

Endnotes



- ¹ The U.N. defines the Millennium Development Goals as follows: “The eight Millennium Development Goals (MDGs) – which range from halving extreme poverty to halting the spread of HIV/AIDS and providing universal primary education, all by the target date of 2015 – form a blueprint agreed to by all the world’s countries and all the world’s leading development institutions. They have galvanized unprecedented efforts to meet the needs of the world’s poorest.” <http://www.un.org/millenniumgoals/>. See also U.N. Special Rapporteur 2007: 4.
- ² As Martin Lux summarizes, “Housing is also perceived as a basic social need of human beings and its standard greatly influences the standard of welfare of the whole society.” (Lux 2003: 9. Martin Lux is the author and editor of several books on social housing in Central and Eastern Europe.
- ³ U.N.-Habitat articulates the link between insecure tenure and inadequate housing as follows: “When security of tenure—the right to feel safe in one’s own home, to control one’s own housing environment and the right not to be arbitrarily and forcibly evicted—is threatened or simply non-existent, the full enjoyment of housing rights is, effectively, impossible.” (U.N.-Habitat 2007: 115.) U.N.-Habitat also notes the strong correlation between poverty and tenure insecurity; as poverty has increased in much of the world, so has tenure insecurity (U.N.-Habitat 2007: 131).
- ⁴ United Nations Human Settlements Programme (U.N.-Habitat) Global Report on Human Settlements 2007: Enhancing Urban Safety and Security (Earthscan): 114, citing the World Bank.
- ⁵ In most cases, Habitat now requires that family partners own secure rights to the land upon which their house will be built. While this policy excludes a large percentage of those most in need of improved housing, it is born of necessity: when Habitat has not required secure tenure, it has too often discovered competing claimants to the underlying land once construction has begun or after it is completed. In many developing countries land registries offer little clarity, fair arbitration courts do not exist, and laws and regulations bend to the wealthy given high levels of corruption and bribery.
- ⁶ Sheng, Y. (undated) “Sustainable Strategies for the Provision of Low-Income Housing in Cities in Developing Countries,” urbanicity (www.urbanicity.org) 4.
- ⁷ United Nations Human Settlements Programme (2007) Global Report on Human Settlements 2007: Enhancing Urban Safety and Security. U.N.-Habitat: 348-51, Table B.2.
- ⁸ United Nations Human Settlements Programme (2007) Global Report on Human Settlements 2007: Enhancing Urban Safety and Security. U.N.-Habitat: 95, citing to World Bank (2003) Land Policies for Growth and Poverty Reduction.
- ⁹ Baharoglu et. al (2006) MENA Region—The Macroeconomic and Sectoral Performance of Housing Supply Policies in Selected MENA Countries: A Comparative Analysis (2005): vii.
- ¹⁰ Baharoglu et. al (2006) MENA Region—The Macroeconomic and Sectoral Performance of Housing Supply Policies in Selected MENA Countries: A Comparative Analysis (2005): vii.
- ¹¹ Mandic, S. (2004) Housing: The Social Problem Approach (paper presented at ENHR Conference, University of Cambridge): 7.
- ¹² Department for International Development (DFID) (2007) Land: Better Access and Secure Rights for Poor People. London, England. <http://www.dfid.gov.uk/pubs/files/LandPaper2007.pdf>.

- ¹³ United Nations Human Settlements Programme (2003) *Rental Housing: An essential option for the urban poor in developing countries*. Preface. Nairobi: U.N.-Habitat. <http://www.unhabitat.org/pmss/getPage.asp?page=bookView&book=1125>.
- ¹⁴ Many municipal governments in Asia, for example, have shifted policies in recent years toward tolerance of illegal settlements (Satterthwaite/ACHR 2005: 21). Some governments opt for alternatives to forced eviction because it is often not physically or politically easy to evict poor families, especially when communities are organized. For both government and private landowners, eviction is “messy, time-consuming, expensive, bad for the conscience and bad for the image.” (ACHR 2005: 38, noting the case against eviction in Thailand; see also Habitat for Humanity 2007: 43.
- ¹⁵ For a list of recent large-scale evictions in Asia, see Habitat for Humanity 2007: 43-44. For evictions in Africa, see Habitat for Humanity A/P 2008: 40-41; see also U.N. Special Rapporteur 2005: 10.
- ¹⁶ See Satterthwaite/ACHR 2005: 12. It is also important to balance anti-eviction measures in both the rental and ownership sectors with reasonable legal protections for landlords and financing institutions. A private rental sector is unlikely to develop if landlords do not have recourse against tenants who fail to pay rent, and commercial financing institutions will not risk mortgage loans if they are not reasonably protected against borrowers who fail to make payments.
- ¹⁷ Asian Coalition for Housing Rights (ACHR) (August 2005) *Housing by People in Asia*, No. 16 (www.achr.org): 35.
- ¹⁸ Asian Coalition for Housing Rights (ACHR) (August 2005) *Housing by People in Asia*, No. 16 (www.achr.org): 35.
- ¹⁹ Information based on Habitat for Humanity AME 2008: 40; see also Satterthwaite ACHR 2005: 12 and Angel 2000: 157-8.
- ²⁰ Department for International Development (DFID) (2007) *Land: Better Access and Secure Rights for Poor People*. London, England: <http://www.dfid.gov.uk/pubs/files/LandPaper2007.pdf>.
- ²¹ Chemonics International (September 20, 2006) *Ukraine Land Titling Initiative (ULTI) 2001-2006: Final Report*. Washington, DC: USAID. http://pdf.usaid.gov/pdf_docs/PDACA1600.pdf.
- ²² Rakodi, C. (1997) “Residential Property Markets in African Cities,” in *The Urban Challenges in Africa: Growth and Management of its Large Cities* (U.N. University), 2 et seq.; Adams, M. & S. Turner (2005) *Legal Dualism & Land Policy in Eastern and Southern Africa*; and Habitat A/ME 2008: 38.
- ²³ Mbogunje, A.L. (2005) *Global Urban Poverty Research Agenda: The Africa Case* (paper presented at a seminar on “Global Urban Poverty: Setting the Research Agenda,” organized by the Comparative Urban Studies Project of the Woodrow Wilson International Center for Scholars, held in Washington, D.C. (Dec. 15, 2008), 11.
- ²⁴ Excerpted from Habitat for Humanity A/ME 2008: 11 (citing Radoki 1997: 2; and Adams & Turner 2005).
- ²⁵ World Bank (2003b) *Land Policies for Growth and Poverty Reduction: A World Bank Policy Research Report*, World Bank and Oxford University Press, Oxford, 70.
- ²⁶ Food and Agriculture Organization of the United Nations (FAO) (2005) *Access to Rural Land and Land Administration After Violent Conflicts*. FAO Land Tenure Series, No. 8. p. 22-24, 26. Rome. <ftp://ftp.fao.org/docrep/fao/008/y9354e/y9354e00.pdf>.

- ²⁷ Cotula, L., et al. (February 2004) *Land Tenure and Administration in Africa: Lessons of Experience and Emerging Issues*. London: International Institute for Environment and Development. p. 12-14.
- ²⁸ Porio, Emma (2007) "Urban Poor Communities in State-Civil Society Dynamics: Constraints and Possibilities for Housing and Security of Tenure in Metro Manila."
- ²⁹ For a comprehensive discussion of women's rights to land and housing, see U.N.-Habitat's 2007 report titled *Policy Makers Guide to Women's Land, Property and Housing Rights Across the World*, available at www.unhabitat.org/pmss/getElectronicVersion.asp?nr=2355&alt=1.
- ³⁰ Habitat for Humanity A/ME 2008: 59, citing to U.N.FAO/ IFAD 2004: 9.
- ³¹ Food and Agriculture Organization/IFAD 2002: 1.
- ³² Habitat A/ME 2008: 25.
- ³³ Lastarria-Cornhiel and Giovarelli 2005: 10; U.N.-Habitat 2007, *Policy Makers Guide to Women's Land, Property and Housing Rights Across the World*: 27.
- ³⁴ Centre on Housing Rights and Evictions (COHRE) (2004) *Bringing Equality Home: Promoting and Protecting the Inheritance Rights of Women*, 21; U.N.-Habitat 2007, *Policy Makers Guide to Women's Land, Property and Housing Rights Across the World*: 17, 27.
- ³⁵ Lastarria-Cornhiel, S. and R. Giovarelli (2005) *Shared Tenure Options for Women: A Global Overview*, Fitzpatrick, D. (April, 2008) *Women's Rights to Land and Housing in Tsunami-Affected Aceh, Indonesia* (Asia Research Institute Aceh Working Paper No. 3, published in conjunction with Oxfam): 23.
- ³⁶ U.N. Special Rapporteur on Adequate Housing as a Component of the Right to an Adequate Standard of Living, Miloon Kothari, 2006 Annual Report: 12.
- ³⁷ Food and Agriculture Organization of the United Nations /IFAD 2004: 11.
- ³⁸ Lastarria-Cornhiel, S. and R. Giovarelli (2005) *Shared Tenure Options for Women: A Global Overview* .
- ³⁹ Fitzpatrick, D. (April, 2008) *Women's Rights to Land and Housing in Tsunami-Affected Aceh, Indonesia* (Asia Research Institute Aceh Working Paper No. 3, published in conjunction with Oxfam): 33.
- ⁴⁰ Fitzpatrick, D. (April, 2008) *Women's Rights to Land and Housing in Tsunami-Affected Aceh, Indonesia* (Asia Research Institute Aceh Working Paper No. 3, published in conjunction with Oxfam): 33.
- ⁴¹ The following discussion on tenure security for renters refers to the private, rather than public, rental sector. The public rental sector is not a viable option for most poor families around the world, due to the steady decrease in public resources dedicated to public rental housing and the historic shortcomings of this sector. (Shortcomings included: failure to target the poor; corruption; high demand by the non-poor; factors that prevented financial viability, such as rents set too low, failure to pay by tenants, and social impediments to foreclosure; lack of government resources for building new public rental stock or maintaining existing stock.) (U.N.-Habitat 2003: 30, and see Habitat for Humanity 2008: 18-19, n. 16.

⁴² Where the fixed costs of ownership (such as maintenance and service delivery) are high, ownership may not always be the best tenure goal for low-income families. In Eastern Europe and the former Soviet Union, for example, the phenomenon of “poor ownership” that followed privatization has escalated housing deterioration patterns and created a situation in which many people owning homes are unable to pay the normal costs of homeownership, such as utility fees (Balchin 1997: 240; and see Habitat for Humanity 2006: 28-30).

⁴³ Habitat for Humanity A/ME 2008: 12; U.N.-Habitat 2003: 60.

⁴⁴ Flood, J. (2001) Istanbul +5: Analysis of the data collection, Report for U.N.CHS (Habitat).

⁴⁵ U.N.ESCAP Agenda 21 2003: 4.

⁴⁶ Small-scale landlords comprise a significant portion of the rental market in many regions of the world. These landlords—often nearly as poor as their renters—may rent out a single room or a shack attached to their house (U.N.-Habitat 2003: 42-3). Rental income is often an important source of livelihood for older people (Ibid: 70).

⁴⁷ Davis 2006: 78-81. Under the World Bank’s Philippines Land Administration and Management Project (LMAP), a progressive approach to improving the formalization of tenure security has been to address both ownership and leasehold rights simultaneously during the systematic registration process of agricultural lands. This has been undertaken as a way of ensuring that the relative power and rights of both the owner and tenant are protected. Durrand-Lasserve, A. (May 2002) Secure Tenure for the Poor (Draft). CNRS-France. P. 5. <http://www.citiesalliance.org/doc/events/2002/alain.pdf>.

⁴⁸ Habitat for Humanity A/P 2007.

⁴⁹ This is not to say that all people in developed countries enjoy secure tenure. In its 2007 Human Settlements Report, U.N.-Habitat notes that millions of rental tenants in the U.S. lack tenure security, and many facing eviction lack the right to legal counsel. In Ontario, Canada, a 1998 “Tenant Protection Act” significantly weakened a historically strong legal framework for tenant rights. (U.N.-Habitat 2007: 122).

⁵⁰ World Resources Institute (2005) World Resources 2005: The Wealth of the Poor—Managing Ecosystems to Fight Poverty. Washington, D.C.: WRI.

⁵¹ World Resources Institute (2005) World Resources 2005: The Wealth of the Poor—Managing Ecosystems to Fight Poverty. Washington, D.C.: WRI. p. 56.

⁵² World Resources Institute (2005) World Resources 2005: The Wealth of the Poor—Managing Ecosystems to Fight Poverty. Washington, D.C.: WRI. p. 64.

⁵³ United Nations Human Settlements Programme (2007) Global Report on Human Settlements 2007: Enhancing Urban Safety and Security. U.N.-Habitat. p. 111.

⁵⁴ United Nations Human Settlements Programme (2007) Global Report on Human Settlements 2007: Enhancing Urban Safety and Security. p. 352. Nairobi: U.N.-Habitat.

- ⁵⁵ U.N.-Habitat (2006) *State of the World's Cities 2006/7*. Nairobi: U.N.-Habitat. p. 92.
- ⁵⁶ United Nations Human Settlements Programme (2007) *Global Report on Human Settlements 2007: Enhancing Urban Safety and Security*. U.N.-Habitat. p. 131.
- ⁵⁷ Porio, Emma and Christine Cristol (2004) "Property Rights, Security of Tenure, and the Urban Poor in Metro Manila." *Habitat International*, 28:209.
- ⁵⁸ U.N.-Habitat (2006) *State of the World's Cities 2006/7*. Nairobi: U.N.-Habitat. p. 92.
- ⁵⁹ Durand-Lasserve, A. (May 2002) *Secure Tenure for the Urban Poor (Draft)*. CNRS-France. p. 5. <http://www.citiesalliance.org/doc/events/2002/alain.pdf>.
- ⁶⁰ U.N.-Habitat (2006) *State of the World's Cities 2006/7*. Nairobi: U.N.-Habitat. p. 95.
- ⁶¹ U.N. International Strategy for Disaster Reduction, "General Information about Trends of Natural Disasters," at www.unisdr.org.
- ⁶² International Institute for Sustainable Development (IISD) (2006) *Addressing Land Ownership After Natural Disasters—Agency Survey* (O. Brown & A. Crawford): 5.
- ⁶³ Habitat for Humanity A/P 2007.
- ⁶⁴ International Institute for Sustainable Development (IISD) (2006) *Addressing Land Ownership After Natural Disasters—Agency Survey* (O. Brown & A. Crawford): 2.
- ⁶⁵ International Institute for Sustainable Development (IISD) (2006) *Addressing Land Ownership After Natural Disasters—Agency Survey* (O. Brown & A. Crawford): 2.
- ⁶⁶ Oxfam cites improving tenure rights for the poor as one of the critical ways to avoid post-disaster chaos (Oxfam International 2005).
- ⁶⁷ Oxfam International (2005) *A Place to Stay, A Place to Live: Challenges in Providing Shelter in India, Indonesia, and Sri Lanka after the Tsunami*: 1.
- ⁶⁸ World Bank, "Rebuilding a Better Aceh and Nias," 2005: xvi.
- ⁶⁹ Especially in Thailand and India, suspicion that the government planned to use the vacated land for tourist development created furor among the affected communities, fanning widespread protests (see International Institute for Sustainable Development (IISD): 4; and Asian Coalition for Housing Rights, at <http://www.achr.net/000ACHRTsunami/index.htm>). In Indonesia, the government did not establish a no-build zone, opting for other approaches to disaster mitigation.

- ⁷⁰ International Institute for Sustainable Development (IISD) (2006) Addressing Land Ownership After Natural Disasters—Agency Survey (O. Brown & A. Crawford): 5.
- ⁷¹ Fitzpatrick, D. (2007) Access to Housing for Renters and Squatters in Tsunami-Affected Aceh, Indonesia (Asia Research Institute Aceh Working Paper No. 2, published in conjunction with Oxfam International): 3.
- ⁷² International Institute for Sustainable Development (IISD) (2006): 6. Habitat for Humanity requires home-owner partners and disaster response beneficiaries to have documented land ownership rights, due to the risk of losing newly constructed or repaired houses and land to de jure land owners.
- ⁷³ International Institute for Sustainable Development (IISD) (2006) Addressing Land Ownership After Natural Disasters—Agency Survey (O. Brown & A. Crawford): 5; Fitzpatrick 2007: 4.
- ⁷⁴ Fitzpatrick, D. (April, 2008) Women’s Rights to Land and Housing in Tsunami-Affected Aceh, Indonesia (Asia Research Institute Aceh Working Paper No. 3, published in conjunction with Oxfam.
- ⁷⁵ Fitzpatrick, D. (2007) Access to Housing for Renters and Squatters in Tsunami-Affected Aceh, Indonesia (Asia Research Institute Aceh Working Paper No. 2, published in conjunction with Oxfam International): 8-10.
- ⁷⁶ Fitzpatrick, D. (2007) Access to Housing for Renters and Squatters in Tsunami-Affected Aceh, Indonesia (Asia Research Institute Aceh Working Paper No. 2, published in conjunction with Oxfam International): 7.
- ⁷⁷ Fitzpatrick, D. (2007) Access to Housing for Renters and Squatters in Tsunami-Affected Aceh, Indonesia (Asia Research Institute Aceh Working Paper No. 2, published in conjunction with Oxfam International): 4-6.
- ⁷⁸ World Bank (June 2003) Land Policies for Growth and Poverty Reduction. Washington, D.C.: World Bank.
- ⁷⁹ United Nations Committee on Economic, Social and Cultural Rights (CESCR) ‘General Comment No. 7: The right to adequate housing (Article 11 (1) of the Covenant): Forced evictions, adopted at the 16th session, 1997.
- ⁸⁰ United Nations Human Settlements Programme (2007) Global Report on Human Settlements 2007: Enhancing Urban Safety and Security. p. 152-153. Nairobi: U.N.-Habitat.
- ⁸¹ United Nations Human Settlements Programme (2007) Global Report on Human Settlements 2007: Enhancing Urban Safety and Security. p. 130. Nairobi: U.N.-Habitat.
- ⁸² United Nations Human Settlements Programme (2006) State of the World’s Cities 2006/7. p.43. Nairobi:U.N.-Habitat.
- ⁸³ United Nations Human Settlements Programme (2007) Global Report on Human Settlements 2007: Enhancing Urban Safety and Security. p. 140-141. Nairobi: U.N.-Habitat.
- ⁸⁴ Porio, Emma and Christine Cristol (2004) “Property Rights, Security of Tenure, and the Urban Poor in Metro Manila.” Habitat International, 28:210.

- ⁸⁵ Cabannes, Yves and Leticia Orsorio (April 2007) Finding Solutions to Forced Evictions Worldwide: A Priority to Meet the MDGs and Implement the Habitat Agenda. Executive Summary Report of the Advisory Group on Forced Evictions (AGFE) to the Executive Director of U.N.-HABITAT. Nairobi: U.N.-HABITAT. p. 7. http://www.unhabitat.org/downloads/docs/5152_68295_AGFE_Executive_Summary_Report_April_2007.pdf.
- ⁸⁶ United Nations Human Settlements Programme (2003) Rental Housing: An essential option for the urban poor in developing countries. Preface. Nairobi: U.N.-Habitat. <http://www.unhabitat.org/pmss/getPage.asp?page=bookView&book=1125>.
- ⁸⁷ United Nations Human Settlements Programme (2007) Global Report on Human Settlements 2007: Enhancing Urban Safety and Security. p.151. Nairobi: U.N.-Habitat.
- ⁸⁸ COHRE (2000) Successfully Resisting Forced Eviction: Case Studies, COHRE, Geneva.
- ⁸⁹ United Nations Human Settlements Programme (2003) Rental Housing: An essential option for the urban poor in developing countries. Preface. Nairobi: U.N.-Habitat. <http://www.unhabitat.org/pmss/getPage.asp?page=bookView&book=1125>.
- ⁹⁰ United Nations Human Settlements Programme (2003) Handbook of Best Practices, Security of Tenure and Access to Land: Implementation of the Habitat Agenda: 27.
- ⁹¹ International law documents defining the procedural safeguards for forced evictions include: General Comment No. 7 on the Right to Adequate Housing (E/C.12/1997/4); the Committee on Economic, Social and Cultural Rights, General Comment No. 4 on the Right to Adequate Housing; Commission on Human Rights Resolution 1993/77 on Forced Evictions; Sub-Commission on the Protection and Promotion of Human Rights Resolution 1998/9 on Forced Evictions; and the International Covenant on Economic, Social and Cultural Rights. The Centre on Housing Rights and Forced Evictions (COHRE)(www.cohre.org/feframe.html). See also proposed guidelines for strengthening existing legal protections against forced evictions and procedural safeguards (with a focus on women's rights), U.N. Special Rapporteur on Housing 2007: 9, and Annex 2.
- ⁹² The World Bank promoted intermediate solutions for tenure security in its 2006 report reviewing 30 years of bank involvement in housing policy. According to the report's authors, "Simpler approaches to tenure insecurity are often available and, depending on the existing constraints, there are a variety of tenure instruments that can be employed to convey property rights or freedoms. In addition, because many of these instruments do not require prior physical planning, infrastructure, servicing and surveying of the settlements, they are often an advantageous strategy from the perspective of widespread coverage at reduced costs." (World Bank 2006: 30-1).
- ⁹³ International Housing Coalition (2007) Housing and Urban Infrastructure in Sub-Saharan Africa Challenges and Opportunities and how the US can respond (working paper): 23.
- ⁹⁴ World Bank (2006) Thirty Years of World Bank Shelter Lending: What have We Learned (eds. R. Buckley & J. Kalarickal): 30.
- ⁹⁵ United Nations Human Settlements Programme (2007) Global Report on Human Settlements 2007: Enhancing Urban Safety and Security. Nairobi: U.N.-Habitat, 118.
- ⁹⁶ Formal legal recognition of housing rights may not guarantee tenure security, but it is the solution that comes closest to this goal (U.N.-2007: 115).

- ⁹⁷ Fernandes, E. (2002) *The Influence of De Soto's The Mystery of Capital* (paper for the Lincoln Development Institute: 5.
- ⁹⁸ World Bank (2006) *Thirty Years of World Bank Shelter Lending: What have We Learned* (eds. R. Buckley & J. Kalarickal).
- ⁹⁹ Brown, J. & J. Uvuza (2006) *Women's Land Rights in Rwanda: How Can They be Protected and Strengthened as the Land Law is Implemented?* (Rural Development Institute Reports on Foreign Aid and Development No. 123): 4; Lastarria-Cornhiel & Giovarelli 2005; and Fitzpatrick 2008.
- ¹⁰⁰ This box is excerpted from *Habitat for Humanity A/ME 2008*: 43.
- ¹⁰¹ United Nations Human Settlements Programme (2007) *Global Report on Human Settlements 2007: Enhancing Urban Safety and Security*. p. 144. Nairobi: U.N.-Habitat.
- ¹⁰² Durand-Lasserve, A. (1998) 'Law and urban change in developing countries: Trends and issues', in E. Fernandes and A. Varley (eds) *Illegal Cities: Law and Urban Change in Developing Countries*, Zed Books, London, pp176–190.
- ¹⁰³ Deininger, K. (2003) *Land Policies for Growth and Poverty Reduction*. Washington, D.C.: The World Bank.
- ¹⁰⁴ Fourie, C. (2001) "Land and Property Registration at the Crossroads: A Time for More Relevant Approaches." *Habitat Debate* 7(3):16 as cited in United Nations Human Settlements Programme (2007) *Global Report on Human Settlements 2007: Enhancing Urban Safety and Security*. p. 145. Nairobi: U.N.-Habitat.
- ¹⁰⁵ Food and Agriculture Organization of the United Nations FAO (2005) *Access to Rural Land and Land Administration After Violent Conflicts*. FAO Land Tenure Series, No. 8. Rome. <ftp://ftp.fao.org/docrep/fao/008/y9354e/y9354e00.pdf>.
- ¹⁰⁶ United Nations Human Settlements Programme (2007) *Global Report on Human Settlements 2007: Enhancing Urban Safety and Security*. p. 144-145. Nairobi: U.N.-Habitat.
- ¹⁰⁷ Joireman, Sandra (2006) "The importance of security property rights in Africa." *The Forum: Property rights and land tenure issues*, 13(3):7. Habitat for Humanity International.
- ¹⁰⁸ United Nations Human Settlements Programme (2007) *Global Report on Human Settlements 2007: Enhancing Urban Safety and Security*. p. 156. Nairobi: U.N.-Habitat.
- ¹⁰⁹ Food and Agriculture Organization of the United Nations FAO (2005) *Access to Rural Land and Land Administration After Violent Conflicts*. FAO Land Tenure Series, No. 8. p. 73-74. Rome. <ftp://ftp.fao.org/docrep/fao/008/y9354e/y9354e00.pdf>.
- ¹¹⁰ United Nations Human Settlements Programme (2007) *Global Report on Human Settlements 2007: Enhancing Urban Safety and Security*. p. 139-140. Nairobi: U.N.-Habitat.
- ¹¹¹ Payne, G. (April 2005) "Getting Ahead of the Game: A Twin-Track Approach to Improving Existing Slums and Reducing the Need for Future Slums." *Environment and Urbanization*, 17(1):135. <http://eau.sagepub.com/cgi/reprint/17/1/135>.
- ¹¹² Bell, Keith Clifford (2005) "Land Administration and Management: The Need for Innovative Approaches to Land Policy and Tenure Security." http://www.fig.net/commission7/bangkok_2005/papers/1_1_bell.pdf.

Acronyms and glossary



Acronyms:

Habitat for Humanity International

- A/ME—Africa and Middle East area office
- A/P— Asia and the Pacific area office
- E/CA—Europe and Central Asia area office
- GRA—Habitat’s Government Relations and Advocacy office
- LA/C—Latin America and Caribbean area office
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GROWTH Act—Global Resources and Opportunities for Women to Thrive Act

IHC—International Housing Coalition

MCC—Millennium Challenge Corporation

MDG—Millennium Development Goals

NGO—Nongovernmental organization

ODA—Official development assistance

U.N.-Habitat—United Nations Human Settlements Program

USAID—U.S. Agency for International Development

Glossary:

Adequate housing. The most widely accepted definition of adequate housing is set forth in General Comment 4 to Article 11(1) of the International Covenant of Economic, Social and Cultural Rights (CESCR). The covenant sets forth seven requirements for adequate housing, the first of which is tenure security. (the other six requirements are: affordability; adequacy; accessibility; proximity to services; availability of infrastructure; and cultural adequacy).

Cadastre. A cadastre system is a register of real property, generally including information on the parcel of land and the owner depending on the country. It is used to track land.

Forced eviction. International law defines forced eviction as “the permanent or temporary removal against their will of individuals, families and/or communities from the homes and/or land which they occupy, without the provision of, and access to, appropriate forms of legal or other protection.”

Homelessness. No one definition of homelessness is globally accepted. The United Nations uses the following working definition of homeless households: “households without a shelter that would fall within the scope of living quarters. They carry their few possessions with them while sleeping in the streets, in doorways or on piers, or in any other space, on a more or less random basis.”

Illegal subdivisions. Illegal subdivisions are created by developers who use political and bureaucratic connections to occupy and subdivide land on the urban periphery. These developers either rent or sell the subdivided plots. In a user-rented subdivision, the illegal owner subdivides the land and rents it out to low-income tenants. In some cases, plots have access to infrastructure such as water or electricity. In user-purchased subdivisions the developer divides and sells the plots, which have no access to infrastructure, to low-income buyers.

Informal settlements/squatter settlements. The distinguishing characteristic of informal (or “squatter”) settlements is a lack

of legal tenure. Squatter settlements include housing that is of poor quality and temporary materials, and more established housing that lacks official title. Squatter settlements are usually laid out in a haphazard way.

Poverty. The international community distinguishes between three levels of poverty: extreme (or absolute) poverty; moderate poverty; and relative poverty.

- Extreme poverty means that households cannot meet basic survival needs. They cannot afford food, healthcare, safe drinking water and sanitation, education for their children, and, sometimes, basic shelter and clothing. The World Bank uses the income level of US\$1 or less per person per day, at purchasing power parity, to define those in extreme poverty.
- Moderate poverty means that households just barely meet their basic needs. The World Bank uses the income level of US\$1 to US\$2 per person per day to define this group.
- Relative poverty is generally defined as an “income level below a given proportion of average national income.” In high-income countries, the relatively poor often lack access to quality healthcare, education, recreation and entertainment.

Slums. A slum household is a group of individuals living under the same roof in an urban area that lacks one or more of the following five conditions: durable housing; sufficient living area; access to improved water; access to sanitation; and secure tenure (further defined as the right to effective protection against forced evictions).

Tenure. Tenure refers to the bundle of rights that define the relationship of an individual or group to housing or land. Tenure systems vary throughout the world, but usually fall into one of these types: freehold, leasehold, conditional freehold (“rent to buy”), rent, collective forms of tenure and communal tenure. For a description of many of the different forms of tenure recognized internationally, see page 116 of U.N.-Habitat’s 2007 Global Report on Human Settlements.

Tenure security. Tenure security is defined by international law as “the right of all individuals and groups to effective protection from the state against forced evictions.” U.N.-Habitat refines this definition with two additional components: (1) proof of documentation (documents that could be used to prove occupancy, and could be comprised of a variety of documents including utility bills, tax receipts, voter registration, or identity forms and ration cards); and (2) the perception of tenure security (a subjective indicator based on a household’s experience and perceptions). Many different forms of tenure, including individual ownership, collective ownership and renting, can offer high levels of security. No one particular type of tenure, however, guarantees security if it is not buttressed by a supportive policy and legal environment.

Urban. This report uses the U.N. definition for “urban agglomeration,” which is: “The built-up or densely populated area containing the city proper, suburbs and continuously settled commuter areas. It may be smaller or larger than a metropolitan area: it may also comprise the city proper and its suburban fringe or thickly settled adjoining territory.”



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