

What We're Learning in the Global South



INTERNATIONAL CENTER FOR
COMMUNITY LAND TRUSTS

rwjf robert wood johnson
foundation



A Conversation on CLTs Across Contexts

Before we begin...

QUESTIONS

Please submit any questions you may have throughout the session in the Q&A box.

RECORDING

This session is being recorded, and notes will be shared with all participants after the event.

LANGUAGE

Live captions and real-time translation are available via Wordly.

Accept the Zoom prompt in the chat and select your preferred language.

Use the chat link to access audio translation in your preferred language.

- 01 Welcome
- 02 Global South Initiative
- 03 Reflections
- 04 Conversation

SPEAKERS



**Tarcyla Fidalgo
Ribeiro**

Catalytic Communities
Favela CLT Project
Brazil



Mikeya Griffin

Rondo CLT
USA



Ricardo Carneiro

Periférico
CLT Bairro do Alto da Cova da
Moura
Portugal



Crystal West

Development Action Group
South Africa





Reduce this price 1/3 = Thus Lot 19 B # will be \$

Price List

BERKELEY PARK

Subject to Change Without Notice

GEORGE FRIEND COMPANY

EXCLUSIVE AGENTS

RESTRICTIONS

Houses, at least \$2,000.
 No flats, stores or apartments.
 No temporary houses or shacks allowed.
 No Asiatics or Africans.

BLOCK D

Lot 1.....	\$1350	Lot 12.....	1350
Lot 2.....	1125	Lot 13.....	1200
Lot 3.....	1125	Lot 14.....	1200
Lot 4.....	1050	Lot 15.....	1500
Lot 5.....	1200	Lots 16 to 27 inclu. ea..	1350
Lot 6.....	1200	Lots 28 to 33 inclu. ea..	1650
Lot 7.....	1125	Lot 34.....	1950
Lot 8.....	1050	Lot 35.....	1350
Lot 9.....	1050	Lot 36.....	1350
Lot 10.....	975	Lot 37.....	1350
Lot 11.....	975		
Lot 12.....	975		

BLOCK G

Lot 1.....	\$1650
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BLOCK H

Lot 1.....	\$1800	Lot 30.....	
Lot 2.....	1800	Lot 31.....	
Lot 3.....	1350		BI
Lot 4.....	1275	Lot 1.....	
Lot 5.....	1275	Lots 2 to	
Lot 6.....	1200	Lot 24.....	
Lot 7.....	1200	Lot 25.....	
Lot 8.....	1200	Lot 26.....	
Lot 9.....	1200		BI
Lot 10.....	1350	Lot 1.....	
Lot 11.....	1350	Lot 2.....	
Lot 12.....	1200	Lot 3.....	
Lot 13.....	1200	Lot 4.....	
Lot 14.....	1200	Lot 5.....	
Lot 15.....	1200	Lot 6.....	
Lot 16.....	1200	Lot 7.....	
Lot 17.....	1650	Lot 8.....	
Lot 19.....	1200	Lot 9.....	

BLOCK I

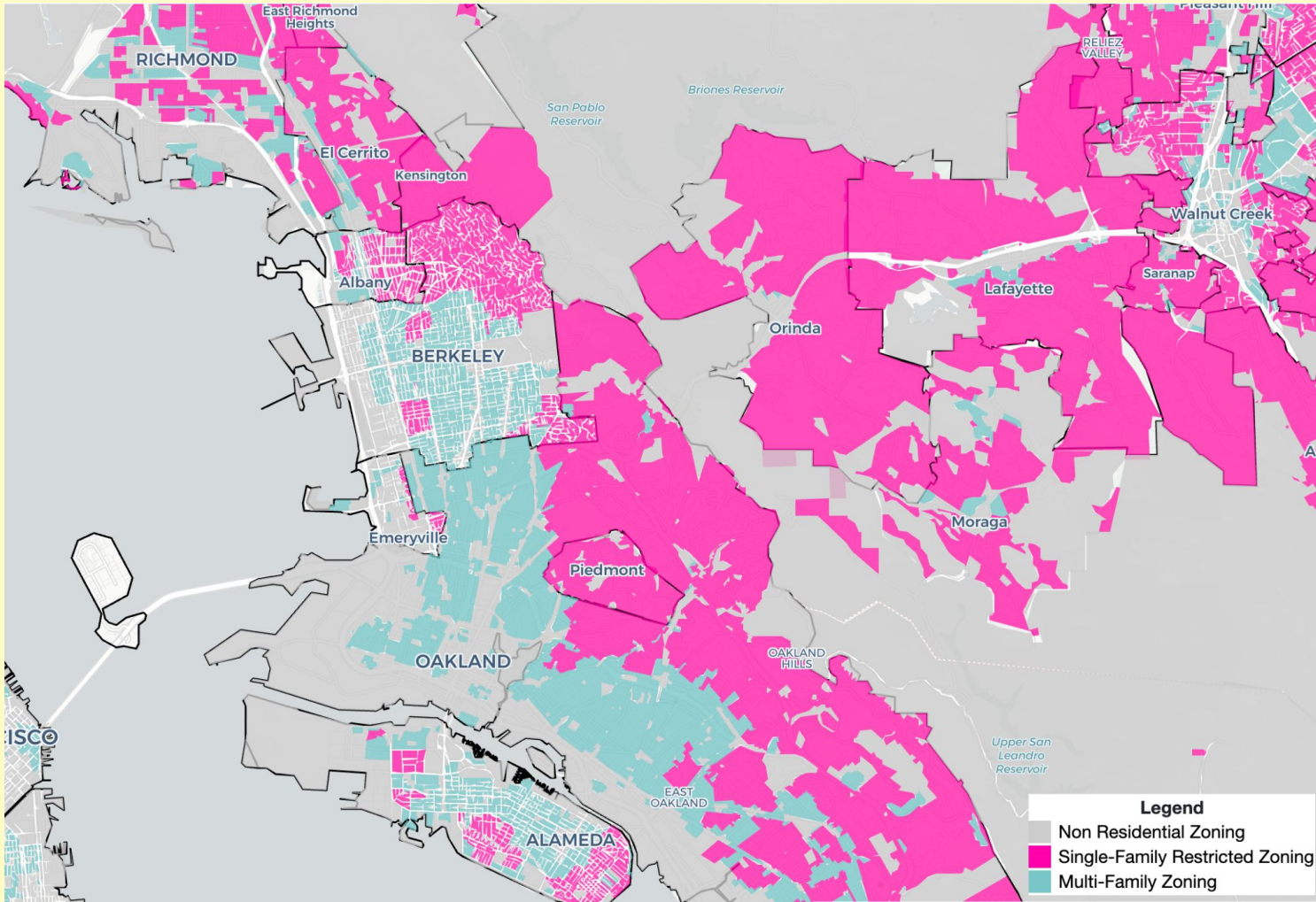
Lot 1.....	\$1950	Lot 10.....	
Lot 2.....	1650	Lot 11.....	
Lot 3.....	1350	Lot 12.....	
Lot 4.....	1350		BI
Lot 5.....	1800	Lot 1.....	
Lots 6 to 10 inclu. ea..	1275	Lot 2.....	
Lots 11 to 16 inclu. ea..	1200	Lot 3.....	
Lot 17.....	1500	Lot 4.....	
		Lot 5.....	
		Lot 6.....	

“We [Californians] are ahead of most states [in adopting zoning]...thanks to the persistent proclivity of the heathen Chinese to clean our garments in our midst.”

...

“Apartment houses are the bane of the owner of the single family dwelling...condemn the whole tract... of fine residences.”

— Frank V. Cornish, City Attorney (1916)



Legend

- Non Residential Zoning
- Single-Family Restricted Zoning
- Multi-Family Zoning







“These zoning practices originate because Berkeley didn’t want African- American dance halls or Chinese laundromats... I felt particularly morally compelled to address this issue.”

— Lori Droste, former council member (2021)

LOCAL

Bay Area city moves to end single-family zoning

'There's no review, no hearing and no appeals'

By **Kasia Pawlowska**, Local Editor
July 1, 2025





Tarcyla Fidalgo Ribeiro



The Global South Initiative:

May 12th, 2026

Dr. Tarcyla Fidalgo

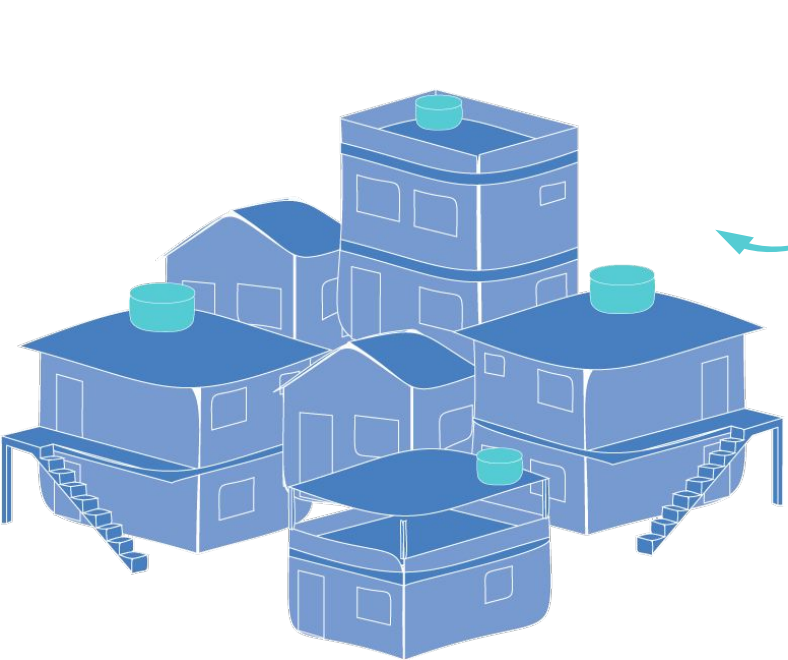
Lead of the Global South Initiative at the International Center
for Community Land Trusts
tarcylafidalgo@gmail.com



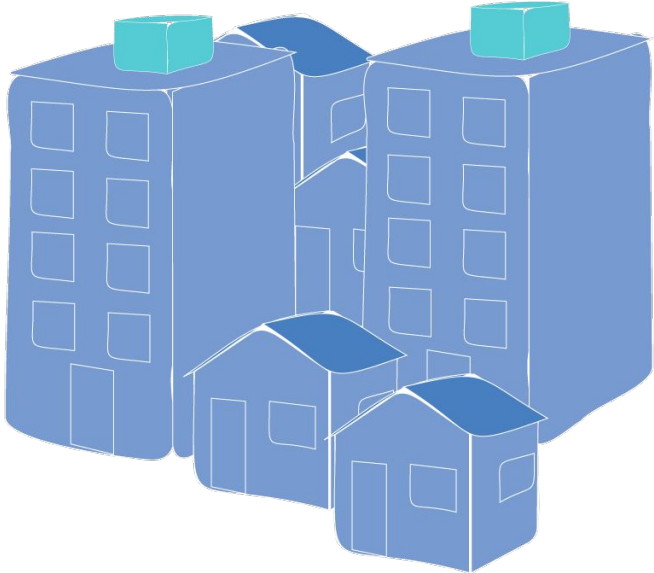
Why a CLT in Global South?

- **Protect against displacement:** Safeguard communities in the face of gentrification and speculation.
- **Secure collective land rights:** Provide legal tools to formalize tenure in informal settlements.
- **Center community governance:** Empower residents to shape and steward their own neighborhoods.
- **Adapt to local contexts:** Flexible framework rooted in local practice.
- **Maintain affordable housing in urban areas:** Guarantee long-term housing affordability and preserve public investments in low-income communities.

The Community Land Trust can be adopted in



Consolidated favelas



New housing projects



“We will encourage the development of policies, tools, mechanisms and financing models that promote access to a wide range of affordable, sustainable housing options, including rental and other tenure options, as well as cooperative solutions such as co-housing, **community land trusts** and other forms of collective tenure that would address the evolving needs of persons and communities, in order to improve the supply of housing (especially for low-income groups), prevent segregation and arbitrary forced evictions and displacements and provide dignified and adequate reallocation. This will include support to incremental housing and self-build schemes, with special attention to programmes for upgrading slums and informal settlements.”



The Global South Initiative

The Global South CLT Initiative

- Launched in 2023 to support CLT adaptation across the Global South
- Initially co-led by the CLT Center, Catalytic Communities and Caño Martín Peña
- Regional collaboration with leaders in Puerto Rico, South Africa, and beyond
- **Initial focus (first year):**
 - Latin America
 - Caribbean
- **Expanding outreach (since 2025):**
 - Asia
 - Africa

Initiative Objectives

- **Learn** from experiences in countries in the Global South
- **Promote South-South exchange** about community-led housing and collective land tenure
- Identify **common challenges**
- **Raise awareness about CLTs**
- Identify synergies and **collaboration possibilities**

What we have accomplished

- **200+ organizations mapped** across the Global South
- **30+ countries represented** in multilingual workshops/training sessions
- **Supported CLT pilot** in Portugal and South Africa
- **Providing training and materials** to more than 15 groups in 6 countries.
- **Building relationships** with re:arc, Lincoln Institute of Land Policy, urbaMonde, CoHabitat Network, HIC, UN-Habitat, TETO International
- **Creating a toolkit of resources** on CLTs for new audiences

Learn more

ICCLT website

www.cltweb.org

Get in touch with

Dr Tarcyla Fidalgo

tarcylafidalgo@gmail.com



Mikeya Griffin



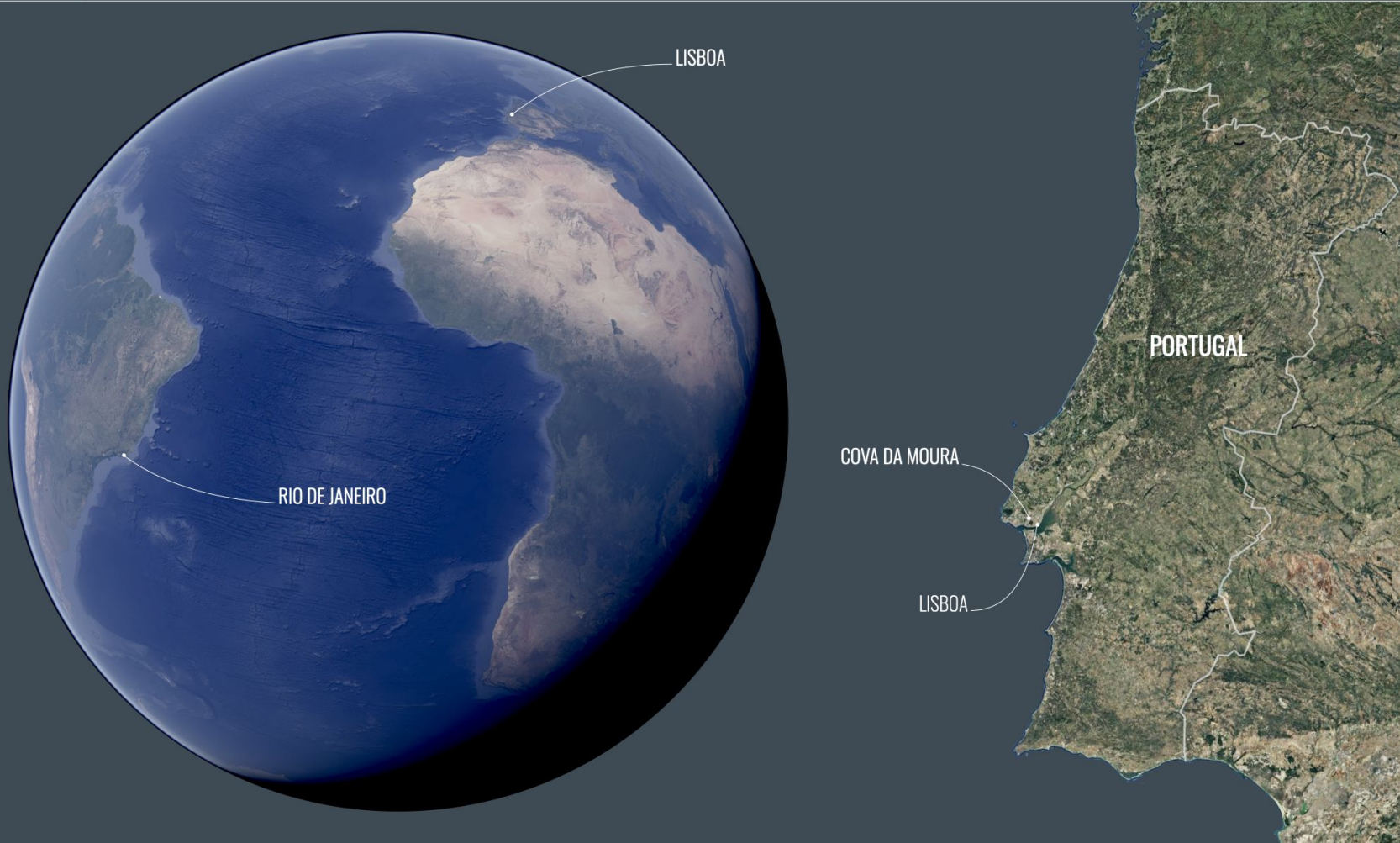
Ricardo Carneiro

RIO MEETS

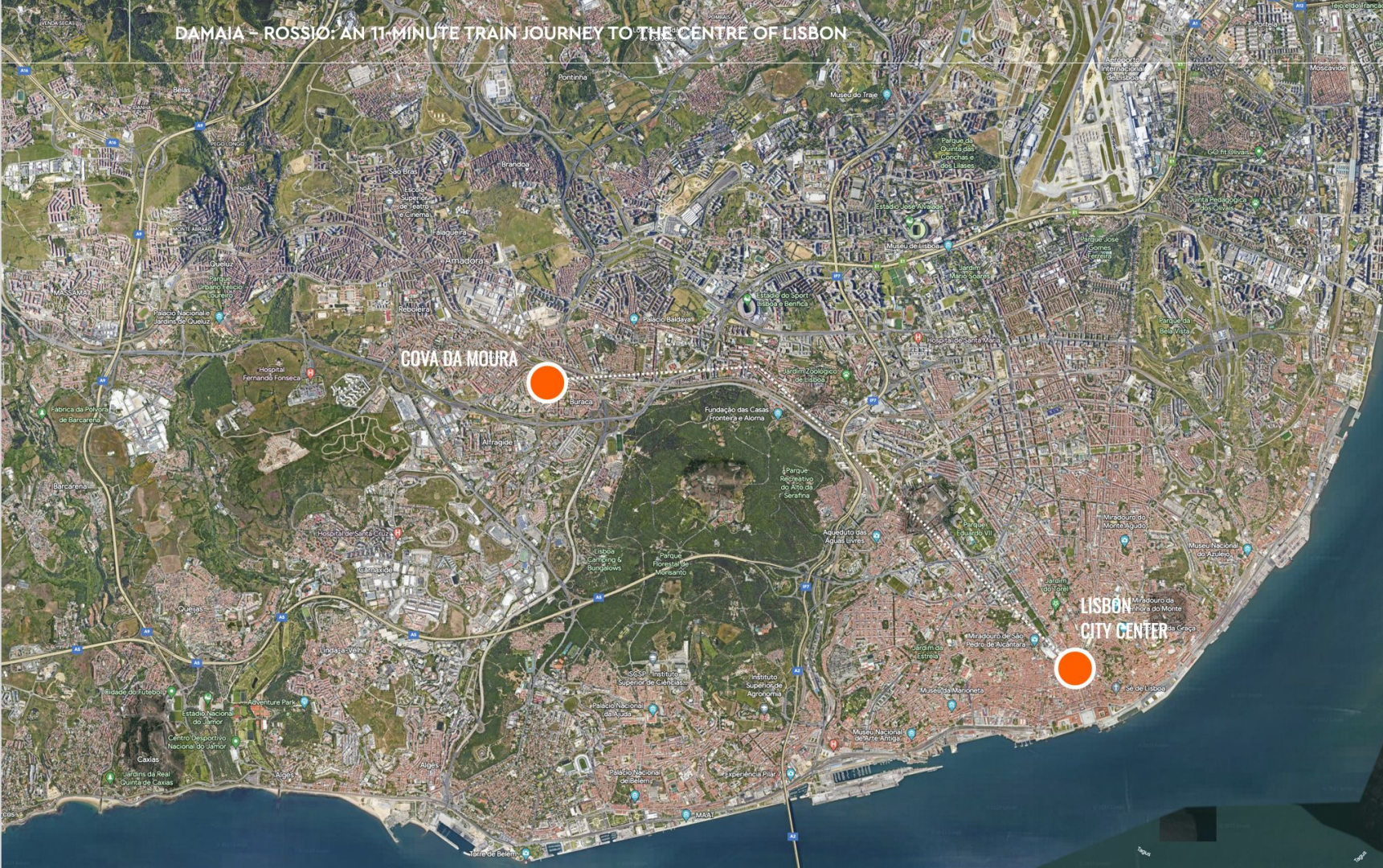
COVA



DA MOURA



DAMAIA – ROSSIO: AN 11-MINUTE TRAIN JOURNEY TO THE CENTRE OF LISBON







1960



1999



1982



1988



High Urban Density



PUBLIC SPACE

ESPACO PÚBLICO
46.217 m² **27,4%**

ESPACO EDIFICADO
122.313 m² **72,6%**

BUILDINGS



KEY

- 1. Damaia Train Station
- 2. Elderly Home Holy Family
- 3. Road IC19
- 4. Secondary School D. João V
- 5. Former primary school
- 6. Associação Moinho da Juventude
- 7. ASSACM
- 8. AMBACM – Neighbourhood association
- 9. Centro Infantil S. Gerardo

REPORTAGEM

“Os polícias disseram que nós, africanos, temos de morrer”

Desde quinta-feira que a Cova da Moura tem estado nas notícias. Seis jovens detidos pelos agentes da esquadra da PSP de Alfragide acusam a polícia de tortura e racismo. Pontapés, tiros, e violência verbal fazem parte da acusação. “Vocês têm sorte que a lei não permite, senão seriam todos executados”, dizem ter ouvido. Ou: “Deviam alistar-se no Estado Islâmico”. PSP e IGAI estão a investigar.

Joana Gorjão Henriques

10 de Fevereiro de 2015, 7:49

🔔 Receber alertas



"The policemen said that we, Africans, must die"

RACISM

Historic sentence: Eight police officers were convicted of assault, insult and kidnapping in 2019 **after brutally assaulting five young people in Cova da Moura in 2015.**









@Joana Pestana Lages





Djunta Mon

emotionality surrounding the djunta-mon and therefore also its effectiveness as a call for cooperation.

This type of djunta-mon projects a different form of appropriation of urban space. On the one hand, the association has a much greater capacity to mobilize resources than an individual. Both the collective contributions of the neighbours and the acquisition of resources through public subsidies enable the association to undertake more ambitious interventions in the urban space. On the other hand, these interventions are concentrated in public or semi-public spaces, and improvements do not benefit individuals but instead the community as a whole.

Through their involvement in djunta-mon events, residents committed themselves to providing the association with a working space. The construction of the first headquarters of the association was executed through volunteer djunta-mon work days, during which the association provided food and drink for those who collaborated



FIGURE 1 Residents work on the refurbishment of the entrance to the ACMJ headquarters (photo by Godelieve Meersschaert, October 1995)

MIGRANT URBANISM : O Djunta-mon and its Impact on the Built Environment of Cova da Moura (Lisbon) by Francisco J. Cuberos-gallardo



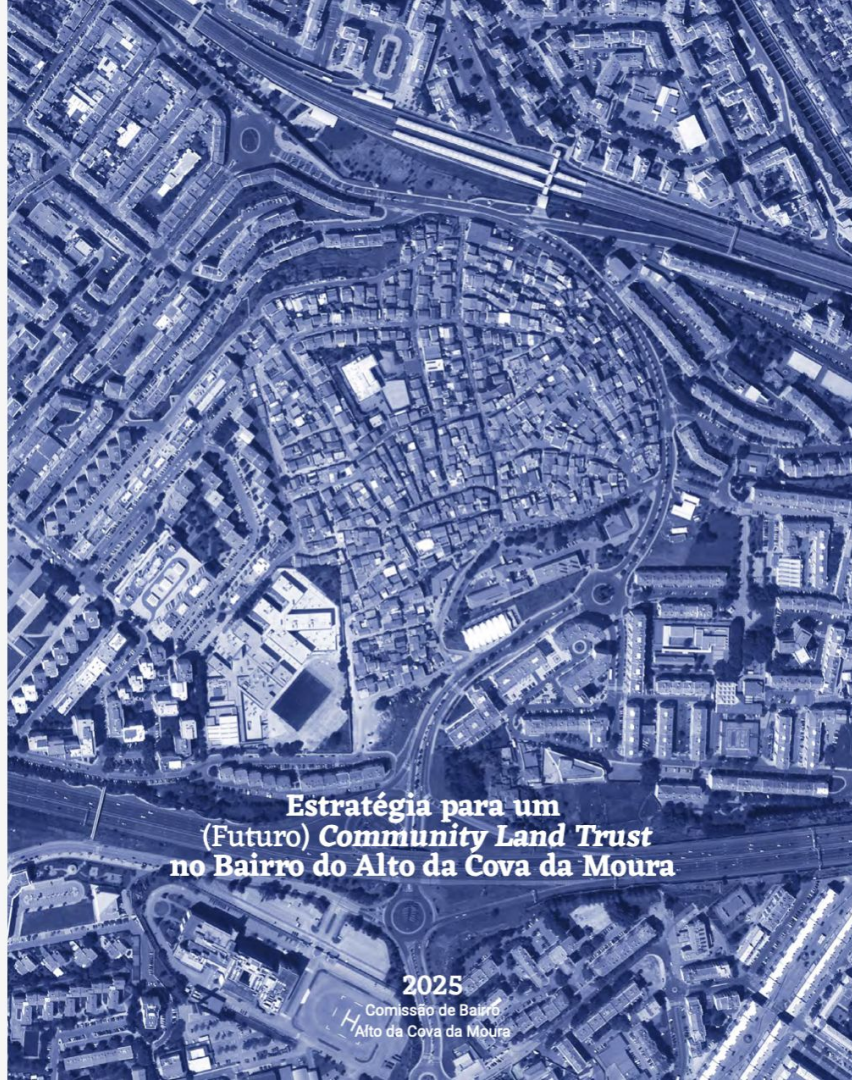
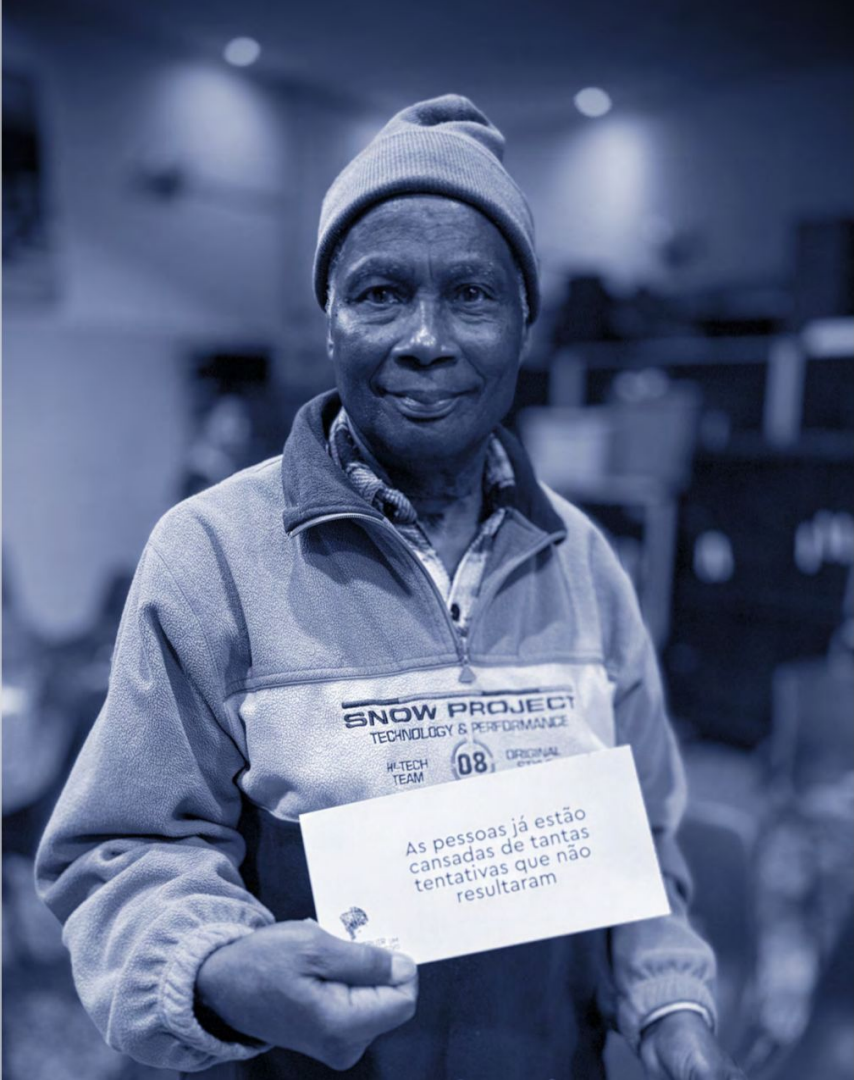
©Joana Pestana Lages

Finka Pé



Kola San Jon

Portuguese Immaterial Cultural Heritage



AN
ALTERNATIVE
(COLECTIVE)
FUTURE FOR COVA DA MOURA





Development Action Group

Supporting communities in achieving social, spatial and economic justice.

BUILDING PARTNERSHIPS **Advancing**
Dignity HOUSING
 YOUTH *Capacity development* **Rights**
 SOUTH AFRICA **affordable housing**
 Citizenry **Active**
 PRO-POOR POLICIES
 Land rights
 COMMUNITY DEVELOPMENT
equity *advocacy*
 SPATIAL JUSTICE SUPPORTING COMMUNITY STRUGGLES



What Is A Municipal Budget?

- Municipalities are responsible for the delivery of important basic services:
 - ✓ water, sanitation, electricity, waste removal, informal settlement upgrading
- A municipal budget is the municipality's financial plan which tells us:
 - ✓ How much money the municipality expects to collect and receive
 - ✓ How much money the municipality is planning to spend to deliver services
 - How much the local authority is going to spend its money on.
 - How to see if the municipality has put money aside to meet the challenges of addressing their specific service delivery challenges.

Crystal West



CLT's in South Africa

Why THIS? Why NOW?

A case study of structural urban inequality + innovation opportunity



South Africa's Human Settlements Crisis – A System Under Pressure

South Africa's Human Settlements Reality: Deepening Urban Housing Insecurity

- Constitutional right to adequate housing, but delivery crisis persists
- **3.4+ million households** registered on housing needs database
- Public housing delivery in decline despite rising demand
- New Human Settlements White Paper lacks clear transformative implementation pathways



Informality Has Become the Default Urban Reality

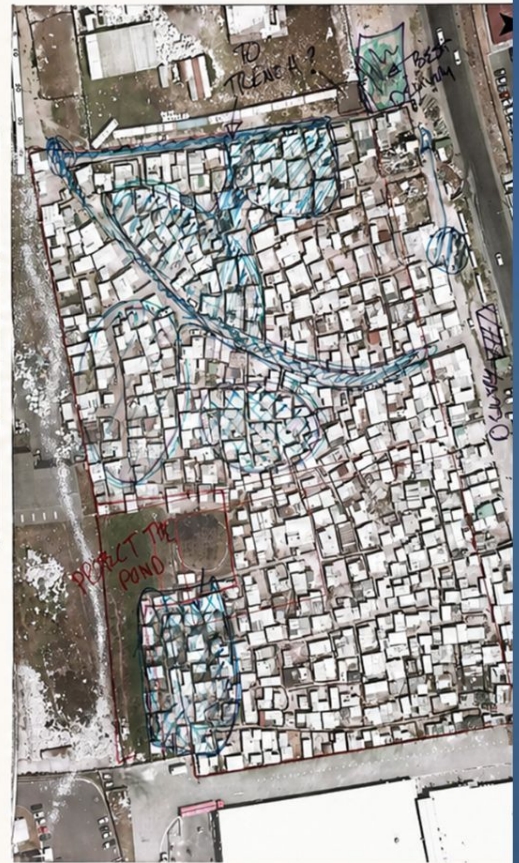
When Formal Systems Cannot Respond, Communities Self-Provide Shelter

- 4,000+ informal settlements nationally
- 70% concentrated in 15 municipalities
- Informal settlement upgrading remains under-resourced
- ~60% of South Africans live outside formal property systems
- Climate vulnerability intensifies insecurity (fires, flooding)



WORKING TOGETHER IN PHILIPPI, CAPE TOWN

Building dignified housing solutions with and for our communities.



We are working with 2 informal settlements in Philippi:

1 WINNIE MADIKIZELA MANDELA INFORMAL SETTLEMENT



A vibrant community with strong leadership and a shared vision for secure, dignified housing.



2 SESIKHONA INFORMAL SETTLEMENT



A resilient community committed to building a better future together.



Through collaboration, mapping, and community participation, we are co-creating contextually appropriate solutions that center people, land, and long-term stewardship.



TOGETHER, WE ARE BUILDING MORE THAN HOMES—WE ARE BUILDING LEGACY.

OUR COMMUNITIES. OUR LAND. OUR LEGACY.

PROBLEM → OPPORTUNITY



HOUSING EXCLUSION



- ✗ High costs
- ✗ Discrimination
- ✗ Policy and market barriers



INFORMALITY



- Self-built housing
- Outside formal systems
- Limited services and recognition



INSECURITY



- Threat of eviction
- No secure tenure
- Poor living conditions
- Intergenerational impact



COMMUNITY-LED ALTERNATIVES (CLTs)



- ✓ Community ownership of land
- ✓ Permanently affordable homes
- ✓ Secure tenure
- ✓ Stronger, resilient communities



FROM EXCLUSION TO BELONGING. COMMUNITIES HAVE THE SOLUTIONS. CLTs MAKE THEM LAST.



What communal land ownership models are viable in informal settlements— and under what conditions?



- What principles and conditions are required to design a viable communal land ownership model in informal settlements?

- Move beyond theoretical models
- Focus on practical implementability

Grounded in:

- Existing land practices
- Governance realities
- Institutional and political constraints

Stakeholder Engagement Approach

Each group contributes a distinct layer of insight to identify constraints, extract principles, and assess what is realistically implementable

KEY PRINCIPLE:

Integrating perspectives to move from understanding “what exists” to identifying “what must work” in practice

Stakeholder Group	Primary Focus
Community Leaders	Lived tenure systems, governance realities, and community vision
Legal Experts	Legal feasibility and constraints in practice
Implementation Practitioners	Real-world experience, failures, and lessons (incl. CGH, and Klipfontein CPA)
Context Experts	Political, spatial, and social dynamics
Government Officials	Institutional feasibility and constraints to upgrading

Viable model design must align with legal, institutional, social, political, and practical realities



1 Tenure Security & Preferences

- What exists + what people trust

2 Governance Capacity & Legitimacy

- Who governs + how effectively

3 Legal & Institutional Fit

- What is legally possible and institutionally implementable

4 Political Economy Dynamics

- Power, incentives, and risks

5 Implementation Pathways & Risks

- What is practically achievable and sustainable

BUILDING DIGNITY. OWNING OUR FUTURE.

Community Land Trusts for Lasting Impact.

THE DEFINING CHARACTERISTICS OF CLTs

1 SEPARATE OWNERSHIP OF LAND AND BUILDINGS



The land is held in trust by the CLT for the community, ensuring permanently affordable housing.

2 COMMUNITY PARTICIPATION AND LEADERSHIP



Residents and community members lead decisions, shape priorities, and benefit together.

3 LONG-TERM STEWARDSHIP



CLTs hold land permanently for the community, preserving affordability and building generational wealth.

CAN WE CO-CREATE A CONTEXTUALLY APPROPRIATE MODEL THAT WILL ADVANCE DIGNIFIED HOUSING SOLUTIONS FOR COMMUNITIES?



OUR JOURNEY TO INTERNATIONAL LEARNING EXCHANGE



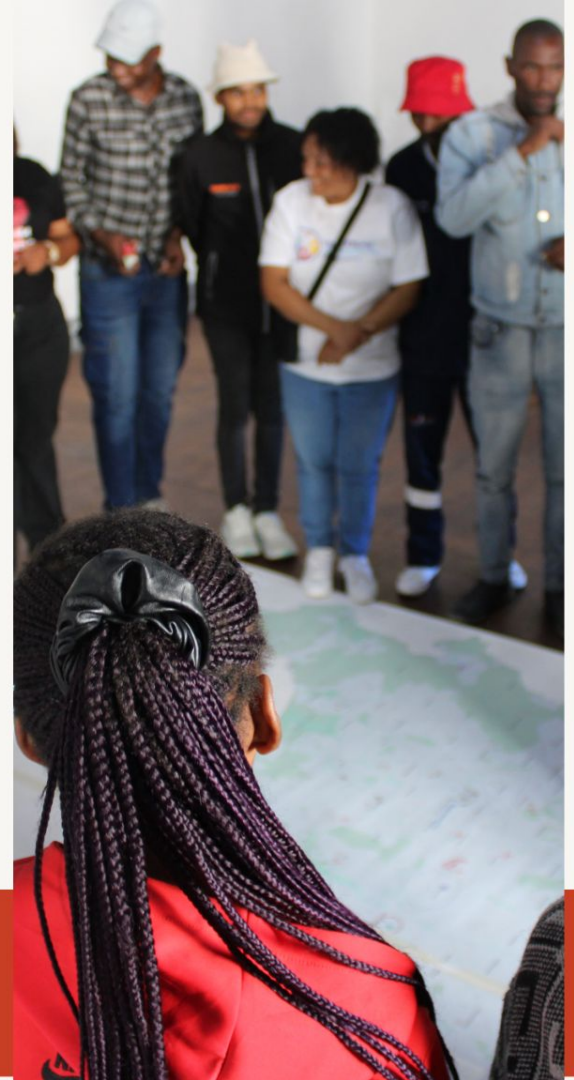
Together, we can build a future where land, homes, and opportunities are held in trust for generations.

OUR COMMUNITIES. OUR LAND. OUR LEGACY.

THANK YOU!

Crystal West

crystal@dag.org.za



“Power without love is reckless and abusive, and love without power is sentimental and anemic. Power at its best is love implementing the demands of justice, and justice at its best is power correcting everything that stands against love.”

— Martin Luther King Jr.

Thank You

2026 Global CLT Summit



Co-hosted by:



INTERNATIONAL CENTER FOR
COMMUNITY LAND TRUSTS

With support from:



As part of:

