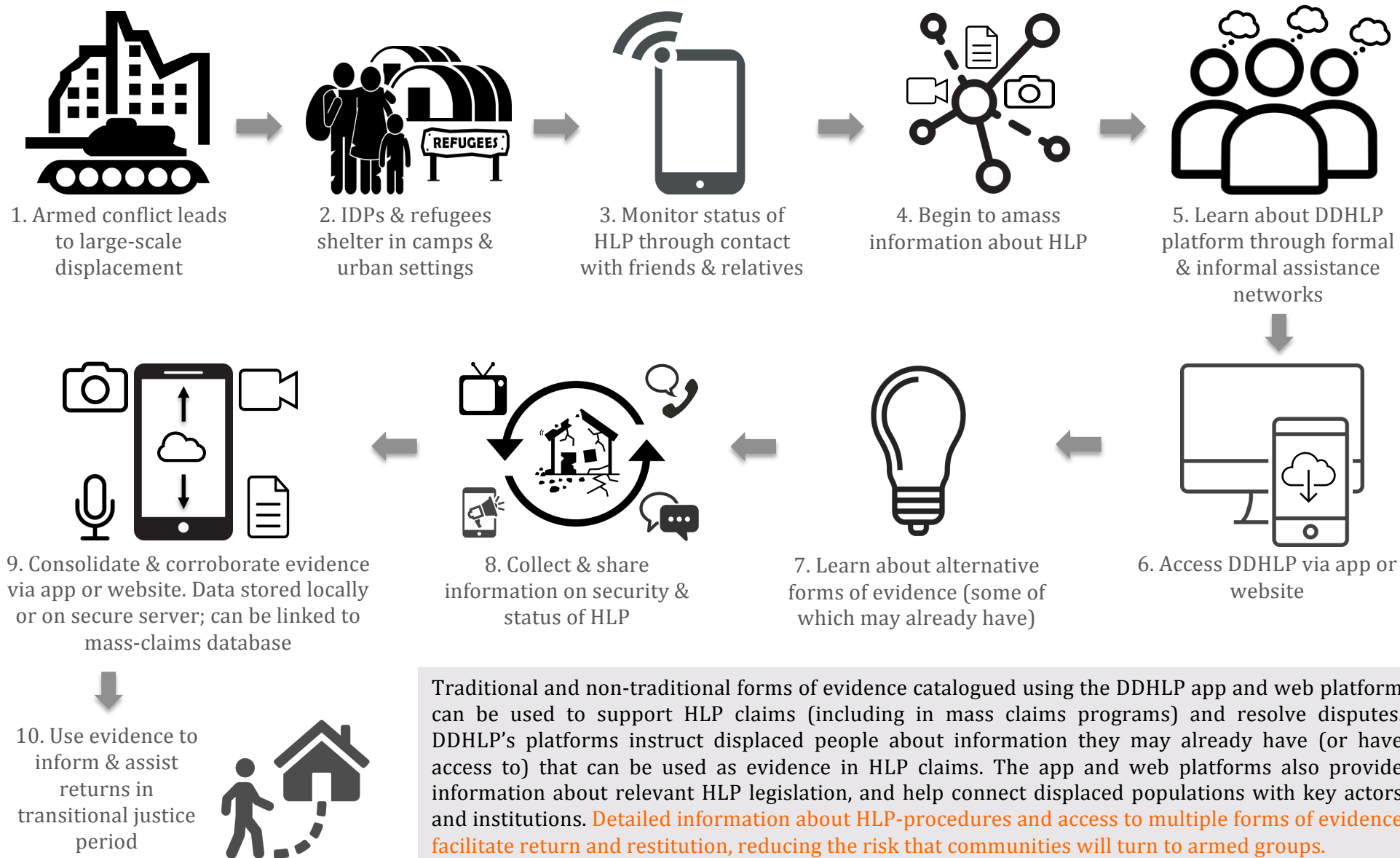


DIGITALLY DESIGNED HLP:

Leveraging available technologies to ensure quicker, more cost effective and just resettlement of displaced populations

DDHLP

Digitally Designed
Housing, Land, &
Property Rights



DDHLP: Digitally designed housing, land, & property rights solutions for conflict-affected environments

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Property Rights



Emily Frank, PhD. is an applied anthropologist who has spent the last 15 years identifying opportunities to transform research outcomes into practice solutions that will make durable changes in people's lives. She has worked in HLP research settings since the mid 1990's and focuses her work on leveraging technology use to empower local populations for a more just world.



Matthew F. Pritchard is a land tenure and HLP specialist focused on data-driven policy reform in fragile and conflict affected states. He has over 10 years' experience designing and administering large-scale HLP policy research for governments, NGOs, and multi/bi-lateral donors. An academic practitioner, Matthew's PhD research focuses on the evolution of tenure systems in post-war environments.



Jon D. Unruh, PhD. is a professor in the Department of Geography at McGill University. He has over 25 years' experience in developing and implementing research, policy, and practice on war-affected land and property rights in the Middle East, Latin America, Africa, and Asia. Jon has worked with a variety of donors, governments, and NGOs; his primary focus is on HLP remedies in war-affected scenarios.

Forced migration and the destruction, confiscation, and transaction of HLP in war-affected environments present a primary development challenge to displaced populations, host communities, governments, and international organizations, as well as durable peace and recovery in war-torn societies. Despite innumerable obstacles, experiences from multiple conflict-affected contexts show that displaced people employ a variety of local and mobile-based communication strategies to monitor HLP and prepare for eventual return. Currently, planning and organizing large-scale HLP restitution processes begin well after a war is over, and rely overwhelmingly on a set of transitional justice measures. DDHLP's app and web-based platforms begin this process while conflict is on-going, increasing awareness of HLP procedures, as well as organizing and corroborating evidence that will facilitate return and other viable remedies.

DDHLP is the brainchild of HLP specialists Dr. Jon Unruh, Dr. Emily Frank, and Matthew Pritchard. Based on decades of experience working on HLP restitution and mass claims techniques, the mobile and web-based platforms being developed by DDHLP address three primary obstacles that face displaced populations and large-scale HLP restitution programs: 1) displaced populations are often reluctant to return to home areas if they know their HLP has been destroyed or occupied by others; 2) those returning can be ill-equipped to prepare evidence and organize claims, and often experience highly compromised livelihoods; 3) the time (often years) required to develop and implement mass claims techniques can discourage return or encourage claimants to seek less peaceful forms of resolution.

DDHLP's app and web-based platforms leverage existing technologies to raise awareness about restitution programs and consolidate multiple forms of traditional and 'non-traditional' evidence. Photos, documents, and testimonies organized via the platform can be saved for future use in dispute resolution or linked to a mass claims database.

At DDHLP our mission is to optimize technologies that are already being used by displaced populations to ensure quicker, more cost effective and just resettlement.

 info@digitalhlp.com

 [@DigitalHLP](https://twitter.com/DigitalHLP)

DDHLP: Digitally designed housing, land, & property rights solutions for conflict-affected environments

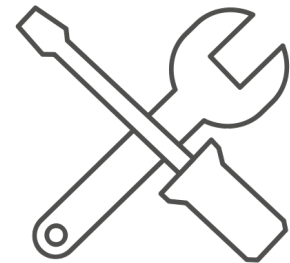
MOBILIZING RETURNS: MONITORING HLP IN ERBIL, IRAQ

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& PROPERTY
RIGHTS

Forced migration and the destruction, confiscation, and transaction of HLP in war-affected environments present a primary development challenge to displaced populations, host communities, durable peace, and recovery in war-torn societies. Despite innumerable obstacles, experiences from multiple conflict-affected contexts have shown that displaced people employ a variety of local and mobile-based communication strategies to monitor HLP and prepare for eventual returns.

Given the important and evolving role that mobile technology has on HLP, in July 2017, DDHLP – with research support from Social Inquiry – launched a pilot study of IDPs in Erbil, Iraq. Beyond confirming that dislocation linked to Daesh has had a significant impact on HLP, the pilot demonstrated that displaced populations are actively monitoring the occupation, looting, damage, and destruction of their homes, farms, and businesses. Independent of age, gender, and level of education, pilot participants are actively monitoring the status of their HLP in preparation for return. Preliminary data demonstrate an important opportunity to harness widespread desire for return, displaced people’s detailed knowledge of their HLP, and access to mobile technology to dramatically improve the return and restitution processes.



PURPOSE

Mobile technology has dramatically affected how displaced populations monitor and manage HLP. Access to mobile technology can transform the ways in which organizations and individuals prepare for returns.

DESCRIPTION

Pilot study on the ways that IDPs in Erbil engage with and monitor housing, land, and property (HLP).

METHODS

Questionnaire including modules on displacement, status of HLP, and dispute resolution. Total of 101 questionnaires with randomly selected IDP households in Baharka camp and Erbil.

DISPLACEMENT



74%
displaced between
June and August
2014

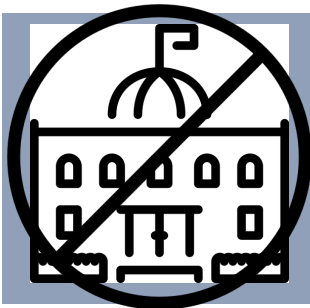
96%
displaced for
more than 2 years

OBSTACLES TO RETURN

What is keeping you from returning?



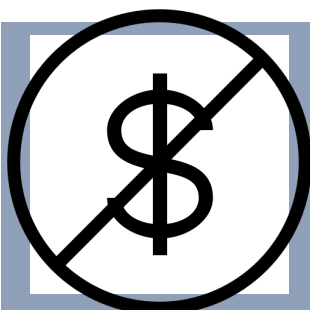
79%
Conflict / insecurity



54%
Lack of services



22%
Property destruction



18%
Lack of financial
resources

DESIRE TO RETURN

Where would you most prefer to live?

44%

Return to my place of
residence

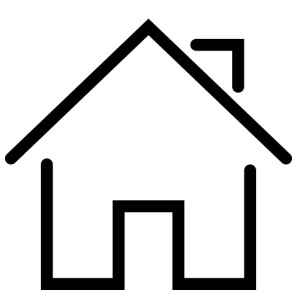
39%

Remain in my current
location

Widespread desire to return home and significant demand to remain in location of displacement emphasize the importance of HLP to returns, restitution, and stability.

HOUSING, LAND, & PROPERTY

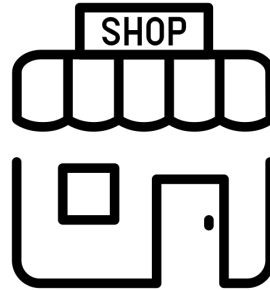
TYPES OF HLP IN HOME AREA



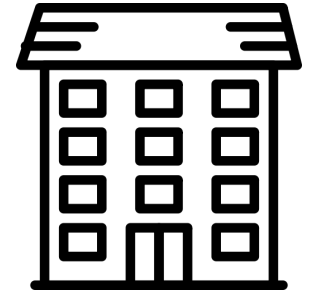
97%
House



44%
Farm



23%
Business

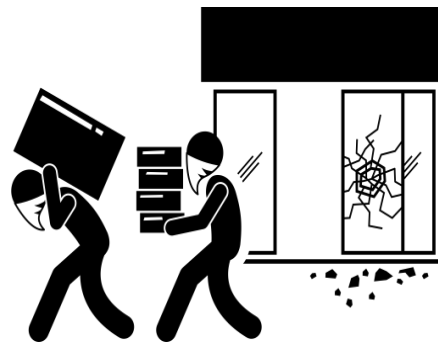


2%
Apartment

CURRENT STATUS OF HLP IN HOME AREA



50%
Damaged



55%
Looted



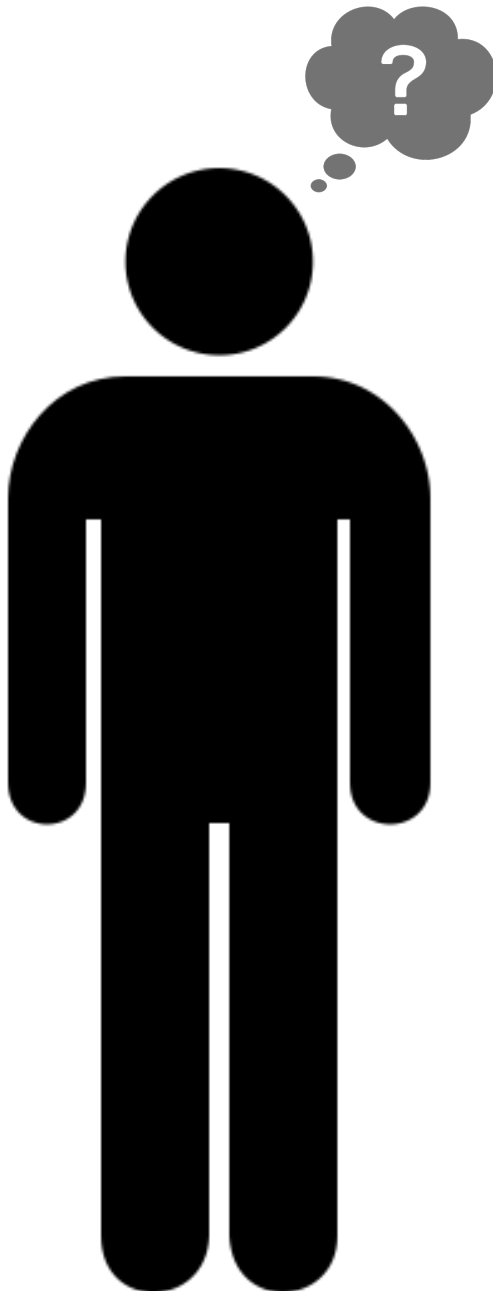
24%
Destroyed

16%
of HLP holdings
are INTACT

Of all the participants who are aware of the current status of their HLP, **only 16% report that their holdings (house, farm, business, apartment) are intact**; the rest have been looted, damaged, or destroyed. Damage, looting, and destruction of HLP undermine livelihood security, can intensify disputes within and between socio-political, economic, and ethnic polities, and dramatically undermine the desire to return and rebuild.

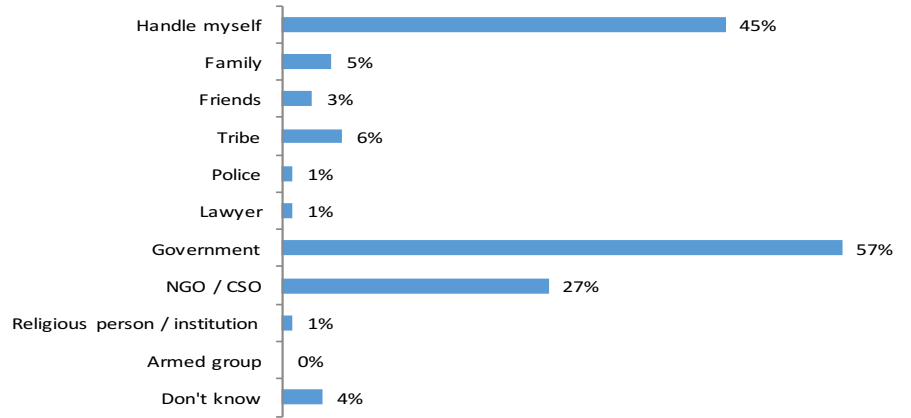
RESPONDING TO DESTROYED, DAMAGED, OR OCCUPIED HLP

Given extensive damage to HLP in conflict-affected areas, researchers asked a series of open-ended questions about how participants would respond when faced with the occupation, damage, and destruction of their primary residence.

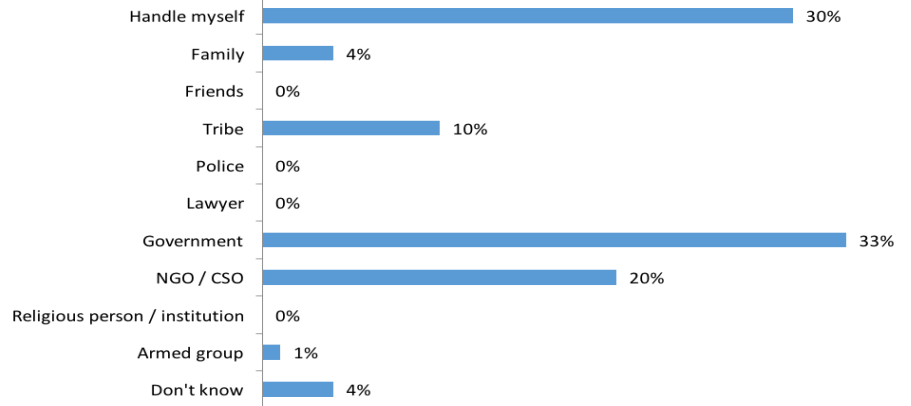


Where / to whom will you turn if you find your home:

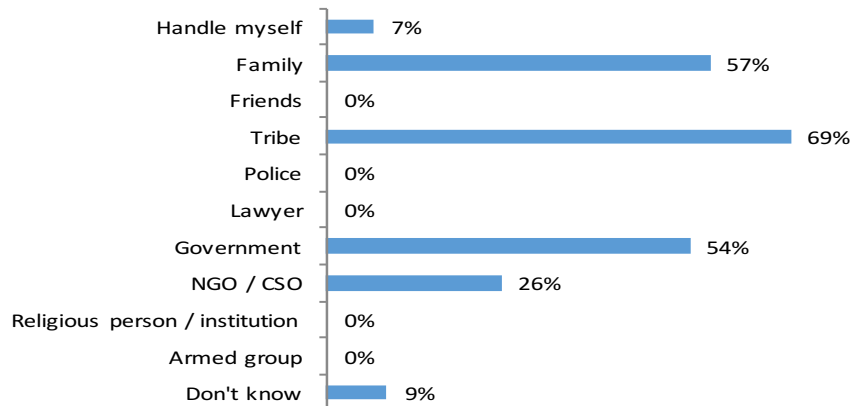
1. DAMAGED and UNOCCUPIED?



2. DAMAGED but OCCUPIED?



3. DESTROYED and UNOCCUPIED?

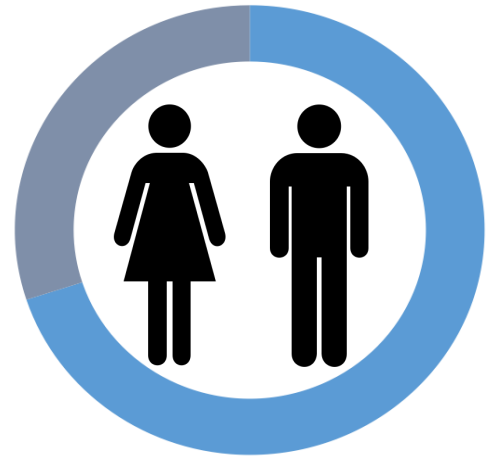


MONITORING HLP STATUS



61% actively monitor the status of HLP in home areas

Men are more than twice as likely to monitor HLP than women

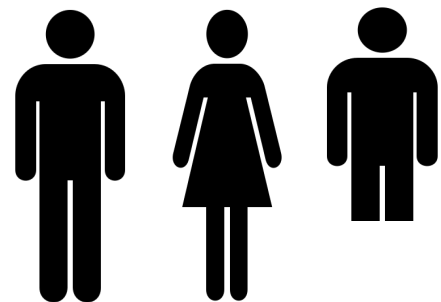
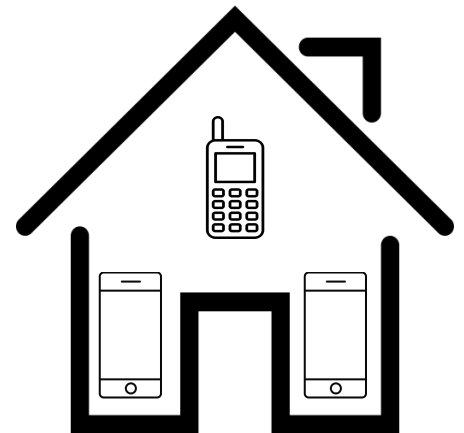


HOW DO YOU MONITOR YOUR HLP?



ACCESS TO MOBILE DEVICES

Average of 3 mobile phones per household



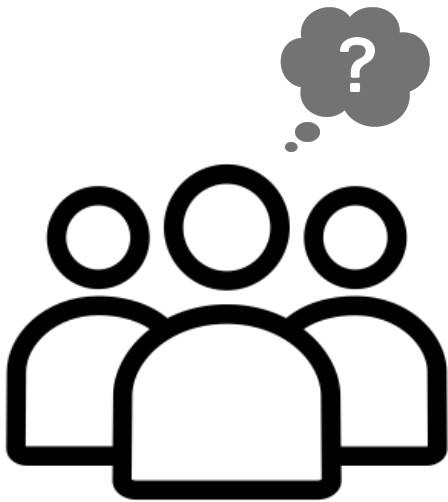
1 mobile phone per 2.8 people



36%
use mobile phones and social media to actively monitor HLP; includes sharing up to date information, pictures, videos, and documents

AWARENESS

Despite widespread access to mobile devices, awareness of key issues relating to return remains alarmingly low. Access to information about laws and government or donor-led programs will have a significant impact on the stability of returns. Digital media will be key to raising awareness.



37% aware of GoI transaction freeze in Daesh areas

13% heard of IPCC

48% do not think the GoI will assist returns

60% do not think the GoI will provide compensation for conflict-related damages to HLP

DDHLP

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& PROPERTY**

DDHLP is dedicated to leveraging digital technology to revolutionize HLP for displaced populations across the globe. DDHLP is comprised of international development researchers, academics, and application specialists who have spent decades working on HLP in conflict zones. Our mission is to optimize existing technologies already being used by displaced populations to ensure quicker, more cost effective, and more just resettlement.

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