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USAID/COLOMBIA LAND FOR PROSPERITY ACTIVITY

UNDER THE STRENGTHENING TENURE AND RESOURCE RIGHTS II (STARR II) IDIQ

Prindex Baseline Data and Final Analytical Report

December 2021

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This report was prepared by:

Global Land Alliance Consulting Team:

- Kevin Barthel, Project Lead/Geographer (kbarthel@landallianceinc.org)
- Malcolm Childress, Economist (mchildress1@landallianceinc.org)
- Elyse Magen, Project Assistant (emagen@landallianceinc.org)
- Denys Nizalov, Senior Land Governance Adviser (nizalov@kse.org.ua)
- Adriana Gaviria, Statistical Data Analyst, (agaviria@landallianceinc.org)
- David Varela, Land Specialist (dvarela@landallianceinc.org)

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Tetra Tech Contact:

Cristina Alvarez, Project Manager

Telephone: (703) 387-2103

Email: Cristina.alvarez@tetrattech.com

Tetra Tech

159 Bank Street, Suite 300

Burlington, Vermont 05401 USA

Telephone: (802) 495-0282

Fax: (802) 658-4247

Email: international.development@tetrattech.com

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ACRONYMS AND ABBREVIATIONS

DANE	<i>Departamento Administrativo Nacional de Estadística</i>
GLA	Global Land Alliance
GOC	Government of Colombia
LFP	Land For Prosperity
MEL	Monitoring, Evaluation, and Learning
NGO	Non-governmental organization
PRINDEX	Property Rights Index
PTS	Perceived tenure security
RFP	Request for Proposals
STARR	Strengthening Tenure and Resource Rights
UNODC	United Nations Office on Drugs and Crime
USAID	United States Agency for International Development
USG	United States Government

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Prindex, the Global Property Rights Index, is a collaborative initiative between Global Land Alliance and the Overseas Development Institute (<https://odi.org/>) implementing the first global measurement of peoples' perceptions of their property rights. The initiative is funded by Omidyar Network and the United Kingdom Foreign, Commonwealth and Development Office, in association with Gallup and other partners. A Technical Advisory Group of research experts in property rights is providing guidance on the design and methodology of surveys and analysis of data. The Prindex database is open. The dataset is intended to monitor and encourage good governance of property rights.

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EXECUTIVE SUMMARY

This report presents the results of the perception of land tenure security—the Prindex survey—in 10 municipalities¹ across Colombia which were selected for the implementation of the Land for Prosperity (LFP) Activity as some of the most vulnerable areas affected by the armed conflict.² The LFP Prindex Baseline survey was conducted between February and April of 2021 for the purpose of: (i) establishing the base-line level of the perception of tenure security in selected LFP municipalities; (ii) supporting better targeting and the evidence-based design of the LFP activities; and (iii) providing elements for the future assessment of direct and indirect effects of LFP activities on the population of pilot municipalities. Overall, 5,227 individuals participated in the Prindex survey.

Key findings:

- The Prindex survey conducted for LFP is one of the largest assessments of tenure security in conflict affected areas globally.
- On average, 63% of the adult population in the 10 LFP municipalities feel secure about their property rights for the main housing property and the attached land, which is **close to the national average** of 65% (as recorded by Prindex in 2018). However, **two communities stand out**. In the municipality of Cáceres (Department of Antioquia) only 38% of adults feel secure about their property rights which is significantly below the rest of LFP Prindex municipalities. On the other hand, 80% of adult residents of the municipality of Ataco (Department of Tolima) feel secure about their rights, which is significantly above the LFP Prindex and the national averages. The different impact of the internal conflict in either municipality may partially explain these results (Cáceres being most exposed to the activities of guerrilla and paramilitary groups) thereby showing the mid-to-long term impacts of the conflict in terms of perceptions of land tenure security.
- As approximately one in three people in the LFP Prindex municipalities feel insecure about their property rights (33% of adult population), the reasons for this insecurity provide guidance for policy reform and LFP programmatic interventions to improve tenure security. The structure and strength of the reasons for insecurity in LFP Prindex municipalities is very **different from the respective national averages** partly reflecting the variety of regional connections with the internal conflict that ended in 2016 (from high to low-level intensity).
- The **top reason for insecurity** (reported by 19% of adults) is that the owner or renter of the property may ask the respondent to leave. This number is higher than the national average of 13%. This difference is driven by the fact that the structure of tenure in the LFP Prindex municipalities is different from the national average: 51% of adults are living in and using the property that belongs to other family members (compared with 32% on average in Colombia). Thus, the primary insecurity factor is internal to the household. The rental market is underdeveloped with only 11% of adults living in the rented houses (compared with 28% on average at the country level) and is even more insecure than the family arrangements (58% of renters report insecure tenure). The fact that about 11% of respondents (compared with 4% at the national level) report the disagreement with the

¹ Ten municipalities were included in the sample for the Prindex baseline survey, nine of which will be part of the mass formalization and municipal land offices: Ataco (Tolima) Cáceres (Antioquia), Chaparral (Tolima), El Carmen de Bolívar (Bolívar), Fuente de Oro (Meta), Puerto Lleras (Meta), San Jacinto (Bolívar), Santander de Quilichao (Cauca), Tumaco (Nariño). One municipality, San Antonio (Tolima), is not subject of mass formalization.

² Colombia is currently undergoing a transition following the peace agreement signed between the National Government and one of the oldest and strongest leftist armed groups in Latin America: *Fuerzas Armadas Revolucionarias de Colombia-FARC*. The armed conflict has lasted more than six decades and left approximately nine million victims of internal displacement. Although other armed groups remain and there have been challenges in the implementation of the agreement, the current peace process is an important window of opportunity for structural changes in Colombia, including a rural land reform and development plans in areas hardest hit by the conflict.

family members as a reason for insecurity confirms the above statement. Respondents have to live in family owned or rented property as they may have a lack of affordable and safer alternatives despite the perceived insecurity of the current arrangement. The high complexity and cost of the estate/probate rules may partially explain this level of uncertainty within families, as well as the variety of living together/marriage/divorce/separation arrangements that are not legally settled.

- The second most reported reason for tenure insecurity was the conflict, terrorism, or criminal activities. This differs greatly from the national Prindex Data. In LFP Prindex municipalities, about 15% of adults reported conflict, terrorism or criminal activities being the source of tenure insecurity. By contrast, less than 1% of adults nation-wide have mentioned these reasons. Once again, Cáceres stands out as a particularly insecure location with more than 60% of respondents pointing to conflict, terrorism, or criminal as a reason for insecurity as noted above.
- On average, the share of respondents who possess formal documentation confirming property rights in the LFP Prindex municipalities is half that of the country average (28% compared with 57% nationally), suggesting there was an adequate targeting of the LFP intervention municipalities. However, the most vulnerable municipality of Cáceres (Antioquia) has some of the highest level of possession of the formal documents among the LFP municipalities – 48% partially as a result of previous formalization efforts in spite of being located in an internal conflict hot spot.
- The proportion of residents of the LFP Prindex municipalities that have experienced eviction is three times that of the rest of the country (33% compared with 9%). In Tumaco (Nariño), about 60% of respondents have reported evictions in the past which highlights the level of insecurity in this region of the country that has not been the target of previous formalization programs. Moreover, about 10% of evictions in Cáceres (Antioquia) and Chaparral (Tolima) took place over the last 12 months and prior to the LFP Prindex survey.
- The LFP Prindex baseline suggests a link between the observable characteristics of housing and tenure security. The use of block, brick, rock, and polished and rough wood is more frequent in properties where respondents feel secure about their tenure (67% compared with 59%). On the other hand, rough wood is significantly more frequent in properties where respondents feel insecure about their tenure (15% compared with 23%). Thus, the observable characteristics of property could serve as a predictor of tenure insecurity. This fact would confirm the assumption that secure tenure generates incentives to make investments in housing quality as opposed to precarious tenure.
- There is a significant correlation between the income sufficiency and tenure insecurity. Those who perceive difficulties living off their current income have significantly higher levels of tenure insecurity, compared to those who manage to get by with the current income (36% compared with 25%).
- As age increases, the proportion of the population feeling insecure about their tenure tends to decrease. This result is consistent with previous global Prindex studies showing that levels of insecurity of younger people are considerably higher than those of older generations, this partially reflects the change in tenure structure and higher income level.
- The respondents demonstrate a much higher confidence in non-governmental organizations (NGO) and international organizations that focus on social issues (69% of respondents) than to the justice system (35%), local government (38%) or the local police (40%), which creates opportunity for successful engagement of the LFP project with the local residents. Nevertheless, for sustainability purposes LFP may wish to explore avenues to strengthen the institutions that should regularly provide security of tenure to local residents.

Implications for implementation of the LFP Activity:

- The **baseline** values of the LFP-6 indicator - Proportion of Households Who Perceive Their Tenure Rights to Land or Marine Areas, as Secure as a Result of United States Government (USG) Assistance – is equal to 63% (as a simple average across the pilot municipalities). The EG.10.4-8 - Number of adults who perceive their tenure rights to land or marine areas as secure is 254,070.³
- There are several **opportunities for the quick wins**: areas with a relatively more secure situation in terms of the armed conflict and the lower level of possession of formal documents (e.g., Tumaco (Nariño), Santander de Quilichao (Cauca) and San Jacinto (Bolívar) are likely to be more responsive to the formalization efforts, which may also translate into the higher level of tenure security) as a result of an early steep curve in terms of land titling. The LFP formalization efforts could potentially support improvements in the public infrastructure (e.g., water supply in San Jacinto (Bolívar), Tumaco (Nariño)) or by converting land into productive use (e.g., Puerto Lleras (Department of Meta)).
- Populated centers within the LFP Prindex municipalities are potentially a **good starting point** as they should have an easier access in terms of logistics for implementation and a relatively low level of tenure security: 55% compared with 63% and 68% in urban and rural disperse areas respectively.
- Securing the rights **of family members and renters** could potentially contribute to a greater improvement in the overall level of tenure security but would require finding alternatives to the high costs of lawyers, notaries and registries.
- A viable system for **ongoing monitoring** of tenure security and public awareness about the project may greatly benefit LFP implementation. A new mechanism for quicker and more cost-effective monitoring of tenure security and public awareness based on the overall Prindex methodology could provide a reasonable solution. Periodic focus groups/expert consultations are among the alternatives.
- Further research on tenure security in Colombia could benefit policy design and reform as well as program implementation (e.g., assessment of sources of insecurity for potentially vulnerable population - women, indigenous population, holders of customary or collective rights). The link between the violence and tenure security requires further study as well. The use of housing quality characteristics as an indicator of tenure security and combination of such data with the available external data sources (e.g., image analysis of remote sensed geospatial data and census data) may also provide an opportunity for cost-effective large-scale assessments.

³ As explained in section 3.4.2 of this report, the population estimates for the surveyed municipalities used for the EG.10.4-8 indicator are based on the official data published by the Colombian National Administrative Department of Statistics (DANE in Spanish).

SECTION I: BACKGROUND

I.0 INTRODUCTION

An important Task Area of the Global Land Alliance's (GLA) Scope of Work for the Land for Prosperity Activity (LFP) is 'producing inputs to support law and policy reform, related evidence gathering and analysis. Sub Task 3.a, "PRINDEX Baseline Survey in Selected Municipalities', consisted of four phases: (i) selection of local data collection firm; (ii) provision of technical assistance to LFP and the selected data collection firm (G|Exponencial) to develop a global work plan, methodology, questionnaire and field survey plan meeting the requirements and standards of the Prindex survey; (iii) coordination, technical accompaniment and revision of the work of G|Exponencial; and (iv) final analysis and reporting of Prindex subnational baseline survey data in the municipalities selected by LFP.

This report presents the results of joint efforts by LFP, GLA, G|Exponencial to collect survey responses to the Prindex survey questionnaire in order to measure the level of security of property rights (tenure security) for land and housing property in 10 municipalities of Colombia selected by LFP.⁴ The data collection and analysis are commissioned by the LFP and target a subset of municipalities in which the massive tenure formalization campaigns under LFP Component One will be implemented. This report represents the analysis and assessment of the data collected regarding land holders the perception of land tenure security in these municipalities. The assessment of tenure security is based on the Prindex methodology which measures the perceptions of tenure security of a target population in a way comparable across the institutional settings and individual tenure arrangements as described below.

I.1 THE PURPOSE OF LFP

The LFP Activity is financed by the United States Government Agency for International Development (USAID) and implemented by Tetra Tech ARD. LFP seeks to contribute to peace and stability and to motivate a reduction in illicit crops in post-conflict municipalities and municipalities with a presence of illicit crops. The LFP Activity has three inter-connected project components: (i) Massive Formalization, which seeks to systematically formalize land tenure and issue land titles in predominately rural areas through large-scale field campaigns ; (ii) Local Land Governance enhancement, which seeks to strengthen local government capacity to maintain formality of land transactions in areas where massive formalization has been completed; and (iii) Enhanced Local Government Capacity, and improved access to licit economic development opportunities via strategic public and private investments.

LFP is based on a number of Guiding Principles that are being incorporated throughout each of the components as well as within the activities of the components. These are:

- empowering women, youth, conflict victims, Afro-Colombians, indigenous populations, and other historically marginalized persons; identifying and managing environmental and climate risks;
- coordinating across Government of Colombia (GOC), donor programs, communities, and the private sector;
- engaging USAID and GOC partners in high-level strategic discussions;

⁴ Ten municipalities were included in the sample for the Prindex baseline survey, nine of which will be part of the mass formalization and municipal land offices: Ataco (Tolima) Caceres (Antioquia), Chaparral (Tolima), El Carmen de Bolivar (Bolívar), Fuente de Oro (Meta), Puerto Lleras (Meta), San Jacinto (Bolívar), Santander de Quilichao (Cauca), Tumaco (Nariño). One municipality, San Antonio (Tolima), is not subject of mass formalization.

- transferring knowledge, skills, abilities, and best practices for self-reliant scaling of results;
- using locally informed strategies for the security of staff, partners, and beneficiaries; and
- using evidence from the regions to drive pragmatic policy reforms that streamline and simplify administrative norms and procedures.

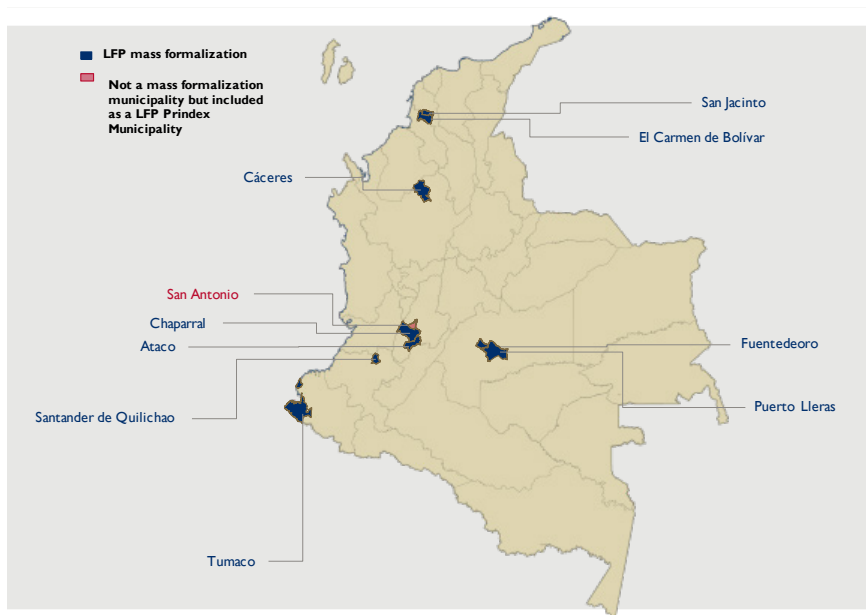
Implementation of the LFP began in September 2019 and will be implemented over a period of five years.

1.2 THE PURPOSE OF PRINDEX IN THE LFP PROJECT

The purpose of the Prindex survey is to establish the base-line level of tenure security in LFP municipalities in which the project will conduct massive and systematic land tenure formalization and land titling campaigns, to support better targeting and evidence-based design of the LFP activities, as well as to provide for future assessment of direct and indirect effects of LFP activities on the population of these municipalities.

The following 10 municipalities from six departments across Colombia were selected for implementation of the Prindex survey. These municipalities were selected as they were particularly affected by the armed conflict in Colombia:

FIGURE 1: MAP OF COLOMBIA LFP PILOT AND COMPARISON MUNICIPALITIES, 2021



- ⁵Ataco (Tolima)
- Cáceres (Antioquia)
- Chaparral (Tolima)
- El Carmen de Bolívar (Bolívar)
- Fuente de Oro (Meta)
- Puerto Lleras (Meta)
- San Antonio (Tolima)
- San Jacinto (Bolívar)
- Santander de Quilichao (Cauca)
- Tumaco (Nariño).

The remaining two municipalities (Sardinata and Caucasia) were excluded from the Prindex survey by LFP primarily

due to on-going security concerns which would have affected the efficiency and effectiveness of the field-based survey data collection and possibly the safety of the enumerators. Another 10 comparison municipalities are selected by the LFP for impact evaluation purposes and are the subject of a separate study and report being completed by NORC (see Figure 1 for the location of respective municipalities). The tenure security profile of each LFP municipality included in the Prindex baseline ('LFP Prindex municipalities') is presented in Annex A. Annex B presents a comparative profile of all LFP Prindex Municipalities.

⁵ Image provided by Tetra Tech ARD.

1.3 PRINDEX SURVEY IN CONTEXT

The assessment of ‘Perceived Tenure Security’ (PTS) in LFP Prindex municipalities is based on the municipality representative surveys of adult population (18 years and older). The Prindex survey design provides for a comparable measure of PTS across various bundles of land rights (forms of land tenure) including ownership, rental (tenancy) rights, permanent use (usufruct), etc. The survey questionnaire (see Annex C) consists of 82 land tenure, property related and personal characteristic questions including the following key Prindex question:

In the next five years, how likely or unlikely is it that you could lose the right to use this property, or part of this property, against your will?

This question was asked about the rights for primary housing and any land attached to the property, which demonstrates a compliance with Principal 6.11: “Security of tenure” of the Policy Framework for Sustainable Real Estate Markets (United Nations, 2019). The respondents were also asked if they have rights to any other land or real estate property not attached to their primary housing.

The respondents’ property rights were perceived as **secure** if the answer to the above question was “very unlikely” or “unlikely”. The rights were considered as **insecure** if the response was “very likely” or “somewhat likely”. Some small share of respondents refused to answer this question or could not respond. More details on the Prindex methodology are provided in Box 1.



Box 1. A note on the Prindex methodology

Prindex Goal: to assess perceived tenure security (PTS) for housing and land among adult populations (18+ years of age) in a way that is comparable across different institutional environments and countries. The focus on adult population (vs. heads of households only) allows to identify the sources of tenure insecurity within and outside the household and a comparison across gender, age and several other characteristics of general population, and to identify potentially vulnerable sub-populations.

Interview method: face-to-face (following the current bio-safety guidance issued during the COVID-19 pandemic).

Sampling method: three stage random sample of adult population representative to urban and rural populations of each of 10 LFP municipalities. A random respondent was identified within each household among the eligible household members.

Margin of error: 6% on average for the rural area (populated centers⁶ and ‘rural dispersed’) and 12% on average for urban areas

⁶ “Grouped rural settlements, with concentrated housing, that provide social, welfare, administrative services, recreational and cultural activities, and that serve the dispersed population of the villages in their area of influence.”

Implementing arrangement: the data was collected by G|Exponencial, a Colombian survey data collection and consulting Firm

Questions include personal characteristics of a respondent and the household, selected characteristics of property, tenure arrangement, security of property rights, possession of formal documents that confirm property rights.

For more details on the Prindex methodology see: Prindex. 2020. «Data use guide – Revision R I». <https://www.prindex.net/about/methodology>

2.0 IMPLEMENTATION OF PRINDEX DATA COLLECTION

As required by USAID, LFP instructed GLA to conduct a competitive procurement for the Prindex baseline survey data collection as opposed to direct contracting. Although this decision added up to five months to the original timeline, the competitive process allowed the testing of the local market in the search for the most suitable firms. Following its own procurement rules, GLA (with operational guidance from LFP) prepared a Request for Proposals (RFP) for a short-list of six highly qualified firms with a solid track record of similar assignments. The RFP release took place by late May 2020 at the height of the COVID-19 pandemic restrictions. Four firms acknowledged receipt of the package/confirmed interest in the selection process, and two firms forwarded questions. At the end of the bidding process in mid-June 2020, three firms submitted responsive technical and financial proposals that were evaluated by an expert panel of GLA staff, including a non-voting advisor from LFP.

After due consideration of various cost and Colombian tax circumstances, LFP and GLA agreed that the contract with the data collection firm selected (G|Exponencial) would be entered into directly by LFP. Early in July 2020, contract negotiations were aimed at clarifying some financial and technical aspects of the original proposal, primarily around COVID restrictions and related costs, and the deliverable table. In accordance with the guidance received from LFP, G|Exponencial submitted a new proposal by mid-July 2020 that GLA reviewed and found acceptable although with recommendations for an increase in the rural areas sample to ensure the survey would remain within the international and PRINDEX margin or error standard. The final G|Exponencial proposal of August 2020 reflected these recommendations.

Negotiations continued between LFP and G|Exponencial until an agreement was signed in late October 2020. This agreement provided for: (i) an increase in the number of municipalities to 12, as well as in the size of the rural sample to both maintain international standards and ensure a focus on the main LFP area for the tenure formalization - while also retaining the original urban sample in order to have a rural/urban comparator; (ii) addressing the physical/logistical characteristics of the municipalities selected; (iii) carrying out a full 'in-person' survey due to lack of proper cellphone coverage in many survey areas; and (iv) dealing with additional COVID-19 related requirements. Due to the upcoming December holidays, it was also agreed to defer full-fledged field work to the first quarter of 2021 and in the interim limit G|Exponencial's engagement to preparatory activities such as an initial test of the questionnaire in November 2020 in a rural area close to Bogota, together with the training of a team of up to thirty enumerators.

By mid-January 2021, the initial attempts to mobilize the G|Exponencial survey team to the ground found deteriorated security conditions that required a review of the operational procedures in place with the LFP security team (in Bogota and on the ground). An understanding was reached that required G|Exponencial to coordinate closely with the LFP security experts to receive proper guidance and support prior to the initiation or completion of any activity in areas where "yellow" (medium risk) or "red" (high risk) security flags had been raised by LFP Security personnel.

During survey implementation between February and April 2020, GLA continued supporting G|Exponencial with the survey's methodological design and the data collection process. This work involved the analysis of selected fieldwork issues connected with data collection to ensure a common understanding of the methodology, particularly of the questionnaire. Until the end of the data-collection process, some questions proved problematic for the enumerators and the target population. To address these issues GLA and G|Exponencial held a number of technical discussions over adjustments or clarifications to the questionnaire. GLA also reviewed G|Exponencial's draft enumerator manual,

suggested adjustments, and participated in enumerators' training sessions providing an introductory presentation on PRINDEX.

GLA remained in close contact with the LFP staff in charge of sub-task supervision to provide any technical inputs required, including the results of GLA's review of the intermediate deliverables of G|Exponencial. Timetables were adjusted as needed to meet contractual commitments. LFP and GLA also monitored the security conditions to ascertain potential impacts in terms of delays and cost-overruns. Fortunately, no major security issues materialized, and the groundwork proceeded despite the delays arising from the COVID emergency.

Joint GLA- G|Exponencial field work was conducted in selected municipalities: Carmen de Bolívar in March, and Puerto Lleras in April. GLA Statistical Data Analyst, Adriana Gaviria, joined the technical supervision activities of senior staff of G|Exponencial. These field trips allowed GLA to observe interviews taking place in rural and urban areas and make firsthand observations on the use of the questionnaire. Focus groups were also conducted with G|Exponencial's enumerators to gather observations on the questionnaire and receive feedback on the enumerator's preliminary project presentation to respondents, particularly around the standardization of the interview's initial pitch.

During the survey implementation period GLA performed continual quality control and advanced preliminary analysis of the available baseline data in accordance with international standards, producing initial findings based on the partial dataset review. In particular, GLA detected and communicated on systematic discrepancies in data quality among the individual enumerators that required re-training or replacement of the enumerators. GLA was also responsive to G|Exponencial's requests for guidance during the same period. In this context, GLA always emphasized the importance of the PRINDEX deep-dive to remain focused on comparability and quality assurance. After data collection was finalized, GLA and G|Exponencial held a meeting in mid-June to discuss lessons learned. A main output of this meeting was an aide-memoir of preliminary lessons learned prepared by GLA.

Based on the partial databases received, GLA also carried out a detailed quality assurance exercise with a specific set of recommendations provided to G|Exponencial for the delivery of the final dataset. Similarly, GLA assisted G|Exponencial in the review and feedback of a proposed final report outline. Fieldwork finalized successfully by end April 2021 and

immediately thereafter GLA mobilized the local and international resources required to conduct



analytical work on the data provided and final quality assurance checks to the full Prindex baseline data as only upon confirmation of satisfactory data quality could GLA proceed to the final analysis of the results. Among the detected data quality issues were inconsistencies in technical documentation and recordings of geographic coordinates of the land and housing property that belong to the respondents as well as some limitations in the procedures for calculation of sampling weights.

GLA received six different versions of the final dataset collected by G|Exponencial, the first version on July 3rd and the latest on September 17th.

Box 2. Summary of early Data Assessment Report

GLA received the complete baseline data on July 3. The data included 5227 observations with complete interviews. The following quality assurance checks were conducted by GLA to the dataset:

- Combine different Excel files in the software Stata;
- Check consistency between data values and the data dictionary;
- Check if the number of observations in each question corresponds to the skip patterns programmed for the questionnaire;
- Analyze the tenure classification of respondents; and
- Check if the geographical coordinates of the interviews correspond to the municipalities of the study.

Based on these checks, GLA identified 20 points that required clarification from G|Exponencial. These points include general questions, data inconsistencies, skip patterns and tenure classification.

Furthermore, GLA identified 76 observations (1.4% of the total) whose latitude and longitude coordinates do not correspond to the municipal geographical boundaries according to DANE.

The quality assurance checks conducted by GLA required additional technical discussions with G|Exponencial as initial checks showed minor adjustments or clarifications were required and raised critical concerns regarding the estimation of weights, cluster correlation and margin of errors. The findings from the quality assurance process were also used to improve the quality of data collection in the LFP comparison municipalities. After reviewing the statistical programming script developed by G|Exponencial, GLA approved the quality of the dataset conditional on subsequent adjustments to the estimations. The final adjustments were made by G|Exponencial and the final data set was received on October 15, 2021. This final revised dataset is the main source of final Prindex analysis and the findings and recommendations of this LFP Prindex Baseline Survey Analytical Report.

SECTION II: ANALYSIS AND RESULTS

3.0 PERCEPTIONS OF TENURE SECURITY

Secure property rights for land and housing are one of the key drivers of economic development, environmental protection and improvement, and social stability. It is likely to affect the development across multiple dimensions such as facilitating investments and improving productivity, reducing poverty and to improve inclusivity and justice (See Besly 1995, Deininger 2003, Lawry et al. 2017). Better protection of property rights requires both the consolidated efforts of national and local governments, as well as a clear picture of what the level of tenure security is, what are the most vulnerable groups and how effective are the policies and practices of land governance across the municipalities and departments.

The following portions of Section II of this report, present the key LFP Prindex Baseline Survey findings on the levels of tenure insecurity and security across the selected LFP municipalities as perceived by the local population, as well as the reasons for insecurity. It follows with information on possession of documentation that confirms the property rights and the reasons for not having documents. The last portion describes the baseline values of the LFP target indicators (LFP-6 and EG.10.4-8) and provides methodological details on how they were estimated with Prindex data.

Box 3. Definition of *cabecera municipal*, *centro poblado*, and *rural disperso* used in the LFP Prindex Study

For this study we used the DANE classification of the different types of land in Colombia: *cabecera municipal*, *centro poblado*, and *rural disperso*. *Cabecera municipal* is defined as an urban perimeter whose boundaries are established through agreements of the Municipal Council and where the administrative headquarters of the municipalities are located. In this report we refer to *cabecera municipal* as urban areas. *Centros poblados* are settlements of twenty or more adjacent dwellings organized in an urban manner: with roads and blocks. *Rural disperso* corresponds to the areas in which there are no concentrations of constructions and where the uses of land include agriculture, industry, protected natural zones and areas with no human development such as jungles, natural forests, mangroves, and lakes. As opposed to *centros poblados*, in *rural disperso* dwellings are disperse and their limits may be defined by natural features (e.g., rivers). Unless stated otherwise, in this report we refer to rural areas as the aggregation of *cabecera municipal* and *rural disperso*.⁷

3.1 INSECURITY LEVEL

As shown in Figure 2, 63% of the adult population in the ten LFP Prindex municipalities feel secure about their property rights for the main housing property and attached land⁸, which is close to the national average of 65% (as recorded by Prindex in 2018). However, two communities are standing out. In Cáceres only 38% of adults feel secure about their property rights which is significantly below the other municipalities. Cáceres, located in the Lower Cauca region was a high conflict area during the internal

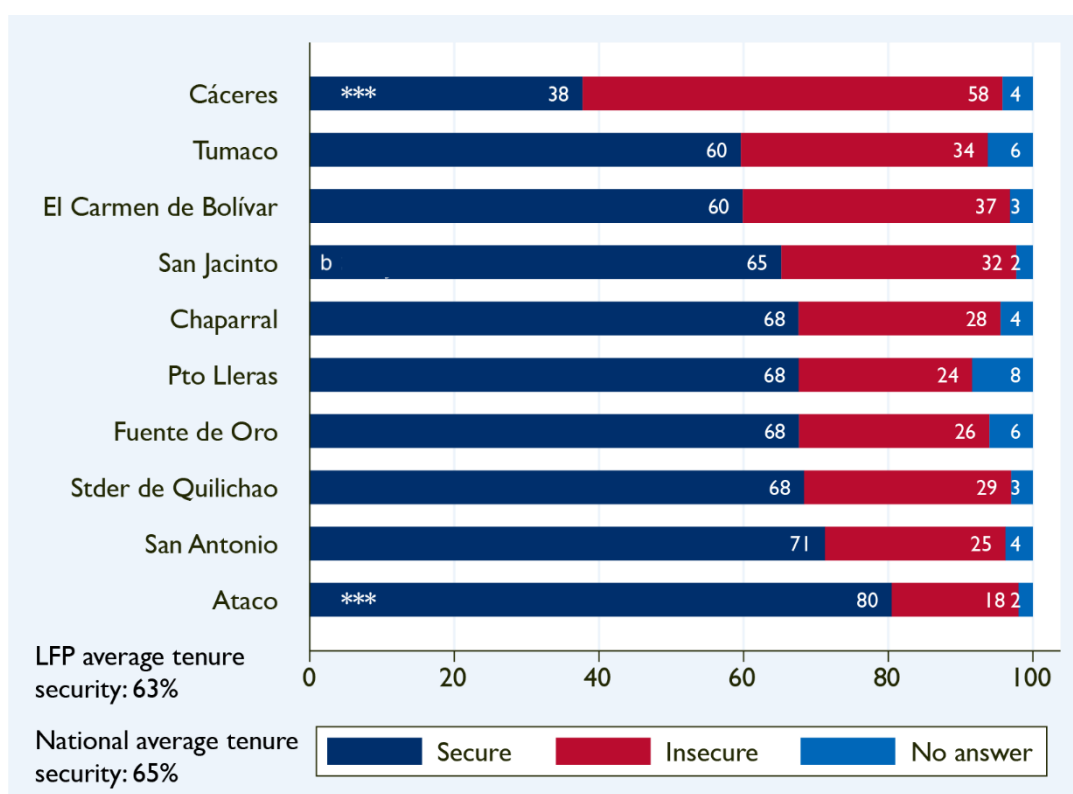
⁷ Departamento Administrativo Nacional de Estadística – DANE. 2018. *Censo Nacional de Vivienda y Población*. <https://www.dane.gov.co/index.php/estadisticas-por-tema/demografia-y-poblacion/censo-nacional-de-poblacion-y-vivenda-2018/informacion-tecnica>

⁸ For practical purposes, in this report the computation of averages for the LFP municipalities was done by attributing equal weight to each municipality, regardless of their population size. The logic behind this decision is that LFP's interventions are at the municipal level and will not vary according to the municipality's population size. However, attention should be paid for each municipality separately and end-line analysis may consider including additional weights proportional to the size of the municipality.

conflict that included massive displacement of the population⁹. On the other hand, 80% of the adult population of Ataco feel secure about their rights, which is significantly above the LFP and the national averages.

Correspondingly, Cáceres has the highest level of tenure insecurity (58%). About 4% of the respondents have not provided answers regarding their PTS, which is much lower than the national average of 11%. This reflects a higher quality of the collected data in comparison with previous studies. This decrease in the non-response rate in comparison with the previous studies translates into higher rates of reported insecurity. This finding may suggest that those people who do not answer the tenure security questions are more likely to feel insecure and that the reported levels of insecurity are likely to be on the lower band of the true value of insecurity. The highest level of non-responses is recorded in Puerto Lleras (8%).

FIGURE 2: TENURE SECURITY IN LFP PILOT MUNICIPALITIES



Difference is statistically significant:
* - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

3.2 REASONS FOR INSECURITY

As about 33% of adults in the LFP Prindex municipalities feel insecure about their property rights (see Figure 2), the reasons for insecurity provide a guidance for policy intervention and LFP program activities to improve tenure security. The structure and strength of the reasons for insecurity in individual municipalities is very different from the national averages.

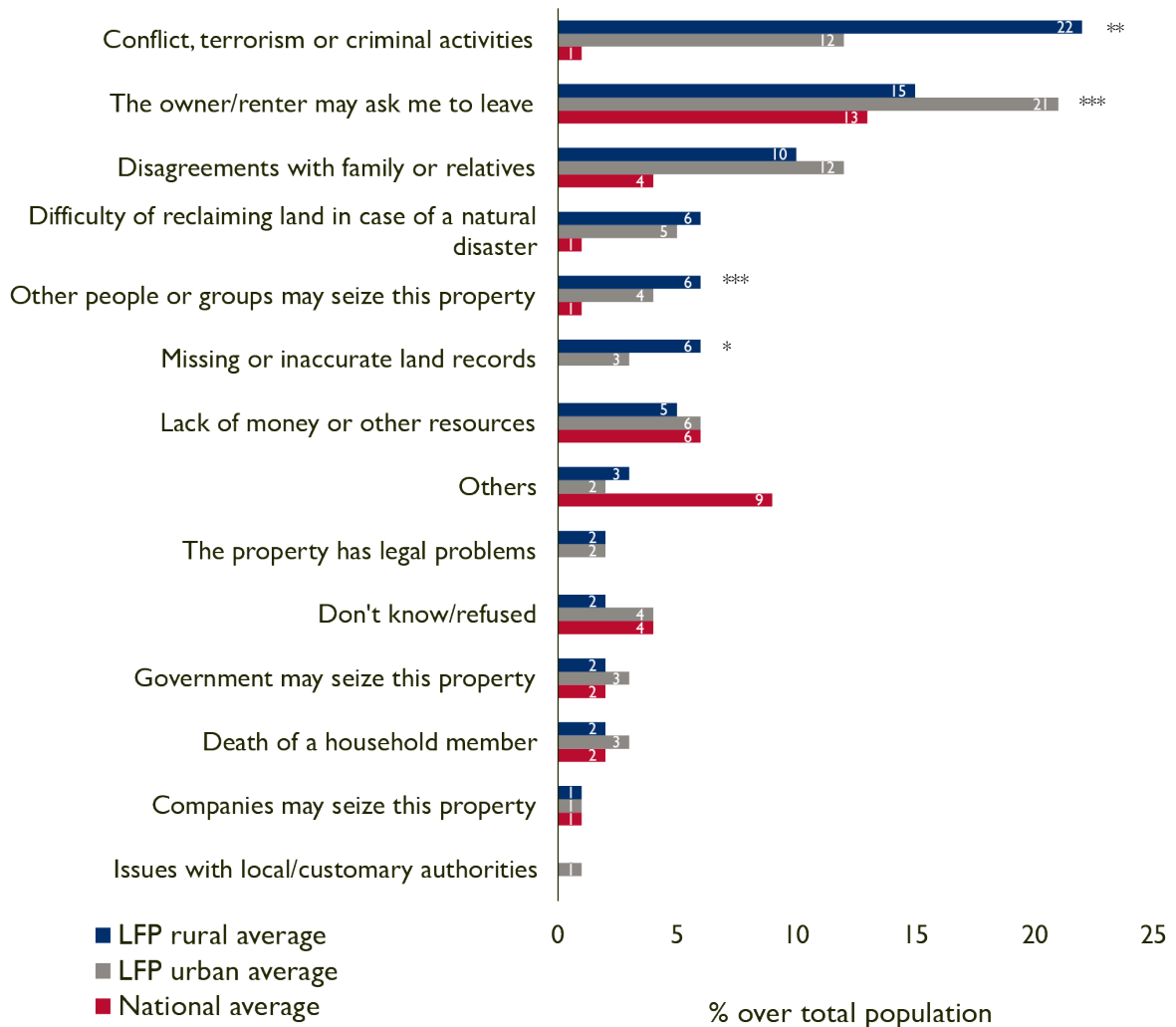
⁹ As of October 31st, 2021, the Victims' Unit reports a total of 32,184 victims of forced displacement in Cáceres. For more information, see: <https://www.unidadvictimas.gov.co/es/registro-unico-de-victimas-ruv/37394>.

The top reason for insecurity (reported by 19% of adults) is that the owner or renter of the property may ask the respondent to leave (Figure 3). This number is significantly higher than the national average of 13%. This difference might be driven by the fact that the structure of tenure in the LFP Prindex municipalities is different from the national average. As is explained in section 3.1 below, in the LFP Prindex municipalities 51% of adults are living in and using a property that belongs to other family members (compared with 32% on average in Colombia). Further, the rental market is underdeveloped with only 11% of adults living in the rented houses (compared with 28% on average at the country level). The fact that about 11% of respondents report a disagreement with family members as the third most common reason for insecurity (compared with 4% at the national level) confirms the above statement – respondents may live in a family owned or rented property as they may lack affordable and safer alternatives. The high cost and complexity of divorce/separation settlements and of succession/estate liquidation processes may explain this level of uncertainty within the members of the same family.

The second most reported reason for tenure insecurity was the armed conflict, terrorism, or criminal activities. This differs from the national Prindex data. About 15% of adults have reported that the armed conflict, terrorism or criminal activities is a source of tenure insecurity. For comparison, less than 1% of adults nation-wide have mentioned these reasons. Figure 3 also shows that there are some significant differences across urban and rural areas. In particular, in the rural areas there is a higher threat of conflict, terrorism and criminal activities (22% compared with 12%), more people fear that other people may seize the property (6% compared with 4%), and more people perceive tenure insecurity because of missing or inaccurate land records (6% compared with 3%). In the urban areas more people fear that the owner may ask them to leave (21% compared with 15%).

Nonetheless, there is wide variation across the municipalities. While El Carmen de Bolívar and Tumaco are close to the LFP average of 15%, Cáceres stands out as a particularly insecure location: more than 60% of respondents point to the conflict, terrorism, or criminal activities as a reason for insecurity thereby confirming the population exposure to the worst of the internal conflict. The population of Cáceres is also more vulnerable in case of a natural disaster. In this municipality one out of four persons believe they would have difficulties reclaiming land if they had to leave due to a natural disaster (compared with 6% on average in the LFP municipalities and 1% in Colombia) (Figure 4). About 4% of respondents point to the lack documents confirming the property rights as a reason for insecurity. The national average for this reason is below 1%.

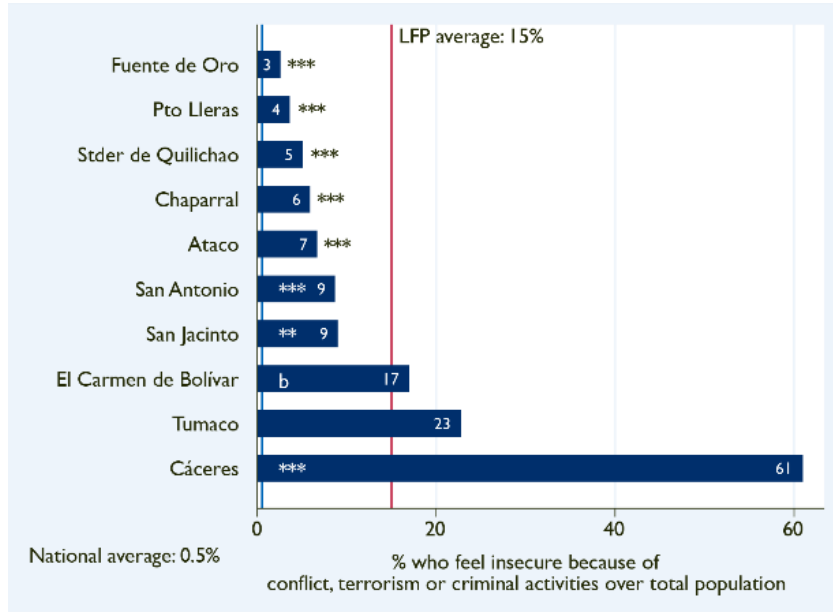
FIGURE 3: REASONS FOR INSECURITY



Difference across urban and rural areas in LFP pilot municipalities is statistically significant:
 * - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

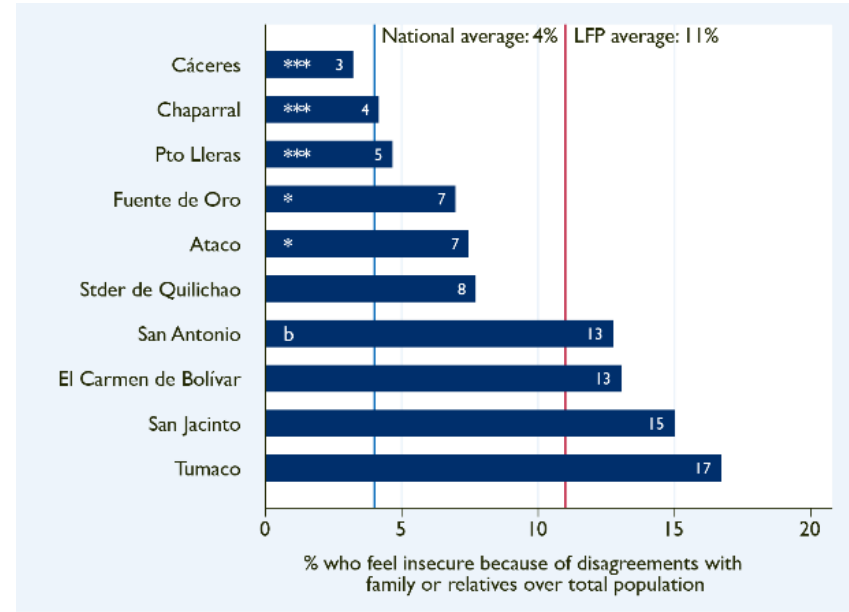
FIGURE 4: REASONS FOR INSECURITY ACROSS LFP MUNICIPALITIES

Conflict, terrorism, or criminal activities



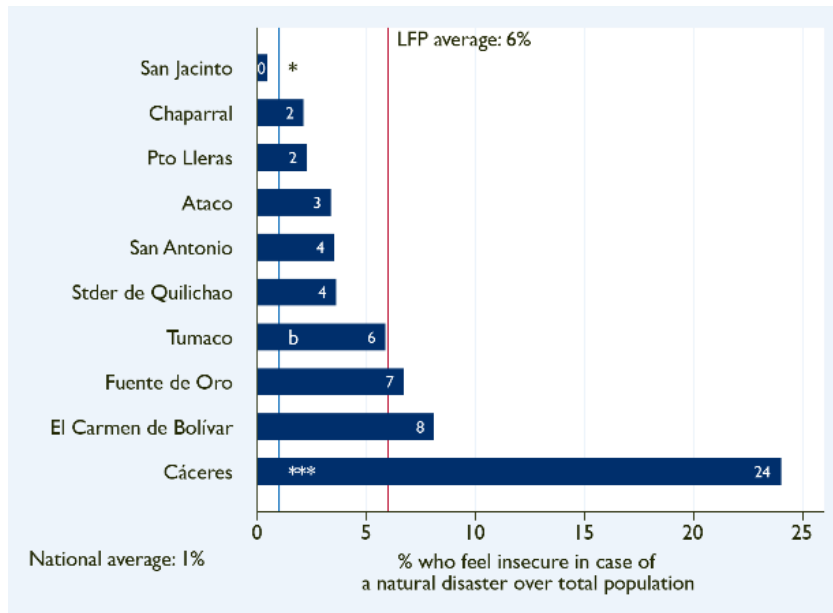
Difference is statistically significant:
* - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

Natural disaster



Difference is statistically significant:
* - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

Disagreements with family or relatives



Difference is statistically significant:
 * - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

Box 4. Formal and informal documents considered for the LFP Prindex Baseline survey

Formal documents: Title deed, Deed of contract, Survey plan, Certificate of customary ownership, Certificate of occupancy/possession rights, Certificate of hereditary acquisition, registry certificate, Sales deed, Registered lease agreement, Rental contract.

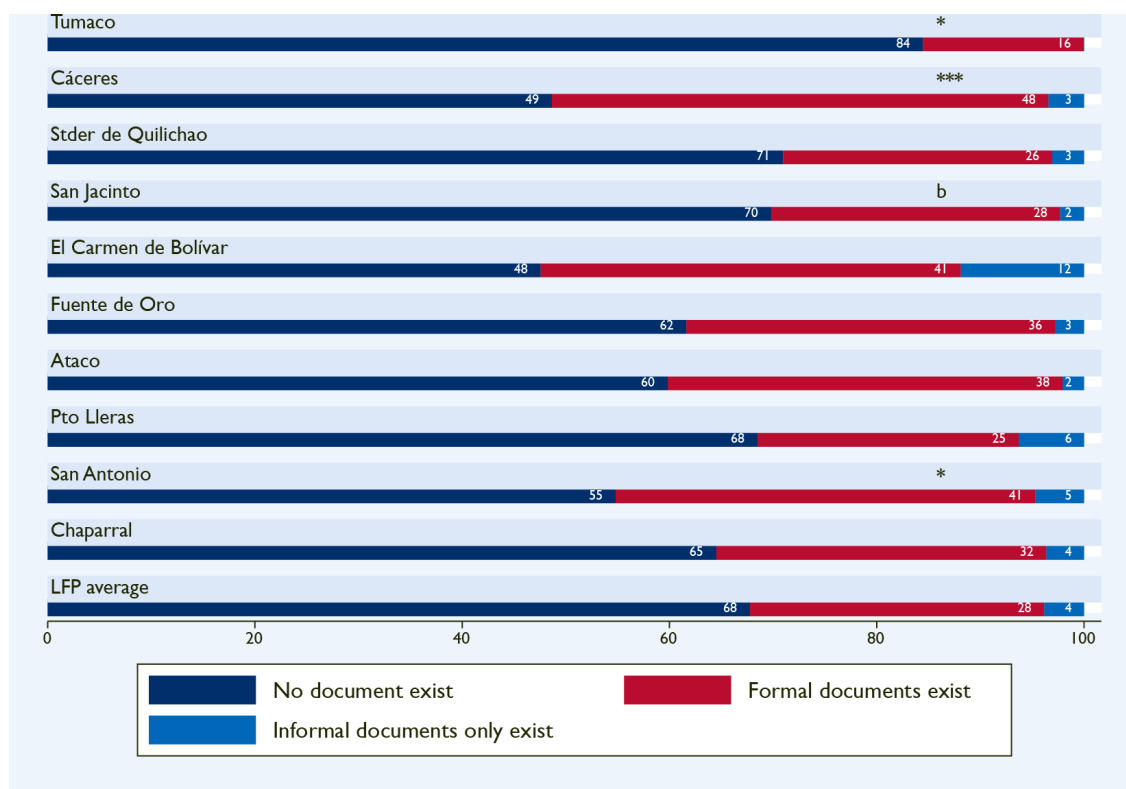
Informal documents: Property tax receipt, Utility bills.

3.3 DOCUMENTATION

On average, the share of respondents who possess formal documentation (see Box 4) confirm property rights in the LFP Prindex municipalities is half that of the country average (28% compared with 57% nationally). However, the most vulnerable municipality, Cáceres, has some of the highest level of formal documents possession among the LFP municipalities (48%). This may reflect the fear of recurrent violence in the region that before the Peace Accord five years ago made quite uncertain even the most secure rights. The high levels of formalization in Cáceres could also be a result of previous regularization efforts led by the regional government of Antioquia in partnership with the United Nations Office on Drugs and Crime (UNODC).¹⁰ However, further research is needed to assess the previous formalization efforts in the LFP Prindex municipalities prior to the LFP Prindex baseline. In contrast, Tumaco stands out as a municipality with the lowest frequency of document possession, as the vast majority of the population (84%) reported not having any kind of document that confirms their property rights (Figure 5). The particular circumstances of land tenure security in afro-Colombian communities would have to be further investigated.

¹⁰ UNODC. 2013. «Formalización de tierras del desarrollo alternativo en Antioquia». Available at: <https://www.unodc.org/colombia/es/press/diciembre/tierrasmedellin.html> .

FIGURE 5: PREVALENCE OF DOCUMENTATION CONFIRMING THE PROPERTY RIGHTS IN LFP PILOT MUNICIPALITIES



Difference is statistically significant:

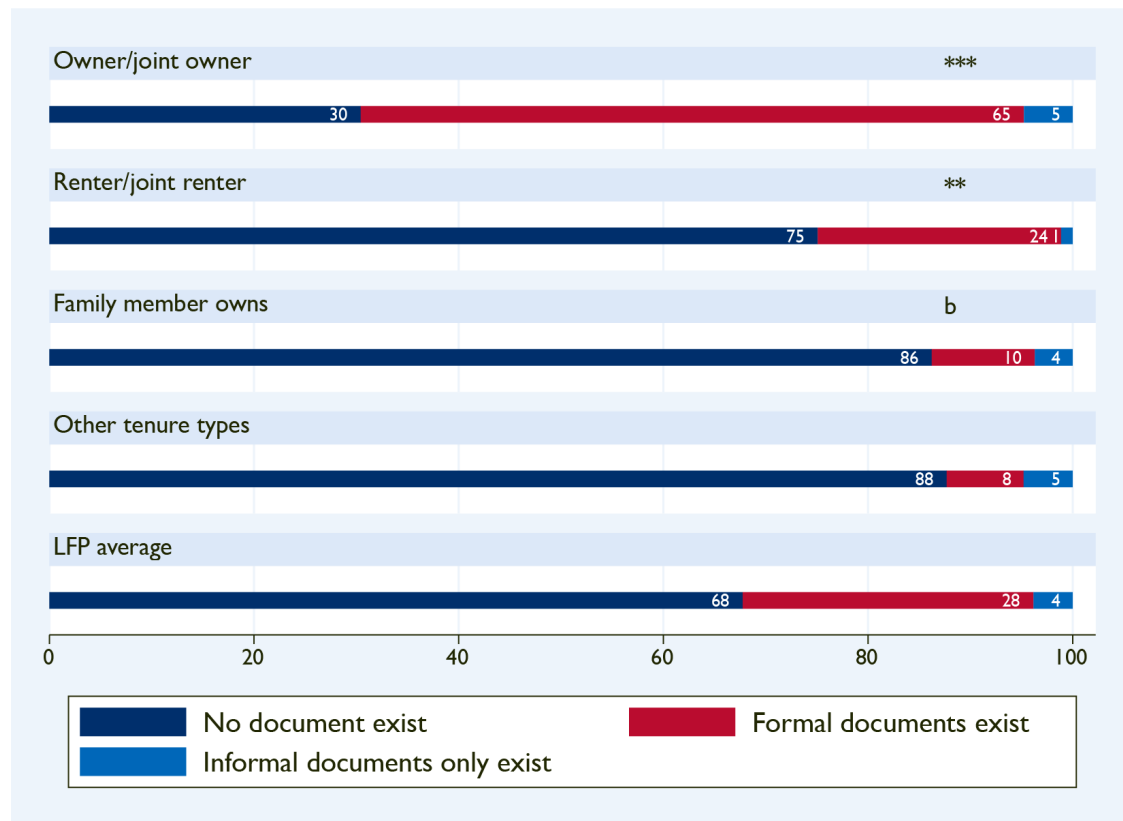
* - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

The prevalence of formal documents varies across the tenure types. As shown in Figure 6, most owners (65%) have formal documents that confirm their property rights. In contrast, only one out of four renters do. The lowest level of formal documentation (one in ten people) is observed among those living in the property that belongs to other family members or under other tenure arrangements.¹¹ Similarly, the reasons for not having documents are different across the tenure types. The most common reasons mentioned by owners are related to: (i) the financial costs of receiving the documents (13%); (ii) difficulties/effort related to understanding the process (10%); and (iii) not having the paperwork to get the documents (9%), most likely associated with marital property arrangements or estates. Instead, the most common reason for not having formal documents mentioned by renters and those living in other tenure types has to do with informal arrangements either with owners who did not make a contract (48%) or trust agreements with family and friends (28%). Finally, most of the people who live in properties owned by family members believe that they don't need documentation in view of the family ties with the owner (70%) (Figure 7). Respectively, different types of program activities will be required to increase the level of formalization for each type of tenure arrangement. While rental agreements may be verbal or informally written (meaning no major costs involved) tenure arrangements related to marital, or estate property require public deeds and registration which involve significant costs (lawyers/notaries fees) and taxes that most parties try to avoid at the expense of tenure security.

¹¹ The category of "other tenure types" (12.5% of total observations) groups those who reported living with or without the owner's permission and other informal arrangements.

The widely held belief that family connections may be enough to ensure tenure provides a false sense of security that may be broken at the first family dispute or disagreement.

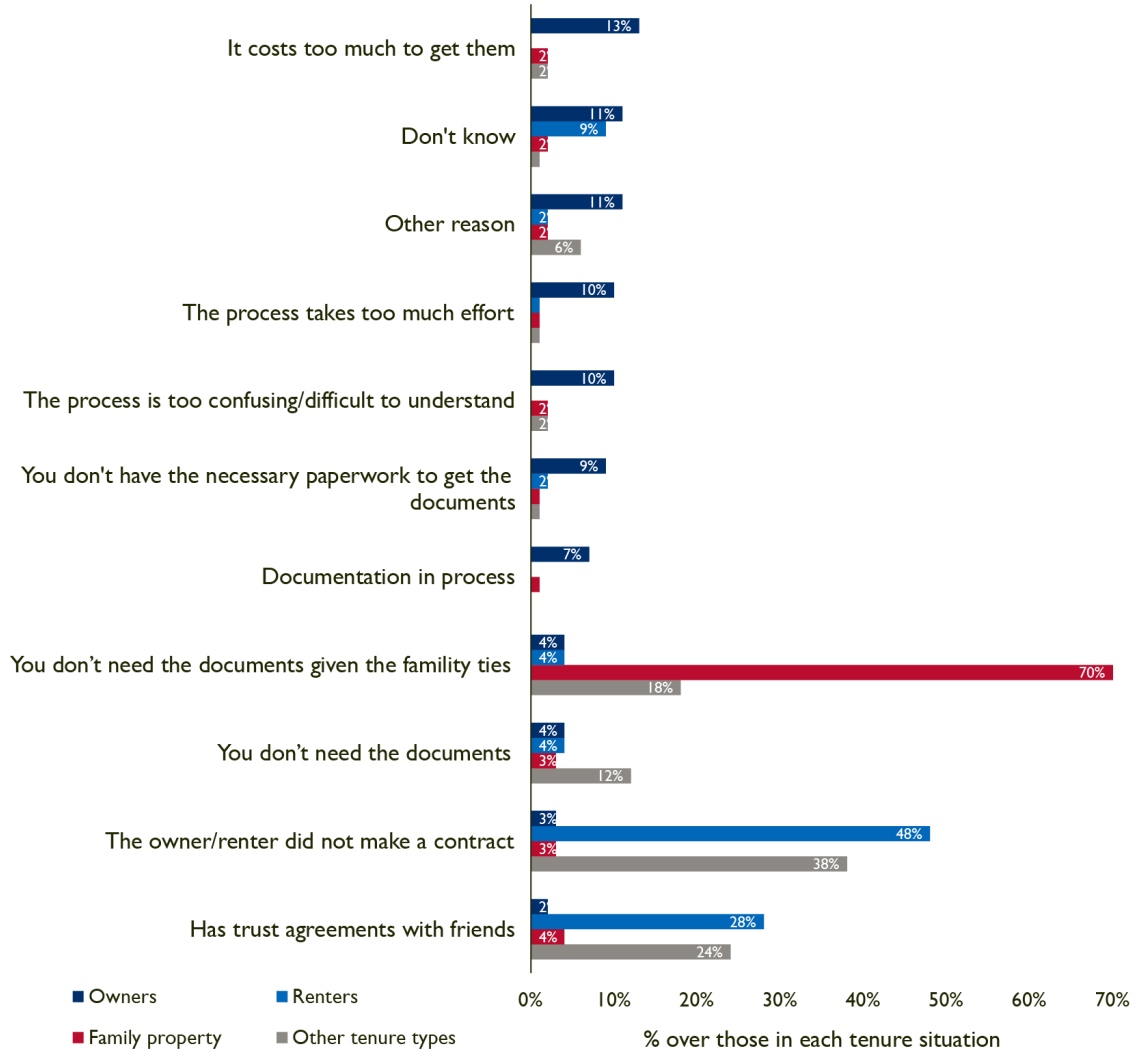
FIGURE 6: PREVALENCE OF DOCUMENTATION ACROSS TENURE TYPES



Difference is statistically significant:

* - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

FIGURE 7: REASONS FOR NOT HAVING DOCUMENTS



3.4 LFP TARGET INDICATORS

3.4.1 Custom Indicator LFP-6

The LFP-6 indicator is defined as “the proportion of households who perceive their tenure rights to land or marine areas as secure as a result of USG assistance”¹². The baseline value of LFP-6 indicator is estimated with Prindex data based on the methodological assumptions described in Box 5 below.

¹² Per “Indicadores Percepcion Seguridad Tenencia Tierra LFP6-EG/04-8” shared by the LFP Monitoring, Evaluation, and Learning (MEL) team to GLA via email on May 28th, 2021.

Box 5. Methodological assumptions for estimation of the baseline value of LFP-6 indicator with Prindex data

1. All household members have secure property rights for land if a randomly selected household member feels secure about the land and housing property that she/he has rights to (e.g., there are no sources of insecurity inside or outside the household for any type of property).
2. The baseline estimation of the LFP-6 indicator is defined as the number of households who perceive that it is very likely or unlikely that they could lose the right to live in or use the property they live at against their will. As such, it is based on 5227 observations.
3. The total effect of the USG assistance is considered by assessing tenure security of the entire population of the LFP Prindex municipalities that meets the above criteria. This approach allows capturing both direct and indirect effects from all LFP activities which could be via a spillover of formalization on other members of household or on other members of the local communities, via improvements in quality of land governance or via increase in confidence and awareness of total population about their property rights and how to protect them. The value of the LFP-6 indicator for the LFP Prindex municipalities is contrasted with the value in the control municipalities. It is assumed that the effect of LFP activities does not affect the population outside the LFP Prindex municipalities.
4. The level of tenure security in the LFP and control municipalities would follow the same trend if there is no effect of the USG assistance, which would allow to estimate the impact of the assistance at the end of LFP implementation based on the end-line Prindex data sample.

At the baseline, the LFP-6 is equal to the percentage of respondents in LFP Prindex municipalities who feel secure about their property rights over the total number of respondents. The end line estimation of this indicator will be based on the same applications of Prindex methodology in both LFP Prindex and control^{13,14} municipalities in Year 5 of LFP implementation. The effect of USG assistance should be computed as a difference between the control and selected municipalities in terms of evolution of the LFP-6 indicator between the baseline and the end line points (i.e., Differences in Differences estimator of impact).¹⁵

As was shown in Figure 2 (See Section 3.0), on average six out of ten households perceive their tenure rights as secure in the LFP Prindex municipalities.¹⁶

As discussed in Section 3.0 of this report, two communities stand out: in Cáceres only 38% of adults feel secure about their property rights which is significantly below the other municipalities, whereas 80% of the adult population of Ataco feel secure about their rights, which is significantly above the LFP and the national averages. The relatively high risk of losing property rights due to conflict, terrorism or criminal

¹³ The LFP baseline report is based on data collected in ten municipalities targeted for the implementation of the LFP Program. Aside from these LFP Prindex municipalities, a set of "control" municipalities were selected. These control municipalities are similar to the LFP Prindex municipalities but will not be part of the implementation of tenure formalization and land titling activities. Control municipalities are important for monitoring and evaluation purposes, as they serve as a reference point and - with appropriate statistical techniques - can provide information on what could have happened in the LFP municipalities if they had not received the program (i.e., counterfactual).

¹⁴ Baseline data was collected in the control municipalities of Zaragoza (Department of Antioquia), Puerto López (Department of Meta), San Juan Nepomuceno (Department of Bolívar) and Tolviejo (Department of Sucre) as part of the ILRG Prindex experiment. At the time of writing this report the data from the ILRG Prindex Experiment is in final quality assurance checks and this analysis will be presented in a related but separate report prepared by GLA for Tetra Tech.

¹⁵ For a more detailed explanation of the Differences in Differences methodology see: Moffitt, Robert. 1991. «Program Evaluation With Nonexperimental Data». *Evaluation Review* 15 (3): 291-314. <https://doi.org/10.1177/0193841X9101500301>.

¹⁶ For the 10 LFP municipalities: standard error 2.1; 95% confidence interval [61.8; 64.4]. For the 9 Formalization municipalities: standard error 0.7; 95% confidence interval [61.5; 64.3].

activities in Cáceres (see Figure 4) might explain why only 38% of the population in this municipality perceives their tenure as secure - despite having the highest level of possession of the formal documents among the LFP Prindex municipalities (48% compared with 28% on average in the LFP Prindex municipalities; see Figure 5). This finding is relevant for LFP implementation as it suggests that regions like Cáceres would benefit from establishing a stronger physical security before making efforts to strengthen the property rights with further regularization or any alternative arrangement to supersede the strong impact of the conflict years on the population's perception.

Table 1 below presents the baseline values for the LFP-6 indicator across the LFP Prindex municipalities and the disaggregation for this indicator by location (urban and rural) and gender (male and female) for each municipality. Table 2 presents the disaggregation by tenure types for each municipality.

TABLE 1: LFP-6 CUSTOM INDICATOR* ACROSS MUNICIPALITIES, LOCATION AND SEX

*% of households who feel secure about their property rights over the total number of surveyed households. *Standard errors* reported in parenthesis below each disaggregation.

Municipality	LOCATION		SEX		TOTAL
	Cabecera Municipal	Centros Poblados y Rural Disperso	Male	Female	
Tumaco	61.7 (7.4)	42.9 (3.8)	60.0 (10.0)	59.4 (8.7)	59.6 (6.6)
Cáceres	45.0 (5.1)	35.3 (3.5)	37.4 (3.8)	38.1 (4.3)	37.7 (2.9)
Snder de Quilichao	67.4 (5.1)	69.4 (3.0)	76.7 (3.5)	61.9 (4.5)	68.4 (3.0)
San Jacinto	66.3 (4.1)	56.6 (3.6)	71.5 (5.0)	58.7 (5.5)	65.2 (3.7)
El Carmen de Bolívar	59.4 (5.4)	61.2 (3.3)	69.7 (4.7)	51.4 (6.0)	59.9 (4.1)
Fuente de Oro	70.0 (4.2)	63.4 (3.1)	68.6 (4.1)	66.7 (4.3)	67.7 (3.0)
Ataco	81.0 (4.2)	80.2 (2.4)	83.3 (2.5)	77.2 (3.5)	80.5 (2.1)
Pto Lleras	65.1 (4.9)	69.9 (3.2)	69.2 (3.8)	66.1 (4.3)	67.6 (2.9)
San Antonio	61.7 (5.0)	78.6 (2.4)	73.9 (3.4)	68.7 (4.0)	71.3 (2.7)
Chaparral	63.2 (4.9)	76.2 (2.7)	60.2 (4.8)	74.5 (4.4)	67.6 (3.4)
LFP average	63.1 (3.1)	63.1 (1.4)	67.0 (2.6)	60.0 (3.2)	63.1 (2.1)
Formalization municipalities¹⁷ average	63.1 (3.1)	62.4 (1.4)	66.8 (2.7)	59.8 (3.3)	62.9 (2.2)

¹⁷ This average corresponds to the nine municipalities which will be part of the mass formalization and municipal land offices: Ataco (Tolima), Cáceres (Antioquia), Chaparral (Tolima), El Carmen de Bolívar (Bolívar), Fuente de Oro (Meta), Puerto Lleras (Meta), San Jacinto (Bolívar), Santander de Quilichao (Cauca), Tumaco (Nariño). Thus, the municipality San Antonio (Tolima) is not included in these estimations.

TABLE 2: LFP-6 CUSTOM INDICATOR* ACROSS TENURE TYPES

*% of households who feel secure about their property rights over the total number of surveyed households. *Standard errors* reported below each disaggregation.

MUNICIPALITY	TENURE TYPES				TOTAL
	Owner	Renter	Lives in family property	Other	
Tumaco	65.6 (7.5)	37.8 (19.8)	61.8 (9.6)	39.6 (18.6)	59.6 (6.6)
Cáceres	34.9 (4.1)	29.8 (7.5)	44.8 (5.3)	30.8 (7.9)	37.7 (2.9)
Snder de Quilichao	79.7 (4.1)	47.9 (9.0)	75.9 (3.6)	38.3 (9.9)	68.4 (3.0)
San Jacinto	76.2 (5.2)	30.4 (14.0)	66.0 (5.6)	38.4 (11.0)	65.2 (3.7)
El Carmen de Bolívar	75.0 (6.2)	17.6 (9.9)	56.2 (5.6)	49.0 (11.2)	59.9 (4.1)
Fuente de Oro	82.0 (4.0)	41.1 (8.4)	69.8 (4.7)	54.3 (8.0)	67.7 (3.0)
Ataco	87.7 (2.5)	58.3 (11.9)	81.3 (3.2)	50.3 (9.9)	80.5 (2.1)
Pto Lleras	85.5 (3.7)	50.7 (9.7)	66.0 (5.1)	50.6 (6.1)	67.6 (2.9)
San Antonio	79.2 (3.8)	36.3 (9.0)	71.7 (4.0)	72.1 (8.8)	71.3 (2.7)
Chaparral	85.2 (4.5)	37.1 (9.9)	68.1 (5.1)	59.4 (9.9)	67.6 (3.4)
LFP average	73.1 (2.4)	39.0 (6.5)	64.8 (3.4)	44.4 (4.9)	63.1 (2.1)
Formalization municipalities¹⁸ average	73.0 (2.5)	39.0 (6.7)	64.6 (3.5)	43.8 (5.0)	62.9 (2.2)

¹⁸ This average corresponds to the nine municipalities which will be part of the mass formalization and municipal land offices: Ataco (Tolima), Cáceres (Antioquia), Chaparral (Tolima), El Carmen de Bolívar (Bolívar), Fuente de Oro (Meta), Puerto Lleras (Meta), San Jacinto (Bolívar), Santander de Quilichao (Cauca), Tumaco (Nariño). Thus, the municipality San Antonio (Tolima) is not included in these estimations.

3.4.2 Indicator EG.10.4-8

The EG.10.4-8 indicator “measures the number of adults participating in a USG-funded activity designed to strengthen land or marine tenure rights who perceive their tenure rights as secure as a direct result of USG assistance”¹⁹. It is assumed that the entire adult population of the LFP Prindex municipalities participate in the USG-funded activities directly or indirectly (e.g., by benefiting from the better quality of land governance in the municipality). According to the definition of the EG.10.4-8 indicator, adults who perceive their tenure as secure before the intervention constitute the baseline.

The estimation of the value of EG.10.4-8 is provided by multiplication of the population estimates in each municipality in 2021 - when the Prindex baseline data was collected - by the proportion of adults who feel secure about their tenure in the LFP Prindex municipalities. The population estimates used for the EG.10.4-8 indicator are based on the official data published by the Colombian National Administrative Department of Statistics (DANE in Spanish).²⁰

Table 3 presents the disaggregation for this indicator by location (urban and rural) and gender (male and female) for each municipality.²¹ In 2021, about 254,070 adults perceive their tenure rights to land as secure across ten LFP Prindex municipalities.²²

¹⁹ Per “Indicadores Percepcion Seguridad Tenencia Tierra LFP6-EG104-8” shared by the LFP MEL team to GLA via email on May 28, 2021.

²⁰ Departamento Administrativo Nacional de Estadística – DANE. 2020. «Serie nacional de población por área, para el periodo 2018 – 2070». <https://www.dane.gov.co/index.php/estadisticas-por-tema/demografia-y-poblacion/proyecciones-de-poblacion>

The GLA team decided to estimate the indicator using data from DANE because population estimates based on census should produce more precise data than survey data. Nonetheless, expanded values from the survey should yield the same results, as the calibration of the weights was done using DANE population estimates.

²¹ As there is no census data on population size with respect to tenure type, breaking down the indicator by this variable is not informative and therefore this disaggregation is not included.

²² For the 10 LFP municipalities: standard error 5335; 95% confidence interval [249230; 259715]. For the 9 Formalization municipalities: standard error 5452; 95% confidence interval [242884; 253942].

TABLE 3: EG.10.4-8 INDICATOR* ACROSS MUNICIPALITIES LOCATION AND SEX

*Number of adults who perceive their tenure rights to land or marine areas as secure.

Standard errors reported below each disaggregation.

Municipality	LOCATION		SEX		TOTAL
	Cabecera Municipal	Centros Poblados y Rural Disperso	Male	Female	
Tumaco	35589 (2625)	46947 (1769)	48202 (3555)	50883 (1918)	99948 (6588)
Cáceres	1808 (92)	4930 (173)	3454 (175)	3333 (117)	6880 (201)
Snder de Quilichao	26241 (1332)	29542 (884)	30041 (1525)	26639 (797)	55746 (1692)
San Jacinto	9814 (405)	1282 (47)	6220 (257)	4931 (179)	11127 (413)
El Carmen de Bolívar	21314 (1145)	7863 (263)	17718 (952)	12090 (404)	29410 (1208)
Fuente de Oro	3487 (147)	2236 (70)	2977 (126)	2824 (88)	5800 (172)
Ataco	2773 (116)	7031 (168)	5426 (226)	4371 (104)	9770 (206)
Pto Lleras	1729 (85)	2933 (94)	2559 (126)	2074 (66)	4658 (134)
San Antonio	1870 (93)	4215 (101)	3269 (163)	2715 (65)	5930 (160)
Chaparral	12932 (627)	10651 (293)	10503 (510)	12607 (346)	23488 (788)
LFP Total	117299 (3636)	136770 (1915)	133490 (4138)	122428 (1714)	254070 (5335)
Formalization municipalities²³ average	115429 (3611)	132555 (1868)	130222 (4073)	119712 (1687)	248140 (5452)

²³ This average corresponds to the nine municipalities which will be part of the mass formalization and municipal land offices: Ataco (Tolima), Cáceres (Antioquia), Chaparral (Tolima), El Carmen de Bolívar (Bolívar), Fuente de Oro (Meta), Puerto Lleras (Meta), San Jacinto (Bolívar), Santander de Quilichao (Cauca), Tumaco (Nariño). Thus, the municipality San Antonio (Tolima) is not included in these estimations.

4.0 INSECURITY ACROSS TENURE TYPES

The most important factor associated with the rate of tenure security in a country or region is the distribution of tenure types. Of the seven types of tenure arrangement considered by Prindex, the top three (owners and joint owners, renters and joint renters, and those in family-owned homes) are discussed in this report in more details. Other tenure arrangements (which include residing with permission, residing without permission, collective rights, other and unclear or unconfirmed) make up about 7% of responses in the LFP Prindex municipalities and 14% at the national level.

The first section of this chapter presents the distribution of tenure types across the LFP Prindex municipalities and compares it with the national distribution (as recorded by Prindex in 2018). It is followed by the analysis of tenure insecurity across tenure types.

4.1 DISTRIBUTION OF TENURE TYPES

The structure of tenure in the LFP Prindex municipalities is different from the national distribution. Figure 8 shows that 51% of adults in the LFP Prindex municipalities are living in and using the property that belongs to other family members; in Colombia this proportion is equal to 32%. Ownership is the second most frequent tenure type in the LFP Prindex municipalities with 31% of respondents reporting this arrangement. This share is larger than the national average of 26%. The survey results demonstrate that the rental market is underdeveloped in the LFP Prindex municipalities with only 11% of adults living in the rented houses (compared with 28% on average at the country level). A similar structure of tenure is observed in other parts of the world affected by conflicts and violence. Individuals with more flexible tenure arrangements (rental or the use of family property) tend to move out the insecure areas leaving owners behind (See Pantuliano, 2009).

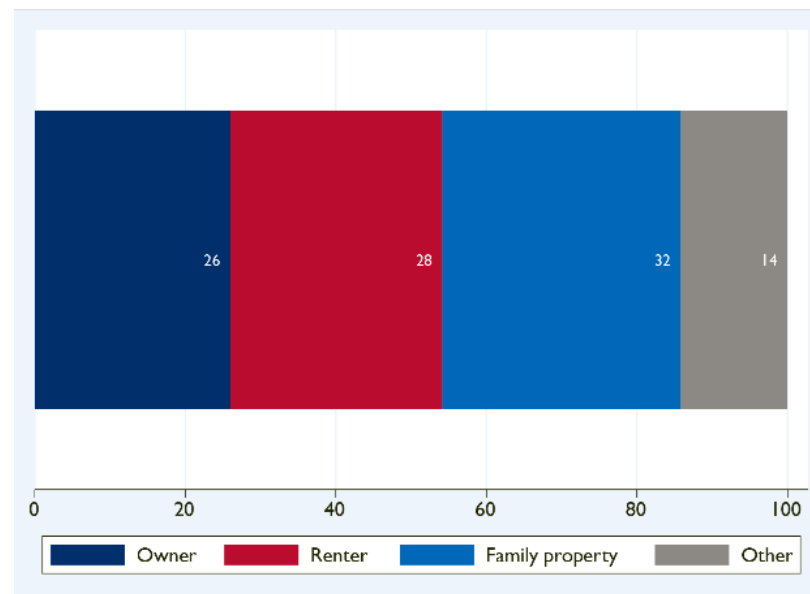
Ataco and Cáceres have relatively high levels of ownership (38% and 40%, respectively) compared to the LFP average (Figure 8, left panel). It is interesting to note that Ataco and Cáceres, are the two municipalities with similar tenure structures, have significantly different levels of tenure security (see Figure 2). This result suggests that tenure insecurity in Cáceres is driven by context factors - such as conflict violence - rather than by tenure structure.

FIGURE 8: DISTRIBUTION OF TENURE TYPES ACROSS LFP MUNICIPALITIES

LFP Prindex Baseline



Prindex Colombia (2018)



Difference is statistically significant:

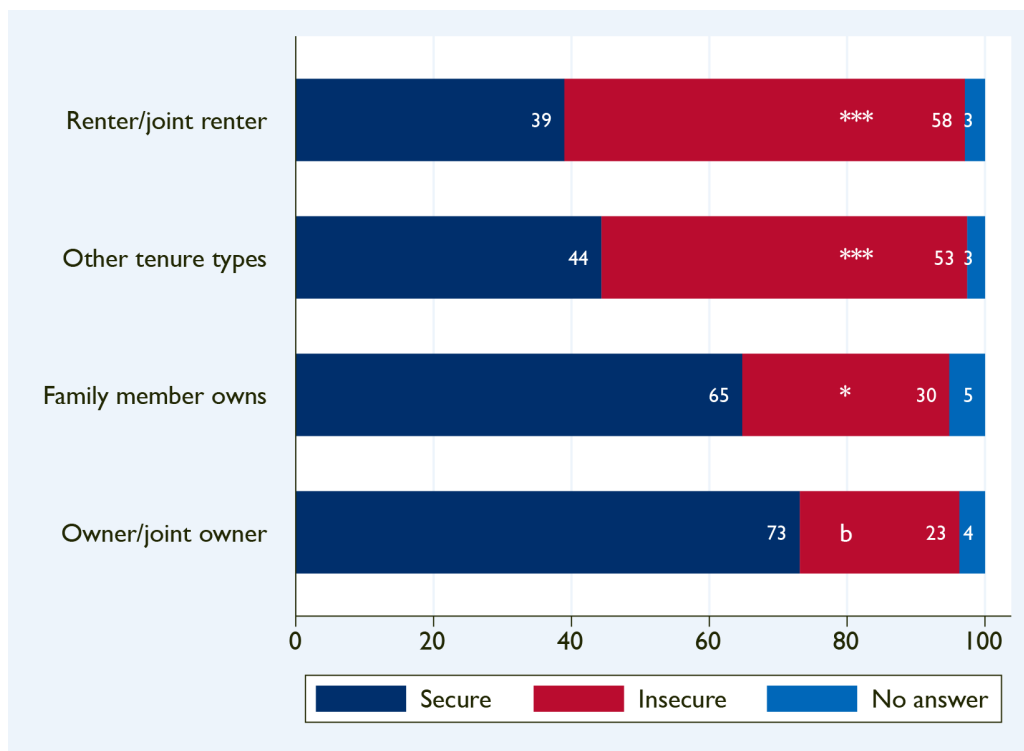
* - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

4.2 INSECURITY ACROSS TENURE TYPES

The distribution of insecurity and the reasons explaining it across the tenure types may guide the policy and programmatic efforts for increasing tenure security. Prindex findings suggest that tenure insecurity varies across tenure types in the LFP Prindex municipalities. As expected, the lowest level of insecurity is observed among the owners (23%), followed by those living in properties owned by family members (30%), a significantly less secure arrangements in legal terms that nevertheless inspires more trust in closely-knit communities where family connections are still critical. Insecurity is significantly higher for other tenure types (53%) and renters (58%) (Figure 9).

Furthermore, reasons for tenure insecurity vary significantly across the tenure types. For owners, the most common reasons for insecurity are conflict, terrorism, or criminal activities (24%), natural disasters (10%), property seizure (8%) and inaccurate or missing land records (7%). Most renters (70%) fear that the owner will ask them to leave and the second most common reason among renters is lack of money or resources (12%). Limited awareness about the legal protection of renters under standard regulations for automatic extension of housing contracts with limited rent increases, as well as special purpose regulations to cope with the COVID emergency may explain these perceptions. As expected, the most common reason among those living in properties owned by family members is disagreements with family or relatives (17%). Finally, most people living under other informal arrangements (58%) fear that the owner asks them to leave (Figure 10).

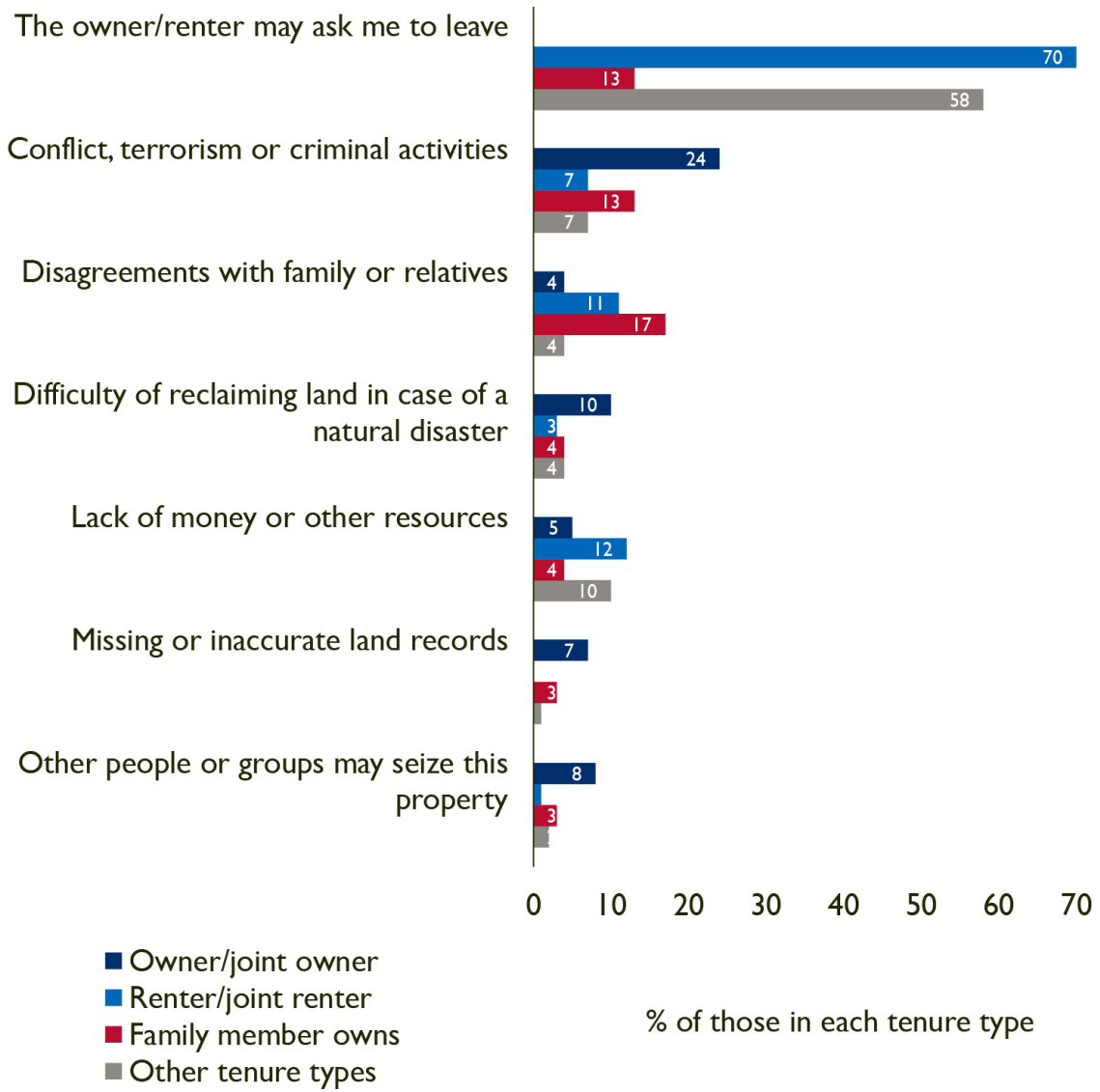
FIGURE 9: SECURITY AND INSECURITY ACROSS TENURE TYPES



Difference is statistically significant:

* - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

FIGURE 10: REASONS FOR INSECURITY ACROSS TENURE TYPES



5.0 PROPERTY TYPES

Characteristics of land and housing property is often treated as an outcome of previous investment decisions driven among other factors by PTS. Thus, observing the changes in property characteristics over time may inform us about the changes in tenure security and investment behavior. The sections below provide a description of key characteristics of housing and land property in the LFP Prindex municipalities at the baseline of the LFP implementation.

The first section describes the proportion of properties with land attached across the LFP Prindex municipalities and the respective land uses. The next section focuses on the types of wall and roof materials. Finally, the last section discusses the access to basic infrastructure, namely latrine, garbage pickup, supply of water and electricity, as well as internet and telephone connectivity.

5.1 LAND ATTACHED AND USES

Approximately one in three people in the LFP Prindex municipalities reported having land attached to their properties. In addition, about 20% of respondents have additional property, beyond their primary housing including stand-alone land parcels. Having the right to use more than one property is more common in rural areas (28%) than urban areas (16%). In contrast, the Prindex study conducted at the national level showed that in 2018 only 5% of Colombians had rights to live in or use other properties, and there were no statistically significant differences across urban and rural areas.

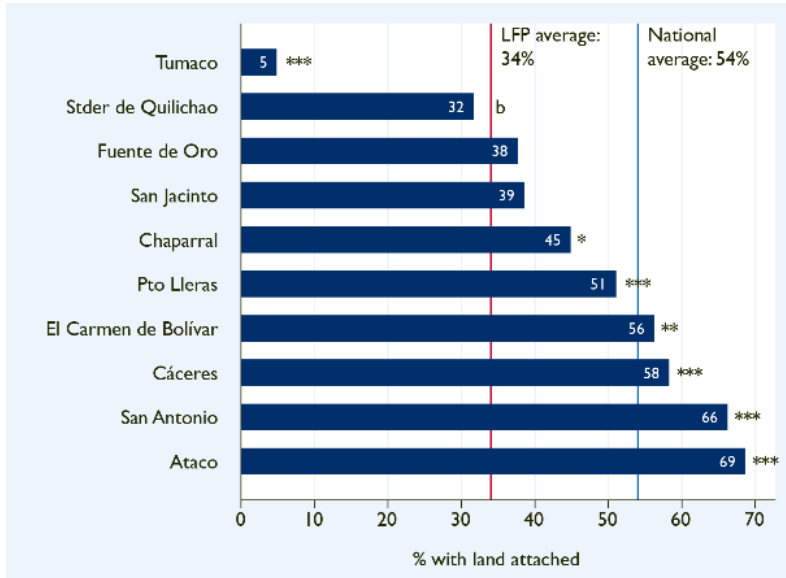
The proportion of properties with land attached in the LFP Prindex municipalities is lower compared to the national average of 54%. Land attached was significantly more frequent in rural properties (70%) than in urban areas (18%). On average, the most frequent use of attached land is agricultural (76%), followed by non-productive purposes (36%). Agricultural uses are more common in rural areas (88% compared with 54%), and in the urban areas the proportion of non-productive purposes is significantly higher (49% compared with 29%) (Figure 11, right panel). The difference in the land uses across urban and rural areas is explained by the sizes of land plots attached to the housing properties: while in the rural areas the average size is 99,117 m² and the median is 15,000 m², in the urban areas the average size is 759 m² and the median is 120 m².

There is a wide variation across the LFP Prindex municipalities in terms of the proportion of respondents who live in properties with land attached (e.g., patios or gardens in urban areas; plots of agricultural and non-agricultural land in rural areas). In San Antonio, Ataco, Puerto Lleras, El Carmen de Bolívar and Cáceres more than half of the properties have land attached. While in Tumaco, only 5% of respondents reported having land attached to properties (Figure 11, left panel).²⁴ There is also variation in land use. On the left panel, Figure 11 shows that on average half of the properties with land attached in Puerto Lleras and Cáceres are not being used for a productive purposes. In Puerto Lleras almost all properties with land attached in the urban areas (91%) do not have productive purposes (Figure 12). It is likely that increasing tenure security in these municipalities will motivate people to invest more resources and efforts into a productive use of their properties or to rent the idle land out. Also, despite the lower availability of land in the urban areas, these results suggest that there is a room for LFP Program to increase productive use of land attached via urban agriculture initiatives or expansion of small non-agricultural businesses.

²⁴ This result might be explained by the fact that collective lands pertaining to afro-descendant communities - which compose most of the rural territory in Tumaco - were excluded from the sampling frame as these lands are not target of LFP intervention and require differential procedures for data collection.

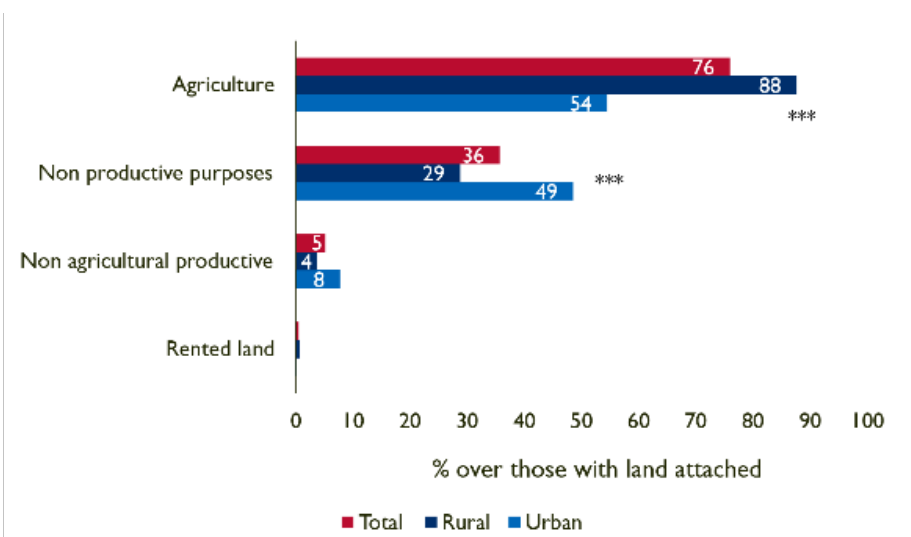
FIGURE 11: LAND ATTACHED AND USES ACROSS LFP MUNICIPALITIES

Housing property with land attached



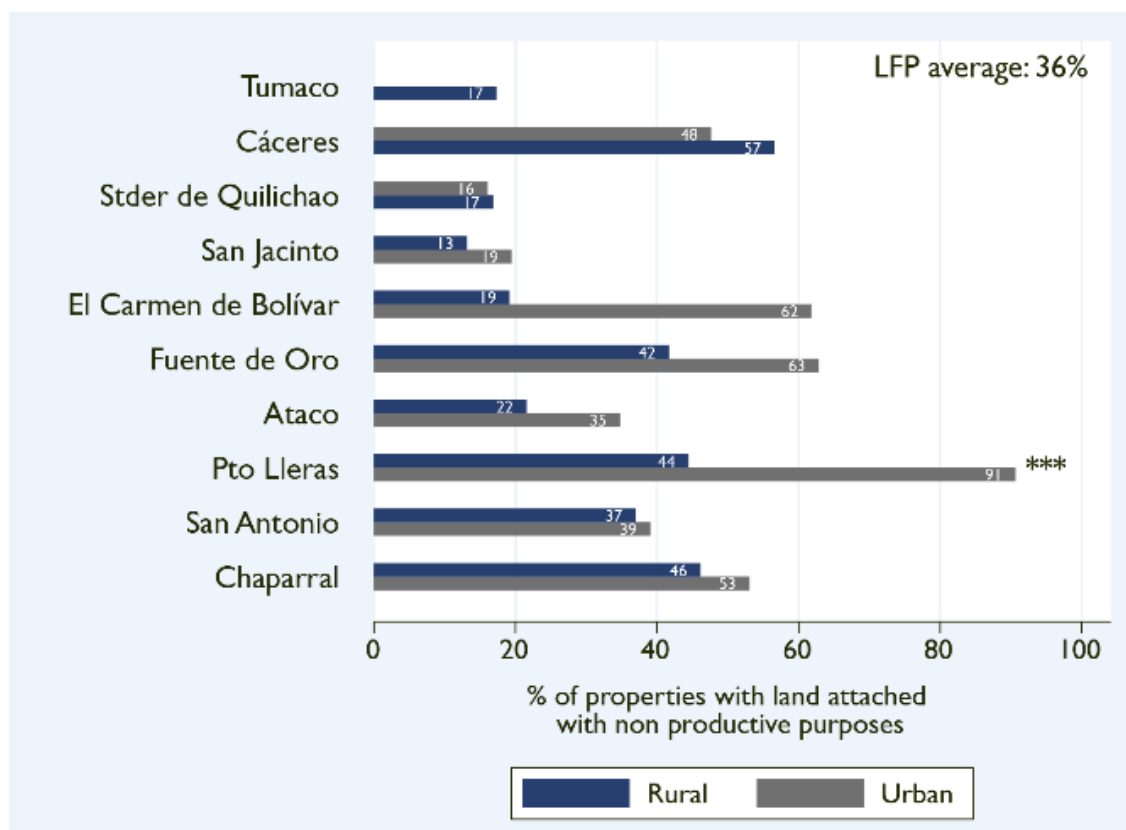
Difference is statistically significant:
 * - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

Land Use in urban and rural areas



Difference is statistically significant:
 * - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

FIGURE 12: PROPERTIES WITH NON-PRODUCTIVE PURPOSES ACROSS LFP PILOT MUNICIPALITIES AND URBAN/RURAL AREAS



Difference is statistically significant:

* - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

5.2 PROPERTY MATERIALS AND TENURE SECURITY

Figure 13 and Figure 14 (left panels) present the distribution of wall and roof materials, respectively, across the dwellings in the LFP pilot municipalities. The walls of most of the properties are made from block, brick, rock, and polished wood (64%). Similarly, according to the DANE census of 2018 most of the dwellings in the LFP pilot municipalities (52%) have walls made from block, brick, rock or polished wood.²⁵ Prindex results suggest that the roofs are mostly metallic or zinc tile (69%).²⁶

The right panels of Figure 13 and Figure 14 present the distribution of materials across respondents who feel secure and insecure about their tenure. This data presents a unique opportunity to study the link between the tenure security and quality of land and housing. For example, the questions about the observable characteristics of housing can be used as a predictor for the tenure security and under which conditions are of high practical importance.

²⁵ Departamento Administrativo Nacional de Estadística – DANE. 2018. «Censo Nacional de Población y Vivienda 2018- herramienta de consulta Redatam». <https://www.dane.gov.co/index.php/estadisticas-por-tema/demografia-y-poblacion/censo-nacional-de-poblacion-y-vivienda-2018/herramientas>

²⁶ The DANE 2018 census did not include the roof materials on the questionnaire.

Figure 13 (right panel) indicates that the use of block, brick, rock, and polished and rough wood may serve as such predictor of tenure security, as these materials are more frequent in properties where respondents feel secure about their tenure (67% compared with 59%). On the other hand, rough wood is significantly more frequent in properties where respondents feel tenure insecurity (15% compared with 23%) and could, thus, be a predictor of tenure insecurity. This fact would confirm the assumption that secure tenure generates incentives to make investments in housing as opposed to precarious tenure.²⁷

The type of roof material may serve this purpose as well. Figure 14 shows that metallic or zinc tiles tend to be more frequent in properties where respondents feel tenure insecurity (72% compared with 66%), while asbestos or cement tiles are more frequent in properties where respondents feel tenure security (15% compared with 11%). Since property materials can potentially be remotely sensed in large scale, future research could be conducted taking property characteristics as proxies of tenure security in areas where surveys have not been collected²⁸. Other directions for future research are assessing regional differences in property material use conditional on the income level.

²⁷ Previous studies have shown that people make decisions regarding the use of their property and whether to invest in it based on the perceived security of their rights. See:

Jansen, K., Roquas, E., 1998. Modernizing insecurity: the land titling project in Honduras. *Development and Change* 29, 81–106.

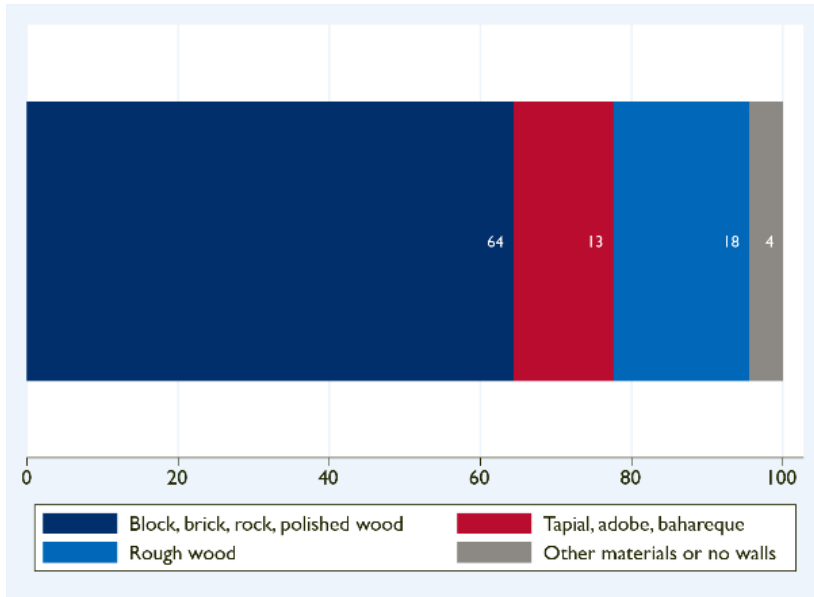
Sjaastad, E. and D. Bromley (2000) 'The Prejudices of Property Rights: On Individualism, Specificity. And Security in Property Regimes', *Development Policy Review*, 18(4), 365-389.

Braselle, A. S., Gaspart, F., & Platteau, J. P. (2002) ,Land tenure security and investment incentives: Puzzling evidence from Burkina Faso', *Journal of Development Economics*, 67, 373–418. Broegaard, R.J. (2005) 'Land Tenure Insecurity and Inequality in Nicaragua', *Development and Change*, 35(5), 845-864.

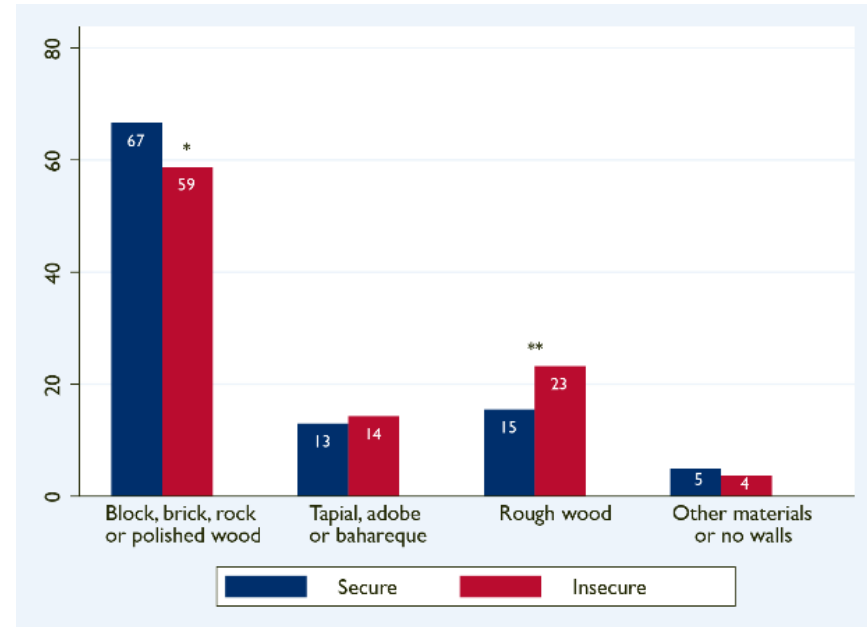
²⁸ In municipalities where LFP has acquired recent high resolution aerial photography, it would useful to use image processing and machine learning techniques to identify and classify roof/structure types and compare with the Prindex data in an attempt to predict tenure security/insecurity across the municipality and test this assumption.

FIGURE 13: WALL MATERIALS AND TENURE SECURITY

Distribution of wall materials



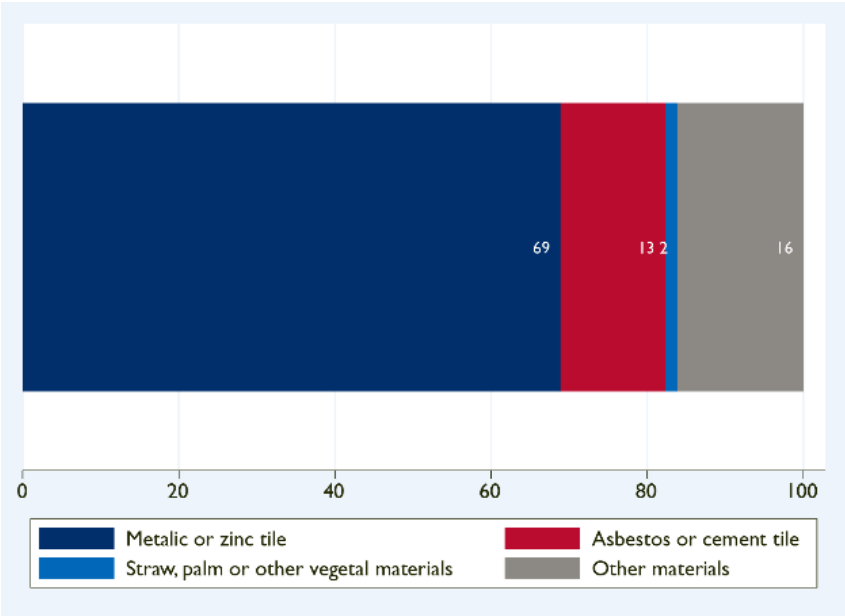
Wall materials and tenure security



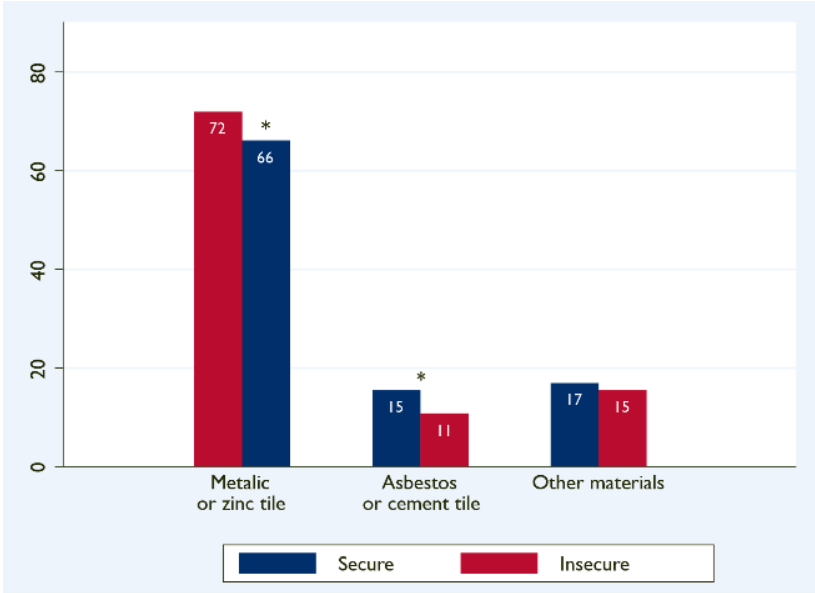
Difference is statistically significant:
 * - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

FIGURE 14: ROOF MATERIALS AND TENURE SECURITY

Distribution of roof materials



Roof materials and tenure security



Difference is statistically significant:
 * - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

5.3 INFRASTRUCTURE

On average, the LFP Prindex municipalities have less access to basic infrastructure than the national average. Approximately half of population (55%) in the LFP Prindex municipalities has access to a reliable water supply (compared with national average of 86%), 61% has access to a reliable garbage pickup (compared with national average of 92%), and 80% have a latrine facility attached to the dwelling (compared with national average of 96%). Additionally, 85% reported having a reliable electricity supply²⁹ (Figure 15) Results from the LFP Prindex baseline survey are consistent with the DANE 2018 census³⁰, according to which 49% of dwellings in these municipalities have access to a water supply, 53% have garbage pickup, 89% have a latrine, and 90% have electricity (Table 4).³¹

Figure 16 shows that in the LFP Prindex municipalities where there is a significant gap in garbage pickup across urban and rural areas (80% compared with 22%, respectively) and a smaller—yet statistically significant—difference in electricity supply (86% compared with 81%).

There is, however, a very large variation of the above indicators across the municipalities. The largest difference across municipalities is observed for the reliable water supply: from only 2% in San Jacinto to 95% in Fuente de Oro (Figure 15). Moreover, in some municipalities a proportion of the population reported not having access at all to a water supply. In particular, in Cáceres, San Jacinto, and Tumaco—23%, 15% and 7% respondents respectively reported no access to reliable water supply. The DANE 2018 census also found that in these municipalities there are important challenges in terms of water supply: in San Jacinto only 1% of the dwellings have a water supply, in Cáceres 34%, and Tumaco 32%.³² The smallest differences in access to utilities are observed in the reported electricity supply: from 71% of respondents in Tumaco to 99% in Santander de Quilichao) and San Antonio. It is expected that strengthening the land rights and quality of land governance would stimulate investments in better infrastructure and improve the quality of life of local population as well as environmental and sanitary conditions in the affected areas (see Lawry et al. 2017).

²⁹ For this item it is not possible to compare with the national average because it was not included in the Prindex 2018 questionnaire.

³⁰ Ibid, DANE. 2018.

³¹ The slight differences observed might be due to changes in the questionnaire wording. For instance, Prindex questionnaire asks for a “reliable” service, whereas the DANE only assesses if the property has access.

³² Ibid, DANE. 2018. It is important to clarify, however, that the DANE asks for a pipeline water supply “*acueducto*”, whereas Prindex asks for any kind of reliable water supply.

FIGURE 15: ACCESS TO BASIC UTILITY SERVICES IN LFP MUNICIPALITIES

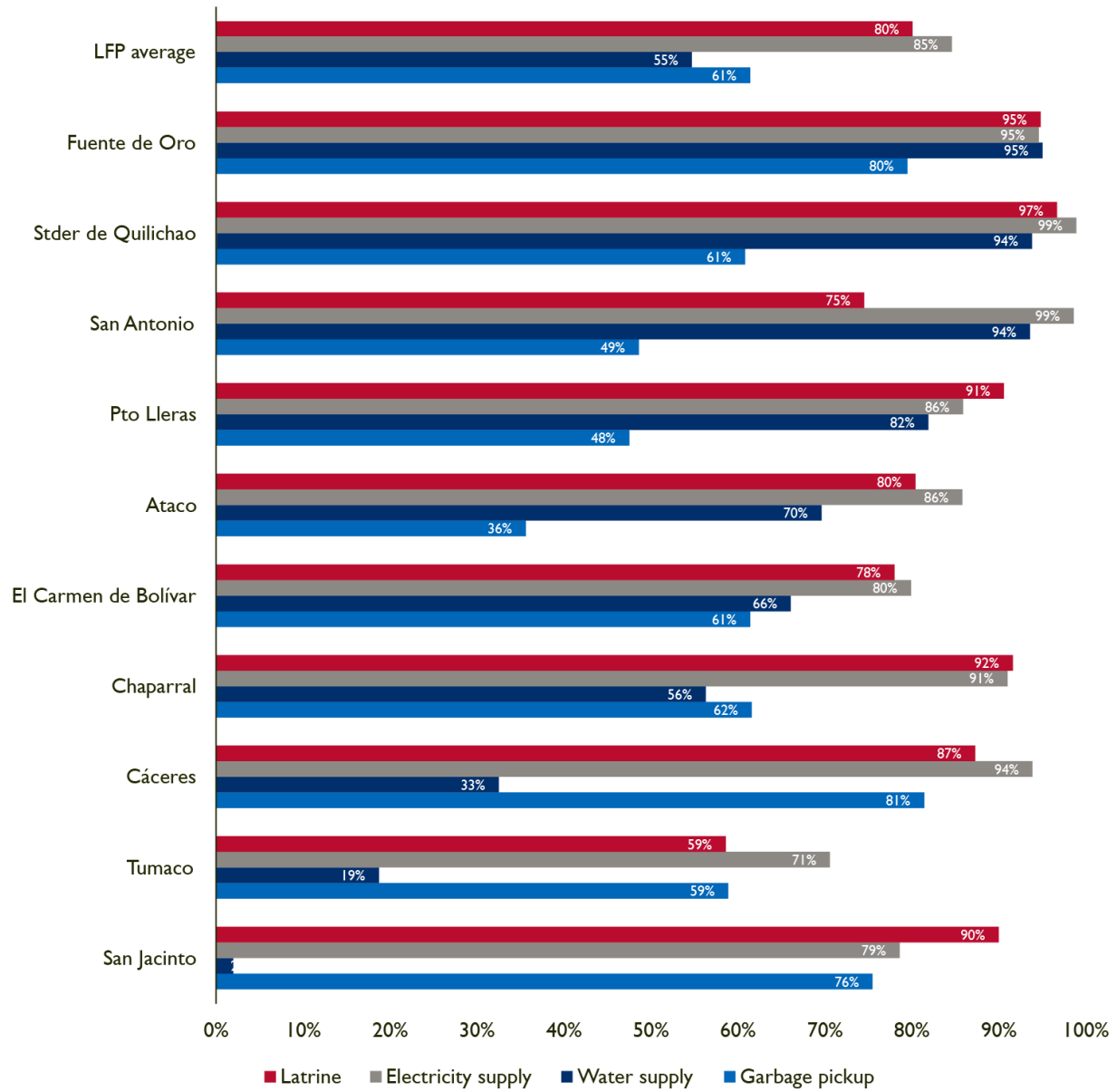
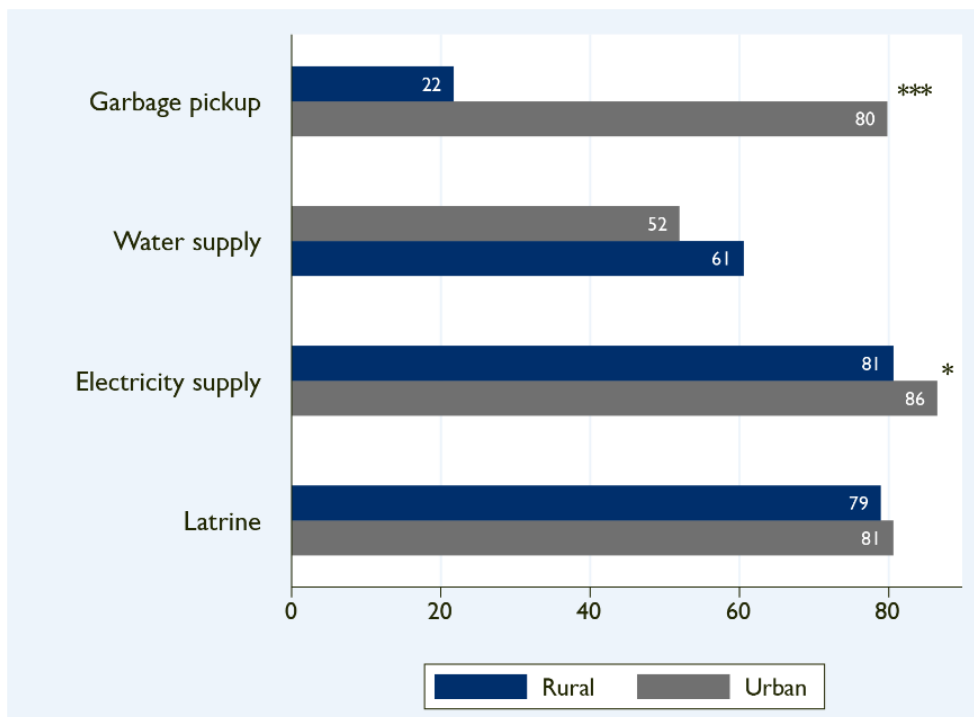


FIGURE 16: ACCESS TO BASIC SERVICES ACROSS URBAN AND RURAL AREAS



Difference is statistically significant:
 * - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

Figure 17 (left panel) shows that the telephone coverage (particularly mobile lines) is almost universal in the LFP Prindex municipalities, as only 2% of population reported not having telephone signal or access to the service. In contrast, the right panel in Figure 17 shows that 8% of the population in the LFP Prindex municipalities does not have internet signal at their residences and one in five reported that there is signal but that he or she does not have access to the service. According to the DANE 2018 census, on average only 10% of the dwellings in the LFP Prindex municipalities have access to mobile or fixed internet.³³ It is likely that internet coverage increased in these municipalities in the last three years, especially given the Covid-19 pandemic that forced education and work activities to be online during periods of quarantine, which in turn motivated governments efforts around connectivity interventions.

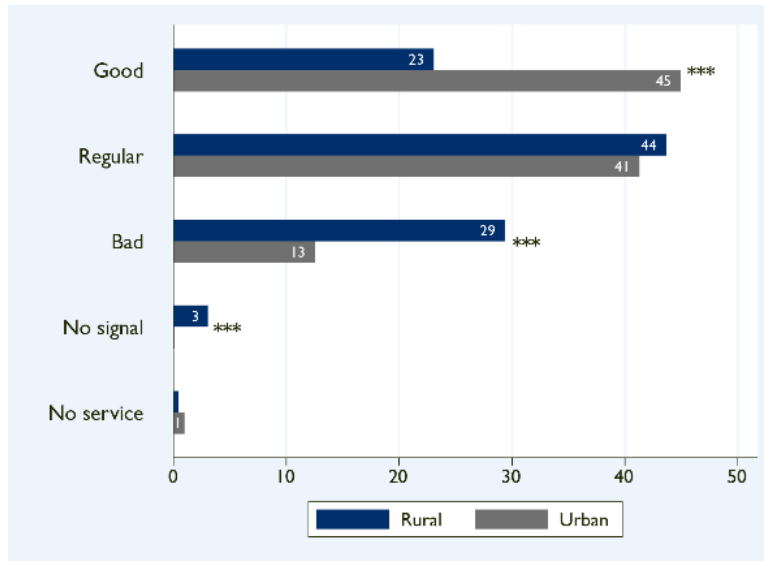
The LFP Prindex baseline survey found that there is room for improving the connectivity in the LFP Prindex municipalities, especially in the rural areas. On average only two in five respondents consider that the telephone service is of good quality and one in five respondents considers that the quality of internet service is good. Figure 17 shows that both for telephone and internet services, in the rural areas the barriers for access are higher and the quality of the services is poorer.

There are significant variations across municipalities. Figure 18 shows that a significantly smaller proportion of the population of respondents in Cáceres), Tumaco, Puerto Lleras, Ataco and Chaparral considers that the telephone and internet services are of good quality.

³³ Ibid, DANE. 2018.

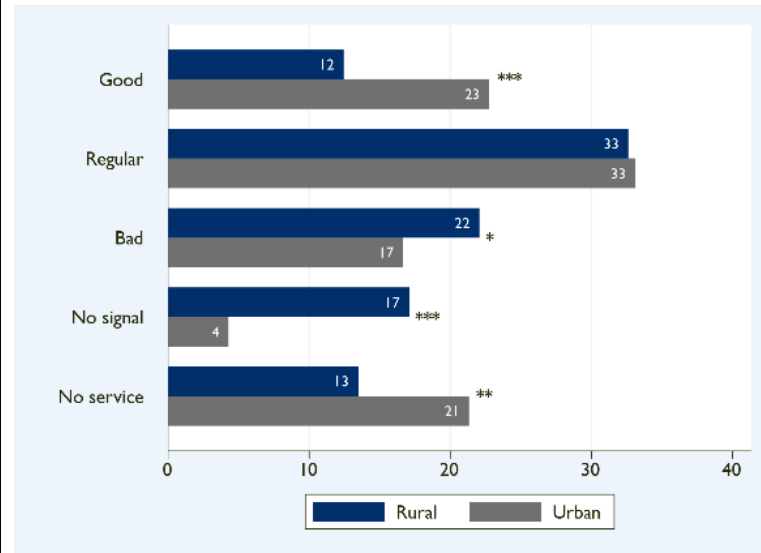
FIGURE 17: ACCESS AND QUALITY OF TELEPHONE AND INTERNET SERVICES ACROSS URBAN AND RURAL AREAS

Access and quality of telephone signal



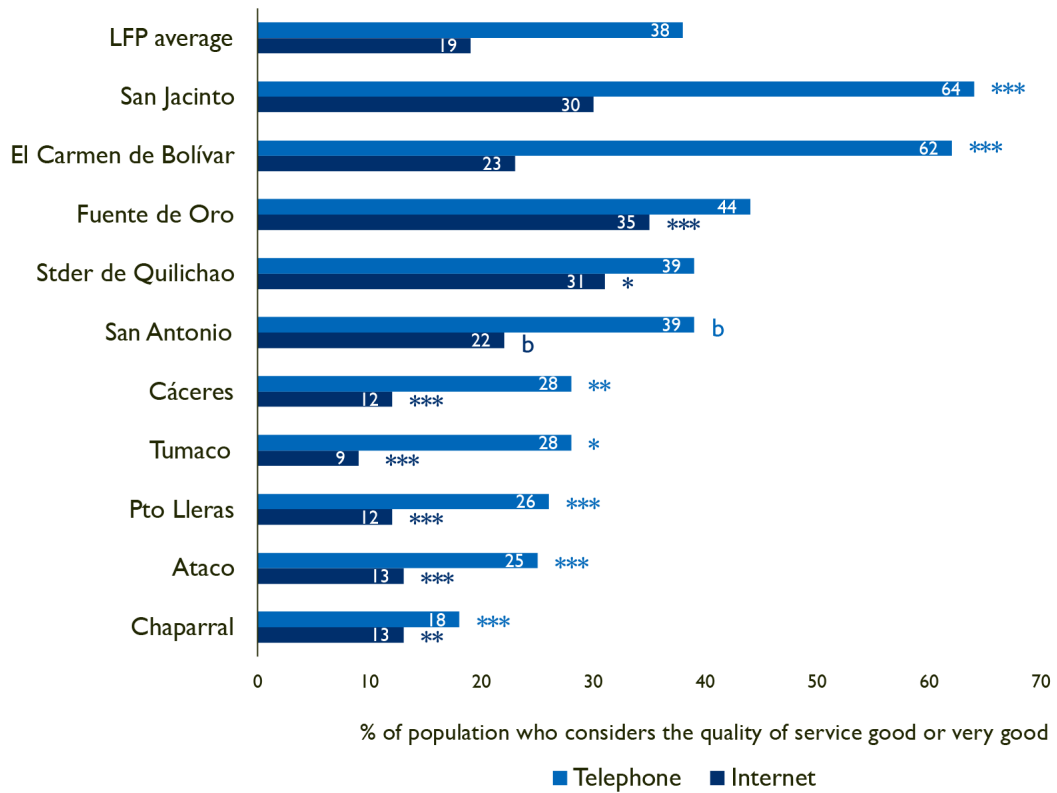
Difference is statistically significant:
 * - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

Access and quality of internet signal



Difference is statistically significant:
 * - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

FIGURE 18: QUALITY OF TELEPHONE AND INTERNET SERVICES IN LFP MUNICIPALITIES



Difference is statistically significant:

* - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

6.0 INSECURITY BY SOCIO-DEMOGRAPHIC GROUP

Understanding how tenure arrangements and perceptions of tenure insecurity vary across socio-demographic groups may guide the targeting of policy and programmatic efforts for increasing tenure security. This chapter explores differences in the LFP Prindex municipalities across gender, age, education levels, income, and employment status.

6.1 GENDER

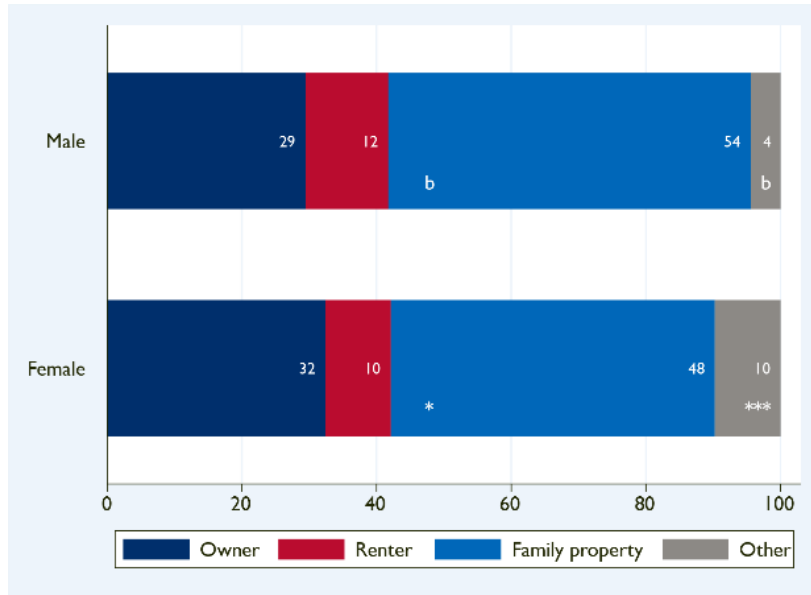
About 56% of respondents in the LFP Prindex municipalities were female and 44% were male.³⁴ Tenure structures are similar for men and women. However, a relatively higher proportion of men live in properties owned by family members (54% compared with 48%) and more women live under other tenure arrangements (10% compared with 4%). There are no significant gender differences in tenure security in the LFP municipalities (Figure 19). A similar result was observed in the Prindex study conducted at the national level in 2018.³⁵

³⁴ This distribution of the population across gender is similar to DANE population estimates for 2021 for the LFP municipalities with 51% of adult population being women. The observed difference may be due to a sampling error. See: Departamento Administrativo Nacional de Estadística – DANE. 2020. «*Serie nacional de población por área, para el periodo 2018 – 2070*». <https://www.dane.gov.co/index.php/estadisticas-por-tema/demografia-y-poblacion/proyecciones-de-poblacion>

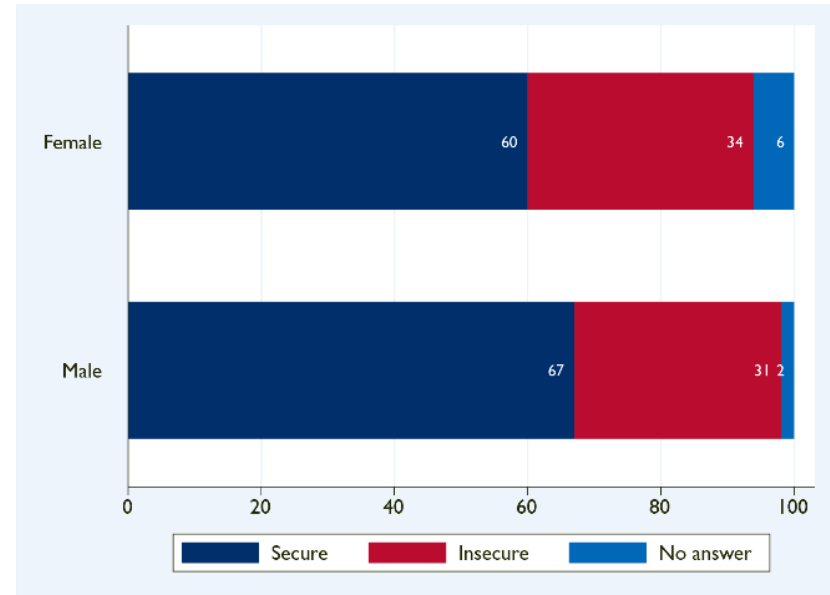
³⁵ Prindex (2020a) «Comparative Report». <https://www.prindex.net/reports/prindex-comparative-report-july-2020>

FIGURE 19: TENURE TYPES AND SECURITY ACROSS GENDER

Tenure types



Tenure security and insecurity



Difference is statistically significant:

* - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

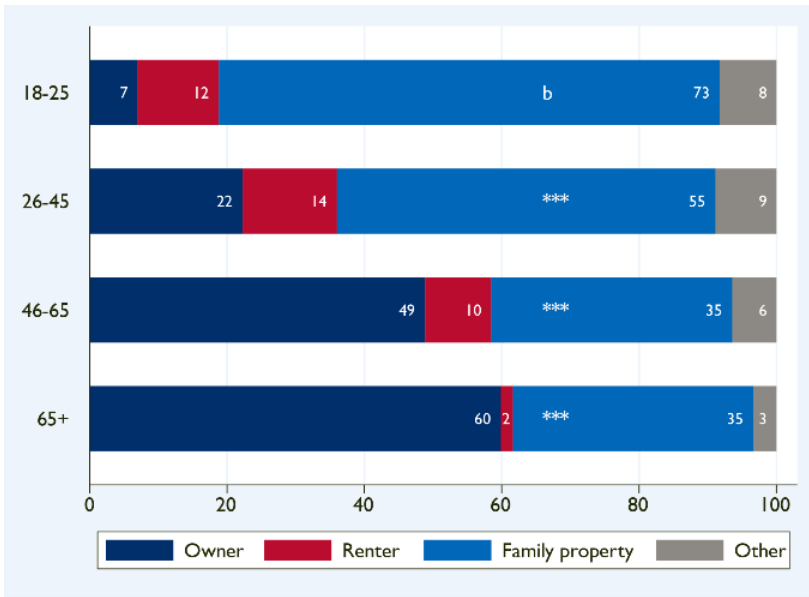
6.2 AGE AND EDUCATION

In the LFP Prindex baseline survey, about 18% of respondents were between 18 and 25 years old, 44% were between 26 and 45 years old, 26% were in the range of 46-65 years of age, and 13% were older than 65 years.³⁶ Three in four young people (18-25 years of age) live in properties owned by family members. As age increases, the proportion of the population feeling insecure about their tenure tends to decrease (Figure 20). This result is consistent with previous global Prindex studies showing that levels of insecurity of younger people are considerably higher than those of older generations, this partially reflects the change in tenure structure as a result of income level.³⁷

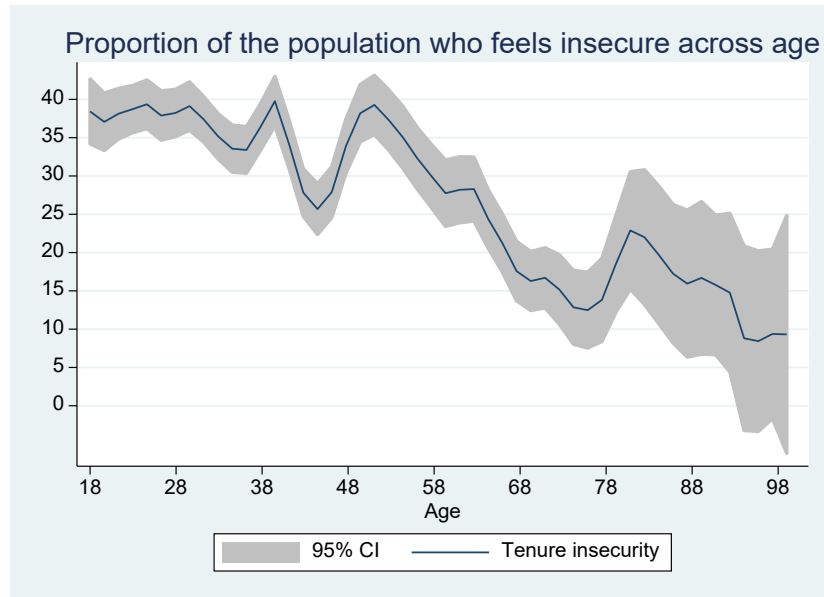
³⁶ The reported population age structure demonstrates some slight differences with the DANE 2018 census which are likely to reflect the results of the COVID-19 restrictions.

³⁷ Ibid, Prindex (2020a).

FIGURE 20: TENURE TYPES ACROSS AGE



Difference is statistically significant:
 * - 10% level; ** - 5% level; *** - 1% level of significance; b= base category



On average, 36% of respondents in the LFP Prindex baseline survey have up to eight years of basic education, meaning that they have completed elementary education or less, 61% have between 9-15 years of education (secondary education and some education beyond secondary education), and only 3% have completed four years of education beyond high school and/or received a four-year college degree. This distribution is consistent with results from the DANE 2018 census, according to which 39% of the population in the LFP Prindex municipalities have completed elementary education or less, 45% have secondary education or more -but not a college degree, while 5% received a college degree.³⁸

There are no statistically significant differences in tenure security across education levels in the LFP Prindex municipalities.

6.3 INCOME

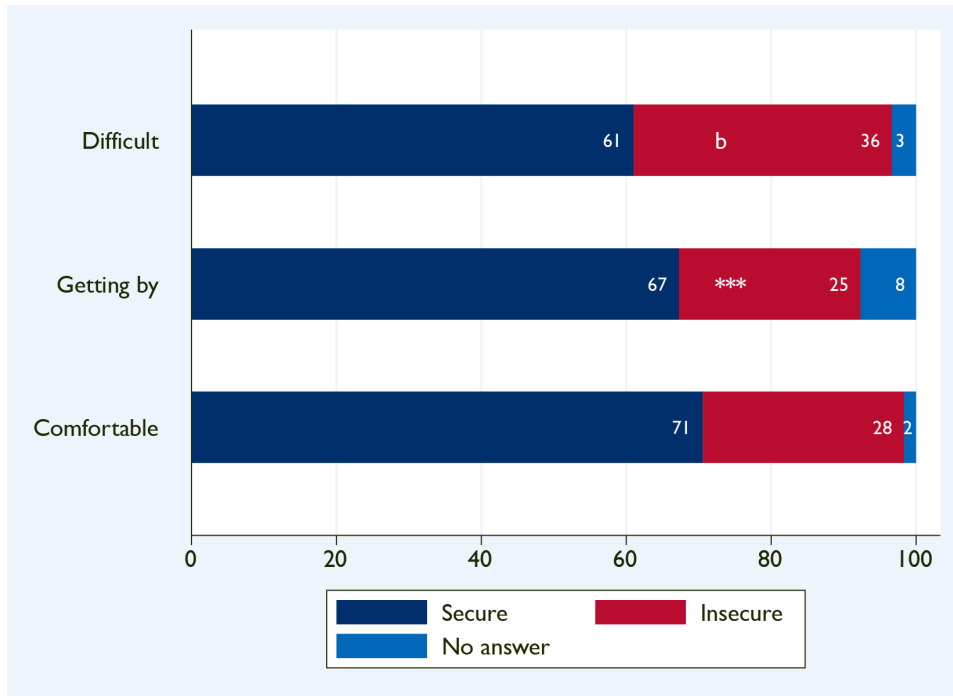
Compared to average citizens in Colombia, the residents of the LFP Prindex municipalities suffer more from financial hardship. The Prindex national study collected in 2018 found that 60% of the population perceived that it is difficult to live with the current income, whereas in the LFP Prindex municipalities this proportion is 70%. However, future Prindex national studies should be conducted to assess whether this difference is due to an overall increase in economic hardship in Colombia due to the Covid-19 pandemic or is specific to the LFP communities. On the other hand, Prindex results suggest that in the LFP Prindex municipalities a higher proportion of residents in the urban areas suffer from financial hardship (72% compared with 66%).

As expected, there is a significant correlation between the income sufficiency and tenure insecurity. Those who perceive difficulties living off their current income have significantly higher levels of tenure insecurity, compared to those who manage to get by with the current income (36% compared with 25%) (Figure 21) Most of these people may be living with relatives because they lack sufficient income to afford separate housing arrangements.

Figure 22 shows that there are significant differences in income levels across the LFP Prindex municipalities. In Ataco, and Fuente de Oro a relatively lower proportion of the population perceive income difficulties (53% and 56%, respectively), whereas in Tumaco, Caceres and San Jacinto approximately eight in ten people perceive that it is difficult to live with current income.

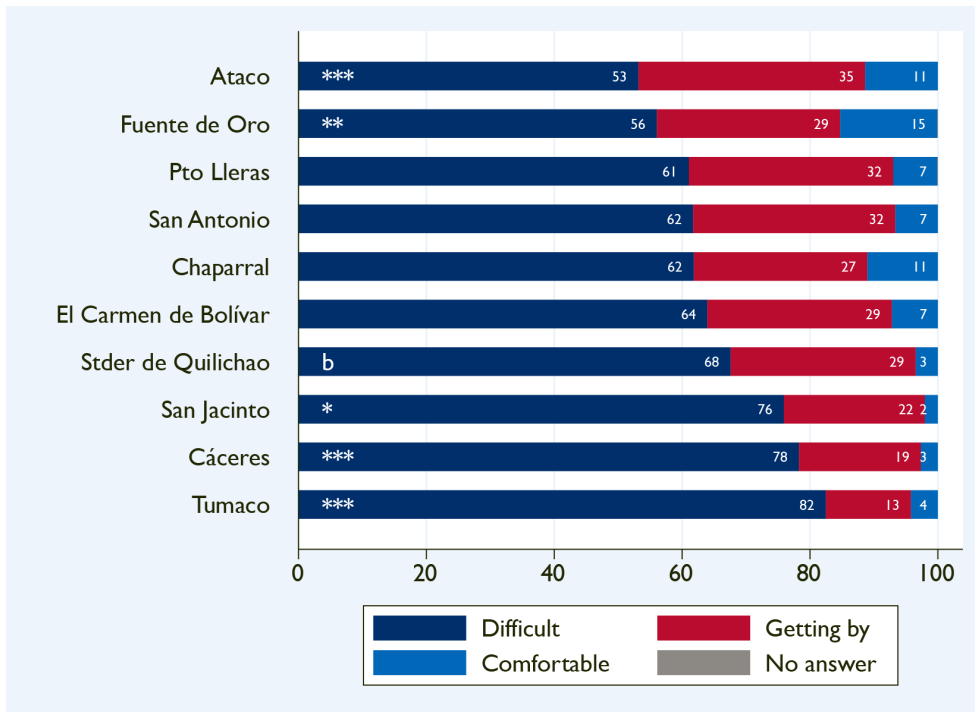
³⁸ Ibid, DANE. (2018).

FIGURE 21: INCOME AND TENURE SECURITY AND INSECURITY



Difference is statistically significant:
 * - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

FIGURE 22: INCOME ACROSS LFP PILOT MUNICIPALITIES



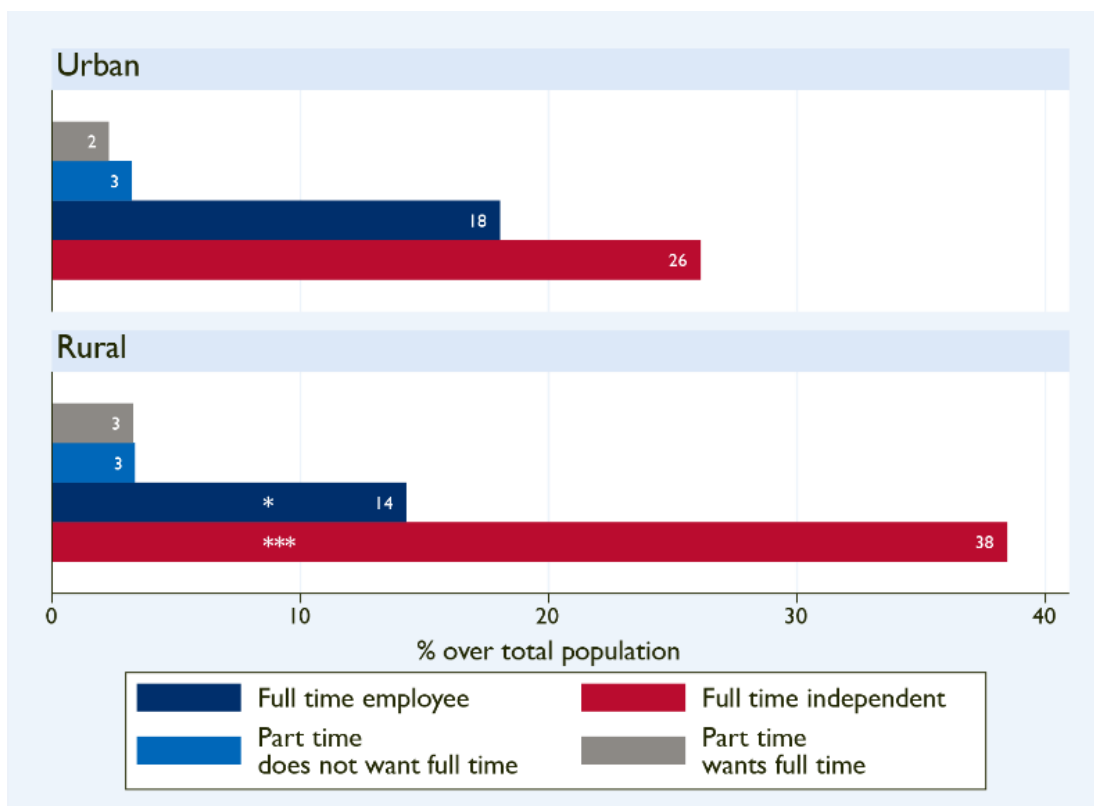
Difference is statistically significant:
 * - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

6.4 EMPLOYMENT STATUS

Approximately half of the population (53%) in the LFP Prindex municipalities are employed, 6% are looking for a job, 3% are studying and 31% dedicated to household work. The remaining 7% are retired, disabled to work, or reported other main activities. Most people work full time (46%) and it is more common to work independently (30%) than to be a full-time employee (17%). The DANE 2018 census showed similar results for the LFP Prindex municipalities in terms of workers, unemployed and household: with 43% being employed, 5% were looking for a job, 22% in household. However, in the 2018 census 20% of the population reported studying as their main activity. Possibly, the Covid-19 pandemic forced students to drop school and work, which would explain the increase in the workforce and decrease in student population in the Prindex survey.³⁹ Employment status is likely to affect tenure security via the income sufficiency⁴⁰.

There are important differences across the urban and rural areas: a higher proportion of independent full-time workers in the rural areas (38% compared with 26%) (Figure 23). These differences possibly reflect the predominance of informal economies in rural areas and suggest that there are opportunities for the LFP Activity to improve access to licit opportunities in the rural areas by supporting the creation of formal economic activities or the formalization of existing informal ones.

FIGURE 23: EMPLOYMENT TYPES IN URBAN AND RURAL AREAS



Difference is statistically significant:

* - 10% level; ** - 5% level; *** - 1% level of significance; b= base category

³⁹ Ibid, DANE. (2018).

⁴⁰ Income sufficiency is understood as the extent to which people perceive difficulties living off their current income (see Figure 22). So, regarding employment, it is likely that those unemployed or working under informal arrangements are more likely to perceive that it is difficult to live off their current income (which, as per Figure 22 affects tenure security).

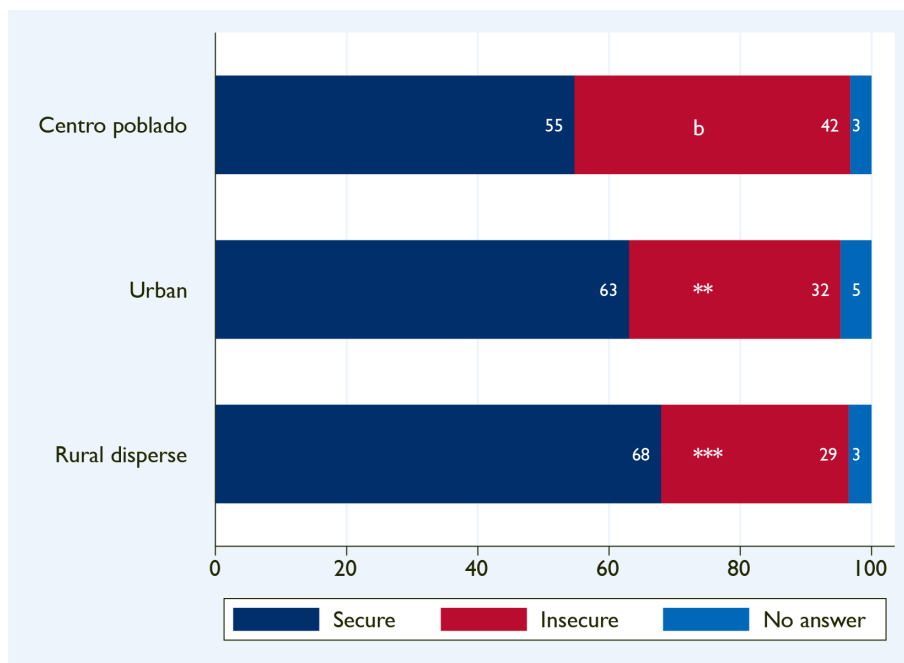
7.0 INSECURITY IN URBAN AND RURAL AREAS

7.1 URBAN AND RURAL AREAS

The proportion of urban and rural population varies across the LFP Prindex municipalities. While in Cáceres and Ataco) most of the population lives in the rural areas (75% and 66%, respectively), in San Jacinto nine in ten inhabitants live in the urban area (Table 5). DANE population estimates confirm these differences in the population composition across the LFP Prindex municipalities.⁴¹

Results from the LFP Prindex baseline show that tenure insecurity is higher in populated centers (42%) than in urban areas (32%) and ‘rural disperse’ areas (29%) (Figure 24). If we consider rural areas as populated centers and ‘rural disperse’, the average level of tenure insecurity is 37%, which is close to tenure insecurity at the national level (35%) and is not statistically different from tenure insecurity in the urban areas of the LFP Prindex municipalities. In Tumaco and San Antonio there is a significant gap in tenure insecurity levels across urban and rural areas. In Tumaco insecurity is significantly higher in rural areas (55% compared with 31%), and in San Antonio insecurity is higher in urban areas (34% compared with 18%) (Figure 25).

FIGURE 24: TENURE SECURITY AND INSECURITY ACROSS LOCATIONS

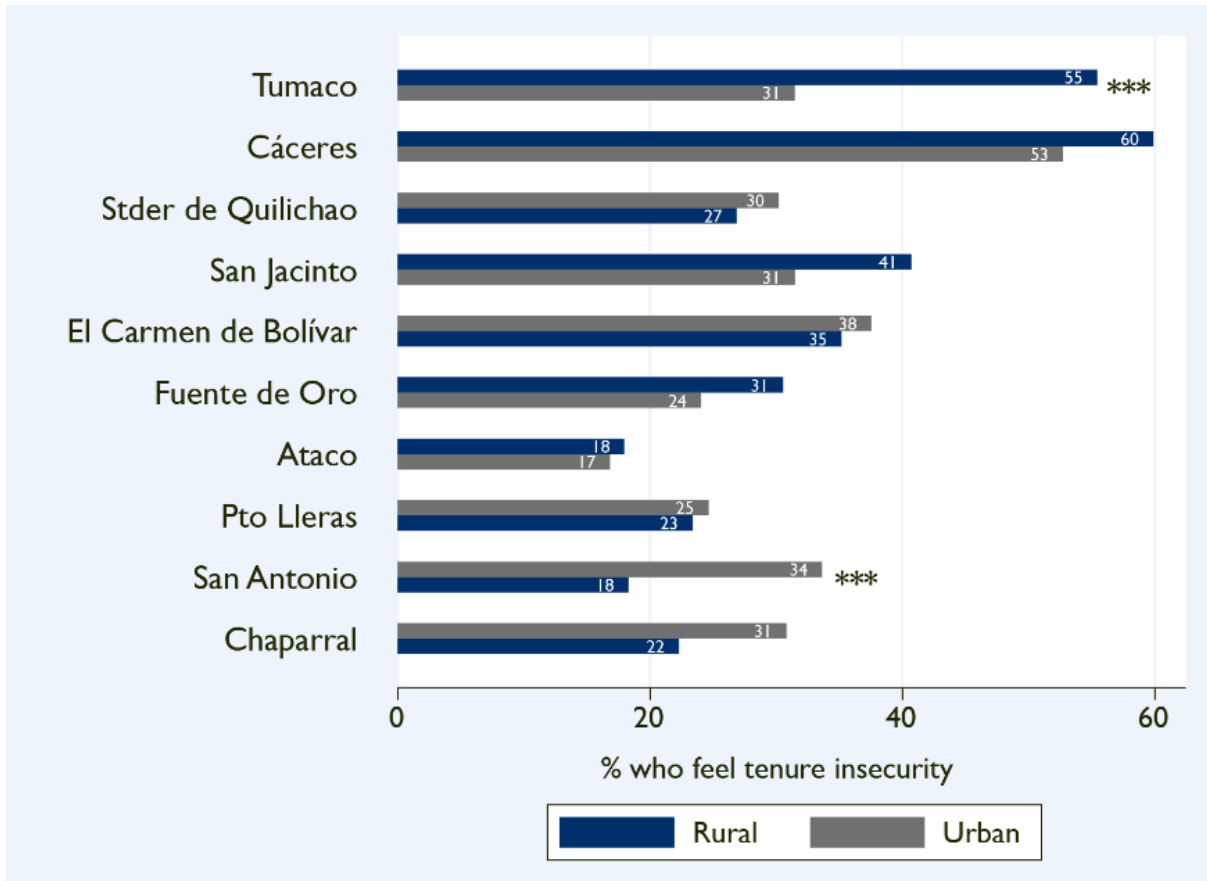


Difference is statistically significant:

* - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

⁴¹ It is important to highlight, that Prindex results and DANE population estimates do not match for the case of Tumaco. While DANE reports 66% of rural population, in the Prindex dataset 11% of inhabitants of Tumaco are in the rural areas. This difference is explained by the fact that the LFP Prindex baseline survey has excluded from the sampling frame the collective lands pertaining to afro-descendant communities which compose most of the rural territory in Tumaco. The reason for this is that these collective lands are not included in the LFP tenure formalization and titling intervention and would require different procedures for data collection. Ibid. Dane (2020).

FIGURE 25: TENURE SECURITY AND INSECURITY ACROSS LOCATIONS AND MUNICIPALITIES



Difference is statistically significant:

* - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

8.0 LFP PRINDEX FOCUS

The LFP Prindex baseline survey included a set of questions capturing past experiences of property rights disputes, access to public goods, and confidence in institutions. The sections below provide a description of these variables in the LFP Prindex municipalities at the baseline of the LFP implementation.

8.1 CONFLICTS AND DISPUTES

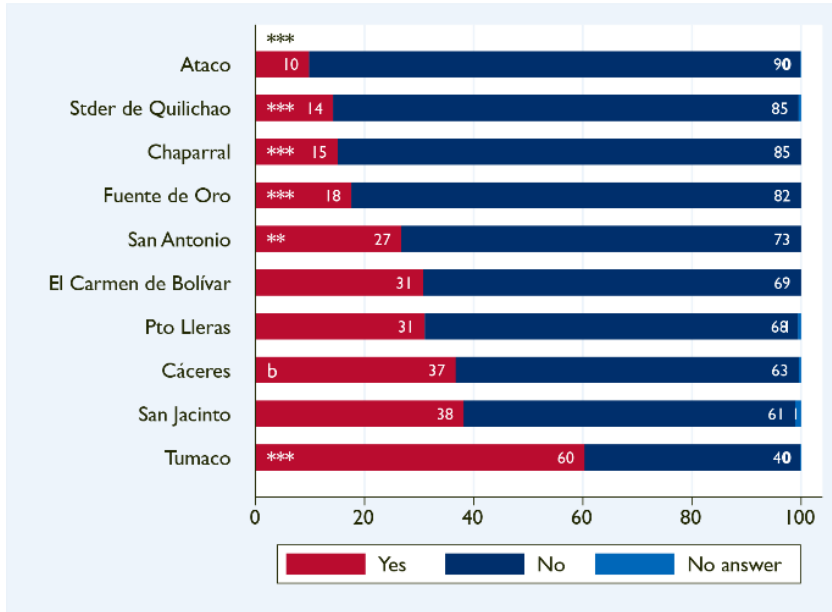
People are exposed to different kinds of threats to their land and property rights, including internal threats from within the family and the community, and external threats from neighboring communities, private companies, and governments. Some of these threats are immediate, while others remain distant.

The residents of LFP Prindex municipalities have experienced eviction three times more frequently than in the rest of the country (33% compared with 9%). In Tumaco, about 60% of respondents have reported evictions in the past (Figure 26, left panel). Moreover, about 10% of property right disputes in Cáceres and Chaparral took place over the last 12 months before Prindex survey (Figure 26, right panel).

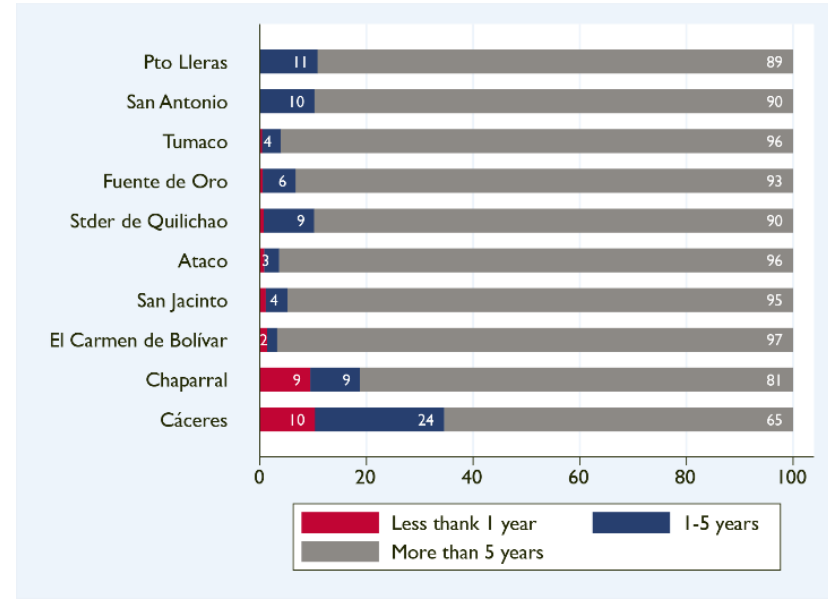
Similarly, the disputes in the LFP pilot municipalities are more common than in the rest of Colombia (17% compared with 7%). Figure 28 shows that two in three cases of the property rights disputes are due to an armed conflict thereby confirming the correct selection of conflict-affected municipalities. In San Jacinto, Tumaco and Cáceres approximately eight in ten disputes are related to the armed conflict.

FIGURE 26: EXPERIENCE OF LOSING PROPERTY RIGHTS IN THE LFP PILOT MUNICIPALITIES

Experience of losing property rights



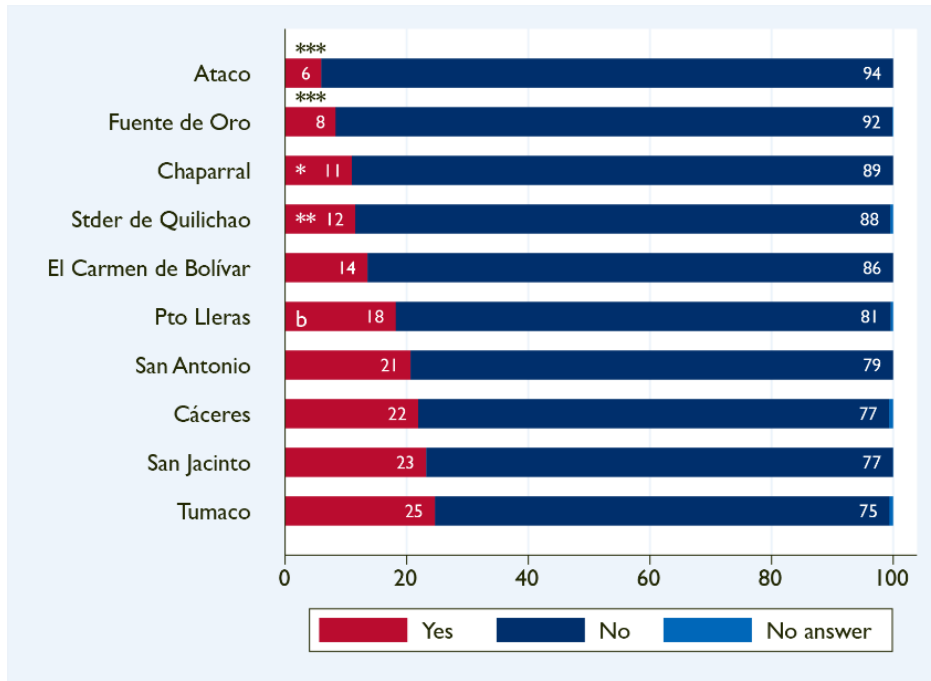
Last time property rights were lost



Difference is statistically significant:

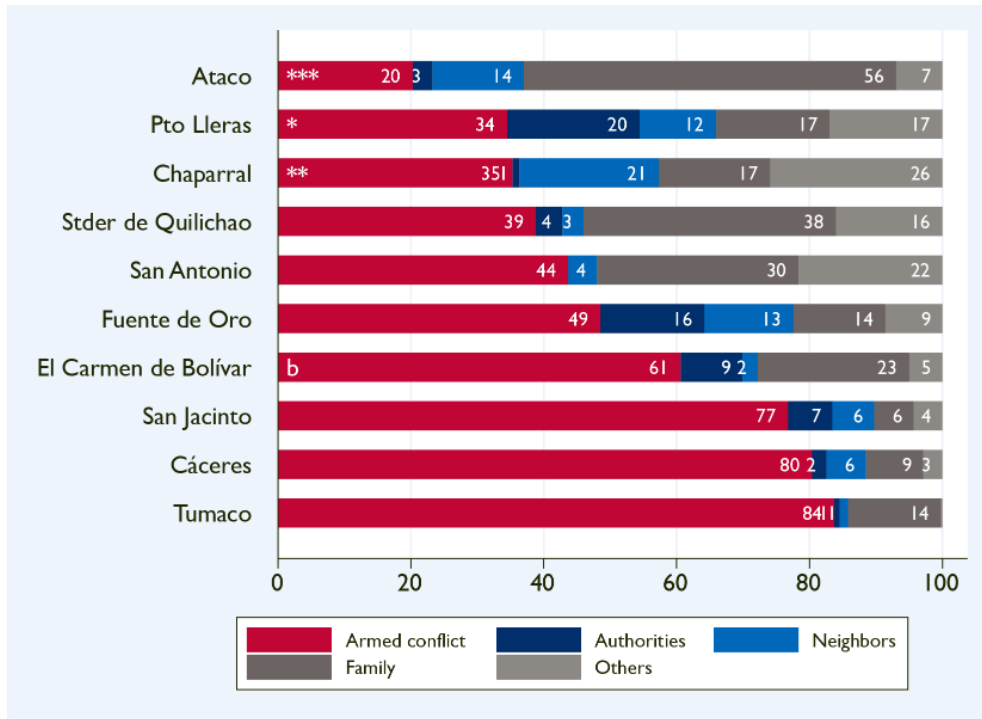
* - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

FIGURE 27: PROPERTY RIGHT DISPUTES IN THE LFP PILOT MUNICIPALITIES



Difference is statistically significant:
 * - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

FIGURE 28: REASONS FOR DISPUTES ACROSS LFP PILOT MUNICIPALITIES



Difference is statistically significant:
 * - 10% level; ** - 5% level; ***- 1% level of significance; b= base category

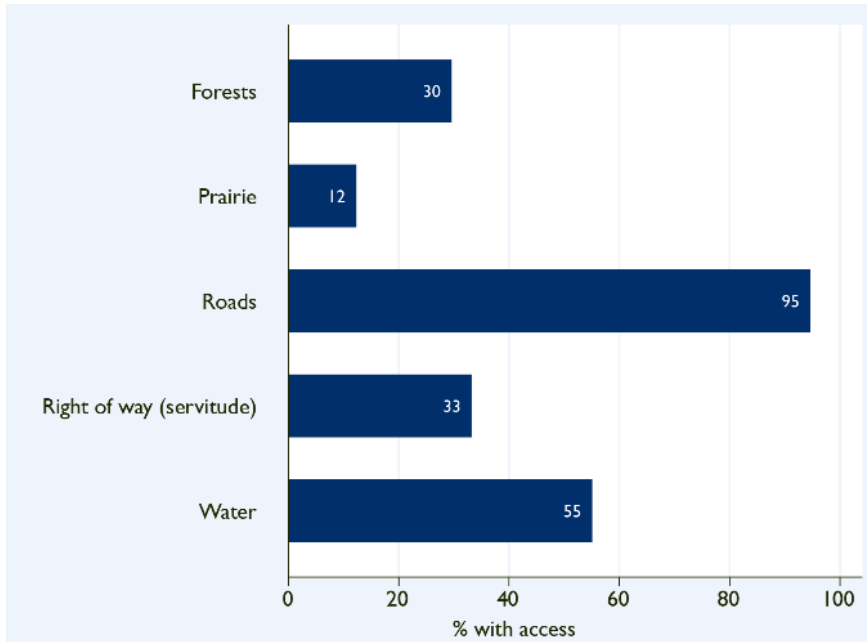
8.2 PUBLIC GOODS

The right to benefit from natural resources and public infrastructure such as highways and roads is another determinant of individual well-being. Similarly, access to public goods may be among the reasons why people decide to live in a certain region. In this report we analyze the extent to which residents of the LFP Prindex municipalities have access to public goods such as forests, water sources, roads, rights of way (servitudes) or grazing lands as well as their perceptions over the likelihood of losing access to these public goods.

Most of the population in the LFP Prindex municipalities (94%) has access to roads and approximately a half has access to sources of water such as lakes, rivers, among others (Figure 29, left panel). However, 15% of the population perceives that it is likely that they could lose access to water in the next years (Figure 29, right panel), which makes bodies of water the most insecure public resource. There is wide variation across LFP Prindex municipalities in terms of access to water sources. In the municipalities of El Carmen, San Jacinto, and Tumaco on average only three in ten residents have access to a water source. In contrast, most of the population has access to water sources: in Ataco (84%), San Antonio (87%), Santander de Quilichao (88%), Fuente de Oro (88%) and Puerto Lleras (95%) (Figure 30, left panel). Furthermore, in Cáceres one in three residents believes that it is likely that in the next five years they will lose access to water sources (Figure 30, right panel). This last result suggests Cáceres needs special attention as there are specific context factors, including perhaps the upstream location of the Hidroituango Dam on the Cauca River less than 100 km from Cáceres, threatening not only people's rights to land (as was previously presented) but also their right to natural resources.

FIGURE 29: ACCESS TO PUBLIC GOODS AND LIKELIHOOD OF LOSING ACCESS

Access



Likelihood of losing access

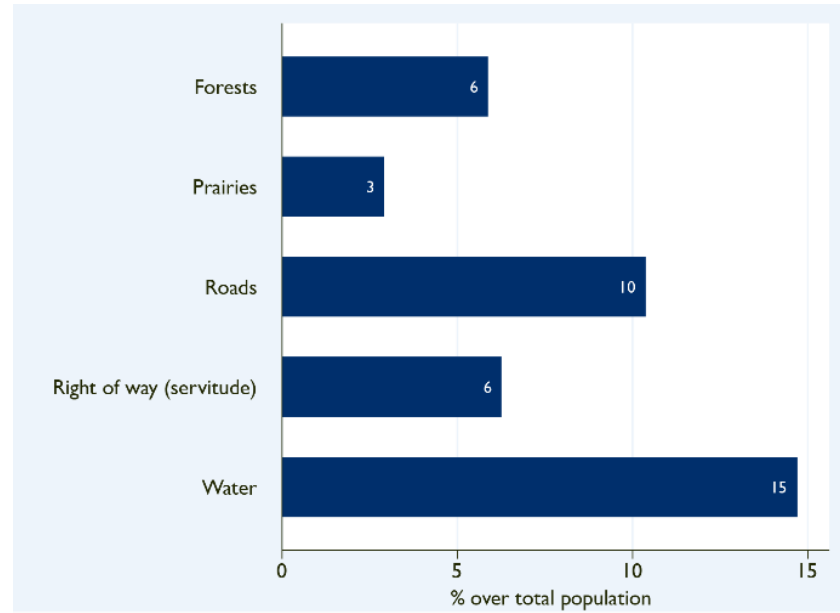
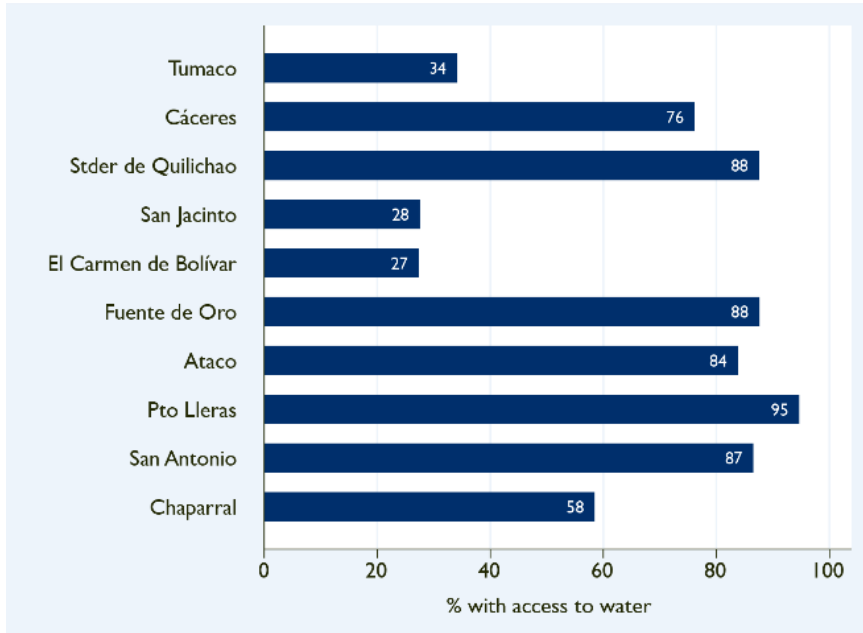
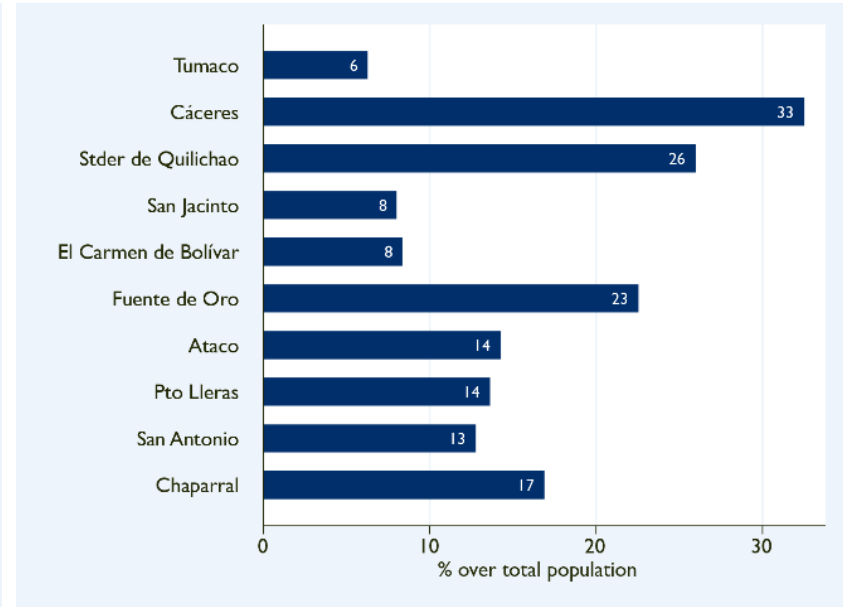


FIGURE 30: ACCESS TO WATER AND LIKELIHOOD OF LOSING ACCESS

Access to sources of water



Likelihood of losing access to sources of water

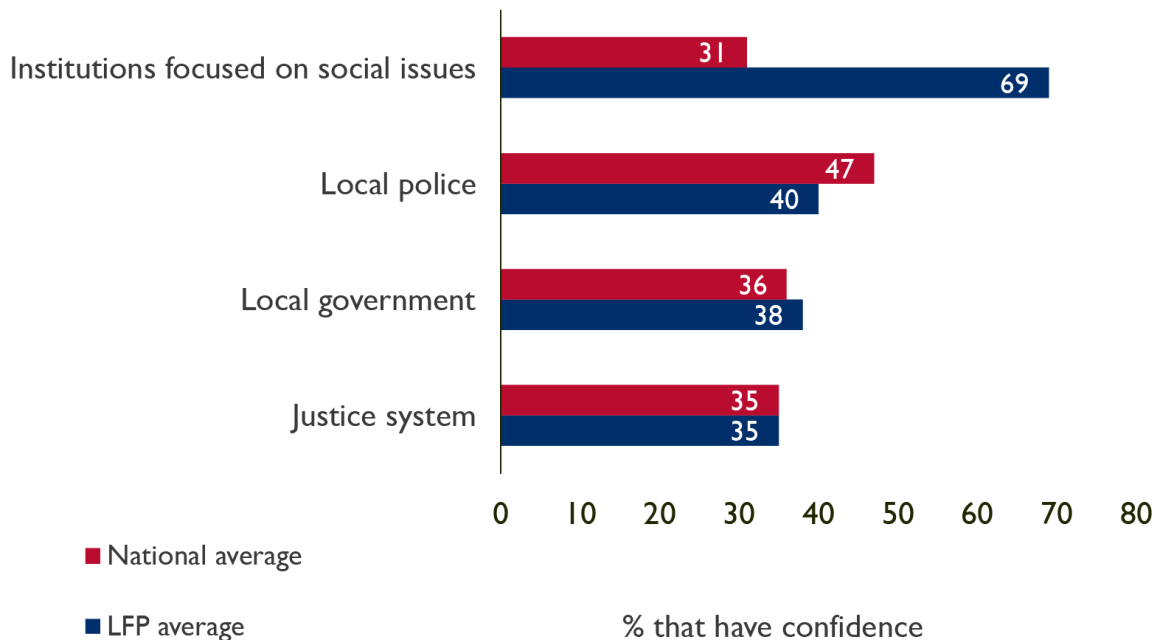


8.3 CONFIDENCE IN INSTITUTIONS

The level of engagement of the population in the LFP Prindex municipalities with the LFP Activity may depend on the confidence in institutions, mainly in local government and institutions focused on social issues, including cooperation agencies. Furthermore, the impact of the LFP Activity could also be affected by the extent to which the beneficiaries trust the local police and the justice system. In this section we present results from the LFP Prindex baseline survey and compare with the national average as recorded by Prindex in 2018. It is likely that strengthening state capacity and formalizing tenure rights will also improve the confidence of the population in the local institutions.

Figure 31 shows that people in the LFP Prindex municipalities have lower levels of trust in the local police than in the rest of the country (40% compared with 47%). However, a much higher confidence in NGOs and international organizations that focus on social issues is demonstrated (69% compared with 31%). Also, in these municipalities only a minority of residents trust the justice system (35%) or the local government (38%). There is a significant gap between urban and rural areas in terms of trust in the local governments. While in the urban areas on average three in ten citizens trust the local government, in the rural areas this proportion rises to almost five in ten. The high levels of confidence in institutions focused on social issues, including international cooperation agencies, creates opportunity for successful mutual engagement of the LFP Activity and other programs with the residents.

FIGURE 31: CONFIDENCE IN INSTITUTIONS



9.0 CONCLUSIONS AND POLICY AND PROGRAMMATIC RECOMMENDATIONS

With data from 5,227 individuals from 10 municipalities on perceptions that one will lose one's property in the next five years, the current LFP Prindex survey is one of the most comprehensive assessment of tenure security in conflict-affected areas globally. It provides support for evidence-based policy reform by the Colombian government and programmatic decisions/priorities by USAID and the LFP Activity. The current findings and additional research opportunities with the dataset have implications for land tenure formalization efforts in other post-conflict geographies globally.

Conclusions and implications for policy reform and LFP programming

- **LFP has a strong starting point for impact on improving tenure security:** the level of confidence in international organizations and projects that focus on social issues is high among the population of the LFP Prindex municipalities;
- There are several **opportunities for quick wins:** LFP Prindex municipalities report a high level of tenure security but lower levels of formal document possession. For example, Tumaco with only 16% of adults reporting possession of documents, Santander de Quilichao (29%) and San Jacinto (30%), are likely to be more responsive to efforts that result in government-issued formal documentation which, in turn, should translate into even higher levels of tenure security post-formalization.
- In several LFP Prindex municipalities, in particular San Jacinto and Tumaco, **tenure formalization efforts could potentially support improvements in public infrastructure** (e.g., water supply) as investments in public infrastructure require knowledge of underlying property rights to inform planning, acquisition and compensation.
- In Puerto Lleras, formalization is likely to benefit the population by **incentivizing more productive use of land**. About 52% of land in Puerto Lleras is reported as having no productive use. Higher tenure security provided by formalization is likely to stimulate investments (e.g., land improvements) and converting idle land into productive agricultural or non-agricultural use;
- Focusing on **populated centers within the LFP Prindex municipalities provide a good opportunity to improve tenure security** and land-based investment as they would have both (1) less challenging access logistics for implementation of formalization activities, as well as (2) relatively low level of tenure security: 55% compared with 63% in urban areas and 68% in 'rural disperse' areas respectively;
- The experience of **recent evictions in Cáceres and Chaparral may actually undermine the formalization efforts** as formalization of rights may lead newly formalized owners to take the opportunity to negate currently informal land use and occupancy agreements. As a step prior to formalization, the populations of these municipalities would benefit from both stronger government protection – which is beyond the scope of LFP – but also through directed LFP efforts to improve tenure security perceptions through information dissemination and social behavior change activities before, formalization. The fact that these municipalities currently have a higher share of formalized rights than the other LFP Prindex municipalities, but at the same time a lower perception of tenure security, indicates that further social and institutional education activities need complement formalization efforts;
- **Ataco is likely to observe a relatively small effect** from tenure formalization efforts. Comparatively, Ataco has a relatively high level of tenure security and a higher level of income.

Therefore, formalization efforts in Ataco may result in greater benefit in terms of improved local land governance as opposed increased individual land tenure security;

- **Securing rights of family members and renters would potentially contribute to improvement in the overall level of tenure security** in both the municipal population, as well as the individual households. Informal and non-documented rental and family-based tenure agreements provide little legal protection have a higher rate of perceived insecurity⁴². An LFP programmatic focus on: (i) further developing land-based inter-family dispute resolution mechanisms – ideally in collaboration with on-going GOC and USAID-financed local justice programs; (ii) financing proactive land-based dispute mediation and conciliation efforts; (iii) facilitating deterrence of post-formalization evictions through awareness raising and dissemination of symmetric information to land owners and renters; and (iv) developing and providing standard formal lease instruments, including standard lease terms and conditions and enforcement mechanisms and consequences, and to formal owners and renters would represent a viable strategy for increasing tenure security at a lower implementation cost than full formalization;
- **The perception of tenure security is affected not only by possession of formal documents, but also by the confidence of respondents in national and local government institutions** that protect and administer their rights. Thus, an information campaign explaining and reinforcing the importance of secure land tenure and the related ‘roles, rights and responsibilities’ of both the landowner and the governmental institutions, and the procedures and systems available to protect land rights, is likely to contribute to both the effectiveness of the formalization process and the long-term ‘maintenance of formality’ in the LFP Prindex municipalities. Moreover, strengthening local land governance at the municipal or regional level – for example through the establishment of Municipal Land Offices – to provide access to land-related information, guidance on locally available legal and technical services and linkages to national and administration agency processes and systems would complement and reinforce these efforts and should result in both land-based investment and increased municipal revenues;
- **The effectiveness of LFP activities will be affected by rapidly changing local conditions and the advance of the various stages of the LFP formalization process.** Specifically, change (increase) in the perception of land tenure security may coincide with/occur at various steps within the formalization process and not only at the expected result of registration of a new land title. Given the constitutive nature of the Colombian land registration system, in which land rights only exist if they are registered in the government registration systems, it is generally accepted that a formal land title, duly registered in the *Oficina de Registro de Instrumentos Públicos* of the *Superintendencia de Notariado y Registro*, is the only form of secure land tenure/rights. However, the underlying principle of Prindex is the perception of tenure security is as important, or perhaps more important, to land holders than formally registered land ownership documents. In response to this question, a viable system for ongoing monitoring of changes in land tenure security and public awareness of the importance of land tenure security may greatly benefit LFP implementation, project monitoring and reporting and eventual evaluation. A new methodology for an ‘express’ or ‘when needed’ mechanism to actively monitor perception of land tenure security – and more importantly determine when changes in land tenure security perceptions occur during the formalization process – that is, a monitoring mechanism that is based on the fundamental Prindex methodology, would provide LFP with an effective tool to identify which LFP interventions provide changes in perceived tenure security. This mechanism may include a smaller scale telephone survey, targeted interviews

⁴² This is aligned with global trends. In fact, renters are the single most vulnerable group in the global survey. About 34% of renters feel insecure compared to 20% of people using property of other family members and 9% of owners. Improving the security of renters will likely improve their wellbeing, increase the size of the rental market, and, as a result, improve the allocative efficiency of housing and land resources, with spill over benefits for society as a whole. [Source: Prindex Comparative Report.](#)

and interactive focus groups, as well as automated predictive spatial modelling of tenure security levels using the existing LFP Prindex data and LFP-acquired aerial imagery;

- The Prindex findings from this study can thus determine baseline values of the LFP-6 indicator - Proportion of Households Who Perceive Their Tenure Rights to Land or Marine Areas as Secure as a Result of USG Assistance. According to the results of the LFP Prindex survey 63% of households perceive that their tenure rights are secure. While the EG.10.4-8 - Number of adults who perceive their tenure rights to land or marine areas as secure is 254,070. However, these indicators can be augmented with a more direct measure of impact such as the percentage of adults that possess formal documents confirming their property rights or having their names listed on such documents;
- The full-scale, end line survey of the LFP Prindex municipalities and the control municipalities will provide grounds for impact evaluation of the LFP activities;
- The baseline results may be complemented by further research on tenure security in Colombia that could benefit policy design and reform as well as program implementation. Among these are: (i) the assessment of root causes of insecurity for potentially vulnerable population such as women, indigenous population, holders of customary or collective rights; (ii) further analyses of the linkage between violence and tenure security; and (iii) the use of housing quality characteristics as an indicator of tenure security and combination of such data with the available external data sources (e.g., aerial and street-level geospatial imagery sensing census data, severity of violent event) may provide an opportunity for more efficient and cost effective large scale assessments of land tenure security.

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APPENDIX

TABLE 4: ACCESS TO SERVICES IN THE LFP PILOT MUNICIPALITIES, DANE CENSUS 2018

Municipality	SERVICE				
	Garbage pickup	Water supply	Electricity supply	Latrine	Internet
Tumaco	47%	32%	79%	81%	8%
Cáceres	55%	34%	87%	82%	7%
Stder de Quilichao	54%	83%	97%	97%	22%
San Jacinto	67%	1%	96%	88%	14%
El Carmen de Bolívar	62%	73%	89%	80%	10%
Fuente de Oro	71%	56%	95%	96%	9%
Ataco	29%	39%	90%	86%	4%
Pto Lleras	42%	28%	71%	90%	4%
San Antonio	42%	69%	95%	95%	6%
Chaparral	61%	73%	97%	96%	16%
LFP average	53%	49%	90%	89%	10%

TABLE 5: ESTIMATES OF RURAL AND URBAN POPULATION BASED ON DANE AND LFP PRINDEX BASELINE SURVEY

Municipality	DANE POPULATION ESTIMATES		PRINDEX LFP BASELINE SURVEY	
	% urban	% rural	% urban	% rural
Tumaco	34	66	89	11
Cáceres	22	78	25	75
Stder de Quilichao	48	52	53	47
San Jacinto	87	13	89	11
El Carmen de Bolívar	74	26	75	25
Fuente de Oro	58	42	65	35
Ataco	28	72	34	66
Pto Lleras	39	61	47	53
San Antonio	36	64	43	57
Chaparral	59	41	66	34

* Urban areas as defined as *cabeceras municipales* and rural areas are *centros poblados* and *rural disperso*

TABLE 6: TENURE STRUCTURE ACROSS LFP PILOT MUNICIPALITIES

Municipality	TENURE STATUS			
	% owners	% renters	% lives in family property	% other tenure arrangements
Tumaco	29	11	58	2
Cáceres	40	12	39	9
Santander de Quilichao	28	15	45	12
San Jacinto	38	6	47	9
El Carmen de Bolívar	33	6	58	3
Fuente de Oro	34	15	38	13
Ataco	38	5	50	7
Puerto Lleras	31	9	41	19
San Antonio	37	9	47	7
Chaparral	30	15	44	11
LFP average	31	11	51	7

TABLE 7: POSSESSION OF FORMAL DOCUMENTS BY TYPES OF TENURE

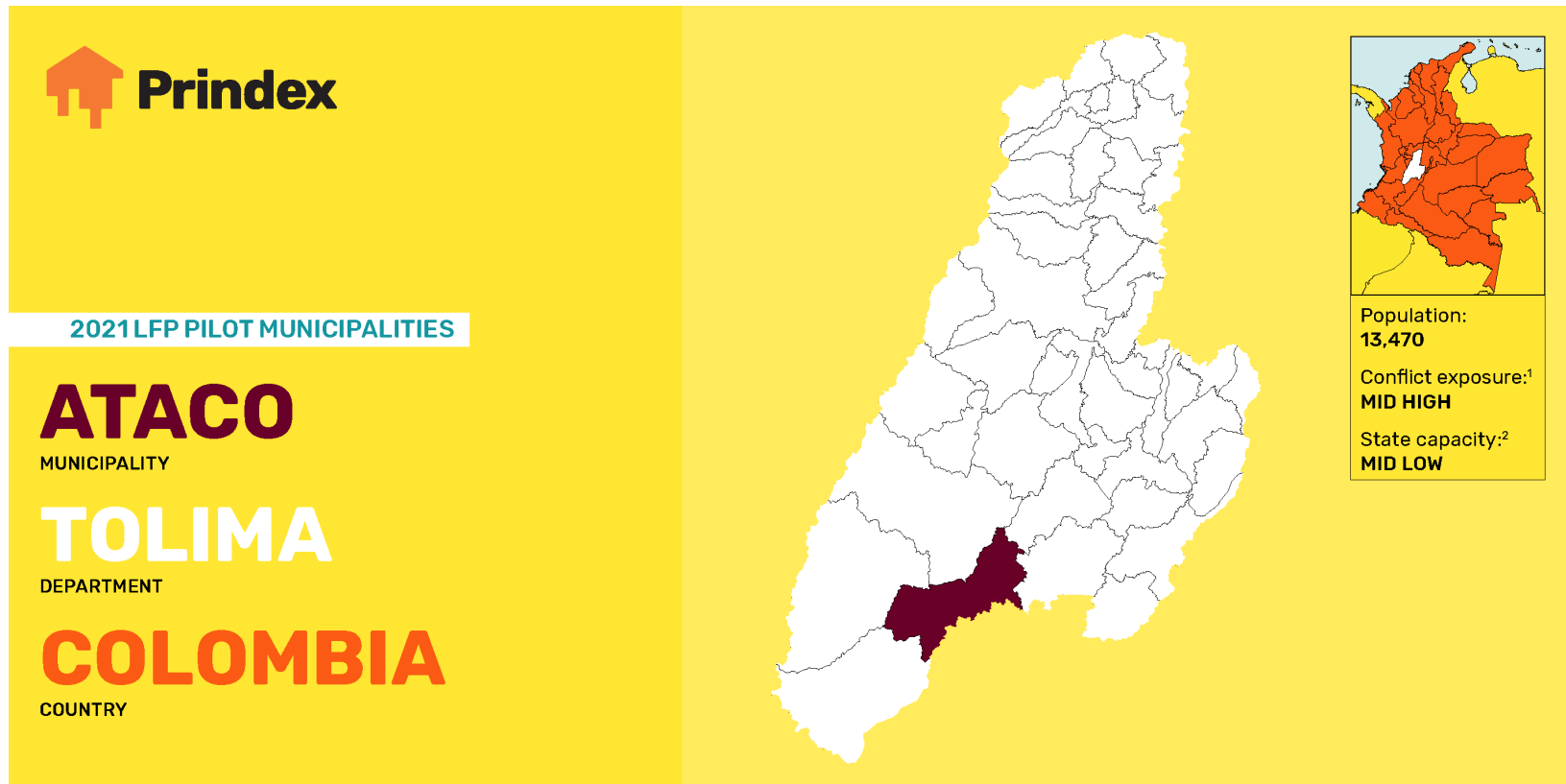
Municipality	POSSESSION OF FORMAL DOCUMENTS			
	% owners	% renters	% lives in family property	% other tenure arrangements
Tumaco	45	17	1	0
Cáceres	78	12	39	3
Santander de Quilichao	64	32	2	19
San Jacinto	70	18	0	0
El Carmen de Bolívar	59	17	35	4
Fuente de Oro	90	22	6	0
Ataco	86	27	7	4
Puerto Lleras	73	17	2	1
San Antonio	92	23	9	2
Chaparral	90	28	1	0
LFP average	65	24	10	8

TABLE 8: TENURE SECURITY AND INSECURITY ACROSS LFP PILOT MUNICIPALITIES' URBAN AND RURAL AREAS

Municipality	URBAN AREAS			RURAL AREAS			TOTAL		
	% secure	% insecure	% no answer	% secure	% insecure	% no answer	% secure	% insecure	% no answer
Tumaco	62	31	7	43	55	2	60	34	6
Cáceres	45	53	2	35	60	5	38	58	4
Stder de Quilichao	67	30	2	69	27	4	68	29	3
San Jacinto	66	31	2	57	41	3	65	32	2
El Carmen de Bolívar	59	38	3	61	35	4	60	37	3
Fuente de Oro	70	24	6	63	31	6	68	26	6
Ataco	81	17	2	80	18	2	80	18	2
Pto Lleras	65	25	10	70	23	7	68	24	8
San Antonio	62	34	5	79	18	3	71	25	4
Chaparral	63	31	6	76	22	2	68	28	4
LFP average	63	32	5	63	34	3	63	33	4

ANNEX A: MUNICIPAL INFOGRAPHICS

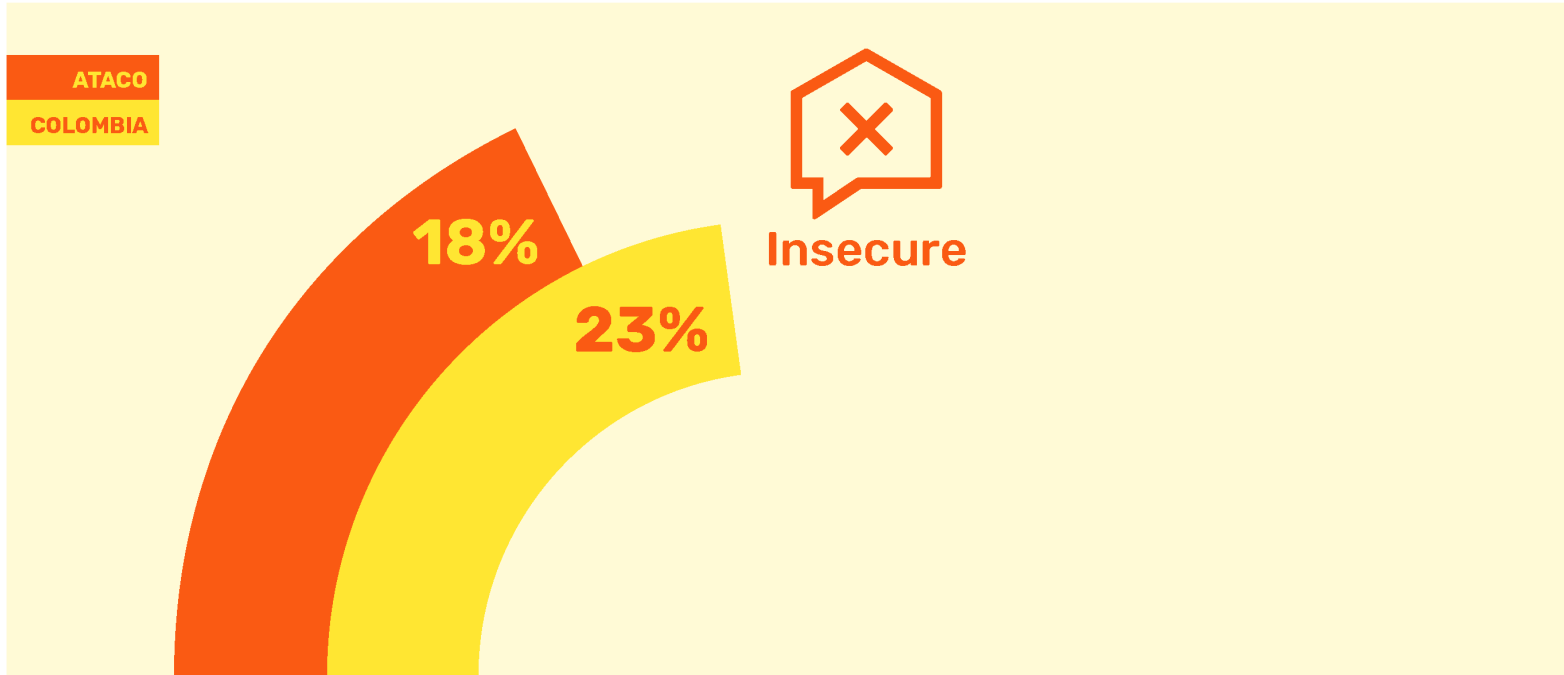
ATACO



LEVEL OF TENURE INSECURITY

Percentage of the adult population that feels insecure in their property rights for their homes and attached land

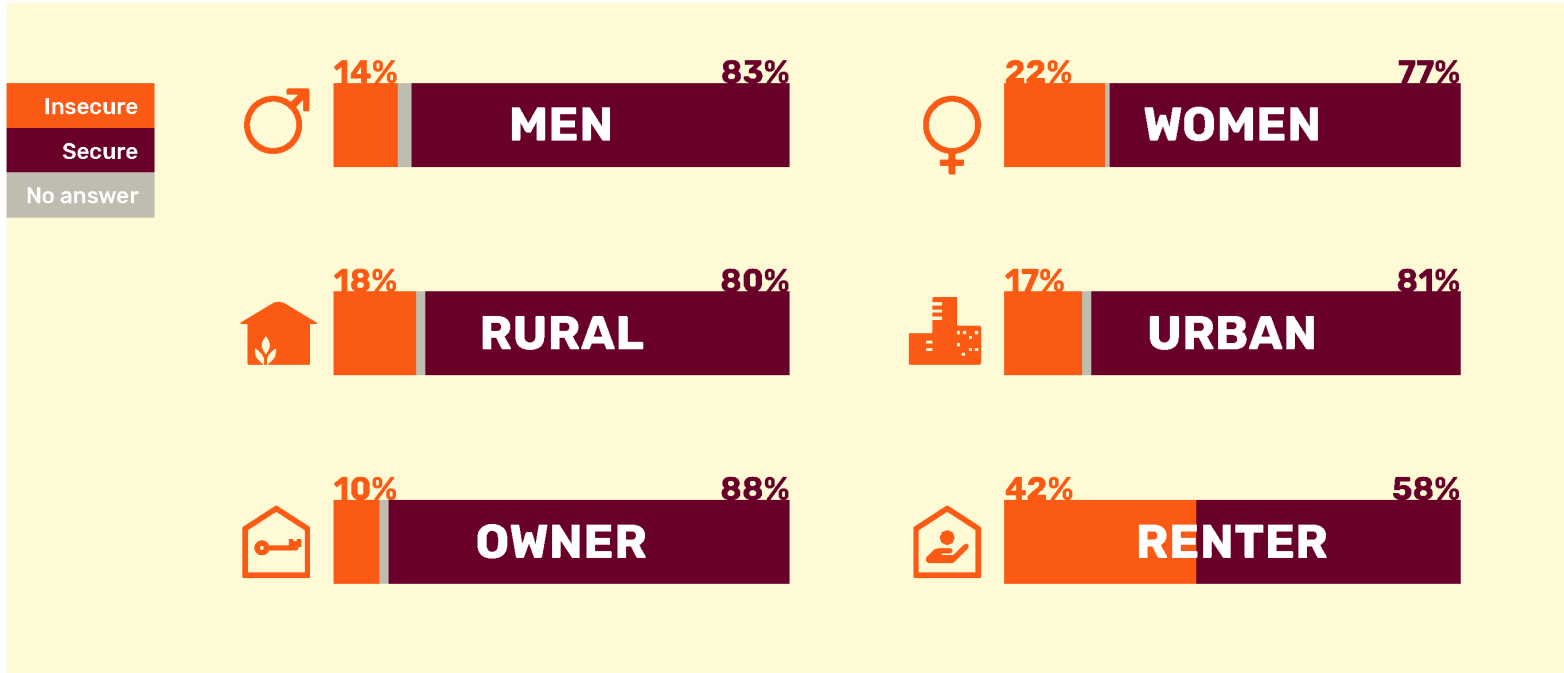
ATACO



WHO FEELS INSECURE

Insecurity by gender, population density, or tenure type

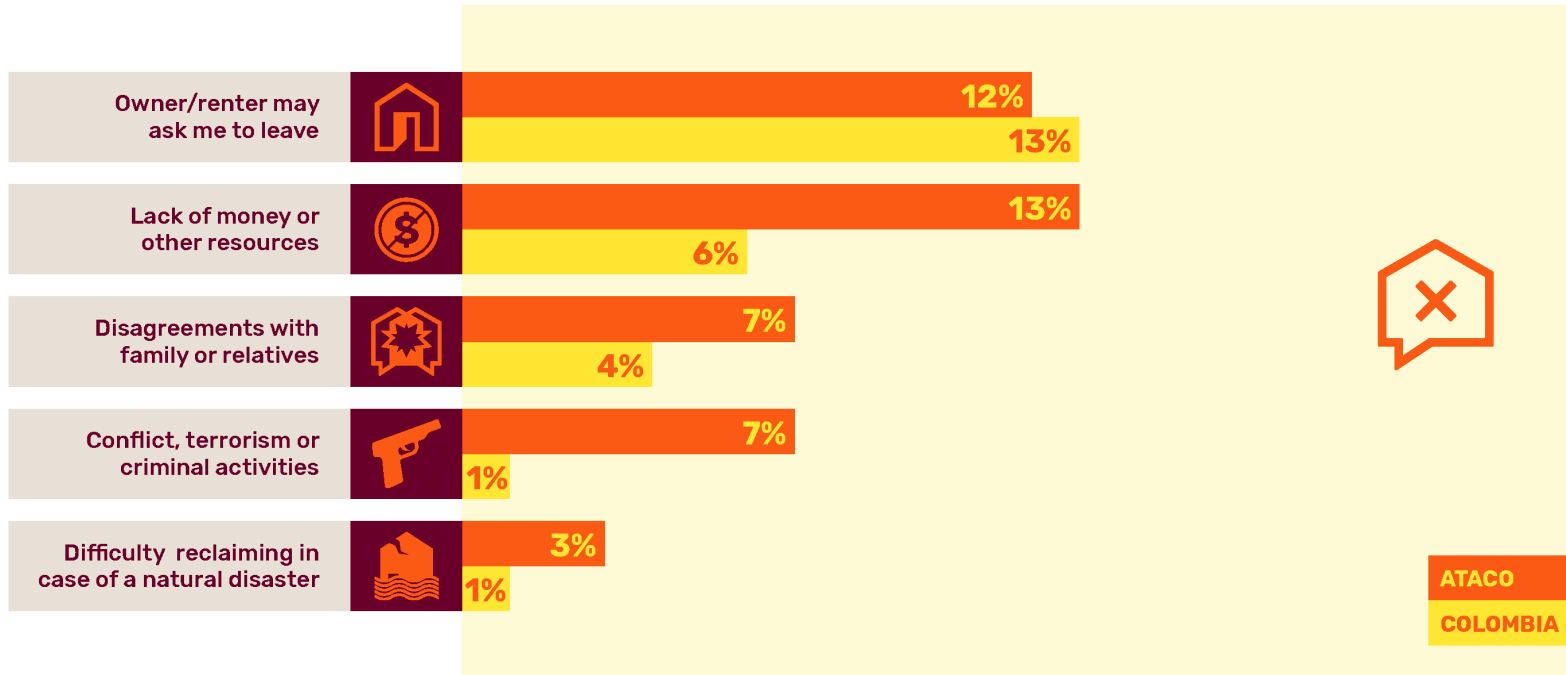
ATACO



WHY PEOPLE FEEL INSECURE

Share of respondents reporting the following reasons for insecurity

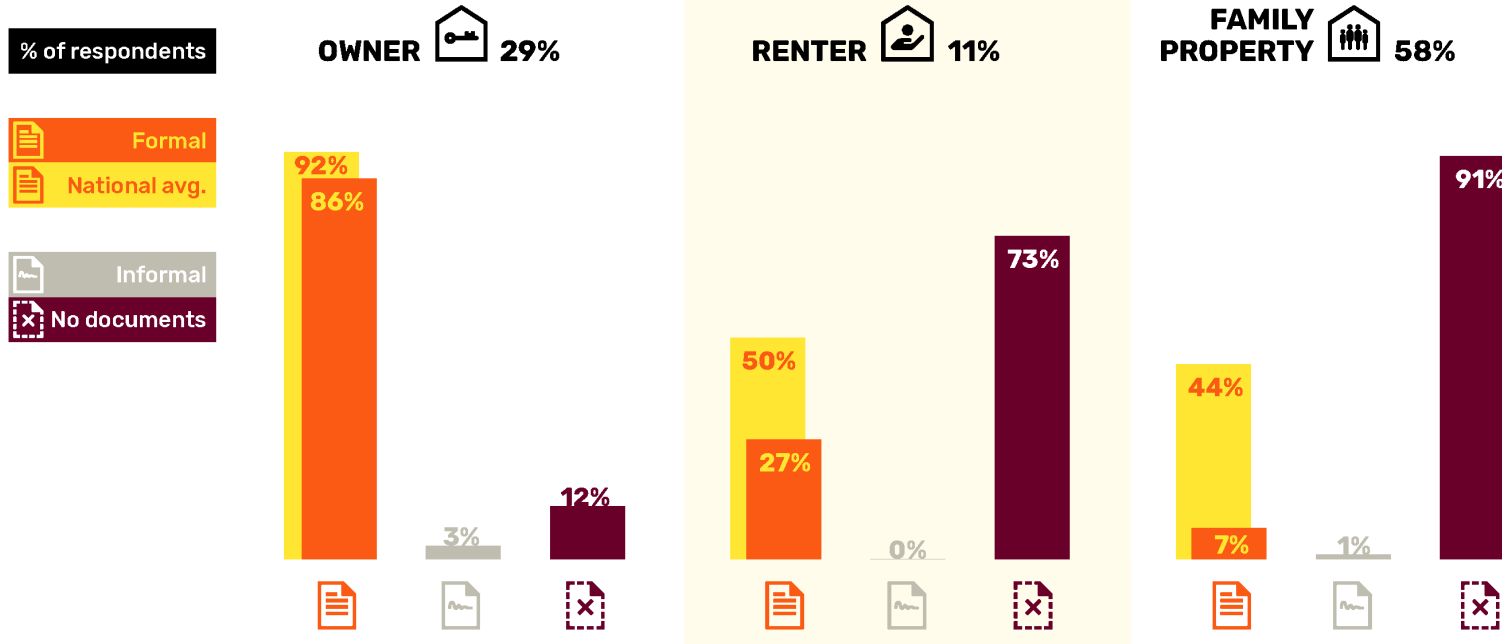
ATACO



DOCUMENTATION

Types of property documentation³ held by respondents, by tenure arrangements⁴

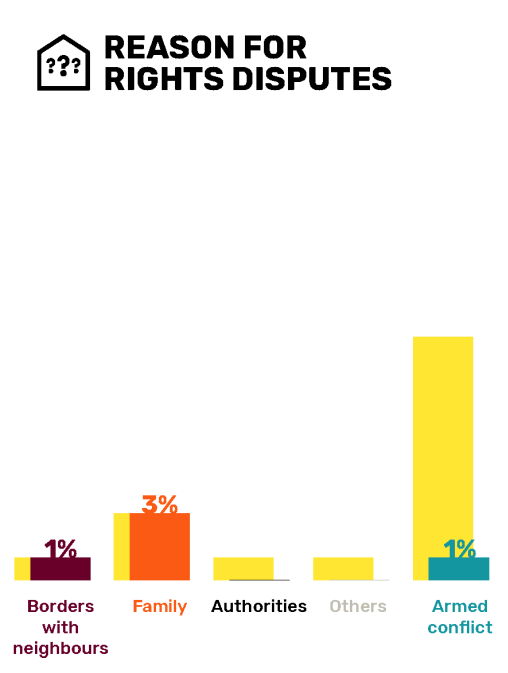
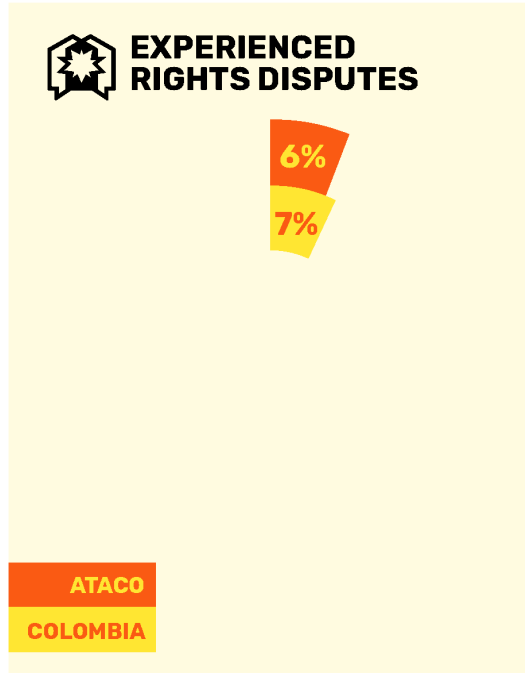
ATACO



PROPERTY RIGHTS DISPUTES

Percentages of the adult population that have experienced rights disputes over a property and those who have lost rights

ATACO



References

- 1 Colombian Victims Unit *Unidad para la Atención y Reparación Integral a las Víctimas* - UARIV. The estimation of the VRI is based on the incidence of violence in 2019 to predict risk in 2020, and takes values between 0 (no risk) and 1 (high risk). UARIV provides a classification in 5 categories from low to high.
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CÁCERES



2021 LFP PILOT MUNICIPALITIES

CÁCERES

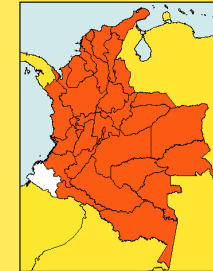
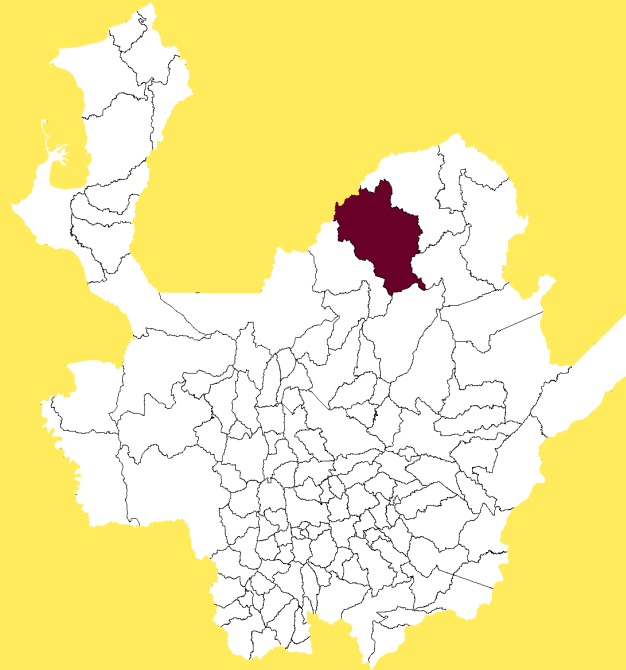
MUNICIPALITY

ANTIOQUIA

DEPARTMENT

COLOMBIA

COUNTRY



Population:
37,806

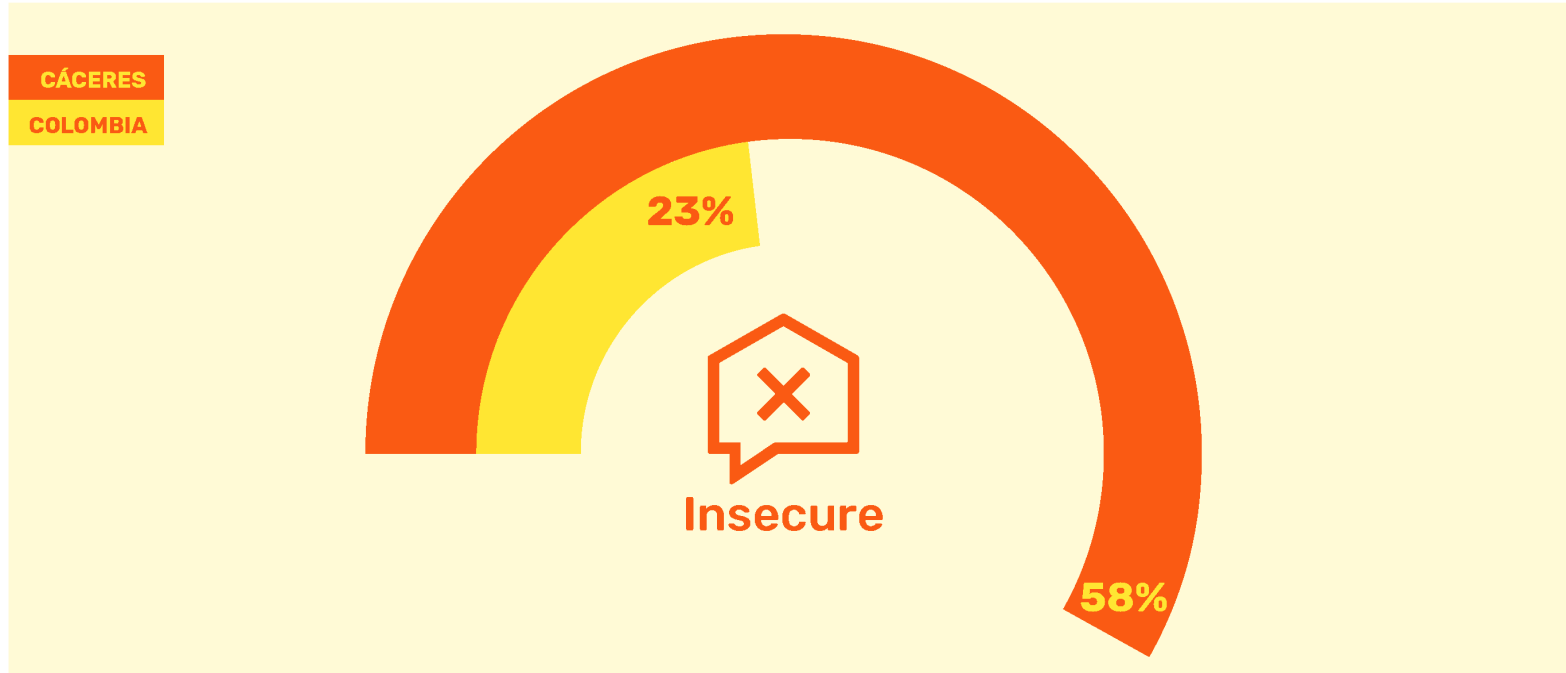
Conflict exposure:¹
HIGH

State capacity:²
MID LOW

LEVEL OF TENURE INSECURITY

Percentage of the adult population that feels insecure in their property rights for their homes and attached land

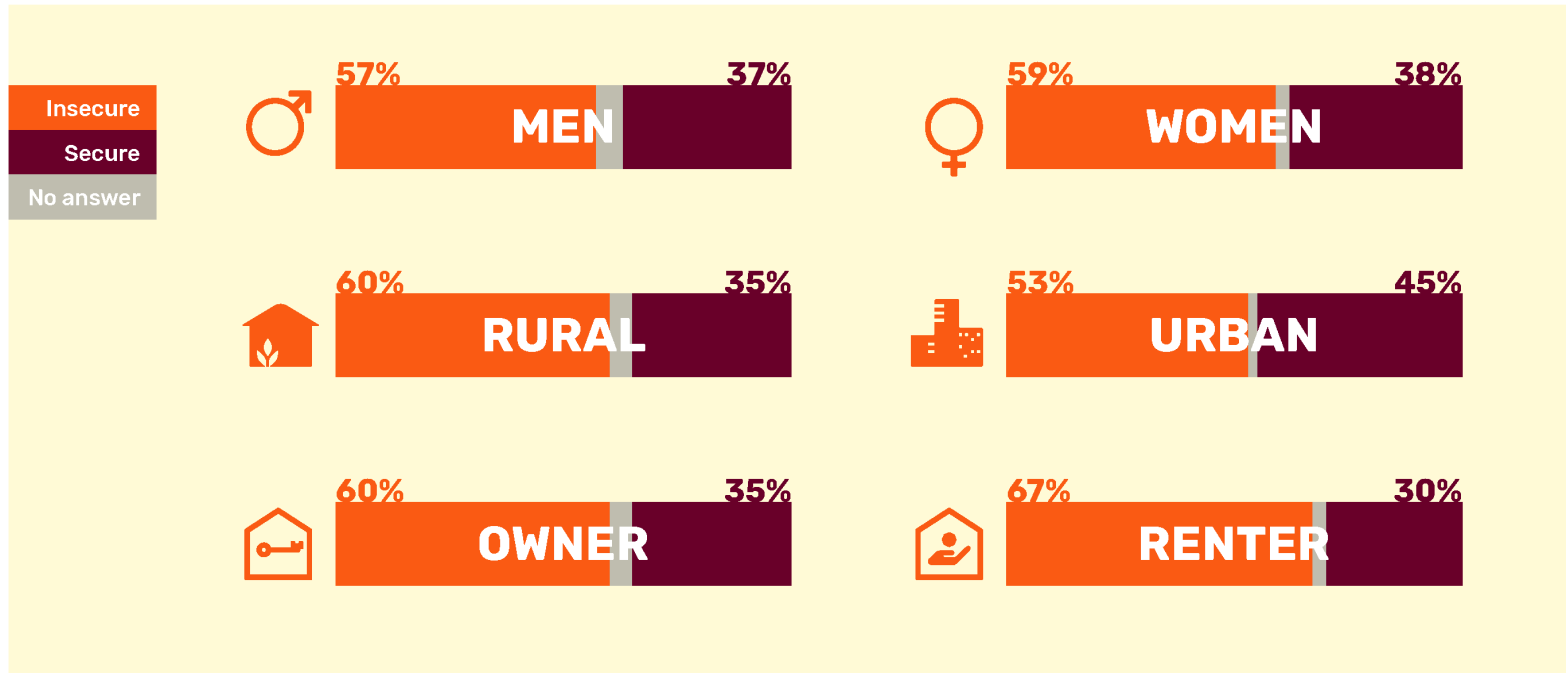
CÁCERES



WHO FEELS INSECURE

Insecurity by gender, population density, or tenure type

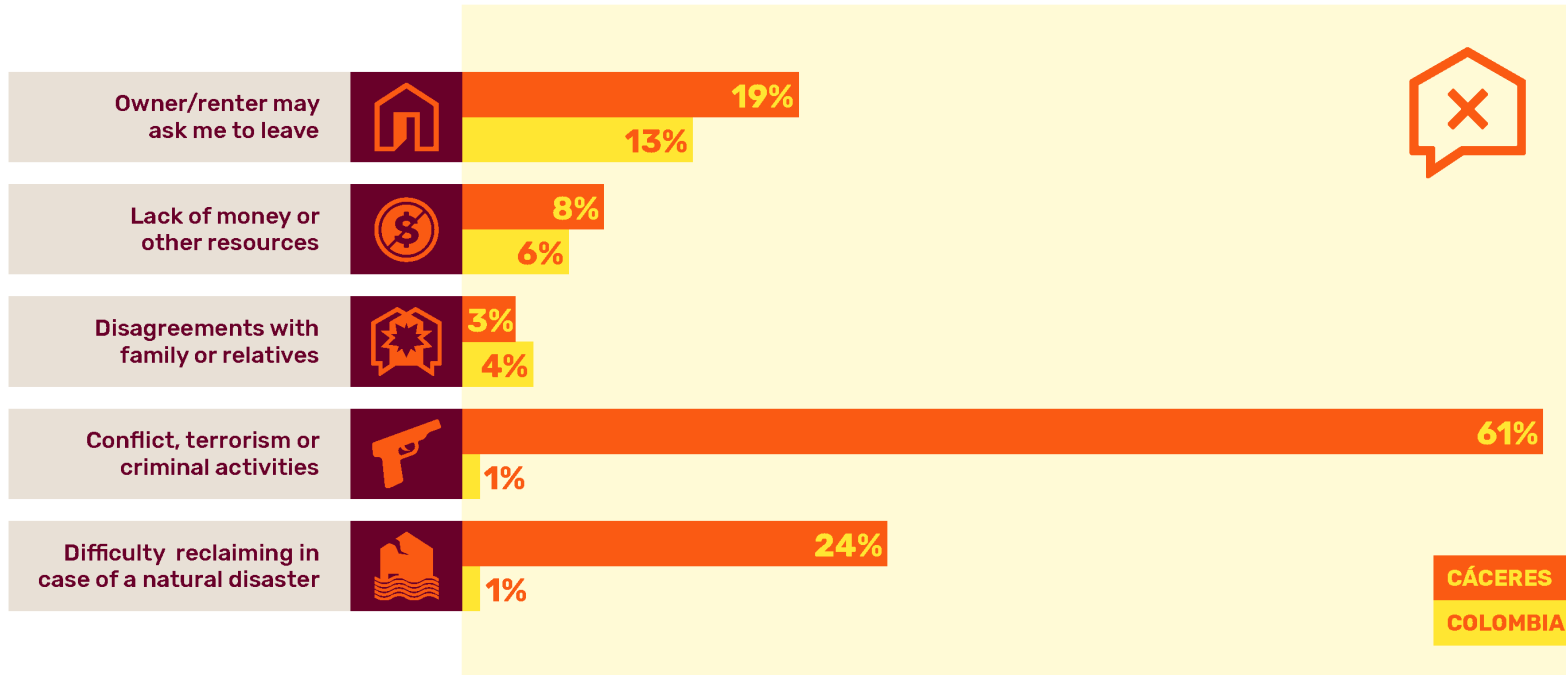
CÁCERES



WHY PEOPLE FEEL INSECURE

Share of respondents reporting the following reasons for insecurity

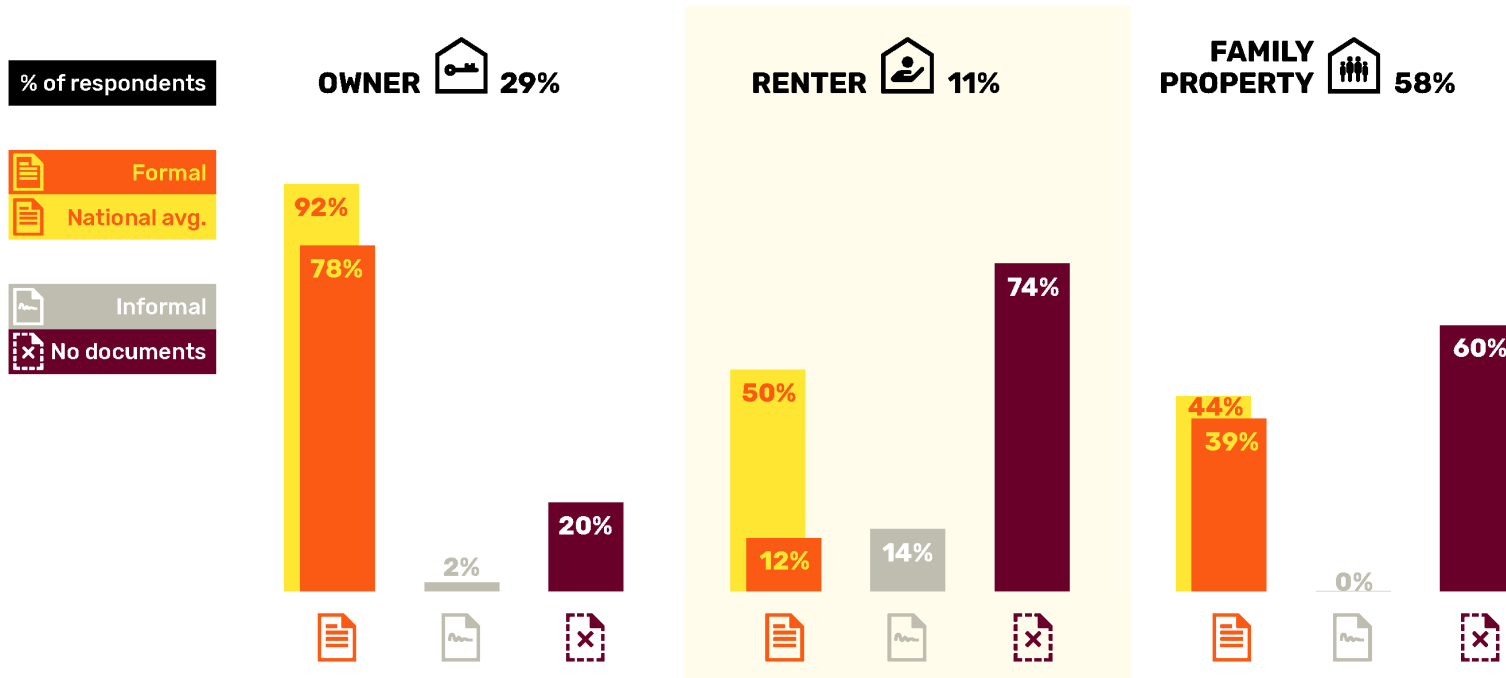
CÁCERES



DOCUMENTATION

Types of property documentation³ held by respondents, by tenure arrangements⁴

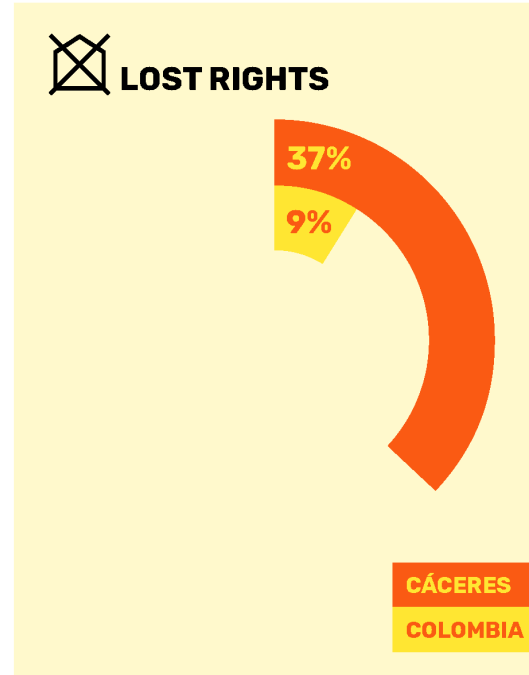
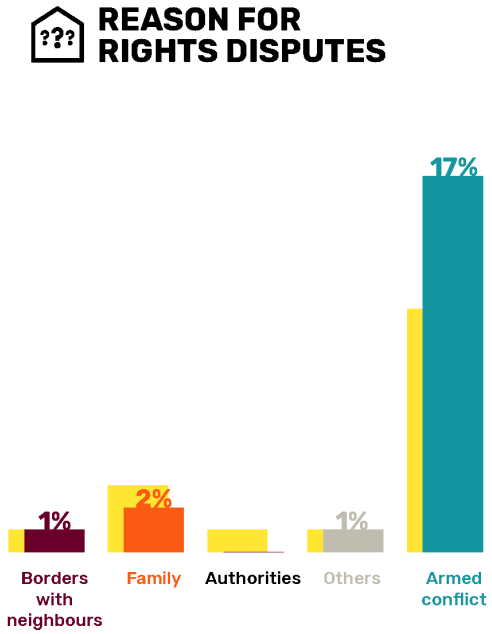
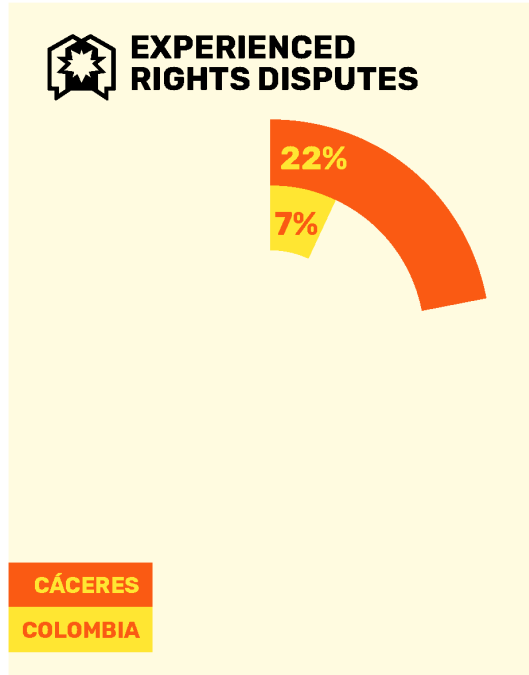
CÁCERES



PROPERTY RIGHTS DISPUTES

Percentages of the adult population that have experienced rights disputes over a property and those who have lost rights

CÁCERES



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CHAPARRAL



2021 LFP PILOT MUNICIPALITIES

CHAPARRAL

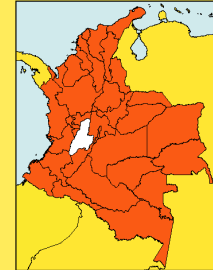
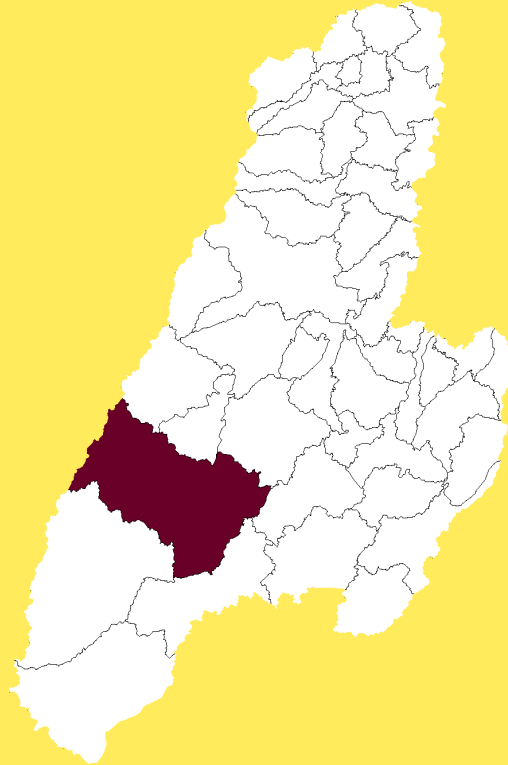
MUNICIPALITY

TOLIMA

DEPARTMENT

COLOMBIA

COUNTRY



Population:
47,293

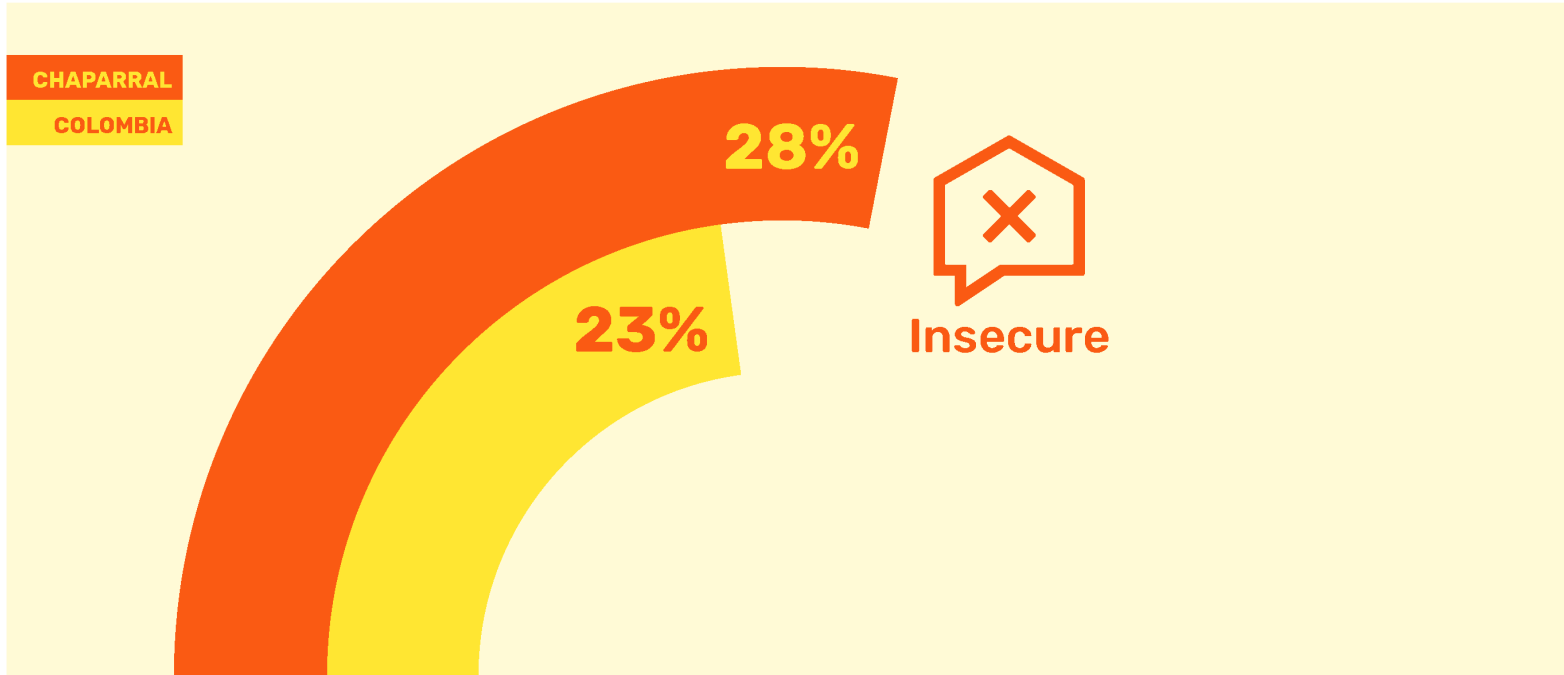
Conflict exposure:¹
MID HIGH

State capacity:²
MIDDLE

LEVEL OF TENURE INSECURITY

Percentage of the adult population that feels insecure in their property rights for their homes and attached land

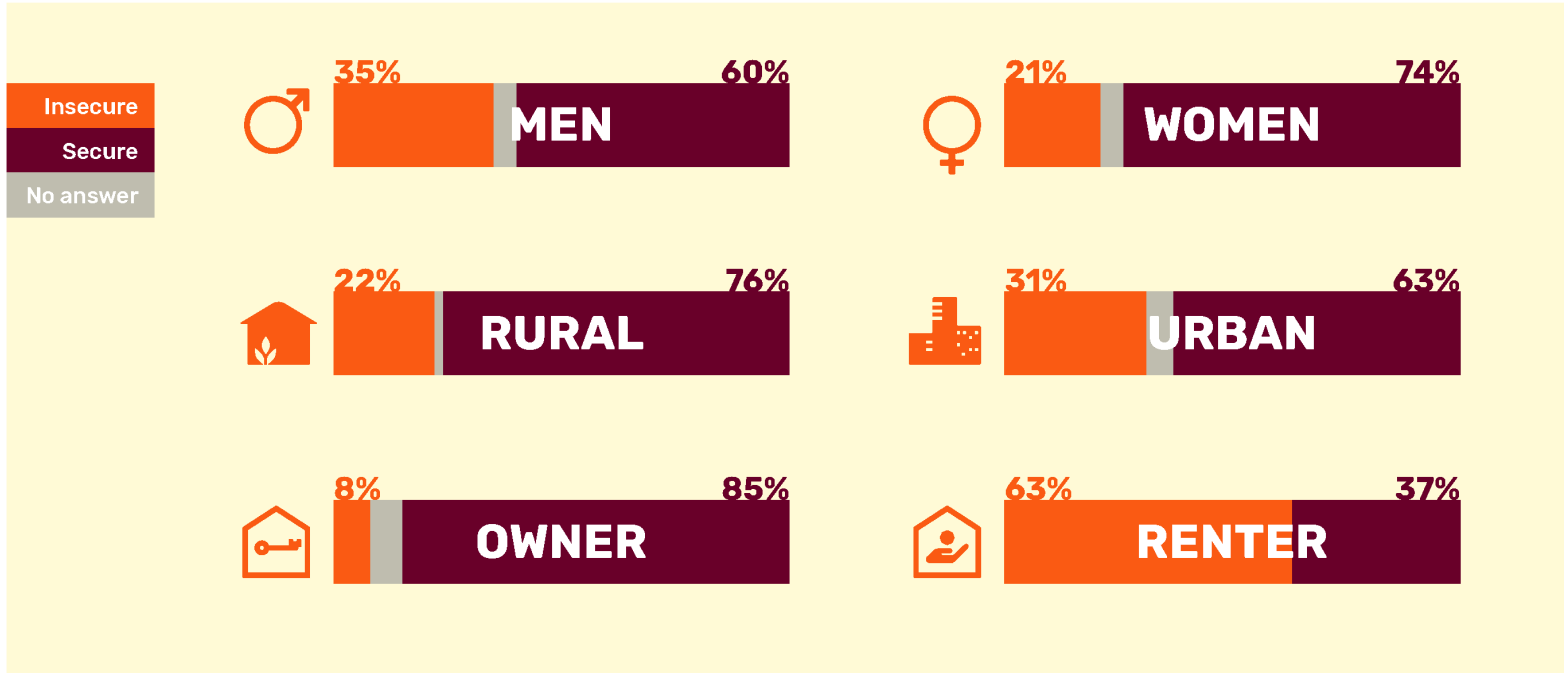
CHAPARRAL



WHO FEELS INSECURE

Insecurity by gender, population density, or tenure type

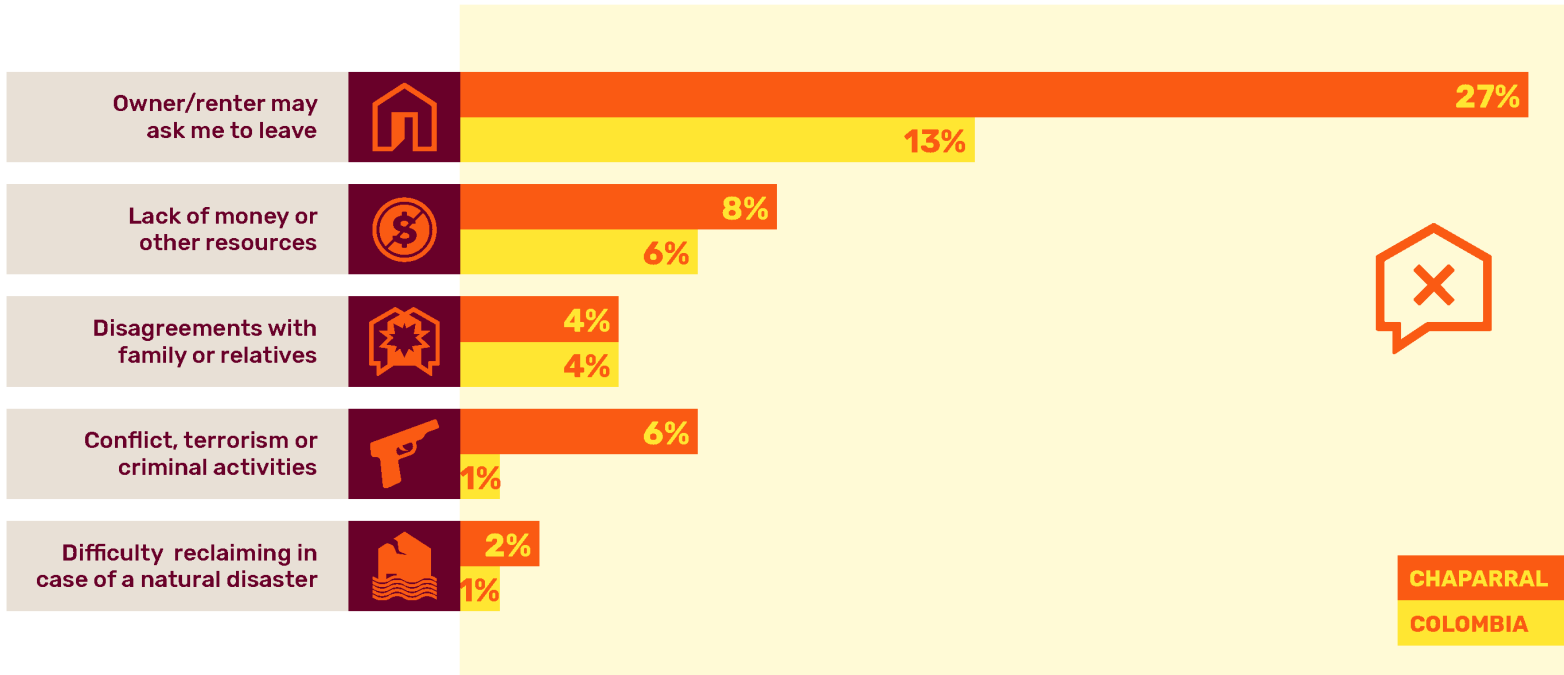
CHAPARRAL



WHY PEOPLE FEEL INSECURE

Share of respondents reporting the following reasons for insecurity

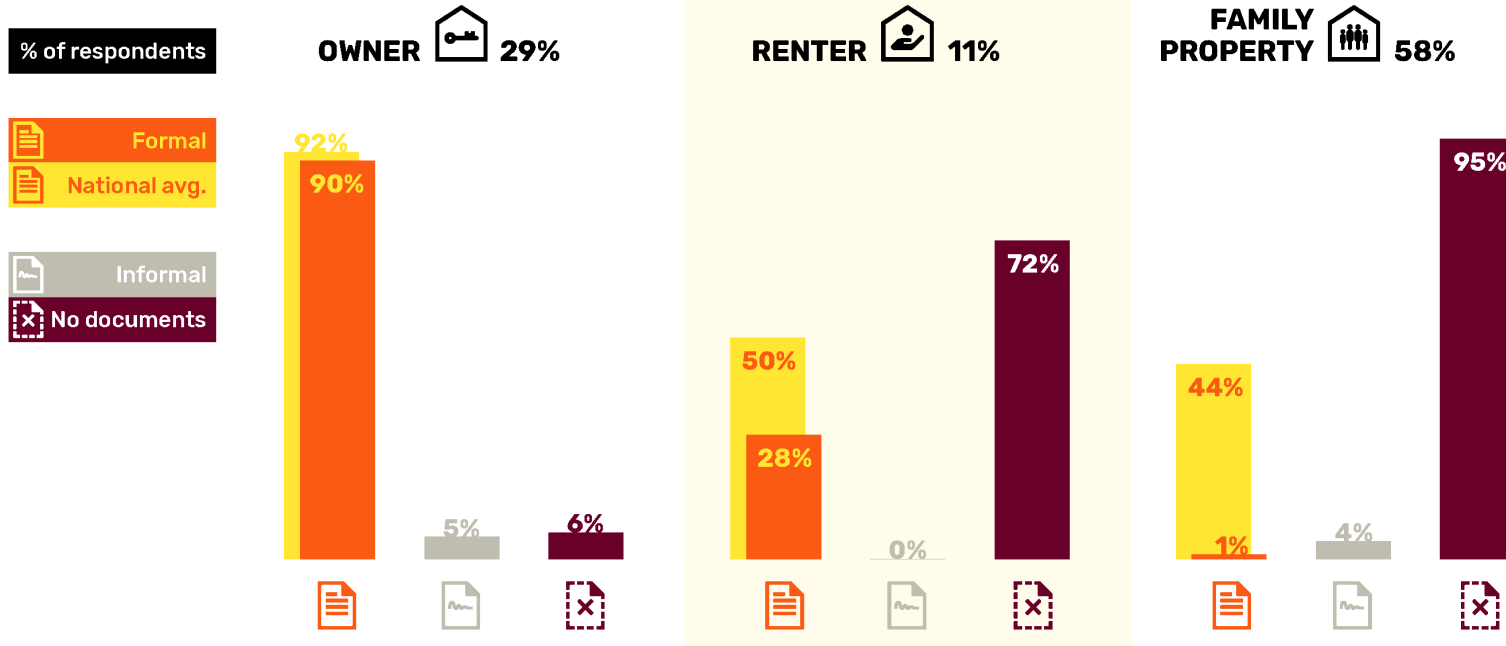
CHAPARRAL



DOCUMENTATION

Types of property documentation³ held by respondents, by tenure arrangements⁴

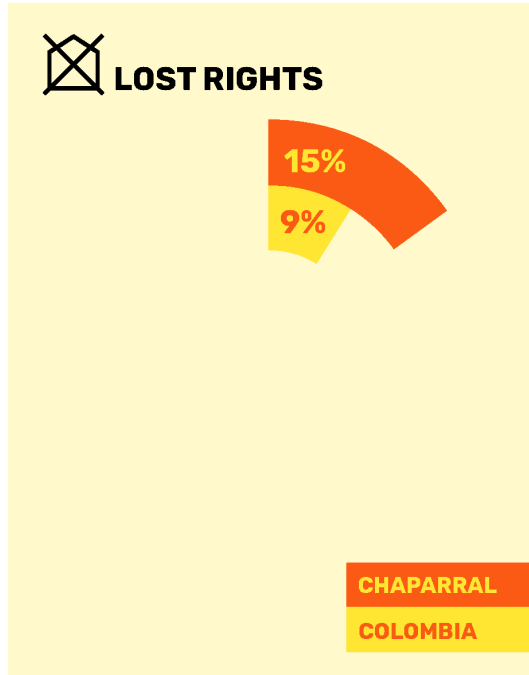
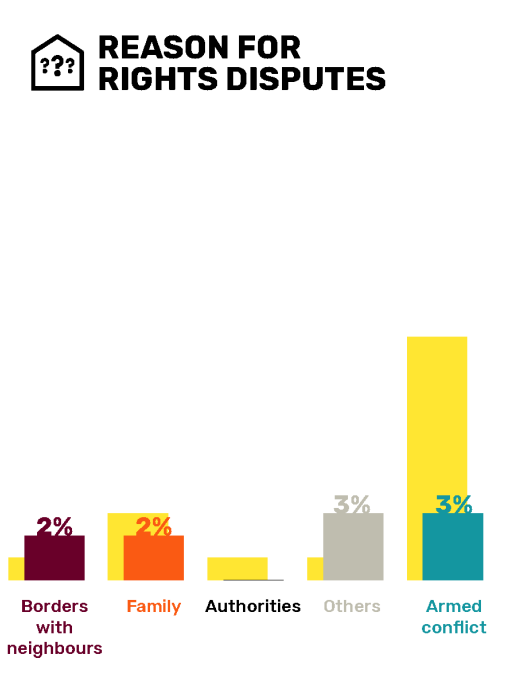
CHAPARRAL



PROPERTY RIGHTS DISPUTES

Percentages of the adult population that have experienced rights disputes over a property and those who have lost rights

CHAPARRAL



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EL CARMEN DE BOLIVAR



2021 LFP PILOT MUNICIPALITIES

**EL CARMEN DE
BOLÍVAR**

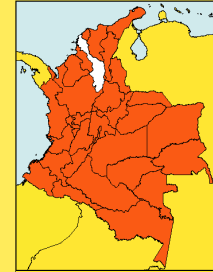
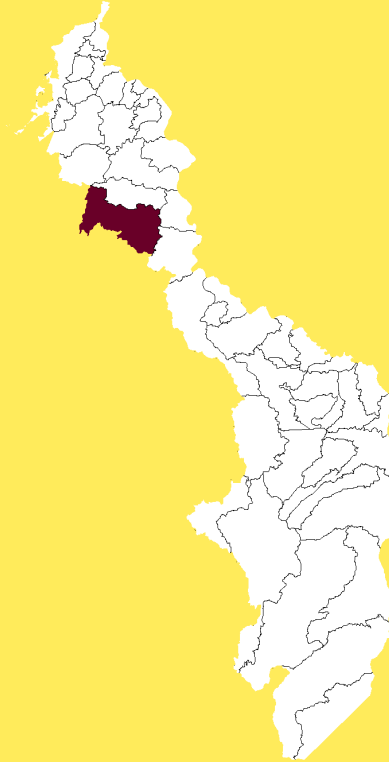
MUNICIPALITY

BOLÍVAR

DEPARTMENT

COLOMBIA

COUNTRY



Population:
70,131

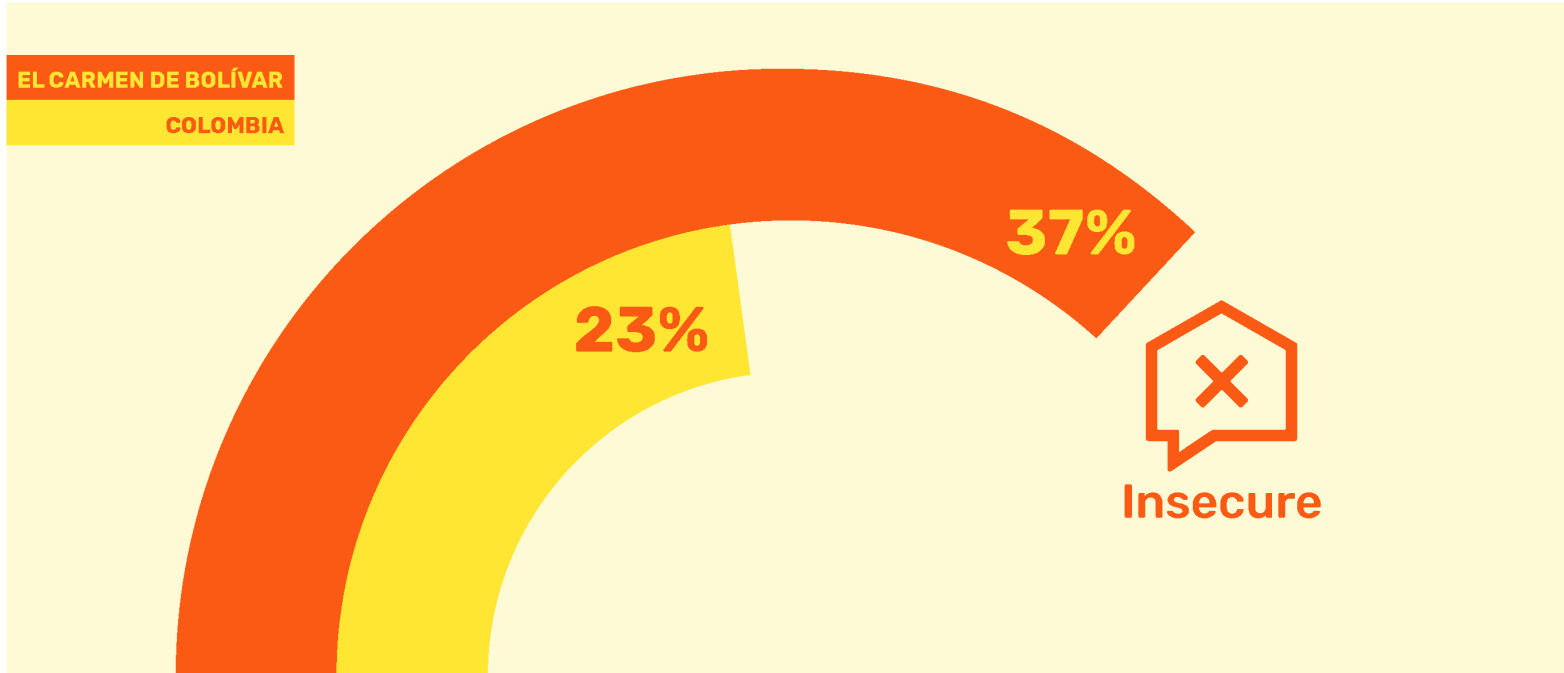
Conflict exposure:¹
MIDDLE

State capacity:²
MID LOW

LEVEL OF TENURE INSECURITY

Percentage of the adult population that feels insecure in their property rights for their homes and attached land

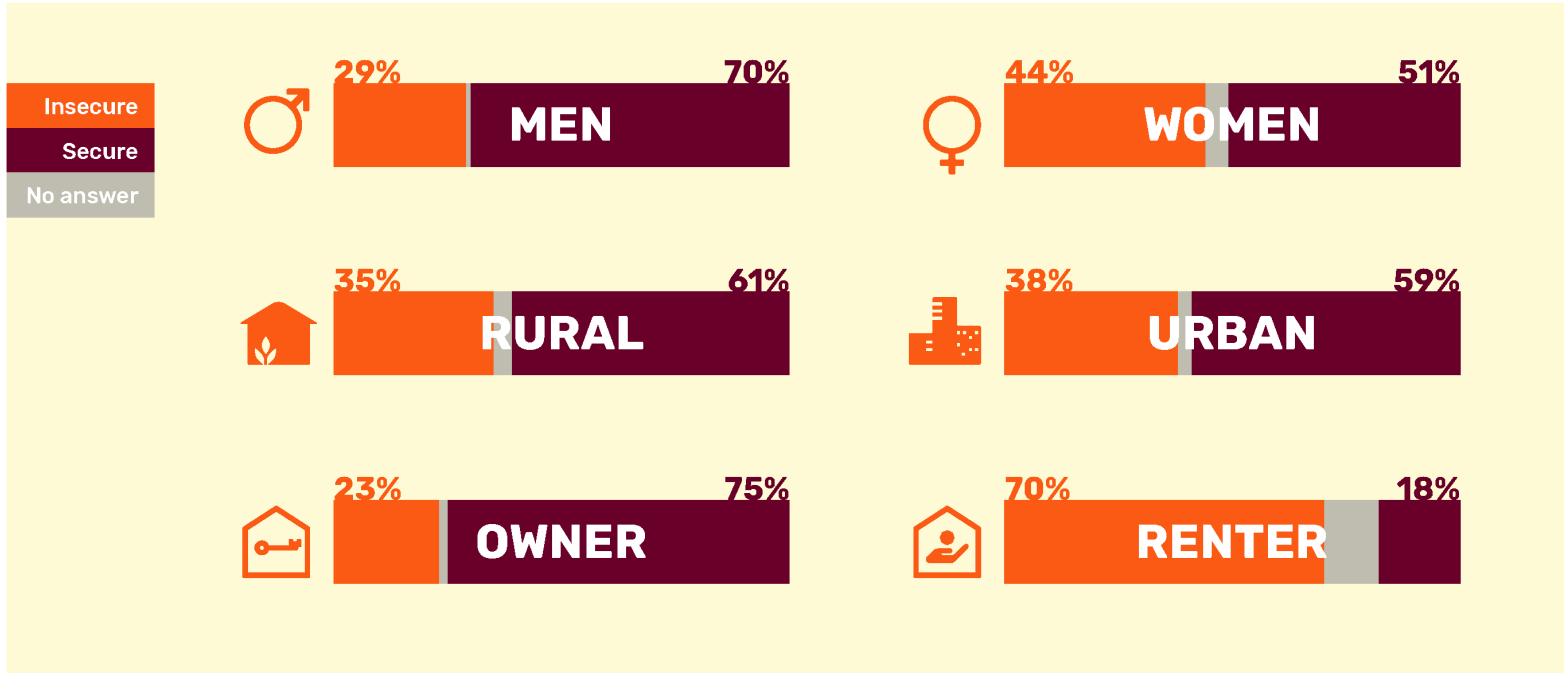
**EL CARMEN
DE BOLÍVAR**



WHO FEELS INSECURE

Insecurity by gender, population density, or tenure type

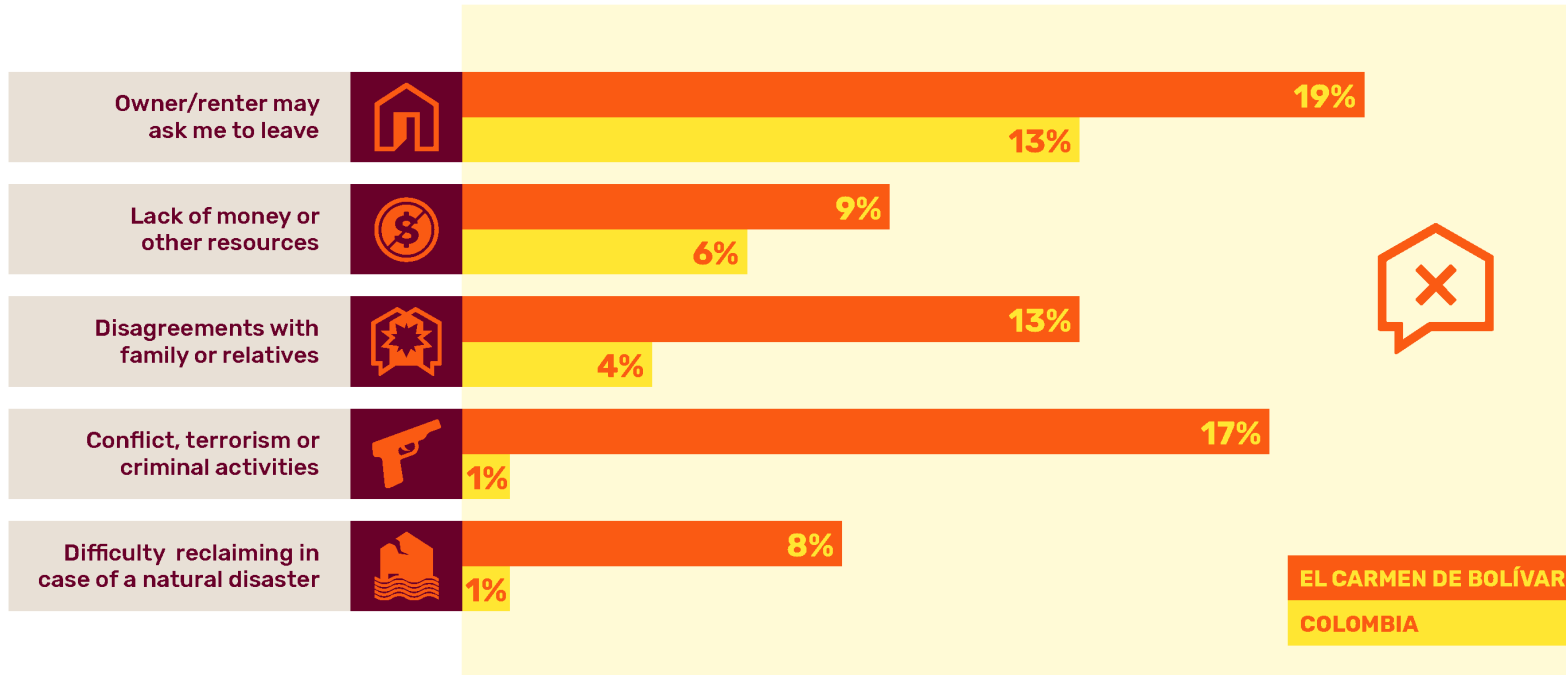
**EL CARMEN
DE BOLÍVAR**



WHY PEOPLE FEEL INSECURE

Share of respondents reporting the following reasons for insecurity

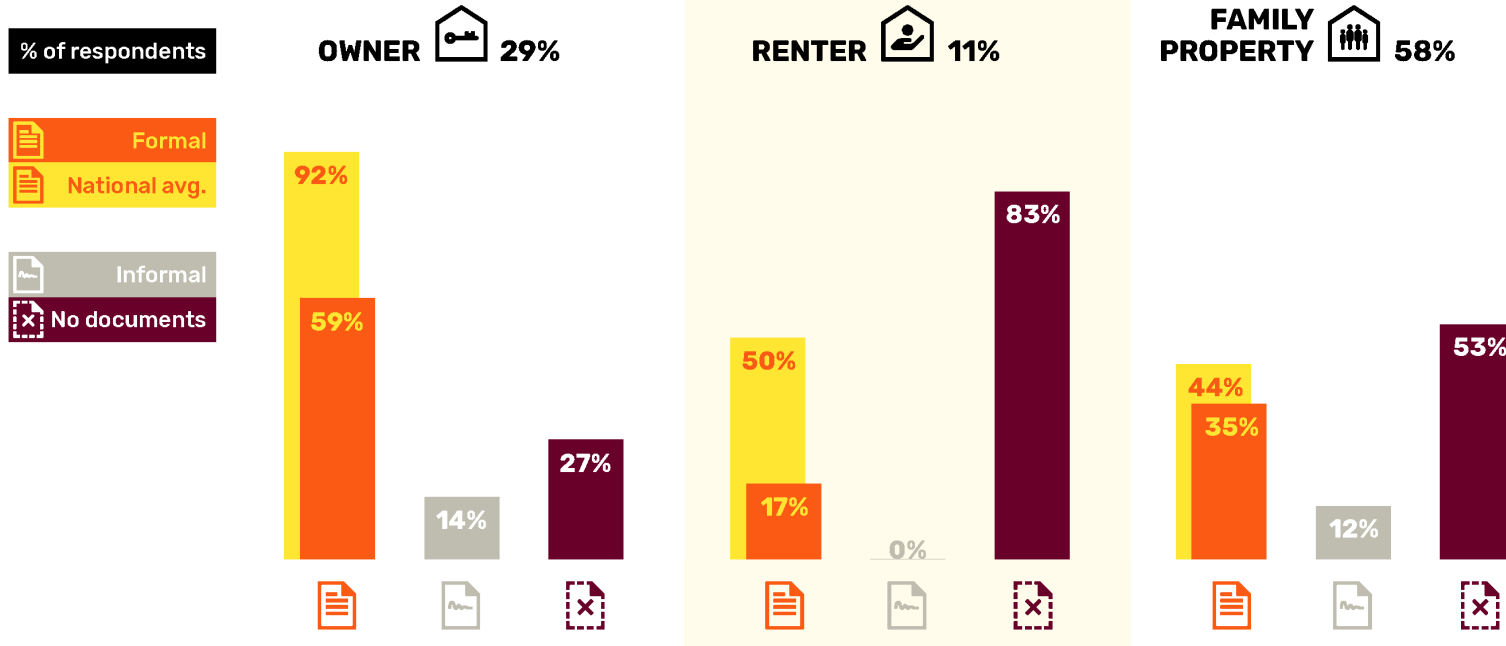
**EL CARMEN
DE BOLÍVAR**



DOCUMENTATION

Types of property documentation³ held by respondents, by tenure arrangements⁴

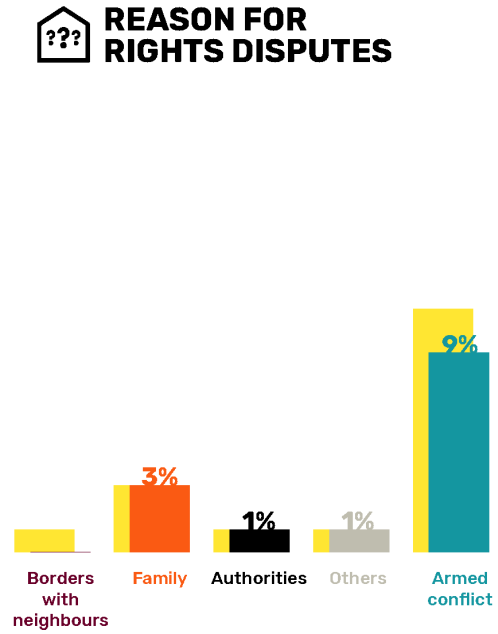
EL CARMEN DE BOLÍVAR



PROPERTY RIGHTS DISPUTES

Percentages of the adult population that have experienced rights disputes over a property and those who have lost rights

EL CARMEN DE BOLÍVAR



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FUENTE DE ORO



2021 LFP PILOT MUNICIPALITIES

FUENTE DE ORO

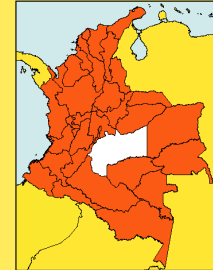
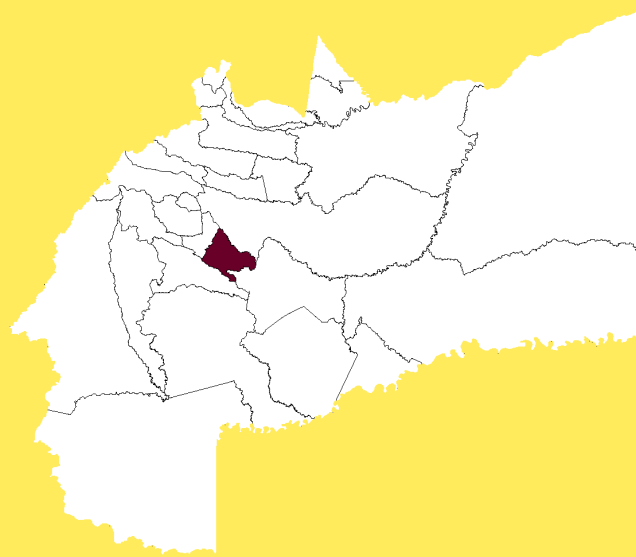
MUNICIPALITY

META

DEPARTMENT

COLOMBIA

COUNTRY



Population:
11,599

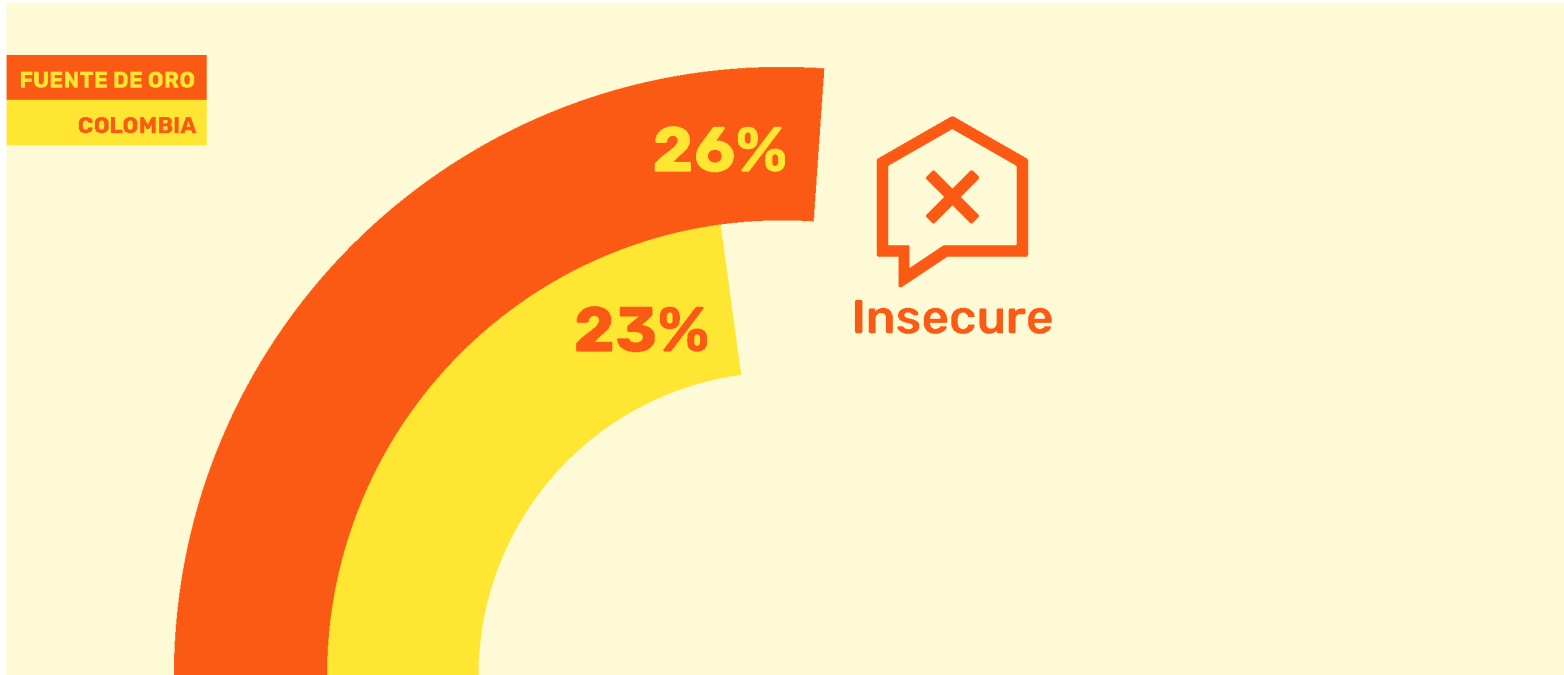
Conflict exposure:¹
MID LOW

State capacity:²
MID HIGH

LEVEL OF TENURE INSECURITY

Percentage of the adult population that feels insecure in their property rights for their homes and attached land

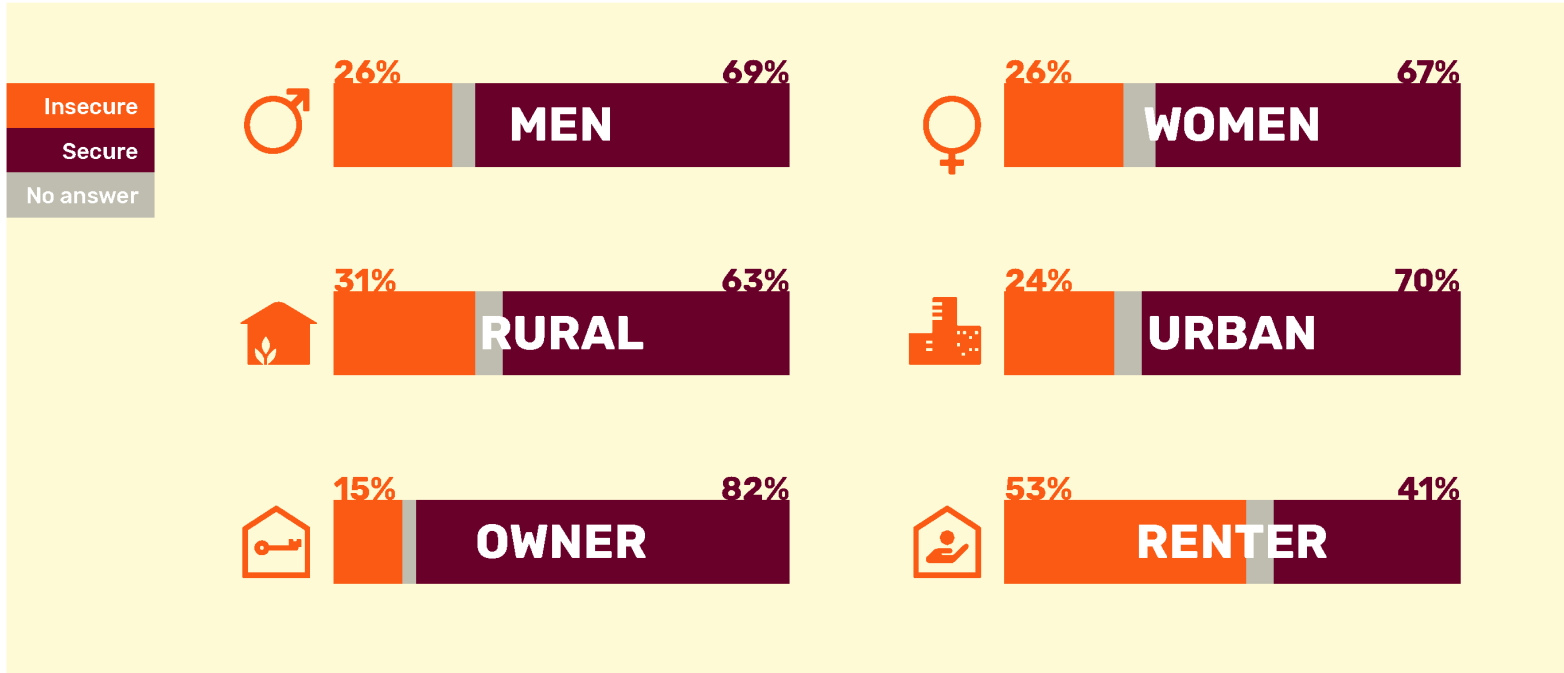
FUENTE DE ORO



WHO FEELS INSECURE

Insecurity by gender, population density, or tenure type

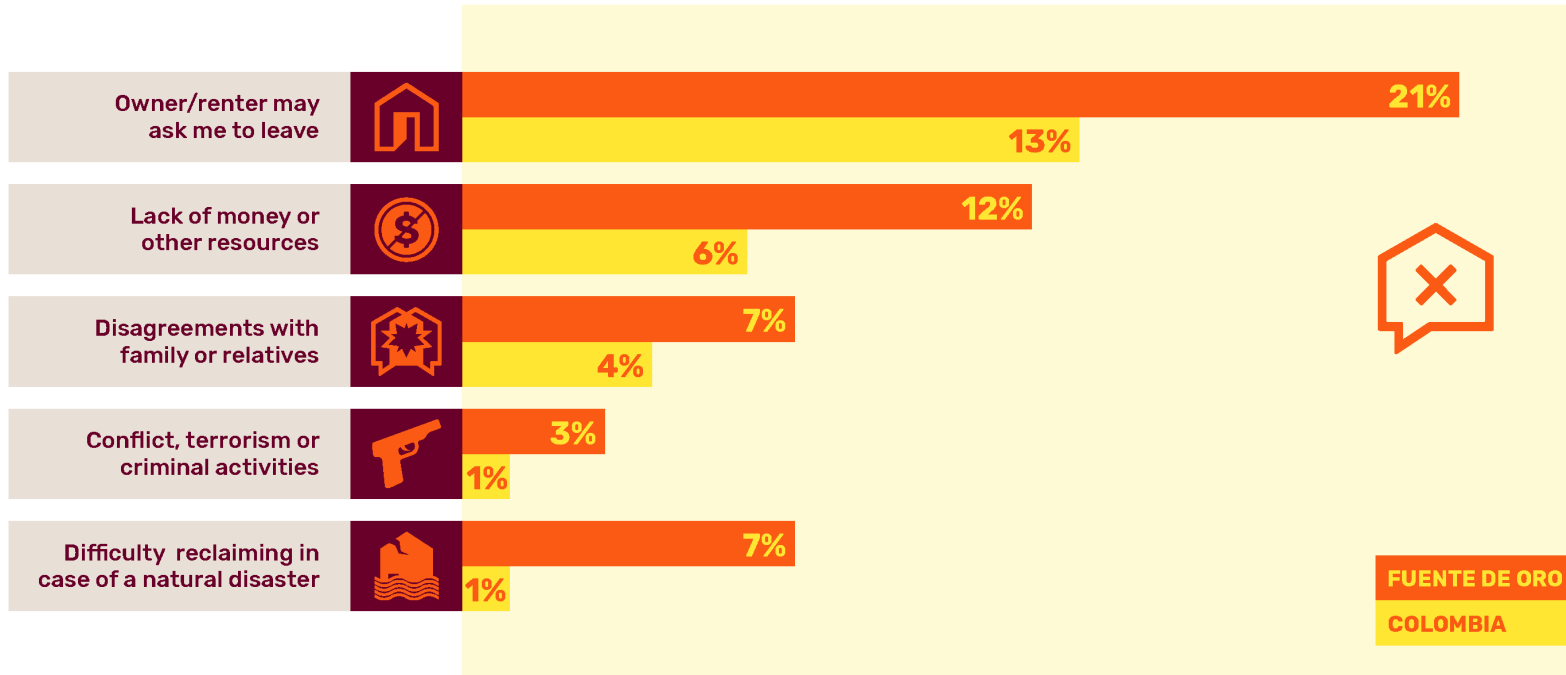
FUENTE DE ORO



WHY PEOPLE FEEL INSECURE

Share of respondents reporting the following reasons for insecurity

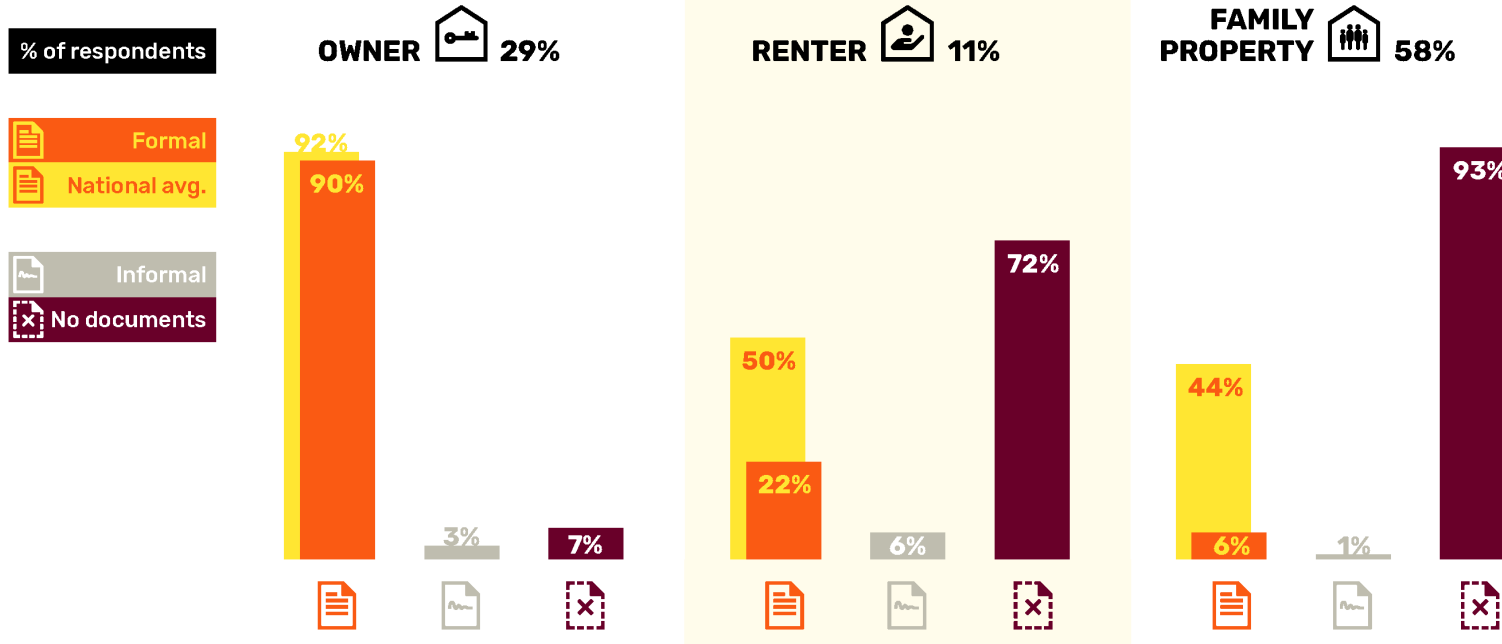
FUENTE DE ORO



DOCUMENTATION

Types of property documentation³ held by respondents, by tenure arrangements⁴

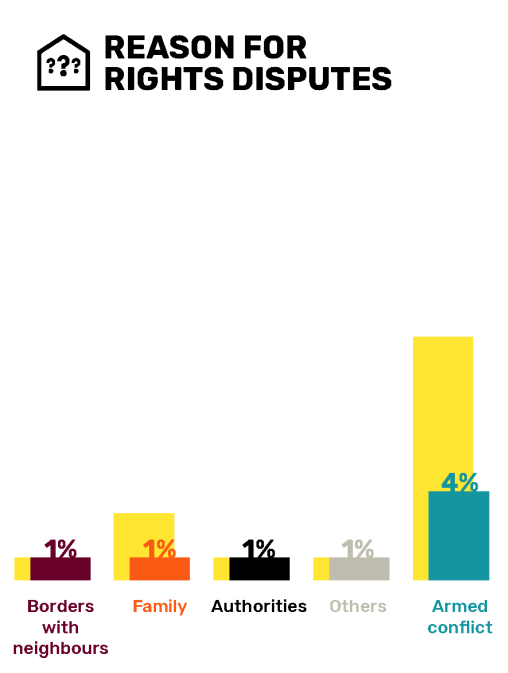
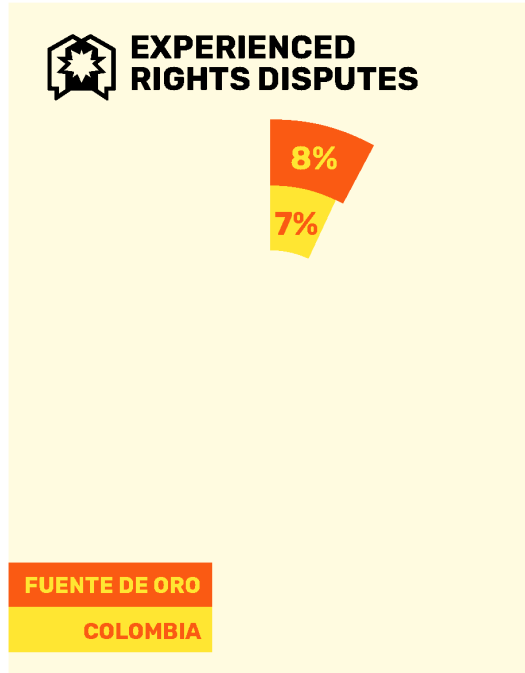
FUENTE DE ORO



PROPERTY RIGHTS DISPUTES

Percentages of the adult population that have experienced rights disputes over a property and those who have lost rights

FUENTE DE ORO



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PUERTO ILLERAS



2021 LFP PILOT MUNICIPALITIES

PUERTO LLERAS

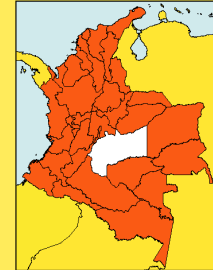
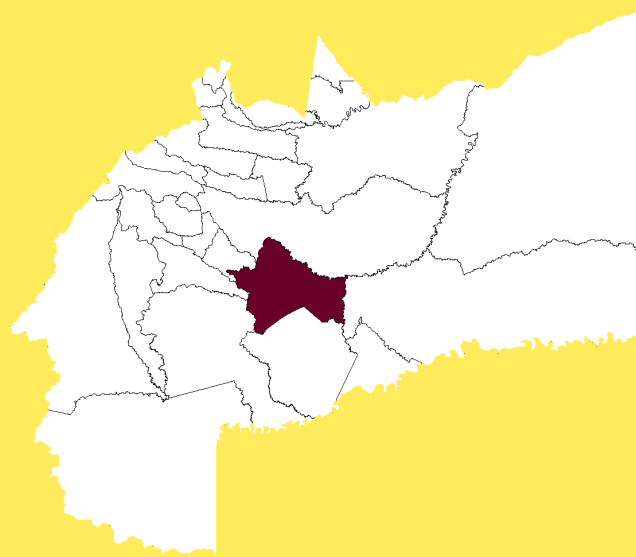
MUNICIPALITY

META

DEPARTMENT

COLOMBIA

COUNTRY



Population:
8,982

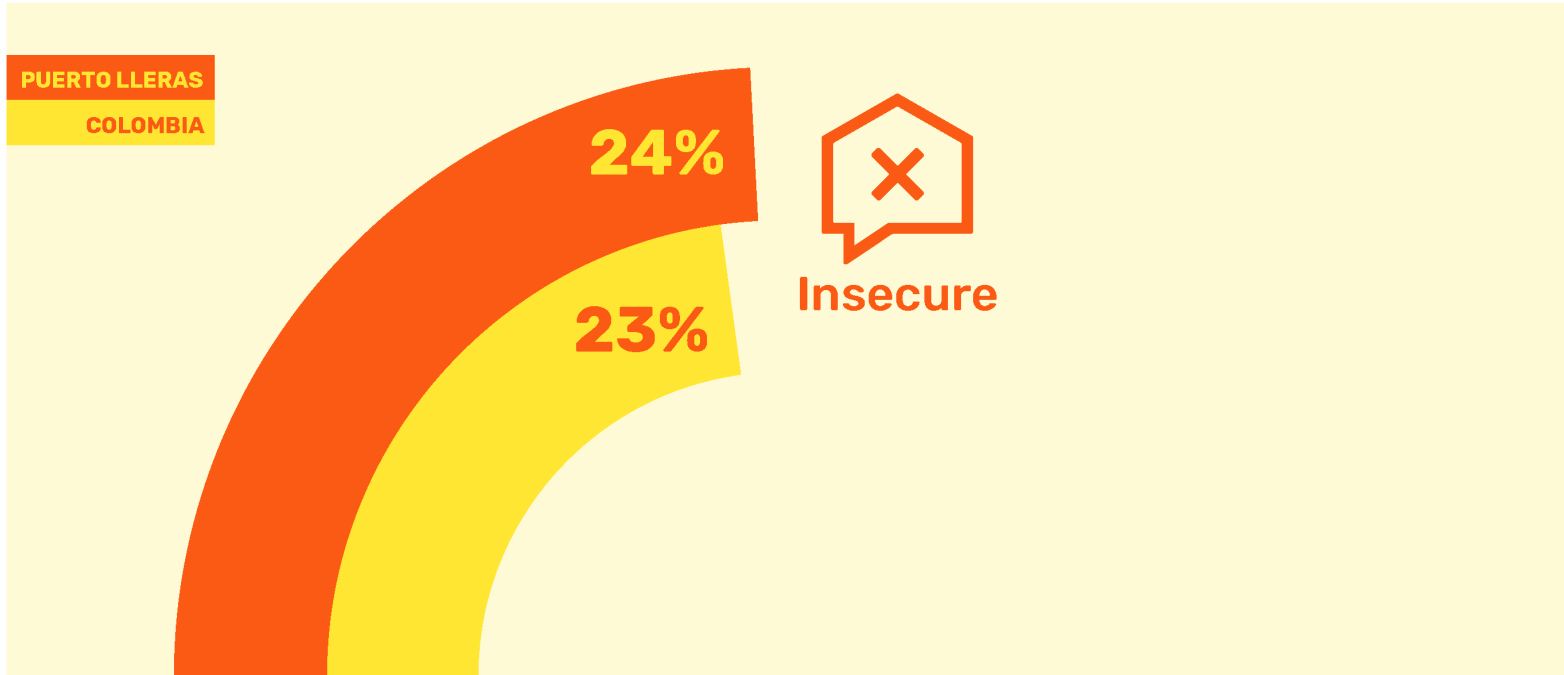
Conflict exposure:¹
MID HIGH

State capacity:²
MID HIGH

LEVEL OF TENURE INSECURITY

Percentage of the adult population that feels insecure in their property rights for their homes and attached land

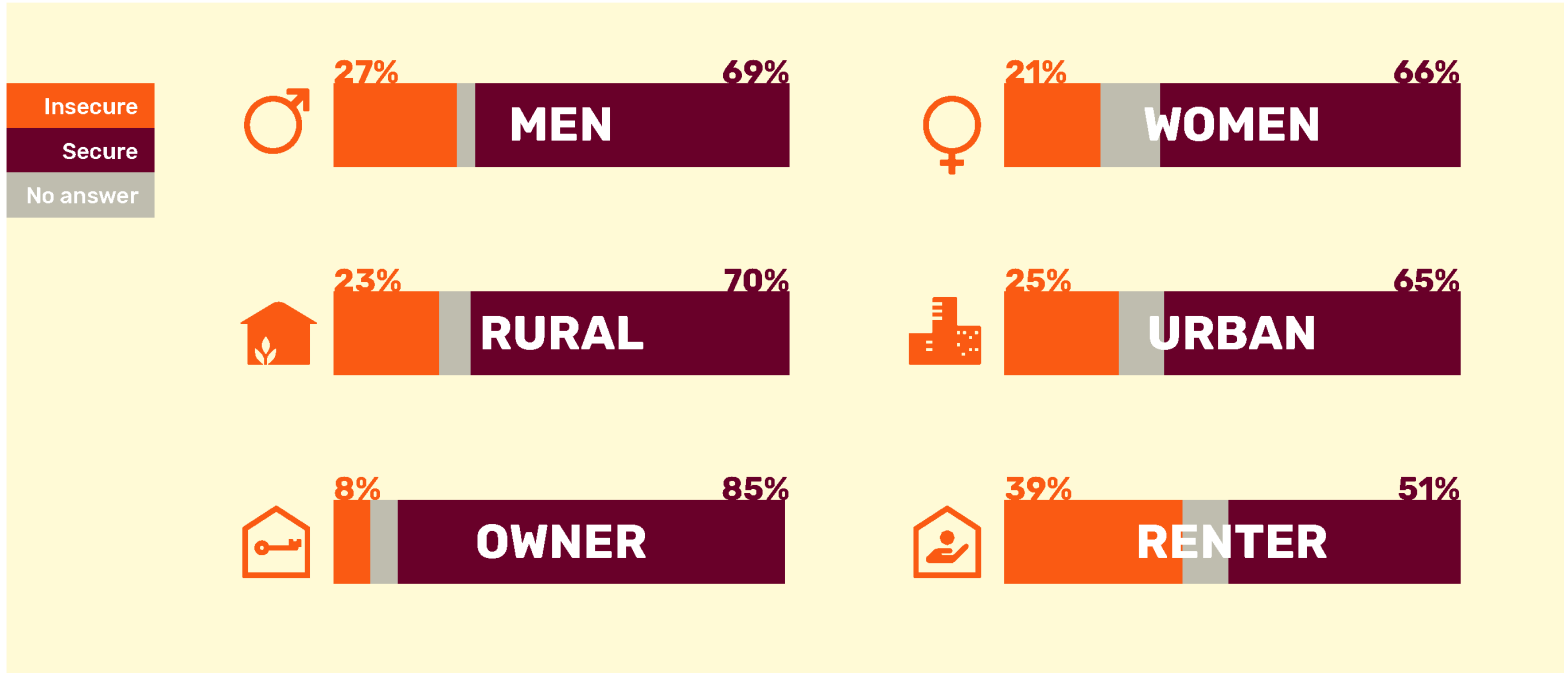
PUERTO LLERAS



WHO FEELS INSECURE

Insecurity by gender, population density, or tenure type

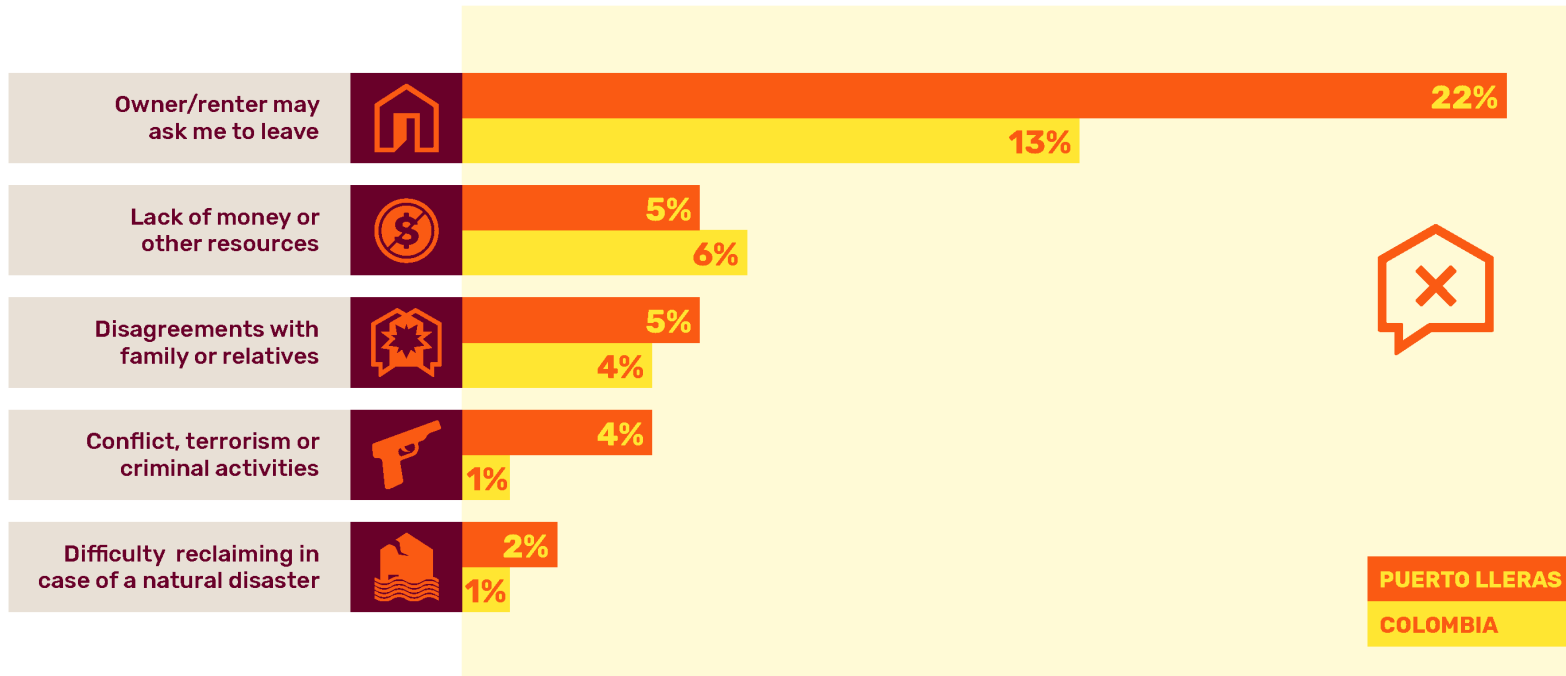
PUERTO LLERAS



WHY PEOPLE FEEL INSECURE

Share of respondents reporting the following reasons for insecurity

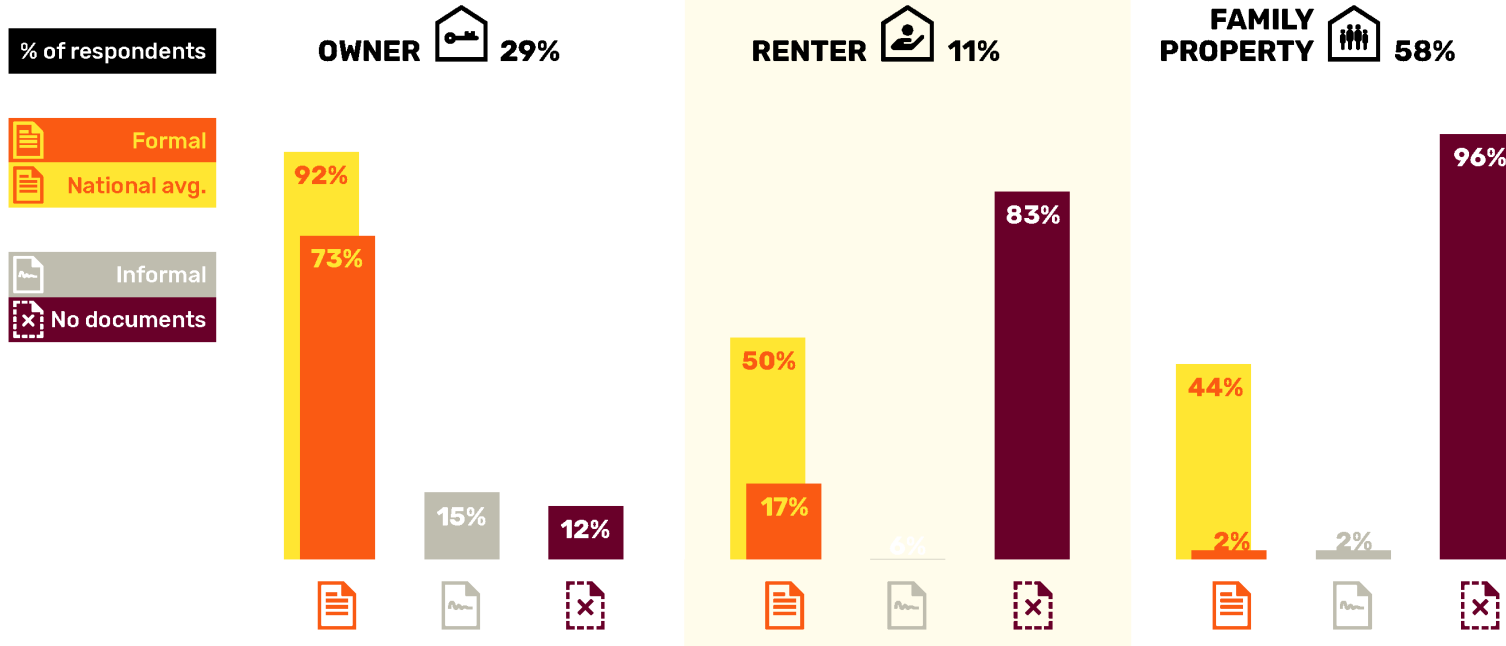
PUERTO LLERAS



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Types of property documentation³ held by respondents, by tenure arrangements⁴

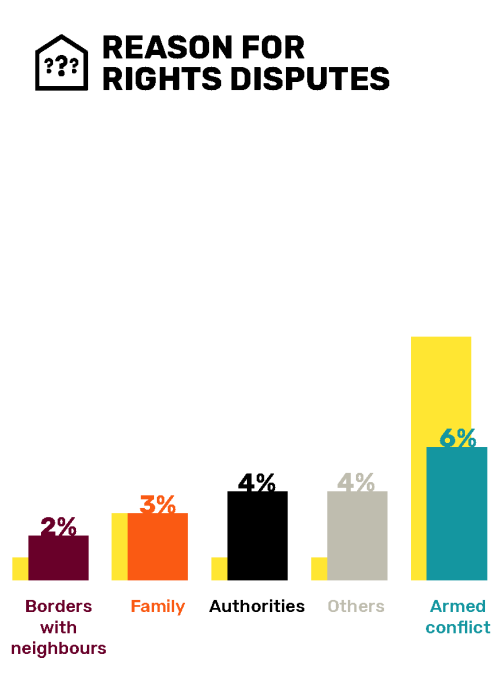
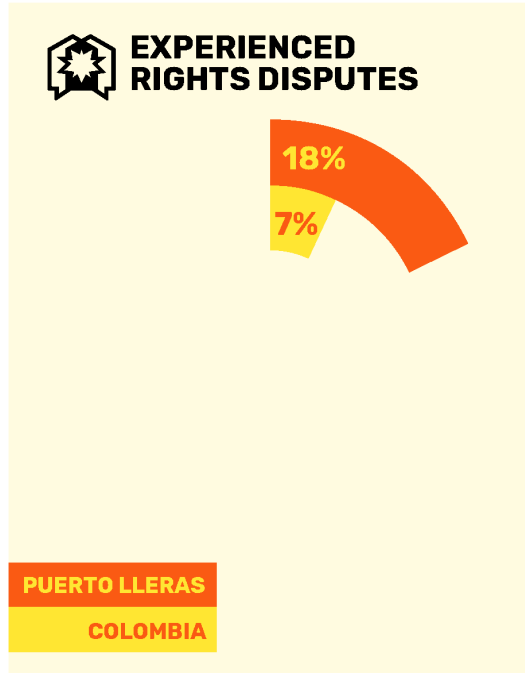
PUERTO LLERAS



PROPERTY RIGHTS DISPUTES

Percentages of the adult population that have experienced rights disputes over a property and those who have lost rights

PUERTO LLERAS



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SAN ANTONIO



2021 LFP PILOT MUNICIPALITIES

SAN ANTONIO

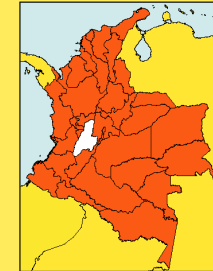
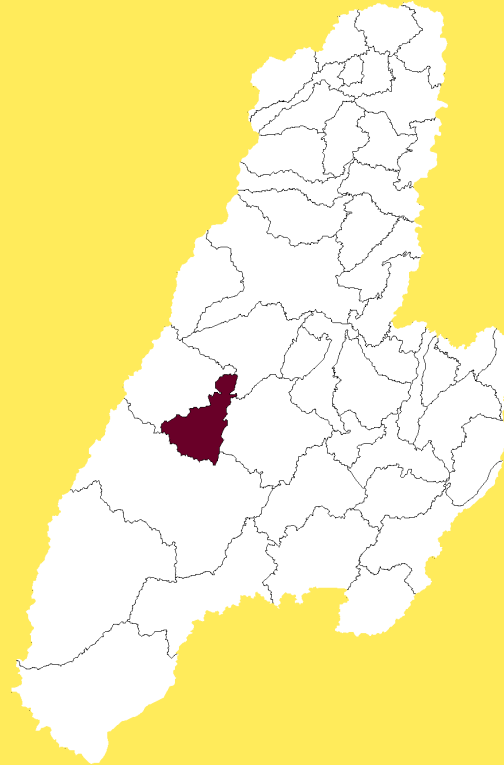
MUNICIPALITY

TOLIMA

DEPARTMENT

COLOMBIA

COUNTRY



Population:
14,400

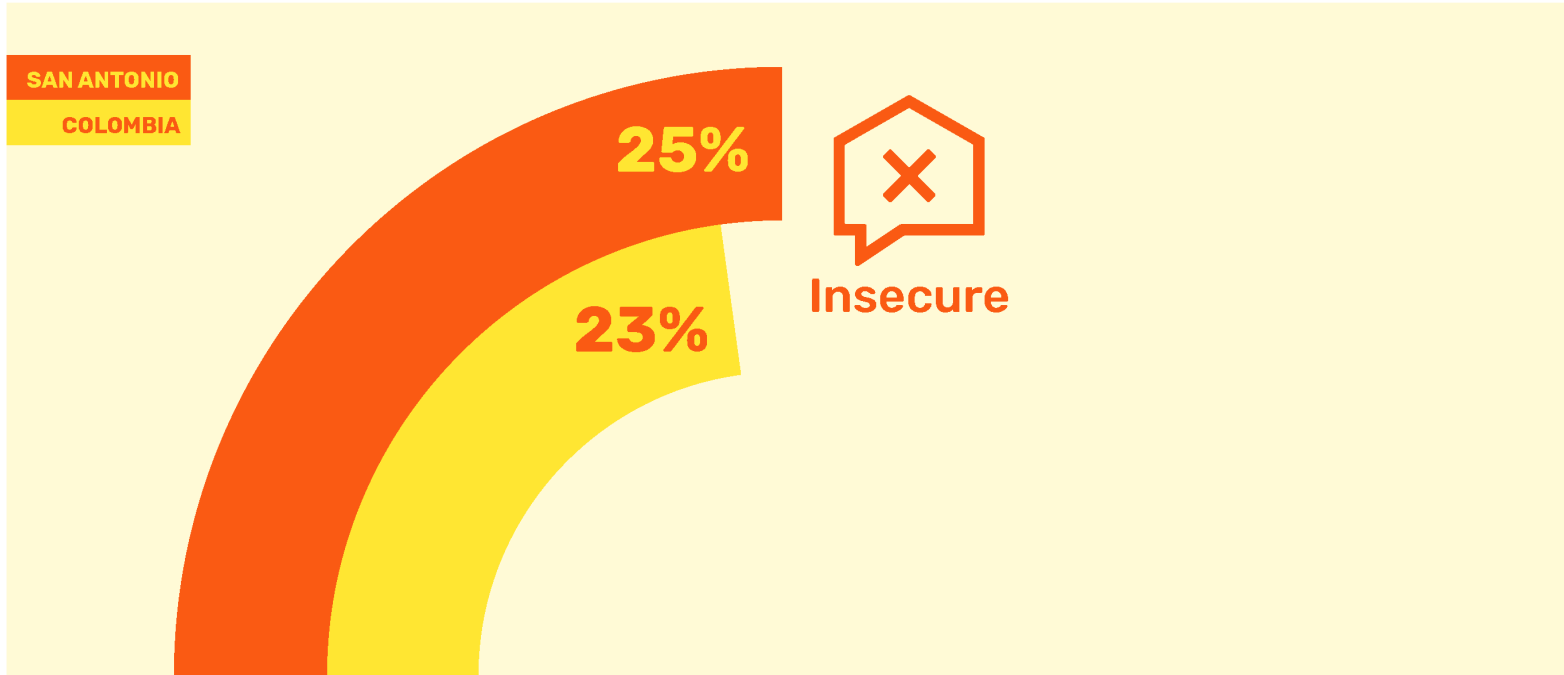
Conflict exposure:¹
MID HIGH

State capacity:²
MID LOW

LEVEL OF TENURE INSECURITY

Percentage of the adult population that feels insecure in their property rights for their homes and attached land

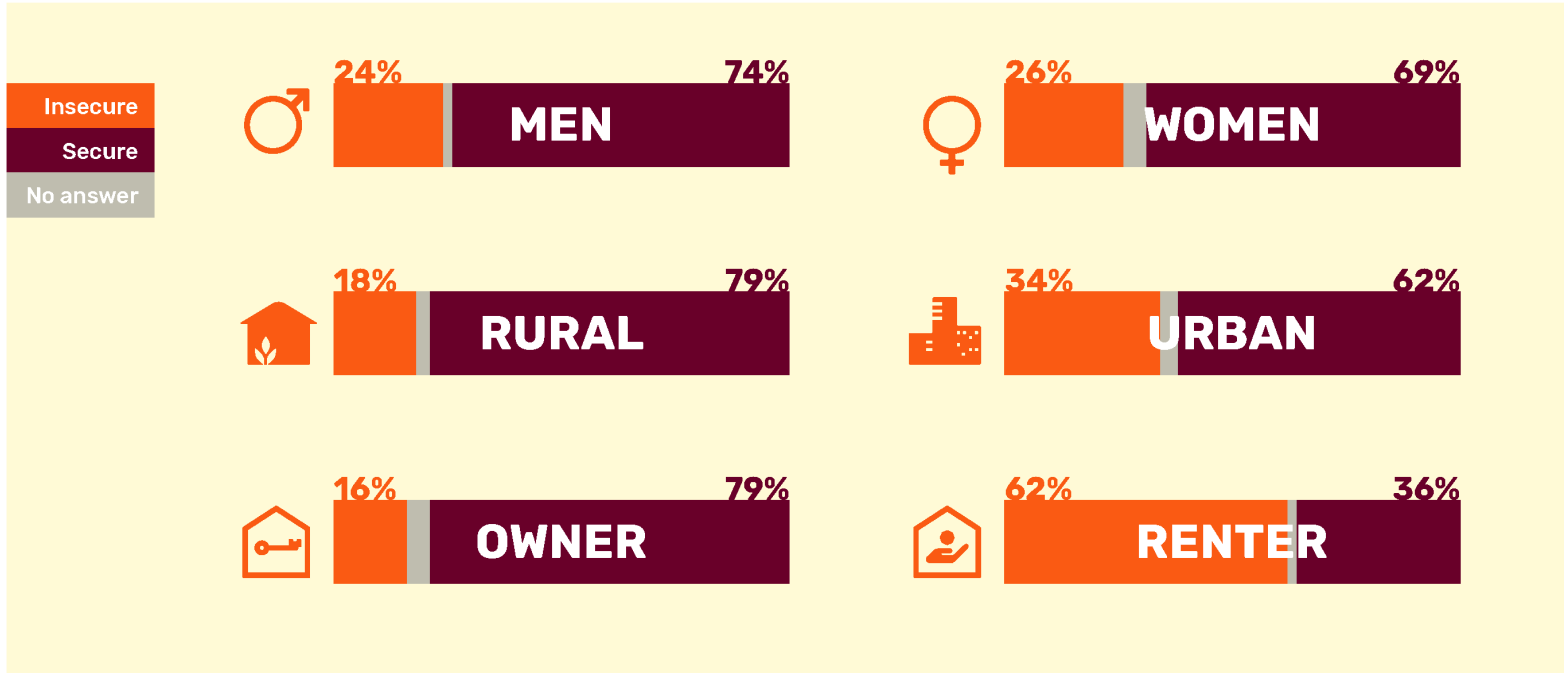
SAN ANTONIO



WHO FEELS INSECURE

Insecurity by gender, population density, or tenure type

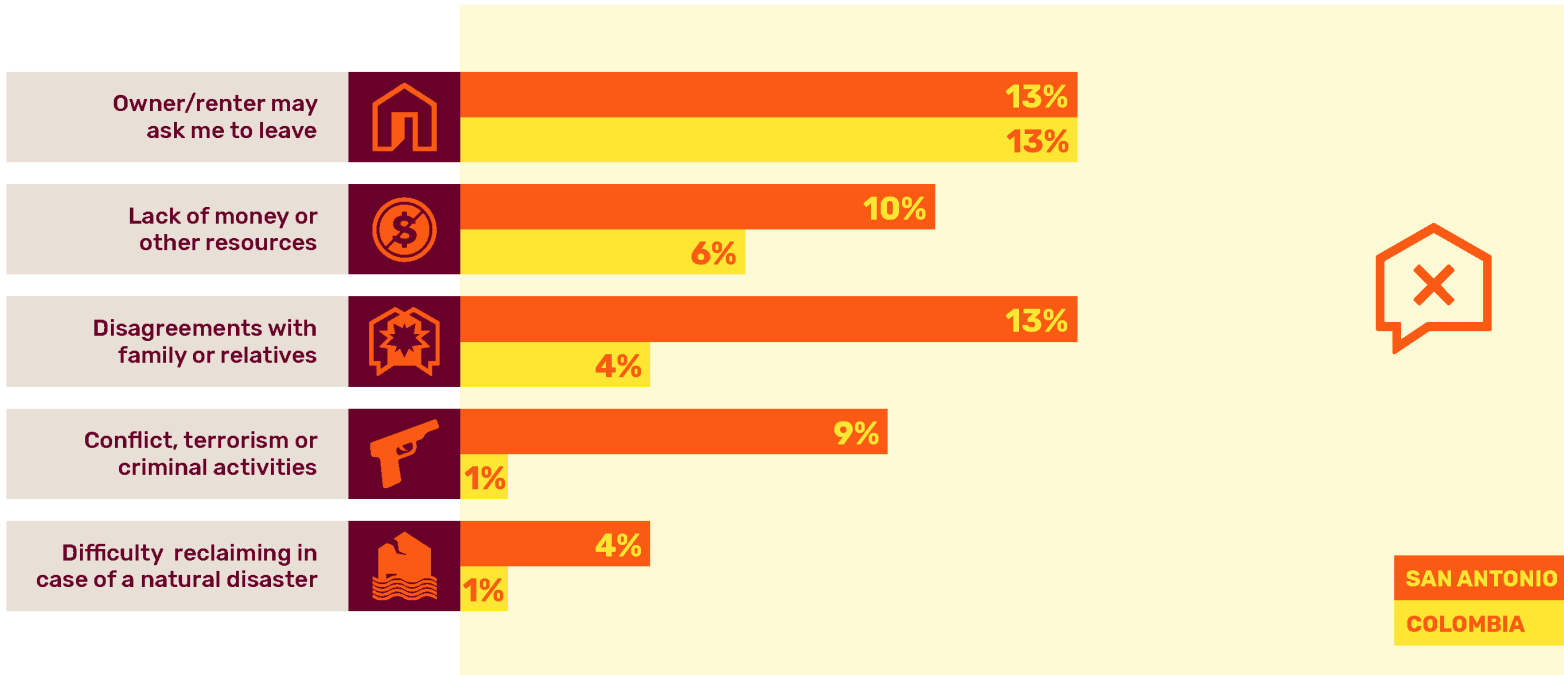
SAN ANTONIO



WHY PEOPLE FEEL INSECURE

Share of respondents reporting the following reasons for insecurity

SAN ANTONIO



DOCUMENTATION

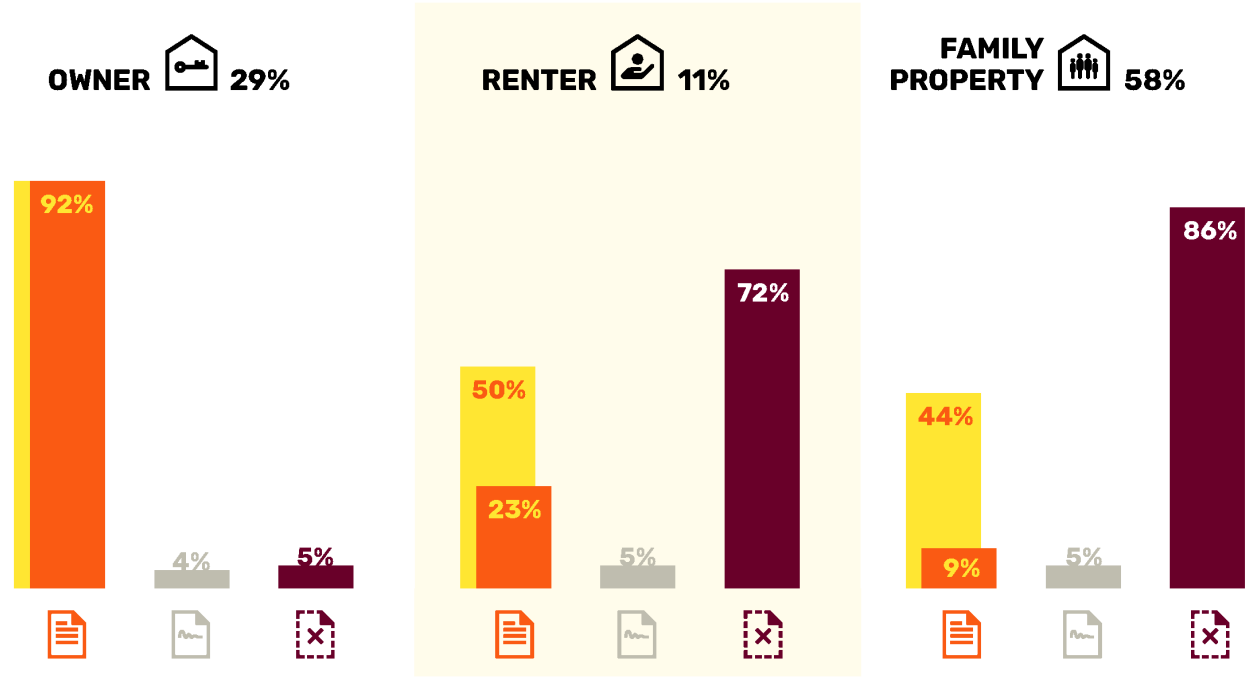
Types of property documentation³ held by respondents, by tenure arrangements⁴

SAN ANTONIO

% of respondents

Formal
National avg.

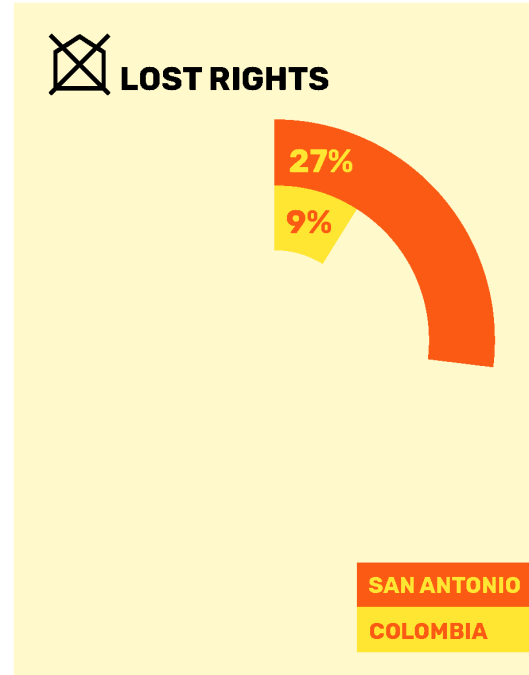
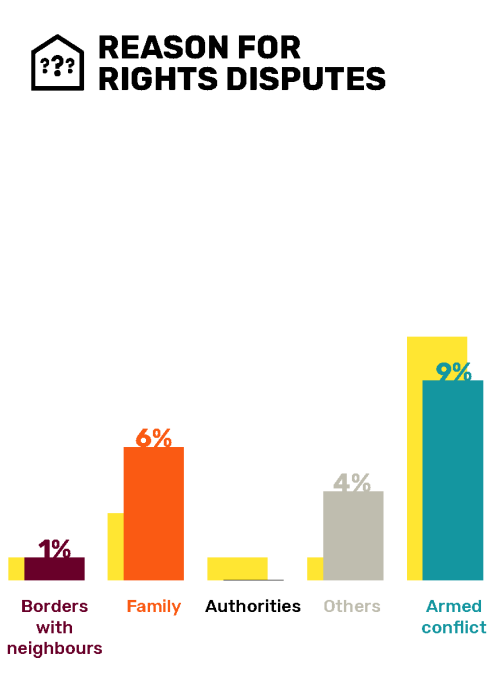
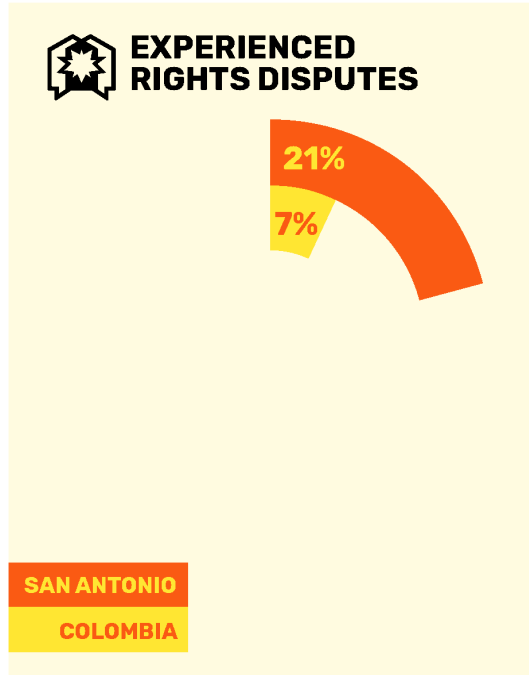
Informal
No documents



PROPERTY RIGHTS DISPUTES

Percentages of the adult population that have experienced rights disputes over a property and those who have lost rights

SAN ANTONIO



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SAN JACINTO



2021 LFP PILOT MUNICIPALITIES

SAN JACINTO

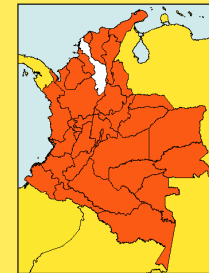
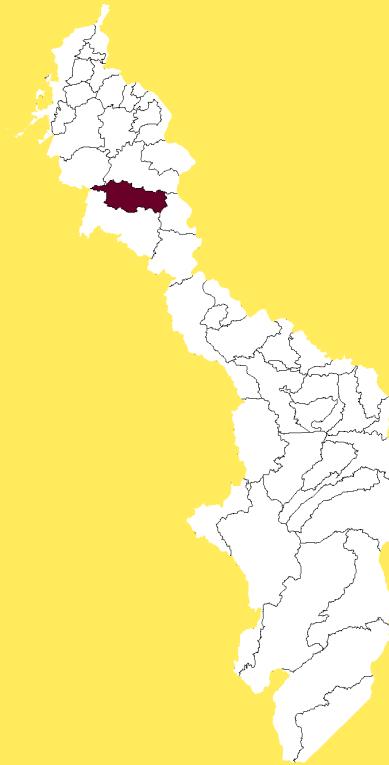
MUNICIPALITY

BOLÍVAR

DEPARTMENT

COLOMBIA

COUNTRY



Population:
23,576

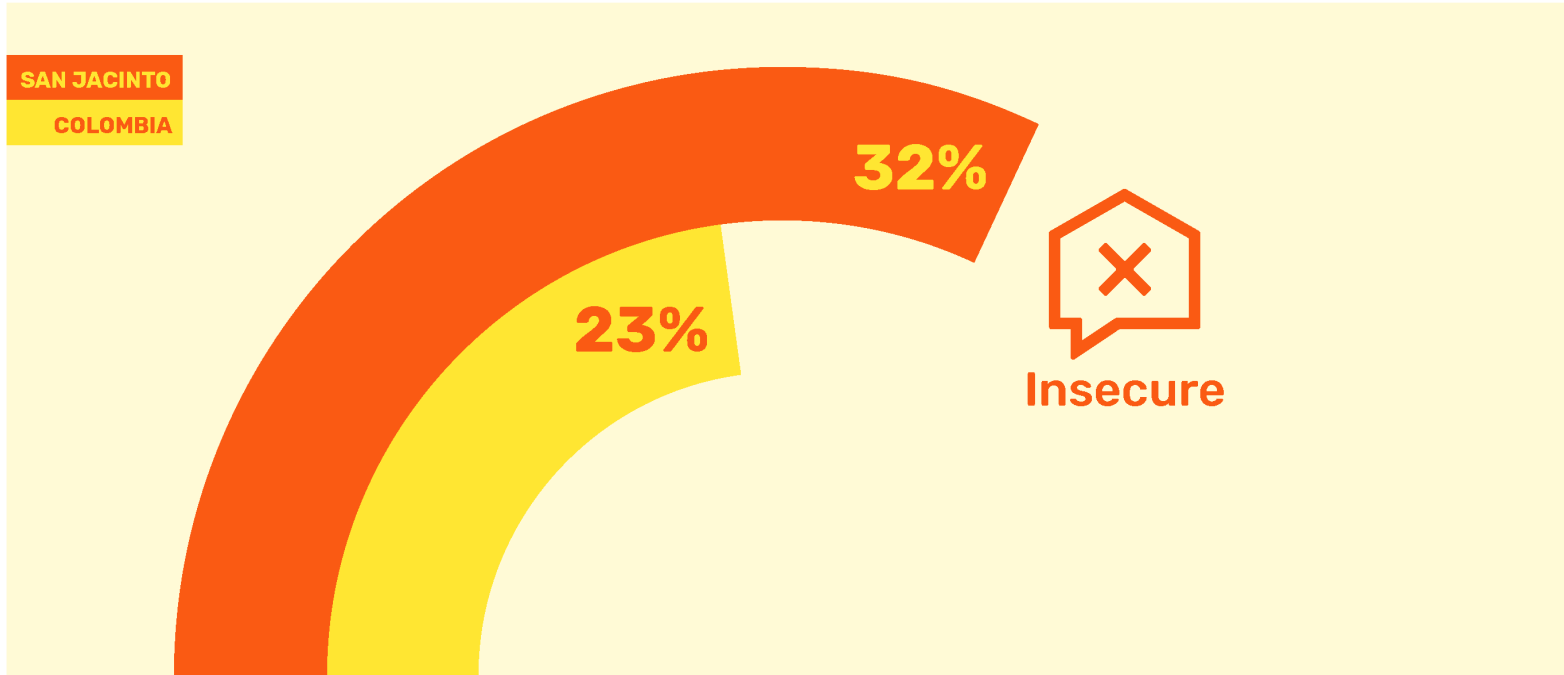
Conflict exposure:¹
MID LOW

State capacity:²
MID LOW

LEVEL OF TENURE INSECURITY

Percentage of the adult population that feels insecure in their property rights for their homes and attached land

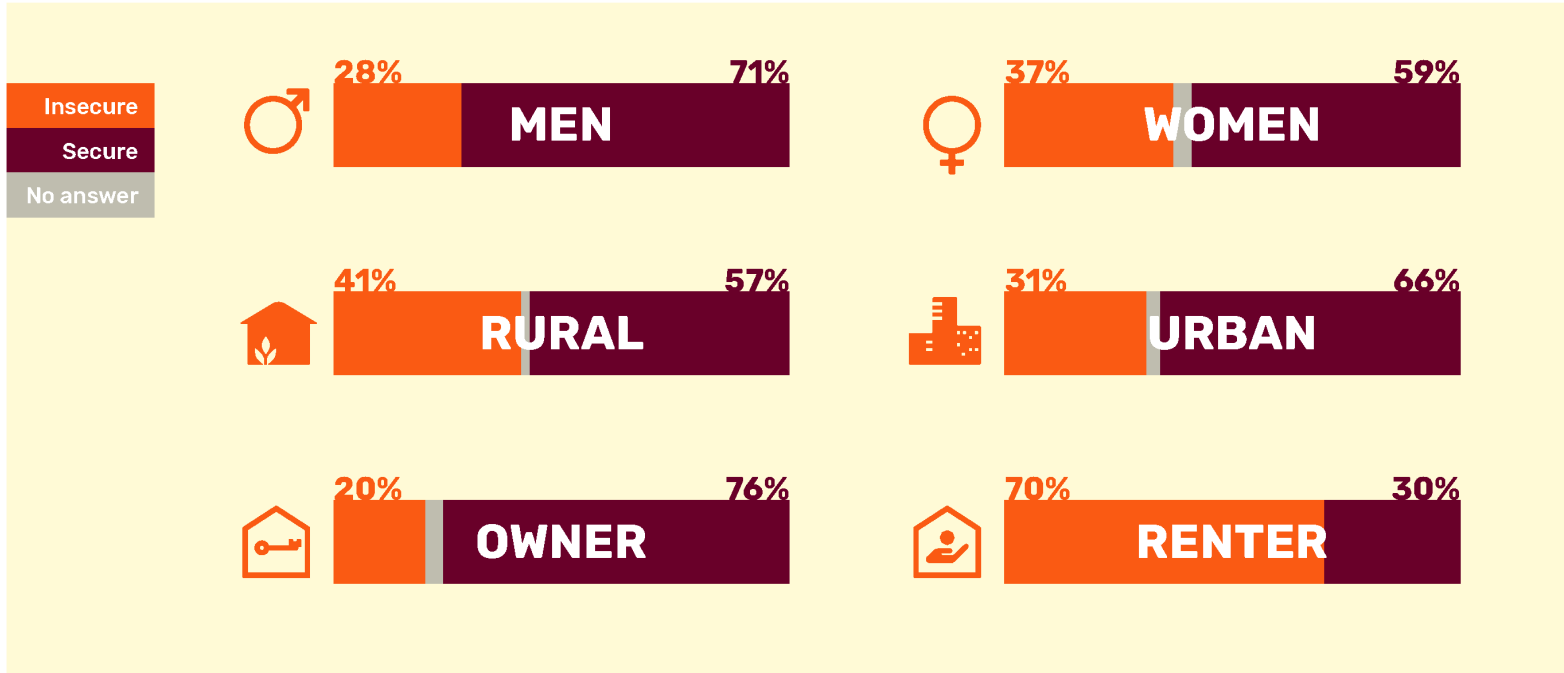
SAN JACINTO



WHO FEELS INSECURE

Insecurity by gender, population density, or tenure type

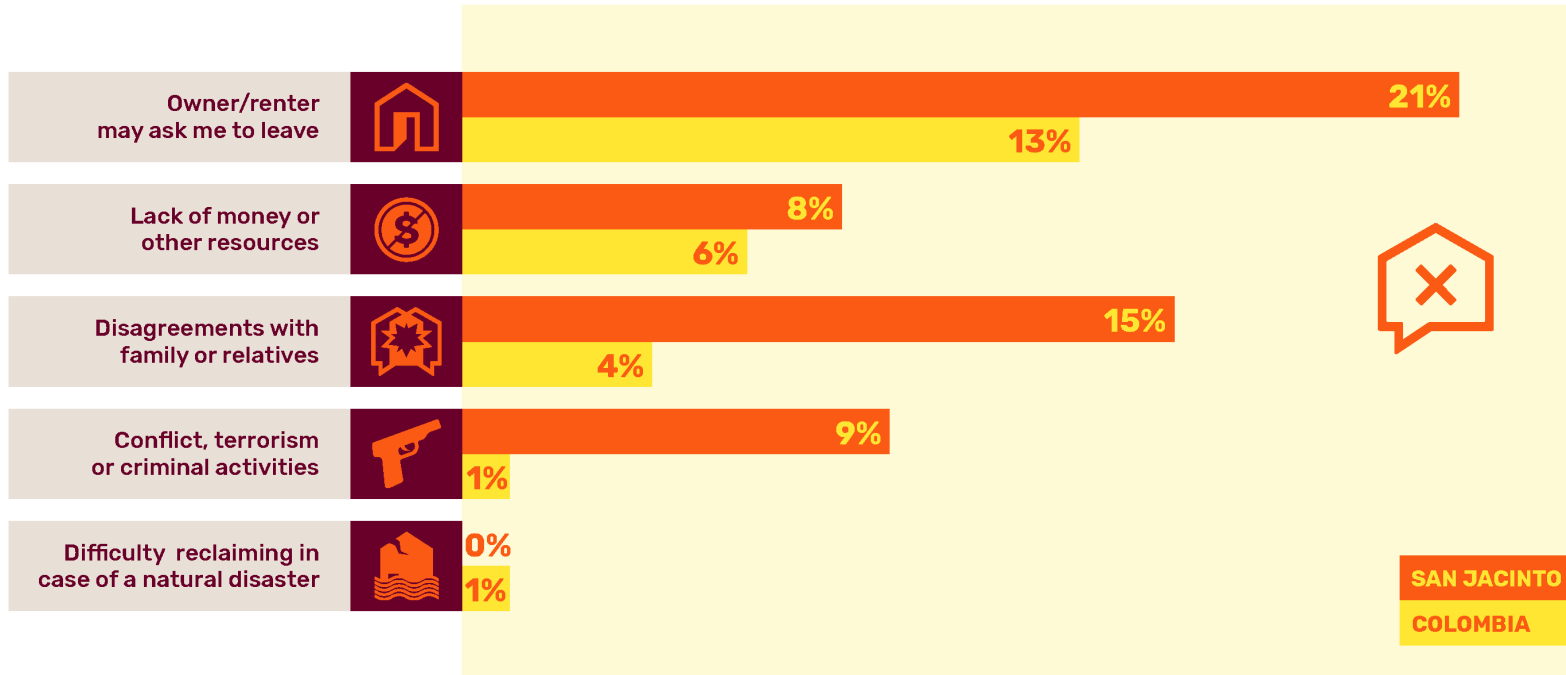
SAN JACINTO



WHY PEOPLE FEEL INSECURE

Share of respondents reporting the following reasons for insecurity

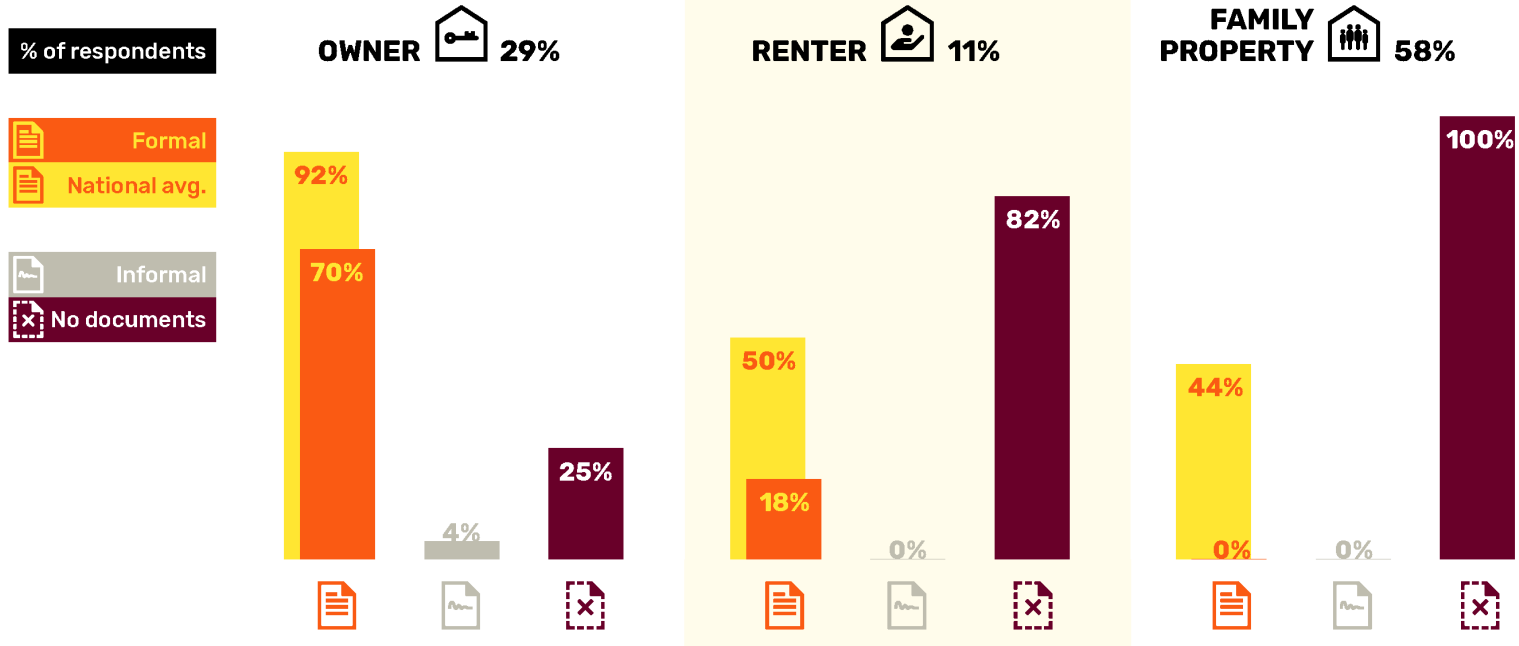
SAN JACINTO



DOCUMENTATION

Types of property documentation³ held by respondents, by tenure arrangements⁴

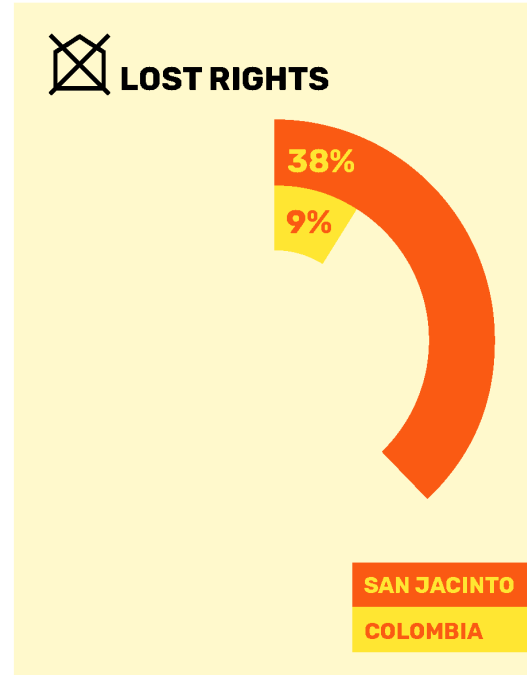
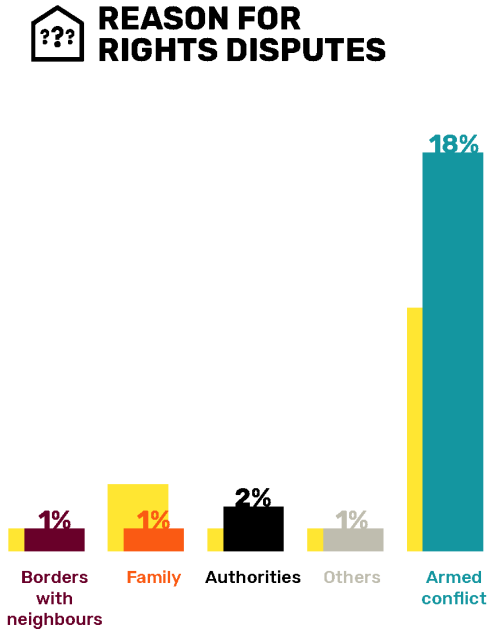
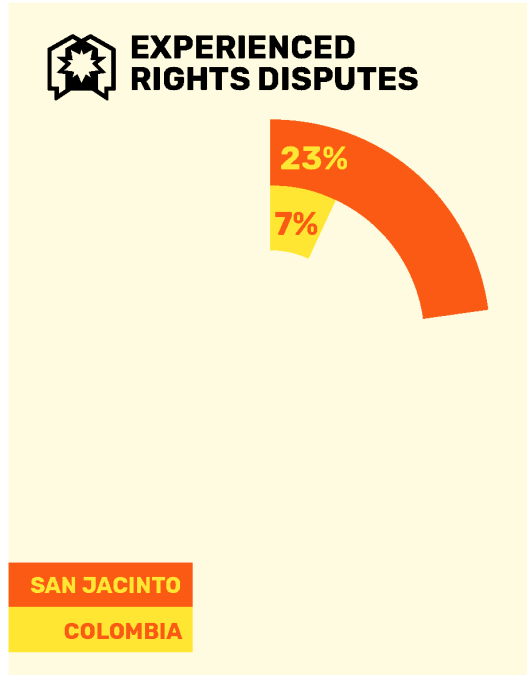
SAN JACINTO



PROPERTY RIGHTS DISPUTES

Percentages of the adult population that have experienced rights disputes over a property and those who have lost rights

SAN JACINTO



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SANTANDER DE QUILICHAO



2021 LFP PILOT MUNICIPALITIES

SANTANDER DE QUILICHAO

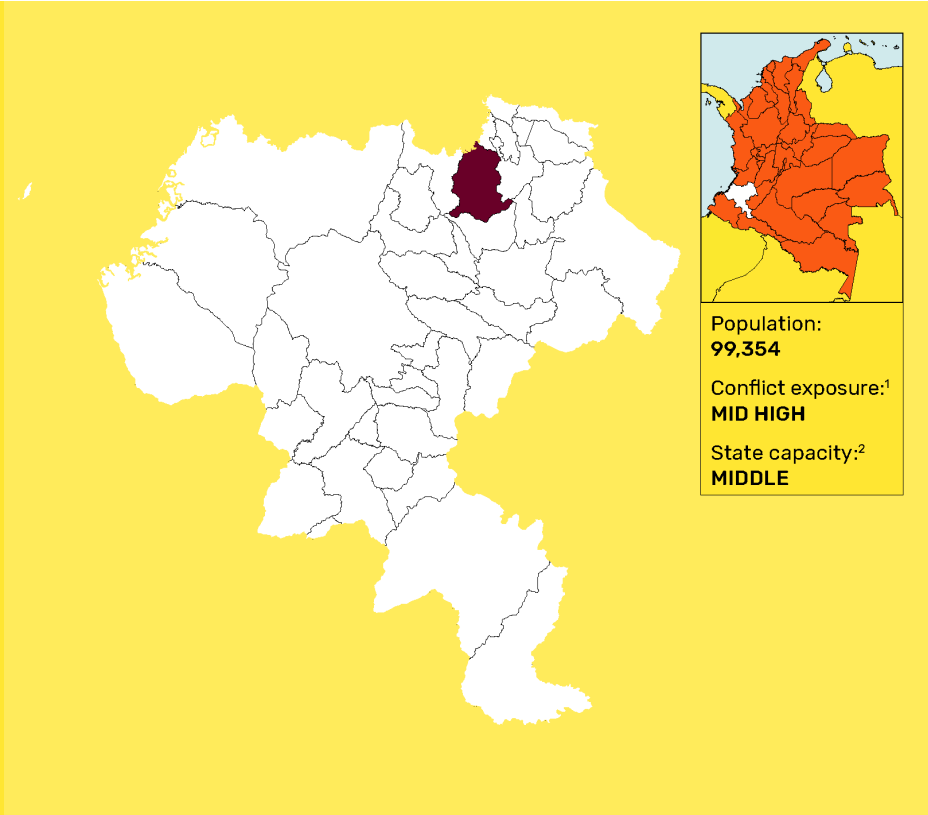
MUNICIPALITY

CAUCA

DEPARTMENT

COLOMBIA

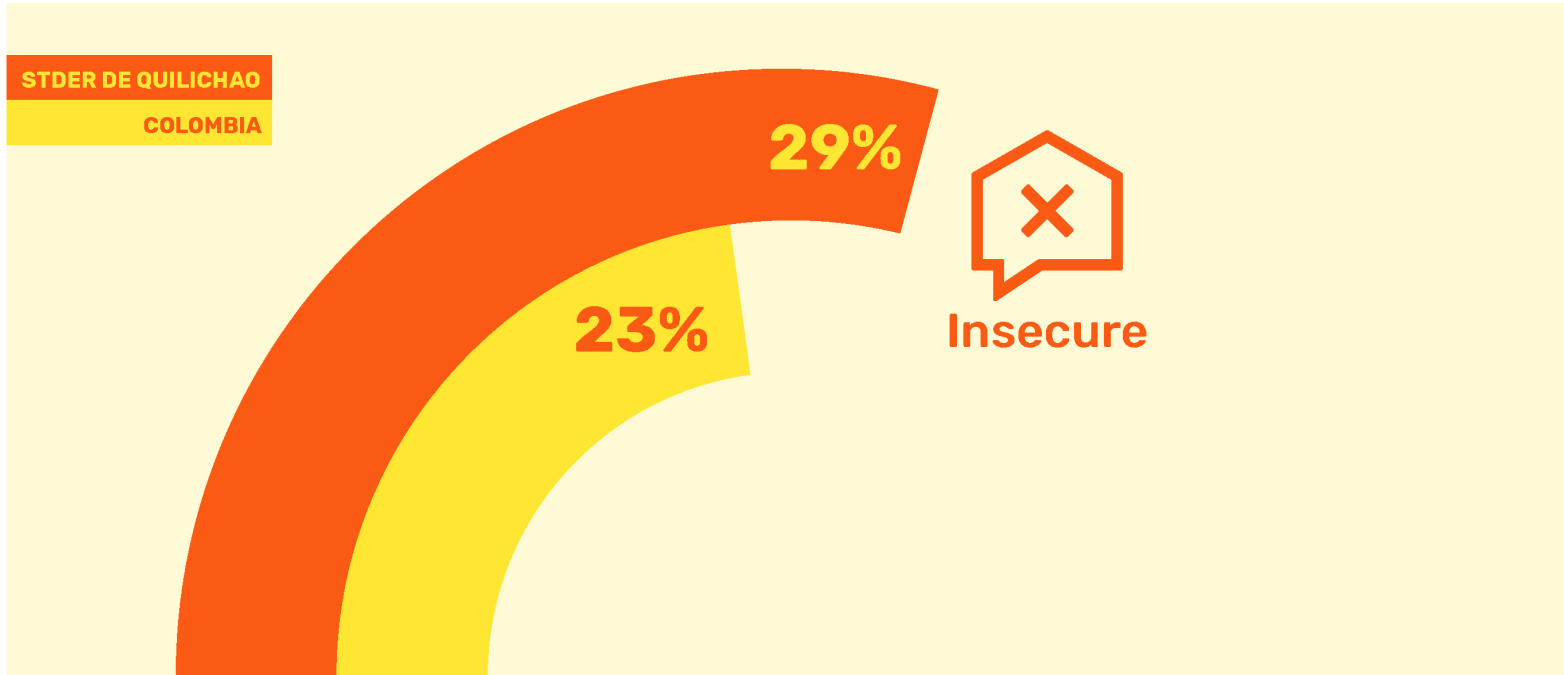
COUNTRY



LEVEL OF TENURE INSECURITY

Percentage of the adult population that feels insecure in their property rights for their homes and attached land

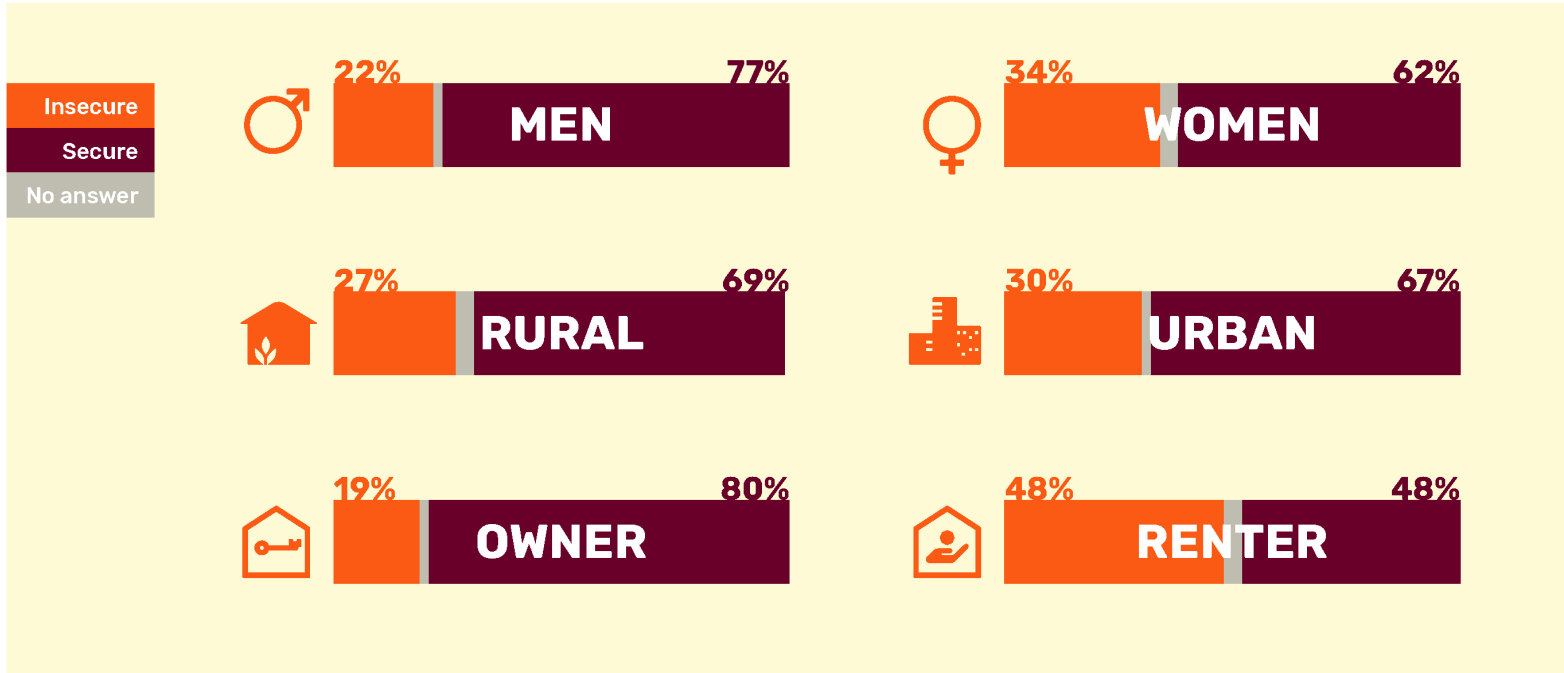
**SANTANDER
DE QUILICHAO**



WHO FEELS INSECURE

Insecurity by gender, population density, or tenure type

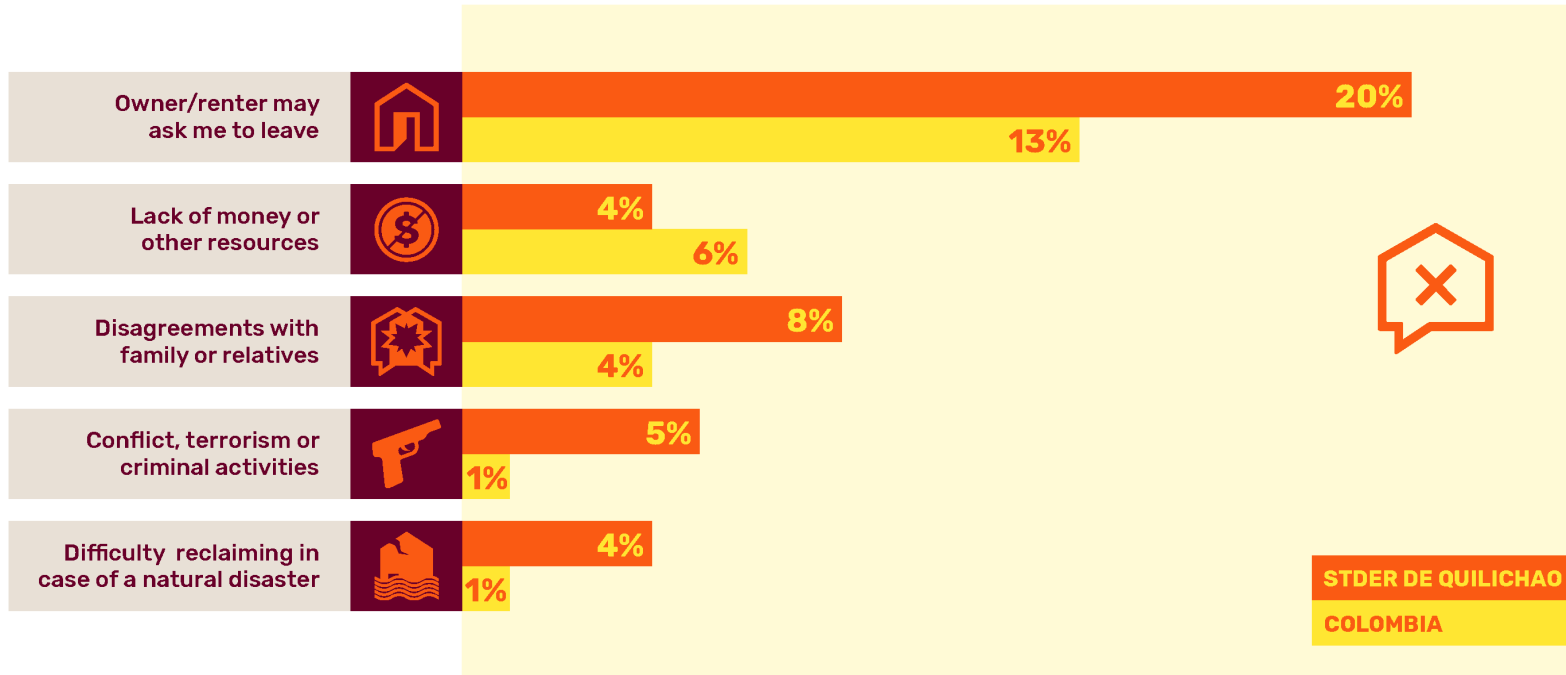
**SANTANDER
DE QUILICHAO**



WHY PEOPLE FEEL INSECURE

Share of respondents reporting the following reasons for insecurity

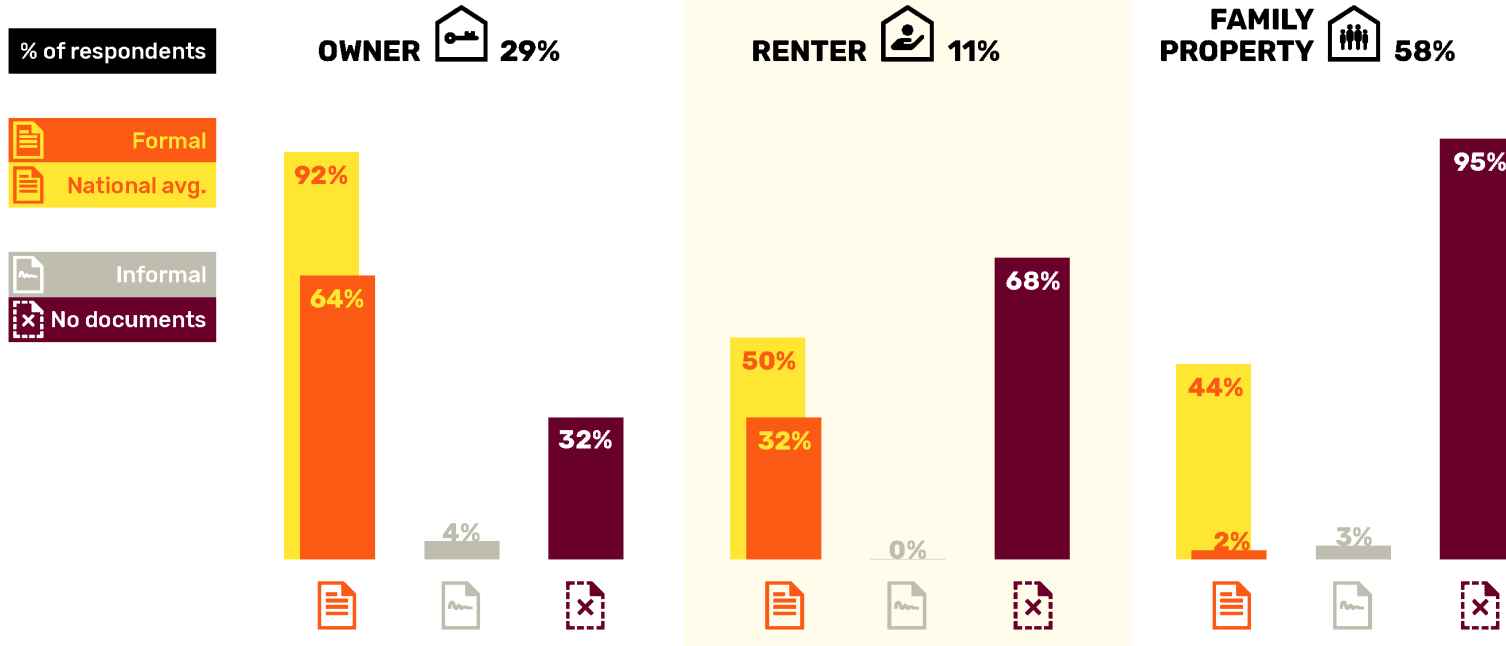
**SANTANDER
DE QUILICHAO**



DOCUMENTATION

Types of property documentation³ held by respondents, by tenure arrangements⁴

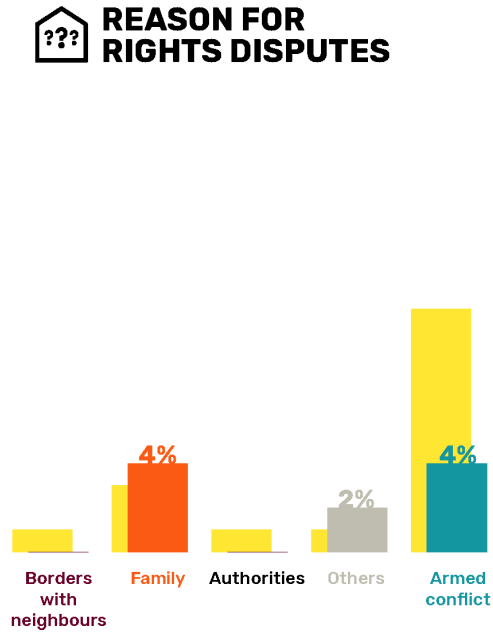
SANTANDER DE QUILICHAO



PROPERTY RIGHTS DISPUTES

Percentages of the adult population that have experienced rights disputes over a property and those who have lost rights

SANTANDER DE QUILICHAO



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TUMACO



2021 LFP PILOT MUNICIPALITIES

SAN ANDRÉS DE TUMACO

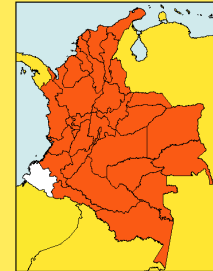
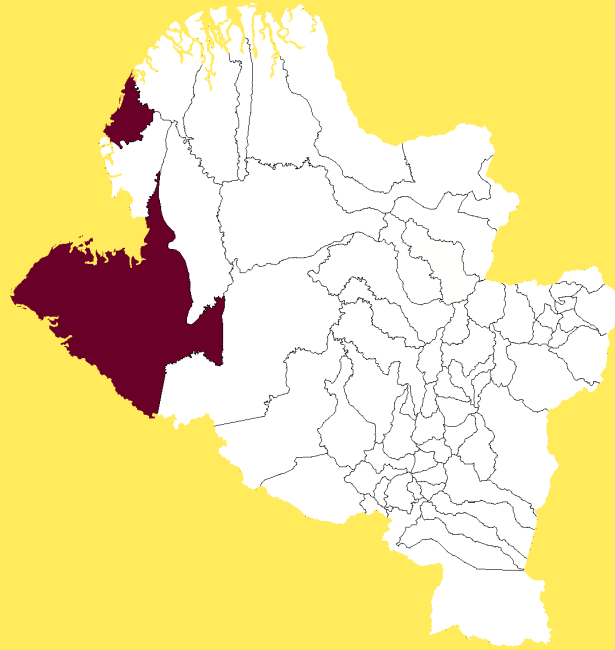
MUNICIPALITY

NARIÑO

DEPARTMENT

COLOMBIA

COUNTRY



Population:
221,469

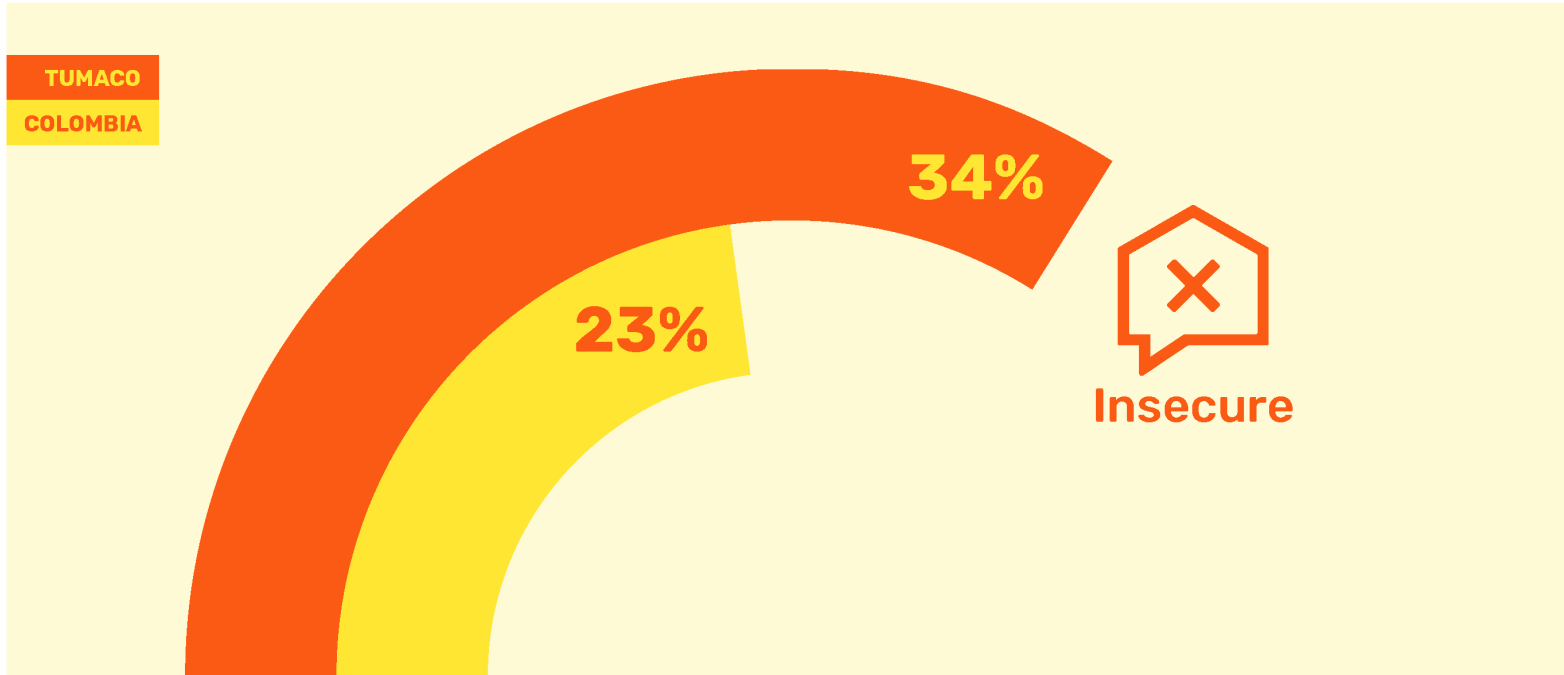
Conflict exposure:¹
HIGH

State capacity:²
MID LOW

LEVEL OF TENURE INSECURITY

Percentage of the adult population that feels insecure in their property rights for their homes and attached land

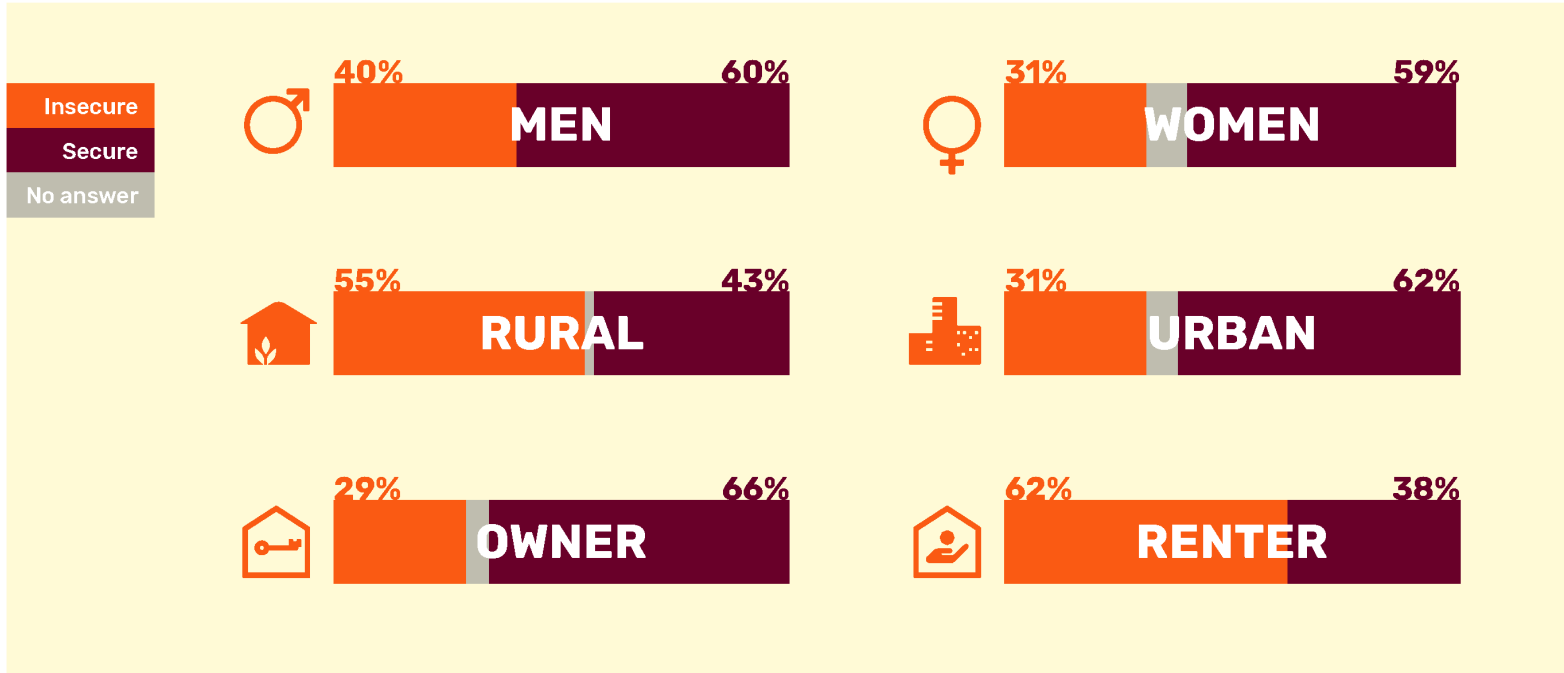
TUMACO



WHO FEELS INSECURE

Insecurity by gender, population density, or tenure type

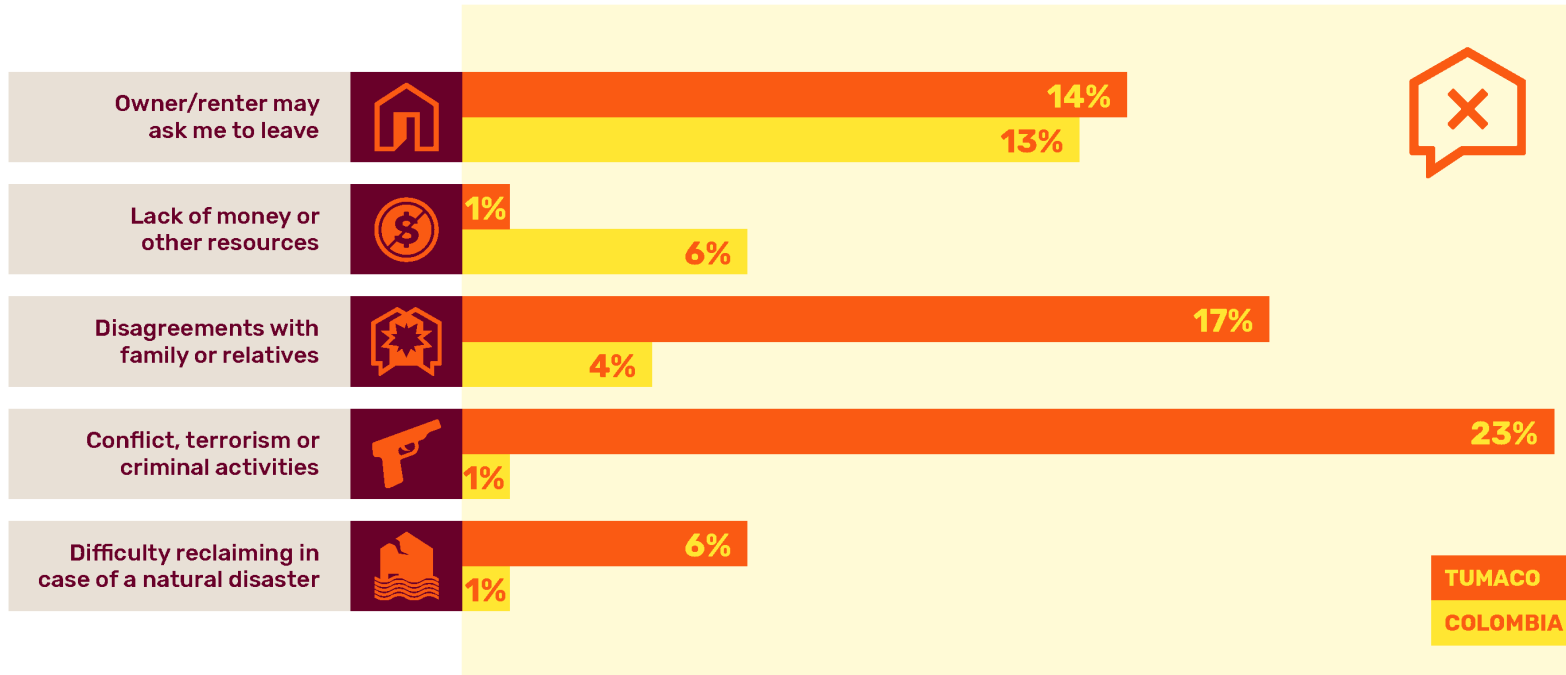
TUMACO



WHY PEOPLE FEEL INSECURE

Share of respondents reporting the following reasons for insecurity

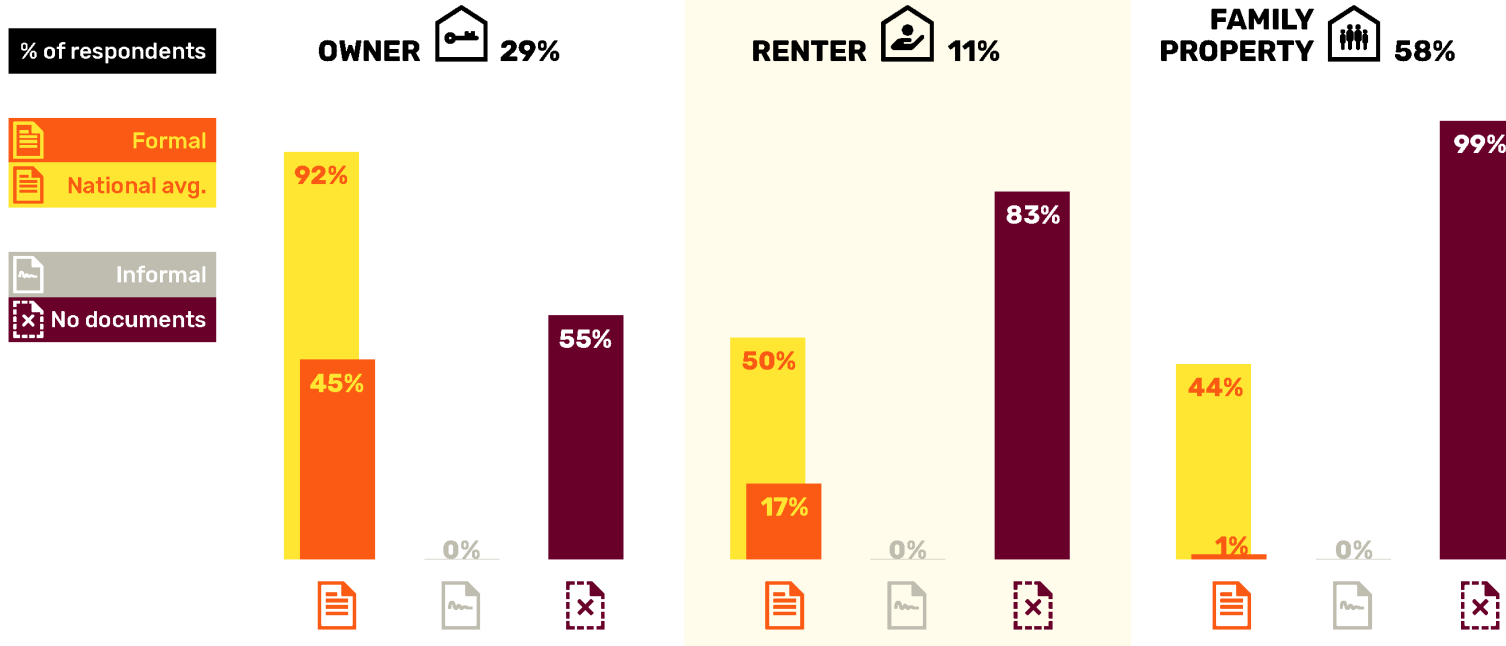
TUMACO



DOCUMENTATION

Types of property documentation³ held by respondents, by tenure arrangements⁴

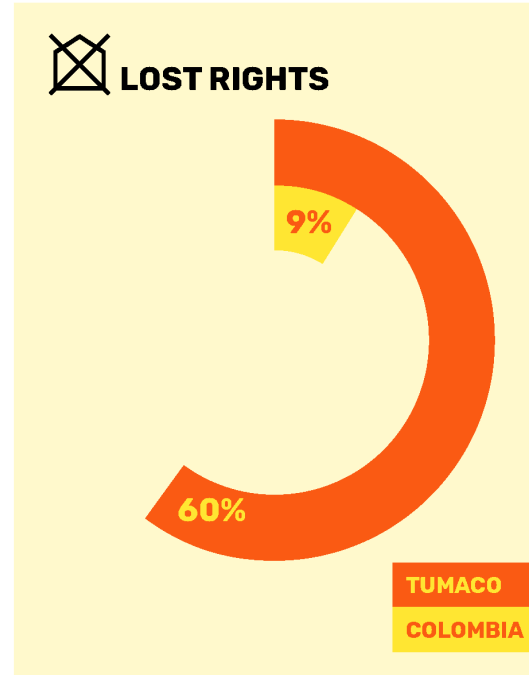
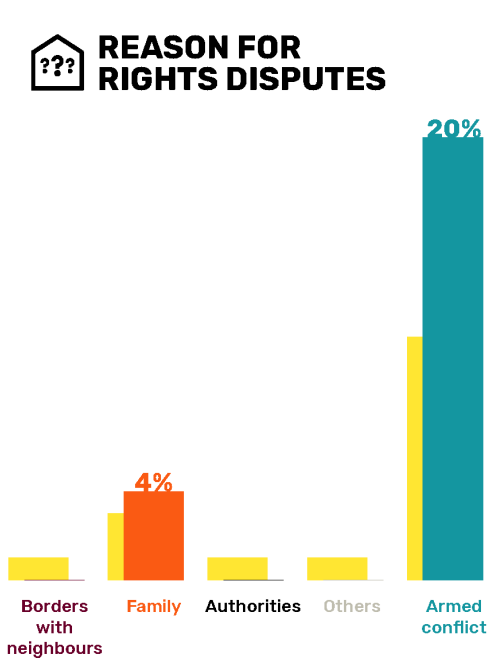
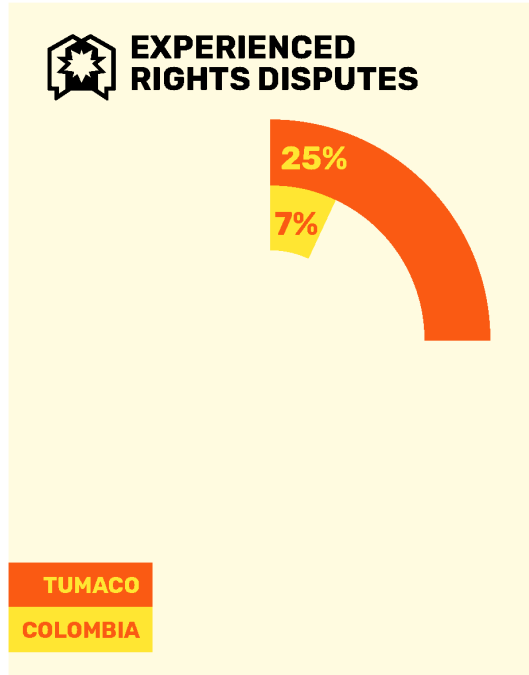
TUMACO



PROPERTY RIGHTS DISPUTES

Percentages of the adult population that have experienced rights disputes over a property and those who have lost rights

TUMACO



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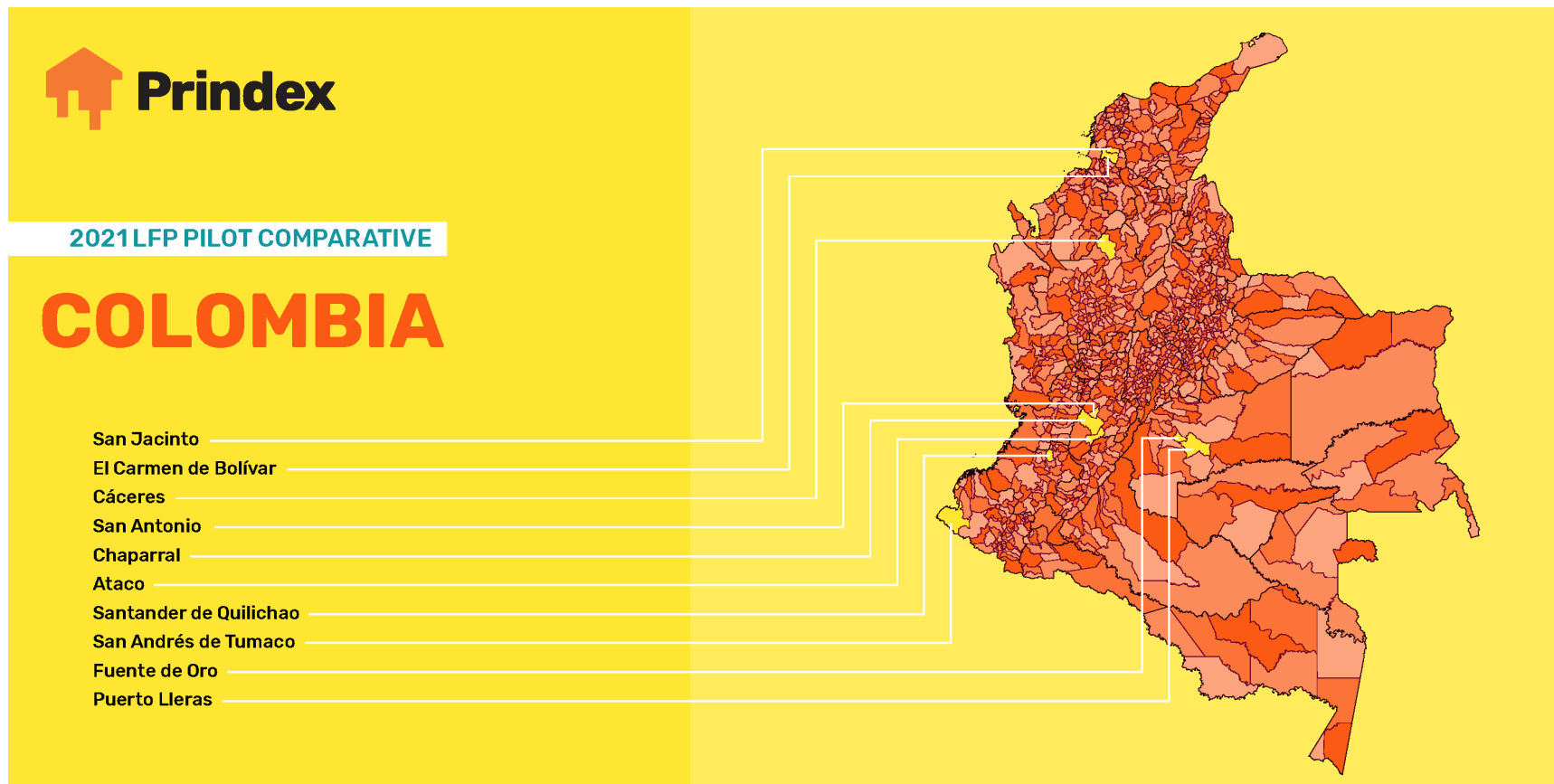


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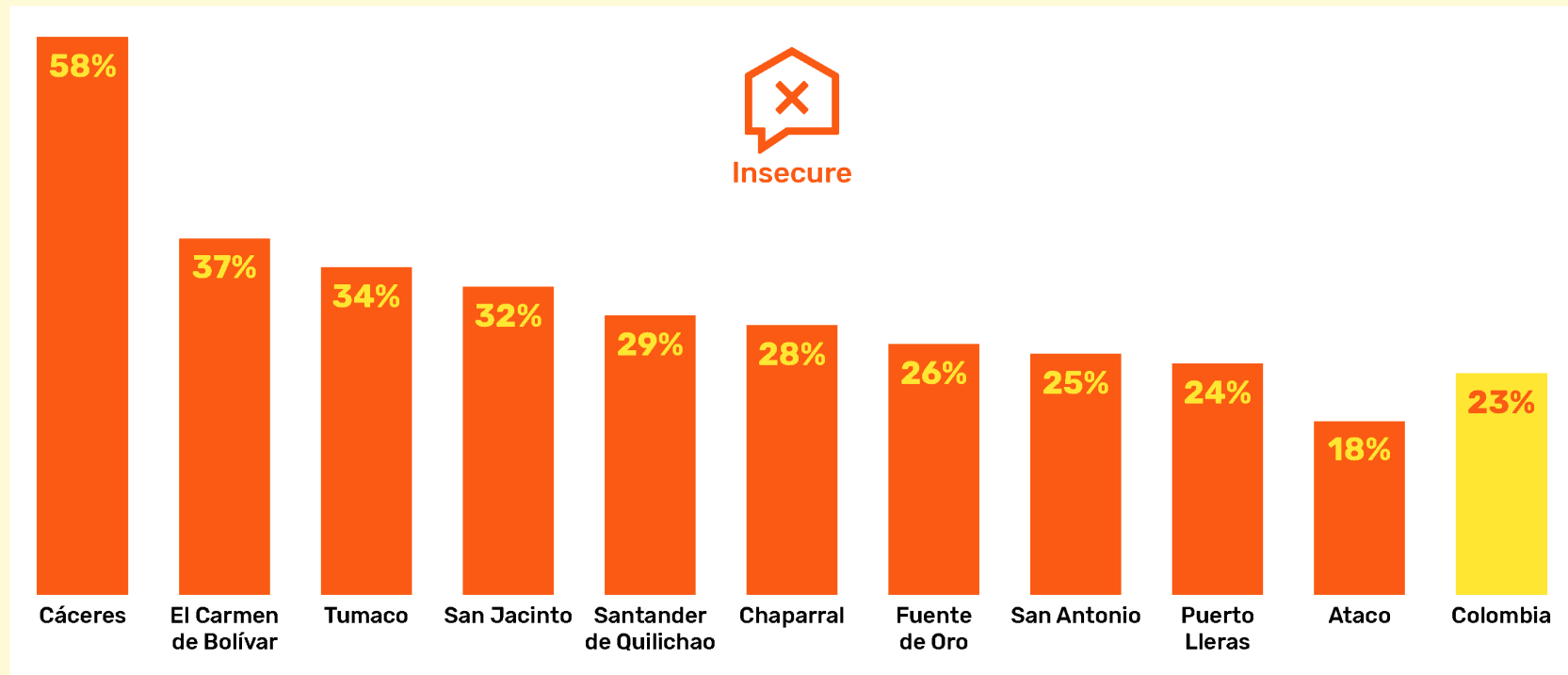
ANNEX B: COMPARATIVE INFOGRAPHIC



LEVEL OF TENURE INSECURITY

Percentage of the adult population that feels insecure in their property rights for their homes and attached land

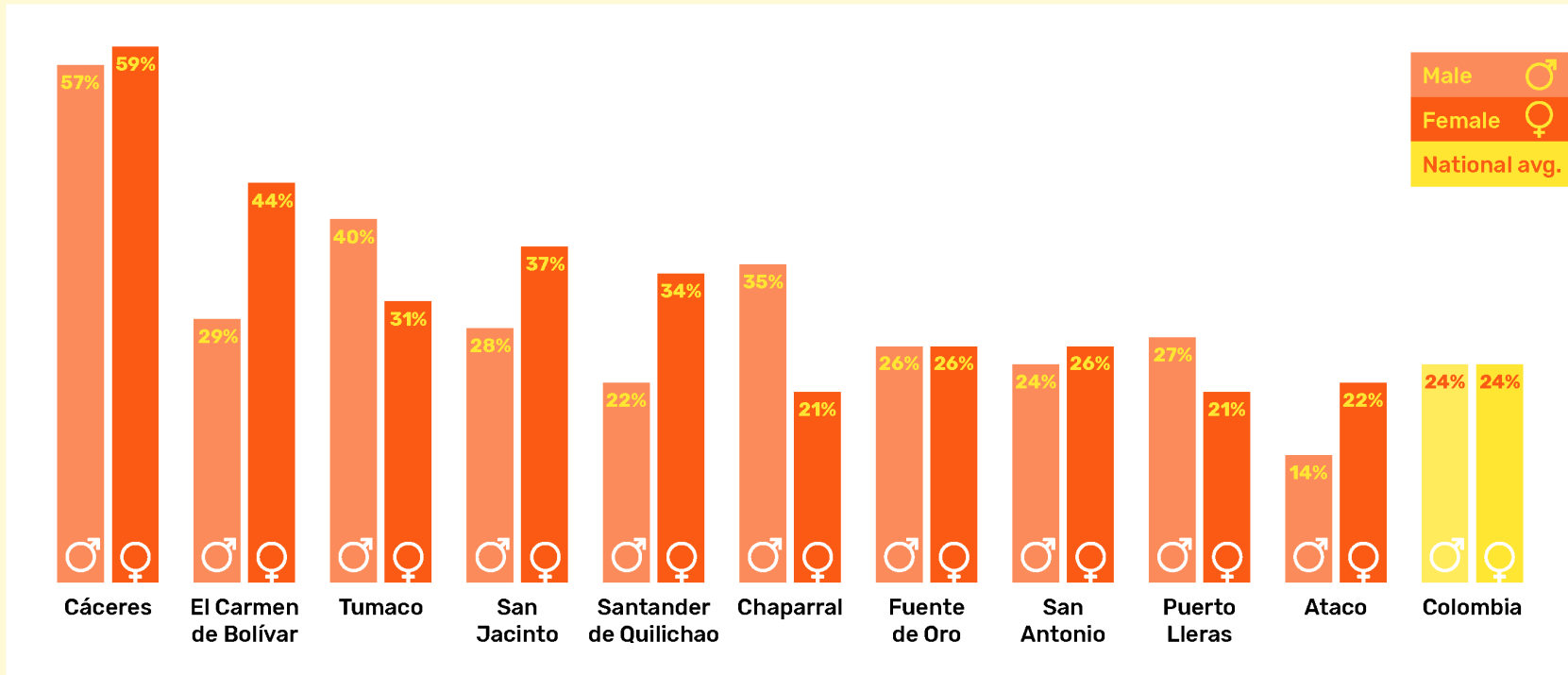
COMPARATIVE



WHO FEELS INSECURE

Insecurity by gender

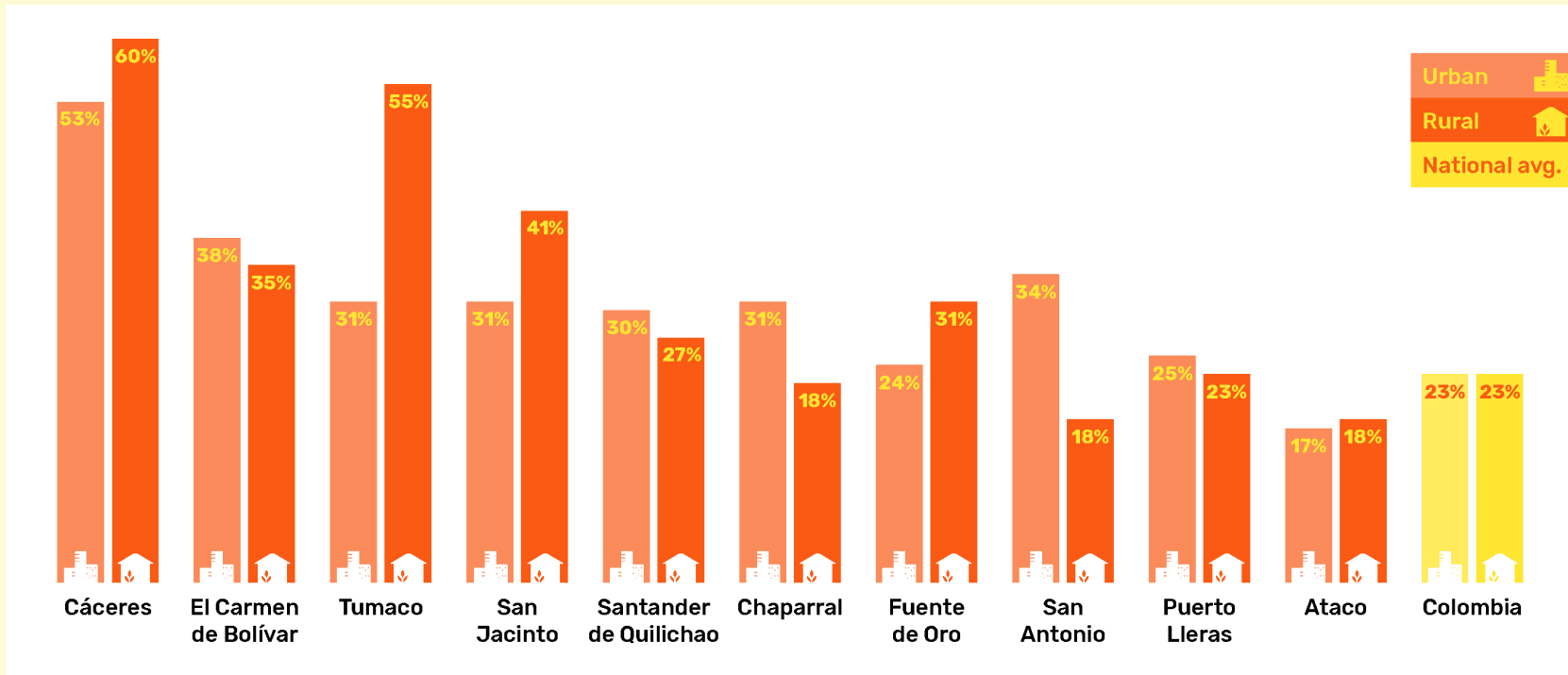
COMPARATIVE



WHO FEELS INSECURE

Insecurity by population density

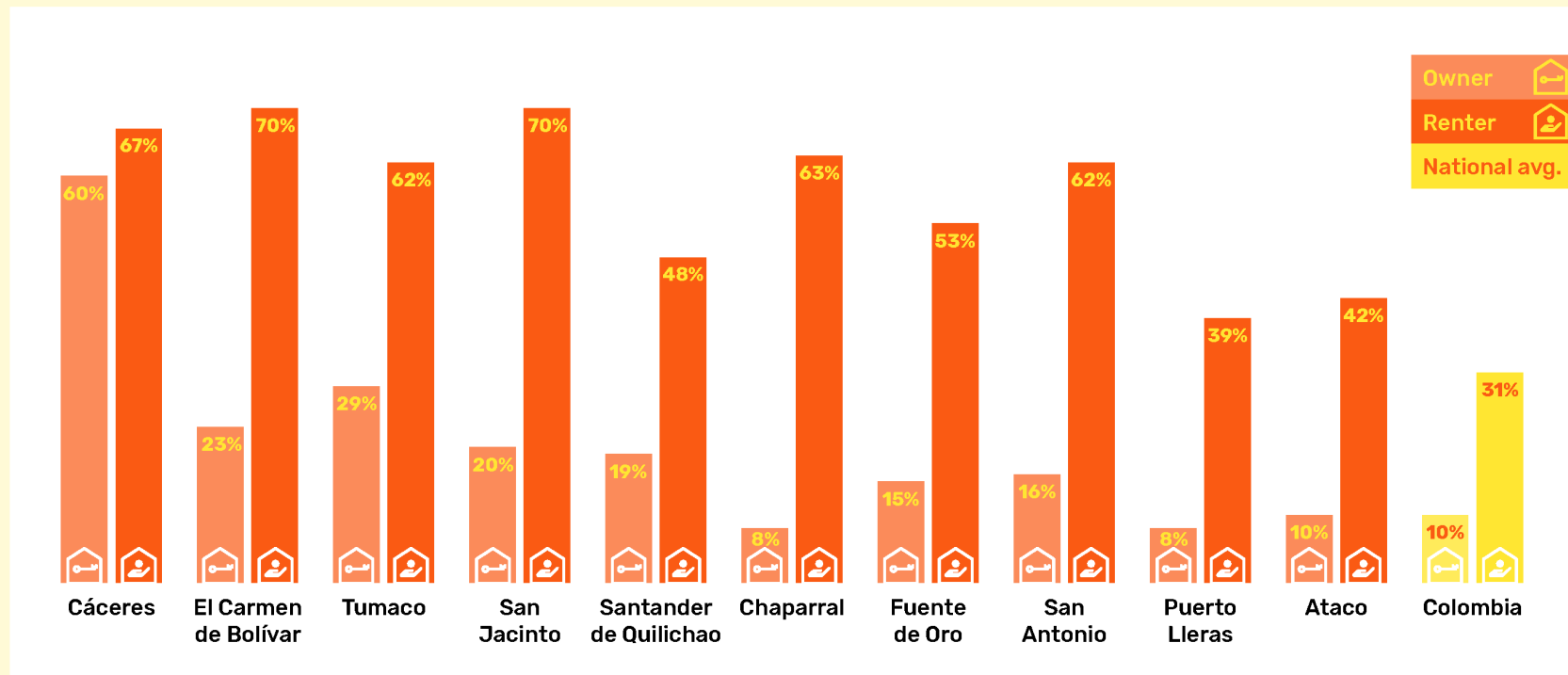
COMPARATIVE



WHO FEELS INSECURE

Insecurity by tenure type

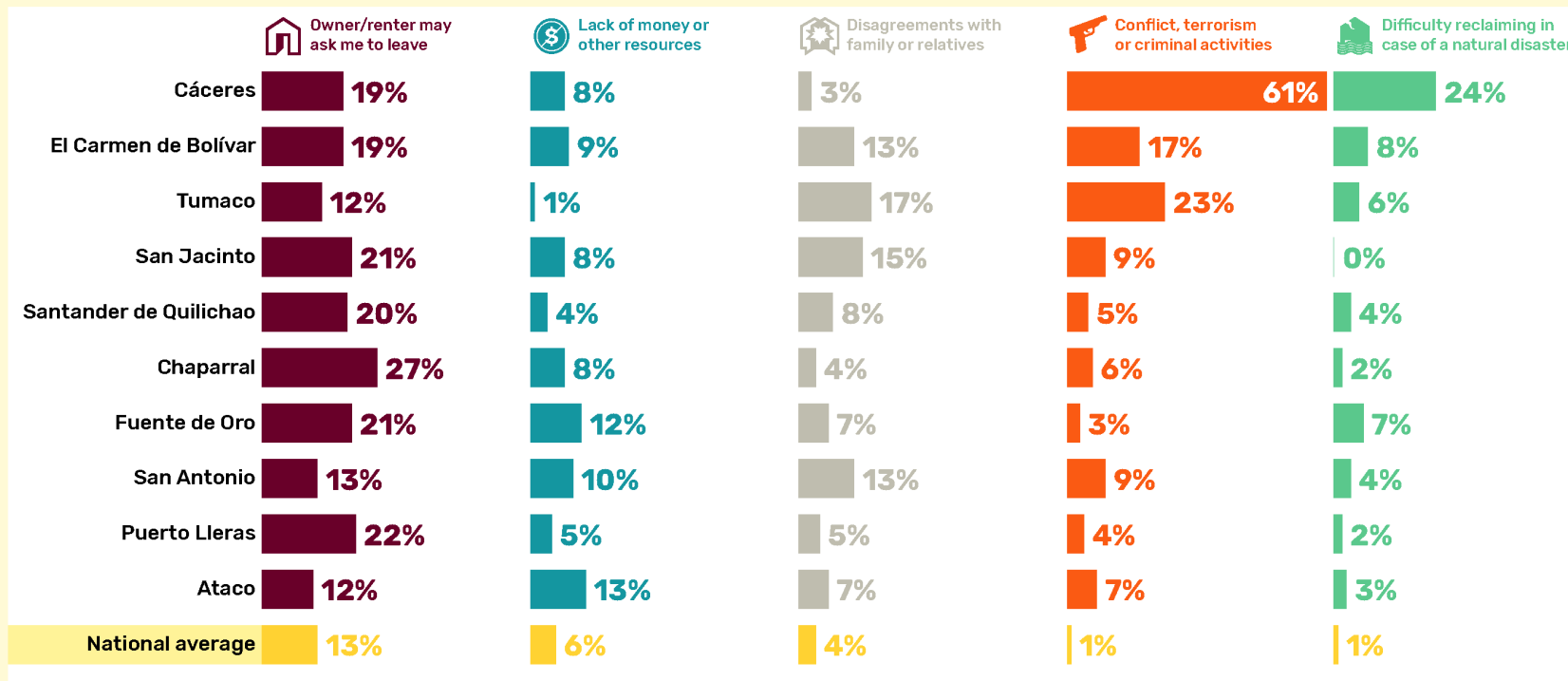
COMPARATIVE



WHY PEOPLE FEEL INSECURE

Share of respondents reporting the following reasons for insecurity

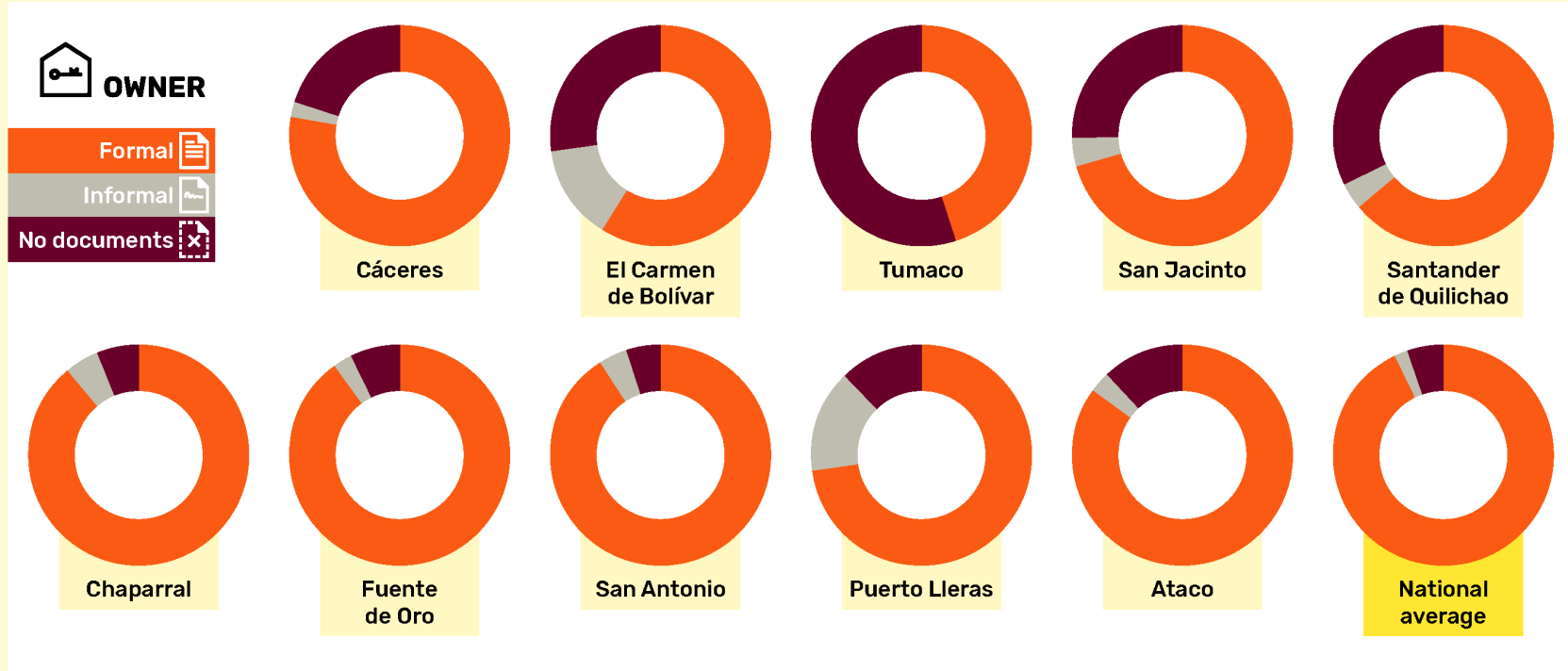
COMPARATIVE



DOCUMENTATION

Types of property documentation¹ held by property owners

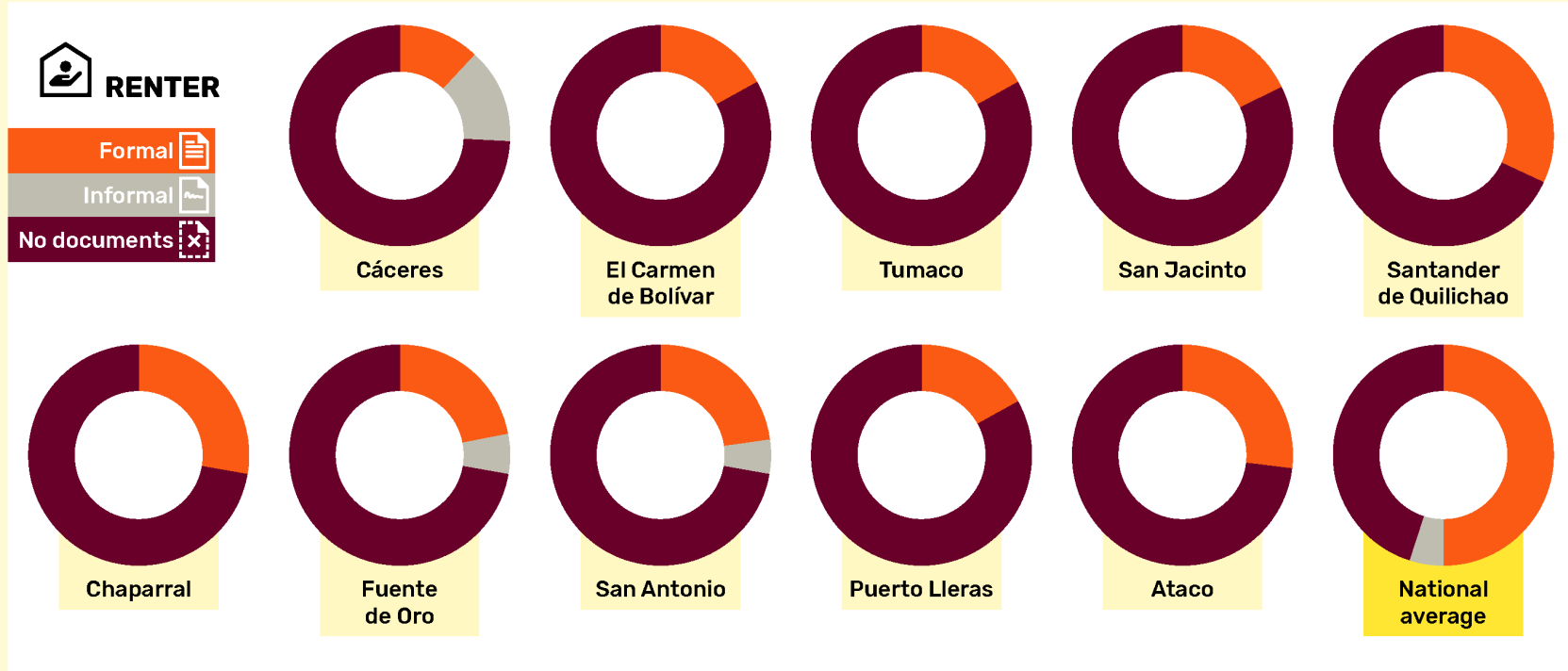
COMPARATIVE



DOCUMENTATION

Types of property documentation¹ held by property renters

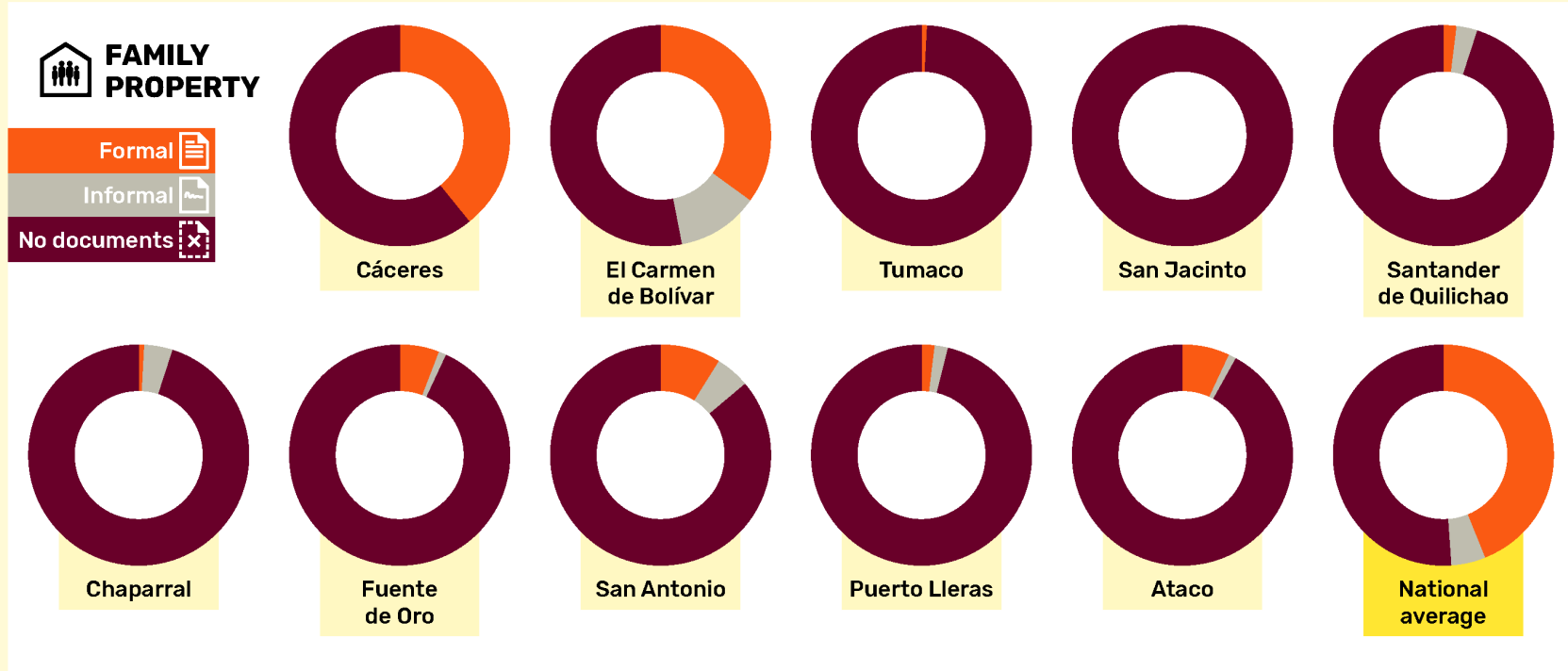
COMPARATIVE



DOCUMENTATION

Types of property documentation¹ held by users of family property

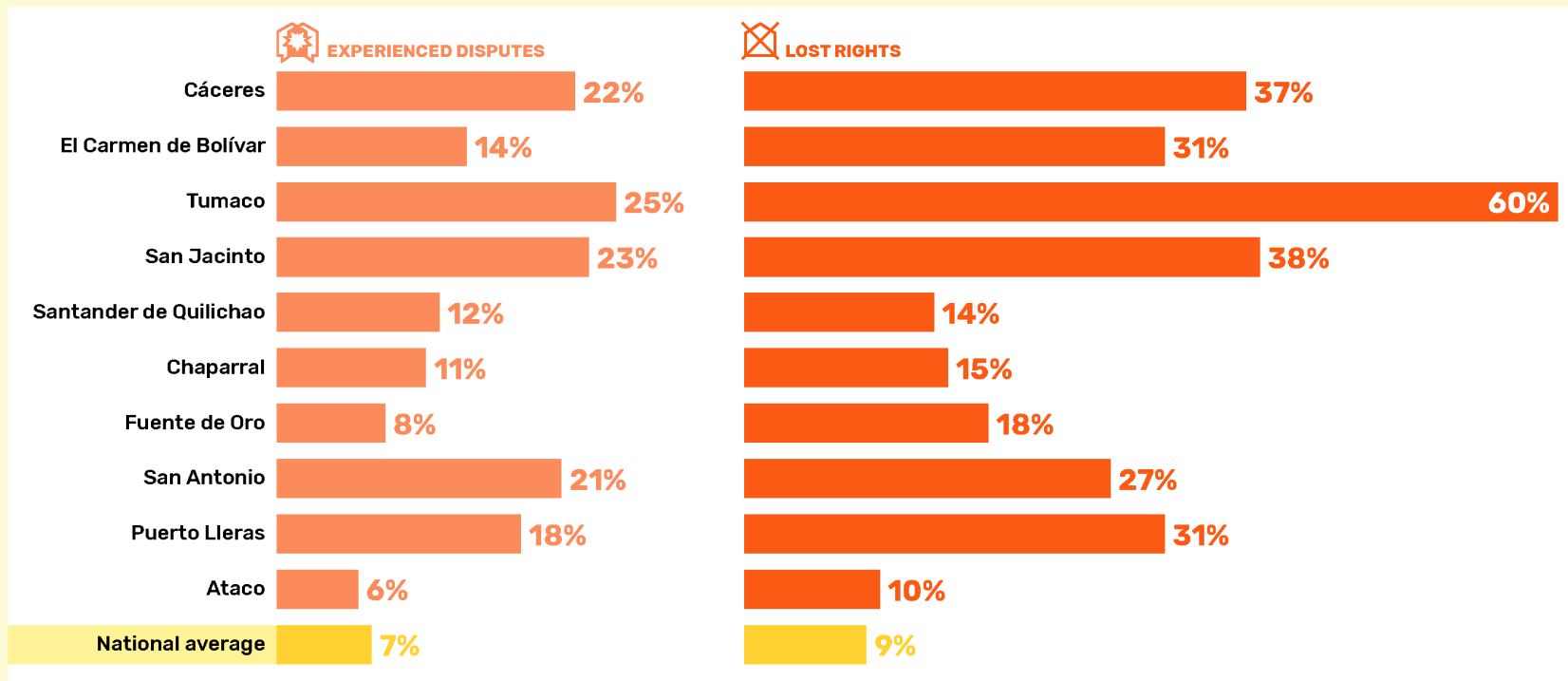
COMPARATIVE



PROPERTY RIGHTS DISPUTES

Percentages of the adult population that have experienced rights disputes over a property and those who have lost rights

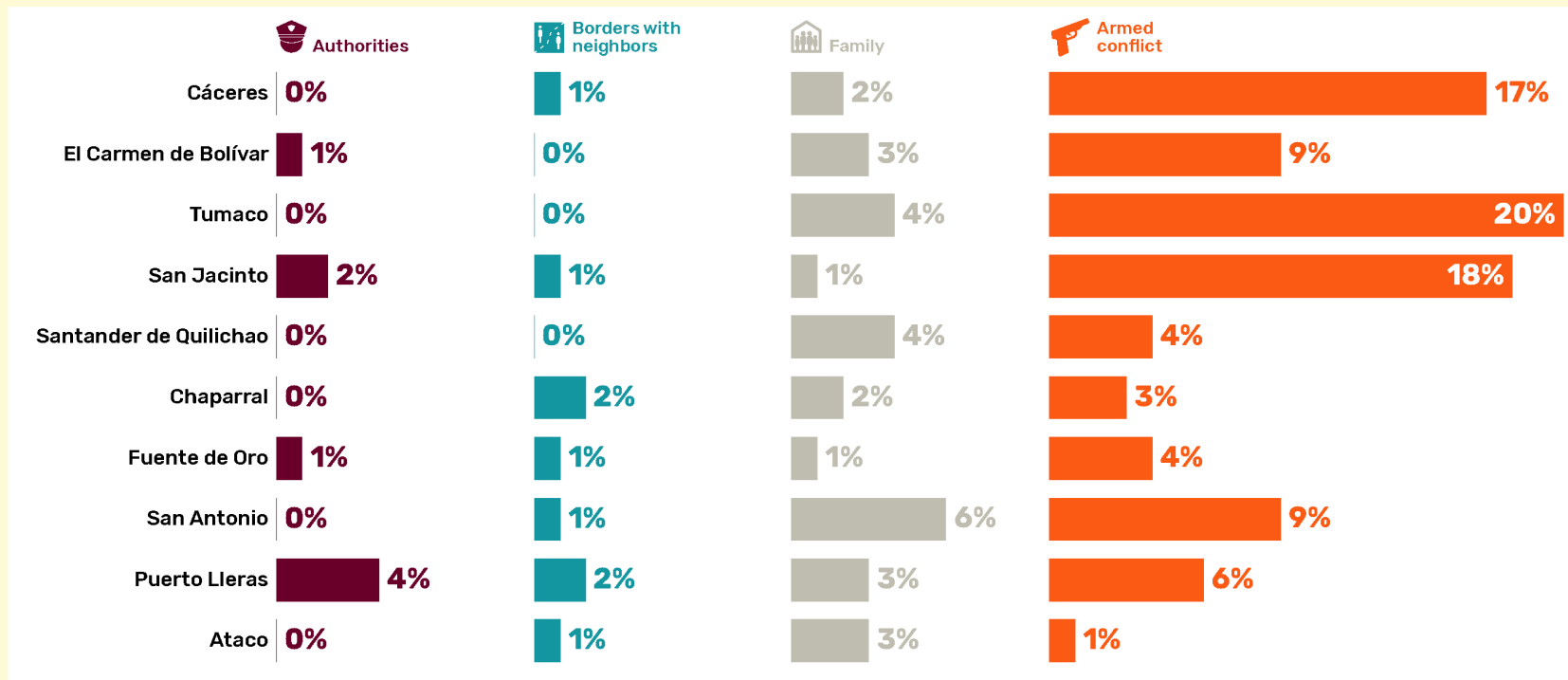
COMPARATIVE



PROPERTY RIGHTS DISPUTES

Share of respondents reporting the following reasons for rights disputes over a property

COMPARATIVE



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ANNEX C: PRINDEX QUESTIONNAIRE

Diseño e Implementación de Encuesta de Profundización Prindex

CONTROL OPERATIVO

1. Consecutivo de Identificación muestral (CIM):

2. Supervisor: Identificación:

3. Encuestador: Identificación:

7. Marque la razón por la que no se pudo realizar la encuesta:

1. Encuesta Incompleta	9. Persona enferma.
2. Interrumpió la entrevista	10. Cambio de residencia a otro municipio.
3. Ausente no recuperable	11. Vivienda desocupada.
4. Rechazo	12. No hubo acceso por catástrofe natural.
5. Entrevistado seleccionado ausente por el periodo de campo restante	13. No hubo acceso por problemas de orden público (conflicto armado) o de inseguridad.
6. Hogar ausente por el periodo de campo restante	14. Encuesta con informante ausente en el momento de la visita.
7. Hogar con residentes menores de 18 años.	15. ¿Otro Cuál?
8. Informante seleccionado con discapacidad cognitiva.	

4. Fecha de encuesta (DD/MM AAAA):

5. Hora de inicio (HH:MM):

6. Resultado de encuesta:

1. Encuesta completa

2. No se puede realizar

1	<input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/>	<p>① → 7.a</p> <p>②</p>	<p>① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭</p> <p>⑮ → ¿Cuál?</p> <hr/>
2	<input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/>	<p>① → 7.a</p> <p>②</p>	<p>① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭</p> <p>⑮ → ¿Cuál?</p> <hr/>
3	<input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/>	<p>① → 7.a</p> <p>②</p>	<p>① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭</p> <p>⑮ → ¿Cuál?</p> <hr/>

7.a. **ENCUESTADOR(A):** Marque ¿la encuesta se efectuó en convocatoria?

- 1. Sí ①
- 2. No ②

8. Coordenadas geográficas:

- a. Latitud: _____
- b. Longitud: _____

9. **ENCUESTADOR(A):** Marque si este es un hogar de reemplazo si la entrevista en el hogar seleccionado originalmente no tuvo éxito

- 1. Hogar original ①
- 2. Hogar de reemplazo ②
- 3. Hogar de sobremuestra ③

10. **ENCUESTADOR(A):** Marque la zona (Área: clasificación del gobierno) donde se encuentra ubicado el hogar:

- 1. Urbano ①
- 2. Rural Disperso ②
- 3. Centro poblado ③

11. **ENCUESTADOR(A):** Marque el departamento donde se encuentra ubicado el hogar:

1. Antioquia ①	5. Nariño ⑤
2. Bolívar ②	6. Norte de Santander ⑥
3. Cauca ③	7. Tolima ⑦
4. Meta ④	

12. **ENCUESTADOR(A):** Marque el municipio donde se encuentra ubicado el hogar:

1. San Andrés de Tumaco ①	7. El Carmen de Bolívar ⑦
2. Caucasia ②	8. Fuente de Oro ⑧
3. Cáceres ③	9. Ataco ⑨
4. Santander de Quilichao ④	10. Puerto Lleras ⑩
5. Sardinata ⑤	11. San Antonio ⑪
6. San Jacinto ⑥	12. Chaparral ⑫

13. a. ID Conglomerado

b. ID Segmento

c. Sector:

14. Dirección:

15.

d. Sección:

e. Manzana:

f. Hogar:

g. Vivienda:

14.a. Barrio/Centro Poblado/Vereda:

Nota 1. ENCUESTADOR(A): *Usted debe pedir hablar con <Nombre de la persona seleccionada en el hogar> o un adulto en el hogar si es evidente que un menor ha abierto la puerta.*

Nota 2. ENCUESTADOR(A): lea al informante: Mi nombre es <nombre del entrevistador>, y trabajo para una firma de investigación llamada <proveedor>. Su hogar ha sido seleccionado al azar para participar en una encuesta que estamos realizando a personas sobre su vivienda o tierras. Las respuestas que usted u otro miembro del hogar proporcionen serán estrictamente confidenciales, se combinarán con las de otros participantes de la encuesta para producir información que los líderes puedan usar para servir mejor a su comunidad y país.

La entrevista tomará unos 20 minutos. Su participación es totalmente voluntaria, y si no se siente cómodo respondiendo alguna pregunta puede dejarla sin responder.

16. ¿Acepta participar en la encuesta?

- 1. Sí ①
- 2. No ② → Termine la encuesta

17.

I. SECCIÓN I: EVALUACIÓN

Nota 3. ENCUESTADOR(A): Indíqueme al encuestado que no considere a los empleados domésticos que viven en el hogar.

- 18. Incluido usted mismo, ¿cuántos adultos, de 18 años y más, viven actualmente en este hogar? Cuento a todos los adultos para quienes este hogar es la residencia principal, ya sea que estén en casa en este momento o no.
- 19. ¿Y cuántos niños menores de 18 años viven actualmente en este hogar? Cuento a todos los niños para quienes este hogar es la residencia principal, ya sea que estén en casa en este momento o no.

|_|_| adultos

- 1. No sabe ① → Termine la encuesta
- 2. Se niega a contestar ② → Termine la encuesta

|_|_| niños

- 1. No sabe ①
- 2. Se niega a contestar ②

20. Orden

Nota 4. ENCUESTADOR(A): Listar sólo los adultos que consideren esta su vivienda permanente

- 21. Dígame el nombre de cada persona adulta (de 18 años y más) que hay en este hogar. Inicie registrando al jefe del hogar y siga en orden de consanguinidad.
 - a. Primer Nombre
 - b. Segundo Nombre
 - c. Primer apellido
 - d. Segundo apellido

a. _____

b. _____

22. Edad

23. Género

24. ¿Esta es la persona seleccionada?

|_|_|_|

- Masculino ① Sí ①
- Femenino ② No ②

20. Orden

Nota 4.
ENCUESTADOR(A)
 : Listar sólo los
 adultos que
 consideren esta su
 vivienda permanente

21. Dígame el nombre de cada persona adulta (de 18 años y más) que hay en este hogar. Inicie registrando al jefe del hogar y siga en orden de consanguinidad.

- a. Primer Nombre
- b. Segundo Nombre
- c. Primer apellido
- d. Segundo apellido

22. Edad

23. Género

24. ¿Esta es la persona seleccionada?

2

c. _____

d. _____

a. _____

b. _____

c. _____

d. _____

a. _____

b. _____

c. _____

d. _____

a. _____

b. _____

c. _____

____|____|____|____|

Masculino
 ①

Sí ①

Femenino
 ②

No ②

3

____|____|____|____|

Masculino
 ①

Sí ①

Femenino
 ②

No ②

4

____|____|____|____|

Masculino
 ①

Sí ①

Femenino
 ②

No ②

20. Orden

Nota 4.
ENCUESTADOR(A)
: Listar sólo los
adultos que
consideren esta su
vivienda permanente

21. Dígame el nombre de cada
persona adulta (de 18 años y
más) que hay en este hogar.
Inicie registrando al jefe del
hogar y siga en orden de
consanguinidad.
a. Primer Nombre
b. Segundo Nombre
c. Primer apellido
d. Segundo apellido

22. Edad

23. Género

24. ¿Esta es la
persona
seleccionada
?

5

d.

a.

b.

c.

d.

a.

b.

c.

d.

a.

b.

c.

d.

Masculino

①

Sí

①

Femenino

②

No

②

6

Masculino

①

Sí

①

Femenino

②

No

②

7

Masculino

①

Sí

①

Femenino

②

No

②

20. Orden

Nota 4.
ENCUESTADOR(A)
: Listar sólo los
adultos que
consideren esta su
vivienda permanente

21. Dígame el nombre de cada
persona adulta (de 18 años y
más) que hay en este hogar.
Inicie registrando al jefe del
hogar y siga en orden de
consanguinidad.
a. Primer Nombre
b. Segundo Nombre
c. Primer apellido
d. Segundo apellido

22. Edad

23. Género

24. ¿Esta es la
persona
seleccionada
?

8

a. _____
b. _____
c. _____
d. _____

□□□□

Masculino
①
Femenino
②

Sí ①
No ②

9

a. _____
b. _____
c. _____
d. _____

□□□□

Masculino
①
Femenino
②

Sí ①
No ②

10

a. _____
b. _____
c. _____
d. _____

□□□□

Masculino
①
Femenino
②

Sí ①
No ②

25. ENCUESTADOR(A): No lea esta pregunta y seleccione "Sí", si la persona seleccionada es la persona con la que está hablando actualmente.

Nota 5. Lea esta introducción:

“En cada hogar, seleccionamos al azar a una persona a la cual dirigirle la entrevista. Esto asegura que obtengamos opiniones de una gran variedad de personas. En este hogar, me gustaría hablar con nombre de la persona seleccionada.”

1. Sí ① → 28
2. No ②

1. No ①
2. Sí ② → 28
3. No sabe ③
4. Se niega a contestar ④

26. ¿Está <nombre de la persona seleccionada> presente?		
27. ENCUESTADOR(A): Agradezca al entrevistado y termine la entrevista. Según la fecha y la hora de la cita, vuelva a abrir la entrevista guardada para este hogar en la siguiente visita. <i>Programe una fecha y hora para hablar con la persona seleccionada. Realice tres intentos para entrevistar a la persona seleccionada. Si se realizaron tres intentos y no se contactó a la persona, prosiga con el siguiente hogar.</i> <i>Si la entrevista se lleva a cabo en un área rural a la que no se puede volver otro día, vuelva a contactar este hogar hasta 3 veces el mismo día con un periodo de al menos 2 horas.</i> <i>Si la reprogramación no es posible, seleccione un motivo a continuación.</i>	1. Hora de la entrevista programada con éxito	①
	2. Interrumpió la entrevista	② Termine la encuesta
	3. Rechazo	③ Termine la encuesta
	4. El encuestado está ausente por el período de trabajo de campo restante	④ Termine la encuesta
	5. El encuestado está temporalmente ausente/no disponible y no es posible la reprogramación	⑤ Termine la encuesta
	6. Persona enferma/en el hospital/con discapacidad cognitiva	⑥ Termine la encuesta
	7. Barrera lingüística.	⑦ Termine la encuesta
	8. Cualquier otra razón.	⑧ Termine la encuesta

II. SECCIÓN 2: PERFIL DEL ENCUESTADO

28. Comencemos con algunas preguntas sobre usted. ¿Cuál es su estado civil actual?	1. Soltero(a)/nunca casado(a).	①
	2. Casado(a)/en convivencia como si estuviera casado(a).	②
	3. Separado(a).	③
	4. Divorciado(a).	④
	5. Viudo(a).	⑤
28.a. ¿En qué país nació <nombre de la persona seleccionada>?		
29.		
30.		
31. ¿Cuál es el nivel educativo más alto alcanzado por usted?	1. Sin educación formal.	①
	2. Educación primaria incompleta.	②
	3. Educación primaria completa.	③
	4. Secundaria/bachillerato incompleto.	④
	5. Secundaria/bachillerato completo.	⑤
	6. Educación técnica incompleta.	⑥
	7. Educación técnica completa.	⑦
	8. Educación universitaria incompleta.	⑧
	9. Educación universitaria completa.	⑨
	10. Educación de posgrado.	⑩
	11. No sabe	⑪
	12. No desea contestar	⑫

32. ¿En qué actividad ocupó la mayor parte del tiempo la semana pasada?

1. Trabajando ①
2. Buscando trabajo ② → 32.b
3. Estudiando ③ → 32.b
4. Oficios del hogar ④ → 32.b
5. Pensionado, jubilado o vive de la renta ⑤ → 32.b
6. Incapacitado permanente para trabajar ⑥ → 32.b
7. Otra actividad ¿cuál? _____ ⑦ → 32.b
8. Se niega a contestar ⑧ → 32.b

32.A. Usted trabaja ...

1. Tiempo completo para un patrón o empleador (8 horas) ①
2. Tiempo completo como independiente (8 horas) ②
3. Menos de 8 horas (*empleado o independiente*) y no desea o no puede trabajar jornada completa (8 horas) ③
4. Menos de 8 horas (*empleado o independiente*) y sí desea o sí puede trabajar jornada completa (8 horas) ④

32.b. ENCUESTADOR(A): Verifique P18 ¿es igual a 1?

1. Sí ① → Error!
Reference source not found.
2. No ②

33. ¿Es usted quien más ingresos aporta en el hogar?

1. Sí ① → Error!
Reference source not found.
2. No ②
3. No sabe ③
4. Se niega a contestar ④

34. De acuerdo a su conocimiento, ¿cuál es el nivel de educación más alto alcanzado por la persona que más ingresos aporta en este hogar?

- | | |
|--|---|
| 1. Sin educación formal. | ① |
| 2. Educación primaria incompleta. | ② |
| 3. Educación primaria completa. | ③ |
| 4. Secundaria/bachillerato incompleto. | ④ |
| 5. Secundaria/bachillerato completo. | ⑤ |

6. Educación técnica incompleta.	⑥
7. Educación técnica completa.	⑦
8. Educación universitaria incompleta.	⑧
9. Educación universitaria completa.	⑨
10. Educación de posgrado.	⑩
11. No sabe	⑪
12. No desea contestar	⑫

35. ¿En qué actividad ocupó la mayor parte del tiempo la semana pasada, la persona que aporta más ingresos en este hogar?

1. Trabajando ①
2. Buscando trabajo ② → 36
3. Estudiando ③ → 36
4. Oficios del hogar ④ → 36
5. Pensionado, jubilado o vive de la renta ⑤ → 36
6. Incapacitado permanente para trabajar ⑥ → 36
7. Otra actividad ¿cuál? _____ ⑦ → 36
8. Se niega a contestar ⑧ → 36

35.a. En ese trabajo la persona que aporta más ingresos en este hogar trabaja

...

1. Tiempo completo para un patrón o empleador (8 horas) ①
2. Tiempo completo como independiente (8 horas) ②
3. Menos de 8 horas (*empleado o independiente*) y no desea o no puede trabajar jornada completa (8 horas) ③
4. Menos de 8 horas (*empleado o independiente*) y sí desea o sí puede trabajar jornada completa (8 horas) ④

36. ENCUESTADOR(A): Verifique P18 ¿es igual a 1?

1. Sí ① → 36.a.
2. No ② → 36.b.

Nota 6. ENCUESTADOR(A): En caso de que el encuestado esté viviendo en una vivienda compartida como con un compañero de cuarto, pídale que piense en sus ingresos personales.

36.b. ¿Cuál de estas frases se acerca más a sus propios sentimientos sobre los ingresos de su hogar actualmente? ↓

36.a. ¿Cuál de estas frases se acerca más a sus propios sentimientos sobre los **ingresos personales** actualmente? ↓

1. Es muy difícil vivir con los ingresos actuales	①
2. Es difícil vivir con los ingresos actuales	②
3. Se mantiene con los ingresos actuales	③
4. Se vive cómodamente con los ingresos actuales	④
5. Se vive muy cómodamente con los ingresos actuales	⑤
6. No sabe	⑥
7. Se niega a contestar	⑦

37. ¿Cómo ha cambiado la situación financiera del hogar en los últimos 2 años? Diría que.

1. Empeoró. ①
2. Se ha mantenido igual. ②
3. Mejoró. ③
4. No sabe ④
5. Se niega a contestar ⑤

38. ¿Cómo espera que la situación financiera del hogar cambie en los próximos 2 años? Diría usted que...

1. Empeorará. ①
2. Permanecerá igual. ②
3. Mejorará ③
4. No sabe ④
5. Se niega a contestar ⑤

III. SECCIÓN 3: EVALUACIÓN DE TENENCIA DE LA VIVIENDA

39. Ahora me gustaría hacerle algunas preguntas sobre su casa.
¿Cuánto tiempo ha vivido en esta vivienda?

|_|_| años

NOTA 7. ENCUESTADOR(A): SI ES MENOS DE UN AÑO, ESCRIBA 0.

1. Se niega a contestar ①

40. ¿Cuánto tiempo cree que continuará viviendo aquí? Su mejor estimación es suficiente.

NOTA 8. ENCUESTADOR(A): CODIFIQUE LA RESPUESTA EN UNA CATEGORÍA SUPERIOR SI SE ENCUENTRA EXACTAMENTE EN EL UMBRAL. POR EJEMPLO, SI EL ENCUESTADO DICE 5 AÑOS, CODIFIQUE COMO "ENTRE 5 Y 10 AÑOS".

1. Menos de 1 año. ①
2. Entre 1 y 2 años. ②
3. Entre 2 y 5 años. ③
4. Entre 5 y 10 años. ④
5. Más de 10 años/de por vida. ⑤
6. No sabe ⑥
7. Se niega a contestar ⑦

41. ENCUESTADOR(A): Decida sobre el tipo de propiedad (aclare con el encuestado solo si es necesario).

1. Sin terreno adjunto, por ejemplo, un apartamento en zonas urbanas.
① → 42
2. Con terreno adjunto, por ejemplo, áreas rurales, también incluye casas unifamiliares con patio/jardín.
②

□□□□□□□□

41.a. ¿Cuál es el tamaño aproximado de **todo el terreno** que pertenece a esta propiedad?

Nota 9 (ENCUESTADOR(A) incluya: lotes de cultivo si está en zona rural y patio o jardín si está en zona urbana)

1. Hectárea ①
2. Fanegada o Cuadra ②
3. Metros cuadrados ③
4. Tarea ④
5. Cuarterón ⑤
6. No sabe ⑥
7. Se niega a contestar ⑦

41.b. Actualmente, ¿qué uso le da a este lote, patio o jardín?

- | | |
|---|--------------------------|
| a. Producción agrícola (incluye: bosques maderables o pecuario) | <input type="checkbox"/> |
| b. Otros propósitos productivos no agrícolas (industria, servicios y comercio) | <input type="checkbox"/> |
| c. Tierra alquilada | <input type="checkbox"/> |
| d. Propósitos no productivos (bosques nativos, montes, ríos, jardines, recreacional, no productivo, etc.) | <input type="checkbox"/> |
| e. Otros, ¿cuál? _____ | <input type="checkbox"/> |

42. ¿Quién es el dueño de esta propiedad?

- | | |
|---|--------|
| 1. Yo soy el propietario (único) | ① → 47 |
| 2. Soy el propietario junto con mi cónyuge.
ENCUESTADOR(A): solo cuando en P28 igual 2. | ② → 47 |
| 3. Soy el propietario junto con alguien más. | ③ |
| 4. Un miembro de la familia que vive en este hogar es el propietario
ENCUESTADOR(A): solo cuando en P18 mayor que 1. | ④ |

5. Un miembro de la familia que no vive en este hogar es el propietario.	⑤
6. Otra persona/individuo particular es el propietario (no está relacionado con las personas en este hogar/no es un miembro de la familia).	⑥ → 44
7. El empleador es el propietario.	⑦ → 44
8. Una empresa (no el empleador) es el propietario.	⑧ → 44
9. Una institución pública/el Gobierno es el propietario.	⑨ → 44
10. Una cooperativa es la propietaria.	⑩ → 44
11. La comunidad es la propietaria.	⑪ → 44
12. Otros, especifique _____	⑫ → 44
13. No sabe	⑬ → 44
14. Se niega a contestar	⑭ → 44

43.a. ENCUESTADOR(A): Verifique ¿P42 es igual a 3?


1. Sí ① → 43.b
2. No ② → 43.c

43.c. ENCUESTADOR(A): Verifique ¿P42 es igual a 4 o 5?

1. Sí ① → 43.d
2. No ② → 44

43.b. ¿Cuál es su parentesco con el copropietario? ↓

1. Soy el cónyuge

 **ENCUESTADOR(A): solo cuando en P42 igual 4 o 5 y P28 igual a 2.**

① → 476

2. Yo soy el padre/madre

②

3. Soy un hijo/hija

③

4. Soy un hermano/hermana

④

5. Yo soy el abuelo/la abuela

⑤

6. Yo soy el suegro/la suegra.

⑥

7. Soy un Tío/tía.

⑦

8. Soy un Primo/una prima.

⑧

9. Soy un Sobrino/una sobrina.

⑨

10. Soy un nieto/una nieta.

⑩

11. Otro parentesco, especifique _____	①
12. No tiene parentesco.	②
ENCUESTADOR(A): solo cuando en P42 igual 3.	
13. Se niega a contestar	⑬
44.a. ENCUESTADOR(A): Verifique P42 ¿es mayor a 3?	1. Sí ① 2. No ② → 47
1. Yo pago el alquiler – solo(a).	① → 47
2. Yo pago el alquiler – compartido con alguien más.	②
3. Alguien más que vive aquí paga el alquiler (pero yo no pago).	③
4. Otra persona que no vive aquí paga el alquiler.	④
44. ¿Usted o alguien más que vive aquí paga el alquiler al propietario? Esto podría ser dinero o bienes y servicios proporcionados al propietario.	5. El empleador paga el alquiler. ⑤
	6. Otros, especifique _____ ⑥
	7. No se paga alquiler. ⑦
	8. No sabe ⑧
	9. Se niega a contestar ⑨
45. a. ENCUESTADOR(A): Verifique ¿P44 es igual a 2?	45c. ENCUESTADOR(A): Verifique ¿P44 es igual a 3 o 4?
1. Sí ① → 45.b. 2. No ② → 45.c.	1. Sí ① → 45.d. 2. No ② → 45.e.

45.b. ¿Cuál es su parentesco con el <u>coarrendatario</u>? ↓	45.d. ¿Cuál es su parentesco con el <u>arrendatario</u>? ↓
1. Cónyuge.	①
2. Padre/madre.	②
3. Hijo/hija.	③
4. Hermano/hermana.	④
5. Abuelo(a).	⑤

6. Suegros.	⑥
7. Tío/tía.	⑦
8. Primo.	⑧
9. Sobrina/sobrino.	⑨
10. Nieto(a).	⑩
11. Otro parentesco, especifique _____	⑪
12. No tiene parentesco.	⑫
13. Se niega a contestar	⑬

45.e. ENCUESTADOR(A): Verifique ¿P42 es mayor a 3 y P44 es mayor a 2?

- 1. Sí ①
- 2. No ② → 47

Nota 10. ENCUESTADOR(A): Esta pregunta también puede hacerse si los miembros de la familia son propietarios o alquilan. Si el encuestado indica que no necesita el permiso de los miembros de la familia para quedarse, escriba "sí, tengo permiso".


- 1. Sí – tengo permiso. ①
- 2. No – no tengo permiso. ②

46. ¿Puede contarme un poco más sobre las circunstancias en las que vive aquí? Por ejemplo, ¿el propietario o arrendatario de esta propiedad aceptó que usted pueda vivir aquí?

- 3. Otros, Especifique
_____ ③

4. Se niega a contestar ④


1. Propietario/copropietario. ①

 **ENCUESTADOR(A): solo cuando en P42 igual 1 o 2 o 3.**


2. Arrendatario/coarrendatario. ②

 **ENCUESTADOR(A): solo cuando en P44 igual 1 o 2.**

3. Alojamiento con permiso. ③

 **ENCUESTADOR(A): solo cuando en P46 igual 1.**

4. Alojamiento sin permiso. ④

 **ENCUESTADOR(A): solo cuando en P46 igual 2.**

47. ENCUESTADOR(A): Confirme que la siguiente clasificación es correcta según su comprensión de la situación del encuestado. Corrija las respuestas anteriores si es posible. Hable con el supervisor si la corrección no es posible.

A: Clasificación de tenencia.

	5. Otro. ⑤
B: Confirmación del entrevistador.	1. La clasificación no es correcta o es poco clara. ①
	2. La clasificación es correcta. ②

47. a. ENCUESTADOR (A), verifique que en P42 sea igual a opción 1, 2 o 3. 1. Sí ①
2. No ② → 49

Nota 11. ENCUESTADOR(A): Si el encuestado indica que "la construyeron", consulte cómo adquirieron la propiedad y también verifique esta respuesta.

48. ¿Cómo obtuvo esta propiedad?

a. Heredada de mi familia. <input type="checkbox"/>
b. Heredada a través de mi matrimonio/de la familia de mi cónyuge. <input type="checkbox"/> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 5px auto;"> ENCUESTADOR(A): solo cuando P28 diferente de 1. </div>
c. Comprada a un particular. <input type="checkbox"/>
d. Comprada a una institución (entidad gubernamental o privada). <input type="checkbox"/>
e. Asignada por el gobierno o la autoridad local/tradicional (p. ej., comunidad, líderes religiosos, etc.). <input type="checkbox"/>
f. Intercambio por otra propiedad. <input type="checkbox"/>
g. Donación de una organización caritativa. <input type="checkbox"/>
h. La construí. <input type="checkbox"/>
i. Invasión o posesión de un terreno <input type="checkbox"/>
j. Esta propiedad fue regalada <input type="checkbox"/>
k. Liquidación de sociedad conyugal <input type="checkbox"/>
l. Otros, especifique <input type="checkbox"/> <hr style="border: 0; border-top: 1px solid black; width: 80%; margin: 5px 0;"/>
1. No sabe ①
2. Se niega a contestar ②

49. ¿Esta propiedad cuenta con los siguientes servicios...?

Opciones	1. Sí	2. No	3. No cuenta con el servicio	4. Se niega a contestar.
a. Suministro de agua confiable	①	②	③	④
b. Servicio de electricidad confiable	①	②	③	④
c. Inodoro (conectado al alcantarillado o un pozo séptico) o letrina, dentro o junto a la vivienda.	①	②		④
d. El servicio de recolección de basura es confiable	①	②	③	④

<p>49.a. ¿Cuál es el material predominante de las paredes exteriores de esta vivienda?</p>	<ol style="list-style-type: none"> 1. Bloque, ladrillo, piedra, madera pulida ① 2. Concreto vaciado ② 3. Material prefabricado ③ 4. Tapia pisada, adobe, bahareque ④ 5. Madera burda, tabla, tablón ⑤ 6. Guadua, caña, esterilla, otro vegetal ⑥ 7. Zinc, tela, carbón, latas, desechos, plástico ⑦ 8. Otros (no tiene paredes) ⑧ 9. No sabe ⑨ 10. Se niega a contestar ⑩
<p>49.b. ¿Cuál es el material predominante de los pisos en esta vivienda?</p>	<ol style="list-style-type: none"> 1. Alfombra o tapete de pared a pared ① 2. Madera pulida y lacada, parqué ② 3. Mármol ③ 4. Baldosa, vinilo, tableta, ladrillo, laminado ④ 5. Madera burda, tabla, tablón, otro vegetal ⑤ 6. Cemento, gravilla ⑥ 7. Tierra, arena ⑦ 8. Otros, especifique _____ ⑧ 9. No sabe ⑨ 10. Se niega a contestar ⑩

<p>49.c. ¿Cuál es el material predominante del techo o cubierta de esta vivienda?</p>	<ol style="list-style-type: none"> 1. Plancha de concreto, cemento u hormigón ① 2. Tejas de barro ② 3. Tejas de asbesto – cemento ③ 4. Teja metálica o lámina de zinc ④ 5. Teja plástica ⑤ 6. Paja, palma u otros vegetales ⑥ 7. Material de desecho (tela, cartón, latas, plástico, otros) ⑦ 8. Otros, especifique _____ ⑧ 9. No sabe ⑨ 10. Se niega a contestar ⑩
--	---

<p>49.d. Sin contar el baño, la cocina y el garaje, ¿cuántos cuartos tiene esta vivienda?, incluya sala-comedor y otros cuartos</p>	<table border="1"> <tr> <td style="text-align: center;"> _ _ </td> </tr> <tr> <td>1. No sabe ①</td> </tr> <tr> <td>2. Se niega a contestar ②</td> </tr> </table>	_ _	1. No sabe ①	2. Se niega a contestar ②
_ _				
1. No sabe ①				
2. Se niega a contestar ②				

<p>49.e. Califique la calidad de:</p>	<ol style="list-style-type: none"> 1. Muy buena 2. Buena 3. Regular 4. Mala 5. Muy mala 6. No hay señal 7. Hay señal pero no cuenta con el servicio 8. No sabe 9. Se Niega a contestar
--	---

<p>a. La señal de telefonía celular que tiene disponible en esta propiedad</p>	<p>① ② ③ ④ ⑤ ⑥ ⑦ ⑧</p>
<p>b. La señal de internet que tiene disponible en esta propiedad</p>	<p>① ② ③ ④ ⑤ ⑥ ⑦ ⑧</p>

IV. SECCIÓN 4: PERCEPCIONES DE SEGURIDAD DE LA TENENCIA (VIVIENDA)

Nota 12. ENCUESTADOR(A): Lea esta introducción y proceda con la siguiente pregunta

“Le agradezco por las respuestas que me ha dado hasta el momento, la información será muy útil para el estudio. Con las siguientes preguntas, se quiere obtener información sobre su predio que nos ayudará a entender la preocupación que las personas tienen sobre sus propiedades o terrenos”.

<p>50. ¿Qué tan preocupado está usted, que en los próximos 5 años pierda el derecho a vivir o usar esta propiedad o parte de ella, en contra de su voluntad?</p>	<ol style="list-style-type: none"> 1. No le preocupa en absoluto. ① 2. No le preocupa. ② 3. Le preocupa un poco. ③ 4. Le preocupa mucho. ④ 5. No sabe ⑤
---	--

Nota 13. ENCUESTADOR(A): Enfatice "probable o improbable" al leer la pregunta.

51. Y en los próximos 5 años, ¿qué tan **probable o improbable** es que usted pueda perder el derecho a vivir o usar esta propiedad o parte de ella, en contra de su voluntad?

52.

53.

54.

55.

56.

57.

58. a. ENCUESTADOR(A): Verifique P50 es igual a 3 o 4

1. Sí ① → 58. b

2. No ② → 58. C

58b. ¿Dígame las razones por las que dijo anteriormente que le **preocupa** perder el derecho a vivir o usar esta propiedad en los próximos 5 años? ↓

6. Se niega a contestar ⑥

1. Muy poco probable. ①

2. Poco probable. ②

3. Algo probable. ③

4. Muy probable. ④

5. No sabe ⑤

6. Se niega a contestar ⑥


58.c. ENCUESTADOR(A): Verifique P50 diferente de 3 o 4 Y P51 = 3 o 4

1. Sí ① → 58. d

2. No ② → 59. a

58.d. ¿Dígame las razones por las que anteriormente dijo que era **probable** que pierda el derecho a vivir o usar esta propiedad en los próximos 5 años? ↓

Nota 14. ENCUESTADOR(A): No lea las respuestas a continuación, marque los motivos que se mencionaron y agregue los demás en "Otros, especifique".

a. El propietario/arrendatario puede pedirme que me vaya.	<input type="checkbox"/>
 ENCUESTADOR(A): solo cuando p47 es diferente de 1.	
b. Desacuerdos con la familia o parientes.	<input type="checkbox"/>
c. Muerte de un miembro del hogar.	<input type="checkbox"/>
d. Las empresas podrían tomar esta propiedad	<input type="checkbox"/>
e. Otras personas o grupos podrían tomar esta propiedad	<input type="checkbox"/>
f. Falta de dinero u otros recursos necesarios para vivir en esta propiedad	<input type="checkbox"/>
g. El gobierno podría tomar esta propiedad	<input type="checkbox"/>
h. Problemas con las autoridades locales/tradicionales (por ejemplo, funcionarios/jefes, líderes religiosos).	<input type="checkbox"/>
i. No tiene documentos, los documentos tienen un error (nombres, cédulas, fechas, tamaño del predio, etc.) o están en proceso de registro	<input type="checkbox"/>
j. Conflicto o terrorismo.	<input type="checkbox"/>

k. Dificultad para recuperar la tierra si tuviera que irme debido a un desastre natural (por ejemplo, inundación, incendio, terremoto, etc.)	<input type="checkbox"/>
l. Razones de inseguridad	<input type="checkbox"/>
m. El predio tiene problemas legales	<input type="checkbox"/>
n. Otros, especifique _____.	<input type="checkbox"/>
1. No sabe	①
2. Se niega a contestar	②
59.a. ENCUESTADOR(A): verifique que P28 sea igual a 2	1. Sí ① 2. No ② → 60.a

Nota 15. ENCUESTADOR(A): Lea esta introducción y proceda con la siguiente pregunta.

Me gustaría entender mejor su opinión sobre su derecho personal a quedarse en esta propiedad en el caso de ciertos eventos que pueda pensar que son improbables.

59. En el supuesto de que usted y su cónyuge se divorcien, ¿Qué tan preocupado estaría de que su cónyuge obtenga el derecho a quedarse, pero usted se vea forzado a dejar esta propiedad bajo estas circunstancias?	1. No le preocupa en absoluto.	①
	2. No le preocupa.	②
	3. Le preocupa un poco.	③
	4. Le preocupa mucho.	④
	5. No sabe	⑤
	6. Se niega a contestar	⑥
60. Y suponga, – y nos disculpamos porque sabemos que esto puede ser difícil de imaginar, que su cónyuge fallezca. ¿Qué tan preocupado estaría de que le quitaran el derecho a quedarse en esta propiedad, si esto ocurriera?	1. No le preocupa en absoluto.	①
	2. No le preocupa.	②
	3. Le preocupa un poco.	③
	4. Le preocupa mucho.	④
	5. No sabe	⑤
	6. Se niega a contestar	⑥
60a. ENCUESTADOR(A): verifique ¿P32 igual a 1?	1. Sí ① 2. No ② → 62	
61. En el supuesto de que pierda su trabajo o fuente de trabajo ¿Qué tan preocupado estaría de que le quitaran el derecho a quedarse en esta propiedad, si esto ocurriera?	1. No le preocupa en absoluto.	①
	2. No le preocupa.	②
	3. Le preocupa un poco.	③
	4. Le preocupa mucho.	④
	5. No sabe	⑤
	6. Se niega a contestar	⑥

62. ¿Qué tan preocupado estaría de que le quitaran el derecho a quedarse en esta propiedad, si alguno de los siguientes eventos ocurriera?

Eventos

- No le preocupa en **absoluto**.
①
- No le preocupa.
②
- Le preocupa **un poco**.
③
- Le preocupa **mucho**.
④
- No sabe
⑤
- Se niega a contestar
⑥

- a. Si tuviera un desacuerdo/conflicto con su familia. ①②③④⑤⑥
- b. Si alguien en su hogar, además de su cónyuge falleciera.
ENCUESTADOR(A): Solo cuando P28 es igual a 2 y P18 mayor a 1. ①②③④⑤⑥
- c. Si alguien en su familia perdiera su trabajo. ①②③④⑤⑥
- d. Si no pudiera hacer los pagos de esta propiedad durante **dos** meses seguidos.
ENCUESTADOR(A): Solo cuando P44 menor a 5 ①②③④⑤⑥
- e. Si una empresa intentara apoderarse de la tierra en la que se encuentra su vivienda. ①②③④⑤⑥
- f. Si el gobierno intentara tomar su propiedad (por ejemplo, si construyeran una carretera u otra infraestructura). ①②③④⑤⑥
- g. Si otra persona o grupo reclamara la propiedad. ①②③④⑤⑥
- h. Si alguien más vende la propiedad de manera fraudulenta. ①②③④⑤⑥
- i. Si un vecino iniciara una disputa de límites. ①②③④⑤⑥
- j. Si surgiera un desacuerdo con las autoridades locales/tradicionales (por ejemplo, funcionarios/jefes, líderes religiosos o comunitarios) ①②③④⑤⑥

V. SECCIÓN 5: DOCUMENTACIÓN

NOTA 16. ENCUESTADOR(A): LEA ESTA INTRODUCCIÓN Y PROCEDA CON LA SIGUIENTE PREGUNTA.

“La documentación legal es comúnmente tratada como evidencia de los derechos a usar o a ser dueños de una propiedad. Por eso queremos saber:”

62a. ENCUESTADOR(A): verifique ¿P47 igual a 1 O P42 igual a 4 o 5?




62.b. ENCUESTADOR(A): verifique ¿P47 igual a 2 O P44 mayor a 2?

- 1. Sí ① → 63
- 2. No ② → 62.b.

- 1. Sí ① → 63.a.
- 2. No ② → 65.b.

Nota 17. ENCUESTADOR(A): No lea las opciones. Marque los documentos que se mencionaron.

63. ¿Qué tipo de documentos posee para demostrar su derecho a vivir en esta propiedad?

Documentos	1. Mencionó	2. No Mencionó
a. Escritura de propiedad del inmueble.  ENCUESTADOR(A): Solo cuando P47 igual a 1	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
b. Contrato de venta	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
c. Certificado de tradición y libertad del inmueble	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
d. Escritura de permuta	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
e. Registro catastral	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
f. Sucesión registrada	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
g. Escritura de compraventa  ENCUESTADOR(A): Solo cuando P47 igual a 1	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
h. Recibo de impuesto predial.  ENCUESTADOR(A): Solo cuando P47 igual a 1	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
i. Facturas de servicios públicos.	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
j. Escritura de hipoteca registrada	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
k. Título de propiedad rural	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
l. Otros documentos, especifique _____	<input type="checkbox"/> → 65	<input type="checkbox"/> → 64
1. No tiene documentos		① → 66
2. No sabe		② → 67
3. No desea contestar		③ → 67

Nota 18. ENCUESTADOR(A): Lea todas las opciones y marque una respuesta en cada fila.

64. ¿Tiene el/la documento que demuestra sus derechos a vivir en esta propiedad?

1. Si
2. No ↓
3. No sabe ↓
4. No desea contestar ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

① → 65
② ③ ④ ↓

65. Dígame si en la / el documento aparece su nombre o el de algún miembro de la familia, ¿o ambos?

1. Muestra sólo nombre del respondiente
2. Muestra sólo el nombre de un miembro de la familia
3. Muestra ambos nombres, del respondiente y de un miembro de la familia
4. No sabe
5. Se niega a contestar

① ② ③ ④ ⑤

① ② ③ ④ ⑤

① ② ③ ④ ⑤

① ② ③ ④ ⑤

① ② ③ ④ ⑤

① ② ③ ④ ⑤

① ② ③ ④ ⑤

① ② ③ ④ ⑤

① ② ③ ④ ⑤

① ② ③ ④ ⑤

① ② ③ ④ ⑤

① ② ③ ④ ⑤

① ② ③ ④ ⑤ ↓ 675.b
(aplica el salto cuando se aplicaron todas las opciones de respuestas)

Nota 19. ENCUESTADOR(A): No lea las opciones. Marque los documentos que se mencionaron.

63.a. ¿Qué tipo de documentos posee para demostrar su derecho a vivir en esta propiedad?

Documentos

1. Mencionó **2. No Mencionó**

a. Contrato de arrendamiento autenticado

ENCUESTADOR(A): Solo cuando 47 igual a 2.

→ 65a → 64.a.

① → 65.a
② ③ ④ ↓

① ② ③ ④ ⑤ ⑥ ↓ 63a. c.

b. Contrato de arrendamiento (sin autenticar).

ENCUESTADOR(A): Solo cuando P47 igual a 2.

→ 65a → 64.a.

① → 65.a
② ③ ④ ↓

① ② ③ ④ ⑤ ⑥

c. Facturas de servicios públicos.

→ 65a → 64.a.

① → 65.a
② ③ ④ ↓

① ② ③ ④ ⑤ ⑥

d. Otros documentos, especifique _____

→ 65 → 64.a.

① → 65.a
② ③ ④ ↓

① ② ③ ④ ⑤ ⑥ ↓ 675.b

1. No tiene documentos
2. No sabe
3. No desea contestar

- ① → 676
- ② → 67
- ③ → 67

65.b. ENCUESTADOR(A): Verifique P47 = 1 Y P64 opción de respuesta "a" sea diferente 1 y P64 opción de respuesta "i" sea diferente 1

1. Sí ① → 66
2. No ② → 65.c

65.c ENCUESTADOR(A): Verifique P47 = 2 Y P64.a opción de respuesta "a" sea diferente 1 y P64.a opción de respuesta "b" sea diferente 1

1. Sí ① → 66
2. No ② → 67

a. Cuesta demasiado conseguirlos.

b. Tendría que viajar demasiado lejos para conseguirlos.

Nota 21. ENCUESTADOR(A): No lea las respuestas. Marque

Nota 20. ENCUESTADOR(A): Lea todas las opciones y marque una respuesta en cada fila.

64.a. ¿Tiene el/la documento que demuestra sus derechos a vivir en esta propiedad?

1. Sí
2. No ↓
3. No sabe ↓
4. No desea contestar ↓

65.a. Dígame si en la / el documento aparece su nombre o el de algún miembro de la familia, ¿o ambos?

1. Muestra sólo nombre del respondiente
2. Muestra sólo el nombre de un miembro de la familia
3. Muestra ambos nombres, del respondiente y de un miembro de la familia
4. Muestra el nombre del propietario que no hace parte de la familia, ni del hogar
5. No sabe
6. Se niega a contestar

las razones que se mencionaron.	c. No tiene la documentación necesaria para obtenerlos (es decir, recibo de pago, etc.).	<input type="checkbox"/>
	d. El proceso requiere demasiado esfuerzo.	<input type="checkbox"/>
66. ¿Cuáles son las principales razones por las que no tiene documentos formales que demuestren su derecho a vivir en esta propiedad? Se debe a que...	e. El proceso es demasiado confuso/difícil de entender.	<input type="checkbox"/>
	f. Existen desacuerdos familiares.	<input type="checkbox"/>
	g. No necesita los documentos.	<input type="checkbox"/>
	h. No cree que los documentos mejoren sus derechos.	<input type="checkbox"/>
	i. Perdió los documentos, o fueron robados.	<input type="checkbox"/>
	j. Podría obtener la documentación formal, si fuera necesario.	<input type="checkbox"/>
	k. Tiene acuerdo de confianza con amigos o conocidos	<input type="checkbox"/>
	l. El propietario/arrendatario no hizo contrato	<input type="checkbox"/>
	m. No lo necesitan por el vínculo familiar con el propietario	<input type="checkbox"/>
	n. Documentación en trámite	<input type="checkbox"/>
	o. Alguna otra razón, especifique _____.	<input type="checkbox"/>
	1. No sabe	①
	2. Se niega a contestar	②

VI. SECCIÓN 6: BENEFICIOS DE LA SEGURIDAD DE LA TENENCIA

67. ¿Usa esta propiedad para ganar dinero o para producir algo que mantenga su hogar?	1. Sí	①
	2. No	②
	3. Se niega a contestar	③
68. a. ENCUESTADOR(A): Verifique P47 = 1	1. Sí	① → 68.b
	2. No	② → Nota 23
68. b. ENCUESTADOR(A): Verifique P28 = 2	1. Sí	① → 68.c

2. No
 ② → 68.e

68.c. ¿Cuál de las siguientes opciones podría decidir solo, o junto con su cónyuge, o con alguien más? ↓

68.e. ¿Cuál de las siguientes opciones podría decidir solo, o con alguien más? ↓

ENCUESTADOR(A): las preguntas se deben hacer a todos los entrevistados, independientemente de su estado civil.

Opciones

No podría decidir hacerlo. ①
 Podría decidirlo junto con mi cónyuge. ②

ENCUESTADOR(A): Solo cuando P28 igual a 2

Podría decidirlo junto con otra persona (que no sea el cónyuge). ③

Podría decidirlo solo(a). ④
 No sabe ⑤
 Se niega a contestar ⑥

- a. Alquilar la propiedad ① ② ③ ④ ⑤ ⑥
- b. Vender la propiedad ① ② ③ ④ ⑤ ⑥
- c. Usar la propiedad como garantía para obtener crédito/financiamiento. ① ② ③ ④ ⑤ ⑥
- d. Transferir la propiedad a un miembro de la familia. ① ② ③ ④ ⑤ ⑥
- e. Decidir quién heredará la propiedad después de mi muerte. ① ② ③ ④ ⑤ ⑥

Nota 22. ENCUESTADOR(A): Tenga en cuenta que si selecciona "no hay impacto", no puede seleccionar otras opciones de respuesta en esta pregunta. Seleccione "no hay impacto" solo si el encuestado especifica claramente que no se ha visto afectado.

Nota 23. ENCUESTADOR(A): No lea las respuestas a continuación. Marque los motivos que se mencionaron y agregue los demás en "Otros, especifique".

<p>69. a. ENCUESTADOR(A): Verifique ¿P50 marcó 3 o 4?</p> <p>1. Sí ① → 69.b</p> <p>2. No ② → 69.c</p>	<p>69.c. ENCUESTADOR(A): Verifique ¿P50 marcó una opción diferente a 3 o 4 Y en P51 marcó 3 o 4?</p> <p>1. Sí ① → 69.d</p> <p>2. No ② → Nota 25</p>
<p>69.b. Anteriormente usted respondió que tenía una preocupación de perder el derecho a vivir o a usar esta propiedad en los próximos 5 años, ¿dígame cómo esa preocupación le ha afectado su vida o sus decisiones? ↓</p>	<p>69.d. Anteriormente usted respondió que existía una probabilidad de perder el derecho a vivir o a usar esta propiedad en los próximos 5 años ¿dígame cómo esa posibilidad le ha afectado su vida o sus decisiones? ↓</p>
<p>a. Yo o alguien en mi hogar invierte tiempo tratando de proteger mi propiedad <input type="checkbox"/></p> <p>b. Se incrementa el tiempo de desplazamiento (llegar al estudio o trabajo) <input type="checkbox"/></p> <p>c. Yo o alguien en mi hogar invierte dinero tratando de proteger mi propiedad <input type="checkbox"/></p>	

d. Se incrementan los gastos del hogar	<input type="checkbox"/>
e. Se pierden las inversiones hechas en la propiedad (mejoras de vivienda, inversión en cultivos)	<input type="checkbox"/>
f. No invierto más tiempo o dinero para mejorar mi propiedad	<input type="checkbox"/>
g. No invierto más tiempo o dinero en mi negocio	<input type="checkbox"/>
h. No puedo alquilar mi propiedad	<input type="checkbox"/>
i. No puedo vender mi propiedad	<input type="checkbox"/>
j. No puedo usar mi propiedad como garantía para obtener crédito/financiamiento.	<input type="checkbox"/>
k. Me causa ansiedad y/o afecta negativamente mi bienestar.	<input type="checkbox"/>
l. Afecta mi salud física	<input type="checkbox"/>
m. He tenido problemas conyugales, familiares o con vecinos.	<input type="checkbox"/>
n. He tenido problemas laborales	<input type="checkbox"/>
o. Otros, especifique _____.	<input type="checkbox"/>
1. No hay impacto	①
2. No sabe	②
3. Se niega a contestar	③

70.

Nota 24. ENCUESTADOR(A): Lea el siguiente texto, luego pase a la siguiente pregunta.

“Hasta ahora, le hemos estado haciendo preguntas sobre la propiedad donde vive. Ahora déjeme preguntarle”

Nota 25. ENCUESTADOR(A): Si la respuesta es sí, aclare si el encuestado o alguna otra persona en el hogar tiene una o varias propiedades más.

70.a ¿Usted o alguna otra persona en el hogar tiene, alquila o posee derechos para usar alguna tierra o propiedad **además** de la propiedad en la que vive?

1. No (solo el hogar) ①
2. Sí, otra propiedad ②
3. Sí, varias propiedades ③
4. No sabe ④
5. Se niega a contestar ⑤

NOTA 26. ENCUESTADOR(A): LEA EL SIGUIENTE TEXTO

BIENES DE USO PÚBLICO SON AQUELLOS A LOS QUE TIENE ACCESO UNA COMUNIDAD PARA SU BENEFICIO, BIEN SEA PARA CONSUMO PROPIO, VENTA O UN OBJETIVO AMBIENTAL. INCLUYEN LOS BOSQUES, LOS MANGLARES, LOS RECURSOS PESQUEROS, LAS MICROCUENCAS, Y TODOS LOS DEMÁS RECURSOS DEL MEDIO AMBIENTE.

70.c. De la siguiente lista de bienes de uso público, por favor indique a cuáles tiene acceso, y qué tan probable es que usted pierda el derecho a beneficiarse de este bien en los próximos 5 años.

70.d. Bienes de uso público

70.e. ¿Tiene usted acceso a este bien?

- Sí ①
- No ②↓
- No sabe ③↓
- Se niega a contestar ④↓

70.f. Y en los próximos 5 años, ¿qué tan probable o improbable es que usted pueda perder el derecho a usar el/las nombre del bien P70.d. en contra de su voluntad?

- Muy poco probable. ①
- Poco probable. ②
- Algo probable. ③
- Muy probable. ④
- No sabe ⑤
- Se niega a contestar ⑥

a. Bosques o parques naturales (usados para recreación, turismo, caza, entre otros)	①②③④	①②③④⑤⑥
b. Fuente de agua como pozos, aljibes, barrenos, lagos, ríos, quebradas, arroyos u otros, usados para abastecimiento de agua, pesca, ecoturismo, entre otros	①②③④	①②③④⑤⑥
c. Vías públicas como carreteras	①②③④	①②③④⑤⑥
d. Derechos de paso, accesos, caminos, senderos u otros tipos de servidumbre	①②③④	①②③④⑤⑥
e. Praderas/potreros/pastizales	①②③④	①②③④⑤⑥
f. Otros, especifique	①②③④	①②③④⑤⑥

VII. SECCIÓN 7: CONTEXTO Y PERCEPCIONES DE DERECHOS DE PROPIEDAD

71. a. ENCUESTADOR(A): Verifique ¿P70.a. marcó 2 o 3?

- 1. Sí ① → 71.d
- 2. No ② → 71.c

71.d. Si alguien cuestionara sus derechos a vivir o a usar una propiedad ¿sabría cómo defender esos derechos?

71.c. ENCUESTADOR(A): Verifique ¿P70.a. marcó 1?

- 1. Sí ① → 71.b
- 2. No ② → 72.a

71.b. Si alguien cuestionara sus derechos a vivir o a usar su propiedad ¿sabría cómo defender esos derechos?

- | | |
|-------------------------|---|
| 1. Sí | ① |
| 2. No | ② |
| 3. No sabe | ③ |
| 4. Se niega a contestar | ④ |

72. a. ENCUESTADOR(A): Verifique ¿P70.a. marcó 1?

- | | |
|-------|--------|
| 1. Sí | ①→72.b |
| 2. No | ②→72.c |

72.b ¿Qué tan seguro está de que las autoridades lo protegerían si alguien intentara quitarle el derecho a usar su propiedad contra su voluntad?

- | | |
|-----------------------------------|---|
| 1. No está seguro(a) en absoluto. | ① |
| 2. No está seguro(a). | ② |
| 3. Algo seguro(a). | ③ |
| 4. Muy seguro(a). | ④ |
| 5. No sabe | ⑤ |
| 6. Se niega a contestar | ⑥ |

72. c. ENCUESTADOR(A): Verifique ¿P70.a. marcó 2 o 3?

- | | |
|-------|--------|
| 1. Sí | ①→72.d |
| 2. No | ②→73 |

72.d ¿Qué tan seguro está de que las autoridades lo protegerían si alguien intentara quitarle el derecho a usar una propiedad contra su voluntad?

73. ¿Alguna vez perdió usted el derecho a vivir o usar una propiedad en contra de su voluntad?

- | | |
|-------------------------|------|
| 1. Sí | ① |
| 2. No | ②→75 |
| 3. Se niega a contestar | ③→75 |

73.a. ¿Cuándo fue la última vez que usted perdió el derecho a vivir o usar una propiedad en contra de su voluntad?

- | | |
|---------------------|---|
| 1. Menos de 1 año | ① |
| 2. Entre 1 y 5 años | ② |
| 3. Más de 5 años | ③ |

74.

75. ¿Alguna vez alguien ha cuestionado su derecho a vivir o usar una propiedad?

- | | |
|-------------------------|------|
| 1. Sí | ① |
| 2. No | ②→76 |
| 3. Se niega a contestar | ③→76 |

75.a. ¿Cuál fue la razón de esa disputa?

- | | |
|---|---|
| 1. Conflictos de fronteras entre vecinos. | ① |
| 2. Intrafamiliares (matrimonios, herencias, hijos ilegítimos, etc.) | ② |
| 3. Conflictos con autoridades del gobierno | ③ |
| 4. Otros. ¿Cuál(es)? | ④ |

76. En general, ¿qué tan bien cree que las personas en este país están protegidas en lo que respecta a sus derechos de propiedad?

- | | |
|--|---|
| 1. No están protegidas en absoluto. | ① |
| 2. No están bien protegidas. | ② |
| 3. Están bien protegidas en cierto modo. | ③ |
| 4. Están muy bien protegidas. | ④ |
| 5. No sabe | ⑤ |
| 6. Se niega a contestar | ⑥ |

77. ¿Tiene confianza en..?

Instituciones

- 1. Sí ①
- 2. No ②
- 3. No sabe. ③
- 4. Se niega a contestar. ④

- a. la policía local. ① ② ③ ④
- b. el gobierno local. ① ② ③ ④
- c. el sistema judicial/tribunales. ① ② ③ ④
- d. Entidades que desarrollan programas sociales y humanitarios como la cooperación internacional, Cruz Roja, ONG, organizaciones caritativas como pastoral social, entre otros ① ② ③ ④

78. Durante el pasado mes de _____ ¿cuánto fue el ingreso total que recibió este hogar, antes de impuesto? Por favor, considere TODAS las fuentes de ingreso como, por ejemplo, sueldos y salarios, actividades independientes, actividades agrícolas, rentas, envíos de familiares que vivan en otras partes, intereses de inversiones, etc.

\$ |_|_|_|. |_|_|_|. |_|_|_|_|

- 1. No sabe ①
- 2. Se niega a contestar ②
- 3. El hogar no tuvo ingresos ③ → 79

78.a. ¿El ingreso del mes _____ (mes pasado) están por encima, por debajo o son iguales al ingreso promedio del hogar?

- 1. Por encima ①
- 2. Por debajo ②
- 3. Iguales ③
- 4. No sabe ④
- 5. Se niega a contestar ⑤

Nota 27. ENCUESTADOR(A): Lea las categorías de ingresos comenzado por la primera opción hasta que el respondiente seleccione la que mejor describe los ingresos de su hogar.

- 1. \$0 - \$300.000 ①
- 2. \$300.001 - \$600.000 ②
- 3. \$600.001 - \$908.526 (salario mínimo) ③
- 4. \$909.000 - \$1.200.000 ④
- 5. \$1.200.001 y más ⑤
- 6. No sabe ⑥
- 7. Se niega a contestar ⑦

79. Para los **últimos 12 meses**, ¿cuál es el promedio total de ingresos mensuales de su hogar, considere TODAS las fuentes de ingreso?

80

81. Para fines de garantía de calidad, puede recibir una llamada de seguimiento para confirmar su participación y recabar algunos comentarios adicionales sobre cómo se llevó a cabo la encuesta. La llamada de seguimiento puede requerir solo de 2 a 3 minutos adicionales. ¿Podría compartir su número de teléfono o el de un miembro del hogar?

Número de teléfono:

|_|_|_|_|_|_|_|_|_|_|_|_|_|_|_|

- 1. Se niega a contestar ① → **Termine**

82. ¿Usted nos autorizaría a contactarlo/la al número telefónico indicado para que participe en encuestas futuras relacionadas con las temáticas abordadas en esta entrevista?

1. Sí
2. No

①
②

83. OBSERVACIONES

U.S. Agency for International Development

1300 Pennsylvania Avenue, NW

Washington, DC 20523

Tel: (202) 712-0000

Fax: (202) 216-3524

www.usaid.gov