

### INTRODUCTION

The current conflict in Yemen that started in 2014 has forced millions of Yemenis to flee their homes, leading to widespread internal displacement. According to UNHCR, 86% of displacement in 2023 in Yemen is because of war, armed conflict, and generalised violence (UNHCR unpublished).

Displaced people in Yemen increasingly face the risk of forced eviction, broadly defined by the OHCHR as “the permanent or temporary removal against their will of individuals, families and/or communities from the homes and/or land which they occupy, without the provision of, and access to, appropriate forms of legal or other protection” (OHCHR accessed 31/08/2023). In 2023, according to National Protection Cluster (NPC) responders, the overall number of forced evictions in Yemen has risen by an estimated 10% compared to 2022 (NPC unpublished).

Many internally displaced Yemenis have sought refuge in makeshift displacement sites, on publicly and privately owned land, and in collective centres, such as schools. Increasingly, both private and public land on which IDP sites are situated is being claimed back, resulting in the forced eviction of the IDPs who have settled there. The majority of these people do not pay any rent, but some provide free labour in return for living on the site (Consultation session with NPC responders 29/08/2023).

Other IDPs rent flats and houses. With the deteriorating economic situation in the country, including the loss of livelihoods and reduced income opportunities, more and more IDPs are unable to afford rent and exposed to the risk of forced eviction (NRC et al. 02/10/2023; Consultation session with NPC responders 29/08/2023).

Yemen lacks comprehensive and effective legal frameworks to protect tenants and property rights, putting some individuals at risk of arbitrary eviction. The national legal framework legalises evictions upon the default of rent payment after three months, essentially affecting the majority of IDP families (Yemen NIC accessed 06/12/2023). A contributing factor is the lack of legal awareness among IDPs and landlords on the limited substantive and procedural legal safeguards available, necessitating the involvement of the judiciary if a tenant does not consent to an eviction or if the eviction legality is disputed. Most IDPs lack access to legal aid or lawyers for advice and representation, mostly because of a lack of means to afford it.

A high level of tenure insecurity in Yemen compounds forced eviction threats. Inequalities in Yemeni society result in the heightened exposure of some population groups, such as Al Muhamasheen, to forced evictions. These groups lack access to tribal or other informal patronage networks and support mechanisms and face discrimination from host communities and other IDPs (MRG accessed 06/12/2023; UN-Habitat 07/08/2020). Evictions leading to the premature return of IDPs to their place of origin, i.e. when they return home without the required security in place, may undermine the Principles of Voluntary Return in Safety and Dignity (UN-Habitat 07/08/2020).

As the forced eviction rate increases, affected people may experience homelessness, new displacement, and exposure to exploitation and abuse in their new location. They may have to relocate to new, cheaper, and less-serviced neighbourhoods or locations that lack access to livelihoods and have reduced access to healthcare and education facilities. These will likely increase humanitarian needs as well.

Against this background, this analysis, jointly produced by the NPC and ACAPS, aims to provide an overview of the causes, drivers, impacts, and response gaps surrounding forced eviction in Yemen.

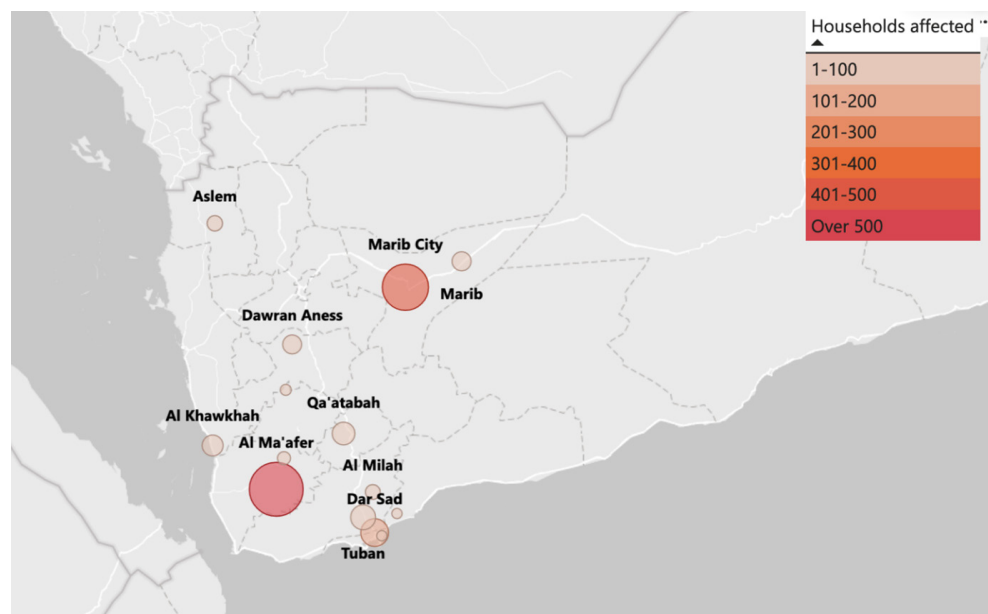
### Acknowledgement

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## FORCED EVICTION FIGURES

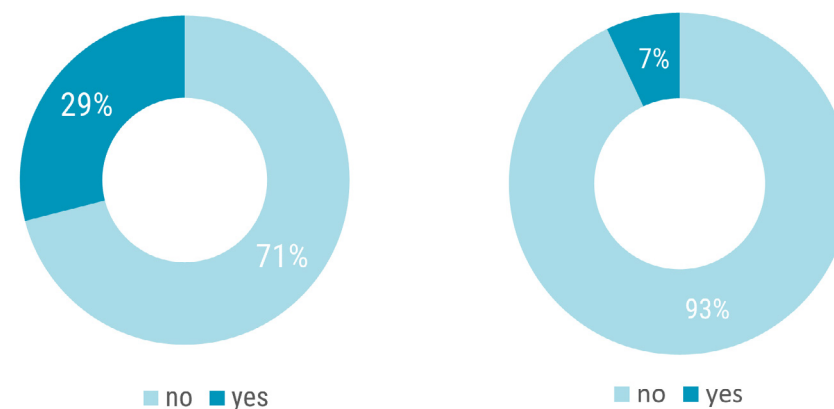
According to data from the Global Camp Coordination and Camp Management (CCCM) Cluster and the NPC, more households residing in rented accommodation experience eviction threats than those in managed IDP sites. In December 2023, 29% of households in privately rented accommodations received eviction threats, compared to only 7% in managed IDP sites (UNHCR unpublished; UNHCR accessed 06/12/2023).

Map 1. Number of households evicted from IDP sites by district, January–September 2023



Source: UNHCR (accessed 06/12/2023)

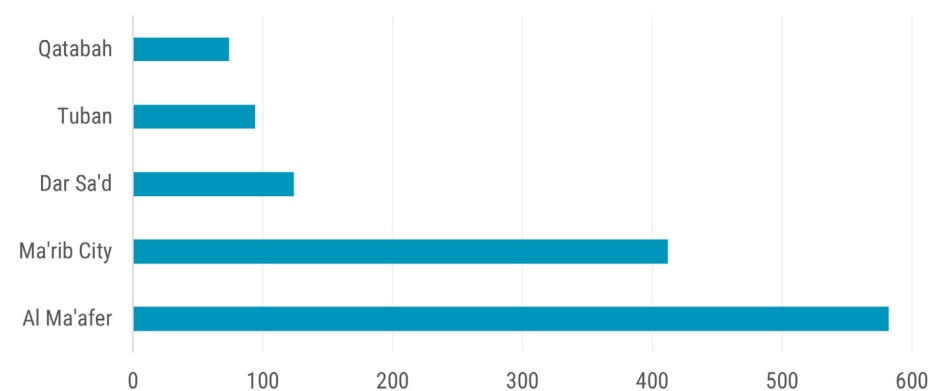
Figure 1. Households in rental accommodation (left) compared to households in IDP sites (right) who received eviction threats from July–December 2023



Source: UNHCR (unpublished)

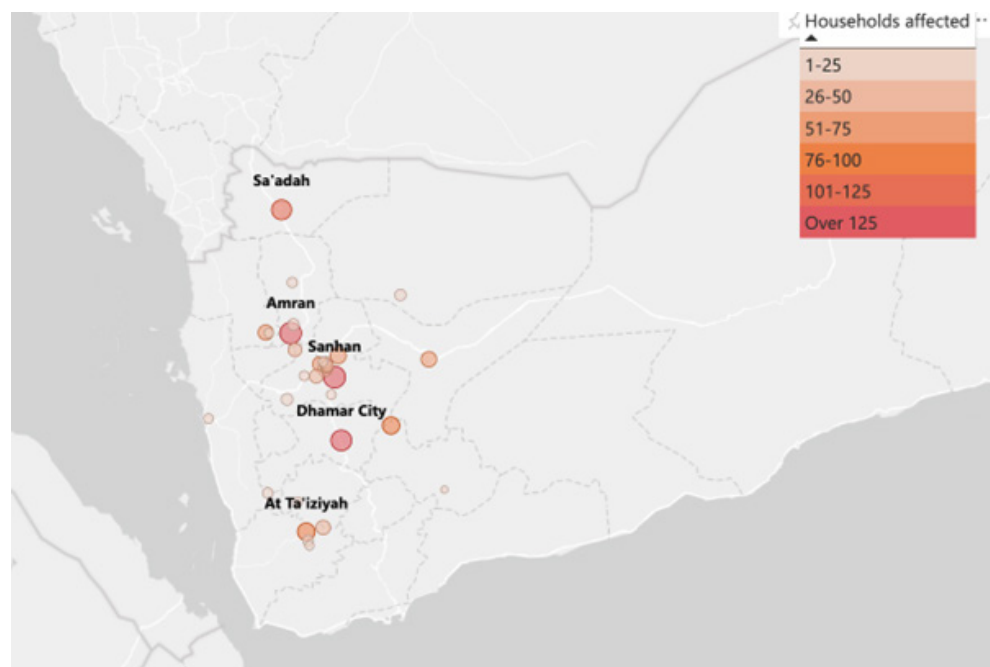
According to the CCCM tracker, in 2023, the five districts with the highest number of IDP households evicted from hosting sites were Al Ma'afer (Ta'iz governorate), Dar Sa'd (Aden), Ma'rib City, Qatabah (Ad Dali), and Tuban (Lahj).

Figure 2. Districts with the highest number of households evicted from IDP sites, January–September 2023



Source: UNHCR (accessed 06/12/2023)

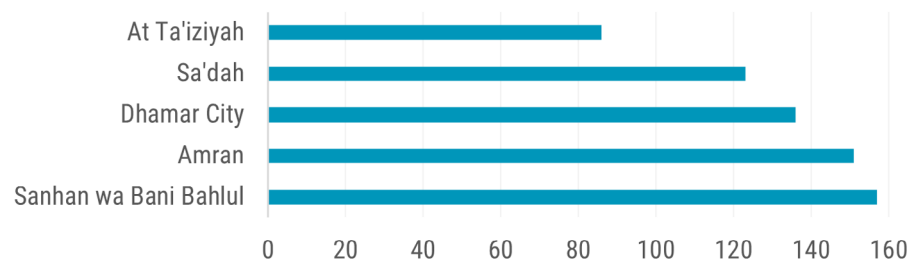
Map 2. Number of households evicted outside IDP sites by district, January–October 2023



Source: UNHCR (unpublished)

Data from NPC responders showed that household eviction numbers outside IDP sites in 2023 were highest in Amran, At Ta'iziyah (Ta'iz governorate), Dhamar City (Dhamar), Sa'dah, (Sa'dah) and Sanhan wa Bani Bahlul (Sana'a).

Figure 3. Districts with the highest number of households evicted outside IDP sites, January–October 2023



Source: NPC (unpublished)

## KEY FINDINGS

- There is an increasing trend of private landowners requesting IDPs to vacate their land for their own use and purposes, often owing to property speculations.
- Similarly, in light of the prospects of peace and economic recovery, the authorities are increasingly claiming back land and reinstating services in public buildings, such as the schools and health centres that IDPs are using as collective centres.
- Many IDPs not living in IDP sites but renting flats or houses are being evicted because of their inability to pay rent. This trend is worsening with increasing inflation, unemployment, and livelihood losses (Consultation session with NPC responders 29/08/2023).
- Forced evictions in Yemen overall have increased by an estimated 10% in 2023 compared to 2022. From January–October 2023, the NPC and CCCM responders recorded the eviction of or eviction threats to close to 61,400 individuals. The data showed the highest numbers in Ma'rib and Ta'iz in the areas under the control of the Internationally Recognized Government of Yemen (IRG). In the areas controlled by the de-facto authority (DFA) in the north of Yemen (also known as the Houthis), the highest numbers were in Ad Dali, Al Bayda, Al Hodeidah, Al Jawf, Amanat Al Asimah, Amran, Dhamar, Hajjah, Ibb, Ma'rib, Sa'dah, Sana'a, and Ta'iz (NPC unpublished).
- The main driver of forced evictions is insecure tenure, emphasised by the lack of legal recourse to eviction threats.
- IDPs at risk of forced eviction from their location of displacement are often unable to return to their place of origin because of insecurity, housing damage, and a lack of basic services and livelihood opportunities.
- Eviction threats are also likely increasingly affecting members of the host community in rented accommodations, as the cost-of-living crisis makes housing unaffordable (MEE 08/09/2023). These people include government employees who have not regularly received their salary since the onset of conflict in 2014, especially in urban areas (Consultation session with NPC responders 29/08/2023).
- There are many reasons for the lack of effective legal protection from evictions. These include the lack of safeguards for IDPs who fail to pay rent because of displacement-related loss of livelihood, tenants' and landlords' lack of legal awareness of the judicial process that governs forced evictions, the lack of tenancy agreements, and poor economic conditions that prevent tenants from being able to afford legal aid/lawyers for legal advice/representation during eviction.
- Among the IDPs, the elderly, Al Muhamasheen, and women- and child-headed households are the most at risk of forced evictions. Migrants and refugees experience high eviction risk as well.

- Forced evictions can pose a risk of new displacement and cause people to move from their jobs, resulting in protection concerns. Forced evictions can also reduce or remove access to basic services, potentially exposing the evicted to health risks, exploitation, and violence (ICRC 12/06/2020; Consultation session with NPC responders 29/08/2023).
- Besides the continuous, dedicated response of the NPC, in coordination with the Housing, Land and Property Working Group (HLP WG), protection responders, and other clusters, NPC responders also need to work closely with other clusters and the Durable Solutions Working Group to effectively respond to eviction cases, especially on a policy level. The focus should lie on providing and expanding legal representation, mediation, counseling for people facing eviction threats, and awareness-raising for authorities and host communities on eviction mechanisms (Consultation session with NPC responders 29/08/2023). Recommendations are outlined in a separate section at the end of this document.

## METHODOLOGY

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- The report is based on primary data analysis of eviction data covering a large number of IDP-managed sites (from the CCCM Cluster), Shelter Cluster data on damaged housing and shelters, NPC data, and the HLP WG monitoring and eviction tracker covering evictions inside and outside managed sites.
- It also used a secondary data analysis of publicly available sources on forced evictions and land tenure issues in Yemen.
- Two consultation sessions with NPC responders and ACAPS supplemented these analyses. The first consultation engaged key collaborators delivering HLP-related services in the country, while the second involved the wider protection community of the NPC in Yemen. The consultations were held in September and October 2023. An additional consultation was held with the NPC Strategic Advisory Group in November.

## LIMITATIONS

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- There is limited available information directly related to the impact on specific groups of people facing evictions who might be more exposed to certain risks and who have specific needs.
- Publicly available information on the impact of forced evictions is often qualitative, making it difficult to compare and aggregate data continuously and countrywide.
- Data on evictions from managed IDP sites covered by CCCM and collective centres and from rented accommodation is collected through different mechanisms.
- Quantitative data on forced evictions outside managed IDP-hosting sites is largely based on sample datasets from monitoring and recently launched mechanisms to track evictions.

### Response to forced evictions by the international humanitarian community and local responders:

The NPC, in coordination with the HLP WG, protection responders, and other clusters, are working to address and coordinate the response to forced evictions. NPC initiatives launched between 2022–2023 include the following.

- In June 2023, the NPC, in coordination with other clusters, released the Framework for Voluntary Relocations of IDPs Elsewhere in the Country to address requests for IDP relocations in a principled manner. The framework facilitates relocations in line with humanitarian principles and reduces evictions that violate the rights of the displaced (NPC 20/06/2023).
- The NPC also provided legal assistance, including legal representation, mediation, counselling, and conflict resolution, through 16 responders (as at November 2023), ten of whom supported HLP case management (NPC accessed 26/11/2023).
- The NPC HLP monitoring tools include the Humanitarian Response Plan HLP indicators and eviction tracker (NPC unpublished).



## LEGAL FRAMEWORKS

### Forced evictions – definition in international law

The OHCHR broadly defines forced evictions as “the permanent or temporary removal against their will of individuals, families and/or communities from the homes and/or land which they occupy, without the provision of, and access to, appropriate forms of legal or other protection”. As per resolution 1993/77 of the UNCHR, the “practice of forced eviction constitutes a gross violation of human rights, in particular the right to adequate housing” (UHCHR 10/03/1993). Yemen has also signed several international legal instruments with specific provisions for safeguarding the right to adequate housing and protection against forced eviction from home or land:

- Article 25 of the [Universal Declaration of Human Rights](#)
- Article 11, Paragraph 1, of the [International Covenant on Economic, Social and Cultural Rights](#)
- Articles 17, 23, and 27 of the [International Covenant on Civil and Political Rights](#)
- Article 27, Paragraph 3, of the [Convention on the Rights of the Child](#)
- Article 14, Paragraph 2 (h), of the [Convention on the Elimination of All Forms of Discrimination against Women](#)
- Article 5 (e) of the [International Convention on the Elimination of All Forms of Racial Discrimination](#)
- Guideline Number 6, Paragraph 38 (d), of the [Guidelines for the Implementation of the Right to Adequate Housing](#)
- The [UN Guiding Principles on Internal Displacement](#).

International law recognises that there are exceptional circumstances when evictions may be carried out consistently with human rights principles, for example, when displacing people from hazard-prone land to protect lives (OHCHR 01/05/2014). States, however, should adopt legislation to prohibit forced evictions and ensure that, prior to carrying out any evictions, all feasible alternatives are explored in consultation with the affected people. Several procedural protection mechanisms should also be applied before eviction, including meaningful consultation with those affected, the provision of sufficient notice for all affected people prior to a scheduled eviction, the provision of legal remedies, and the provision of legal aid so the affected people can pursue legal action. Individuals affected by eviction orders should have the right to adequate compensation for any loss of property, and evictions should never result in individuals becoming homeless or put them at risk of other human rights violations (OHCHR 1997).

### Protection from forced evictions in the Yemeni national legal framework

Article 91 of Rental Law No. 22 of 2006 titled ‘Arranging the Relations between the Owner and the Tenant’ states that an owner is not authorised to force a tenant out unless the tenant is in rent arrears for three months in a row, there is a pressing reason for eviction as determined by a court, or there is property misuse, such as when a court issues a verdict on acts that are criminal or not in line with the objective of the tenancy agreement ([Republic of Yemen NIC accessed 06/12/2023](#)). In Yemen Law No. 14 of 2022, Article 360 calls for the detention of those who default in the payment of rent debt ([LCRD Yemen accessed 06/12/2023](#)). A landlord can also end a contract when it has expired without special notice, and rental contracts cannot be more than three years long ([UN-Habitat 07/08/2020](#)).

The DFA amended Tenancy Law No. 22 of 2006 in their areas of control for the duration of the war through Law No. 4 of 2021, whereby additional interim safeguards were introduced for tenants, such as the prohibition of increasing rent and the specific suspension of eviction because of rent default if sufficient warranties are substantiated. While these measures provide a certain level of protection against eviction, they do not address the full spectrum of its causes. Only a small number of tenants are able to provide payment warranties to suspend eviction ([SabaNet 22/11/2021](#)).

### Causes of forced eviction

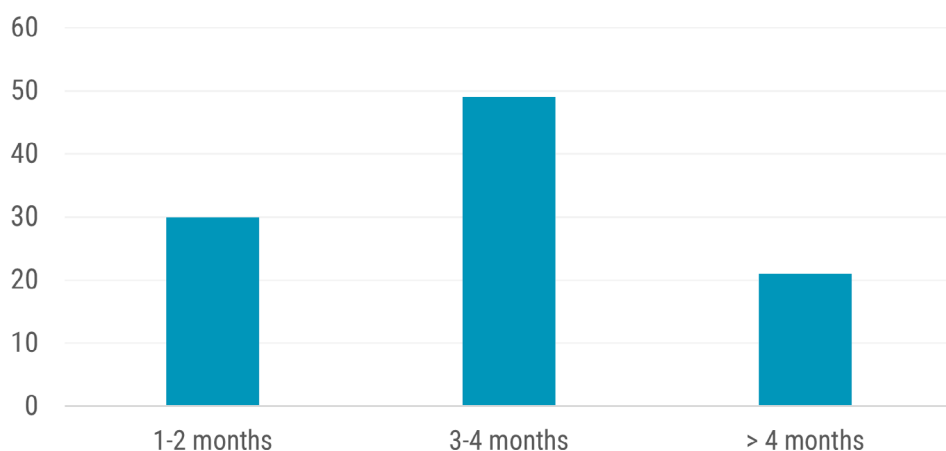
**Private landowners are claiming land back for investment and speculation purposes.** Forced evictions have been especially increasing on private land sites, where groups of IDPs have stayed for years without paying the landowner ([Consultation session with NPC responders 04/10/2023](#)). Recently, however, landlords have begun investing in the land and have stopped supporting longer-term tenancy or the construction of more permanent infrastructure as required by IDPs ([Consultation session with NPC responders 29/08/2023](#)). Increased interest in land investment is triggered by the increased demand for housing caused by the high numbers of IDPs, for example in Sana’a ([AI-Monitor 17/03/2022](#)). Many new houses are also being built in other cities, such as Mokha, where service infrastructure such as the harbour and airport have been reconstructed, increasing the risk of forced eviction when landlords try to make bigger profits from the sale of their land ([Consultation session with NPC responders 04/10/2023](#)).

**Government bodies are reclaiming public land and collective centres for service rebuilding and, sometimes, to increase their political capital.** Local authorities are reclaiming public sites on which groups of IDPs have settled to restart public services and provide new infrastructure. Other evictions from public land are related to concerns about potential disruptions to the host community’s social cohesion, especially when there is a lack of investment for them ([Consultation session with NPC responders 04/10/2023](#)). Reported eviction cases from public land

point to political reasons and the precarious situation of IDPs from particular areas of origin who are not welcomed by the authorities (Consultation session with NPC responders 29/08/2023). For example, a Norwegian Refugee Council report described the situation in Abyan as a political campaign against 'northern' IDPs (NRC 02/11/2023).

**Tenants are unable to pay rent for flats and houses because of increased living costs and insufficient livelihood opportunities.** Most individual evictions involve renters who are more than three months delayed in paying rent (Consultation session with NPC responders 29/08/2023). According to the UNHCR, in 2023, almost half of all the surveyed tenants who paid rent were late by three to four months, after which a landlord can evict a tenant (UNHCR unpublished). The lack of tenants' awareness of their rights and lack of access to legal redress to challenge evictions aggravate their situation.

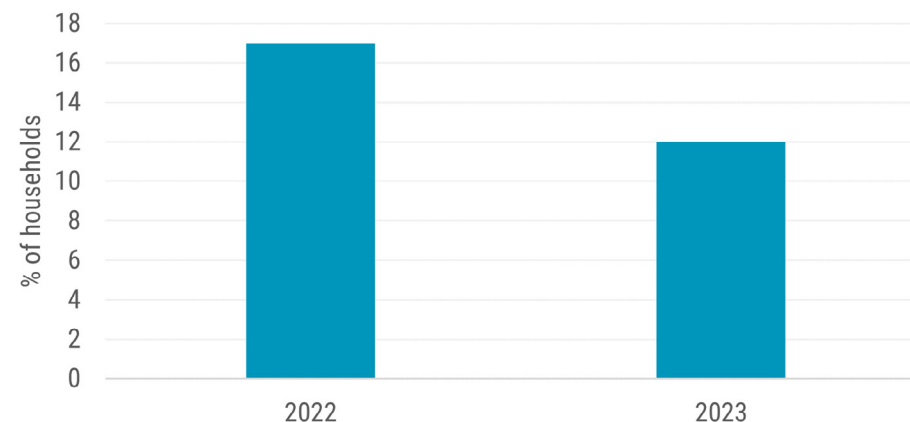
Figure 4. Average number of months that tenants cannot pay rent in 2023 by percentage of households



Source: UNHCR (unpublished)

The number of tenants surveyed by UNHCR who were able to pay monthly rent fell from 17% in 2022 to 12% in 2023.

Figure 5. Percentage of households in rented accommodation able to regularly pay rent in 2022 and 2023

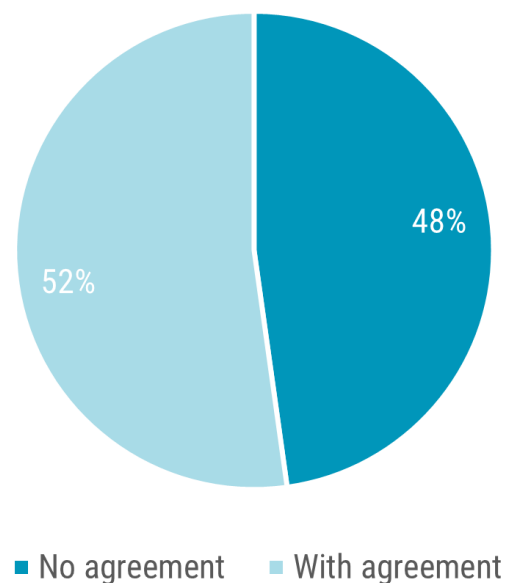


Source: UNHCR (unpublished)

A major reason behind delays or failure in paying rent is the lack or loss of sufficient livelihood options that would provide some financial security. At the same time, rents are rising as a consequence of the cost-of-living crisis and the depreciation of the Yemeni rial in IRG-controlled areas, as well as a housing shortage in many urban areas, especially those seeing an influx of displaced people (Sky News 11/01/2023; SCSS 01/06/2023; A24NA 27/08/2022). Forced evictions because of rent non-payment are therefore likely to increase, not only for the displaced but also for host communities whose purchasing power is decreasing with the continued economic crisis.

**Insecure tenure is a compounding factor that increases the risk of forced evictions.** An estimated 1.4 million IDPs overall are living with insecure tenure (ACAPS 29/12/2022). Most IDP sites, whether managed or not, lack tenure agreement or sometimes only involve a verbal agreement. Figures from the CCCM displacement tracker show that about half of the IDP households in IDP sites had no tenure agreement from January–September 2023.

Figure 6. Households in IDP sites with tenure agreements in 2023



Source: UNHCR (accessed 06/12/2023)

Likewise, most IDPs living in privately rented accommodation lack a rental agreement, increasing the risk of eviction or eviction threats. A 2020 survey among renters in Yemen by the Overseas Development Institute and the Global Land Alliance found that almost all renters (98%) felt that the biggest eviction threat was the owner asking them to leave. The second most often named reason by more than 80% of respondents for insecure tenure was the lack of money or other resources to pay rent (Prindex 02/2021). The survey did not differentiate between displaced and non-displaced people, and results may point to the general tenure insecurity any renter in Yemen faces because of the lack of implementation of legal protection from evictions.

**Some land on which IDP sites are located is unsuitable for settlement.** While most evictions are landowner-driven, in some areas, the risk of flooding causes authorities to evict people from IDP sites without being able to provide suitable land for relocation, as was reported in Ibb (Consultation session with NPC responders 29/08/2023).

## Groups at heightened risk of forced eviction

**The absence of protection mechanisms for marginalised people from forced eviction, especially those displaced, increases the risk of repeated forced eviction.** The most-at-risk groups are those that have no social protection mechanisms and no tribal protection or protection from customary law (Consultation session with NPC responders 29/08/2023). These groups include Al Muhamasheen, who are often excluded from efforts by host communities and local authorities when supporting IDPs. They regularly face eviction threats from the owners of the land where they take refuge (UN-Habitat 07/08/2020; MRG accessed 06/12/2023). There have been reported cases of Al Muhamasheen evicted or relocated from IDP sites being refused at other sites. Some IDPs also consider as competition and discriminate against migrants and refugees (Consultation session with NPC responders 04/10/2023).

**Older people, people living with disabilities with no family support, and women- and child-headed households are especially at risk of forced evictions and have no legal protection.** An estimated two-thirds of older people do not have an income, and a similar number have had to borrow money since the conflict began and rely on others to meet their needs (Dorcas 28/06/2022). Women and children are also especially at risk of evictions when the male household head has left to earn money or is imprisoned, leaving women and children behind with no money to hand and no male authority figure in the household (ACAPS 14/04/2023). In Al Hawtah, for example, UN-Habitat found that 55 child-headed households were particularly tenure insecure, exposing them to a high risk of eviction (UN-Habitat 07/08/2020).

## Protection risks stemming from forced evictions

**Insufficient access to legal protection for tenants with insecure tenure increases their risk of forced eviction.** Many landlords still do not know their rights and obligations, and neither do the tenants know the rights and legal protection they are entitled to. For tenants who do and want to challenge eviction threats, access to legal safeguards is also often not affordable (Consultation session with NPC responders 04/10/2023). Legal practitioners, however, have reported an increase in court cases in relation to forced evictions in recent few years, noting that forced eviction cases have become among the highest litigated cases in DFA areas (UNHCR unpublished). This could reflect the increase in forced eviction cases but also a higher level of awareness and/or accessibility of legal protection options through humanitarian organisations. Corresponding information on the issue from IRG-controlled areas is not available.

**During forced eviction, civil documentation, HLP documentation, and other belongings are confiscated** (Consultation session with NPC responders 04/10/2023). These confiscations often leave evicted people without basic belongings to start a home somewhere else. Regarding

document confiscation, IDPs rarely have the money to apply for replacement, or they do not have access to the issuing authority (ACAPS 14/04/2023). As a result, evicted people may remain without the essential documents needed to claim their full range of rights (ACAPS 29/12/2022). Although such confiscations are criminal acts, given affected tenants' lack of access to effective legal support, landlords are not deterred from such practices (Consultation session with NPC responders 04/10/2023).

**Household heads with rent arrears risk detention.** Household heads have been imprisoned, often over months and without legal assistance, because of their inability to pay outstanding rent debt (Consultation session with NPC responders 04/10/2023). They remain detained until their family manages to gather whatever funds they can to pay off the fines and the accumulated rental arrears (Consultation session with NPC responders 29/08/2023). It is likely extremely challenging to find enough money for this given that the family already had insufficient funds to meet their original debts. The rest of the household also needs to find a new place to stay while their head is imprisoned.

**Female tenants with rent arrears face a heightened risk of sexual harassment and exploitation.** This threat includes landlords' proposals of sexual relationships when female tenants do not have an income (ACAPS 14/04/2023).

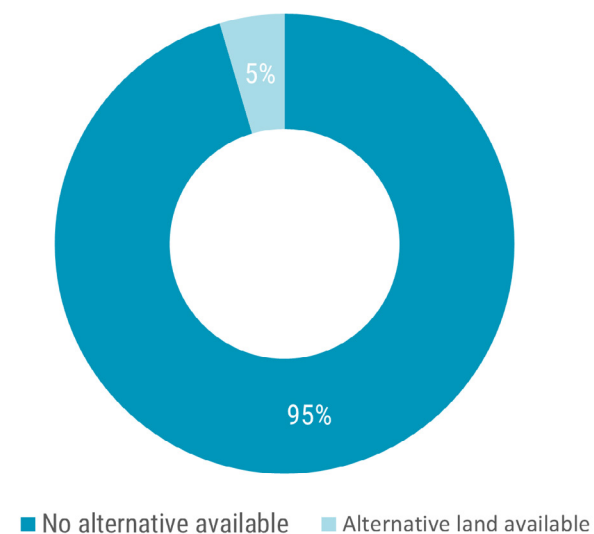
**The risk of poverty and displacement increases** when IDPs are evicted and settle in dangerous and cheaper, low-serviced neighbourhoods. Others put up tents in gardens or on green strips by the roadside, living in substandard conditions (Consultation session with NPC responders 29/08/2023). Access to humanitarian services and resources to provide services and infrastructure in a new location might be limited, and IDPs risk losing their livelihoods, leading to poverty. They may also be forcibly evicted again for occupying public land or private property without permission (ICRC 12/06/2020).

## Gaps in the forced eviction response

### Lack of process implementations for the safe relocation of IDPs in the case of mass evictions from sites

- The 2022 truce inspired the authorities to desire restarting public services in locations where IDPs have settled. The NPC's relocation framework has been supporting IDPs' safe relocation and providing them alternative land (NPC 20/06/2023). In spite of the guidance available, however, eviction cases of IDPs hosted on private and government land still occur without an eviction notice in some cases, and the affected people are not consulted nor safely relocated. NPC data collection on 2023 eviction threats from Ma'rib shows that for 27 of 33 evictions from both private and public sites, such as museums and college buildings, no alternative land was provided for more than 7,500 households (NPC unpublished).

Figure 7. Households in Ma'rib IDP sites under eviction threat with no alternative land available



Source: NPC (unpublished)

- In some cases where alternative land for evicted IDPs was found, the necessary investment for building infrastructure or making services available and accessible to the relocated IDPs has not been addressed (Consultation session with NPC responders 04/10/2023).

### Landlords' and tenants' insufficient awareness of their rights

- With landlords and tenants not being aware of the possible legal redress and the required procedural mechanisms for evictions, more awareness needs to be built around the proper tenure agreements for privately rented accommodation and IDP sites where there are often no tenure agreements or only verbal ones (Consultation session with NPC responders 29/08/2023).
- Legal assistance, mediation, and engagement in community-led and customary-led solutions before, during, and following evictions are not yet provided to those affected by evictions and require scaling up (Consultation session with NPC responders 29/08/2023).

### Underuse of legal assistance and traditional mechanisms dealing with evictions

- Local community leaders and sheikhs who are trusted by the community might be able to influence eviction decisions and support finding alternative sites. Traditional mechanisms to deal with evictions is not yet sufficiently understood and could help in the finding of durable solutions (Consultation session with NPC responders 29/08/2023).



### Insufficient support for IDPs with return intentions and those who have returned to their place of origin

- Return intentions among IDPs vary widely across Yemen. Protection Cluster consultations highlighted the high number of people intending to return, for example from Aden to Al Hodeidah (Consultation session with NPC responders 29/08/2023). These IDPs require information and assistance for voluntary and safe return in coordination with clusters, authorities, and other key stakeholders. Transport, for example, is expensive and often unaffordable. Many also do not know about the state or occupancy of their homes or the level of landmine contamination in their areas of origin. Some return home without the required security in place (UN-Habitat 07/08/2020).
- All returnees require support for the long-term security of livelihoods, protection, shelter availability, and access to basic services, including water, sanitation, and health facilities. Support coordination across clusters for returnees and those with return intentions is required, reinforced by the NPC's HLP case management tool.
- While the NPC captures return intentions in eviction cases that follow a process of notification and consultation, access to IDPs and inquiring about their return intention becomes more difficult where forced evictions happen, more specifically in DFA-controlled areas.
- There is anecdotal evidence that some IDPs who had settled on privately owned land were given a limited period of one week to vacate the land. The expectation was that the majority of these individuals would return to their areas of origin, and authorities in these areas requested cash for protection assistance. This raises concerns about the potential to contribute to premature returns if assistance was provided without the proper assessment of return intents and the risk to areas of origin. Likewise, reports from Al Buja on the west coast, where people had fled to from Hays district, suggest that IDPs were evicted on the basis that they had homes in their areas of origin, likely also without assessment of the return option (Consultation session with NPC responders 29/08/2023).
- Parties to the conflict have occupied land and driven people out of their homes. With people returning to their homes, there may be disputes that require mediation support. Such situations need to be included in humanitarian programming (Consultation session with NPC responders 29/08/2023).

### Recommendations to the NPC, responders, the Durable Solutions Working Group, and other stakeholders for the response to forced evictions:

#### To the NPC and the Durable Solutions Working Group

- Encourage authorities to establish and support local alternative dispute resolution processes that can help prevent evictions where none are available.
- Engage in joint advocacy and awareness raising with the relevant authorities on evictions from sites in line with the Centrality of Protection strategy.
- Provide training and capacity-building for local authorities on the importance of respecting human rights and international standards when dealing with eviction cases.
- Promote the use of alternative dispute resolution mechanisms to resolve conflicts related to land and housing to secure people's HLP rights.
- Address the risk of forced evictions in assessments, analyses, and planning for area-based initiatives of humanitarian, durable solutions and development responders.
- Develop, in coordination with the Inter-Cluster Coordination Mechanism, a humanitarian policy position on addressing evictions, and mainstream it across all humanitarian responders.

#### To NPC responders

- Strengthen and increase funding for the provision of legal assistance that provides access to legal representation, counselling, and mediation for individuals and groups facing forced eviction threats and increases their awareness of their legal rights as tenants.
- Mobilise more responders to provide legal assistance to improve legal representation access, mediation, counselling, and awareness for individuals and communities with insecure tenure.
- Explore and strengthen collaboration with traditional leaders and customary resolution mechanisms.
- Facilitate dialogue between authorities, traditional leaders, and affected communities to foster understanding, cooperation, and conflict resolution.
- Develop mediation mechanisms that incorporate both formal and customary dispute resolution processes to address eviction-related disputes and include them in 2024 NPC priority activities.



- Build the capacity of responders to negotiate with landlords and local authorities on behalf of tenants. In line with good practice, also ensure the commencement of negotiations with private landlords, with the support of the authorities, three months before the end of the land agreement. This is a proactive and advisable approach to mitigate potential negative impacts and seek mutually acceptable solutions. In the past, responders, with the support of the local authority, successfully negotiated with landlords for extension or identified alternative land in an early stage before the eviction/end of land agreement in line with the NPC Framework for Voluntary Relocations of IDPs Elsewhere in the Country.
- For cases threatened with eviction, strengthen referral pathways to access humanitarian assistance that may address/mitigate eviction, particularly cash-based interventions.

#### **Legal aid and support**

- Strengthen and increase funding for legal assistance that provides access to legal representation, counselling, and mediation for individuals and communities facing evictions and eviction threats.
- Explore and strengthen collaboration with traditional leaders and customary resolution mechanisms.
- Facilitate dialogue between authorities, traditional leaders, and affected communities to foster understanding, cooperation, and conflict resolution.
- Develop mediation mechanisms that incorporate both formal and customary dispute resolution processes to address eviction-related disputes and include them in 2024 NPC priority activities.
- Build the capacity of responders in negotiations with landlords and local authorities. In line with good practice, also ensure the commencement of negotiations with private landlords, with the support of the authorities, three months before the end of the land agreement.

#### **Community empowerment and mobilisation**

- Strengthen the capacity of local communities to understand their housing and land rights, including how to access legal systems and advocate their rights.
- Encourage community-led initiatives to document land tenure and property ownership through culturally sensitive methods.
- Provide livelihood assistance and social cohesion activities, as well as financial support for emergency cases, to help IDPs cover rent or find alternative housing solutions.

- Enhance collaboration with the relevant public institutions for joint actions.

#### **Data collection and documentation**

- Strengthen existing systems to collect and report data on eviction cases and their impacts to inform evidence-based advocacy and targeted interventions.
- Improve data collection on eviction drivers from the landlords' perspective and overall country eviction trends that affect IDPs as a group of the population.

#### **Awareness-raising campaigns**

- Conduct awareness-raising campaigns targeting both authorities and communities to promote an understanding of the importance of IDP housing rights and the negative impacts of forced evictions.

#### **Coordination with Multipurpose Cash Assistance programmes**

- Closely coordinate and use referrals for Multipurpose Cash Assistance to address long-term socioeconomic needs and reduce coping mechanisms with potentially harmful consequences associated with evictions.

#### **Advocacy**

- Work with NNGOs, INGOs, and civil society organisations to advocate the rights of those at risk of eviction and legal protection for tenants, including IDPs.
- Collaborate with customary leaders in advocating housing rights for all without discrimination.
- Advocate a displacement/protection-sensitive public policy for eviction.

#### **Linkages with other strategic initiatives in the country**

- Work with development and durable solutions responders to reduce the risk of displacement and evictions, in line with the Centrality of Protection strategy for Yemen.
- Support all efforts that bring an end to displacement and promote durable solutions for displaced people, e.g. returning to places of origin once the conditions conducive to return are in place, local integration, or relocation.
- To avoid premature returns, ensure coordination with the Durable Solutions Working Group in areas where a high risk of evictions continue through the completion of intention surveys and communication of findings-analysis to inform principled approaches to address evictions and eviction threats.