



HOUSING, LAND, AND PROPERTY

In all locations, significantly more host community respondents than displaced respondents report owning the land on which their households are settled. It should also be noted that significantly more respondents from both population groups in Dollow report ownership of their land (host community households 63%⁴³; and displaced households 26%⁴⁴).

Graph 13. Reported levels of landownership, % of households

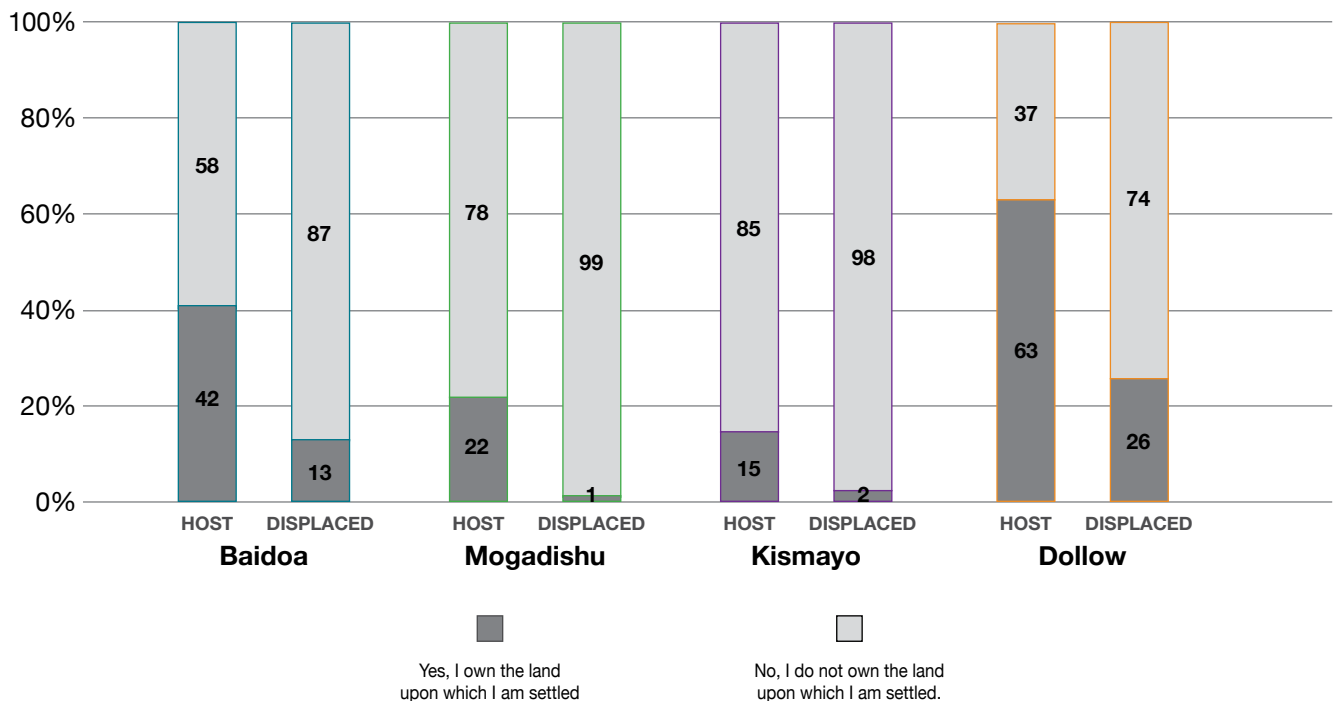
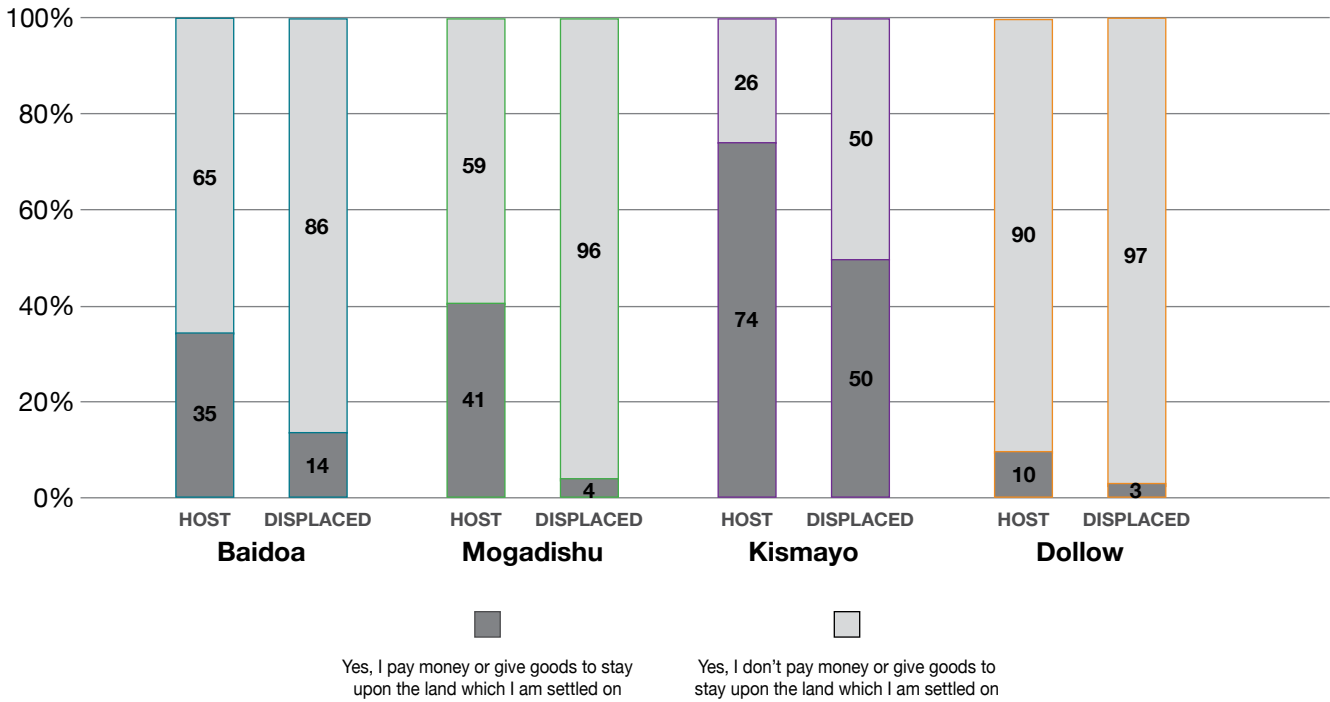


Photo: IDP woman in a demolished settlement in Baidoa. She has faced multiple evictions. Credit: NRC

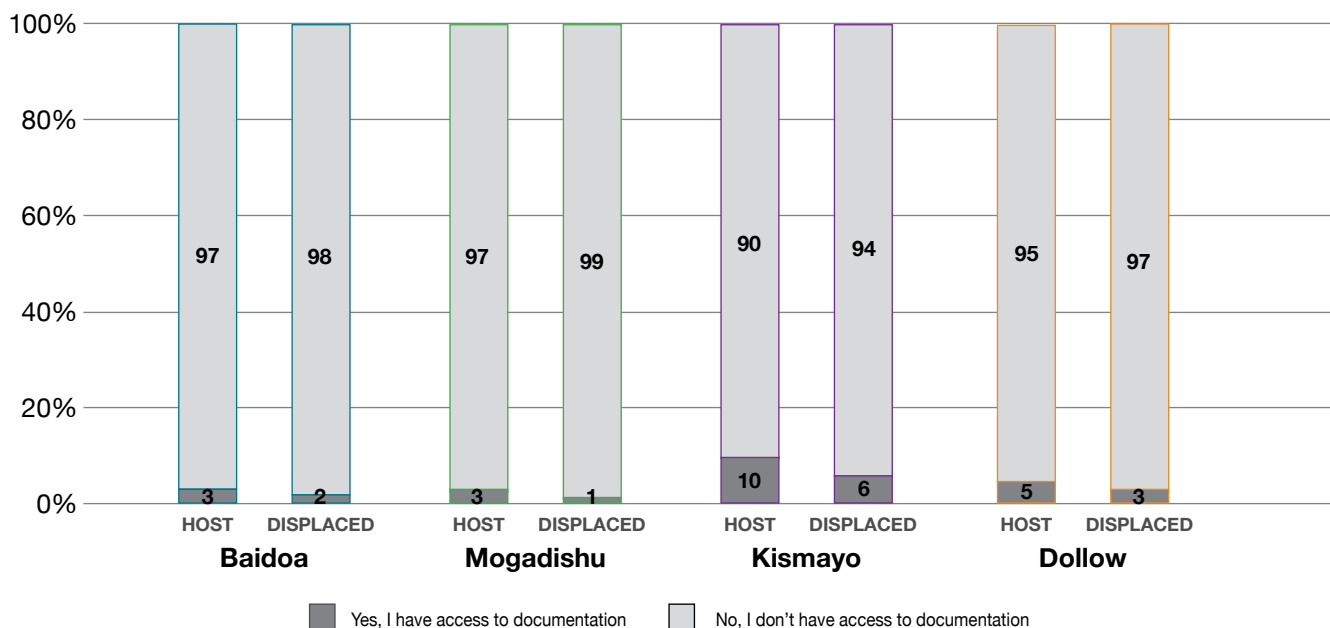
Significantly more host community respondents than displaced respondents report paying money or giving goods and services in order to stay on the land upon which their households are settled.⁷

Graph 14. Percent of host community and displaced respondents who report that their HHs pay money or give goods or services to stay on their land



A very low proportion of respondents report having access to documentation in order to secure tenure for land upon which they are settled. The 2019 Danwadaag Local (Re)Integration Index (LORI) baseline, however, demonstrates that there is an important distinction to be made between having no land title and having no written agreement, as this offers a more detailed picture of the HLP situation. In Mogadishu, for instance, 90% of displaced households report having a written agreement with the owner and just less than half of the population in Baidoa reports the same.⁸

Graph 15. Reported access to documentation in order to secure land, % of households

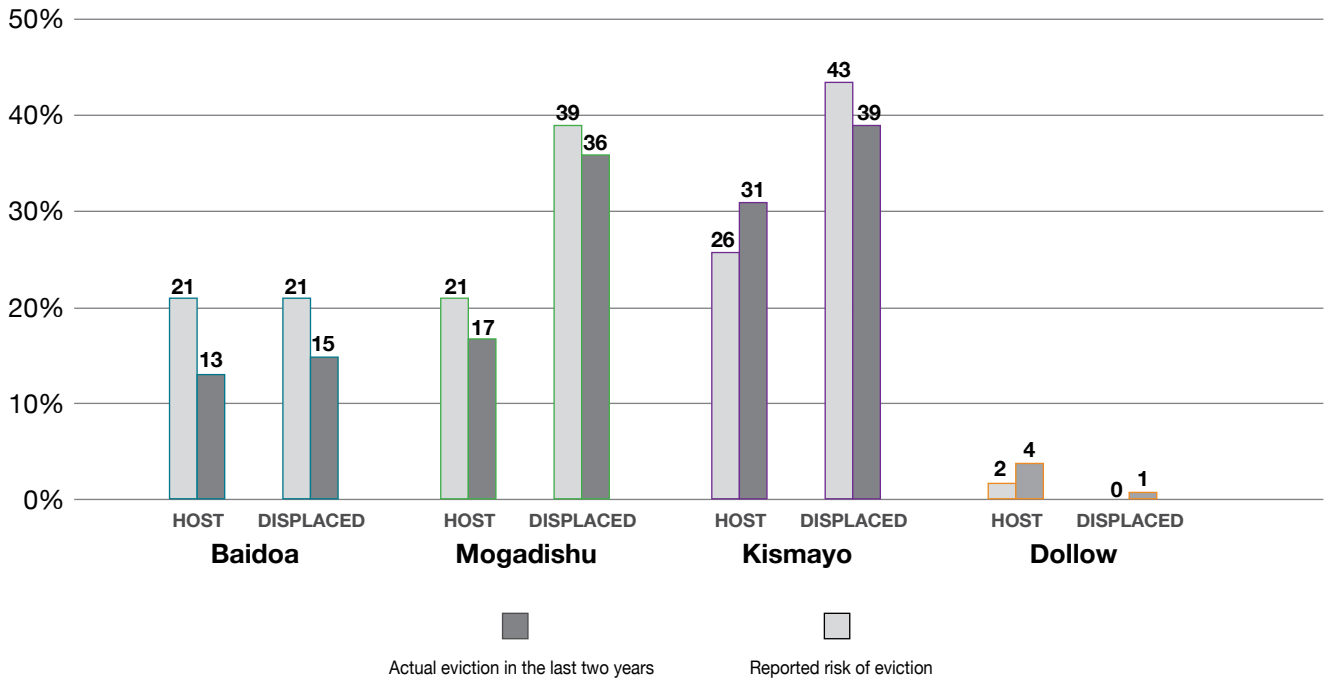


⁷ These are indicative results, as this question was only asked to this subset of respondents.

⁸ Danwadaag Durable Solutions Consortium (December 2019). LORI Baseline survey findings are limited to the Danwadaag programme target beneficiaries and locations (Mogadishu, Baidoa, Kismayo).

In all locations except Dollow, the perceived risk of eviction and the actual eviction rates are quite substantial, rising as high as 39% as displaced households in Kismayo report. In Mogadishu and Kismayo, significantly more displaced respondents than host community respondents report that their households are at risk of eviction in their current location. It is interesting to note that the perceived risk of eviction is closely correlated to the actual reported eviction rates.

Graph 16. Reported risk of eviction compared to actual eviction in the last two years prior to the assessment, % of households



In Dollow, the population enjoys a very low rate of eviction for both population groups. Almost none of the respondents (2% of host community households and 0% of displaced households), however, report being at risk of eviction in their current locations. The proportion of households reporting that they have been evicted from their housing in the last two years is also significantly low, with only 4% of host community households and 1% of displaced households indicating as such.

This low rate of eviction risk in Dollow can be explained by the fact that IDP sites have been constructed on public land instead of privately owned land. It should also be mentioned that the Somali Shelter Clusters have conducted extensive and lengthy consultations and engagements with the local authorities, community elders, and IDP camp managers to enable identification of the most vulnerable households—drawn from both the IDP camps and the host community—in order to foster social cohesion. The local authorities have reportedly ensured that land will be made available to selected IDP beneficiaries and that the land tenure arrangements will safeguard against eviction, although these tenure agreements do not allow for the sale or transfer of the property.⁹

Forced evictions remain a key obstacle to achieving durable solutions for displacement-affected communities. They undermine local integration and social cohesion by eroding living standards, livelihoods, and a sense of belonging among IDPs and others living in informal settlements. As highlighted in the HLP sub-cluster eviction trend analysis from January to August 2019, there is also a growing trend of development-induced displacement in which the main causes of evictions are related to the increase in privately owned developments.¹⁰

⁹ See: <https://www.fmreview.org/sites/fmr/files/FMRdownloads/en/shelter/goddeeris-mcdonald.pdf>
¹⁰ HLP sub-cluster Eviction Trends Analysis (August 2019).