

# ANNUAL REPORT 2020





The Favela Community Land Trust (Favela-CLT) project was born in August 2018, shortly after the city of Rio de Janeiro experienced the largest wave of evictions in its history. At this time, some 80,000 people were removed from their homes, justified by the purported need to prepare the city for the mega-events that were hosted there, especially the 2016 Olympics. The enormous scale of this eviction policy, combined with a gentrification process that affected a number of favelas, made clear the inability of existing land instruments to guarantee the permanence of residents in their spaces. Faced with this scenario, we sought new ways to strengthen the security of tenure amongst Rio's communities, making connections to an innovative model that emerged in the United States in the 1960s, and which today is being implemented across the world: the Community Land Trust (CLT).

The potential of CLTs for favelas and other urban occupations has been demonstrated by the Caño Martín Peña communities in Puerto Rico, in which a group of favelas decided to adopt the model as a way to regularize their territory, calling it Fideicomiso de la Tierra. Once the CLT was established, residents began to exercise collective management of the land, with their tenure guaranteed, protecting them against state removal or speculative gentrification, an imminent risk because of the centrality of the area they occupy and public investments there.

In August 2018, five members of the Puerto Rico CLT came to Rio de Janeiro to share their story of mobilization and experience with the model in a series of workshops, in which over 100 community leaders, technical partners, and public authorities participated. From these workshops, the Community Land Trust Working Group was officially launched, initially composed of 54 members, and with the objective of implementing a pilot Favela CLT Project in a community in the city. This Working Group was divided into two sub-groups: one focused on supporting the mobilization of interested communities and the other on developing enabling legislation for the CLT.

In 2019, following an assessment of the conditions required to realize a CLT pilot, two potential communities were identified. The Working Group realized a dialogue with leaders and residents throughout the year to bring understanding of the CLT model to the two communities through various activities such as workshops, door-to-door visits, celebrations, and community planning exercises.

In 2020, the Favela CLT Project completed two years, growing stronger by the month with more Working Group members, and sticking to its goal of realizing a CLT in Rio's favelas, as a land solution capable of ensuring communities' permanence and development. With the advent of the pandemic, a number of measures have been taken to ensure the health and safety of participants, especially considering Covid-19's disproportionate impact on the city's favelas. With this, all project activities were transferred to the virtual environment, exploring the possible work fronts to be developed virtually while providing support to partner communities. We closed the year with 202 members in the Working Group, from 76 institutions, and a series of legislative proposals ready to facilitate the implementation of the CLT at all levels of government. Please read on for more details on 2020 activities.

#### **\*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 land management strategy, which combine collective territorial governance with individual titling and autonomy over houses and buildings. Joining legal, social and urban planning elements, a CLT's aim is to realize a community's development while guaranteeing the ability of residents to remain on their land, and to offer permanently affordable housing.

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

### 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 the territory
5. **Permanent** affordability

CLTs were introduced to the world just over 50 years ago, in the context of the US civil rights movement. Whereas CLTs in the US involve the founding of organizations that acquire land on which to develop CLTs, the CLT model can be nicely retrofitted to support land tenure in preexisting 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 being that land is not owned by the community and homes are only precariously owned by residents. 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. This is what happened in Puerto Rico, where eight informal settlements adopted the CLT as a model to regularize their land rights, becoming the first active CLT in Latin America and one of the few cases applied to favelas. The experience became known as Fideicomiso de la Tierra Caño Martín Peña, and has received awards from the UN, the Rockefeller Foundation, and the Chan Zuckerberg Initiative.

### 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 minimizing the risk of forced displacement caused either by the state or by real estate 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, by counting on technical allies that support the CLT, residents are better positioned to meet their community's needs. With this, CLTs have enormous potential to formalize communities without losing their qualities, often stemming from the collective nature of their stories of resistance and resilience.

# 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



# OUR WORK

## SUPPORT FOR **PILOT COMMUNITIES** DURING **THE PANDEMIC**

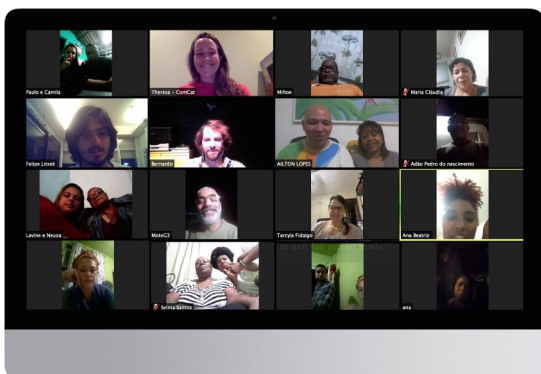
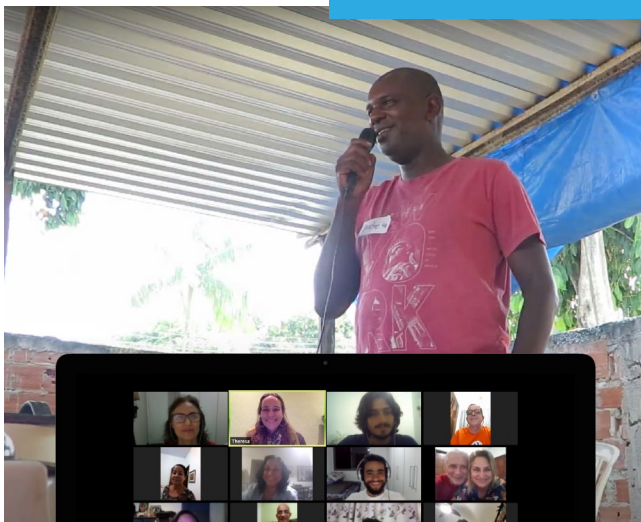
Despite the coronavirus pandemic affecting society as a whole, its impacts on favelas have been particularly severe. Among the factors that intensified this scenario, particularly in favelas, are: the difficulty in maintaining physical isolation, the lack of public services and access to basic infrastructure, insufficient public health and social welfare policies directed at these communities, the lack of reliable information in line with local reality, and the lack of income for residents, which forces them out to seek new sources of income. In total, Rio de Janeiro's favelas had over 29,000 cases of Covid-19 and more than 3,100 deaths by the time this report was published, a total of more deaths than 121 countries across the globe. And this is known to be a severe undercount.

Faced with this situation, the Favela CLT Project shifted all activities to the virtual environment, including holding regular meetings with affective rounds that supported residents of pilot communities.

Our concerns were focused on how the project could support communities during this difficult time, and the proposed actions were defined based on local demands.

From the outset we realized the importance of the distribution of basic foodstuffs for one of our partner communities, Trapicheiros. Using resources that would have been allocated for transportation and food during project activities in the community throughout 2020, we were able to provide basic care packages to eleven of the most impacted families right at the beginning of the pandemic in April.

We then reflected on how Rio's communities would have been impacted differently by the pandemic should they have already been established as CLTs. Given that community organizing is a particularly critical factor in generating solutions in times of crisis, CLTs become, in addition to their other attributes, an essential tool in disaster response. As such,



the challenging context of the pandemic inspired a broad debate within the Project on the potential of CLTs.

This theme became very much visible when we came up against threats in the pilot communities, particularly in Trapicheiros, with a fierce fire that threatened the community, and the prejudiced response of neighbours that led the Working Group to mobilize in its defense.

Throughout the year, we realized how virtual meetings, though limited, were important not only to talk about the CLT, but mainly to maintain a supportive and responsive environment of solidarity with and amongst residents.

# John Davis Presents the History of CLTs to Rio Working Group Members

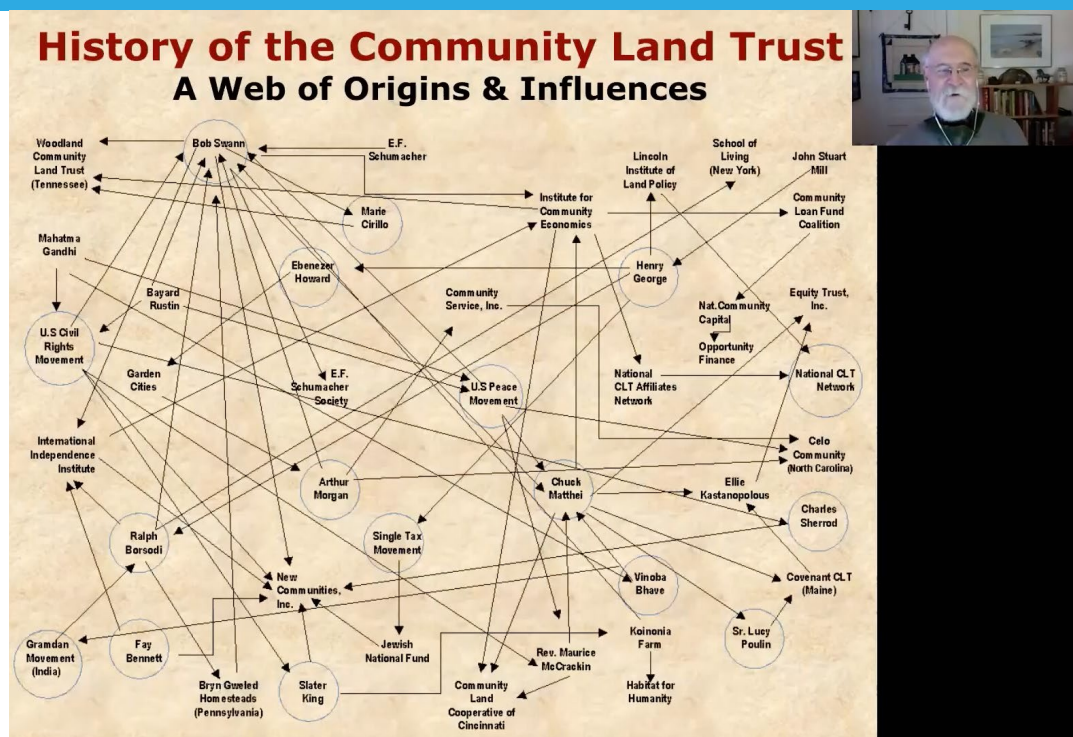
On November 5, 2020, during one of the Project's plenary meetings, we had the special participation of one of the world's leading authorities on CLTs, John Emmeus Davis. John has closely followed the growth of the CLT movement in the US, writing on it and advising innumerable communities seeking to adopt the model. He is a great partner and enthusiast of the Favela CLT Project in Rio de Janeiro. His presentation was a real lesson on how the CLT model came about and expanded, those behind its history, the ideals of justice that inspired them, the challenges they encountered along the

way, and the victories they achieved. He also told us about the current state of the CLT movement in the United States and around the world, giving us some lessons for the future. At the end, he entertained questions from the audience.

**Watch the video of his talk:**  
<http://bit.ly/JohnPlenáriaTTC>

**Access the Portuguese summary of his presentation:** <http://bit.ly/TextoJohnTTC>

**View his slides:**  
<http://bit.ly/SlidesJohnTTC>



# THIS YEAR IN NUMBERS

The working group today has **202 participants** from **76 institutions**

## WORKING GROUP



**44 favela  
leaders from  
28 communities**



**158 technical partners** from  
**60** public agencies, universities and NGOs

## PARTICIPATION



**591 people**  
have participated in  
a meeting, workshop  
or CLT event



**47 activities** in  
2020 (across meetings,  
workshops and events)



**9 plenaries**  
with the full  
Working Group



**13 meetings**  
with the Legislative  
working group



**1 draft law**  
**on the CLT**, aimed at  
regulating the model at  
national level



**19 community  
meetings:**  
9 in Trapicheiros and **10**  
in **Conjunto Esperança**



**2 pilot  
communities**  
working towards the  
establishment of a CLT



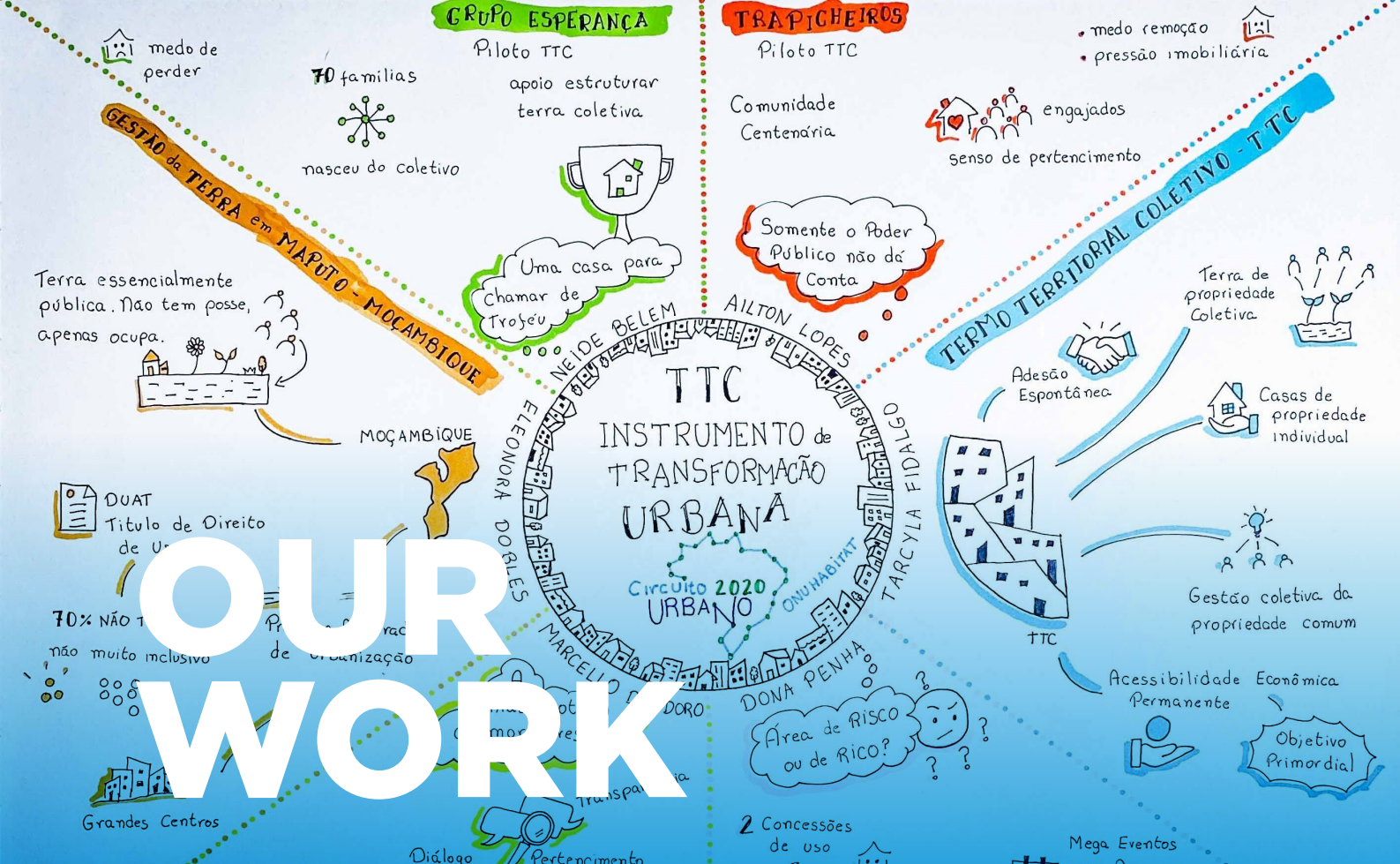
**246 residents**  
**reached** in  
interested and  
pilot communities



**4 regions** of  
**Brazil** interested in  
learning from the  
project

## YEAR-END EVALUATION

- When asked how they rate the **importance of the CLT for their personal or organizational initiatives**, the average response was **9.1**
- When asked how they rate the **importance of the CLT for the current state of affairs in Rio de Janeiro and Brazil**, the average response was **9.2**
- When asked how they rate the **project's adaption to the pandemic throughout the year**, the average response was **9.2**



## URBAN OCTOBER TAKES THE DEBATE ON RIO'S CLT MOVEMENT TO THE WORLD

In October 2020 we participated twice in the Urban Circuit, a UN-Habitat initiative that takes place every October, whose goal is to support and give visibility to events that discuss urban issues and ways to build more sustainable and just cities.

On October 20, we hosted the online event, **"The Community Land Trust as an Instrument for Transforming Urban Reality: A Debate from the Experiences of Rio de Janeiro and Mozambique."**

The event organized by the Favela CLT Project had several community leaders from Rio de Janeiro and two researchers as speakers. The central theme was to explore the potential of the CLT for urban informal settlements, ensuring the right to housing and the permanence of communities, while strengthening their self-management and collective organization. We heard important testimonials from project leaders in Rio, such as Ailton Gonçalves from the Trapicheiros

community, Maria da Penha from Vila Autódromo, and Neide Mattos from Conjunto Esperança, who presented their perspective on how they view the CLT in the context of their communities. We also heard reflections on housing in Mozambique, by researcher Eleonora Perriard. Based on the presentation of the characteristics of informal settlements in Maputo, the Mozambican land legislation, the history of the country's territorial development and the recent threats of real estate speculation processes, we were able to draw an interesting parallel, identifying common points and differences.

In total, around 500 people watched the event, which was transmitted live on Facebook and through both the Urban Circuit and *RioOnWatch* YouTube channels.

**WATCH THE EVENT RECORDING ON YOUTUBE:**  
[www.bit.ly/LiveOutubroUrbanoTTC](http://www.bit.ly/LiveOutubroUrbanoTTC).

Shortly thereafter, on October 29, we were invited to speak about the work being done in Rio de Janeiro at the webinar: “**Securing Land Rights: CLTs in Informal Settlements.**”

The webinar was organized by partners of the Favela CLT Project, World Habitat and CoHabitat Network, and heard from speakers from movements seeking the realization of CLTs in Puerto Rico, Brazil and Bangladesh..

**WATCH THE RECORDING  
OF ‘SECURING LAND RIGHTS’  
IN ENGLISH ON YOUTUBE:**

[www.bit.ly/SecuringLandRightsCLTs](http://www.bit.ly/SecuringLandRightsCLTs).

**SEE THE SLIDES FROM  
THE PRESENTATION ABOUT  
RIO DE JANEIRO:**

[www.bit.ly/WHUrbanOctoberFCLTs](http://www.bit.ly/WHUrbanOctoberFCLTs).



**In 2021 we will:**

- 1. Continue supporting the two pilot communities** in the process of formalizing their land rights and begin designing a CLT in accordance with their needs;
- 2. Launch the Favela CLT Project website and video** and organize a national information campaign;
- 3. Hold a national seminar on the CLT**, as a way of spreading the model across the country;
- 4. Advise social movements and communities** that wish to work with the CLT in other cities and states;
- 5. Organize CLT training workshops** for parliamentary advisors and leaders, seeking to expand awareness and gain further support for the model in Brazil;
- 6. Consolidate the draft CLT law**, based on dialogues with legal experts in legislative production, members of civil society and residents;
- 7. Carry out international exchanges** with experiences of CLTs in other countries, as a way of building bridges for the exchange of knowledge;
- 8. Participate in discussion forums on the right to the city**, at local, national and international levels, with the aim of introducing the CLT into institutionalized debates on urban policies.

*"The CLT provides a solid base so that we can have the guarantee of staying on the land, and that I can pass this on to my children: all the sacrifice, all the commitment of many years of meetings, so that I could have this trophy that is my house, and that this will be of benefit to my children. Or, if my children don't want it, that this house goes to a family that is unable to join a government program to get a house. Let this house be a home that is given to a family that really needs a house to call a trophy as well."*

**NEIDE MATTOS**  
Conjunto Esperança

*"I deeply admire the work... that is being done by the CLT Project to establish the first Community Land Trust in Rio... You began your own process of exploring in a participatory fashion, of tailoring the model to your own circumstances to try and create CLTs in Rio. I show your example all over the world now and say 'look at the wonderful work being done in Brazil!'"*

**JOHN EMMEUS DAVIS**  
Center for CLT Innovation

*"The importance of the CLT is paramount. I thought the idea was excellent, it is a proposal that brings security, brings hope. I can't wait for the CLT to be established both in Trapicheiros and Conjunto Esperança, and I intend for it to come to my community, to go to Indiana, and for it to grow, because it brings a tool that gives us security to stay on our land, keep our stories, keep our territory, keep this community that always resists."*

**MARIA DA PENHA**  
Vila Autódromo  
and the Evictions Museum

*"It's been a while since the housing movements and other people involved with the theme began discussing collective property, impeded by Brazilian institutions such as Caixa Econômica Federal [Brazil's national housing bank]. The CLT is an instrument that could contribute to the concrete experience of this 'ideal' as it demands everything from community empowerment to the implementation of the right to housing and the city for all."*

**GRAZIA DE GRAZIA**  
Popular Housing Union (UMP)

*"I would like to highlight the following potentialities of the CLT: 1. To boost community mobilization; 2. To develop a spatialized view of housing, considering health and sustainability characteristics; 3. To strengthen historically-built socio-cultural ties; 4. To promote the development of [community] leadership; and 5. To obtain land legalization with collective land ownership through the development of solidarity processes."*

**CARMEM SILVEIRA**  
Fiocruz

*"The CLT gives each resident the understanding that this is a project that will guarantee the land in a collective way, where real estate speculation will show up but won't be able to dominate because it won't be just one person deciding whether or not to sell the land. This brings more security to the community, to the residents. It is a way of valuing the space, of us being able to grow, to grow income within the community itself, to create accessible businesses. This is great. I have been thrilled with this CLT process."*

**AILTON LOPES**  
Trapicheiros

*"Since the first time I heard about the CLT, I was very interested. In my opinion, the most important thing for Brazil at this moment would be that we manage to mobilize the population, and I think the CLT has a huge potential for mobilization and for building good quality ties between people, transformative ties."*

**HERMÍNIA CASTRO**  
Rio de Janeiro State Land and  
Cartography Institute (ITERJ)

*"It has been a privilege to be able to participate in the writing of legislation and implementation of an instrument such as the CLT, which shows promise to help resolve issues such as land regularization in favela areas, security of tenure and decent housing, which is as applicable in Rio de Janeiro as it is in the rest of Brazil."*

**RICARDO DE MATTOS**  
Land and Housing Nucleus of Rio de Janeiro's Public Defenders' Office (NUTH)

# PUBLICATIONS AND PRESENTATIONS

**Chapter “Community Land Trusts in Informal Settlements Adapting Features of Puerto Rico’s Caño Martín Peña CLT to Address Land Insecurity in the Favelas of Rio de Janeiro, Brazil”** - Written by Rio CLT Project coordinators, Theresa Williamson and Tarcyla Fidalgo, together with collaborators from Puerto Rico (Line Algoed, María Hernández-Torres, Lyvia Rodríguez Del Valle and Alejandro Cotté Morales) and published in the book *On Common Ground: International Perspectives on the Community Land Trust*, edited by John Emmeus Davis, Line Algoed and María Hernández-Torres  
**Link:** <https://bit.ly/CapituloOnCommonGround>

**Article “The Community Land Trust and the Fight for the Right to the City: Dialogue about Rio and Mozambique”** - Published on *RioOnWatch*, reporting on the LIVE organized by the CLT Project for the 2020 Urban Circuit, the article summarizes the most important points that were addressed in the live, bringing testimonials from the speakers and offering an overview of the event.  
**Link:** <http://bit.ly/MatériaLiveTTC>

**Article: “New Views on Law 13.465/17: Potentialities in the Strengthening of Communities through Community Land Trusts”** - Article written by two members of the CLT

Project, Tarcyla Fidalgo and Felipe Litsek, and published in the *Insurgência* journal. The article analyses some limitations and possibilities brought by the new national land regularization framework, Law 13.465/17, for the implementation of CLTs in the country.

**Link:** <http://bit.ly/ArtigoTTC>

**Article: “The Community Land Trusts: potentialities and challenges in its implementation in Brazilian cities”** - Article written by Tarcyla Fidalgo, from the CLT Project, and published in *Revista de Direito da Cidade*. The paper provides an overview of the TTCs in the world and analyzes the potentialities and challenges for a possible application in Brazil, especially for ensuring security of tenure for the low-income population residing in informal settlements.  
**Link:** <http://bit.ly/CLTsPotencialidades>

**Article: “A Pyramidal Approach to Upgrading Rio de Janeiro’s Favelas, Part 2: Regularization, Basic Needs, and Community Participation”** - Published on *RioOnWatch* and written by the architect and collaborator Natalia Meléndez Fuentes, this article is the second part of a series proposing a comprehensive approach to Favela upgrading and mentions the CLT as a critical instrument in this endeavor.  
**Link:** <http://bit.ly/FavelaPyramid>

## RECOGNITION

*Throughout 2020, the Favela CLT Project was widely recognized through invitations to present its work and participate in diverse influential movements, from local to international:*

**Presentations on the CLT at meetings about adequate housing of the Rio de Janeiro City Council** — Throughout 2020, every Friday an open meeting was held to address the issue of housing in pandemic times, organized by the president of the Commission for Adequate Housing of the Rio de Janeiro City Council. Each edition featured a guest speaker. The two coordinators of the Favela CLT Project, Theresa Williamson and Tarcyla Fidalgo, were invited on two different occasions, to present themes related to the CLT. Theresa spoke on June 5 on the potential of the instrument for informal settlements, and Tarcyla spoke on July 7, about legal and structural aspects of the model.

**Link to presentation on the potential of Favela CLTs:** <http://bit.ly/ApresentaçãoPotencialTTC>  
**Link to presentation on they structure of Favela CLTs:** <http://bit.ly/ApresentaçãoEstruturaTTC>

**Presentation on the CLT at the 10th United Nations World Urban Forum** — Held in the UAE from February 8-13, 2020, the 10th WUF featured our participation in the panel Accelerating the SDGs through the Local Projects Challenge. Since 2019, the CLT Project is among those recognized on the Local Projects Challenge website.

**Presentation at the webinar “Securing Land Rights: CLTs in Informal Settlements”** — This event, which took place on October 29, 2020, was organized by World Habitat. Its central theme was the role of the Community Land Trust in securing land rights for informal communities and protection against the threat of eviction and gentrification. It featured participation from leaders of international CLT experiences in informal settlements: Puerto Rico, Bangladesh and Brazil.

**Event recording:** <http://bit.ly/EventoCLTsWorldHabitat> (English)

**Article: “Brazil’s First Community Land Trust”** — Published by World Habitat, the international institution responsible for UN-Habitat’s World Habitat Awarés and supporter of the CLT Project, the article shares the work of the project in Trapiçeiros, recognizing the community as a possible pilot of the first CLT in Brazil.

**Article link:** <http://bit.ly/WorldHabitatTrapiçeiros>

**Presentation with mention of the CLT Project at the “First Local Project Challenge Forum: Accelerating the SDGs through the Local Projects Challenge”** — On October 27, 2020, developed by research groups SEL-RJ and GAE (PROARQ-UFRJ) and CSUD (Center for Sustainable Urban Development - Columbia University).

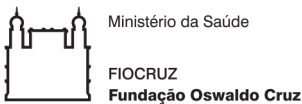
**Presentation link:** <http://bit.ly/LPCUFRJ>

# THANKS

## THANK YOU TO OUR 2020 VOLUNTEERS, ADVISORS AND COLLABORATORS:

Anouk Aflalo Doré,  
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## THANK YOU TO OUR 2020 PROJECT **PARTNERS AND MEMBERS**



# THANK YOU TO ALL OUR WORKING GROUP MEMBERS

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Bia Carvalho  
Breno Botelho  
Bruna Garritano  
Bruno João Floriano  
Bruno Neves Basto  
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Orlando Santos Junior  
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