



FIP: LAND TENURE SECURITY, RESOURCES RIGHTS, AND BENEFIT SHARING

An in-depth analysis of the related results achieved for people and forests across the FIP portfolio

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RESULTS DEEP DIVE SERIES//

CIF Program: Forest Investment Program (FIP)

TOPICS

- Results and Impact
- Forestry
- Tenure, Rights, and Resource Access

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Design

Art Direction: Andrea Carega

Graphic Design: Nipun Garodia

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RESULTS DEEP DIVE SERIES

The Climate Investment Funds (CIF) is committed to rigorous and inclusive monitoring and reporting (M&R) on investments' contributions toward net-zero emissions and adaptive, climate-resilient, just, and socially inclusive development pathways. The M&R Results Deep Dive series is a supplement to CIF's annual results reports — while annual M&R provides a systematic synthesis of portfolio performance against each program's core indicators, the Deep Dives provide in-depth reviews of these results within specific thematic or developmental dimensions of climate change. As such, they offer greater granularity on the drivers and implications of various performance characteristics.

1. INTRODUCTION

This Results Deep Dive examines the Climate Investment Funds' (CIF) Forest Investment Program's (FIP) contributions toward improving land tenure, resources rights and access, and benefit sharing associated with forests and forest-adjacent communities. Designed to enhance forest carbon stocks and reduce emissions-driving deforestation and forest degradation, FIP carries a committed portfolio comprising 56 projects in 17 countries. As of December 2022, its investment value totaled US\$ 1.814 billion, with US\$649 million of own-account financing and US\$1.165 billion of public and private co-financing.

Together with the objective of mitigating climate change through the preservation of forest carbon stocks, FIP promotes holistic, climate-smart approaches to sustainable forestry, by improving livelihoods; biodiversity and environmental services; governance; tenure security, resource rights and access, and benefit sharing; and human and institutional capacities.



Baixo Limpopo Irrigation and Climate Resilience Project, Mozambique

With regard to tenure security, resource rights and access, and benefit sharing, this Deep Dive follows the FIP toolkit in treating these benefits collectively, mapping results from legal or regulatory frameworks that enable individuals and communities to own, control, use, and peacefully enjoy their lands, territories, and other forest resources, with a particular focus on women and Indigenous Peoples.¹ This Deep Dive offers fresh perspectives on this theme, and its alignment with FIP's primary goals.

Defining Land Tenure, Rights, Access, and Benefit Sharing: Relevance for Forest Protection and Human Welfare

FIP defines land tenure as pertaining to how societies apportion “rights on land use, control, and transfer and how resources are allocated,”² incorporating and intertwined with the rights to access and use of a territory's natural resources, including water and trees, which often provide vital sources of livelihood for rural and forest-adjacent communities.³ Land tenure arrangements vary widely, but include (i) private, (ii) communal, (iii) open access, and (iv) state tenure, referring respectively to tenure held by individuals, communities, the general population, and the state.

A clearly defined and well-distributed system of property and resource rights and access, as well as for benefit sharing, can incentivize and empower forest-dependent individuals and groups to use and manage forest resources sustainably.⁴ Tenure security can also empower and incentivize rural communities, including poor and vulnerable people, to take part in forest conservation, and facilitate the formation of long-term, mutually beneficial

relationships between communities and forests.⁵ Conversely, insecure or unclear tenure rights can hinder forest protection.⁶

Within this broader framing of the impacts of land tenure and resource rights on the welfare of both forests and forest-adjacent communities, this Deep Dive illustrates the pathways through which FIP-supported projects have addressed issues related to tenure security and sustainable access. These initiatives have sought to promote regularization, reform, enforcement, and familiarization with tenure arrangements to protect forests and improve the livelihoods of people dwelling in and alongside forest environments.

This Deep Dive examines different aspects of the bundle of benefits associated with these actions:

- 1. Land Tenure Security** (both with regard to tenure security for zones classified as forests or conservation areas, and for forest-inhabitant and forest-adjacent communities and individuals)
- 2. Resource Rights and Access;** and
- 3. Benefit Sharing**

These aspects of land tenure often operate alongside and overlap with one another (e.g., when legislation classifying and protecting forest zones allows for use of forest resources by adjacent communities) (see *Delivering forest and individual tenure in tandem in Côte d'Ivoire*, [below](#)). However, some tenure rights may also restrict others (e.g., Ghana's tree tenure system) (see *Benefit Sharing*, [below](#)), such as when land tenure rights do not always extend to rights over forest resources on that land.

Section 2 of this Deep Dive briefly summarizes findings on these different aspects of tenure security, resource rights and access, and benefit sharing across the FIP portfolio. Section 3 then examines selected FIP interventions in more detail.



Climate-smart cocoa plantation, Ghana

2. RESULTS OVERVIEW

The data and analysis presented in this Deep Dive draw on CIF's annual Monitoring and Reporting (M&R) process for the FIP portfolio.⁷ The 13 countries⁸ included in the analysis are those reporting outcomes related to tenure security, rights and access, and benefit-sharing in 2022.

Supported projects have worked toward strengthened legislation, regularization, and/or practices promoting tenure security, resource rights, resource access, and benefit-sharing. The aggregate results achieved include land tenure secured for over 73,000,000 hectares⁹ of woodlands or conservation areas; land tenure secured for

292,329,000 hectares¹⁰ of community and individual landholdings; and a total of 116,300 forest stakeholders and 570 forest-associated communities reached.

This Deep Dive finds that projects focusing on tenure security for forest zones have often included support for what are sometimes nascent steps in securing protections—the legal classification, demarcation, registration, and environmental regularization of woodlands, such as in Brazil, Burkina Faso, and Côte d'Ivoire—highlighting the vulnerabilities that may prevail even in countries that are characterized by the importance of forests for their economies and



FIGURE 1. FIP recipient countries reporting results on increased tenure security, resource rights, resource access, and benefit-sharing.

Source: CIF Analysis Based on FIP Toolkit and Project Reporting Documents.

societies. FIP has also worked to enhance forest governance and resource management, which in some cases, such as Indonesia and Guatemala, has shifted the responsibility of forest protection from the sphere of state authority to community governance structures, revealing studied recognition and revival of civic guardianship of forests.

FIP interventions seeking to also fortify adjacent communities' security over land tenure, particularly in Sub-Saharan Africa, have sometimes sought to

harmonize customary allocations with statutory instruments, thereby retaining traditional autonomy while enabling more equitable access and permanence of ownership.

The following section expands upon these findings by detailing how FIP has sought to promote tenure security, resources rights and access, and benefit sharing in particular legislative, economic, and social contexts.



Decentralized Forest and Woodland Management Project, Burkina Faso

3. RESULTS DEEP DIVE

This section presents composite syntheses of FIP countries' experiences in seeking to legislate and regularize improved tenure security, resources rights and access, and benefit sharing, and delineates the related deliverables and outcomes. Each theme is illustrated by specific country examples that show the ways in which FIP's interventions have contributed and responded to various legal, institutional, economic, and social contexts. The section is organized according to the following structure:

3.1 Land Tenure Security

- 3.1.1 [Land Tenure Security for Zones Classified as Forests or Conservation Areas](#)
- 3.1.2 [Land Tenure Security for People](#)
- 3.1.3 [Land Tenure Security for People that also Supports Security for Woodlands](#)

3.2 Resources Rights and Access

- 3.2.1 [Communal Rights under Statutory Arrangements](#)
- 3.2.2 [Communal Rights under Customary Arrangements](#)
- 3.2.3 [Communal Rights under Hybrid Usufruct-Statutory Arrangements](#)

3.3 Benefit Sharing



Farming communities within the Peruvian Amazon

3.1 Land Tenure Security

Assessing FIP's results with regard to securing land tenure in forest landscapes provides two different but intersecting paradigms. First, the securing of tenure for governance of protected forest areas, safeguarding them from human incursions and exploitation while incentivizing communities' recognition of and collaboration in forests' protection. Second, promoting secure land tenure for inhabitant or adjacent individuals and communities to safeguard their continued residence

usage rights of specific forest resources, shielding them from exploitative incursions by other actors and incentivizing people's investment in and care for forest surroundings. Figure 2 provides an illustration of the dividends and overlaps of three spheres of tenure and rights within forest landscapes: tenure security for protected areas, tenure security for people's property and usage rights, and resource rights of market actors (such as the timber industry).



FIP protected Forest of Tiago, Burkina Faso

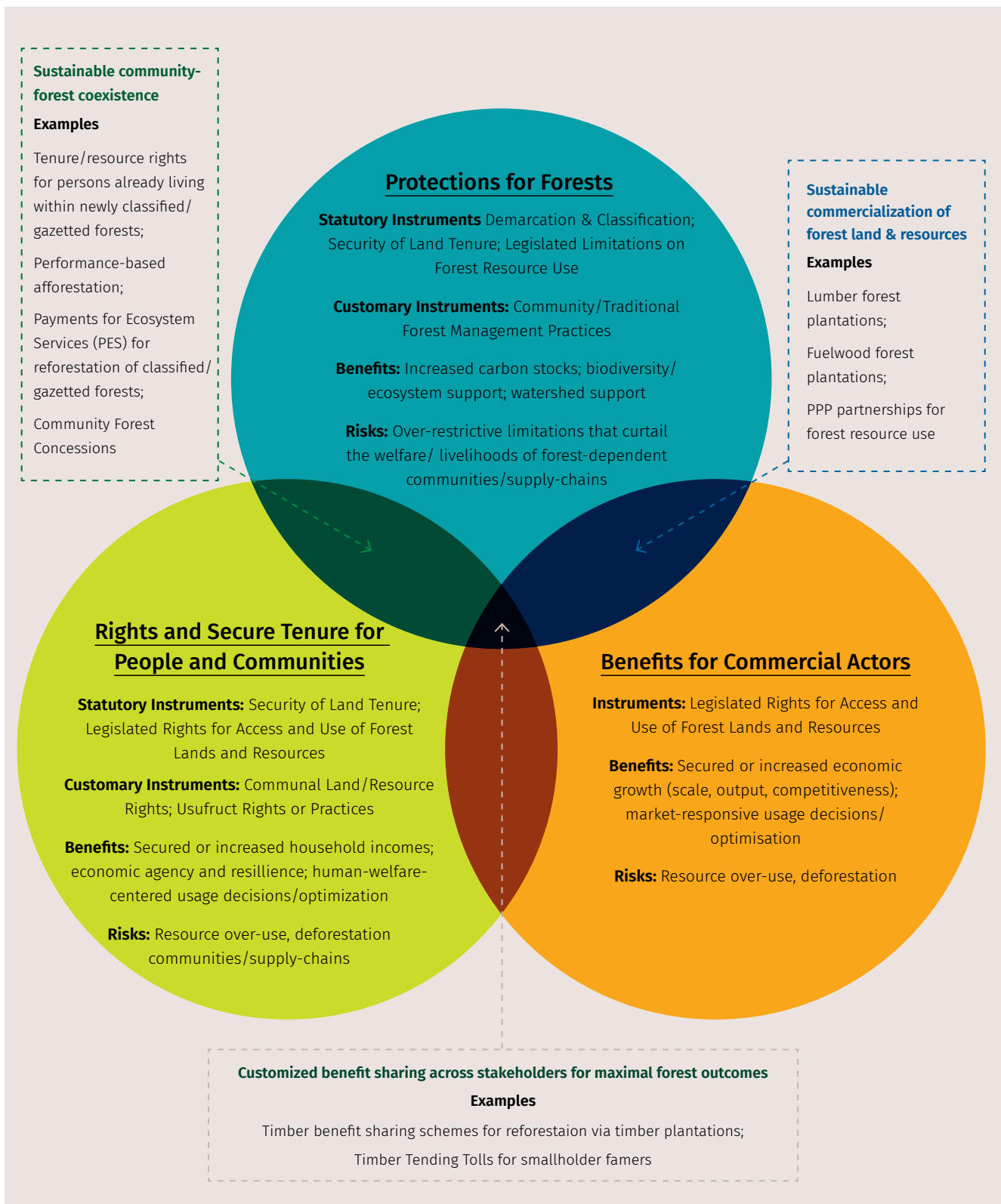


FIGURE 2. The dividends and overlaps of three spheres of tenure and rights within forest landscapes.

Source: CIF Analysis Based on FIP Toolkit and Project Reporting Documents.

3.1.1 Land Tenure Security for Zones Classified as Forests or Conservation Areas

This section focuses on measures, such as formalized registration and demarcation of land categories and boundaries, taken to secure forest-specific tenure arrangements and protections. Measures also responded to opaque, layered, or circuitous environmental rights and processes that hindered appropriately exhaustive legal coverage for forest tracts.

Country Example: Burkina Faso

Applying Formal Classifications to Coordinate Forest Rights and Protections

In Burkina Faso, FIP efforts to mainstream the conservation of woodlands were impeded by ambiguous tenure security arrangements on certain parcels. Uncertainty regarding formal protections for such zones raised concerns among some stakeholders about the sustainability of conservation efforts, and security of land transfers toward conservation, when arrangements are not secured by government-backed forest classifications and tenures. To respond to these concerns, FIP has worked to strengthen land classification processes and procedures through a number of interventions from multiple angles.

To institutionalize and catalyze classification processes, FIP worked toward establishing a permanent tripartite consultation framework, between FIP, the Directorate General of Taxes, and the Directorate General of Water and Forests to streamline formal classification of forest, woodland and conservation zones.

FIP thereafter supported the diffusion and enactment of classifications, including via the

aforementioned mechanism. FIP-supported projects have been successful in registering five woodlands (43,000 ha) as classified forests via the issuance of six land titles; registering 10 areas (93 ha) as conservation areas; and amicable transfer of 30 deeds (16,641,000 ha) for classification as conservation areas.¹¹

Multiple FIP-supported projects in Burkina Faso have worked to actualize community-level protections for classified zones, supplementing the approaches described above with initiatives to raise awareness and build communities' capacity to ensure forest protections through sustainable management of forested areas.¹²



Farmer in a vegetable garden, part of the Decentralized Forest and Woodland Management Project, Burkina Faso

Local participation in FIP's woodland protection interventions, however, were muted when not accompanied by codified tenure securities. FIP responded to this in consort with its ministerial partners within the tripartite agreement, extending the classification mechanism to also provide tenure ratifications, and subsequently securing the formalized tenure security for 15 FIP investment sites,¹³ thereby meeting local communities' needs for participation in forest protection.

3.1.2 Land Tenure Security for People

The case of Brazil illustrates how large-scale, national land titling interventions for adjacent communities can be utilized to enforce mandates on forest protections, building in incentives and provisions that enhance the wellbeing of both.

Country Example: Brazil

Dual Delivery of Both Woodlands' and Peoples' Land Tenure

According to the Brazilian Forest Code, landowners are required to register holdings in the Rural Environmental Registry (CAR). The CAR is an information system that buttresses nation-wide environmental regularization by recording the regularization, per the Brazilian Forest Code, of set percentage shares of all rural lands to be demarcated as Legal Reserves (RLs) or Areas of Permanent Protection (APP).¹⁴

In the Cerrado region, where agricultural land use competes with forest cover, FIP facilitated the CAR's acquisition of Geographic Information Systems to validate registrations, allowing state environmental agencies to map 3,650,000 square kilometers (km²), by 2022,¹⁵ of landholdings of small rural producers and traditional communities. With regard to communities, enrollment in the CAR serves to (1) establish legal frameworks for the protection of forest property rights and access for all stakeholders, including Indigenous Peoples, quilombos (Afro-descendant communities), and other traditional communities; (2) record and ensure such rights; (3) promote individual and collective agency and advocacy based on such rights; and (4) engender greater economic security and opportunities, including access to rural credit. FIP projects have thus far registered the properties of

16,400 families of traditional peoples and community lands, benefiting 25,300 persons.¹⁶ A partnership between the FIP project and the *Interstate Movement of Babassu Coconut Breakers* has resulted in the registration of traditional territories, and the mobilization of traditional peoples to participate in public hearings to access rights.



Farmer in the Cerrado region, Brazil

A tandem project under the FIP, aimed at establishing sustainable silvopastoral-agroforestry value chains in Cerrado by focusing on *macauba*—a native, high-yield, oil-producing palm—incentivizes land title regularization, requiring landowners to demonstrate their legal rights to rural properties, or their intention and ability to acquire such rights, in order to participate in the project.¹⁷

3.1.3 Land Tenure Security for People that also Supports Security for Woodlands

Insecurity of individual or communal land tenure can result in exploitative practices and forest-harming activities and ignite conflicts among individuals and communities. Exercises to harmonize competing claims and formalize rights can enhance the sense of security among residents of forest and forest-adjacent zones, providing greater incentives to care for and safeguard forest areas. The support provided for the implementation of the Forest Code in Côte d'Ivoire illustrates one route toward effectively addressing this challenge.

Country Example: Côte d'Ivoire

Curtailing Forest Resource Exploitation via Relocation Incentives and Codifying Sustainable Inhabitant Resources Rights

In Côte d'Ivoire, FIP pursues an array of measures to promote long-term tenure security, resources access, and human welfare, shifting incentives toward more sustainable relationships with forest lands. Interventions worked to deliver tenure security for protected forests and local communities alike, as the project worked to institute classifications and protections for forest zones, including targeted provisions to safeguard tenure and resources access for persons already living within these areas.

At the same time, by resecuring and formalizing land tenure and the rights to and control over localized resources, these measures aim to dissuade resource-depleting land use. FIP has also implemented measures to strengthen the customary rights of local communities on traditional lands.

Moreover, FIP is working to address the issue of resource-seeking migrants entering vulnerable

Gazetted Forest Zones (i.e., forests demarcated for protection by state regulation) to pursue economic activity. It is doing so by offering high-dividend livelihood schemes (performance-based afforestation, and lumber and fuelwood generation) in non-forest zones to encourage economic activity outside of protected areas.



Reforestation site in Côte d'Ivoire

Thus far, FIP's implementation of forest protection, rehabilitation, and extension policies, and its buttressing of Côte d'Ivoire's 2019 Forest Code, including its constituent provisions for tenure security, have significantly improved the legal protection frameworks for both forests and communities. Moreover, FIP's contributions have helped clarify the rights and remits of populations living within classified forest zones and ensured more prevalent protections for property rights and access among stakeholders.

Securing Tenure: Other Illustrative Examples

In **Lao PDR**, the provision of land allocations to 245 low-income shifting-cultivation households,¹⁸ along with rice seeds and irrigation infrastructure for practicing of permanent-plot rice cultivation, have focused on shifting cultivation away from forest-degrading, slash-and-burn cropping practices.



Baixo Limpopo, Mozambique

In **Mozambique**, the government's national *Safe Lands Initiative* (Terra Segura) is aimed at tenure regularization to prevent land ownership conflicts via issuance of 2 million individual land titles, termed *Land Use and Benefit Rights* (DUATs). As of 2023, FIP's forest plantation and agroforestry interventions issued a total of 19,800 DUATs to project beneficiaries, of which 48 percent are plots exclusively owned by women, and 7 percent are co-owned parcels;¹⁹ and enabled documentation of 32,700 individual producer plots, resulting in the issuance of 28,900 DUATs.

3.2 Resources Rights and Access

The enhancement of rights and access to natural resources focuses on forest-adjacent communities, with the aim to empower them to exercise economic agency and autonomy. With appropriate institutional support and protection, these measures can also incentivize care for natural resources and adoption of sustainable land use practices. The assurance of long-term ownership and access to resources can incentivize communities to invest in and protect natural assets, rather than deplete, overexploit, or damage them. Whether led by the community or stemming from institutional initiatives, actions to restore or formalize historically-grounded relationships—including the support for more traditional management of resources, marked by certain aspects of “guardianship” roles, or the promotion of collective access and management, marked by moderation and shared usage—may facilitate better coexistence with environmental resources and deter depletive or nonregenerative resources extractions.

Three examples are presented below: (1) a national-level initiative in Indonesia transferring forest resource rights and governance from the state to villages, as communal rights managed under statutory arrangements; (2) localized actions in Guatemala supporting the revival of traditional authorities' governance of forest resources and access, as communal rights under customary arrangements; and (3) the establishment of highly-devolved, autonomous and inclusive community forest resource governance architectures in the Democratic Republic of Congo, overlain with statutory demarcation instruments. In each case, the restoration or reinforcement of communal resource rights and governance, whether under statutory or customary architectures, was founded on collective guardianship to avert resource-intensive consumption practices and deforestation pressures.

3.2.1 Communal Rights under Statutory Arrangements

Country Example: Indonesia

Guardianship-Based Forests, Resources Rights, and Access as a Vehicle for Human-Forest Sustenance

The Indonesian government's *Social Forestry Program* works to transfer rights to forest resources on 11 million additional hectares (ha) of forest from the state to communities. To support this goal, FIP has facilitated the Ministry of Environment's issuance of rights-legalizing *Social Forestry Agreements*, assigning the supervision of 27,200 ha of woodlands²⁰ to 11 of the 12 targeted villages; and the transfer of 12 forest areas, previously under the purview of Indonesia's highly acclaimed Forest Management Units, to governance under village oversight schemes.



Coffee agroforestry, Indonesia

Another significant aspect of FIP's work involved the issuance of grants and technical assistance to promote the distribution of statutory tenure rights to Indigenous people and local communities governed by the "adat" customary law. FIP's interventions aimed to strengthen local peoples' and groups' rights by clarifying tenure parameters and entitlements related to lands and forests. Additionally, FIP's work focused on building these persons' capacities to utilize the formalization of tenure to improve their livelihoods, access services, and advocate for their interests in policy fora. To date, 46 participating Indigenous and local communities have submitted evidence to the government in pursuit of recognition for their tenure rights.²¹

Similarly, but in a different context (see the country example of Guatemala below), FIP is working with communities to bring together long-standing community management practices with existing statutes.

3.2.2 Communal Rights under Customary Arrangements

Country Example: Guatemala

Restoring Customary Resource Governance and Communal Tenure

In Guatemala, Indigenous communities have often been excluded from opportunities to fully exercise land access and management rights. FIP's interventions center on reversing this dynamic by strengthening traditional approaches to managing and utilizing forest resources, employing customary forest management systems and know-how in 161 municipalities.²² FIP's delivery of technical and legal assistance has also sought to improve statutory legal frameworks for protection of forest-related property and access rights, including their extension

to all forest stakeholders, particularly women and Indigenous peoples.

The program's efforts aim to strengthen the governance of forest resources under the leadership of traditional authorities and to consolidate tenure and access through communal management structures. By doing so, FIP seeks to reinvigorate and bolster long-standing indigenous and community forest-resource practices to curb deforestation. The program also connects beneficiaries with markets and forest-conducive value chains, which help reduce the heavy pressure on forests caused by resource-intensive consumption. By 2022, the project reached 2,418 beneficiaries, 65 percent of whom are women.²³

In some cases, customary rights may need additional strengthening, which may be propelled forward by innovations that combine informal and formal characteristics. This is the case of the Democratic Republic of Congo (DRC) as shown below.

3.2.3 Communal Rights under Hybrid Usufruct-Statutory Arrangements

Country Example: Democratic Republic of Congo

Merging Devolved, Customary Communal Rights with a Statutory Tenure Arrangement

FIP actions in the more remote and agrarian hinterlands of DRC sought to establish afforestation-based livelihood schemes to tackle both forest loss and weak rural income growth. Active participation in such programs requires individuals to have a significant level of certainty regarding their access to the landholdings they reforest. Land tenure in rural DRC, however, is often administered under customary usufruct rights (that is, the right to use resources from land that belongs to another person or entity), with sometimes nebulous interpretation

and enforcement. These uncertainties about the permanence of tenure, particularly where lands and resources are communally owned but loosely demarcated, can dampen incentives for commitment to afforestation programs, and raises risks for unequal or exclusionary distributions of access and dividends.

To address this issue, FIP established *Local Development Committees* for conjoint adjudication of individual land tenures within communal holdings. These arrangements are independent, communal governance structures that aim to ensure inclusive and equitable agency and access to decision-making. To date, 462 committees²⁴ have been established, with an average female participation rate of 30 percent, while the position of conservation officer is often held by an Indigenous person. These innovative micro-institutions, characterized by a high degree of localization, autonomous administration, and devolved responsibilities for resources rights—a novel strategy for DRC—have the potential to invigorate DRC's ongoing national land reform process.



Ibi Bateke agro-forestry project,
Democratic Republic of Congo

Customary usufruct rights were thereafter formalized through two actions. First, they were codified via the production of 220²⁵ village-specific *Natural Resource Management Plans* to help prevent intra-community conflicts over land boundaries. Second, they were ratified via the demarcation and classification of *Concessions of Local Community Forests*. Moreover, titles were issued for these concessions, serving as parallel, statutory legalizations of communally governed customary rights and tenure. The related interventions have reached 16,500 beneficiaries, 24 percent of whom are women.²⁶

Resource Rights and Access: Other Illustrative Examples

In the neighboring **Republic of Congo**, FIP is also undertaking work to help harmonize customary and formal practices. This includes supporting government institutions to map land rights in target areas, and identify and allocate plots to potential project beneficiaries, particularly within at-risk or vulnerable demographics.

In **Ghana**, (covered in detail under 3.3. Benefit Sharing, [below](#)) FIP's operationalization of the **Community Resource Management Area** (CREMA) model is a hallmark of devolved, collective action based on environmental guardianship. It has seen communities develop their own codes of conduct and bylaws for autonomous and fully devolved management of common natural resources to ensure environmental sustainability, equitable resources access, and self-sustaining revenue generation that is being utilized for community development. After multiple rounds of negotiation, in 2022, the Ghanaian parliament passed the *Wildlife Resource Management Bill*, updating previous legislation with provisions that grant explicit legal backing to CREMA and its localized resources governance.

3.3 Benefit Sharing

Many stakeholders, from inhabitants to economic actors, may share forest landscapes making benefit sharing of natural resources dividends difficult to implement. Challenges often stem from incentive misalignments, and cost and risk maldistributions. This is particularly relevant for actions toward climate, ecosystem, and environmental protection, where dividends are often intangible and dispersed, and therefore rarely commensurately priced or compensated. In Ghana, distortions in incentivizes and equity were exacerbated by economic arrangements where smallholder, tenant, or subsistence farmers earned the least, while bearing the highest risks and costs. The creation of a solution in this case relied on building trust, institutional commitment, and motivations for collaborative problem-solving.²⁷

Country Example: Ghana

Adaptive Redesigns of Benefit-Sharing Schemes to Reestablish Forests and Communities' Guardianship

In Ghana, the encroachment of rural agriculture, particularly sun-grown cocoa, drives forest cover loss. Other threats to forests include logging and the stark rates of agriculture-dependent rural poverty. To address these issues, FIP has deployed, in tandem, a broad set of tree-tenure and benefit-sharing mechanisms to restore tree cover while encouraging livelihood transformations that promote the planting and nurturing of carbon-sinking timber trees.

While Ghanaian land tenure takes many forms,²⁸ the tree tenure (or commercial rights and governance) of *all* naturally occurring trees, whether on forest reserves or private/communal tracts, is held by the state. Despite Ghana's Forestry Commission and FIP's efforts to increase rural tree-cover by steering

cocoa farming and agriculture toward timber-tree-interspersed and shade-preferential agroforestry technologies, the existing tree-tenure arrangements²⁹ did not provide farmers—often migrants or tenant cultivators—with access to the related resources rights or returns. Furthermore, having neither rights nor jurisdiction over trees, farmers regularly suffered crop- and property-damaging incursions by the commercial timber industry for which they were neither consulted nor compensated, thereby further disincentivized from incorporating forest trees into agricultural landscapes.



Cocoa agroforestry communities, Ghana

To address this dilemma, improve distribution of benefits from timber, and encourage agroforestry, and based on extensive consultations with resource owners and key stakeholders, FIP developed a *Tree Tenure and Benefit Sharing Framework* that included an extension of tree-tenure to tenants and farmers. First, FIP introduced formalized standards for a *timber tending toll*, whereby farmers were assured

commensurate timber revenues for planting and nurturing forest trees. Second, it equipped regional Forestry Commission offices with Geographical Information Systems (GIS) for satellite imagery for territories. The detailed maps generated through GIS, in combination with cadastral mapping, cadastral registries, and physical geotagging, allowed for the registration of self-propagated trees, underwriting farmers' tree tenure rights for the timber tending toll.

To help restore degraded areas within on-reserve forest tracts, the program also established forest plantations, which can provide a predictable, customizable, spatially circumscribed, and closely-tenure-regulated resource reservoir for the timber industry, while generating income for the local community. To encourage the participation of local communities, and therefore their access to and benefiting from dividends, the program operationalized the innovative *Modified Taungya System*. This initiative facilitates the sharing of natural-resource benefits by extending the commercial timber rights of plantation trees to also include dividends (of 40 percent) to the local community member/s working to establish them,³⁰ and consequently, ensuring an equitable distribution of incentives for sustained forest regeneration.

Benefit Sharing: Other Illustrative Examples

Indonesia (covered in detail under 3.2. Resource Rights and Access, [above](#)), also delivered actions on benefit sharing. FIP developed guidelines and facilitated agreements between communities and the private sector, resulting in benefit-sharing arrangements for (1) non-timber products, allocating 75 percent of dividends to communities, and 25 percent to state Forest Management Units; and (2) timber products, with 90 percent of dividends accruing to communities, and 10 percent to the government.

4. CHALLENGES AND CONSIDERATIONS

The experiences of the FIP in a range of settings, engaging through multiple pathways to bolster land and forest tenure for sustainable practices, suggest a set of considerations that cut across these multiple areas.

First, while tenure security, resources rights and access, and benefit-sharing appears as a results theme in FIP, this collective set of benefits also acts as a crucial enabling factor for some FIP projects to achieve their core objectives. In other words, the improvement of tenure security, resources rights and access, and benefit-sharing is both a desirable outcome for FIP projects (as a measure securing the longevity of classified forest zones, and securing the economic and social rights of forest communities), and also an enabling factor for other results that FIP projects aim to achieve (serving to undergird incentives for forest-conducive livelihood growth; as a first-line permit for enabling biodiversity and environmental charters; and a precursor for deploying forest governance mechanisms). FIP projects (e.g., as discussed in the Burkina Faso example above) have identified that when unclear policies to maintain land allocations exist, intended beneficiaries may be unsure of the benefits of participating in FIP-supported projects – but that, conversely, with greater tenure security may come greater willingness to participate. Targeted interventions to secure tenure and to support other resource rights and access benefits may help overcome this potential barrier to participation and enable project success.

Similarly, FIP aims to incentivize people to use their

land sustainably under conditions of long-term security, thereby providing a stronger motivation to adopt and commit to more sustainable practices. This Deep Dive finds examples of FIP projects working to bolster tenure security as a pathway toward forest protection, a connection which is also documented in the broader literature on land tenure, rural development, and conservation.³¹ To actualize this pathway, the enhancement of administrative services and capacity-building within governmental and other agencies is a key component of FIP projects, aiming to clarify, administrate, and grant land rights across different contexts.

Lastly, the country examples presented in this Deep Dive illustrate a wide variety of pathways to realizing benefits from secure land tenure, from harmonizing customary rights with statutory measures, to livelihood generating measures, and traditional titling systems. FIP, therefore, tailors its interventions to enhance tenure security, resources rights and access, and benefit sharing to the contexts in which implementation will take place. As some of the examples in this Deep Dive have showcased, FIP is recognizably contributing toward meaningful and substantial achievements in the wider domain of forest protection.

Building upon these insights, other programs within the Climate Investment Funds (CIF) are following in the footsteps of FIP. For instance, the Nature, People and Climate (NPC) Investment Program aims to tackle holistically the multiple drivers and impacts of climate change that stem from human activities, affecting land resources and ecosystem services.

ENDNOTES

- 1 Climate Investment Funds (CIF). 2020. FIP Monitoring and Reporting Toolkit. Available at <https://www.cif.org/knowledge-documents/fip-monitoring-and-reporting-toolkit-0>.
- 2 Ibid, CIF 2020. Another definition, from the FAO, lays out the “relationship, whether legally or customarily defined, among people, as individuals or groups, with respect to land,” encompassing social, technical, economic, institutional, legal, and political aspects. Food and Agriculture Organization of the United Nations. 2002. Land Tenure Studies 3: Land Tenure and Rural Development. FAO: Rome.
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- 6 See for example FAO 2007, p. 8, and Rakotonarivo, O.S., Rakotoarisoa, M., Rajaonarivelo, H.M. et al. Resolving land tenure security is essential to deliver forest restoration. *Communications Earth & Environment* 4, 179 (2023). <https://doi.org/10.1038/s43247-023-00847-w>. On the association of tenure security and reduction of deforestation, see Brian E. Robinson, Margaret B. Holland, and Lisa Naughton-Treves, Does secure land tenure save forests? A meta-analysis of the relationship between land tenure and tropical deforestation, *Global Environmental Change* 29 (2014) 281-293, <https://doi.org/10.1016/j.gloenvcha.2013.05.012>.
- 7 Source documents include country- and project-level reporting documents submitted to the CIF (national-level reports submitted by FIP-recipient countries, and project-level reports submitted by implementing MDBs) and related country and project implementation plans and appraisal/approval documents.
- 8 Brazil, Burkina Faso, Côte d’Ivoire, Republic of Congo, Democratic Republic of Congo, Ghana, Guatemala, Indonesia, Lao PDR, Mexico, Mozambique, Nepal and Peru.
- 9 Via projects in: Brazil (*Environmental Regularization of Rural Lands in the Cerrado of Brazil* (IBRD): 72,959,460 hectares); Burkina Faso (*Gazetted Forests Participatory Management Project for REDD+ (PGFC/REDD+)* (AfDB): 59,748.5 hectares). To note, for Brazil, The Environmental Regularization of Rural Lands in the Cerrado of Brazil project covers properties in the Cerrado Biome, both within and outside the administrative region of Legal Amazon. According to Article 12 of the Brazilian Forest Code, at least 35% of the area of each rural property that falls within Brazil's Legal Amazon and carries cerrado vegetation, and 20% of the area of each rural property in the rest of the Cerrado Biome, must be protected as Legal Reserves (RLs) or Areas of Permanent Protection (APP). This estimate is derived from the lowest range 20% of protection parameters for rural properties registered under the CAR for the Cerrado Biome in these respective regions. See: http://www.planalto.gov.br/ccivil_03/_ato2011-2014/2012/lei/l12651.htm
- 10 Via projects in: Brazil (*Environmental Regularization of Rural Lands in the Cerrado of Brazil* (IBRD): 291,837,840 hectares); Democratic Republic of Congo (*Integrated REDD+ Project in the Mbuji-Mayi/Kananga and Kisangani Basins project* (AfDB): 3,440 hectares); Indonesia (*Community-Focused Investments to Address Deforestation and Forest Degradation (CFI-ADD+)* (ADB): 27,196 hectares); Lao PDR (*Protecting Forests for Sustainable Ecosystem Services* (ADB): 232 hectares).
- 11 Via the *Gazetted Forests Participatory Management Project for REDD+*: 5 classified-forest registrations (*Nosébou, Kari, Oualou, Tissé, and Toroba*); 43,015 ha; 10 conservation areas registered totaling up to 92.54 ha; and 30 amicable transfers of deeds toward conservation areas amounting to 16,640,960 ha. GHG emissions prevention/reduction from FIP’s development and management of conservation spaces of 12,385.85 MTCO2eq.
- 12 Approaches developed for sustainable management of classified woodlands and the use of natural resources: (1) Sustainable Management of Protected Forests and Biodiversity Conservation (*FIP Participatory Management of Classified Forests for REDD+ project*); (2) Decentralized Management of Forests and Woodlands (*Decentralized Forest and Woodlands Management project*); and (3) Community-based Management of Forests and Woodlands (*Project to Support Forest-Dependent Populations*).
- 13 Via the *Decentralized Forest and Woodland Management* project, actions toward land tenure security have included the production of delimitation sketches (111), amicable deeds of assignment (193), and demarcation plans (89), resulting in 24 sites registered and 39 formalized applications for registration being processed.
- 14 The CAR covers properties in the Cerrado Biome, both within and outside the administrative region of Legal Amazon. According to Article 12 of the Brazilian Forest Code, at least 35 percent of the area of each rural property that falls within Brazil's Lega Amazon and carries Cerrado vegetation, and 20 percent of the area of each rural property in the rest of the Cerrado Biome must be protected as Legal Reserves (RLs) or Areas of Permanent Protection (APP). This estimated range is derived from the 20% and 35% protection parameters for rural properties registered under the CAR for the Cerrado Biome in these respective regions. For more information refer to Law No. 12,651 available at http://www.planalto.gov.br/ccivil_03/_ato2011-2014/2012/lei/l12651.htm.
- 15 Via the *Environmental Regularization of Rural Lands in the Cerrado of Brazil* project: 3,647,973 km2.
- 16 Ibid, the *Environmental Regularization of Rural Lands in the Cerrado of Brazil* project: 16,388 families of traditional peoples and community lands, benefiting 25,288 individuals in the states of Bahia, Goiás, Maranhão, Minas Gerais, and Piauí.

- 17 *Macauba Palm Oil in Silvicultural Systems* Project. Information available at <https://www.cif.org/projects/macauba-palm-oil-silvicultural-system>.
- 18 Via the Protecting Forests for Sustainable Ecosystem Services Protecting Forests for Sustainable Ecosystems project: 245 households being allocated a total of 232.06 Ha, reaching 1,216 persons, of whom 582 of 24% were female.
- 19 Via the *Mozambique Forest Investment* project: the total of 19,757 DUATs, including 3,100 individual land titles (DUATs) for small and medium landholders engaged in forest plantation and agroforestry; 13,840 DUATs to female proprietors, and 1,365 to co-owners.
- 20 Via the *Community-Focused Investments to Address Deforestation and Forest Degradation* project: 27,196 ha, representing: 25,325 ha of *Village Forests*, with 35-year tenures as either *Protected Forests* or *Productions Forest*; and conservation areas of 1,870.9 ha under *Conservation Partnerships*, with renewable 5-year tenures.
- 21 Via the *Strengthening Rights and Economies of Adat and Local Communities* project. Project snapshot available at <https://cif.org/projects/strengthening-rights-and-economies-adat-and-local-communities-project>.
- 22 Via the Dedicated Grant Mechanism for Indigenous Peoples and Local Communities project in Guatemala: 161.
- 23 Ibid.: 2,418.
- 24 Via the *Improved Forested Landscape Management* project: 413; and via the *Integrated REDD+ Project in the Mbuji-Mayi/Kananga and Kisangani Basins* project: 49.
- 25 Via the *Improved Forested Landscape Management* project: 206; and via the *Integrated REDD+ Project in the Mbuji-Mayi/Kananga and Kisangani Basins* project: 14.
- 26 Via the *Improved Forested Landscape Management* project: 16,490 direct beneficiaries, incl. 3,878 women.
- 27 Climate Delivery Initiative case study, Tree Tenure, Land Tenure, Timber, and Agriculture: Ghana's Human-Forest Nexus 2022, available at https://d2qx68gt0006nn.cloudfront.net/sites/cif_enc/files/resource-collection/material/cdi_ghana_s_human-forest_nexus.pdf.
- 28 On-Reserve Areas (15-16% of forests), fall under the purview of the state, and although titles may be held by local chieftains, governance of land use and ownership of all natural resources accrue to Ghana's Forestry Commission. Off-Reserve Areas are fully owned and managed by the general populace, under individual, family, or community (chieftain) tenure, but the state, by law, owns the commercial rights to all naturally occurring trees, even on private lands. Sacred Groves are virgin forests, often enclaves within human habitant landscapes, preserved, and protected by traditional, nongovernmental, religious, and/or cultural groups.
- 29 Tree-tenure per the Ghana's *Constitutional Timber Revenue-Sharing Arrangement* of 1992 divided timber commercial rights between the Forestry Commission (50%, management fee); District Assemblies (25%); local chiefs and related traditional/administrative offices (25%).
- 30 Tree-tenure per the Ghana Forestry Commission's *Modified Taungya System* of 2002 divided commercial rights between: (1) Forestry Commission (40%, management fee); Farmers/Tree Nature (40%); Landowners (15%); and Forest-Fringe Communities (5%, for protection against encroaching, illegalities, wildfires, etc.).
- 31 See, for example, Robinson, Holland, and Naughton-Treves 2014.

THE CLIMATE INVESTMENT FUNDS

The Climate Investment Funds (CIF) is one of the largest multilateral climate funds in the world. It was established in 2008 to mobilize finance for low-carbon, climate-resilient development at scale in developing countries. Fifteen contributor countries have pledged over US\$11 billion to the funds. To date CIF committed capital has mobilized more than \$64 billion in additional financing, particularly from the private sector, over 70 countries. CIF's large-scale, low-cost, long-term financing lowers the risk and cost of climate financing. It tests new business models, builds track records in unproven markets, and boosts investor confidence to unlock additional sources of finance. Recognizing the urgency of CIF's mission, the G7 confirmed its commitment to provide up to \$2 billion in additional resources for CIF in 2021.



The Climate Investment Funds
c/o The World Bank Group
1818 H Street NW, Washington, D.C. 20433 USA

Telephone: +1 (202) 458-1801
Internet: www.cif.org



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