systems lead to weak tenure and inadequate urban services. Mr. Valletta also introduces participants to a "holistic" approach to development programming in the context of urban tenure.

INSTRUCTOR: William Valletta, JD, Urban Tenure Specialist
DISCUSSION FACILITATOR: Karol Boudreaux

MODULE 14: LAND TENURE ADMINISTRATION SYSTEMS AND TECHNOLOGY

DESCRIPTION: Responsive, transparent and accessible land administration systems provide a strong basis for effective land markets and provide information that people, businesses and governments need to value and tax property and to support some kinds of lending. Understanding how the various

components of a land administration system support improved land use management, environmental protection, the supply of housing, commercial lending, and economic growth can help improve development programming in areas as diverse as sustainable urban service provision and disaster risk reduction. In this module, Grenville Barnes discusses the challenges and issues around traditional land administration systems, promising technological innovations and changes, and best practices in improving the efficiency, transparency, and accessibility of these vital services.

INSTRUCTOR: Grenville Barnes, PhD, Professor, Geomatics, University of Florida
DISCUSSION FACILITATOR: Karol Boudreaux

MODULE 15: LAND TENURE-FOCUSED MONITORING AND EVALUATION

DESCRIPTION: With increased attention to development aid effectiveness, fiscal responsibility and stakeholder accountability, systems for monitoring and evaluating the results of development interventions are especially important. In this module, Mercedes Stickler introduces participants to monitoring and evaluation at USAID and discusses unique considerations and best practices for designing monitoring indicators and an evaluation for land tenure programming.

NOTE: This module is designed primarily for current USAID employees to help them approach monitoring and evaluation of land programs and activities. While this module is open and available to non-USAID staff, the content is focused on USAID's approach to monitoring and evaluation and it may be less relevant to those not working at USAID.

INSTRUCTOR: M. Mercedes Stickler, Senior Land Tenure and Evaluation Specialist, USAID (at time of filming). Currently: Land Tenure Specialist, World Bank
DISCUSSION FACILITATOR: Cynthia Caron

MODULE 16: LAND TENURE IN USAID PROGRAMMING

DESCRIPTION: Through research, learning, impact evaluations, communications, and trainings (such as this MOOC), USAID's Office of Land and Urban helps Missions and other USAID Offices/Bureaus integrate land into their programming and increase the knowledge base within USAID around land tenure. In this module, Heath Cosgrove introduces the Office of Land and Urban, discusses the Office's role within USAID, and explains how the Office operates and can serve other Operating Units within USAID.

NOTE: This module is designed primarily for current USAID employees to help them approach monitoring and evaluation of land programs and activities. While this module is open and available to non-USAID staff, the content is focused on USAID's approach to monitoring and evaluation and it may be less relevant to those not working at USAID.

INSTRUCTOR: Heath Cosgrove, Director, Land and Urban, USAID
DISCUSSION FACILITATOR: Karol Boudreaux

MODULE 17: HAITI CASE STUDY

DESCRIPTION: In this case study, Gabriela Vaz Rodrigues introduces participants to aspects of Haiti's colonial and contemporary history and key land policies to provide them with the social and historical context to understand challenges related to land and current and possible future land tenure interventions.

INSTRUCTOR: Gabriela Vaz Rodrigues, Land Rights and Land Administration Specialist, Land Alliance
DISCUSSION FACILITATORS: Karol Boudreaux and Cynthia Caron

MODULE 18: COLOMBIA CASE STUDY

DESCRIPTION: In this case study, Amy Regas introduces participants to aspects of Colombia's colonial and contemporary history and key land policies to provide them with the social and historical context to understand challenges related to land and current and possible future land tenure interventions.

INSTRUCTOR: Amy Regas, Senior Associate, Land Tenure and Property Rights, Tetra Tech ARD
DISCUSSION FACILITATORS: Karol Boudreaux and Cynthia Caron

MODULE 19: TANZANIA CASE STUDY

DESCRIPTION: In this case study. Yuliya Neyman introduces participants to aspects of Tanzania's colonial and contemporary history and key land policies to provide them with the social and historical context to understand challenges related to land and current and possible future land tenure interventions.

INSTRUCTOR: Yuliya Neyman, JD, Land Governance and Legal Advisor, USAID (at time of filming). Currently: Investment Associate, Property Rights, Omidyar Network
DISCUSSION FACILITATORS: Karol Boudreaux and Cynthia Caron

DISCLAIMER

COURSE COMPLETION: Participants should reach out to instructors before May 15, 2017 with any course-related questions, especially about course requirements and eligibility for recognition of course completion, including badges, certificates, and USAID University credit.

For more information on land tenure and property rights and USAID's work, please visit:

WWW.LAND-LINKS.ORG

The views expressed in this course, including those of the lecturers, do not necessarily reflect the views or positions of the U.S. Agency for International Development or the U.S. Government.