Urban responses
Collaborative rental housing market assessments in Latin America and the Caribbean

Maria Jimena Peroni Galli, CASHCAP
Denisse Solis, IFRC
Elena Pedrazzani, IOM
Marta Leboreiro, IOM
Javier Parra, NRC
Lina Camperos, REACH
Rafael Mattar Neri, UNHCR
Shelter responses in the Americas
(over 18.4 million displaced)

IDP informal settlement / Soacha, Colombia
Photography: UNHCR
Why housing market assessment?

- Rental is the most used shelter solution by refugees, migrants and displaced population
- Get better at rental programming through the design of appropriate durable responses that support and strengthen, rather than undermine, existing rental markets
- Understand whether the market is functional, a barrier or an enabler
Why a field handbook?

- Allows adaptation into various context, urban dense settlements, peri-urban, rural.
- Interdisciplinary/interagency collaborative process resulting in straight-forward set of tools developed through field iterations.
How we approach it, frameworks?

Integrating market-based programming and access to adequate housing

Market-based programming

The right to adequate housing
9 Analytical dimensions

Mapping actors
1. Mapeo de actores y del mercado de alquiler

Market norms & practices
2. Normas y costumbres en el mercado

Security of tenure
3. Seguridad de tenencia

Housing typology & standards
4. Tipo de vivienda y estándares

Supply/demand & price fluctuations
5. Oferta, demanda y fluctuación de precios

Affordability
6. Asequibilidad

Risks
7. Riesgos

Policy & regulatory framework
8. Políticas y entorno regulatorio

Services & infrastructure
9. Servicios e infraestructura
7 Elements of adequate housing

1. Security of Tenure
   - Seguridad de la Tenencia
   - Condiciones que garantizan a sus ocupantes protección jurídica contra el desalojo forzoso, el hostigamiento y otros amenazas.

2. Services & Infrastructure
   - Disponibilidad de servicios, materiales, instalaciones e infraestructura
   - Considera la provisión de agua potable, instalaciones sanitarias adecuadas, energía para la cocción, la calefacción y el alumbrado, así como para la conservación de alimentos y eliminación de residuos.

3. Affordability
   - Asequibilidad
   - El costo de la vivienda debe ser tal que todas las personas puedan acceder a ella sin poner en peligro el disfrute de otros satisfactores básicos o el ejercicio de sus derechos humanos.
   - Se considera que una vivienda es asequible si un hogar destina menos del 30% de su ingresos en gastos asociados a la vivienda (ONU, 2010).

4. Habitability
   - Habitabilidad
   - Son las condiciones que garantizan la seguridad física de sus habitantes y les proporcionan un espacio habitable suficiente, así como protección contra el frío, la humedad, el calor, la lluvia, el viento u otros riesgos para la salud y peligros estructurales.

5. Accessibility
   - Accesibilidad
   - El diseño y materialidad de la vivienda debe considerar las necesidades específicas de los grupos desfavorecidos y marginados, particularmente de personas con discapacidad.

6. Location
   - Ubicación
   - La localización de la vivienda debe ofrecer acceso a oportunidades de empleo, servicios de salud, escuelas, guarderías y otros servicios e instalaciones sociales, y estar ubicada fuera de zonas de riesgo o contaminadas.

7. Cultural Adequacy
   - Adecuación Cultural
   - La vivienda debe respetar y tomar en cuenta la expresión de la identidad cultural de sus ocupantes.
### Tools on the making / matrix

<table>
<thead>
<tr>
<th></th>
<th>Tenants</th>
<th>Landlords</th>
<th>Leaders Authorities</th>
<th>Others</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>On-site</strong></td>
<td>- Scoring</td>
<td>- On-site interviews</td>
<td>- Interviews</td>
<td>- Services (Financial, legal, Utilities). Real state agents</td>
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<tr>
<td><strong>Phone</strong></td>
<td>- Phone interviews</td>
<td>- Phone interviews</td>
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<td><strong>Local groups</strong></td>
<td>- Focal groups with tenants</td>
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<td>- Focal groups with community leaders</td>
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<tr>
<td><strong>Desk</strong></td>
<td>- Secondary data review, scoping, decision making matrix, sampling, mapping</td>
<td>- Mapping actors and markets</td>
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</tbody>
</table>

**Legend:**
- Green: Tested
- Yellow: Developed yet to be tested
- Red: To be developed
- Grey: Not available
Mainstreaming Community Engagement and Accountability in Rental Market Assessments

Understanding the rental housing market is essential to any rental assistance program. We seek to support field teams to assess how the rental housing market functions, to design appropriate responses for population groups that support and strengthen, rather than undermine, existing rental markets. In addition, it is key to understand the extent to which the rental market system enables or limits access to adequate housing for certain population groups in a given geographic area. We were committed from the start, that the people we serve were at the center of our work, from their perspective.

**Why did we do it?**

- Balance technical hard data and qualitative soft information
- Recognize the members of the community as experts of their own conditions.
- Include all members of an households to provide their perspective of how different elements affect their experience and might represent risks/barriers according to their profiles.
- Empower people during assessments to grow awareness of their needs and take an active role towards co-creating solutions.

**How can we better help people?**

"I would say by getting closer to them, talking with them, visiting the neighbourhoods, getting to know more and visiting each home as you have done and by getting to know more deeply the reality of people"  

Woman, Community member. Testimony collected during field testing of assessment tools.
Scoring tool (adequate housing)

- Vulnerability survey
  - Weighting according to the context
  - Composite indicators
  - On-site/phone
- Measures
  - Adequate housing
  - Inadequate housing requires minor actions
  - Inadequate housing requires major actions
  - Inadequate housing, critical
Scoring tool (Adequate housing)

1. Scoring the questions
2. Defining a set of weights based on the context
3. Running the tool
Scoring tool (Adequate housing)
¿Questions?

• What are we missing?

• By 30 August 2022 the Field handbook should be available in Spanish and English