

# HLP AND OWNER DRIVEN APPROACHES

06 September, 2016

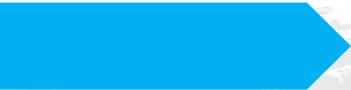
Somalia Country Programme

**UN**  **HABITAT**  
FOR A BETTER URBAN FUTURE



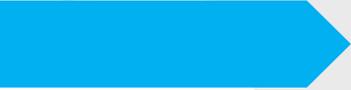
# SUMMARY

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**01**

**Housing Land and Property – Somalia Outlook**



**02**

**The People's Process – where owner driven approaches improve tenure security and local building culture**



**03**

**Case study from the Asia and Pacific Region – PsP in Afghanistan**

01

HLP – Somalia Outlook

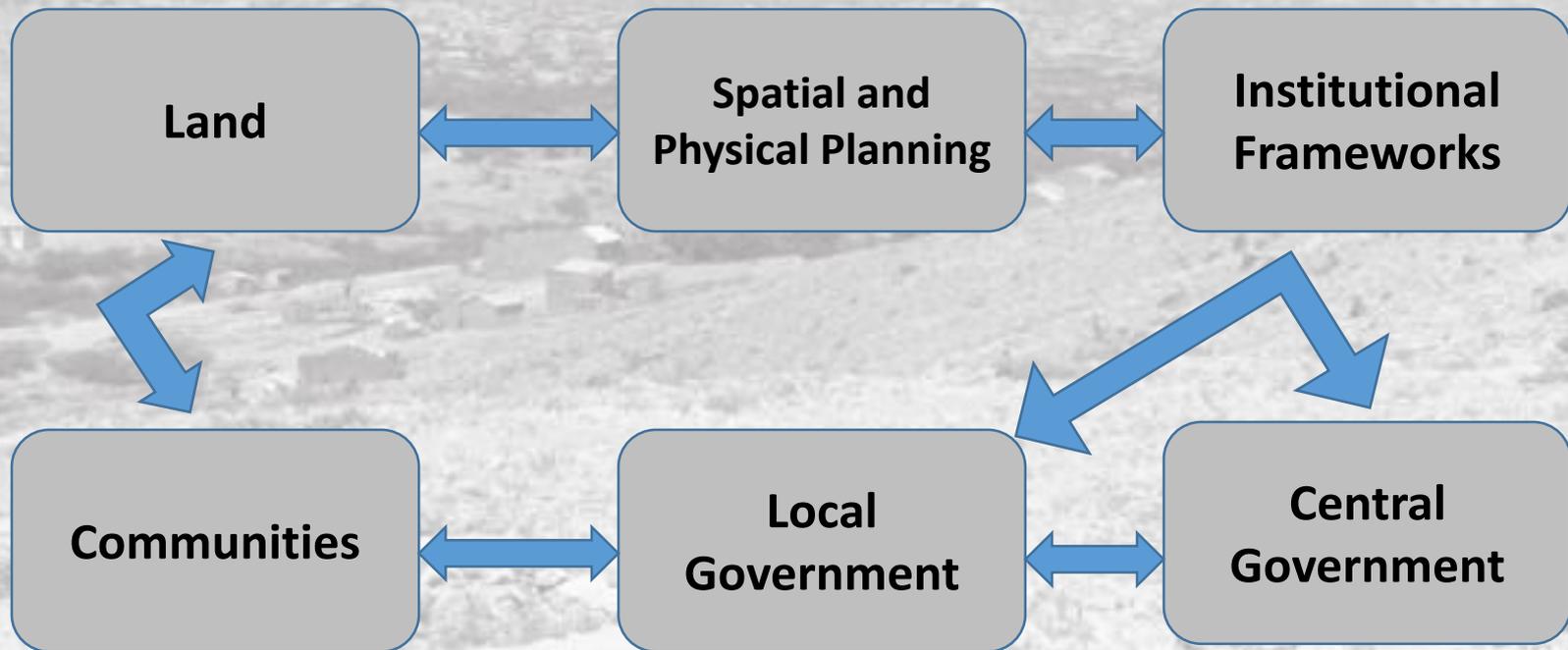




# HLP – Elements of Tenure Security

- Land titling scheme
- Land registry
- Effective Dispute Resolution Mechanism

# HLP – Elements of Tenure Security

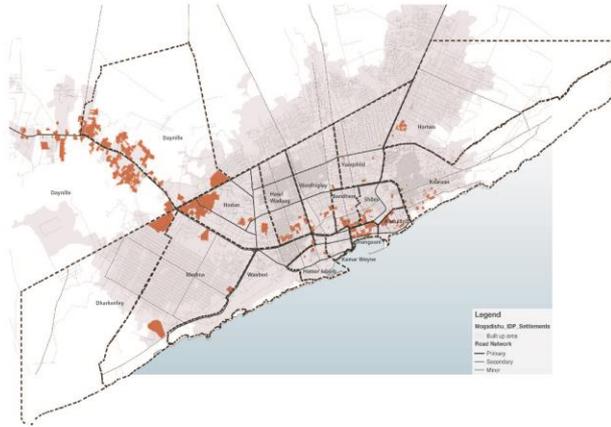


# Urban Planning is Key for Land Resource Management ... but it can and should be inclusive!

- Urban and territorial planning is a decision making process aimed at:
    - Realizing economic, social and cultural environmental goals;
    - Developing plans and strategies;
    - **Applying a set of policy, principles and tools, institutional and participatory mechanisms and regulatory procedures.**
- \*\*\* It is a means that brings authorities and communities together \*\*\***

# Common features across Somalia

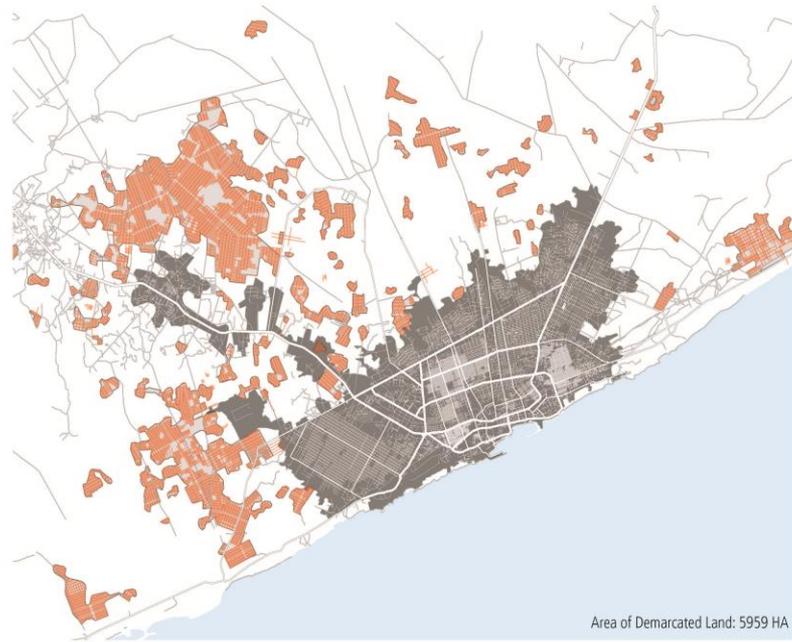
- **Legal frameworks are not standardized**
- **Lack of a land policy**
- **Lack of central body in the executive coordinating land matters**
- **Straddling between local and central governance – confusion of roles and responsibilities particularly visible in the areas of master planning and competences of different branches over use of land (commercial, residential, industrial and public)**



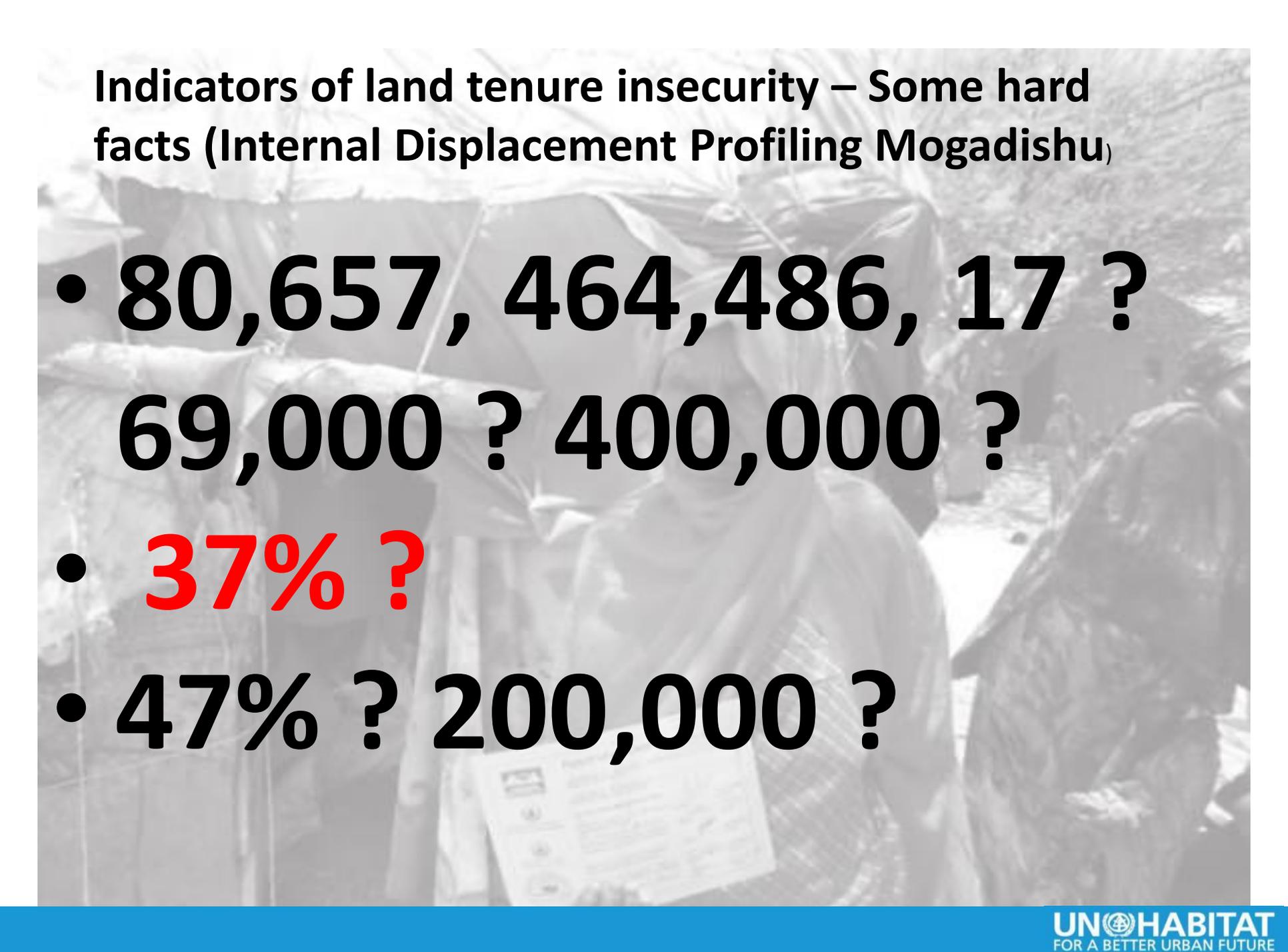
**IDP Land**  
 Area of settlements: 547.82 ;  
 Population in settlements: 464.486  
 source: REACH

**DEMARCATED LAND**  
 built-up 2015: :9708HA  
 Demarcated land :5959 HA

Area of more than half of current Mogadishu is demarcated for new developments. At the current estimated density of Mogadishu this can cater for roughly 800.000 inhabitants



Area of Demarcated Land: 5959 HA

A grayscale background image showing a person in a tent, possibly a displaced person, holding a document. The person is wearing a head covering and a patterned shirt. The tent is made of light-colored fabric. The overall scene suggests a refugee or internally displaced person's living conditions.

## Indicators of land tenure insecurity – Some hard facts (Internal Displacement Profiling Mogadishu)

- **80,657, 464,486, 17 ?**
- **69,000 ? 400,000 ?**
- **37% ?**
- **47% ? 200,000 ?**

# Forced Evictions – Hotspots and 2016 Trends (PC/NRC)

## January to July 2016

Mogadishu: 61,706

Kismayo: 1,176

Baidoa: 243

Puntland: 9,411

Somaliland: 1,950

# Options for developmental approaches in Somalia

1. Community mobilization and involvement (beneficiary selection)
2. Settlement planning for local integration or relocation
3. Low-cost house with tenure security
4. Access to sanitation and water
5. Basic infrastructure (community centre)
6. Skills training and improved livelihood

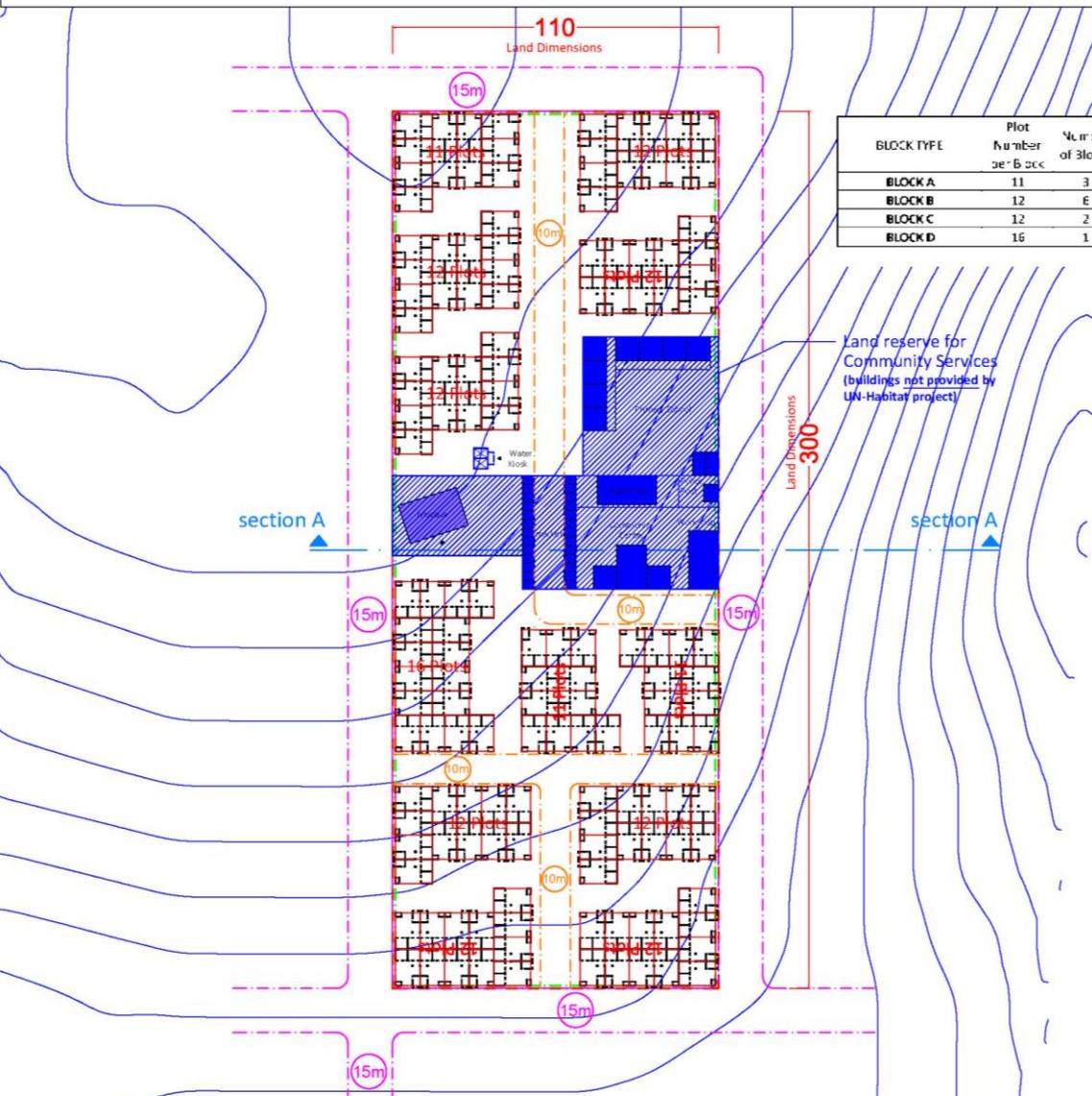


# Settlement planning

1. Integration in master planning
2. Site allocation, assessments and land surveys
3. Source of water, power and sanitation
4. Road access



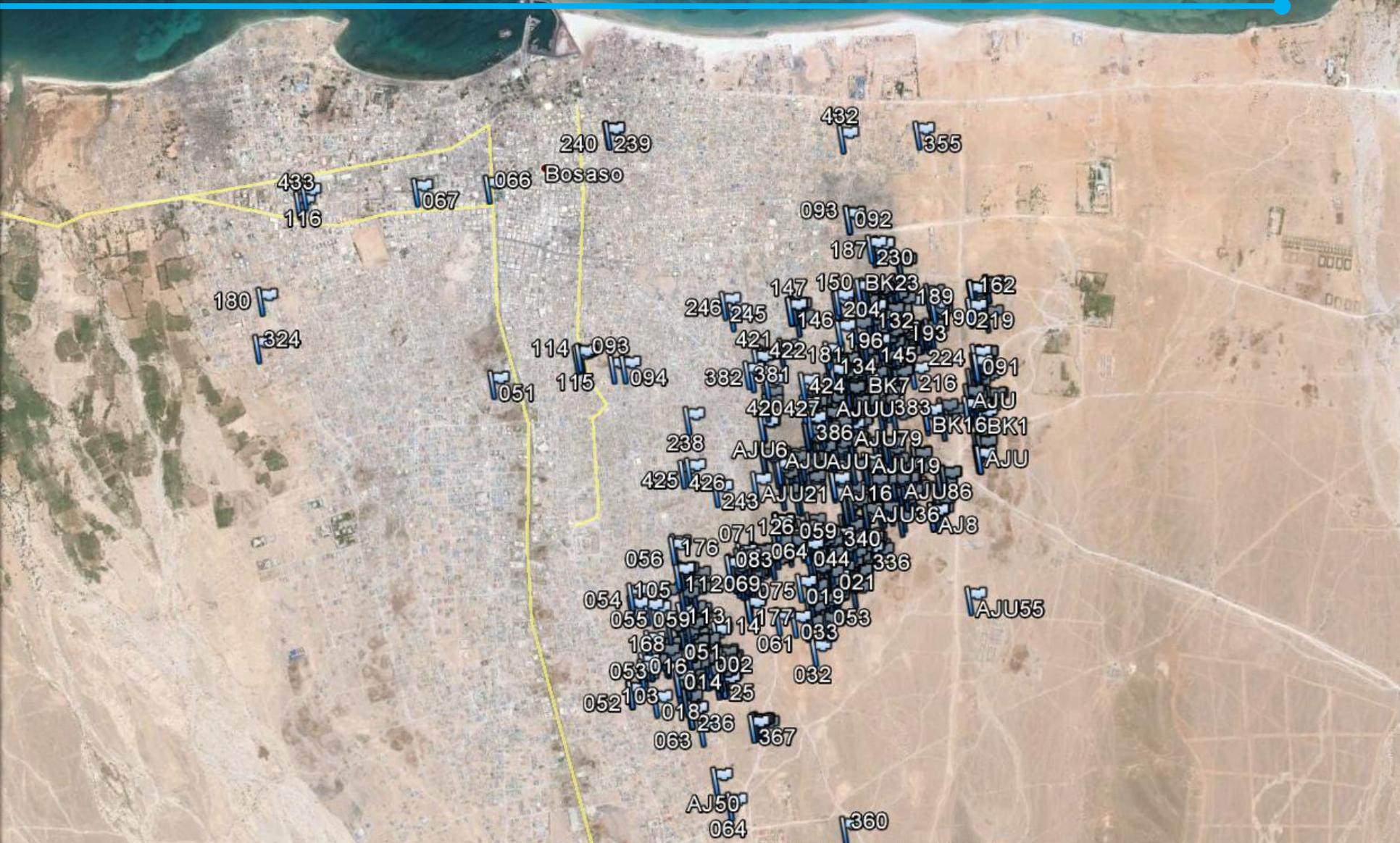
# Settlement planning



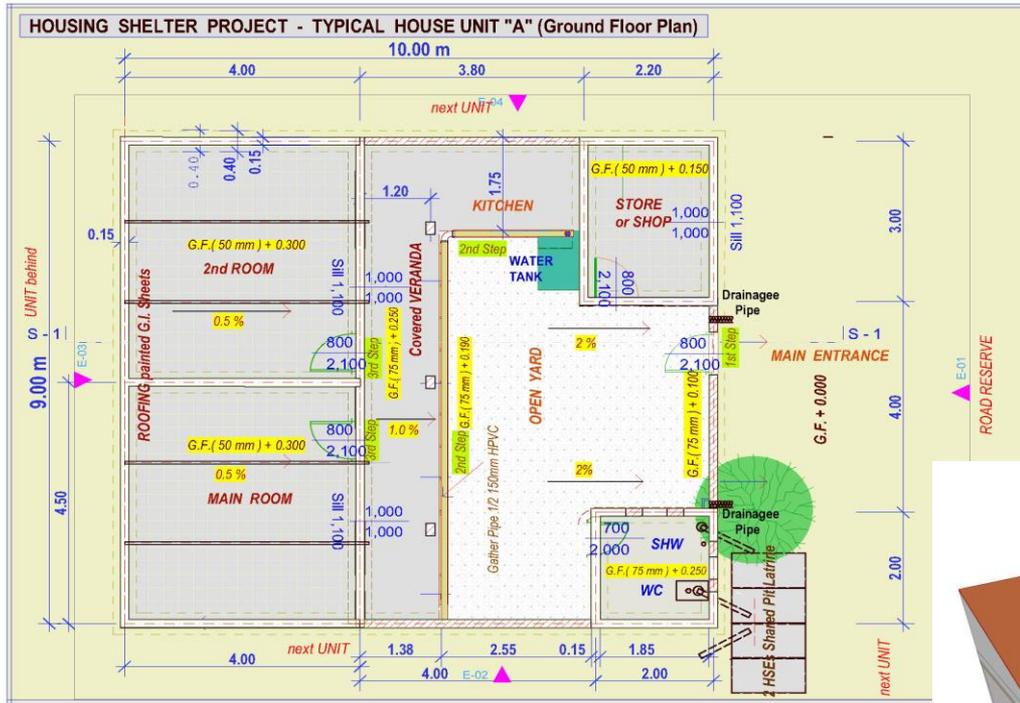
- Site Planning
- Communal open space in the middle of the settlement (blue area)
- Complementary services can be provided by other agencies/ Government
- Extension of land allocation to surrounding land

Jimcaale, Hargeisa IDP settlement

# Local integration into host community



# Housing typologies



2 rooms, kitchen, covered veranda, store or shop, latrine, open yard, 90m<sup>2</sup>, USD4,000 per unit

## ARCHITECTURAL DESIGN

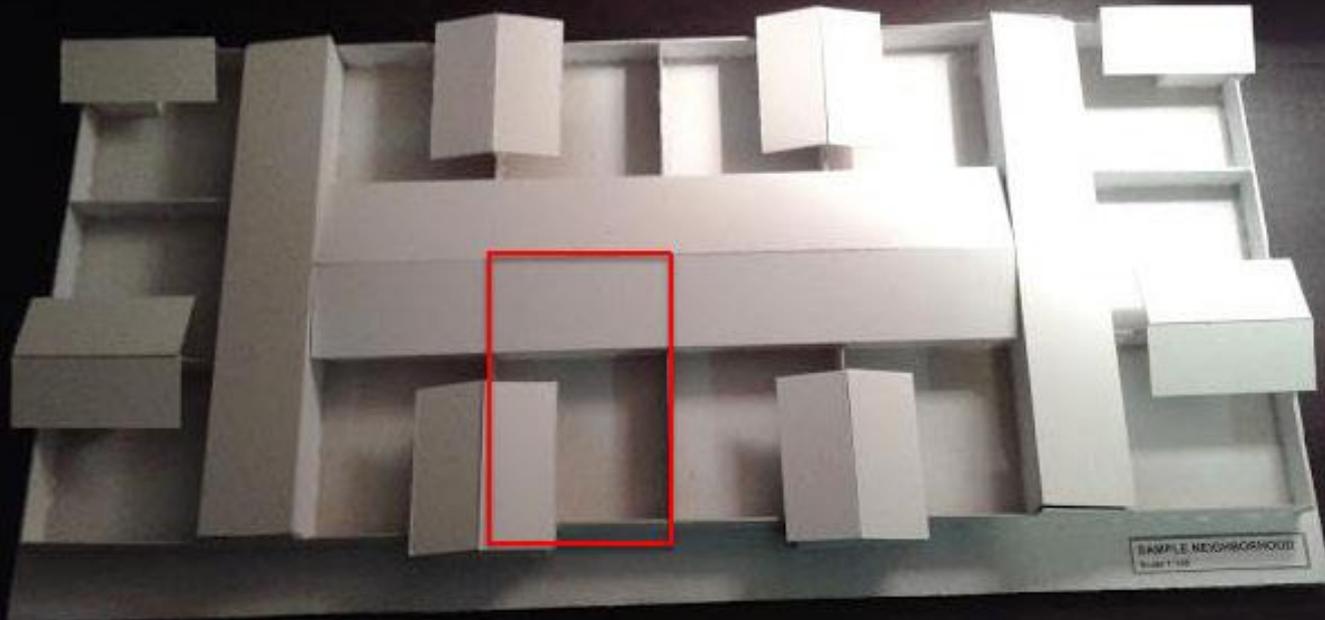
- Economics of space
- Building material
- Climate conditions
- Building and maintenance
- Culture and customs
- Quality vs quantity
- Durable and environmentally friendly



Jimcaale, Hargeisa IDP settlement

# Principle of the Neighborhood Block

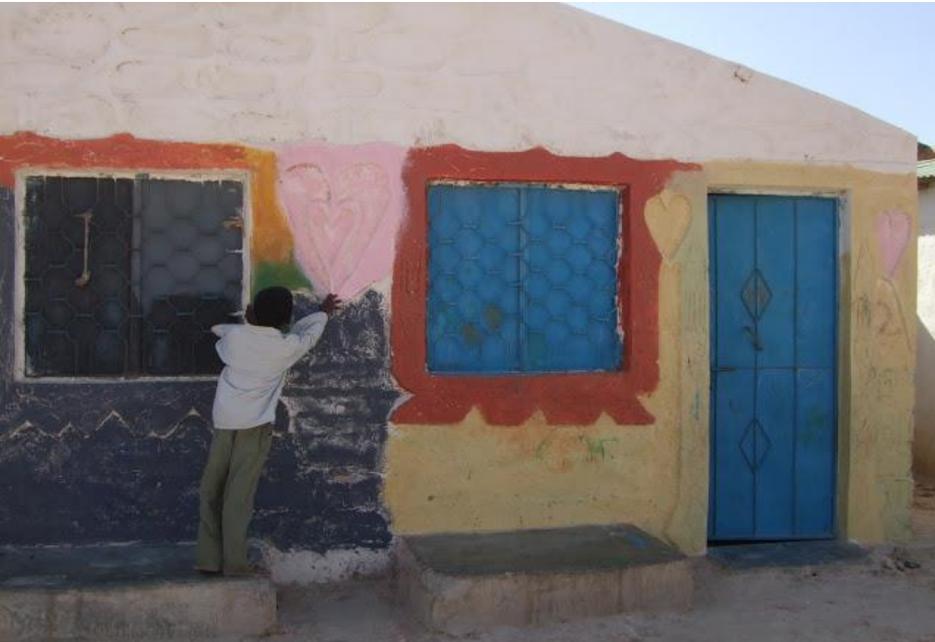
The typical Housing Unit (**ONE PLOT**)  
is incorporated in a Block of several  
Houses/Plots.



# Income generation



# Shelter upgrading



# Skills training and livelihoods



# Lessons learned

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- **Land availability** – land allocation from government, private acquisition
- **Cost-effective construction scheme** copied by private house owners
- **Right proportion construction budget** for housing units and community infrastructure (min. 15%)
- Formalise **benefits for the broader community** (direct beneficiaries and host community) – 20%HC
- **Beneficiaries selection** through a transparent and multi-stakeholder process that targets both IDPs and host communities
- Permanent shelter projects for IDPs should be part of **broader urban development strategies** (urban planning, infrastructure, services, IDP/informal settlements upgrading etc.)
- Opportunity to **improve the capacity of the Somali institutions** and make them more responsive to the needs of vulnerable communities
- Shelter projects should **be strategically positioned in the city** to facilitate the social and economic integration of the beneficiaries and the host communities

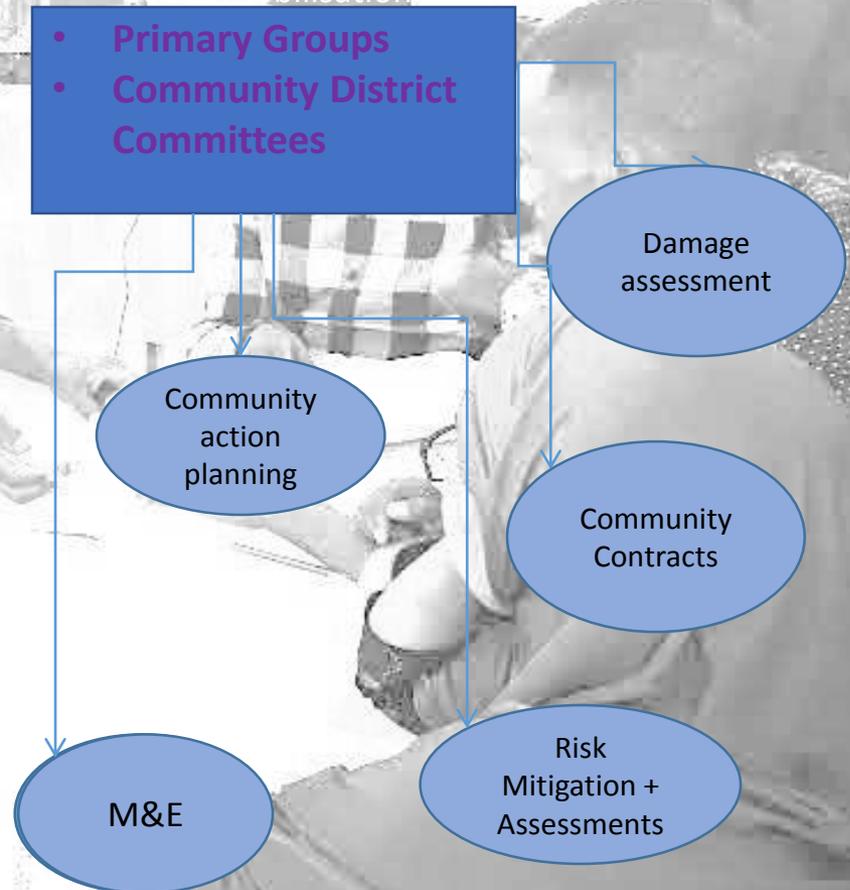
02

## The People's Process



# Key features of the People's Process Approach

- **Community driven** reconstruction
- **Recovery** is “seamless” – people affected by disasters and conflict undergo relief, recovery etc.
- Principles of the PP
- **Transformative** effects on gender dynamics



## Afghanistan: Housing Reconstruction





# urban participation in action

- 
- Area-based
  - CDCs and Gozar Assemblies
  - Female CDCs and projects

- Can undermine govt. legitimacy
- Does not build strong institutions
- Is often small-scale and piecemeal
- Not always sustainable

...but it needs to be more

# Strategic progression 2014+

from *'grass-roots'* to *"governance"*



Community-led service delivery



Service delivery



- ✓ Strengthening institutions
- ✓ Policy and regulations
- ✓ normative support
- ✓ Capacity development
- ✓ Strengthening CSOs
- ✓ Improved knowledge and data
- ✓ Improved RBM

# The shift is outlined in our HCPD (2016-2019)...

## Planned and well-governed settlements

- ✓ An improved human settlements **policy framework** for inclusive planning, governance, and urban land management
- ✓ Enhanced **capacity of municipalities** to sustain their operations and effectively deliver public services
- ✓ Increased availability and use of **information and data** to support human settlements policy, planning and management

## Inclusive settlements

- ✓ Increased **access to services, infrastructure and public facilities**
- ✓ Improved systems of **community governance** for effective citizen participation in the development and management of human settlements
- ✓ Increased access to **land and housing**, with a focus on poor and female-headed households, IDPs and returnees

## Prosperous Settlements

- ✓ Increased **economic growth and job creation**, including in the informal economy
- ✓ Greater **fiscal sustainability** of municipalities
- ✓ Increased opportunities for Afghan **youth** to develop skills that will enable them to contribute to economic activity and peace building efforts

**Cross-cutting: Gender, human rights, climate change and DRR, and capacity development**

# The shift has been carefully designed into new programmes...

Kabul Solidarity Programme



IDPs/Returnees



NSP

CBMSP



State/ Future of Afghan Cities



Programmes:

Municipal Governance Support Programme (MGSP)

Afghanistan Urban Peacebuilding Programme (AUPP)

Local Integration of Vulnerable and Excluded Uprooted People (LIVE-UP)

Coordination:

Strategic role/ policy advice: support to urban development

# Thank You

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