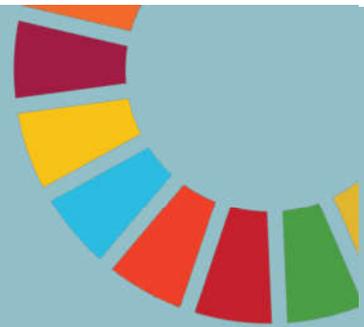


# SDG PROJECT ASSESSMENT TOOL



Cebu  
Housing Strategy

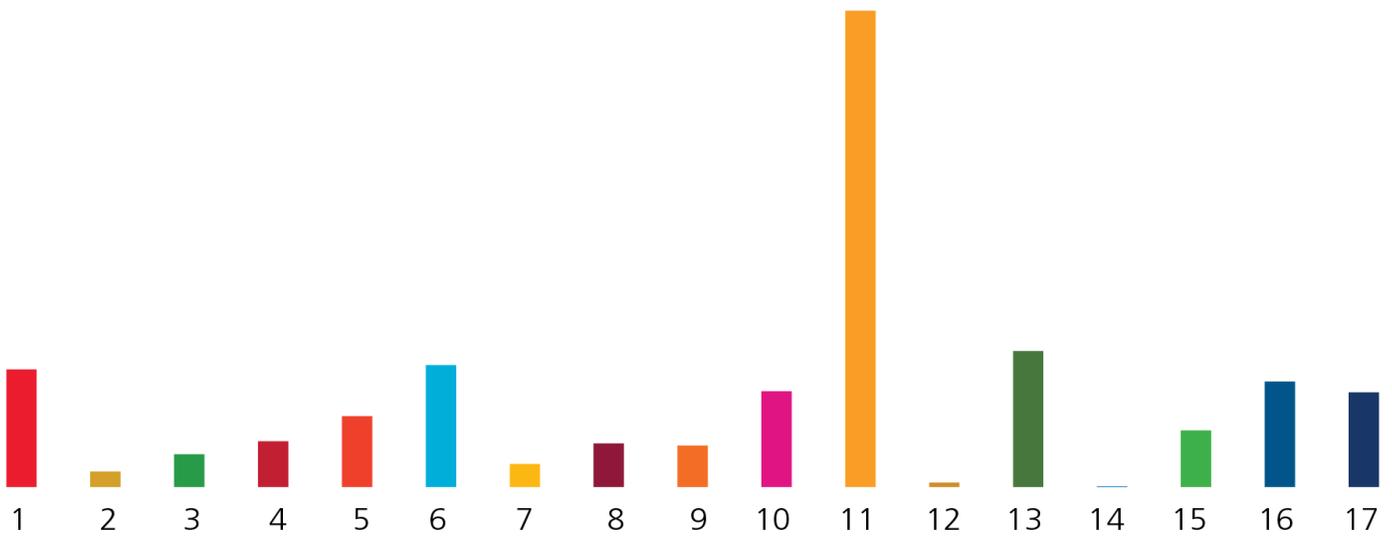
*This tailor-made sheet aims to demonstrate how the SDG Project Assessment Tool's General Framework has been tailored to the project in Cebu, Philippines. It highlights how the project includes the priorities within the Sustainable Development Goals, and the different principles that were selected for this project. As this sheet has been tailored to the project's scope and needs, the performance criteria has been selected in consultation with the partners of the Programme.*

## Sustainable Development Goals

### B) This is the SDG alignment summary

This shows how the project includes the priorities stated within the SDGs.

### Sustainable Development Goals



## Fields of Assessment

### A) These are the fields of assessment

This is a summary of the assessment in relation to 8 key drivers, split into Technical & Effectiveness aspects of the project. While the technical aspects show the technical design of the projects, effectiveness aspects focus on the long-term sustainability and impact





## Selected Performance Criteria

This is a list of all selected performance criteria. Note that caveats/comments/amendments have been included in the internal version of this document to some performance criteria in accordance with the nature of the project and the participatory discussions with the city authorities and delivery partners.

Ref	Sustainability Principle	Ref	Performance Criteria
<i>Key Driver: Social Inclusion</i>			
1	Diversity of housing types based on income, tenure, and size ensures housing stock that meets local demand	1.1	The project assesses current and future demographics and trends, and tries to meet the identified housing needs of the population.
		1.2	The project provides a range of housing tenure typologies, including tenure that is appropriate for vulnerable groups or the poor.
		1.3	The project explores the best options to finance and develop housing, and considers both public and private sector involvement.
		1.4	Housing typologies are appropriate to local cultural values and lifestyles.
		1.5	The project proposes a mix of housing and design typologies (including factors such as house and block size, layout, and use).
		1.6	(If the project includes informal areas) The project provides strategies for informal settlement upgrading and other informal settlement solutions such as incremental housing or site-and-services schemes.
		1.7	Proposed housing is affordable to the current and future population, including vulnerable and disadvantaged groups.
2	Appropriate provision and spatial distribution of affordable housing meets shelter needs and ensures access to basic services and livelihood opportunities for all	2.1	The project is based on a comprehensive housing assessment, including current supply, future needs, and location. The housing assessment considers the needs of women, children, youth, the elderly, and people living in informal areas.
		2.2	The project contains measures to specifically understand and address the housing needs of vulnerable and disadvantaged groups.
		2.3	The project aims at achieving social mix of residents (a mix of different income levels).
		2.4	The project contains strategies, mechanisms, or policy instruments to improve the provision of affordable housing stock.
		2.5	The project ensures that housing is in locations which allow good access to infrastructure and services and employment opportunities, including for vulnerable and marginalised groups.
		2.6	The project increases overall access to adequate and affordable housing for all, including vulnerable and marginalised groups.
3	Housing conditions, especially in informal settlements, are safe, secure, and promote well-being	3.1	The project is based on a comprehensive assessment of existing housing quality, especially in informal settlements. The assessment includes accessibility, security, and safety.
		3.2	The project promotes housing in locations which are not exposed to natural disasters or other threats to health (i.e. hazardous chemicals and air, water and soil pollution and contamination).
		3.4	The project promotes sufficient living space and avoids overcrowding.
		3.5	The project ensures that housing meets minimum standards for a satisfactory standard of living, including safe drinking water, adequate sanitation, sustainable energy for cooking, heating, lighting, food storage, refuse disposal and emergency services.
		3.6	The project considers land tenure security as an essential part of access to housing, and proposes solutions to improve land tenure conditions where needed.
4	Alternatives to evictions and resettlement planning mitigate negative consequences when unavoidable	4.1	The project treats eviction or resettlement as a last resort, and considers all possible alternatives. Any eviction or resettlement exercise is accompanied by a detailed justification of the decision taken.
		4.2	If evictions are unavoidable, the project identifies relocation sites that fulfil the criteria for adequate housing, access to affordable urban services, public transport and economic and livelihood opportunities, while avoiding segregation or marginalization of the relocated population.
		4.3	If evictions are unavoidable, relocation sites are not exposed to natural disasters, pollution, or other threats to health (including hazardous chemicals or contamination).

		4.4	If evictions are unavoidable, resettlement locations include site planning and community planning to ensure that they are connected, well-designed and economically viable neighbourhoods with the possibility for future growth and development. Resettlement sites include good urban design and planning to ensure that they are pleasant places to live and work, and are connected to the rest of the city.
6	The inclusive design of urban services ensures accessibility for vulnerable groups	6.1	The project is based on a background assessment that identifies the needs of vulnerable and disadvantaged groups, including women, children, the elderly, people with disabilities, indigenous people and migrants.
		6.2	The project contains a holistic strategy for social inclusion of vulnerable groups.
		6.3	The project enhances accessibility for people with special needs, including but not limited to those who are physically, visually, and/or hearing-impaired, as well as those with temporary disabilities and the elderly.
		6.4	The project is gender-sensitive by ensuring women's access, preferences, special needs, safety and security.
		6.5	The project is sensitive to the needs and circumstances of diverse cultural groups including migrants and indigenous peoples.
		6.6	The project is sensitive to the needs and circumstances of diverse age groups, including the elderly, youth, and children.
<i>Key Driver: Spatial Planning</i>			
8	Supply and distribution of urban services and mobility ensures equitable distribution of benefits and easy access for all	8.3	The project proposes strategies for the provision of urban services.
		8.4	Urban services provided by the project are located to serve all residents, including vulnerable and/or marginalised groups.
9	Affordable and reliable public transport reduces cost burdens for all	9.1	The project includes a background assessment of the existing (public) transport system and its conditions, including how it serves vulnerable or marginalised groups.
10	Affordable and reliable public transport reduces cost burdens for all	10.1	The project is based on a comprehensive land assessment, taking into account existing land uses, cultural significance, and environmental factors including vulnerability to climate hazards.
		10.2	The project considers existing land zoning and is designed to minimise exposure to climate hazards.
		10.3	The project promotes strategies and approaches to prevent and reduce the risks of developments (planned and informal) in climate hazard areas, considering their location, type and scale.
		10.4	The project minimises or prevents development in environmentally sensitive areas, and encourages relocation away from such areas where appropriate.
		10.5	The project promotes more compact development patterns.
		10.6	The project undertakes city-wide climate risk mapping under a range of scenarios.
		10.7	The project ensures that urban development is in line with future population growth projections, and does not result in unsustainable land use and consumption.
		10.8	The project identifies land within the city limits suitable for extensions (informed by demographic, economic, and other holistic projections), promoting sustainable and controlled city growth.
11	Urban regeneration before developing new areas promotes compact city form and helps prevent destruction of natural features and habitats	11.1	The project includes an assessment of potential assets (i.e. existing vacant land, buildings and infrastructure such as degraded railway lines) that can be regenerated, preventing unnecessary expansion of the city. The assessment considers environmental and spatial factors including proximity to residential and commercial areas, and transport.
		11.2	The project utilizes brownfield sites through planned city infills, promoting a compact city form and preventing informal development and sprawl.
		11.3	The project promotes the retrofitting of existing areas inside the urban footprint, including buildings, infrastructure, and brownfield sites.
		11.4	The project considers upgrading slums and informal settlements, including improving living conditions and increasing security of tenure, as a means for urban regeneration.
12	Integrated urban planning and design at different scales (neighbourhood, city, region) and across different sectors (transportation, infrastructure, land use, etc.) ensures consistency and positive catalytic effects	12.1	The project is based on a spatial assessment of the existing urban conditions, dynamics and opportunities across different urban scales (neighbourhood, city-municipal, city-region, metropolitan, and national scale) and sectors (e.g. transportation, infrastructure, land use).
		12.2	The project uses data gathering and/or assessments in the design of all aspects of the intervention.
		12.3	The project considers how it relates to other interventions including plans, projects, and strategies, in order to build on synergies and avoid overlap.
		12.4	The project promotes integrated urban planning by ensuring consistency and a uniform approach to design across different scales (neighbourhood, city, metropolitan, regional and national).
		12.6	(If relevant) The project considers opportunities for future replicability and/or scalability.
13	Appropriate urban density, urban regeneration and planned city extensions ensure compact and sustainable	13.1	Appropriate urban density, urban regeneration and planned city extensions ensure compact and sustainable city form

		13.3 The project prioritises urban infill, brownfield redevelopment, or vacant urban land instead of new development in greenfield areas.
		13.4 The project locates higher density development in proximity to existing and planned infrastructure (e.g. for basic services and mobility systems).
		13.5 The project includes strategies for a multi-centric urban structure that promotes economies of agglomeration.
		13.6 The project proposes planned urban extensions based on growth projections. These extensions are compact, contain mixed economic uses, and have block and plot sizes that are suitable for their intended use.
		13.7 The project promotes compact (re)development based on a human scale, featuring walkable distances and encouraging social interaction and the use of public space.
14	Mixed-use development creates more vibrant cities with improved distribution of opportunity	14.1 The project is based on a background assessment and understanding of the existing urban form, population growth, population and job density, and accessibility and transportation trends, considering past, present and future trends.
		14.2 The project promotes mixed-use development, locating residential, social and commercial uses close to each other.
		14.3 The project avoids single-use neighbourhoods and zoning through mixed use regulations, with a maximum of 10% single-function blocks per neighbourhood.
		14.4 The project ensures appropriate mitigating measures and buffers between incompatible land uses, such as polluting industries and housing.
		14.5 The project encourages land and planning patterns that can adapt to changing market demands over time.
		14.6 The project encourages diverse temporary or transitional land uses to ensure active use at different times of the day and year.
15	Transit-oriented development increases access to residential and commercial land uses while reducing the	15.5 The project promotes new development, higher density, and more mixed-uses, around high capacity mass transit.
16	Urban design solutions that are climate responsive ensure comfort and enhance urban resilience	16.1 The project is based on an analysis of climate-related risks and hazards, including sea level rise, extreme heat, changing precipitation patterns, flooding etc.
		16.2 The project utilizes urban design solutions to enhance urban resilience through increased soil permeability and drainage, including but not limited to increasing permeable surfaces, water retention areas, green areas and retention basins, particularly in drought prone and flood affected areas.
		16.3 The project utilizes urban design solutions to ensure human comfort and reduce heat-island effects, which includes but is not limited to introducing green areas and shade, ecosystem services, ventilation corridors, and other measures responding to the city's climatic and environmental conditions.
		16.4 The project uses urban design solutions to enhance the city's ability to deal with crises, including but not limited to establishing evacuation corridors and assembly points.
		16.5 Urban design solutions form a spatial network that includes neighbourhood, district, city, regional and watershed scales. The solutions are also integrated in terms of governance for enhanced urban resilience.
17	Integrated planning and equal distribution of urban services with an adequate capacity helps to meet current and future population demands efficiently and ensuring inclusivity	17.1 The project is based on an assessment of existing urban services capacity, taking into account current and future population needs.
		17.2 The project uses data to assess the spatial distribution, levels of access, and use of urban services by different groups, including women, youth, and vulnerable and marginalised communities.
		17.3 The project plans for adequate provision of urban services, both now and in the future, considering population growth and urban expansion.
		17.4 The project encourages integrated planning of urban services and infrastructure, factoring in land use planning and multiple forms of infrastructure and services.
		17.5 The project ensures that public facilities and infrastructure are equally distributed and accessible by, including vulnerable and marginalised groups.
19	Adequate provision of non-motorised transport (cycling, walking, etc.) promotes sustainable travel and improves the urban environment	19.1 The project includes a background assessment of the non-motorised transport infrastructure, focusing on quality, safety and network gaps, as well as current and future travel demand.
		19.2 The project contributes to safe and unobstructed pedestrian and cycle networks separated from motorised traffic. Non-motorised transport routes form a network, connect to the public transport system and, where possible, enhance public space.
		19.4 The project increases the attractiveness of non-motorised transport by enhancing accessibility (percentage of population with direct access to safe infrastructure) and quality (measuring travel time, universal access, safety, security, comfort and user information) of non-motorised transport infrastructure.
		19.6 The project aims for streetscapes that are designed to be welcoming, safe and offer ease of use for multiple modes, especially for non-motorised options (pavements and cycle paths).
20	Public space as a city-wide network ensures equitable distribution and continuity of ecosystems	20.2 The project aims contributes to a green city-wide network of public space, by linking existing public space, the regeneration and maintenance of ecological systems, and/or environmental connectivity.
		20.3 The design and management of public space considers drainage, microclimates, the environmental protection of ecologically valuable areas (reparation areas, river banks, wetlands and biodiversity), and the reduction of urban environmental risks.

		20.5 The project considers a city-wide network of public space on different urban scales (i.e. community, neighbourhood, city, district) and types (i.e. streets, boulevards, squares and plazas, parks, gardens, waterfronts, public urban facilities).
		20.6 The project ensures that public space is equitably distributed (focusing on access for vulnerable groups) within the city, considering UN-Habitat's recommendations of public space being within a walking distance of 400m, equivalent to a 5 minute walk.
21	Adequate provision of public space improves healthy living conditions	21.1 The project is based on a background assessment of how well public space meets community needs, including size, type, quality, use, distance to users, and physical accessibility including barriers and fencing.
		21.2 The project considers the public space needs and preferences of marginalized and vulnerable groups .
		21.3 The project incorporates feedback from marginalized and vulnerable groups in the design of the public space.
		21.4 The project provides opportunities for physical activity (walking, cycling and sports), socialization and play.
		21.5 The project includes strategies to create vibrant public spaces through organised events and uses.
		21.6 The project is designed to promote mixed and diverse use of public space, in terms of both the users and the functions.
		21.7 The project engages communities in the design of public space.
		21.8 The project ensures the accessibility of public space for all users (including people with disabilities) through inclusive and universal design.
22	Well designed public space provides nature-based solutions for increased resilience	22.1 The project is based on an assessment of how existing public space contributes to city resilience efforts, including disaster mitigation and response.
		22.2 The project proposes a network of public spaces as mitigation measures and/or disaster response.
		22.3 The provision of public space on environmentally sensitive and high-risk areas is avoided, particularly on riparian land and/or river banks.
		22.4 The project plans for public and open spaces that can support post-disaster community recovery.
		22.5 The project and its design solution takes into account the area's existing biodiversity and ecological infrastructure, proposing nature-based solutions that promote the use of native species.
		22.6 The project ensures that public space contributes to overall resilience and reduces the impacts of climate change, including heat island effects.
		22.7 The provision, distribution and design of public space proposes solutions to increase retention capacity.
23	Protection and preservation of cultural and natural heritage has economic, social and psychological benefits	23.1 The project is based on an assessment of heritage and cultural assets, including natural elements, urban and architectural elements and intangible heritage such as traditions and
		23.6 The project incorporates traditions and cultural habits in the design of new urban areas and buildings.
<i>Key Driver: Environmental Resilience</i>		
24	Identification and assessment of vulnerable areas in planning helps reduce exposure and prevents damage from climate disasters	24.1 The project is based on an understanding of previous climate related disasters and their risks for damage.
		24.2 The project is based on a background assessment of current and future risk scenarios, identifying the most severe and most probable scenarios.
		24.4 The project identifies vulnerable urban communities and their needs including potential measures to mitigate vulnerability.
		24.5 The project is based on an assessment of significant direct and indirect costs of potential disasters, including, but not limited to, human and financial losses.
26	A plan for evacuation and relocation ensures effective disaster response	26.1 The project is based on a risk assessment of possible disasters that could take place in the area, ranking them according to probability and severity.
		26.2 The project includes a plan for evacuation and relocation during and after disasters .
		26.3 The project engages the community in the development of an emergency response plan .
		26.4 The project ensures institutional preparedness by defining the roles and responsibilities of different agencies and departments in disaster response, and includes a strategy and command and control.
		26.6 The project identifies relocation areas that are not hazard-prone, and do not negatively impact natural and cultural areas.
27	Resilient design of infrastructure and planning for spare capacity helps maintain and restore basic services, ensuring reliability during and after disruption	27.1 The project incorporates strategies for resilient design, construction and operation of infrastructure systems.
		27.2 The project includes a plan to maintain and protect infrastructure other critical built assets in the event of a disaster.
		27.3 The project uses principles of redundancy, modularity, and flexibility to ensure resilience.
		27.4 The project implements new infrastructure and development in low-risk areas to reduce damage from climate disasters and other hazards.
		27.5 The project uses redundant design to ensure spare capacity in case of disruption caused by disasters.

		27.6 Redundancy within the project is intentional and cost-effective.
		27.7 The project considers redundancy to maintain and restore basic services after disruption on a city-wide scale.
28	Integrated water systems, including hard infrastructure and nature-based solutions help improve storm water management	28.1 The design is based on an assessment of existing storm water management, hard infrastructure and nature-based mechanisms for water management. .
		28.2 The project safeguards natural storm water buffers as part of the city's stormwater management network.
		28.3 The project protects and strengthens relevant ecological systems, including but not limited to, water retention, infiltration, afforestation, urban vegetation, floodplain management, mangroves and coastal vegetation.
		28.4 The project strengthens the area's water resource management by considering linkages between networks.
30	Efficient, climate-sensitive and context-relevant design helps reduce energy consumption and the impact of extreme weather conditions	30.1 Extreme weather conditions are simulated as scenarios in feasibility studies conducted to inform the project.
		30.2 The project incorporates nature-based solutions that are relevant to their location, and build upon local environmental conditions and traditions.
		30.3 The project includes nature-based solutions and renewable energy sources with a goal of energy conservation.
		30.4 The design of buildings and other spaces promotes energy efficiency through passive design features.
		30.5 Building design incorporates components that reduce energy and water demands, such as incorporating greywater and renewable energy sources.
<i>Key Driver: Economic Development</i>		
32	Prioritizing access and spatially equitable distribution of jobs and businesses attracts diverse human capital	32.3 The project provides urban services to the informal sector, including transport, water, energy, waste management, etc.
33	Protection and integration of the informal sector makes the economy resilient and supports livelihood and job creation	33.1 A background assessment is provided on the existing informal economy as well as a gap assessment of existing skills.
		33.2 The project protects existing informal jobs, proposing strategies to enter the formal economy and connecting to existing economic clusters and skills.
<i>Key Driver: Data-Driven Process and Management</i>		
38	Monitoring and evaluation ensures long-term impact	38.2 The project is subject to a comprehensive and unbiased social, economic, and environmental impact assessment.
		38.3 The project proposes mitigation measures and safeguards that respond to the findings of the impact assessment.
		38.4 A comprehensive monitoring and evaluation strategy has been defined that responds to the impact assessment and defines contingency measures beyond the programme period.
39	Inclusive, transparent, continuous and meaningful participation ensures that the needs and aspirations of the community are addressed through the project.	39.1 The background assessment identifies public, private, academia and civil society stakeholders at city, regional and national level that are relevant to the project. The project assesses how affected groups can be included and how to ensure a gender sensitive approach.
		39.2 The project builds on existing mechanisms to ensure community participation in urban planning and management processes. If these mechanisms do not exist, capacity development and recommendations are provided.
		39.3 The participatory process includes all relevant stakeholders and ensures that the views of marginalised and vulnerable groups are represented. The participatory process ensures a gender sensitive approach. If indigenous people are affected by the project, prior informed consent is ensured.
		39.4 The participatory process is ongoing throughout the project lifecycle, starting from the formulation stage onwards.
		39.5 Stakeholders have opportunities to influence the project through a meaningful participation process. The project targets the needs of the population.
		39.6 The project clearly communicates how participatory processes will be conducted. Relevant information is provided regularly to stakeholders and affected communities on the project development and outcomes of participatory engagements. Information is made available, shared in a reasonable timeframe and channels have been provided for stakeholders to submit their concerns or request information.
		39.7 The project uses data systems and civic technologies for public engagement.
<i>Key Driver: Capacity-Building and Market Maturity</i>		
40	Strong technical and professional capacity from all relevant stakeholders secures long-term implementation	40.1 The project conducts a needs assessment (including skills, human resources, and equipment) to understand the ability of partners to support project implementation and ongoing maintenance.
		40.2 The background assessment identifies capacity gaps in all relevant partners and stakeholders. This can include stakeholders within government at technical or leadership level, and third parties such as the private sector, civil society and academia.
		40.4 The project proposes strategic capacity development activities that will support implementation and sustainability.
		40.5 The project develops institutional memory through support to mechanisms that document project implementation and capacity development.
41	Public relations and education campaigns gathers early support and improves the likelihood of positive impact	41.1 The project has a coordinated public relations campaign, with structured messaging in place to ensure information is reliably disseminated to the public.

		41.2 The project has an effective communication strategy to reach all stakeholders and community groups during various phases of the project.
		41.3 The project's communication methods address potentially exposed and/or threatened individuals/communities using the appropriate linguistic and technological means for disseminating knowledge effectively.
42	Building local partnerships and drawing on local resources and capacities facilitates sustainable project implementation	42.1 The project explores the opportunity to involve local partners in the execution and maintenance of the project.
		42.2 The project considers the involvement of local partners taking into account their level of professional capacity.
		42.3 The project considers sustainable practices for the building and execution of the project such as promoting locally sourced materials and resources and minimizing the carbon footprint through sustainable sourcing of materials and transportation.
		42.4 The project only proposes international partners for its execution and maintenance where local capacity and market maturity does not meet minimum standards.
<i>Key Driver: Urban Governance and Legal Frameworks</i>		
43	Urban planning and regulatory frameworks enable the project's implementation and sustainability in the long term	43.1 The project is based on and takes into account the existing legal frameworks for urban planning.
		43.2 The project aligns with existing land uses. Changes in land use are enabled by mechanisms in legal frameworks. If these mechanisms do not exist, recommendations are provided.
		43.3 The project aligns with existing laws and regulations that ensure safe, inclusive and accessible public space for all, including open and green public spaces, streets and public facilities. If these mechanisms do not exist, recommendations are provided throughout the project.
		43.4 The project assesses existing law and regulatory frameworks of developer contributions for the provision of urban services, infrastructure systems and affordable housing. If these mechanisms do not exist, recommendations are provided.
		43.5 The project makes use of zoning codes and existing incentives to encourage risk mitigation, resource efficiency and sustainable uses.
44	Alignment and coherence with existing laws and policies at local, regional and national level enhances the viability and impact of projects	44.1 The project aligns with existing policies (at local, regional and national level).
		44.2 The project's development and implementation is enabled through the existing legal framework (at local, regional and national level) in housing, planning, transport, procurement, etc.
		44.3 The project aligns to the city's strategic goals including spatial, economic and environmental strategies as well as existing projects implemented or in the pipeline.
45	Action plans for long-term sustainability increase the impact of projects	45.1 The project includes risk assessment and built-in mitigation measures in the event of changes in leadership and lack of commitment to carry out the projects beyond the Programme. This includes but not limited to strengthening institutional ownership both at high political and technical level.
		45.2 The project establishes a strategy to continue and maintain the projects after the Programme. This includes but is not limited to establishing clear steps for implementation and defining a process to formalize the project as a legal instrument.
		45.3 The project includes a communication and capacity development strategy to inform stakeholders about legal obligations, rights and appeal mechanisms.
46	Defined roles and responsibilities at all levels of government provides clarity in case of overlapping mandates	46.1 The project develops an assessment of the institutional setting and uses this to assign roles, responsibilities and authority to ensure success.
		46.2 Roles and responsibilities are assigned based on institutional capacities and abilities.
		46.3 Project stakeholders are given the necessary authority and capacity to carry out their responsibilities.
		46.4 Cross-sector and -government coordination mechanisms help to establish project legitimacy and buy-in, and multi-level coordination mechanisms are in place to ensure effective design and implementation.
		46.5 The project proposes third-party partnerships where appropriate to achieve better project outcomes (ie private sector, civil society, and academic).
		46.6 Proposed partnerships follow principles of good governance by being transparent, fair and promoting public benefits.
47	Prevention measures against gentrification and land price speculation secure land rights and adequate housing for all	47.1 Land use and financing instruments are used to ensure that increases in land and property value created by the project are shared with government.
		47.2 The project ensures that land, housing, and property rights are upheld, particularly for vulnerable and marginalised groups. This includes measures to combat and prevent displacement, homelessness, and unnecessary forced evictions.
		47.3 The project includes a communication and capacity development strategy to inform stakeholders about legal obligations, rights and appeal mechanisms.
48	Fair compensation and resettlement minimizes vulnerability to social and economic shocks, promoting resilience, inclusivity and integrated urban development	48.1 When relocation is necessary, the project provides fair and just compensation for any negative impacts on those affected directly and indirectly.
		48.2 Where land needs to be alienated, the project compensates and resettles all those affected with land or financial payments of equal or greater value. Relocations take into account spatial location, and compensation and resettlement plans are agreed upon in a participatory process.

		48.3 The project and all stakeholders comply fully with the UN Guidelines on Development-based Evictions (A/HRC/4/18).
		48.4 All affected persons are given an opportunity to participate in the project planning process, including women and vulnerable and marginalised groups. Special measures are taken when needed to ensure that these groups are included.
		48.5 Where relocation and resettlement is necessary, the project contains a detailed justification for the decision, including: (a) absence of reasonable alternatives to land acquisition through alienation; (b) full details of proposed land acquisition/alienation, compensation and resettlement plan; and (c) where land alienation is preferred prove mitigation measures taken to minimize the adverse effects of relocation and resettlement.
		48.6 Where resettlement is necessary, the project ensures that the human rights of marginalised and vulnerable groups are equally protected, including their rights to land, housing and property and access to other productive resources.
		48.7 When resettlement is necessary, the project ensures the human rights of impacted persons, groups, or communities (including land, housing and property rights) will be guaranteed after relocation.
49	Tenure security to housing, land and property improves social and economic status for all, especially marginalized and vulnerable groups	49.1 The project includes a comprehensive land tenure assessment, considering how tenure affects social and economic wellbeing of affected communities.
		49.2 The project promotes security of tenure by guaranteeing legal recognition of tenure, and providing protection from involuntary harassment, eviction, and other threats.
		49.3 The project includes provisions for educating and informing citizens about housing, land, and property rights, and engages local groups to champion these rights.
		49.4 The project uses collaborative and community-based approaches to achieve tenure security, and works with government bodies to recognise communal forms of tenure in policy and standards.
		49.5 The project supports different forms of tenure and the continuum of land rights to enhance tenure security for all, especially the women, indigenous people, urban poor and vulnerable groups.
		49.6 The project uses pro-poor and gender responsive land tools to promote security of housing, land and property rights for all, especially marginalised and vulnerable groups.
<i>Key Driver: Financial Strategies</i>		
52	Realistic long-term financial strategy is essential for project implementation	52.1 The project is based on a background assessment of the financial requirements needed for the execution, maintenance, and operation of the project. It also includes an assessment of existing financial capacity, financing mechanisms, and legal regulations.
		52.2 A financial strategy is developed that is aligned with existing financial capacity. Market conditions (including supply, demand, public budgeting, etc.) as well as political, social and environmental risks are assessed in this strategy.
		52.3 Capital investment is funded through a combination of sources that includes public funds, private sector contributions, and donor grants among others.
		52.4 Long-term debt, operations, maintenance and depreciation costs have a dedicated funding stream to draw from.
53	Mechanisms for own-source revenue through the project strengthen the government's financial standing	53.2 The proposed financial strategy proposes a mix of revenue sources that can increase budget stability. This can include income tax, property tax, user charges and fees, land-based finance tools and consumption taxes.
		53.4 Land-based finance techniques are enhanced as a way to capture additional financial benefits of urbanization; such as public land procurement, exactions, transfer or sale of development rights and land readjustments.