



Disaster Risk Reduction
and Response

URBAN SHELTER AND COMMUNITY STABILISATION IN LEBANON

Emergency Appeal 2015



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EMERGENCY APPEAL

Project Name	Refugee housing in Lebanon
Project Locations	Beirut, Baadba, Aley and Tripoli
Appeal Start Date	1 September 2015
Project Duration	12 months
Amount Requested	USD\$1 million (scalable up to US\$6 million over three years)
Funding Gap	USD\$1 million
Number of people to be assisted	7,500 individuals
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SUMMARY

Since 2011, the Syrian conflict has devastated communities across the country causing the displacement of **8 million** Syrians and prompting the exodus of more than **4 million** to neighboring countries and Western Europe.

Lebanon has more than 1 million Syrians and over 400,000 long term refugees from Palestine now living among a national population of 4 million. Lebanon now has the highest per capita concentration of refugees in the world¹.

Habitat for Humanity Lebanon seeks USD\$1 million for an Urban Shelter & Community Stabilization Project to improve the living conditions for Syrian and Palestinian refugees as well as the most affected and deprived members of the Lebanese host communities. The proposed intervention will rehabilitate and weatherproof buildings and upgrade WASH for **7,500 people**.

SITUATION ANALYSIS

The conflicts in the Middle East have come at a significant cost to Lebanon and its people. Since the crisis began, Lebanon's economy has suffered. GDP has dropped by 2.85% annually (World Bank). The total estimated cost of the crisis to Lebanon's economy was US\$7.5 billion by the end of 2014.

Socially, even the remotest Lebanese communities are feeling the pressure of this massive population growth with refugees now living throughout Lebanon in more than 1,700 localities, with refugees now outnumbering local residents in some areas. 58% of the 1.3 million poor Lebanese live in urban areas and are assumed to be the population most affected by the overcrowding created by the mass influx of refugees.

Conditions continue to deteriorate for many of the most vulnerable. A recent UNHCR Shelter Survey² has shown the number of Syrian Refugees living in sub-standard conditions has risen dramatically. This has increased pressure on the housing market with rental inflation and increased rates of eviction. This has led to a worsening of health, protection and economic vulnerability indicators amongst the affected populations. The Government of Lebanon recent policy change requiring refugees to pledge not to work as a condition of renewing their residency documentation and new regulations that require refugee households to submit housing pledge, signed by the owner, stating that they have accommodation have exacerbated the situation.

There is an increasing number of refugees, moving to more affordable but poorer quality accommodation, informal tented settlements (ITS). Some of these settlements are no longer perceived as 'temporary' by surrounding communities and often serve as a catalyst for tensions between communities. There is a growing unwillingness and ability in host communities to cater to the needs of refugees in informal settlements. And any future shelter solution will need to take into consideration both current sensitivities and benefit host communities.

OPERATIONAL OBJECTIVES

- 1. Increasing available housing stock** through the completion and upgrade of unfinished or conversion of non-domestic or alternative use buildings.
- 2. Improving living conditions in existing buildings** through renovations and upgrades of essential components including WASH facilities.
- 3. Integrating support to refugees and economically impacted host communities** through vulnerability focused targeting inclusive of local needs.
- 4. Supporting local authorities and communities** through improvements to community level infrastructure.



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¹ <http://unhcr.org/54aa91d89.html>, page 6 figure 4

² <https://data.unhcr.org/syrianrefugees/download.php?id=7215>

BENEFICIARY SELECTION / TARGET POPULATION

Beneficiaries will be selected based on a dual analysis of social vulnerability and the physical status of dwellings within a specific urban area. A system of scoring vulnerability criteria and consideration of the physical requirements of the shelter stock within selected low income urban areas will allow for appropriate prioritization. Selection will also be dependent on the groupings of vulnerable families, the status of the existing relationship with landlords, and the legal status of the building.

While some UN/NGO programs target assistance to extremely vulnerable refugees, it does not address the needs of Palestinian refugees from Syria (PRS), or local Lebanese communities. Special attention will be paid to the needs of women, children, and the elderly and other groups with specific needs during this selection process.

The project will target 300 refugee families from Syria and deprived Lebanese families (1,500 individuals) in urban and peri-urban areas of Lebanon including Beirut and Tripoli. In addition, the project will target 1,200 families (6,000 individuals) as direct beneficiaries of infrastructure interventions in 10 communities. It is expected that a large percentage of the target population will be female headed households while at least 10 percent will be refugee families with specific needs. In total, 1,500 families will be directly assisted (7,500 individuals).

In addition to direct support to individual families the project will seek to address communal infrastructure issues that will provide improved living conditions to the entire area. For details of specific groups to be targeted under this proposed intervention see details in Annex 1.

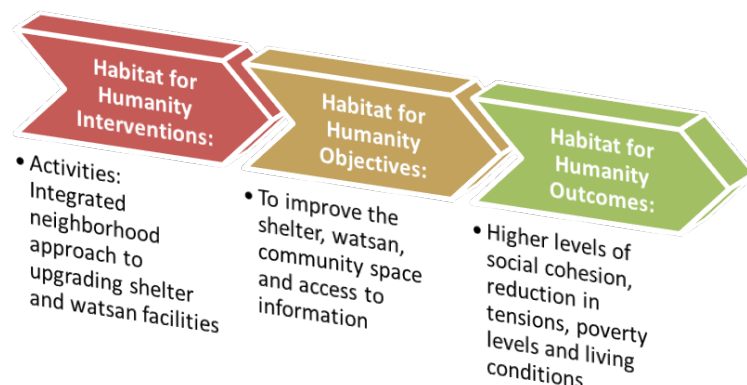
PROJECT OVERVIEW AND PARTNERSHIPS

The Habitat for Humanity International (HFHI) Urban Shelter & Community Stabilization Project will build on existing activities and focus the provision of rehabilitation, weatherproofing and WASH upgrades for substandard buildings and critical communal infrastructure in urban communities hosting large numbers of refugees. Household and community level rehabilitation works will address some of the multiple needs faced by displaced and vulnerable households living in sub-standard buildings, including:

- Provision of conditional payments to landlords, permanent shelter and household-level WASH improvements in exchange for occupancy-free-of charge for a defined and legally enforceable timeframe.
- Addressing the poor living-conditions while increasing the household's security of tenure and reducing their rent-burden thus reducing their economic vulnerability. The rehabilitation of sub-standard buildings represents a significant component of both the inter-agency Shelter Sector Strategy and the Lebanon Crisis Response Plan.
- Contributing towards an increase in the volume and quality of the affordable housing stock and improving the local economy.
- Fostering social cohesion through the clear investment of humanitarian finance into the host community.

Impact model for HFH Lebanon intervention

HFH Lebanon will partner with other International NGOs, including CARE International, local organizations and relevant local authorities and municipal service providers. Working through these partnerships HFH will seek to address shelter concerns and undertake complementary activities such as WASH, legal support, livelihood development, and community service provision (solar street lighting, solid waste and rubbish removal, community education initiatives) in urban areas hosting significant refugee populations.



REPAIR AND UPGRADE OF EXISTING BUILDINGS

Both empty buildings and buildings occupied by vulnerable people will be addressed. Rehabilitation will be implemented in exchange for a period of reduced or free rent. This creates greater security of tenure and reduces rental expenditure while allowing families to prioritize available resources towards other needs.

Beneficiaries and building owners benefit from access to low cost investment. For refugees and local rent-payers benefit from additional units being added to the housing stock, mitigating against rent inflation. For owners, this results in improvements to their economic assets at the end of a project.

Standards

- Upgrade/rehabilitation should provide at least 12-18 months of secure tenure for beneficiary households. Legally binding contracts between landlords and beneficiaries will be negotiated with full inclusion of the relevant local administrative bodies.
- A period of free rent should be provided, giving the beneficiary households a benefit equal to or greater than the cost of the works and other associated payments made by Habitat to the building owner. As access to credit is difficult for low income Lebanese families and usually provided at high interest rates, such agreements are seen to be extremely attractive to potential landlords with suitable unfinished buildings even if the free rental periods equate to more than the cash investment provided.
 - ▶ E.g. works worth \$1500 per housing unit might justify 12 months rent-free shelter in an area where rent at \$150/m (\$1800 per year) is the basic rate.
 - ▶ E.g. works worth \$3000 per housing unit could secure 18 months rent-free shelter in an area where rent at \$200/m (\$2400 per year) is the basic rate.

WASH FACILITIES

Rehabilitation may include household-level water and sanitation upgrades. E.g. the installation of plumbing, sinks, taps, showers, latrines, etc. Improvements to municipal infrastructure networks, water quality testing and treatment are considered beyond the scope of these guidelines and are considered separate, WASH-led interventions.

NON-FOOD ITEMS (NFIs)

Despite large scale provision of NFI support there remain significant gaps and needs across the refugee and other affected communities. This project would seek to support extremely vulnerable households with required items such as stoves, heaters, solar lighting, beds/mattresses and other essential items as required and as part of improvement packages. Direct and ongoing engagement with the targeted communities throughout the project cycle will allow for the identification of key NFI needs.

COMMUNITY INFRASTRUCTURE

To assist in community stabilization and community building the project will identify communal facilities requiring repair, upgrading or improvements. Such interventions could include:

- Expansion of septic tanks to cope with increased usage.
- Provision of solid waste management infrastructure, localized drainage or other activities which improve hygiene conditions and living standards.
- Other activities such as repairs or improvements to local schools, clinics, or relevant municipal infrastructure or buildings that serve the needs of both refugee and host community families.

Examples of project activities

Examples

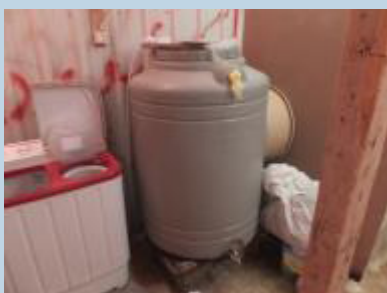


Outcomes

Improving conditions in urban shelter through repair and upgrade of housing stock with specific focus on protection from extreme weather, increased security and privacy in sub-standard or alternative use buildings.

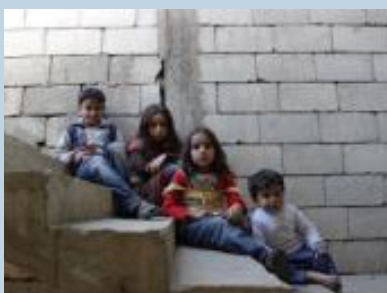
Potential activities

- Repairing and finishing of walling and structural sealing
- Installation and repair of kitchen facilities
- Sealing-off doors/windows
- Concreting floors
- Provision of locks and additional security features



Improved hygiene through access and improvements to household and community water and sanitation facilities.

- Installing and repairing latrines, drainage and septic systems
- Installing and repairing hand-washing facilities
- Installing bathing facilities
- Improving privacy and hygiene standards
- Emptying of communal septic tanks
- Installation of household water meters



Removal of health and safety risks and improved accessibility.

- Adding balustrades or barriers to stairs, balconies etc.
- Improvements to electrical wiring
- Fire safety improvements



Improved energy efficiency to reduce house hold expenditure and provide protection from extreme temperatures.

- Installing thermal insulation rolls
- Improved ventilation
- Sealing activities



Creation of separate sleeping areas for improved privacy and to create a warmer living area in multi occupancy dwellings (Note: smaller rooms are easier to heat and keep warm during winter).

- Installing lightweight partitions
- Installing internal doors

IMPLEMENTING METHODOLOGY

All the repairs and upgrades required within the scope of this project to improve conditions within rented accommodation will be addressed by small teams of tradesmen and builders – rather than larger engineering contractors. This provides a significant opportunity to mobilize teams of skilled labor from within the Lebanese and Syrian communities, creating short-term employment opportunities and injecting cash into the local economy. This may also assist in creating a sense of collaborative action and social cohesion. This draws upon the learning across the sector on the most efficient way to deliver such support in urban areas and is a process successfully used by NGOs in Lebanon and across the region.

The work of the repair teams will need rigorous oversight and management, as with any sub-contract and staged payments for the work will be made as each stage is completed to pre agreed standards and quality. Social mobilisation teams from Habitat/ CARE will verify the specific needs in each household, check that proposed bills of quantity (material lists) match repair needs, and verify the work during and after completion.

ESTIMATED COST BREAKDOWN PER TYPE OF INTERVENTION

Building type	Type of critical repair identified	Estimated cost per family (\$USD)
House/Apartment/Garage upgrade, repair or completion	Repairs, installation and gap-filling windows and doors. Roof repairs Ventilation Damp control Daylight / lighting Heating (stove and piping) Plumbing Wiring (safety) WASH facilities	\$1,200 - \$1,800 housing unit including WASH facilities (Average of \$1,500 per intervention)

Intervention type	Degree of impact	Estimated cost per intervention (\$USD)
Communal repairs and support to WASH infrastructure – E.G. major work to upgrade communal septic systems, drainage, or leakage problems affecting a whole block.	High	\$2,500 - \$7,500 (Average of \$5,000 per intervention)

BUDGET ESTIMATE

300 families provided with shelter + 10 community interventions

Item	Amount
Personnel (2 x global hire, 1 x senior national, 2 x mid-level national, 4 x junior national)	\$360,000
Professional Services	\$30,000
Materials, Services and Consumables (@ approx. \$1,500 per family + communal interventions @ \$5,000)	\$500,000
Travel and Transportation	\$20,000
Rent and Utilities	\$12,000
Country Office Support Costs	\$30,000
Subtotal	\$952,000
HFHI Technical and Administrative Support (11% DMS)	\$104,720
Total	\$1,056,720

MONITORING AND EVALUATION

Technical monitoring visits will take place prior to the sign off of each staged payment and social teams will visit a minimum of once during the contract period and once at the end of the contract period to monitor compliance and the changing situation of beneficiaries as a result of the intervention. Status of the agreement should be recorded for learning purposes for any future potential programmatic adaptations.

HFH and the implementing partners will have the responsibility to monitor the following aspects:

- The physical rehabilitation works are implemented, as agreed.
- The free-rent period is honored
- The rent-level, occupancy and beneficiary intentions after the rent-free period is completed

Regular monitoring of quality and implementation is conducted in order to track progress against the intended outputs, outcomes and overall objectives.

Post Distribution Monitoring (PDM) is conducted on a sample of beneficiary households. It includes a quantitative and qualitative component and is designed to inform measurement of project outcome and future project design and implementation. The two components are:

- End-line technical assessment. This is used to compare living conditions before and after the intervention. It provides quantitative information on the outcomes of the activity.
- Beneficiary Satisfaction Questionnaire. This captures more qualitative information from the beneficiaries' perspective. It is used to measure the impact of the activity and to capture beneficiary feedback on how the activity was delivered and their unmet needs.

Final external project evaluation will be done at the end of the project.

HABITAT'S PRESENCE IN LEBANON

Habitat for Humanity has had a presence in Lebanon since 2001 working on a range of shelter issues for vulnerable Lebanese families affected by disability or conflict including housing repairs, construction and upgrades, housing micro finance and WASH projects. As well as these ongoing activities HFH Lebanon is currently running programs in the Palestinian refugee camps to support the repair and rehabilitation of housing for selected vulnerable individuals and is providing WASH support to a number of the Informal Tented Settlements (ITS's) housing Syrian refugees.

In 2006, Habitat for Humanity International (HFH) was awarded by USAID/ OFDA with \$1,918,421 USD for the completion of the "Transitional Shelter for Southern Lebanon". In total, activities completed under this award directly benefited **5,082 individuals** in 18 villages and the three southern suburbs of Beirut.

The program was able to secure simple, decent shelter for 5,040 beneficiaries and provide alternative opportunities for employment to an additional 42 individuals, exceeding original targets of 1,840 total beneficiaries by over 175%, while remaining within the proposed budget. The transitional shelters, alternative vocations and repairs completed under this award have been an important step in the transition and resettlement of displaced Lebanese following the July War of 2006. As shelter concerns shift from emergent shelter provision to longer term home improvements, HFH hopes to remain a source for support for the families of the South, Beirut and greater Lebanon for years to come.

ANNEX 1

Specific vulnerable groups for potential project targeting or prioritization

Syrian refugee caseload

As the largest grouping in need of assistance (1.2 million registered in Lebanon) their plight remains the primary area of need given the poor shelter conditions and lack of tenure security under which many Syrian refugees have to live in Lebanon, and the huge gaps in assistance to this sector.

Palestinian refugees from Syria (PRS)

There are over 40,000 Palestinian refugees who previously resided in Syria who fall into an unfortunate gap of organizational mandates. If they were registered with UNRWA in Syria then UNHCR cannot help them or offer them the protection as they would any other refugee. The already insufficient UNRWA funding in Lebanon has been reduced over the last few years and as such this refugee group is in a very difficult position.

Palestinian refugees

There are 450,000 Palestinian refugees in Lebanon. With reduced funding for UNRWA and increased competition for the low skilled jobs they are legally allowed to do, the economic situation and general living conditions both within and outside the Lebanese refugee camps is decreasing. This is a forgotten caseload in the current context.

Iraqi Refugees

Although a smaller grouping there are 2200 families in Lebanon who have fled Iraq in the recent past with most of them Christians and minority religious groups.

Disadvantaged Lebanese

There are at least 35,000 Lebanese families living below the poverty line and this figure is likely to be increasing dramatically as livelihoods are hit by competition for low skilled jobs, wages reduced and costs for housing and other commodities rise. There has been very little attention of the humanitarian community on addressing the needs of the host communities until comparatively recently despite the obvious benefits this will have on reducing conflict among different groups.

Female headed households

Recent assessment data suggests that up to 20% or 48,000 Syrian refugee families are female headed. These households often face severe difficulties in making enough money to survive and experience a range of protection risks from children being left without care or being forced to work/beg to women being forced into prostitution and other negative coping mechanisms.

People with disabilities

Specialised assistance to people with disabilities has not been a specific focus for many agencies focusing primarily on increasing the numbers of families assisted due to the additional costs inherent in improving accessibility. Families with disabled members have less capacity to earn income due to a lack of employment options for those with disabilities or the obligations on carers.