
Rental Assistance Interventions

Shelter, Cash and Markets Community of Practice Call
10 December 2024

Agenda

Min	Item	Speakers
10 min	Introductions and Opening	Jenny Weatherall, CRS & Leeanne Marshall, Australian Red Cross <i>Co-chairs of Global Shelter Cluster Cash and Markets CoP</i>
30 min	Case studies - Ukraine, CORE - Somalia, NRC	Liana Khorovytska, Ukraine Country Director, CORE Abbas Ahmed, <i>ICLA Programme Development Manager, NRC Somalia</i>
15 min	Questions and Answers	Chair: David Dalgado, <i>Independent</i>
10 min	Spotlight on key challenges in rental assistance programming - Exit strategy & targeting - “Good enough” living conditions check - Duration of programme - Payments to landlord vs. tenant - Scale of programmes - Is rental assistance seen as an easy way out not to do other shelter programming?	David Dalgado – Independent
20 min	Discussion	Chair: Leeanne Marshall, Australian Red Cross

Background

- Rental assistance **increasingly common**
- **Market-based programming** to support access to adequate housing
- Normally delivered with minimum components of:
 - **financial support**
 - **security of tenure support**
 - **and living conditions support**



Background

- Rental assistance has **various applications**
- **Programme design varies considerably.**
- The **GSC resources already exist** – please see the rental market interventions page.

Resources

Follow this geographic region

Dashboard

Documents (501)

Data Collection (1)

GSC HELPDESK +

▪ GSC Helpdesk

RESOURCES +

▪ About Us
▪ Research Initiatives

RENTAL MARKET INTERVENTIONS

REPORT AND TIP SHEETS:

- [Rental Guidance Report](#)
- [Tip Sheet 1](#)
- [Tip Sheet 2](#)
- [Tip Sheet 3](#)
- [Tip Sheet 4](#)
- [Tip Sheet 5](#)

See below the index of the Rental Market Interventions Ressource Library and country resources.

EXECUTIVE SUMMARY:

With the increased urbanisation of humanitarian responses, shelter actors are increasingly using rental for vulnerable households after both man-made and natural disasters. Recognising that vulnerable household: physical barriers to accessing rental housing in these circumstances, these programmes provide not only fi





RENTAL ASSISTANCE
IN UKRAINE: 2022–2024

Our Impact



STRATEGIC PILLARS

With **COMMUNITY BUILDING** as our north star, our strategic pillars are:



**Emergency Response
& Preparedness**



**Addressing
Climate Change**



Health Access



Overview

Rental Assistance is one of several durable solutions that can serve as a bridge from Collective Centers (CCs) to more sustainable housing options.

While not without its challenges, rental assistance is an effective tool for internally-displaced people (IDPs) and prioritizes the safety of these vulnerable communities – including those with disabilities, older persons, single-headed households, pregnant and lactating mothers, and families with young children.

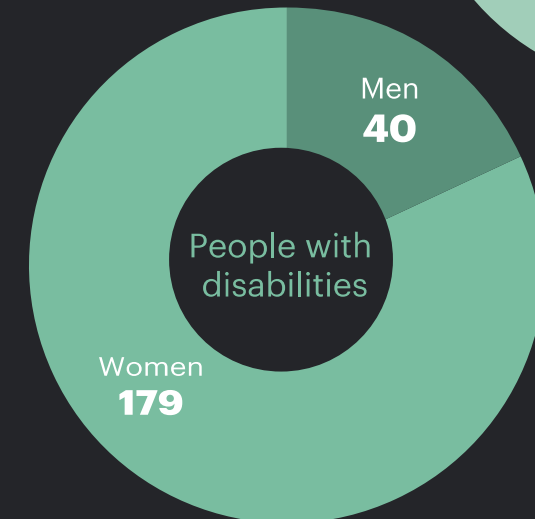
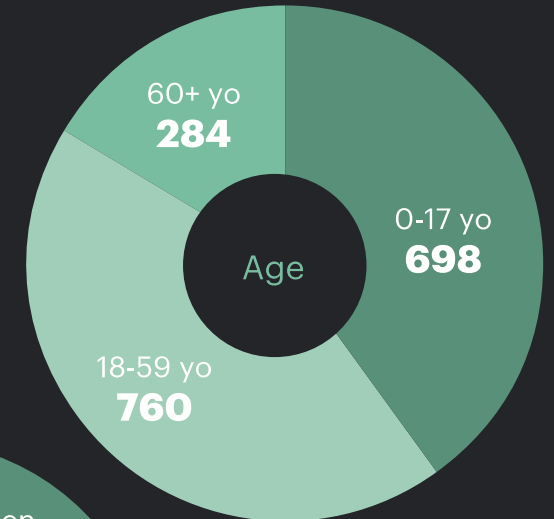
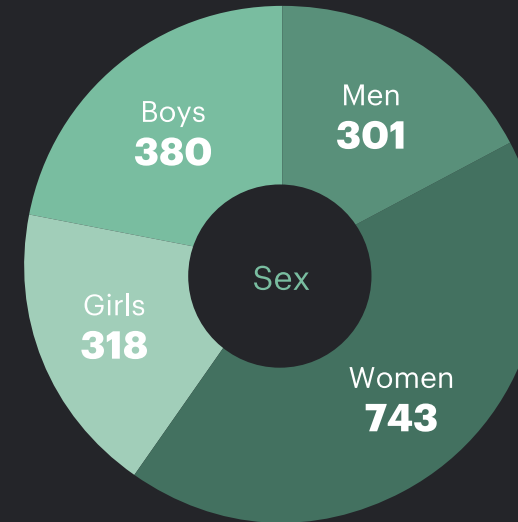
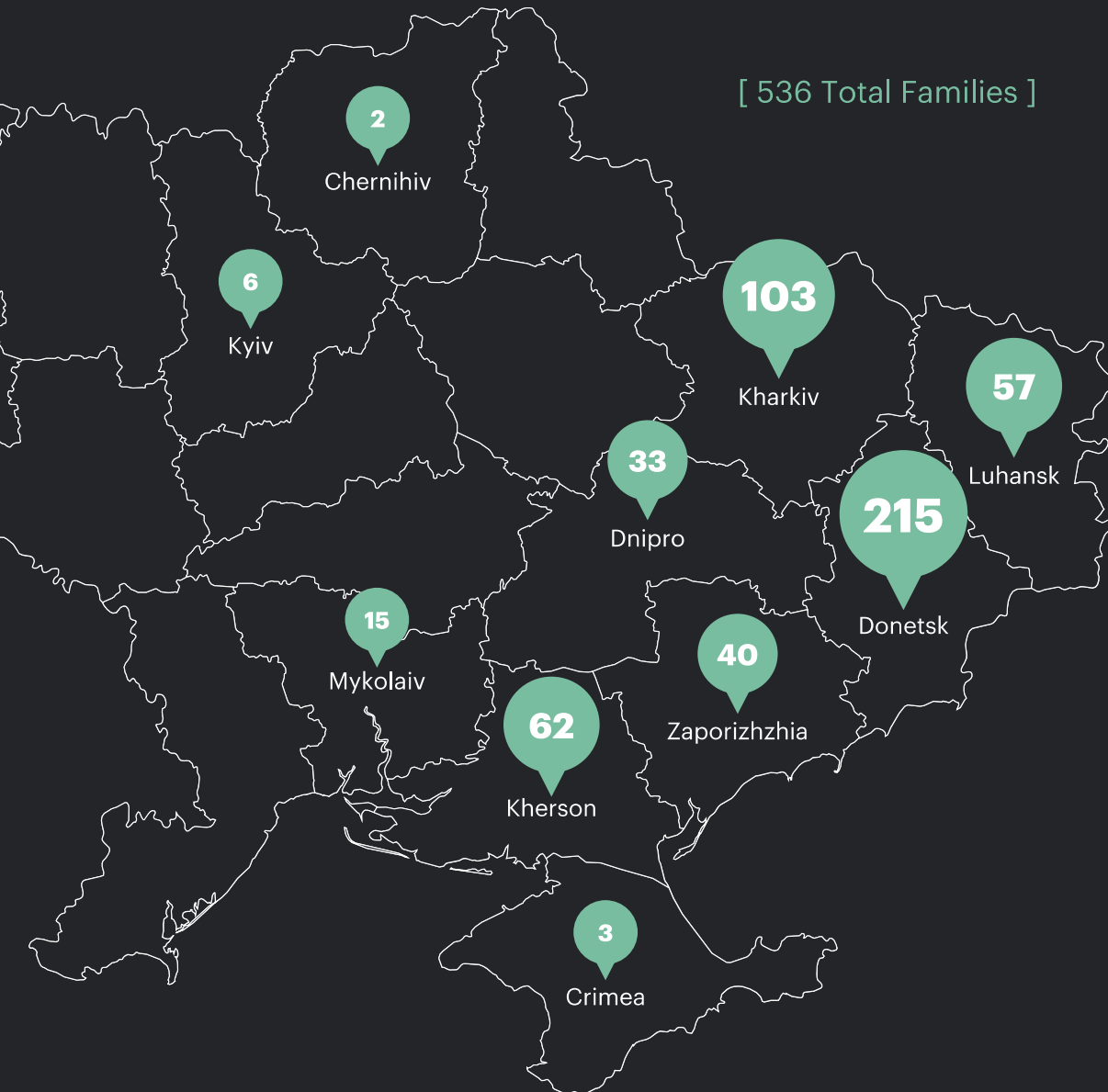


Implementation Approach



- Coordination with the shelter cluster, CCs, and local government
 - Disseminating information about the program among vulnerable categories of IDPs in CCs
 - Self-registration using phones or tablets, with assistance from CORE staff as needed.
 - Eligibility screening using the UNHCR vulnerability screening tool
 - Collaborations with real estate agencies
 - Analyzing the effectiveness of the program
- Cash assistance via bank transfer
 - \$232 USD** rental assistance
 - \$50 USD** utility support
 - 6 months** per participant
 - \$100 USD** for furnishing/utensils, one-time

Participants' Oblast of Origin – Phases 1 & 2



Girls
0

Boys
0

[1742 Beneficiaries]

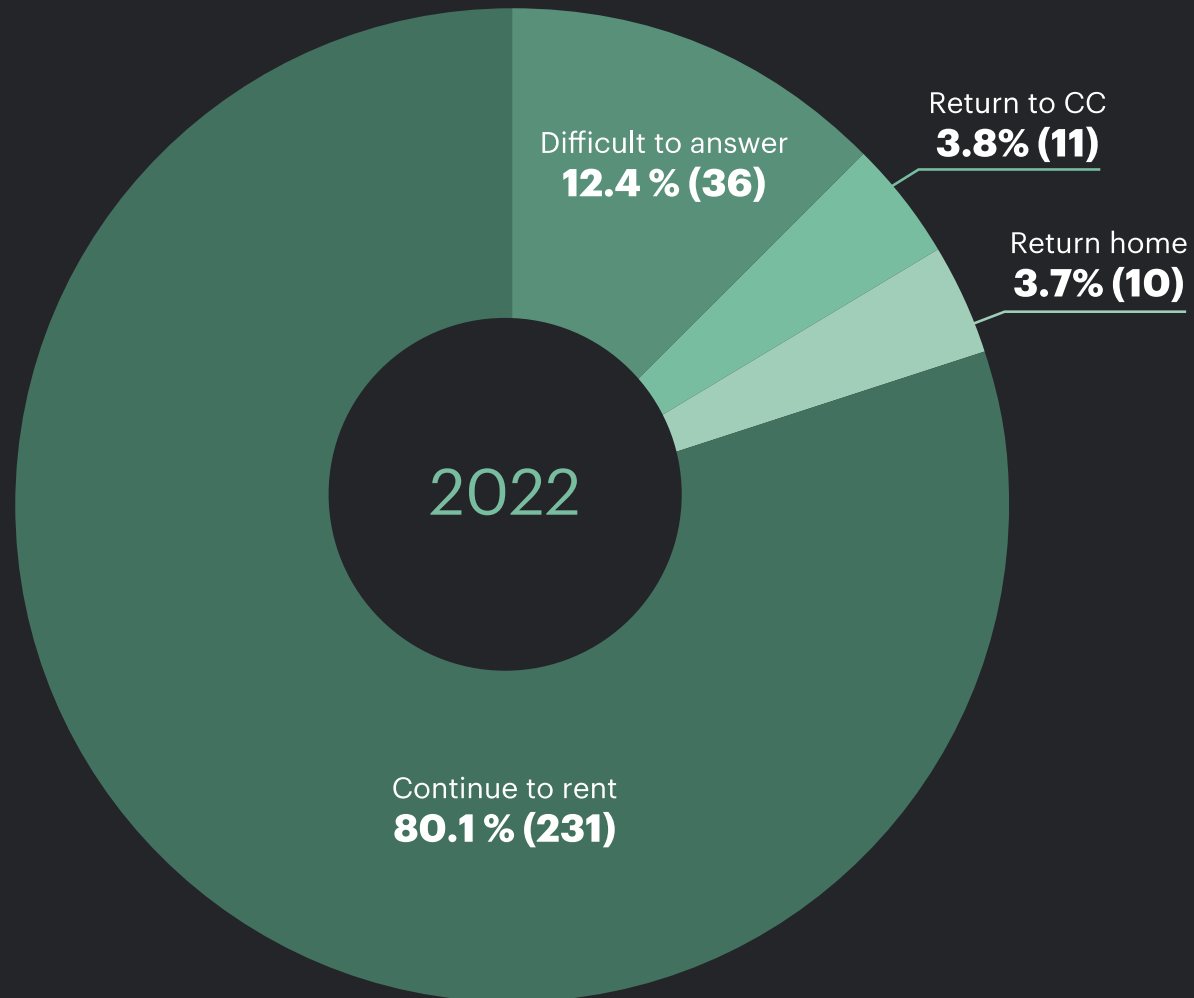


Challenges

- Landlords reluctant to rent to IDPs
- Landlords hesitant to rent formally (agreements, taxes)
- Building trust in the program and ensuring beneficiaries are comfortable providing personal data
- Transfer value
- Verifying rental stock meets minimum standards

Our Impact

[288 Households Interviewed]



- Satisfaction with process, transfer value & safety
- 97% in quality accommodation (comfort, privacy, sanitation)
- 99% have heating



Recommendations & Exit Strategy

- Scale reimbursement model
- Add social integration activities
- Link to MPCA, MHPSS & livelihood programs to increase self-reliance

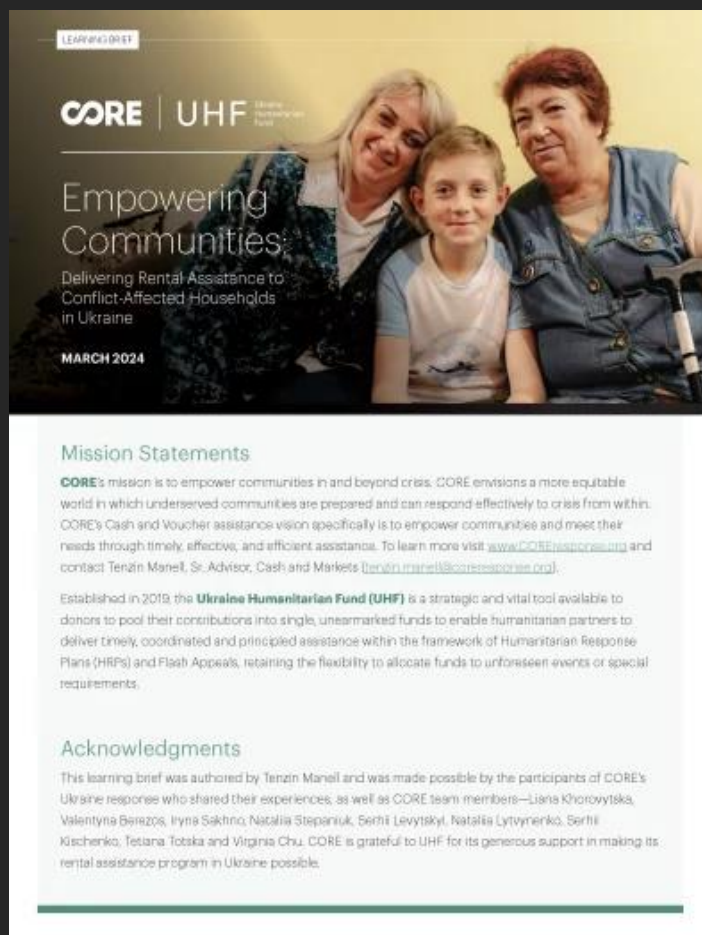
Participant Voices – Holistic Benefits

“This opportunity will help us to forget about the risk of being on the street and spend the money saved on the health of my husband and children.”

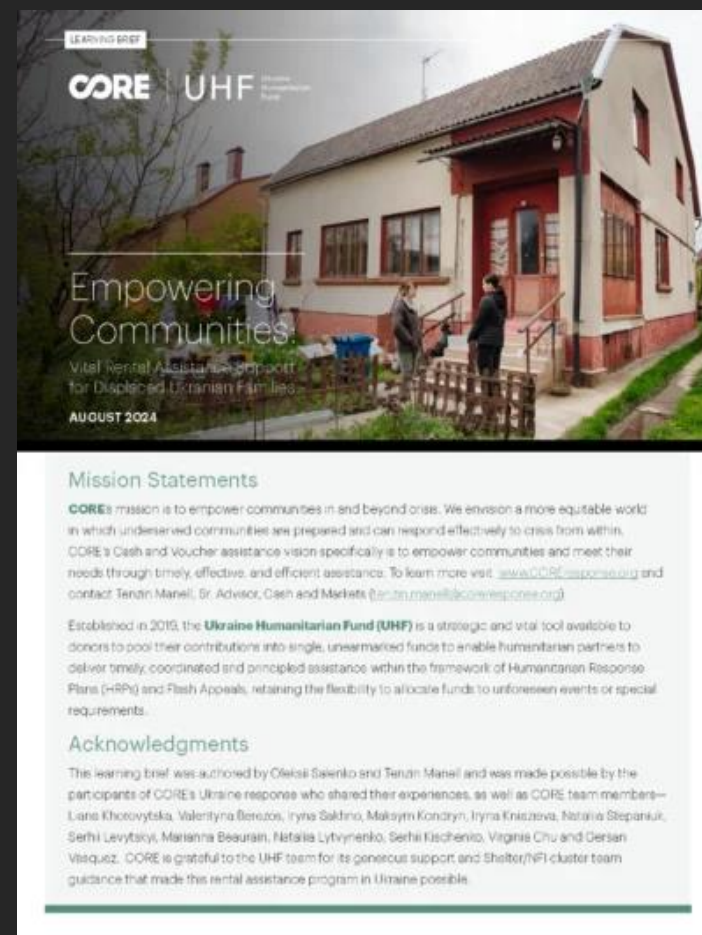
Viktoriia, Mother of 5 from Mariupol, Donetsk Oblast



Learning Briefs in CALP Network Library



2022-2023



2023-2024

Learn more about our work in Ukraine



CORE

Community Organized Relief Effort

www.coreresponse.org

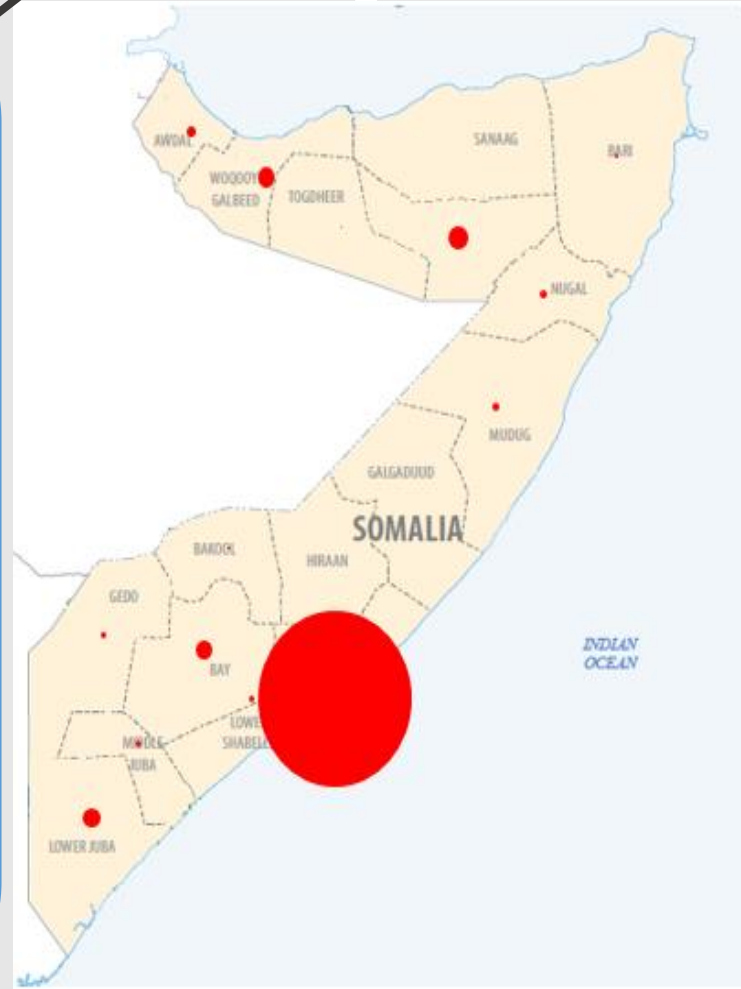
Transforming Integrated Housing Access: Rental Market Interventions in Somalia



Pilot II beneficiary: A mother and her children living in a rented house in Mogadishu

Context overview

Complex displacement crises



Complex conflict and climate challenges led to 4 million IDPs displaced across Somalia

- 2.1 million people protracted displacement
- Returnees: 156k people.

In 2023, 2.9 million displaced, the highest since 2014

In 2024, **320k** newly displaced.

Over 1.7 Million people forcefully evicted since 2015

84% of IDPs reside in urban areas settled in approx. 4,000 informal sites

- Widespread tenure insecurity >87% of IDPs.
- Limited capacity to implement HLP – actors, non-functional systems, and weak structures.
- Lack of clarity on HLP tenure arrangements
- HLP violations i.e. forced evictions, multiple land claims, land grabbing, disputes, conflicts

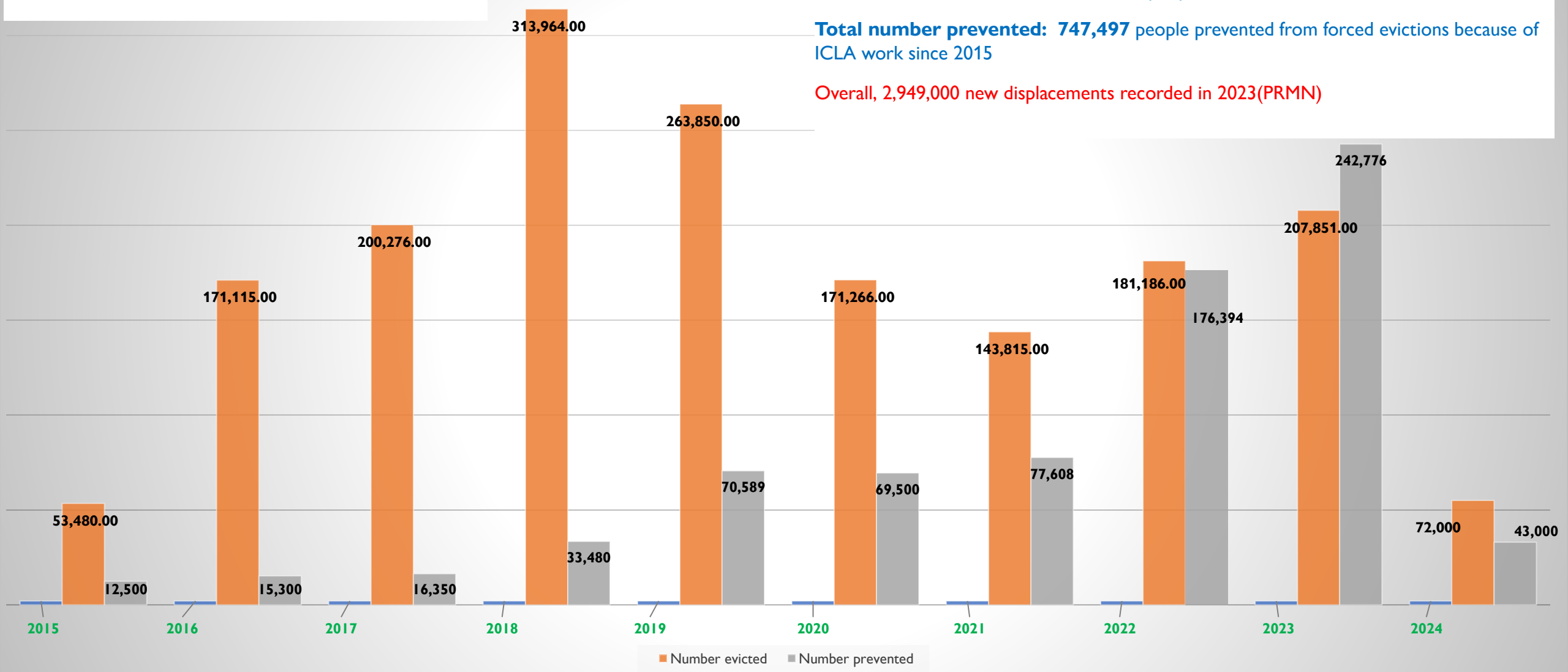
CONTEXT: SOMALIA EVICTIONS TRENDS

Source: NRC Eviction information portal

Total number evicted: 1.743 million people evicted since 2015

Total number prevented: 747,497 people prevented from forced evictions because of ICLA work since 2015

Overall, 2,949,000 new displacements recorded in 2023(PRMN)





Which rental model
should be adopted
to improve housing
solutions?



Direct Cash Transfers

Reduces monitoring needs
and is easily scalable



Revolving Fund

Self-sustaining with recycled
subsidies



Collaborative Housing Development

Encourages partnerships and
financial incentives



Formalizing Agreements

Enhances lease clarity and
supports IDP sites



Adopted Model: What is the Integrated Rental Solutions(IRS)

OUTPUTS

Rental support

- Legal aid and access to documents
- Facilitation of lease agreements with private landlords
- 15 months of rental subsidy

Consumption support

- Food basket and social protection

Tailored livelihood support

- Support tailored to beneficiaries' needs and skills
- Incorporation of self-help group models, life skills and coaching

OUTCOMES

Elimination of eviction risk

Improved living conditions

Improved security and stability

Better access to services

Protection of human rights & dignity

Enhanced economic self-sufficiency

Contribution to local economy

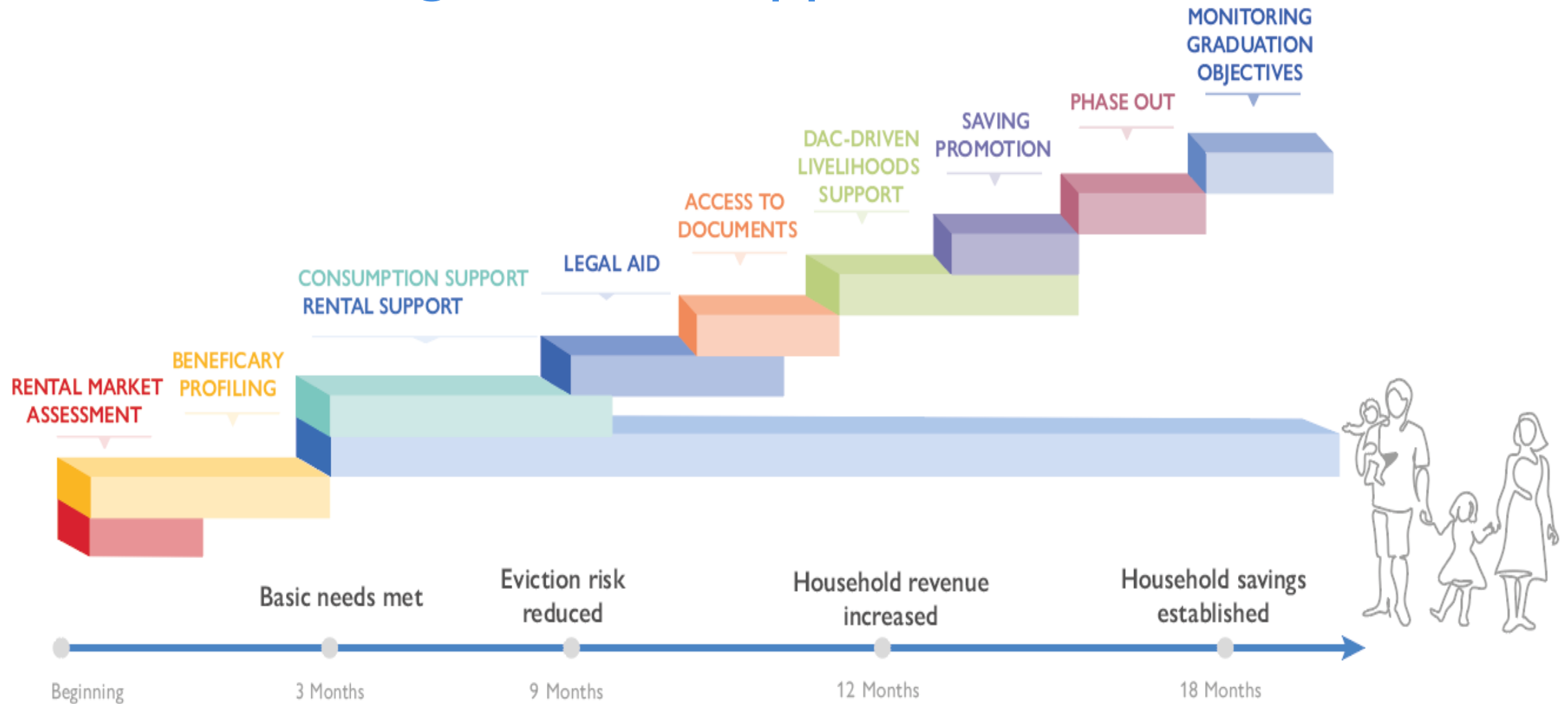
IMPACT

IDPs sustainably graduate out of poverty

Reduced long-term aid dependence

More stable and resilient communities

What does the graduation approach look like to us?



Targeting strategy & eligibility criteria

This IRS adopts a **mixed targeting approach**.

Overall target: 509 HHs in Mogadishu and 105 in Afgooye based on the profiling done

2-3 sites with +169 HHs

Experiment with targeting the **entire population in a specific site with imminent threat of forced eviction**, which has not been previously attempted in Somalia. This will result in the closure of an IDP site. Individuals with varying levels of vulnerabilities will be included.

340 HHs from selected sites- 9 sites+105 HH in Afgooye

We will also **select individual households from private sites** that exhibit greater capacity and potential in achieving sustained asset/income growth beyond the lifespan of the programme. This selection aims to explore whether this group can make more efficient use of resources and a higher probability of self-sustaining their rent.

- **Need-based/vulnerability v high potential:** IDPs already taking steps to locally integrate or display achievements, business skills, qualifications, and job titles.
- **High risk of eviction** adopting the area-based approach.
- **Sequencing, Layering, and Integrating** with IRIS and other programs.
- **Willingness to participate in the IRS** program after receiving a briefing on it.
- **Willingness to participate** in the livelihood component of the IRS program
- **Excludes new arrivals;** not answering 0 to the number of years lived in Mogadishu
- **Beneficiaries inclined toward local reintegration;** do not intend to move back to their area of origin in the next 12 months.

Resources and tools designed or adopted contributing to success

Strategies for Successful Rental Market Solutions



Scalable Learning Practices for rental programming.

- **Allocate sufficient time** : dedicate 6-8 months for community engagement, onboarding, rental mapping, and agreement facilitation.
- **Case Management**: increase investment in HLP cases support.
- **Rent Benchmarking**: Manage expectations and ensure quality standards for housing units.
- **Targeted Beneficiary Selection**: Focus on IDPs with small businesses, skills, or willingness to locally integrate.
- **Government Collaboration/Public-Private Partnerships**: essential for overcoming challenges like ownership verification and taxation waivers.
- **Inclusive Practices**: “Working with Men” approach to enhance women’s housing rights.
- **Community engagement and awareness**: continuous sessions improve understanding of minimum rental standards, cohesion and market info.

▪ **Future model enhancements:** Incorporate utilities, waste management, and hygiene behavior training into project designs.



Challenges	Solutions
• Operational environment; insecurity/Vast and scattered beneficiaries across 3 districts.	• joint planning and field visits with NRC staff. • coordinate with BRA-DSU and District authorities, and beneficiaries through grouping them into cohorts.
• Men and gatekeeping influence; 13 tenants withdrew from the leasing process declining the project participation.	• Engage each household through extensive counselling sessions and follow-up meetings to understand the rationale behind their withdrawal and document it. • working with men/ family members as a whole. • Beneficiaries are empowered to report gatekeeper issues.
Landlords; Landlords' rejection to participate in the lease agreement due to lack of immediate or instant payment. • Ownership verification; identity, tenure proof, security screening tax payments, etc. • Lack of trust in legal procedures and advance payment preference.	• engage partnership early with government and public notary to engage landlords and explain the processes.
Integrated complementary support • Acceleration of livelihoods support, monthly cash food consumption support is critical for the success of the rental support project.	• follow-up project beneficiaries immediate needs to prioritize parallel engagement on housing & livelihoods from the beginning. • expand the graduation approach; Sequencing, Layering, and Integrating with Resilience and safety new programmes
• Formalization of agreements disrupted informal communities' practices, attitudes, and behaviors. • Impact of this project on the local housing market and economies	• monitoring of the rental cash on the rental market is essential. • community-led; enabled beneficiaries to negotiate rental terms, empowering them to claim their rights based on the rental terms. • scalability to 5000 caseload and assessing it.

BEFORE

AFTER



BEFORE

AFTER

BEFORE

AFTER



BEFORE



AFTER



Photo Presentations: Informal site settlements where IDPs reside and where housing options were selected. Second photo demonstrates housing typology before and after for one of the IRS beneficiaries.



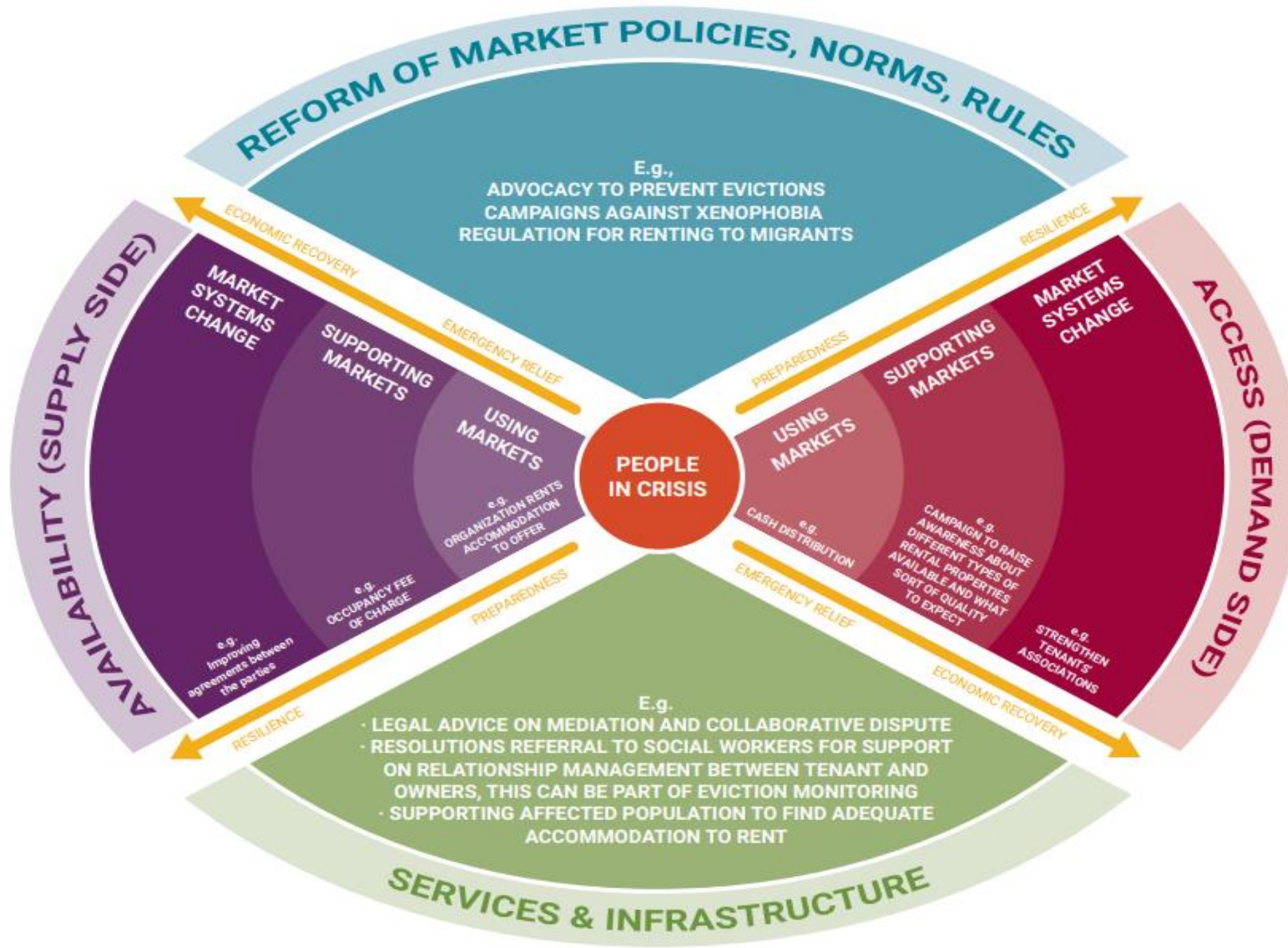
NORWEGIAN
REFUGEE COUNCIL

www.nrc.no

Questions and Answers for Case Study Presenters

Spotlight on issues for discussion

- **Exit strategy / Sustainability** of Intervention & Targeting
- “Good enough” – living conditions check
- **Duration** of programming
- **Payments** to landlords or tenants, and tapering
- **Scalability** – can we do other interventions in the rental market beside direct assistance with cash
- Is Rental seen as an **easy way out** for some agencies/donors?



Source: 2022 (R4V) Field
 Handbook for Rental
 Housing Market
 Assessment: LAC

Resources on Rental Assistance Programming

Global Shelter Cluster, Rental Market Interventions Page: <https://sheltercluster.org/resources/pages/rental-market-interventions> including:

- Rental Guidance Report / Learning Paper: <https://sheltercluster.org/resources/pages/rental-market-interventions>
- Tip Sheets on:
 - Assessment and Analysis: <https://sheltercluster.org/resources/documents/tipsheet1rentalmarkets>
 - Design and Implementation: <https://sheltercluster.org/global/documents/tipsheet2rentalmarkets>
 - Housing Land and Property in Rental Interventions: <https://sheltercluster.org/resources/documents/tipsheet3rentalmarkets>
 - Monitoring of Rental Market Interventions: <https://sheltercluster.org/resources/documents/tipsheet4rentalmarkets>
 - Exit Strategies and Transition to Durable Housing: <https://sheltercluster.org/resources/documents/tipsheet5rentalmarkets>

IFRC:

- Step by Step Guide to Rental Assistance: <https://cash-hub.org/resource/step-by-step-guide-for-rental-assistance-to-people-affected-by-crisis/>
- A Tip Sheet for Rental Assistance Programming: <https://cash-hub.org/resource/tip-sheet-for-rental-assistance-programming/>
- Rental Assistance Toolkit: <https://cash-hub.org/rental-assistance-toolkit/>
- Introduction to Rental Assistance Programming (E-learning): https://ifrc.csod.com/ui/lms-learning-details/app/course/940e74be-62f9-4e72-bf49-9f15723a13b8?utm_source=Online%20training



GLOBAL **SHELTER CLUSTER**

Coordinating Humanitarian Shelter and Settlements