# Cash for Rent Program

**Justification:** Cash for rent programming is set up as a conditional cash distribution as it is a short-term measure in order to **provide access to adequate housing for persons of concern**.

## Duration of the Program

For the Venezuela situation, Shelter staff are recommending either three months or six months of support. Twelve months can be considered for extremely vulnerable categories.

## Conditional Cash for Rent

Beneficiaries selected for the program should be aware that receiving the cash is **conditional for use on housing expenses**. Several other conditions are placed on the beneficiaries’ enrollment in a cash for rent program:

1. Beneficiary is willing to share records on the use of the cash transfer during the project period.
2. The beneficiary should be willing to enter into a **tripartite agreement with the landlord and the agency** supporting with cash. The purpose of the tripartite agreement is to ensure that during the time of the agreement that the person of concern is ensured with an adequate place to live and is not subject to any unfair price discrimination during the course of the project. Advice from protection staff and those with expertise in the area of housing, land, and property should be involved in the drafting of such an agreement. Where appropriate, local authorities can be involved. While many targeted persons of concern may struggle to get access to legal documentation in the rental market, protection and shelter staff should propose temporary contracts that are acceptable to both landlords and local authorities.
3. The beneficiary should agree to home visits **twice during the project phase for a six months project** and **once during a three month project** in addition to possible selection for a pre- and post-monitoring survey. These home visits and monitoring ensure that the shelter is adequate and that any improvements or repairs required correspond with best building practices. Monitoring and home visits are also a key aspect of detecting and addressing protection risks such as fears of eviction, landlord increasing or inflating the price of rent due to injection of cash into the rental market, tensions, or any other protection concerns may arise in the course of a humanitarian situation.

## Distribution of Cash

As the program is conditional, cash should be delivered in tranches, distributed through e-transfer or other appropriate contextual methods in conjunction with the monitoring dates.

## Define Caseload for Cash For Rent

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| **New Caseload** | **Existing Caseload** |
| Protection Monitoring | Screening of MPC beneficiaries |
| Referrals | Monitoring shelter conditions and tenure situation |

Note that vulnerabilities should be defined by not only protection conditions but also by current shelter conditions. At a minimum, the Shelter screening is recommended to be the following:

* Type of Accommodation (Room in a house, apartment, host arrangement, privately owned, other)
* How often PoC pays rent
* How long PoC has been living in this location
* How much of income is spent on rent, and how much cash contribution supports that rent
* How much of income is spent on utilities, and how much cash contribution supports with utility expenses
* How many square meters is the accommodation?
* How many rooms is the accommodation?
* How many people are living in the accommodation?
* How many people are sleeping in one room?
* Do you feel that you have adequate privacy?
* When it rains, do you experience water leaking into the house?
* How many people are sharing the same toilet? How many people share the same bathroom?
* Do you have running water in the house? (y/n) If no, how do you access running water?
* Do you have any fears of eviction from this current accommodation? If yes, what is the reason for these fears?
* When the cash support program ends, for how much longer do you anticipate living in this accommodation?
* Do you feel that your neighborhood is safe? Why or why not?

## Selection of beneficiaries

Beneficiaries and subsequent support can be defined by the degree of vulnerability and also by the support that the PoC requires in order to be able to access fit for purpose housing. If beneficiaries are extremely vulnerable, the beneficiary may require additional support programming in addition to conditional cash for rent in order to be able to access more adequate shelter over time. It is important to ensure that beneficiaries not anticipating to remain in the accommodation beyond the duration of the program be given adequate support by other shelter options as soon as possible.

## Monitoring and Reporting

Conditional cash for rent provides many opportunities for enhanced shelter and protection programming. This also requires both teams to act upon identified risks and inadequate shelter detected during the monitoring. **Referral mechanisms** should be set up during the course of the project to ensure that beneficiaries requiring additional support are able to receive it as soon as possible. For example, if leaks are discovered in the beneficiaries’ accommodation and the beneficiary is unable to make the repairs, the case should be referred to shelter staff who are able to support such repairs. If there are eviction cases reported, both protection and shelter staff should get involved in order to find alternative accommodation solutions.