

LOSING YOUR HOME

ASSESSING THE IMPACT OF EVICTION



UN HABITAT



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By the United Nations Housing Rights Programme – a collaborative initiative between the United Nations Human Settlements Programme and the Office of the United Nations High Commissioner for Human Rights

UN HABITAT
FOR A BETTER URBAN FUTURE



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PREFACE

The practice of forcibly evicting people from their homes and settlements is a growing global phenomenon and represents a crude violation of one of the most elementary principles of the right to adequate housing as defined in the Habitat Agenda and international instruments. While many communities, grassroots organisations and civil society groups stand up for their rights, many governments at national, district and local levels evict people from their homes every day. These evictions are, often, carried out in the name of the common public good; to make way for the economic development of both urban and rural areas, without following due process and without providing housing alternatives that otherwise would minimize the impacts and losses incurred by those directly affected by evictions.

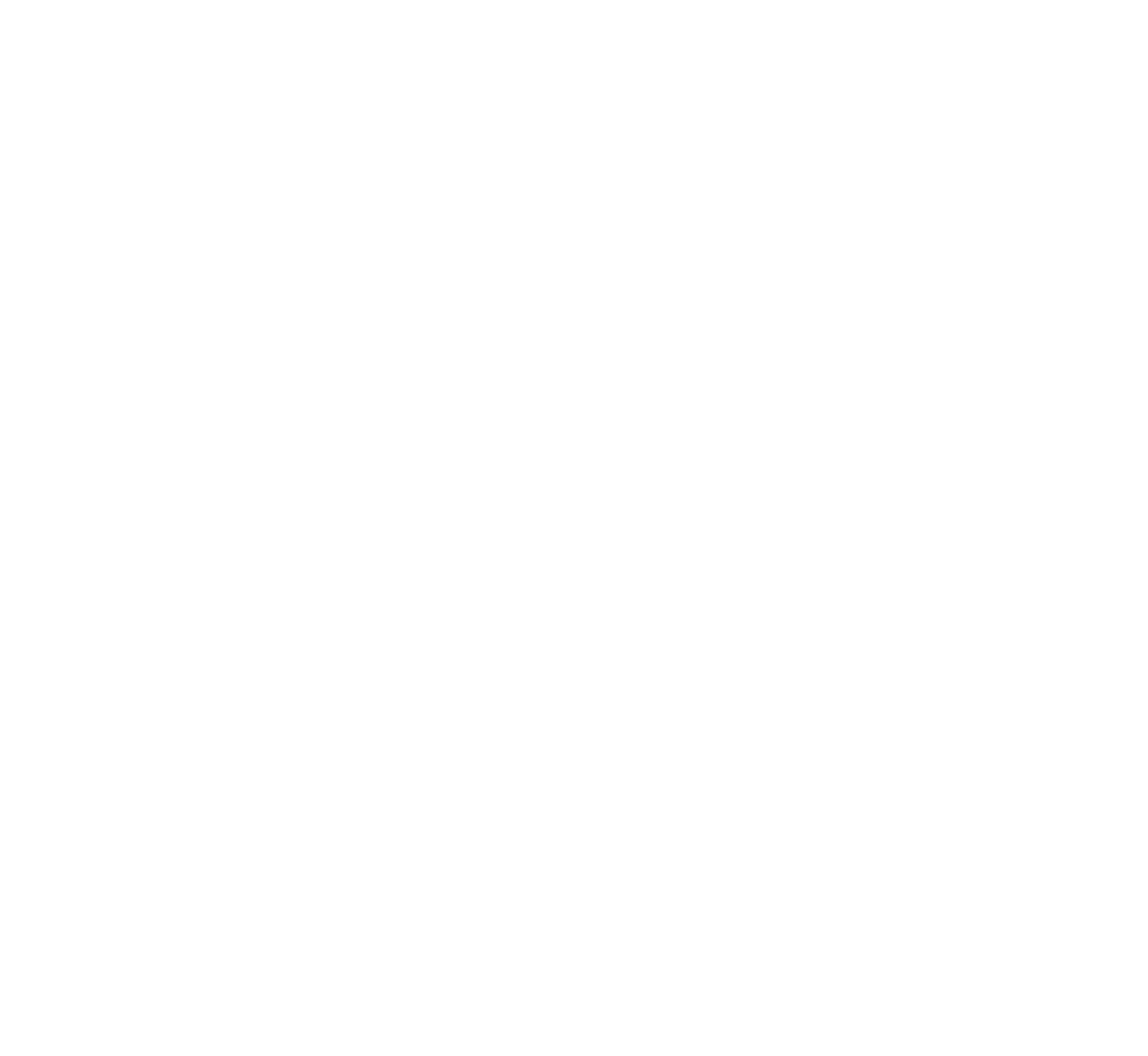
While UN-HABITAT recognizes and, indeed, advocates for urban development and planning, and acknowledges that this may at times necessitate resettlement, it strongly emphasizes that such resettlement should be a last resort, after consideration of all alternatives, and should be implemented both in accordance with international law and in a sustainable and socially inclusive manner. The Housing Policy Section develops tools and knowledge that encourages and enables national authorities, particularly at the municipal level, to create more sustainable and inclusive urban policies.

The social capital and human development potential of resident communities is often under-estimated and under-utilized. Indeed, the practice of forced eviction entails significant losses to individuals, households and communities alike, from psycho-social impacts to environmental and economic impacts on communities and societies. This report argues that reliable data and a comprehensive analysis of these significant losses are essential for

the formulation of sustainable alternatives to forced evictions, and presents the state-of-the-art know-how in this field.

This report is the first research of its kind and maps out existing eviction impact assessment methodologies globally. While many good practices exist in localized situations, and while some tools have been appropriated to suit the specific needs and contexts, this is the first time such practices been pulled together into a single report. The report is an important step towards understanding the tools and approaches that are required to create a solid evidence base of the actual and potential losses of forced evictions and thus promoting viable alternative policies and approaches.

Claudio Acioly, Jr.
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LIST OF ACRONYMS

ACHR	Asian Coalition for Housing Rights
ACHPR	African Commission on Human and People's Rights
ADB	Asian Development Bank
AfDB	African Development Bank
AI	Amnesty International
AGFE	Advisory Group on Forced Evictions
CALS	Centre for Applied Legal Studies
CBO	Community Based Organisation
CESCR	Committee on Economic, Social and Cultural Rights
COHRE	Centre on Housing Rights and Evictions
CTMM	City of Tshwane Metropolitan Municipality
DFDR	Development-caused Forced Displacement and Resettlement
ESIA	Environmental and Social Impact Assessment Study
EVA	Eviction Impact Assessment
HIC	Habitat International Coalition
HLRN	Housing and Land Rights Network
IAI	International Alliance of Inhabitants
ICCPR	International Covenant on Civil and Political Rights
ICESCR	International Covenant on Economic, Social and Cultural Rights
IHS	Institute for Housing and Urban Development Studies
IRR	Impoverishment Risks and Reconstruction
KLERP	Korle Lagoon Ecological Restoration Project
LARAP	Land Acquisition and Resettlement Action Plan
LNG	Liquefied Natural Gas
LRC	Legal Resources Centre
MLL	Minimum Living Level
MPP	Municipality of Phnom Penh
NCAS	National Centre for Advocacy Studies
NGO	Non-Governmental Organisation
OHCHR	Office of the High Commissioner for Human Rights
PME	Participatory Monitoring and Evaluation
PWS	Paguyuban Warga Strenkali
RAP	Resettlement Action Plan
RAV	Resettlement Affected Village
STT	Sahmakum Teang Tnaut
UN	United Nations
UN GA	United Nations General Assembly
UN-HABITAT	United Nations Human Settlements Programme
UNRoD	United Nations Register of Damage
UPRS	Urban Poverty Reduction Strategy
UPC	Urban Poor Consortium
URC	Urban Resource Centre
VDB	Violation Database
WB	The World Bank
YUVA	Youth for Unity and Voluntary Action



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