# ANNUAL REPORT 2021





# INTRODUCTION

The Favela Community Land Trust Project originated in 2018, in a scenario of increasing urban segregation in the city of Rio de Janeiro. During the period of 2009-2016, when the city hosted several large international events-Rio experienced one of the most significant periods of forced evictions in its history, with 80,000 removed from their homes. At the same time, the rising cost of living led many to leave their neighborhoods and settle in peripheral areas, far from public services and employment. It became increasingly clear that new tools were needed, capable of guaranteeing the permanence of communities in their spaces and promoting their development.

A powerful solution was found in the favelas of Puerto Rico: the Favela Community Land Trust. Adopting a model from the civil rights movement in the United States in the 1960s, and widely applied around the world today, a group of eight informal settlements located in San Juan managed to achieve the formalization of their land rights under protective a tool that ensures both individual and collective interests.

Inspired by this experience, Catalytic Communities (CatComm) began to explore the possibility of applying the Favela Community Land Trust in Brazil. In August 2018, a group of representatives from Fideicomiso de la Tierra Caño Martín Peña, from Puerto Rico, came to Rio de Janeiro and led a series of workshops with community leaders in the city to share their story of struggle and community organizing. The successful workshops led to the formation of the Favela CLT Working Group.

The Favela CLT Working Group was born with a diversity of actors: leaders and residents of favelas, architects and urban planners, lawyers, researchers, representatives of civil society organizations, members of the public sector, and activists involved with social movements. From the start, two subgroups were created to develop specific work fronts: the Mobilization Working Group (focusing on identifying pilot communities and organizing activities) and the Legislative Working Group (focusing on the creation of legislative proposals to facilitate the implementation of the Favela CLT).

With the onset of the pandemic, in 2020, all project activities were taken online. The community mobilization workfront was profoundly affected due to the limitations of remote work, but other interesting possibilities appeared for the development of the project, with special emphasis on exchanges and dissemination of the model at the national level.

In 2021, the Favela CLT Project completed four years. The virtual dynamic was maintained and we were mainly dedicated to the task of spreading knowledge of the Favela CLT across Brazil. Despite difficulties, there were major achievements: namely expanding knowledge and support for the model in different regions of the country and introducing the Favela CLT into a broader debate on housing rights, urban policy and land tenure regularization.

#### \*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).
- Mature process of community organizing supported by technical allies who accompany community's development.

## 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 they develop CLTs, the CLT model can be nicely retrofitted to support land tenure in pre-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 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.

#### 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.

#### LEARN MORE ABOUT THE FAVELA CLT

Video: bit.ly/VideoTTC Site: termoterritorialcoletivo.org/ Facebook: facebook.com/termoterritorialcoletivo



#### DON'T MISS OUR FAVELA-CLT ANIMATION LAUNCHED IN 2021

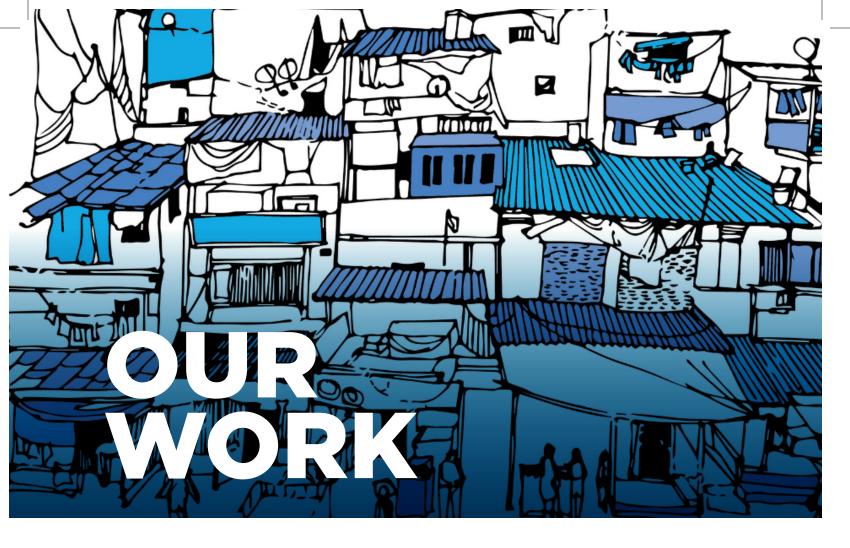
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## TEAM

Theresa Williamson Tarcyla Fidalgo Felipe Litsek Maria Fernanda Godinho Rebeca Landeiro dos Santos

## 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.
- 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.



## FAVELA CLT NATIONAL INAUGURAL SEMINAR

The first-ever Favela CLT National Seminar took place from June 22-24, 2021 and was the largest event ever organized by the Favela CLT Project. Over 600 people signed up, from all Brazilian states, most critically including community leaders and activists from housing movements. Over 300 people attended live, and over 500 watched on YouTube. The event was supported by the National Forum for Urban Reform (FNRU), Brazilian Institute of Urban Law (IBDU), Fundo Fica, Center for CLT Innovation and World Habitat.

The seminar's objective was to spread knowledge of the Favela Community Land Trust across Brazil, reaching relevant actors engaged with the right to the city and affordable housing. We aimed to share a complete overview of the Favela CLT, exploring its different aspects. The three sessions were complementary and dealt with specific topics, based on a dynamic that stimulated exchange and interaction with the public.

On the first day, we discussed the scenario of the right to adequate housing in Brazil, covering different possibilities of titling through land regularization programs, and the benefits and risks of each approach. We concluded the session by introducing the Favela CLT model as an alternative to the context presented beforehand.

On the second day, we shared the history of the Community Land Trust and its dissemination around the world, as well as the legal structure of the model. We then heared from favela leaders involved with the project.

Finally, on the last day, we explored international experiences of CLTs, delving into important examples and seeking to understand its limitations and achievements. We ended up with a collective reflection on the challenges and potentialities of the Favela CLT in Brazil.

The participatory dynamic was one of the most positive aspects of the seminar, revealing an immense interest in this new land ownership model. As Meg Raquel from the Observatório das Metrópoles in the Brazilian state of Pará highlighted:

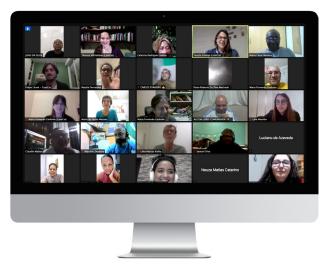
"We need to create a great network to defend the Favela Community Land Trust, defending the collective, the city, occupations... Let's bring this idea to our cities."

The National Seminar was a very important milestone for the Favela CLT Project, playing a key role in the dissemination of the model across the country. Overall, we were able to plant seeds and build bridges with key figures within our field, who can support our mission of realizing Favela CLTs in Brazil.



termoterritorialcoletivo.org/seminario-ttc-brasil-1







## Webinar explores the challenges and potentialities of the Favela CLT in Latin America

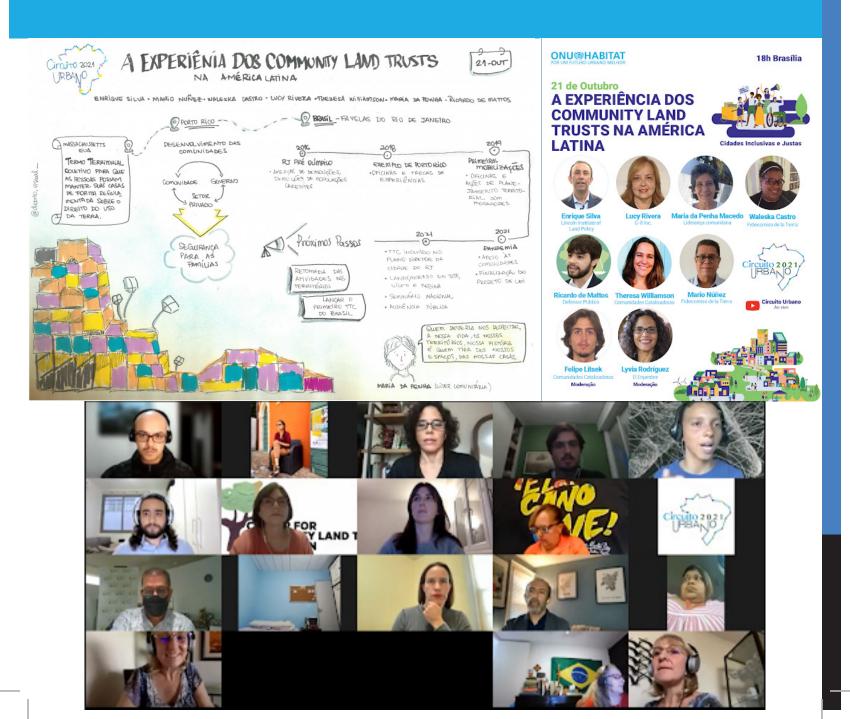
On October 21, 2021, we held the webinar "The Experience of Community Land Trusts in Latin America". The online event, organized by the Favela CLT Project and the Fideicomiso de la Tierra Caño Martín Peña in San Juan, Puerto Rico, featured presentations by community leaders, activists and representatives of civil society organizations from Puerto Rico and Brazil, and was part of the UN Habitat's Urban Circuit 2021.

At the event, we sought to explore the potential of the Favela CLT in consolidated informal settlements, to ensure the permanence of communities in their territories and strengthen those communities. The similarities and divergences between the legislation, policies and community organizing in the two countries were addressed and the main challenges for the implementation and maintenance of Favela CLTs in the two contexts were also explored.

The discussions held during the webinar showed how the model historically applied in the Global North has been deeply transformed in Latin America. Furthermore, it became clear that building a Favela CLT is hard work, but very much worth it given the robust and expansive nature of CLTs.

#### Watch the webinar:

bit.ly/LIVECircuitoUrbanoTTC2021



# THIS YEAR IN NUMBERS

### The Working Group today has 233 participants from 98 institutions

#### **WORKING GROUP**



**182 technical partners** from **82** public agencies, universities and NGOs

#### PARTICIPATION



1016 people from all states of Brazil have participated in a meeting, workshop or CLT event



51 activities in 2021 (across meetings, workshops and events)



11 plenaries with the full Working Group



9 meetings with the Legislative Working Group



#### 1 draft law on the CLT, set to be included in **Rio de**

Janeiro's Master Plan



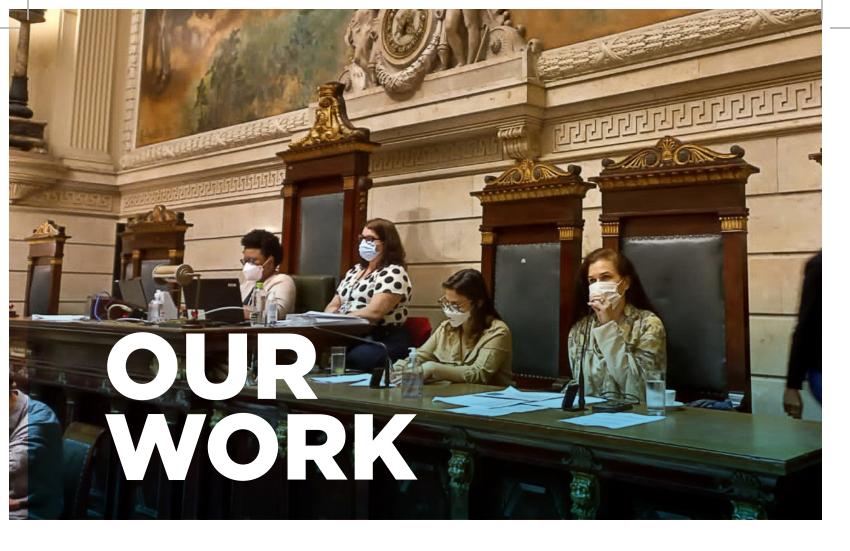
13 community meetings: 5 in Trapicheiros and 8 in Conjunto Esperanca

2 pilot communities working towards the establishment of a CLT



281 residents reached in interested and pilot communities

- YEAR-END EVALUATION
- When asked how they rate the **importance of the CLT for their personal or organizational initiatives**, the average response was **9.3**
- 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 **9.3**



## PUBLIC HEARING ON THE FAVELA COMMUNITY LAND TRUST; FAVELA CLT INCLUDED IN THE DRAFT BILL OF RIO DE JANEIRO'S NEW MASTER PLAN

On September 28, 2021, the City Council of Rio de Janeiro held a Public Hearing on the Favela Community Land Trust. It was organized by the Council's Permanent Commission on Urban Affairs and the Special Commission on the Right to Adequate Housing, in partnership with the Favela CLT Project.

The Public Hearing was planned following a workshop organized by the Favela CLT Project directed to parliamentary aides, held in August 2021. The activity was an attempt to reach public representatives, and its main goal was to strengthen the presence of the Favela CLT in these spaces and garner support. The workshop had very positive results, since it allowed us to organize the first ever public hearing on the CLT model in Brazil.

The hearing was supported by representatives of the following institutions:

Observatório das Metrópoles, Observatório das Favelas, Pastoral de Favelas, União por Moradia Popular, Núcleo de Terras e Habitação da Defensoria Pública (NUTH) and the City's Urban Planning Office. We heard testimonials from leaders and residents of the following communities: Conjunto Esperança, Trapicheiros, Indiana, Horto Florestal and Vila Autódromo.

In their presentations, the participants highlighted the Favela CLT's potential in ensuring security of tenure in informal settlements, defending their right to remain in their territories, against different forms of forced eviction. The importance of community empowerment unleashed by the Favela CLT was also emphasized, given CLTs turn residents into protagonists of their development and allow control over their land. As Neide Mattos, leader of Grupo Esperança said: "The Favela CLT provides a vehicle for the community to express itself and speak about its culture, its environment, and what it really needs. The Favela CLT provides major security for the residents of a community."

Holding a public hearing was especially important now that the Favela Community Land Trust was **included in the draft of Rio de Janeiro's new Master Plan**, where it is presented as an innovative legal tool to ensure access to land and housing. Bill 44/2021 was sent to Rio de Janeiro's City Council to be debated and voted on by the councillors.

The public hearing was a huge success! It was the first time that the Favela CLT was discussed by public officials in an official capacity and a very important moment to highlight the model's potential in ensuring the right to affordable housing and strong, resilient and vibrant communities.



### **LEARN MORE:**

www.termoterritorialcoletivo.org/audiencia-publica-ttc



#### In 2022, we will:

- 1. **Resume in-person activities** in the pilot communities;
- 2. Extend the project to other interested communities;
- 3. **Track** the renewal of Rio de Janeiro's **Master Plan** during City Council debates to ensure the legislative approval of the Favela CLT;
- 4. Further disseminate the Favela CLT nationally, holding a second edition of the National Seminar;
- 5. Build capacity amongst parliamentary aides and members of public agencies;
- Further connect the Favela CLT to social movements in the struggle for housing rights;
- Expand the presence of the project on social media and to a younger audience;
- 8. **Hold exchange events** with other CLTs around the world.

"We live in favelas and take part in a housing cooperative, and we have no guarantee that we will remain in the territory. I think that the Favela CLT will strengthen us and help us think about the continuity of these families on the land. I also think that the Favela CLT brings the issue of selfgovernance, an issue that does not come from the top down—we build it together. I think that everything we build together tends to achieve a good result."

#### JUREMA DA SILVA CONSTÂNCIO

National Union for Popular Housing - UNMP/ RJ (Favela CLT Public Hearing at the Rio de Janeiro City Council - 09/28/2021)

"For us, the Favela CLT is an instrument of great importance as a form of collective governance, giving residents the opportunity to control their way of living, being owners, with safety and control over construction costs. Combining the property allows for the defense of the residents against forced evictions and threats... Today, we observe that the struggle for housing remains a constant struggle. Human beings need a home, a safe home."

#### ELIANE SOUSA DE OLIVEIRA

Favelas Pastoral Committee (Favela CLT Public Hearing at the Rio de Janeiro City Council - 09/28/2021)

"What's most interesting is that it can be implemented where the community already exists, it doesn't have to create a new community; every favela can be improved by the Favela CLT, it can be improved and perpetuate its ties, continue to write its history, which is essential for every resident. Communities are built by their residents, every favela is built by its residents."

#### MARIA DA PENHA

Vila Autódromo and Evictions Museum (Favela CLT Public Hearing at the Rio de Janeiro City Council - 09/28/2021) "While it is true that there are already legal mechanisms and urban tools capable of promoting security of tenure and collective management of the territory, it is also a fact that these instruments have encountered several barriers to being put into effect. The Favela CLT is a solution with the potential to address these barriers. The Favela CLT is an instrument with the potential to respond to greater urban challenges of the city of Rio de Janeiro: the regularization of land in favelas and precarious settlements, and the confrontation of the parallel power of local militias and drug trafficking groups."

#### **ORLANDO SANTOS JÚNIOR**

Observatório das Metrópoles (Favela CLT Public Hearing at the Rio de Janeiro City Council - 09/28/2021)

"[The CLT] is an alternative operational approach to private land ownership and individual appropriation of land resources in the form of rent, a major cause of property price inflation and unequal access to housing and land. For years, the Lincoln Institute of Land Policy has been very interested in Community Land Trusts, because they give us a view of tenure and housing that promotes a deeper understanding of the important role that land plays: that of the social and economic development of our communities. Especially those sectors that struggle to have decent, affordable and durable housing."

#### **ENRIQUE SILVA**

Institute of Land Policy (Webinar "The Experience of Community Land Trusts in Latin America" - 10/21/2021)

"Being under the CLT is, more than anything, protection. You feel protected. No one, no government can come and say 'you have to get out of here', or 'let's buy this piece of land and everyone has to move."

#### WALESKA GARCÍA

<sup>-</sup>ideicomiso de la Tierra Caño Martín Peña 'Webinar "The Experience of Community Land Trusts n Latin America" - 10/21/2021)

## **PUBLICATIONS AND PRESENTATIONS**

Thesis "The State and Land Speculation in Favelas: A Study on the Favela Community Land Trust" — Work presented by Rebeca Landeiro as a requirement to obtain a degree in Architecture and Urbanism from the Federal University of Juiz de Fora (UFJF). The study analyzes the role of the State in real estate speculation processes that affect favelas, presenting the Favela CLT as a solution to avoid processes of this type and ensure the permanence of communities. Link: bit.ly/MonografiaTTC2021

Article "Building Paths for the Right to the City: The Contribution of the Favela Community Land Trust" — Article written by Tarcyla Fidalgo and Felipe Litsek and published in the collection "El derecho a la ciudad front a los desafíos actuales", organized by the Latin American Council of Social Sciences (CLACSO). The work seeks to analyze the contribution of the Favela CLT to the fulfillment of the ideal of the right to the city. Link: bit.ly/ArtigoTTC\_CLACSO

Article "The Favela CLT and the Right to Adequate Housing: Potentialities from an experience of Minha Casa Minha Vida-Entidades Program" — Article written by Tarcyla Fidalgo published in the collection "Housing and the Right to the City: Challenges for metropolises in times of crisis", organized by the Metropolis Observatory. The work seeks to analyze the potential of the Favela CLT in ensuring security of tenure and overcoming challenges in an enterprise of the MCMV-Entidades Program, located in Rio de Janeiro.

Link: bit.ly/ArtigoTTCMCMV-Entidades

Article "Community Land Trusts and Informal Settlements: Assessing the Feasibility of CLT Instruments Developed by the Caño Martín Peña Communities in Puerto Rico for Favelas in Rio de Janeiro, Brazil" — Article written by Line Algoed, Alejandro Cotté Morales, Tarcyla Fidalgo Ribeiro, María E. Hernández Torrales, Lyvia Rodríguez Del Valle, and Theresa Williamson, and published by the Lincoln Institute of Land Policy. It analyzes the feasibility of the Favela CLT in the regularization of favelas in Rio de Janeiro, compared to the use of the model in Puerto Rico, by the Fideicomiso de la Tierra Caño Martín Peña. Link: bit.ly/ArtigoTTCBrasilPortoRico

Article "Community Land Trusts in Latin America: Dialogues Between Brazil and Puerto Rico" — Published on RioOnWatch and written by Rebeca Landeiro and Felipe Litsek, the article talks about the webinar carried out by the Favela CLT Project within the 2021 Urban Circuit, which explored experiences with the Favela CLT across the Latin American continent, based on ongoing projects in Rio de Janeiro and San Juan, Puerto Rico. Link: bit.ly/3lhUvau

Articles "Favela Community Land Trust National Seminar, Part 1: Collective Property and Security of Tenure" and "Part 2: International Examples, Potentialities and Challenges" — Published on RioOnWatch, by Eduardo Antunez Rolle, Gabriela Buffon Vargas, and Julio Santos Filho, the two articles provide an overview of the National Seminar on the Favela CLT, held in June 2021. The nationwide event lasted 3 days and had the participation of people from all states of Brazil. He sought to present the Favela CLT in all its dimensions, exploring its history, legal structure, international experiences and the challenges and potentialities of the model in Brazil. Link: bit.ly/ROWSeminario1 and bit.ly/ROWSeminario2

**Mini-course "Getting to know the Favela CLT"** — This minicourse was composed of four meetings and its goal was to deepen knowledge about the Favela CLT for different actors. The proposal came from a demand from the participants of the Favela CLT National Seminar, who were interested in better understanding the model. The course was held remotely through the Zoom platform, with registration open to the public, and a certificate was issued to participants.The classes were: "History of the CLT", "The Experience of Puerto Rico", "The Structure of the Favela CLT" and "The Favela CLT in Brazil: Challenges and Potentialities."

#### RECOGNITION

Throughout 2021, the Favela CLT Project was widely recognized through invitations to present its work during lectures, classes, debate roundtables and webinars, from local to international. Highlights include:

Article "National dissemination of CLTs in Brazil by

**CatComm"** — Published by the Co-Habitat Network, the article shows the progress of the work of the Favela CLT Project in Rio de Janeiro, paving the way for the implementation of the Favela CLT in the country. It also displays relevant materials from the project, such as the video "What is a Favela CLT?" and recordings of the National Seminar **Link:** bit.ly/3Bm81Gm

Masterclass "Valuing Informality: Designing for Global Development" — Class given by Theresa Williamson to the Norman Foster Foundation in April 2021. In the class, Theresa presents the history of favelas in Rio de Janeiro and the main challenges they face today. She highlights the positive qualities of the informal production of the city, often the only possible way to ensure fundamental rights for a large part of the population, such as access to housing. Link: bit.ly/TWMasterclass Article "Next phase progresses for establishing Community Land Trusts across Brazil" — Published by World Habitat, the article presents the steps in building Favela CLTs in Brazil, based on the experience of the Favela CLT Project. It shares testimonials from community leaders participating in Rio de Janeiro, such as Trapicheiros and Conjunto Esperança, as well as our team. Link: bit.ly/3cMRkt6

Participation in the inaugural International CLT Festival

— From September to December 2021, the first edition of the International CLT Festival was held. The event was organized by the Center for CLT Innovation, an international organization that supports CLT initiatives around the world, and featured a series of events where lessons learned from applying the model were shared. One of the festival's events was organized by the Favela CLT Project, in partnership with Fideicomiso de la Tierra Caño Martín Peña. The webinar "The Experience of Community Land Trusts in Latin America" explored the adoption of the CLT in the Latin American continent, bringing the experience of Puerto Rico and Brazil, based on the testimonials of leaders and technical allies involved.

Link: bit.ly/LIVECircuitoUrbanoTTC2021

#### LEARN MORE

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## THANKS

#### THANK YOU TO OUR 2021 VOLUNTEERS, ADVISORS AND COLLABORATORS:

Alice Caruso, Ana Flávia Costa, Bernardo Soares, Claire Beraldo, Camila Moreno, Clarissa Sapori, Cláudia Muniz, Gisele Moura, Geisa Bordenave, Hermínia Castro, Isabella Ramalho, Jaqueline Suarez, Juliana Jutkke, Lara Masetto, Magna Corrêa, Patrícia Basile, Sandra Kokudai, e Tomás Aboim.

#### THANK YOU TO OUR 2021 PROJECT PARTNERS AND MEMBERS



#### THANK YOU TO ALL OUR WORKING GROUP MEMBERS

Adriana Bevilaqua Ailton Gonçalves Lopes Alex França Alex Magalhães Alice Caruso Alice Nohl Alípio Álvaro Mendes Ferreira Ana Santos Ana Clara Aguiar Ana Cláudia de Miranda Dantas Ana Flávia Costa Eccard Ana Lilia Faria dos Santos Andreia Nogueira Andreia Ziotto Ângela Regina Lima de Jesus Anna Paula Sales Anouk Aflalo Antonia Ozório da Silva Antonio Antônio Augusto Veríssimo Antonio Carlos Hipólito Antônio Carlos Rodrigues Aruan Braga Barbara Nascimento Bárbara Melo Beatriz Carvalho Bernardo Soares Bia Carvalho Breno Botelho Bruna Garritano Bruno Neves Basto Bruno João Floriano Caiett Genial Camila Diniz Bastos Camila Haddad **Carmem Margues** Carmen Silveira Carolina Tavares Guerra Celina Almeida Claire Beraldo Clarindo Soares Pereira Filho Clarissa Sapori Avelar Claudia Muniz **Claudio Mattos** Claudio Rocha Cleonice Dias de Almeida Cris dos Prazeres

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Apoio da Cooperativa Esperança Associação de Mães de Itaguaí (A.M.I.G.A.S.) Associação de Moradores da Fazendinha Associação de Moradores do Horto - Amahor Associação de Moradores Indiana Tijuca Associação de Moradores Trapicheiros Associação Terra Una ColetivAção - Vidigal

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