

2019 ANNUAL REPORT



CatComm
CATALYTIC COMMUNITIES



**Favela
Community
Land Trust**

INTRODUCTION

In the lead-up to the Rio de Janeiro Olympics in 2016, 80,000 residents of the city's favelas were forcibly evicted from their homes, despite the nation's relatively strong squatter's rights, mandated in the Constitution. This happened even in communities with 99-year concession of use titles on public land. Simultaneously, well-located favelas, some of the oldest in the city, experienced the early stages of a clear process of gentrification, with fancy hotels and bars buying up multiple small homes and building large enterprises, a process which is aggravated by individual land titles, traditionally the end-goal of land rights struggles. Whereas in Rio de Janeiro, oftentimes favela residents seek land security not to be able to sell, but to be able to remain. Thus, it felt to those working on land rights here that, with regard to land titles, we were in a "damned if you do, damned if you don't" dichotomy.

What we found was that individual titles can *exacerbate* the risk of market evictions, or gentrification, both because of the legal recognition of real estate transactions with hefty land values included, and due to the individualization produced when the market-based logic that accompanies individual titling is introduced to the community, transforming homes into commodities and atomizing community networks.

The Favela Community Land Trust project thus emerged in the context of the recognized inadequacy of public policy instruments in Brazil to guarantee truly robust tenure security for vulnerable urban populations within the existing legal framework, as well as the pursuit of emancipatory mechanisms rooted in practices of self-management.

The project launched in late August 2018 with a five-day workshop bringing Favela CLT innovators from Puerto Rico's Caño Martín Peña CLT to Rio de Janeiro to share their story and strategies with local

organizers, technical allies and public officials. A Working Group emerged from there initially with 54 members. Among these initial members, two groups were quickly created to focus on developing enabling legislation and supporting community mobilization. Potential pilot communities were identified, some of which were already participating in the group and others invited to participate based on their favorable characteristics.

Based on an understanding of the necessary conditions* for establishing a Favela CLT identified through research with the Caño group in 2018, two pilot communities were ultimately selected in 2019, Trapicheiros and Grupo Esperança, and the mobilization working group worked with these communities' local leaders and residents over the course of the year to bring the CLT tool to the attention of a majority of residents in both communities through a mix of workshops, door-to-door visits, festivities to boost community spirit, and community planning workshops. We close out 2019 with 100 additional working group members, a total of 154, from 67 institutions, two pilot communities and 7 legislative proposals nearly ready.

*CONDITIONS NECESSARY FOR A FAVELA CLT:

1. **Consolidated** community with strong **sense of belonging** where the ability to remain on the land is the primary objective when seeking title
2. Large percentage of families **do not yet possess land titles**, yet have reasonable likelihood of acquiring title
3. Residents perceive or have **experienced threat of involuntary displacement** (eviction or gentrification)
4. **Mature process of community organizing** supported by technical allies who accompany community's development

And in terms of identifying pilot communities, an additional condition is sought:

5. **Small community** of up to 100 households

MISSION

To realize and ensure the rights to housing, community and roots through the introduction of Favela Community Land Trusts in Brazil, with a focus on realizing pilots in Rio de Janeiro and enacting enabling legislation nationwide.

WHAT IS A FAVELA CLT?

CLTs are a collective form of land management, where residents manage and care for their land together. Joining legal, social and urban planning elements, a CLT's aim is to guarantee the ability of residents to remain on their land and offer permanently affordable housing.

CLTs offer a robust tenure security, while providing a strong, collective framework for ensuring community organization and improvement of infrastructure through community-controlled land management and development, and advocacy.

Core Components of All CLTs

1. **Voluntary** membership
2. **Community-owned** land
3. **Individually owned**, rented, or lease-to-purchase homes
4. **Community control** of CLT
5. **Permanent** affordability

Whereas the CLT movement began 50 years ago with the formation of organizations that acquired land and only then developed CLTs, from scratch, on that land, the CLT model can be nicely retrofitted to support land tenure in existing informal settlements. Such settlements often work as "informal CLTs" in the sense that they are already characterized by the five components listed above, with the exception of the land not being owned by the community and homes being owned by residents but with precarious rights claims. It is on this basis that CLTs offer a great potential for formalizing such settlements without losing their qualities, often derived from their collective nature and histories of resistance and resilience.

What Does a Favela CLT Offer?

Favela CLTs are an instrument to guarantee the rights of residents to remain on their land and to live there indefinitely, strengthening the community and removing the risks both of forced evictions and of market speculation leading to gentrification. They also engender a greater capacity to negotiate improvements with the public sector (the CLT is now a major landowner as opposed to small individual homeowners) and ensure that the development of the community is managed by residents themselves, thus ensuring their needs are front and center. Also counting on technical allies that support the CLT, residents are better positioned to meet their community's needs.

TEAM

Theresa Williamson
Tarcyla Fidalgo
Felipe Litsek

WHAT WE DO

- **Inform** the public about the CLT as a land rights and affordable housing tool
- **Introduce** the CLT in interested communities through interactive workshops involving small groups and assessments of community qualities and land rights needs
- **Support** mobilization of residents through diverse, ongoing events in pilot communities with local leaders committed to implementing a Favela CLT
- **Develop** legislative proposals to enable and support the implementation of CLTs at the municipal, state and federal levels
- **Write** and propose a new law specifically regulamenting CLTs within national legal frameworks
- **Engage** community residents and technical allies in community planning activities
- **Ongoing support** to communities concerned with land regularization
- **Document** the development of Favela CLTs in Rio to support parallel efforts elsewhere
- **Share** the unfolding model in Rio de Janeiro with land rights movements across Brazil and around the world
- **Promote** opportunities for peer sharing between Rio communities and CLTs elsewhere



TRAPICHEIROS FAVELA TAKES THE LEAD ON FAVELA CLTS

The Trapicheiros favela is an 80-year-old community situated in Tijuca, a middle class neighborhood not far from downtown Rio de Janeiro. With high real estate speculation in the area, the community has already experienced concrete eviction threats. Currently 52 families live there, many with a strong sense of belonging and desire to remain on the land.

With this background, and piggy-backing on a land regularization process already underway, we began activities towards the realization of a Favela CLT in Trapicheiros. Since May, eight events were organized in the community, to present the model, debate its application in their case, raise interest among residents, strengthen community bonds and begin the community planning process.

Interest among residents has been solid and growing. Mobilization efforts by the CLT Working Group have yielded

a number of results, including the Trapicheiros Residents' Association initiating a legislative process to be recognized as an Area of Special Social Interest, which will facilitate regularizing land tenure and protect the community from real estate speculation.

Similarly, three community planning events have resulted in diverse proposals to address road conditions, entranceways, public spaces and the need for a community meeting space.

In 2020 activities in Trapicheiros will intensify with community-building collective actions implementing territorial improvements while designing the Trapicheiros CLT structure to be ready once the land regularization process nears completion.

READ MORE ABOUT TRAPICHEIROS:
rionwatch.org/?tag=trapicheiros



Trapicheiros Sends Leader to International CLT Peer Exchange in San Juan

Beyond activities in their own community and Rio, Trapicheiros Residents' Association president Paulo Roberto Machado was able to attend the Caño Martín Peña International Peer Exchange, along with community leaders from 15 other countries and technical allies including Catalytic Communities' Theresa Williamson, from April 28 to May 4, 2019, in San Juan, Puerto Rico. Machado returned to Rio energized after having witnessed the incredible organizing capacity of Caño residents, who today "talk to the city eye to eye." The experience strengthened community engagement with the project in Rio when Machado returned having witnessed first-hand the advancements obtained through

collective community work in Puerto Rico. The power of example is strong and this exchange opportunity was vital to fortify community organizing efforts currently underway.

Check out pictures of Machado's visit:
www.bit.ly/CanoFotos

Read our coverage of the **Caño Martín Peña CLT:**
www.rioonwatch.org/?tag=cano-martin-pena

Read our series on the **global growth of the CLT movement:**
www.bit.ly/CLTMovementROW



THIS YEAR IN NUMBERS

CLT Working Group today has **154 members** from **67 institutions**

WORKING GROUP



42 favela leaders
from **29 communities**



112 technical allies from **35** public,
academic and nonprofit **institutions**

PARTICIPATION



458 people
have participated
in a Favela CLT meeting,
workshop or event



35 activities
in 2019 (meetings,
workshops and events)



11 plenaries
of the full
Working Group



8 meetings
of the Legislative
Working Group



7 legislative
proposals involving modifications
to existing legislation at the
municipal, state and federal levels
to support the development of
Favela CLTs and **1 chapter** to be
proposed as an addendum to
existing federal legislation



14 community
workshops:
8 in **Trapicheiros**
5 in **Esperança** and
1 in **Vila Autódromo**



2 pilot
communities
now working towards
becoming a CLT



213 community
residents reached
in interested and
pilot communities

YEAR-END EVALUATION

When asked how they rank **the importance of the Favela CLT project to their personal or institutional initiatives**, the average rating was a **9 out of 10**.

“How do you rank the importance of the Favela CLT project to this current moment facing Rio de Janeiro and Brazil?” **9.3**



OUR WORK

CLT MODEL FITS LIKE A GLOVE WITH ESPERANÇA COMMUNITY'S HOPES FOR THE FUTURE

Esperança is a unique self-built community in Rio de Janeiro. Rather than self-building informally, the community's residents—some formerly living precariously as renters in favelas, others formerly homeless—participated in the federal Minha Casa Minha Vida-Entidades program, whereby public housing is built by residents for residents. After nearly two decades of advocacy, planning and building, today seventy families live in the community of well-built homes integrating environmental and social features.

The community is marked by a powerful history of mobilization and dedication, with all residents having participated intensely in the building process in order to qualify for a home. Those who saw the process through have a strong sense of collective spirit. Their plan had always

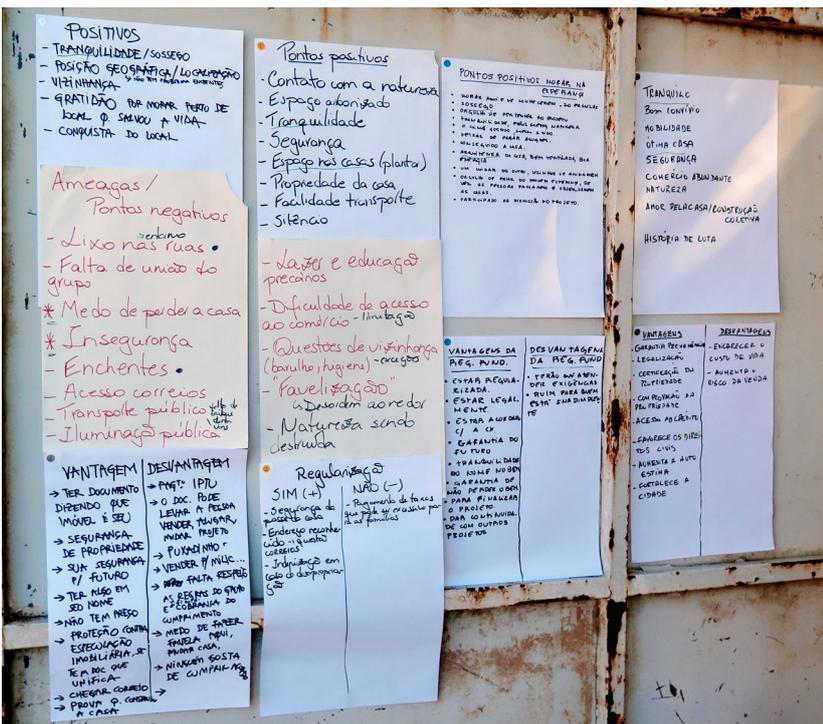
been to own the land as a community, previously considering a cooperative model. However, due to Brazilian bureaucratic barriers, today residents have embraced the CLT as perhaps an even more appropriate means to land regularization, that will simultaneously strengthen and help regain the community's collective spirit.

Over the course of 2019 the Favela CLT Working Group held five activities in Esperança to present the CLT model, workshop its challenges and potential, and mobilize resident engagement. A day of door-to-door visits brought the CLT to the attention of a number of new residents, while a Memories Party helped Esperança residents reconnect with their collective roots. Over 50% of the community's families have now come into contact with the instrument and

have declared their desire to move towards a CLT model.

Despite the bureaucratic hurdles to regularizing the community, the expectation for 2020 is the advancement of community engagement and in preparing to implement a CLT tailored to meeting the needs of residents.

READ OUR ARTICLE,
SEEDING FAVELA CLTS IN BRASIL:
www.rionwatch.org/?p=56100



IN 2020 WE WILL:

- 1. Support the two pilot communities already underway in their efforts to acquire land rights through a CLT framework.**
- 2. Share the model with new audiences, presenting to interested communities and institutions.**
- 3. Present the CLT in a joint session of the Housing and Urbanism commissions of Rio's City Council and seek out policy-makers at public institutions.**
- 4. Further develop legislative proposals to achieve a law to regulate CLTs.**

The Favela Community Land Trust model can be transformative to unregulated “informal” housing in Rio and beyond. From its now well-established work on favelas as a sustainable model to the more recent land trust initiatives, CatComm provides viable pathways and possibilities for better futures. In this critical moment in Rio’s history, it emerges as a profoundly necessary and inspiring organization.

BRUNO CARVALHO

Co-Director, Harvard
Mellon Urban Initiative

The CLT is a protective tool, which secures the community against both evictions and real estate speculation. The CLT is comprised of a group of technical allies, volunteers, and community leaders, and it has worked. The community of Trapicheiros, along with Esperança are the two communities working on a pilot project, and we believe it’s going to be very successful in Brazil, because we’re very engaged with this cause.

AILTON LOPES

Sub-secretary of the Trapicheiros
Residents’ Association

In my view, the potentialities that I see in the CLT are as follows: 1. Strengthen grassroots community organizing; 2. Develop ‘bottom-up’ processes of low-income community development; 3. Engage in the debates around urban policy in the city, especially bringing to the fore problems in access to serviced urban land and secure land rights, in the case of low-income communities, in contrast to calls for eviction; and 4. Build a laboratory to develop legal and normative mechanisms that bring materiality to the aforementioned three items.

ALEX MAGALHÃES

Laboratory for the Studies of
Transformations in Brazilian
Urban Law (LEDUB) / UFRJ

What I most love is your work on substantive issues like your Favela Community Land Trust detailing... That could have major impacts across the globe. Keep going with your wonderful work!

MARJA HOEK-SMIT

Director/Founder, International Housing Finance
Program, Wharton School, University of Pennsylvania

The CLT project has been realizing all of the phases that were presented last year during the visit from the Caño delegation, such as meeting together, presenting in the communities so that residents become aware. This year we experienced all of the phases that were programmed to take place.

MARCELLO DEODORO

Comissão de Moradores
da Comunidade Indiana-Tijuca

The CLT project is of fundamental importance due to its potential to guarantee the right to housing for popular classes, fighting the forces of real estate speculation and the risk of evictions. It’s a project that promotes local solidarity, the feeling of belonging to one’s community and the right to the city.

ORLANDO SANTOS JUNIOR

Metropolis Observatory / UFRJ

With the growth of capital financialization, the CLT project emerges as an opportunity for favela residents to discuss the role of individual property titles and their limits as a form of protection for the right to housing as a basic human right and to propose another form of legal protection.

MARIA LÚCIA PONTES

land rights Public Defender,
Rio de Janeiro Public
Defenders’ Office

PUBLICATIONS AND PRESENTATIONS

The Growth of the Global CLT Movement Series

— In celebration of the 50th anniversary of New Communities Inc., the world's first Community Land Trust, and as planners and community members alike gather to celebrate at the Reclaiming Vacant Properties Conference 2019 in Atlanta, Georgia, *RioOnWatch* issued a call for articles highlighting the current growth of the CLT movement worldwide. Contributors wrote in from around the world, with stories about the expansion of CLTs—both in number and in approach—in Mississippi, the United Kingdom, Belgium, France, Puerto Rico, Rio de Janeiro, and Florida. This varied series disseminates news of the successes of the CLT model as it adapts to new times and circumstances, bringing greater attention to this innovative solution to guarantee the right to housing and community development, and its potential in resolving the global housing crisis.

Link: www.bit.ly/CLTMovementROW

Chapter “The Favela Community Land Trust: A Sustainable Housing Model for the Global South”

— Written by CatComm Executive Director and co-coordinator of Rio de Janeiro's Favela CLT Working Group Theresa Williamson, and published in Vienna Architecture Museum's exhibition book *Critical Care: Architecture and Urbanism for a Broken Planet*, edited by Angelika Fitz and Elke Krasny (Cambridge: MIT Press, 2019).

Guest speaker at 35th anniversary of Champlain Housing Trust, the world's largest CLT

— On November 14, Theresa Williamson delivered a speech at the Burlington City Hall in Burlington, Vermont, to a full house of housing advocates and community members committed to the city's CLT. CHT is responsible for providing 8% of the housing in Burlington and has developed a homelessness-to-ownership housing pipeline through their CLT. Williamson's talk, “Community Land Trusts and the Global Housing Crisis,” shared the progression of the model from the US Civil Rights movement to informal settlements of the developing world, with a focus on the current work of the Favela CLT Working Group in Rio de Janeiro.

Panel presentation in San Juan at ‘International Conference on Recovery, Titling and Displacement: Reflections Rooted in Community Organizing’—

Organized by representatives from the Caño

Community Land Trust, the event took place at the Architects' and Landscape Architects' College of Puerto Rico during the community's international peer exchange supported by the Ford Foundation.

Interview on Lincoln Institute of Land Policy podcast “Land Matters”

— On August 30, Theresa Williamson discussed the role of informal settlements in cities and the potential of Favela CLTs in the episode “Solutions in Slums” with Enrique Silva, director of International and Institute-Wide Initiatives for the Institute, and Anthony Flint, presenter of the podcast.

Listen here: catcomm.org/liip-podcast-2019

Taster presentation on the Rio de Janeiro CLT process at University of Pennsylvania's Perry World House conference ‘Why Cities? Informality as a Way of Life: Challenges to Sustainable Urban Development.’

Chapter “Proporcionar seguridad de tenencia para los actuales habitantes del barrio”

— Theresa Williamson contributed a chapter to the book *Barrio 31, los inicios de una operación transformadora*, edited by Agustina Gonzalez Cid and published by the Inter-American Development Bank, based on her participation in 2017 as part of an IDB panel providing input based on the potential of a CLT model to Buenos Aires' Barrio 31 redevelopment plan.

Biennial of the Americas presentation on panel “Bringing Empathy Home: Housing Innovations from Abroad”

— On September 25, Theresa Williamson spoke on a panel at Denver's Biennial of the Americas, sharing Rio de Janeiro's growing Favela CLT movement with participants from across the Americas.

Thesis “The Experience of Community Land Trusts in Promoting Affordable Housing and Resistance Against the Commodification of Land”

— Research conducted by Felipe Litsek, a member of the Working Group, and presented to qualify for his law school graduation. The thesis analyzes the CLT in this current moment of land regularization in Brazil. Sewn together are considerations about the model's applicability in the country and its potential to protect land rights and the right to housing in urban informal settlements.

RECOGNITION

The Favela Community Land Trust program has been highlighted as part of the “Local Projects Challenge” project gallery of the Accelerating SDGs initiative, the result of a partnership between the Center for Sustainable Urban Development at Columbia University and the Architecture and Urbanism School at the Federal University of Rio de Janeiro.

LEARN MORE: www.bit.ly/LocalProjectsFCLT

LOCAL PROJECT CHALLENGE

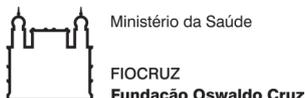
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