



Cash for Rent /Shelter Feasibility Assessment Report

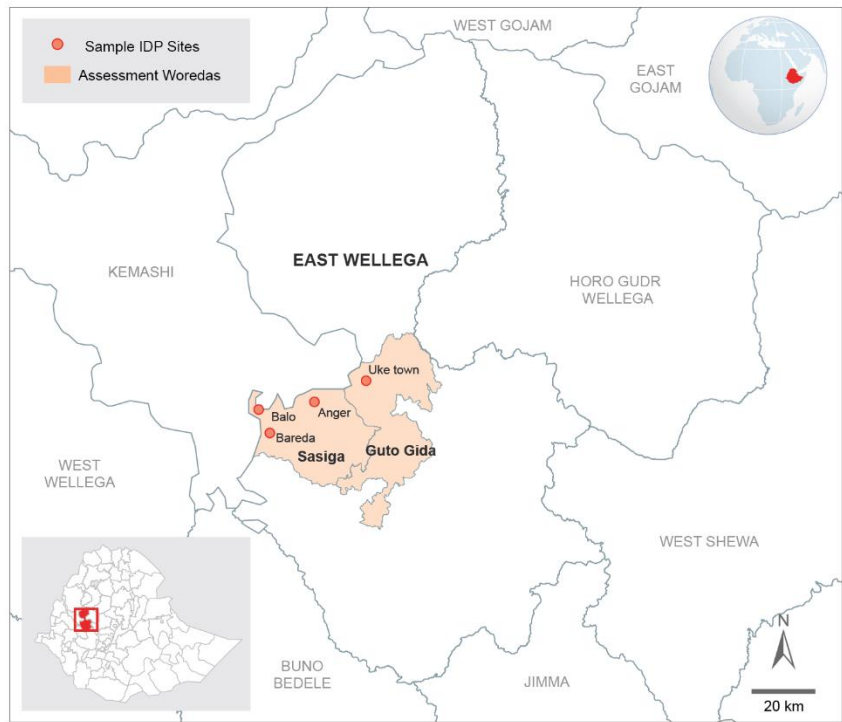
Sasiga and Guto Gida Woreda - East Wollega
Jul 2019

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1. Introduction:

East Wollega zone, Oromia region, has hosted more than 150,000 internally displaced persons (IDPs) from villages adjoining the border with Kamashi zone, Benishangul-Gumuz region and from within Kamashi zone as a result of the conflict that broke out in September 2018. Prior to the Government of Ethiopia's (GoE) recent initiative to return IDPs to their original locations, more than 150,000 were in 22 collective sites and with host communities in 7 woredas of East Wollega. The local government authorities reported the completion of returning IDPs to their original locations on 24 May 2019.



A Multi-Sectoral Needs Assessment which was conducted between 21-24 May 2019 by government authorities, UN Agencies and NGOs identified 2,191 HH and 1,015 HHs who had returned to Sasiga and Guto Gida woredas respectively and for whom shelter was a priority need.

Following this, a Cash for Rent/Shelter Feasibility Assessment was launched to assess the viability of cash-based shelter responses for conflicted affected returnees' and IDPs in Sasiga and Guto Gida woredas.

The assessment explored returnee shelter conditions, their shelter plans, their capacity to construct shelter, accessibility of markets and construction materials, Water, Sanitation and Hygiene (WASH) conditions, current shelter renting practices, and Housing, Land and Property (HLP) issues.

2. Methodology of the Assessment:

The assessment employed a mixed approach (quantitative and qualitative) to gather different types of data from a range of sources. A three-stage sampling technique was employed to select the respondent households. First, two woredas (Sasiga and Guto Gida) were selected based on the number of potential beneficiaries for cash for rent/shelter interventions and their prioritization by the Shelter and NFI Cluster. Next, three kebeles were selected using the same prioritizing method applied at woreda level. Finally, 496 sample households were randomly selected from

each woredas using a systematic random sampling technique¹. Data collection for this assessment took place from 16-21 June 2019, and was carried out by ten local enumerators (5 men and 5 women) trained by IOM.

The assessment focused on three main areas: (1) understanding house renting practices including affected population perceptions and experience with rental systems, property conditions, access to information, affected population incomes and modalities of rental payment, rent debt and security of tenure relationships; (2) assessing shelter repair practices and materials – including affected population preferences and access to items, local market conditions and cash usage (3) evaluating the functionality of markets and financial services to respond to increases in housing rentals and/or shelter material demand.

Assessment modalities included:

- Household surveys applying one of two structured questionnaires (Cash for Shelter of Cash for Rent) based on household housing status (renter or returnees).
- Focus Group Discussions (FGDs) with women and men IDP returnees
- Key Informant Interviews (KII) with woreda officials.
- Observation of living conditions of returnees and the impact of the conflict on infrastructure.

For the **Cash for Shelter assessment**,

- 370 household surveys were conducted across Sasiga and Guto Gida woredas
- 1 FGD was conducted with returnees
- 1 KII was conducted with the head of Sasiga and Guto Gida Woreda Disaster Risk Management Office (DRMO).

For the **Cash for Rent assessment**,

- 126 households surveys were conducted across Sasiga and Guto Gida Woredas
- 4 FGDs with tenants² KIIs were conducted with landlords and the heads of Woreda DRMOs.

A. Profile of Respondents

Table 1: Summary profile of respondents

	HH status	Total Number	Location/ Kebele	#Male	#Female	Percentage	Survey type
1	Returnees	359	Hadhura Balo and Bareda in Sasiga; Kenafi in Guto Gida	321	38	72.7%	Cash for Shelter
2	IDPs in Host Community	11	Kenafi- Guto Gida	11	0	2.3%	Cash for Shelter
2	Renters	126	Anger town-Sasiga Uke town-Guto Gida	87	39	25%	Cash for Rent
	Total	496		419	77	100%	

¹ Sample size has been calculated using a confidence level of 95% and a margin of error of 7% to fulfill the required sample size to infer the target population.

3. Summary of Key Findings and Recommendations

A. Cash for Shelter – key findings

- A total of 496 HH interviews were conducted, (73% returnees, 25% renters, 2% IDPs in host communities).
- After almost a year of displacement, 55% of the returnees reported their period of return to be in the last 1 to 3 months, while 37% of them returned in a period between 1 week to 1 month, 3 % percent reported return in the week of the assessment. The assessment team identified no collective center in Sasiga Woreda.
- Majority of the returnees (**97%**) came to a totally **damaged home** and 3% percent reported partial damage (roof/walls damage). The government distributed used plastic sheets and poles from dismantled collective sites and tents for most vulnerable returnees. Temporary houses made of used plastic sheets can't prevent rain and cold. During the assessment period, some agencies distributed Emergency Shelter (ES) in returnee villages.
- In Sasiga (Bareda and Handhura Balo kebele) and Guto Gida Woreda (Kenafi kebele) a total of 776 houses were totally damaged and almost all returned. 71% are living under plastic sheets and 13% are living with relatives in the same village under a plastic sheet.
- **57%** of the returnees planned to **repair/build their house in the same location of damaged house** and 25% reported they will build in a new location in the original kebele. However, 14% planned to build in a new location outside of the original kebele and 3% were not sure what their plan was yet.
- Returnees in need of shelter rebuilt support reported 1st preference of assistance to be: financial assistance (58%), building materials (34%), skilled labor (6%) and technical training (2%). 75% of returnees can use cash to buy Iron sheets and nails, 56% must buy eucalyptus poles from Nekemte, Sasiga and Uke town markets.
- **56% and 86%** of the interviewed households reported they **don't have access to water or toilet facilities**, respectively.
- **79%** of returnees have **no bank account**, no experience in cash assistance and they prefer physical cash payment.
- **70%** of returnees reported having documents that proves **land ownership**. FGD with Bareda Kebele (Amestegna Village) returnees show more than 311 HH have no legal document to prove land tenure.

B. Recommendations for Cash for Shelter Intervention

1. Cash for Shelter is **most appropriate in Hadhura Balo kebele** of Sassiga woreda and **Kenafi kebele** of Guto Gida Woreda. Because, these two kebeles are among the most affected (369 houses in Hadhura Balo and 96 HH in Kenafi), and most families are reportedly back to their original villages.
2. Most displaced persons from Amestegna village in Bareda kebele, Sasiga woreda have returned to their original village. Cash for Shelter could be feasible but HLP support and follow-up would be needed as residents have reportedly been awaiting issuance of legal documentation for several years. Potential interventions should advocate and discuss with Woreda and Zonal level officials on securing land tenure for returnees.
3. 83% of returnees planned to rebuild houses, but do not have capacity to build.
4. **Markets are functioning** very well in East Wollega, Nekemte, Uke and Sasiga Town. Construction material suppliers are present in Sasiga and Uke town, but their capacity is

minimal. Nekemte town has more than 10 construction material suppliers with the ability to deliver to kebeles 60 KM away from Nekemte.

5. Further assessments on Benishangul-Gumuz side of the border are advised, as FGDs revealed reports of displacement in adjacent woredas.
6. The assessment team advises to complement Cash for Shelter interventions with WASH and livelihoods support.

C. Cash for Rent – key findings

- Zonal and Woreda DRMOs reported during interviews that there were no renters in either Sasiga and Guto Gida woredas, though assessment teams identified 126 renters through households surveys – IDPs from BG renting in Anger town, Sasiga, and Uke town, Guto Gida. KIIs with representatives of renters reported another estimated 400 IDP households renting in small villages such as Meti and Mojo and within Nekemte town – these remain unverified by assessment team.
- **Average house size was assessed to be 2.5m² per person**, which is below the Sphere Standard (3.5m²/person). Renters are living in a crowded rooms/houses, with 43% sharing rented houses with IDPs and host community.
- Presence of other IDPs and proximity to relatives are major reasons for renters' decision to stay at their current town. 47% planned to stay in the same rental house and 23% don't know if they can stay or not. However, 29% planned not to stay in the same house as high cost of renting and less employment opportunity is a push factor.
- Rental houses have **poor facilities**: 81% have no rooms partitioned, 64% have no access to water, 46% have no access to toilets, and 79% have no access to electricity/lighting.
- Majority of tenants are stable, 67% of tenants have lived in the same house since arrival and 23% changed only once since arrival. Relationship with the host community rated as good and excellent (98%).

D. Recommendations for Cash for Rent Intervention

1. Potential cash for rent interventions will need to discuss and agree with local authorities on the existence and prevalence of renters within their jurisdiction. Advocacy needed.
2. Renters remain in need of shelter support. Assessment team found cash for rent to be an appropriate modality for IDPs/renters from BG.
3. Cash for rent interventions should be complemented with protection responses, as many families are living in crowded and shared spaces, exposed to risks.

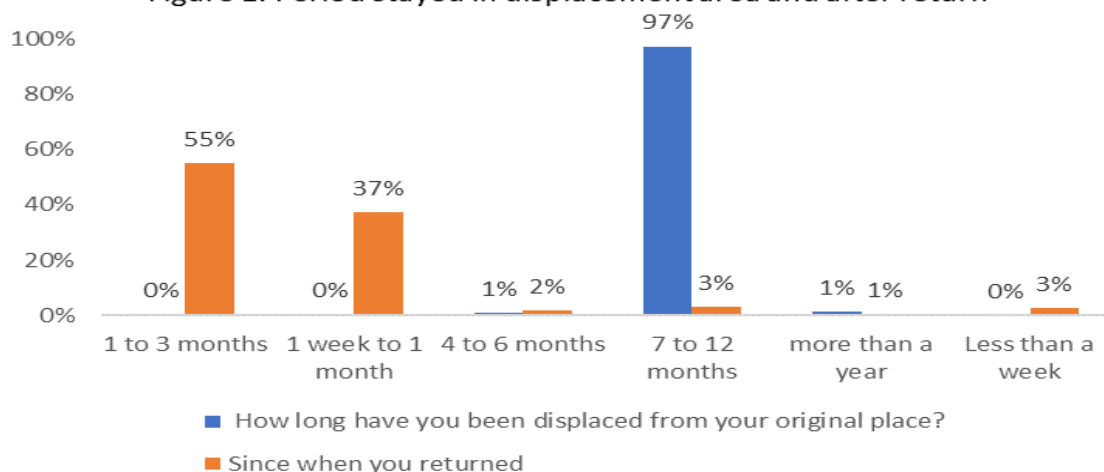
4. In depth Assessment

A. Cash for Shelter Assessment Results

Displacement and Return Situation:

As a result of conflict between Wollegas and BG Kamashi zone, 97% of the respondents reported their displacement for the period of 7 to 12 months. However, in May the Federal Government initiated a national plan to return all the IDPs to their original places. Hence, during the assessment the respondents were asked when they returned back to their original villages. Accordingly, 55% of the respondents reported their return in the last 1 to 3 months, while 37% of them returned in a period between 1 week to 1 month, 3 % percent reported return in the week of the assessment (Figure 1).

Figure 1: Period stayed in displacement area and after return



Returnees Shelter Status

Majority of the returnees (97%) came to a totally damaged home and 3% percent reported partial damage (roof /walls damage). As part of Federal Government National Plan to return IDPs to their original place, woreda administration dismantled collective sites and used plastic sheets and poles to construct shelter. However, Plastic sheets observed in returnee settlement are damaged and can't prevent rain and cold weather. Some of returnees observed sheltering inside with other families or in community buildings and waiting for Emergency Shelter to return. During the survey IDPs in Guto Gida Woreda, Kenaf Kebele was preparing to move /constructing shelter in their original village in the same kebele using emergency shelter distributed by IOM in their original villages.

FGD with elders, women and community representatives and Key Informant Interview (KII) with Sasiga and Guto Gida woreda RMO and kebele administrations confirmed 776 house total damage only in the most affected kebeles as a result of September 2018 crisis.

Table 2 Number of damage houses

SN	Woreda	Kebele	Number of HH damaged
1	Sasiga	Handhura Balo	369
2	Sasiga	Bareda	311
3	Guto Gida	Kenafi	96
Total			776

During the assessment, returnees in Sasiga (Bareda and Hadhura Balo kebele) and Guto Gida (Kenafi kebele) asked about their current shelter. The survey analysis **shows 71% of them are living in a plastic sheet** and 13% are living with relatives in the same village in a plastic sheet (Figure 2). Others living in a government building in their original kebele waiting to get plastic sheets and wooden bars to construct plastic sheet houses.

Figure 2: What is your current shelter/ in which shelter are you living in returnee area

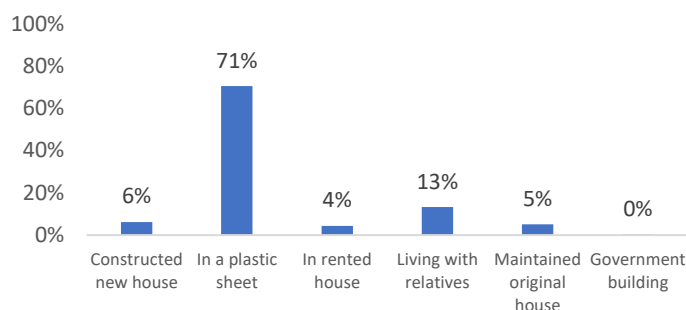


Table 3 Emergency shelter construction

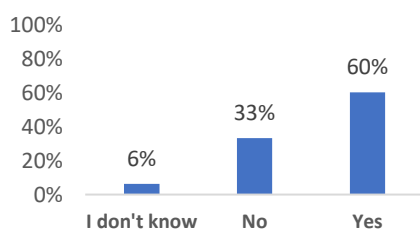
SN	Who Constructed the current plastic sheet house	Frequency	Percent
1	Carpenter (Skilled labor)	17	5%
2	Head of household (Husband)	292	79%
3	Head of household (wife)	27	7%
4	Unskilled labor (Daily laborer)	16	4%
5	Existing in near to returnee area	18	5%
	Total	370	100%

79% of the assessment participants the current plastic sheet houses constructed by head of household (Husband) and 7% by wife. However, the local government also assisted in providing skilled and unskilled labor, rope and nails.

Household Shelter Plan

Security situation, livelihood restoration and other factors affect whether returnees are staying in their original village or not. Therefore, respondents were asked to share their plan if they are planning to stay in the same house in the next 12 months. The data shows 60% of them reported they can stay in the current house while 33% of the respondents are not staying in the same house. The remaining 6% are not sure to stay in the same house or not (Figure 3). Table 4:

Figure 3: Plan on staying in this house, for the next 12 months



Location/ Plan to reconstruct shelter	Number /Frequency	Percent
Repair/build in same location of damaged house	211	57%
Build in new location in the original kebele	94	25%
Build in new location outside of the original kebele	49	14%
Not sure what plans are as of yet	10	3%
Rent/buy in new location within kebele	5	1%
Rent/buy in new location outside of kebele	1	0%
Total	370	100%

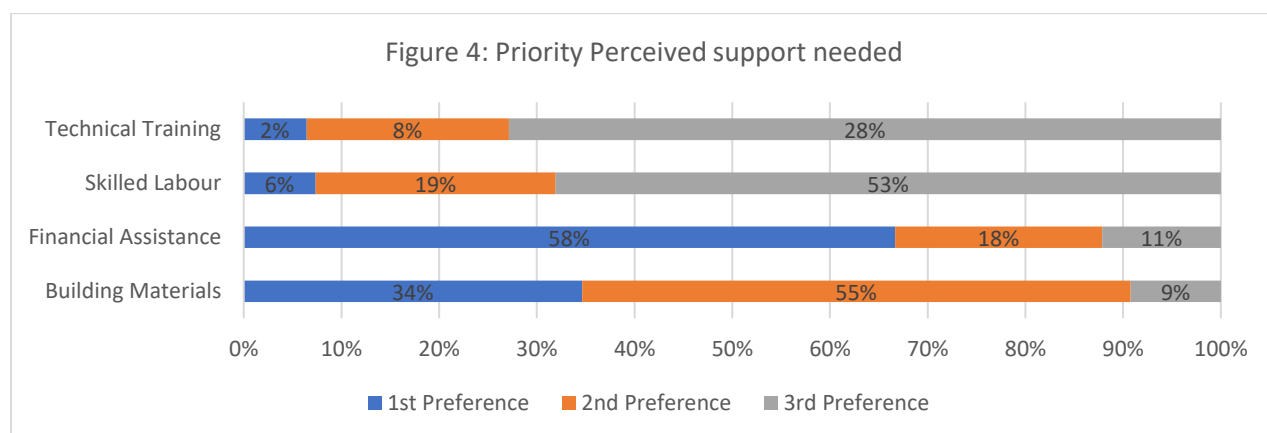
Specifically, 57% of the returnees planned to repair/build their house in the same location of damaged house and 25% reported they will build in new location in the original kebele. However, 14% of them planned to build in new location outside of the original kebele and 3% are not sure what plans are as of yet (Table 4).

Capacity of Returnees and Perceived Support to Rebuild shelter:

More than 99% of the sample returnees reported they don't have a capacity to build their own shelter without any external support.

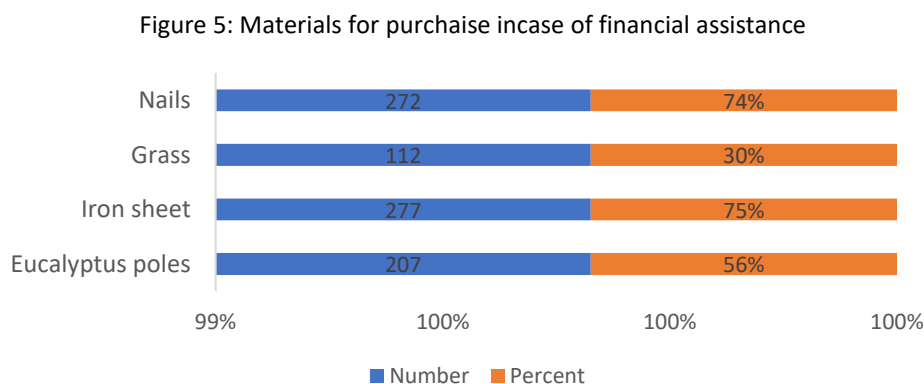
Respondents indicated their preference if support is needed to rebuild their houses. As illustrated in below their 1st preferences are financial assistance (58%), building materials (34%), skilled labor (6%) and technical training (2%). Likewise, their 2nd preferences are building materials (55%), skilled labor (19%), financial assistance (18%) and technical training (8%) (Figure 4). Therefore, these shows financial assistance and building material are key support needed by the returnees.

FGD with the returnee representatives highlighted several times that most of the families are not able to buy food by themselves. In addition, the construction of houses will take more than five year as well as to restore their livelihood and lost assets /items including houses.



Access to Market and Construction Materials:

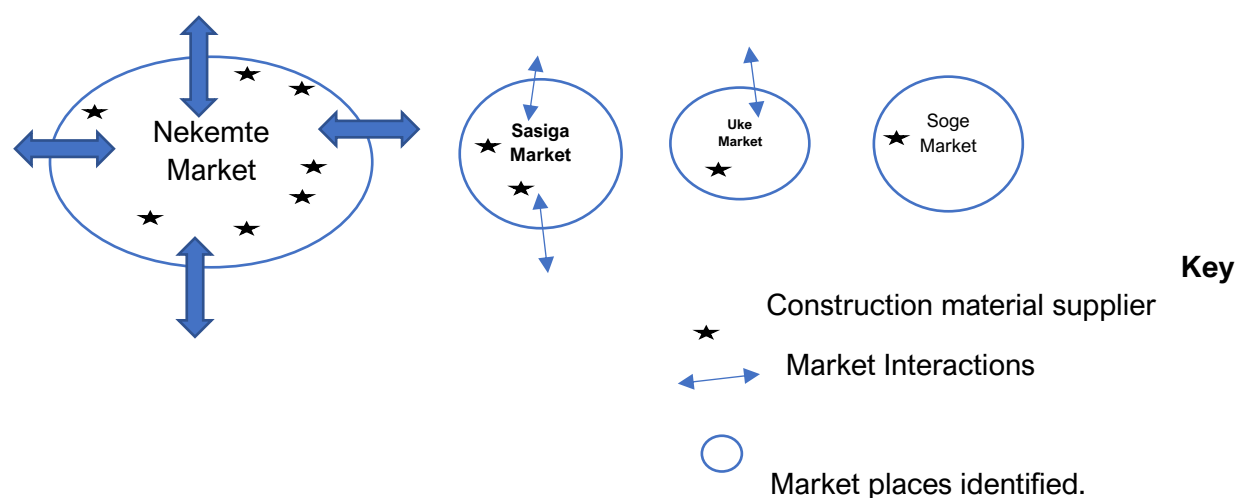
Based on the perceived preference for financial assistance the respondents were asked what can do with the money. As illustrated in below graph, the majority reported that they can use the money for purchasing of construction materials that includes Eucalyptus woods- poles and splinted bars, Corrugated Iron Sheets (CIS), roofing grass, nails etc. (Figure 5).



All the respondents, who perceived **financial assistance and building material as their 1st and 2nd priority**, respectively confirmed the availability of construction materials in the local market [Nekemte (Zonal town) including Sasiga town, in Sasiga Woreda and Uke town, Guto Gida woreda)].

Below shows functioning market map to access construction materials. The bigger the arrow and circle the higher market interaction and market place, respectively.

In addition, the FGD with the community mapped functioning/ potential market places and construction material suppliers in Nekemte, Guto Gida and Sasiga area including Soge Market which they mentioned as unsafe and located in BG region, Bio Jiganfado Woreda.



Access to WASH:

Existing Water, Sanitation and Hygiene facilities and services was also assessed. The assessment result shows 56% of the interviewed households reported they don't have access to water facility while 44% reported they have water system either in their village/kebele. However, from those who reported they have water facility, only 57% of the HHs get water from water system (direct from water tanker) and the remaining 43% get water from elsewhere/don't have access to water.

Similarly, respondents were interviewed on accessibility of sanitation facilities. The analysis of responses shows only 14% of the respondents own a toilet while **86% of them reported no access to sanitation facilities**. In addition, observations of existing toilets have no shades/roof and fencing.

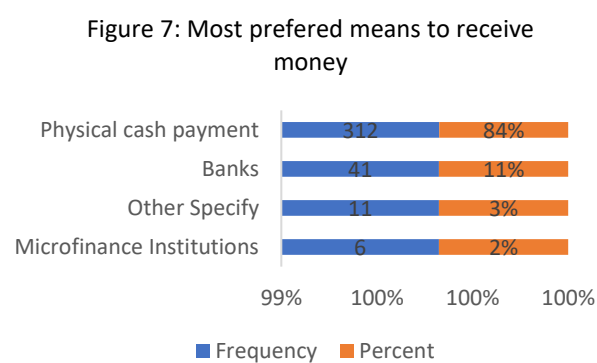
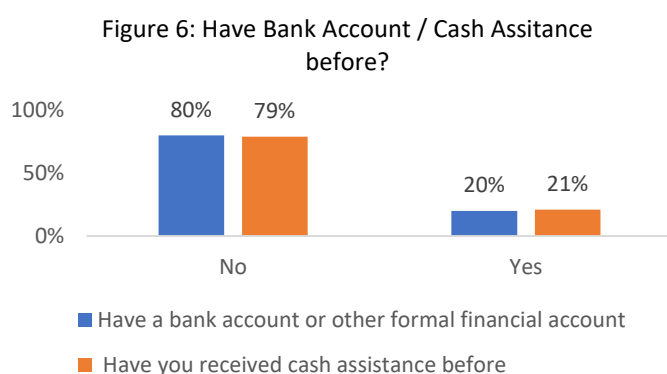
Therefore, those who don't have toilet use open space or share pit latrine toilets with other neighbors in the village.

Access to Financial Institutions:

Availability of Financial institutions and services are basic for cash assistance/ responses. Therefore, respondents were asked if there are financial service providers are available in their locality and only 40%, 22% and 14% of the returnees know the availability of Micro-Finance Institutions (MFI), Commercial Bank of Ethiopia (CBE) and Other Banks (Oromia International Bank and Cooperative Bank of Oromia), respectively. The assessment team identified only Oromia Credit and Saving, and CBE exist in Sasiga and Guto Gida woredas. However, there are a number of financial service providers in Zonal Town, Nekemete located within 60 KM radius from kebeles.

Assessment participants were asked if they have sent/received money using the financial service providers regardless of the location and only 16% of the respondents used CBE and the remaining 11% used 'other banks'. However, 42% of them don't have any experience on utilization of financial services, and no one have used Ethiopian Postal Services (EPS) and Mobile Banking.

To get any financial service specially to receive money from financial service providers identification document is used. Only 74% of the respondents reported they have locally issued temporary kebele ID and the remaining 24% reported either they can be identified by Kebele leaders and by the local community. In addition, only 20% of the returnee representatives have formal financial account and the same (21%) had received cash assistance in the past. Similarly, as illustrated in below graph, 84% of the assessment participants prefer physical cash payment (Figure 7).



Housing, Land and Property (HLP) issues for Shelter construction:

All the assessment participant are head of households and 70% confirmed they have document of prove for the ownership/possession of the land. The remaining (30%) head of households didn't have any document to prove ownership of land.

During the KII interview with Woreda Administration mentioned they are informally allowed to settle on investment land owned by an investor in **Bareda** kebele. This returnee's livelihood was mainly agriculture which they cultivate through renting land in BG bordering kebeles.

Similarly, in Guto Gida Woreda, **Kenaf** kebele there are some returnees who have been living /sharing land with relatives and have no ownership certificate.

The FGD with returnees in Sasiga woreda, Bareda Kebele identified that 311 head of households in Bareda kebele (Amistegna Village) have no certificate/ownership document. The village is established in 2003 following resettlement program in Oromia region that moved thousands of people from East Hararghe to different kebeles in Sasiga because of drought. The villagers in Bareda-Amistegna is not recognized by regional government as part of resettlement program as they came either by their own or connection with

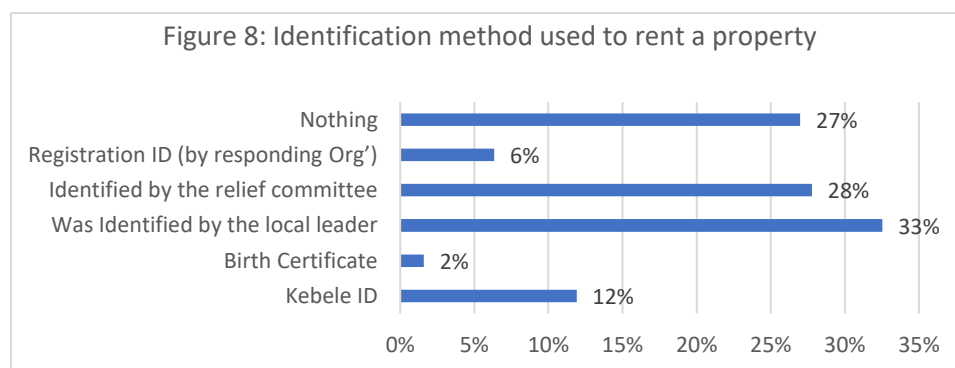
Furthermore, the sample respondents were asked if they had any land related disputes over ownership or possession. **29% of the respondents reported they had land and property related dispute over their parcel of land they own.**

B. Cash for Rent Assessment Results

Requirements for Renter

Renter have been living in BG Bio Jiganfado woreda before the crisis. Rent assessment survey shows only 12% of them have used Kebele ID card to identify themselves and to rent a house. However, 33% and 28% of them can be identified by local leaders and relief committee, respectively. In addition, 27% of them reported they can't be identified by nothing except by other IDPs (Figure 8).

Further, FGD with the community disclosed most of Kebele IDs burned and lost during the conflict and they witnessed ID Cards are less used to rent a property and the most used method is renters present someone to be responsible on his absence/behalf.



Family Size, Size of houses and renting period:

Through Rent survey tenant's average family size is 6.5/ household and average area of rented house is **estimated** to be 16.4 m²/household. Therefore, average house size is 2.5m²/person which is below the Sphere Standard (3.5m²/person). Hence, the renters are living in a crowded rooms/houses, because more than 43% (Table 5) of the renters are sharing rented houses with IDPs (87%) and host community (5%).

Table 4 sharing shelters and timeframe

Questions	Frequency	Percent
Do Share the rented property /with non-family members?		
Yes	54	43%
No	72	57%
Total	126	100%
With Whom do you share?		
Host Community	7	13%
IDPs	47	87%
Total	54	100%

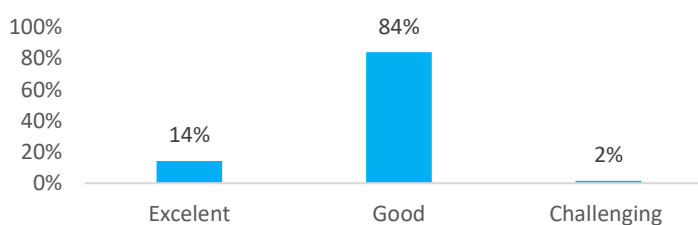
Renting Period	Percent
7 to 12 months	46%
1 to 3 months	30%
4 to 6 months	21%
1 week to 1 month	2%
Less than a week	2%
Total	100%

The analysis of the assessment also indicates most IDPs (46%) have been renting and lived in the property for the period of 7 to 12 months and the other 30% IDPs came later rented and lived in rental property for a period of 1 to 3 months while 21% of the IDPs did the same for period of 4 to 6 months period. This indicates, a portion of the IDPs rented and lived in a house a couple of months after the displacement and some came to rent option after the government initiative to return them in BG, Bio Jiganfado woreda which they didn't accept and feel safe to live in their original kebele in BG.

C. Relationship with the Host Community:

As indicated in the above table the IDPs have been living in Anger Town in Sasiga woreda and Uke town in Guro Gida, for months. Respondents were asked to comment on the relationship between renters and host community and they confirmed the relationship was rated as excellent (14%) and good (84%), see below graph.

Figure 10: Relationship with the host community



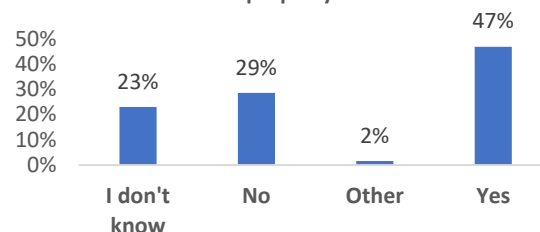
D. Renters Shelter Plan:

Survey participants were asked how they decided to come to their current place. The result shows 37% of the renters mentioned relatively good security situation and 21% came here other IDPs present. In addition, 15% and 13% decided to live here because of its proximity to relatives and employment opportunities, respectively (see chart below).

Table 7: Why did you decide to come here and live with this community?

	Frequency	Percent
Security	46	37%
Presence of other IDPs	26	21%
Proximity to relatives	19	15%
Government instruction	16	13%
Employment opportunities	17	13%
Cost (eg. rent, transport to come here)	10	8%

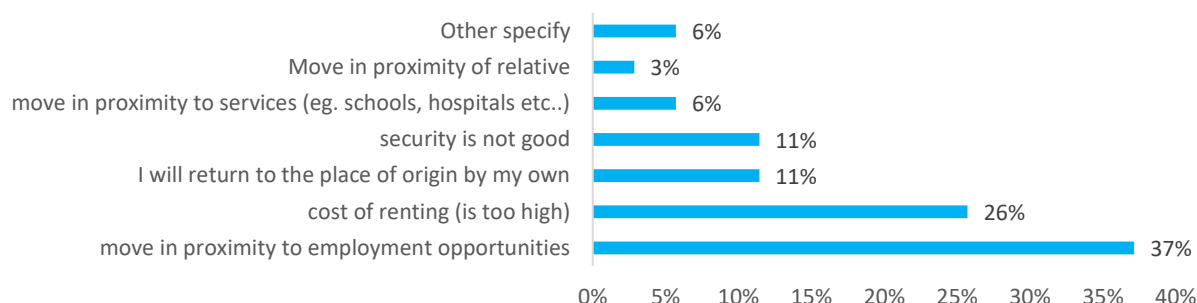
Figure 11: Plan to stay in the same rented property



In the same fashion, renters were asked if they plan to stay in the same rented property or not. The assessment result shows 47% planned to stay while 29% planned to move out. 23% of the respondents don't know whether they can stay or not. Those who planned not to stay in the same rented house is majorly to move in to proximity to employment (37%) and high cost of renting (26%).

FGD with the renters indicate house renting price increasing from time to time and most of them forecasted won't stay in the same property if the price goes up.

Figure 12: Reason for not staying in the same home and community



Rented House services:

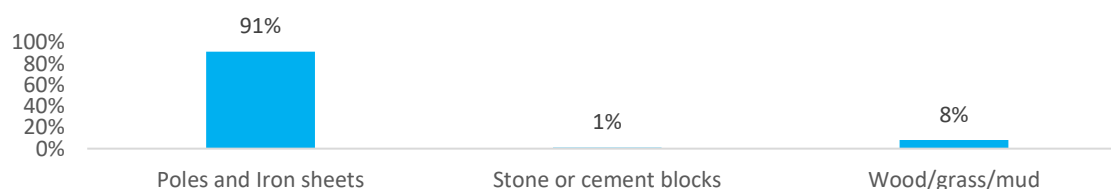
To check the convenience of rented houses respondents asked about the services they can get in the rented house/compound. The result shown in below table indicates the 82% of rented houses have completed structure, 18% which is not completed structurally because houses were under construction and owners have no money to complete, immediately. 36%, 54% and 4% of renters reported the houses have access to water, toilet and septic tank/sewage, respectively (Table 8). In addition, only 19% of the rented houses are portioned to accommodate different age and sex categories of the family. Only 21% of the houses have access to electricity or means of lighting and 42% of the renters feel safe staying in the house during the night (Table 8).

Assessment team observed, most of uncompleted houses don't have doors and windows, some are not plastered. Analysis of the data and observation also shows 91% of houses are constructed using poles and iron sheets and only 1% of houses are constructed using cement and blocks (Figure 13).

Table 5 Rental Houses available facilities

SN	Questions	Yes	No
1	Is the property/rented house structure completed?	82%	18%
2	Are the rooms partitioned to accommodate different age or sex?	19%	81%
3	Do you have access to water?	36%	64%
4	Do you have access to electricity or other means of lighting (eg. solar) installed in the house?	21%	79%
5	Do you have a toilet?	54%	46%
6	Do you have access to sewerage/septic tank?	4%	96%
7	Do you feel safe staying in your home alone during the night?	42%	58%

Figure 13: Materials used to construct rented house



E. Size of Rented Houses:

Size of rented houses and number of rooms affect the protection and dignity of IDPs/renters. Considering Sphere Standard average family size in Ethiopia (5.5) houses below 25m² (5*5) is below standard. Therefore, majority of renters (58%) live in crowded rooms. Therefore, protection issues need to be considered where 43% of the renters are sharing house with non-family members (see below table) and 64% of houses have only single room (Figure 15). In addition, 26% reported they cook in side main room and 61% cook outside the door.

Figure 14: Size of rented houses

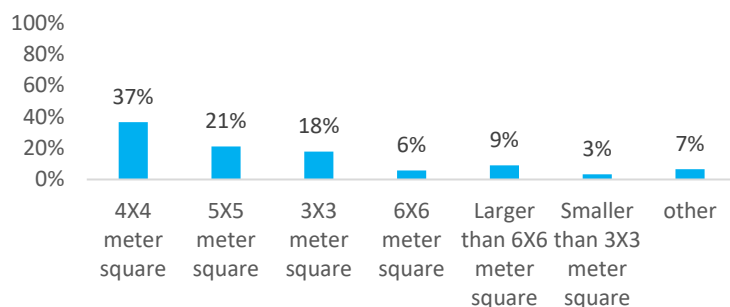
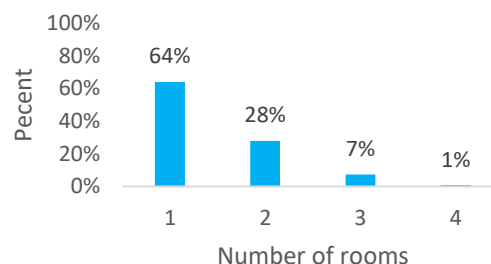


Figure 15: Rooms in rented houses



5.7 Access to Rent House and Renters Movement:

To come up with some challenges in accessing rent houses, tenants have been asked number of properties they rented since their arrival. Majority (67%) of renters reported they stayed in the first rented property while 10% of them reported they rented more than two different ones. Those who rented more than two different houses is because they were looking cheaper houses when the rent price is increasing from time to time (Figure 16).

Table 6 Means of Accessing rental property Number Percent

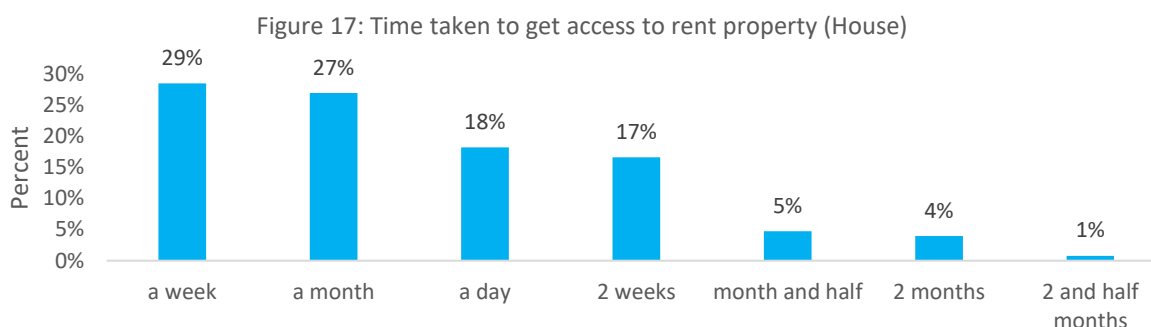
Means of Accessing rental property	Number	Percent
through host community members	44	35%
on my own (by asking around)	34	27%
through relatives	17	13%
through other IDPs	15	12%
through Kebele leader	4	3%
through local traders	4	3%
through an agent	4	3%
the landlord (himself/herself)	2	2%
through the church	2	2%
Total	126	100%

The renters asked how they have accessed rental property on arrival/ while they have changed their rent house. The results show, renters access properties through host community members (35%), by themselves (27%) and through relatives (13%). Similarly, they access rent through other tenants (12%).

The tenants reported, only 12% of them paid fee (which is not always in cash but inviting food/local drink is an average of **200 ETB**) to access rent property. The main challenges encountered during the process of renting a house are **high price of rent** (65%) and low

availability of rent house in the town (16%). Gender, ethnicity and security are less significant to access rent houses.

Time taken to access rent property varies, however, a total of 47% renters reported they accessed rent house in a week (18% in a day and 29% in a week), 17% and 27% reported access to rent house in 2 week and a month period, respectively. Only a total of 10% reported it took more than a month to access rent house (Figure 17).



Income and Payment to Rent

Even though it's difficult to get precise income of a household during a survey, tenants were asked and 41% of them get a monthly income below 101 ETB. Only 7% of the respondents reported a monthly income of more than 501 ETB (Figure 18).

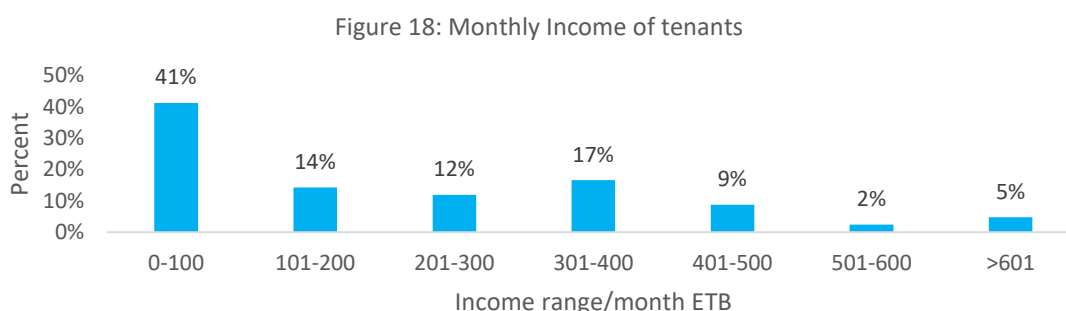


Table 7 Debts average

Amount of money borrowed (ETB)	Frequency	Percent
0-500	17	30%
501-1000	25	44%
1001-1500	7	12%
1501-2000	2	4%
2001-2500	2	4%
2501-3000	4	7%

All most all tenants (98%) pay rent payments every month in cash to the property owner. There is no evidence of payment/receipt given to the tenant unless he deposited into property owners bank account. In addition, 42% of tenants reported **average rental debit of 754 ETB**. Parallely all the tenants were asked if they have borrowed money to pay rent since their arrival, 48% of the renters have been borrowed an average of 954 ETB to pay rent.

Figure 19: From who borrowed the to pay rental?

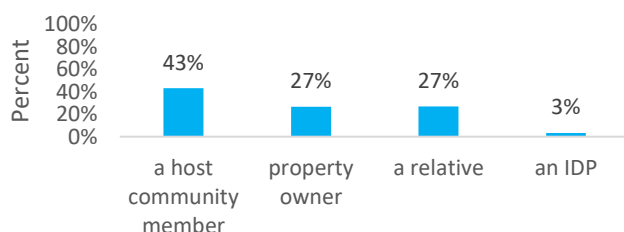
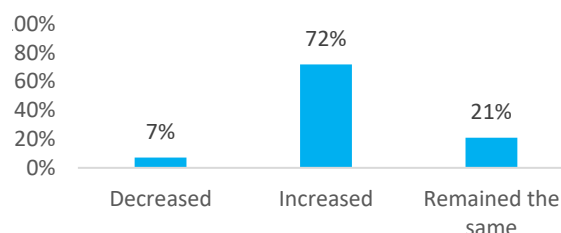


Figure 20: Price of Rent in past 6 months



Rental Price

Rental Price fluctuates due to different factors. Analysis of survey data shows 72% of tenants reported increase in rent price averagely by 165 ETB in the last six months due to increased demand of rental housing and arrival of many IDPs. On the other hand, 21% of tenants reported decrease in price of rent by average price of 100 ETB while 7% tenants reported no change in the price of rent (Figure 22).

Tenants were also asked if the rent will increase in the next six months, accordingly 86% of them said 'Yes' while 2% reported no increment will happen in the coming six months. Further 11% of the respondents are not sure for increment and decrease on price of rent. Majority of the tenants projected increment in price of rent because of increased rental demand (40%) and competition for the few houses (35%).

To see options renter might take if things become difficult to live here, they are asked where they can go. 47% of renters don't know where they can go and 19% of them told they will go to IDP site. Only 16% and 13% of the respondents said they will stay in the host community in any way and to place of origin, respectively (Figure 23).

Figure 21: Reason for Increment of rent price

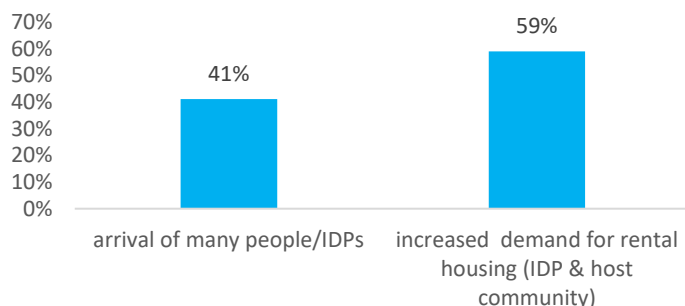


Figure 22: Prospective factor for rental price increment

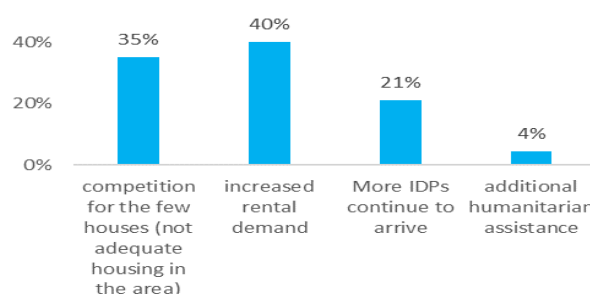
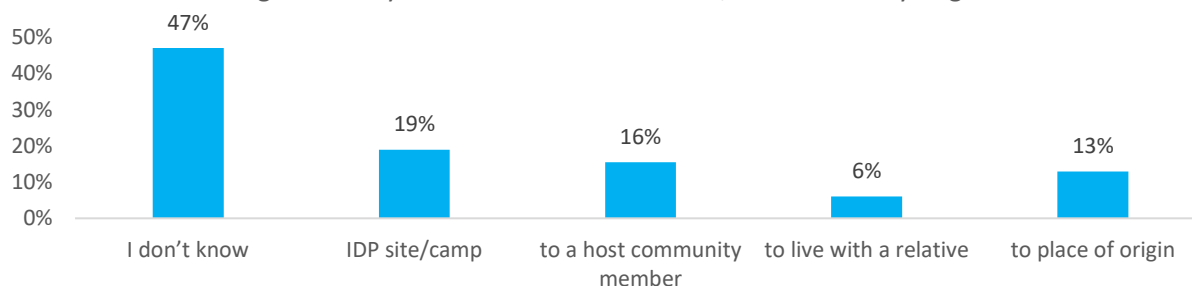


Figure 23: If you are not able to live here, where would you go?



Housing, Land and Property Issues for Rent houses:

Survey participants asked if the land lord or the owner is the right full owner of rented house/property. 75% of the renters know landlord own all the right and 54%, 30% and 13% renters identified it hearing from other people, land lord shown them the title deeds and by themselves, respectively (Figure 24). Majority (53%) of those who don't know the landlord owns full right are not confident.

Similarly, 47% of tenants don't know how the landlord acquired the land. However, 20% and 19% of the renters know that the land lord acquired the land by purchase and lease, respectively. The other reported landlords own the land through land distribution, inheritance and gift.

On rent agreement, 80% of the renters agreed in verbal form and 11% and 9% of them reported formal legal agreement and written agreement, respectively. All written agreement and formal legal agreement are signed by the landlord.

Since their arrival, **44% of renters faced eviction from the rented property** (Table 10). From those evicted 51% of them evicted one times while 27% of the are evicted three times (Figure 25). This happened because rent increased (54%), rent not paid (16%) and IDPs not welcome in some specific areas. 53% of tenants reported also eviction from rental properties of other people who came here around the same time they came. Eviction done to them because they don't have money to pay for the rent as there no employment and some families are disabled, and women headed households.

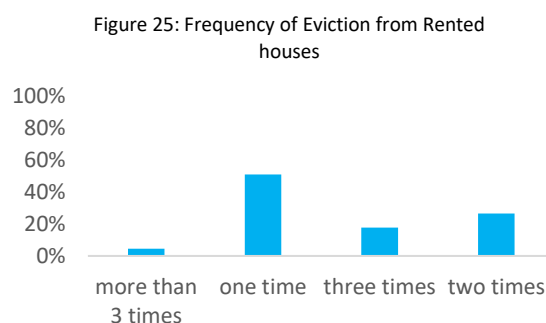
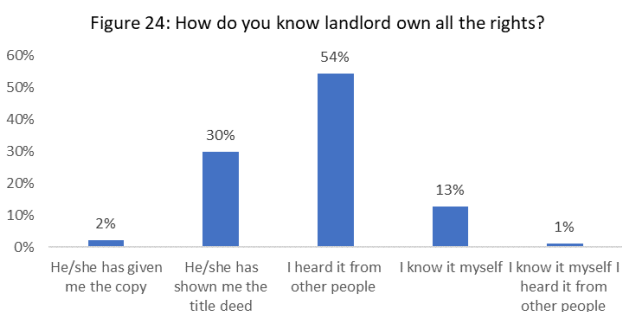


Table 8 General informative questions

Questions	Yes	No
Do you have any information whether the land lord or the owner is the right full owner of this house/property?	75%	25%
Do you know if your landlord/lady has fulfilled his/her legal obligations such as paying all types of taxation?	47%	53%
Does your agreement bind you not to change the condition from residence to others such as petty trading?	18%	82%
Did you have to pay a down payment/ deposit as part of the agreement?	31%	69%
Have you ever been evicted from a property since your arrival?	44%	56%
Do you feel as part of this community?	66%	44%
Do you have friends of relatives living in this community?	57%	43%
Have you faced any challenges with the landlord or rental agent?	15%	85%

5. ANNEXES

Annex 1: Household survey questionnaires' for Cash for Rent Survey

Interviewer (data collectors) information					
Interviewer Name		Interview date		DD MM YY	
Geographic information					
Name of tenant		Regional State (current)			
Name the current place of settlement (rented)		Zone (current)			
Woreda (current)		Kebele (current)			
GPS coordinates of the rented house (if possible)					
Information of Household member or tenant being interviewed					
Status of HH:	a) Refugee b) IDP in HC c) Resident (HC) d) Returnees	Head of Household	a) Yes b) No	Age	
Assessment Questions					
Rental system, duration and legality					
1. Confirm that you are renting this shelter/house?		a) Yes b) No c) Refuse to answer <i>if the answer is no, end the interview</i>			
2. What did you use to identify yourself in order to rent the property?		a) Kebele ID b) Passport c) Birth Certificate d) Was Identified by the local leader e) Identified by the relief committee f) Registration ID (<i>by responding Org'</i>) g) nothing			
3. How many people in total live in this property with you?					
4. Measure the size of the house (m2)					
5. Do you share the rented property/space with non-family members?		a) Yes b) No			
6. If the answer yes, who are these people?		a) IDPs b) HC member c) other, specify			
For IDP 7. How long have you rented and lived in this property?		a) Less than a week b) 1 week to 1 month c) 1 to 3 months d) 4 to 6 months e) 7 to 12 months g) more than a year h) Other, specify			
For Returnees 8. Since when did you return?		a) Less than a week b) 1 week to 1 month c) 1 to 3 months d) 4 to 6 months e) 7 to 12 months			

	g) more than a year
For Retunes 9. How long have you rented and lived in this property?	a) Less than a week b) 1 week to 1 month c) 1 to 3 months d) 4 to 6 months e) 7 to 12 months g) more than a year
10. How long have you lived among this community?	a) Less than a week b) 1 week to 1 month c) 1 to 3 months d) 4 to 6 months e) 7 to 12 months g) more than a year
11. How is your relationship with this community since you moved here?	a) good b) excellent c) challenging if challenging why? d) very bad if bad why? e) Other, <i>specify</i>
12. Why did you decide to come here and live with this community?	a) the cost (<i>eg. rent, transport to come here</i>) b) security c) proximity to relatives d) proximity to infrastructure (<i>eg. schools, hospital, etc..</i>) e) government instruction f) employment opportunities g) presence of other IDP h) availability of humanitarian assistance i) other, <i>specify</i>
13. Do you plan on staying in this rented house, in this community for the next 12 months?	a) yes b) no c) I don't know d) Other, <i>specify</i>
14. If the answer is no , why not?	a) I will be resettled by the Gov c) I will return to the place of origin by my own d) cost of renting (is too high) e) security is not good f) move in proximity to employment opportunities g) move in proximity to services (<i>eg. schools, hospitals etc..</i>) h) move in proximity of humanitarian assistance j) I don't like the place k) Move in proximity of relative i) I will be evicted l) other, <i>specify</i>

Property condition	
15. Is the property/rented house structure completed?	a) Yes b) No if no why?
16. What are the house made of?	a) stone or cement blocks b) poles and iron sheets c) wood/grass/mud d) other, <i>specify</i>
17. How many rooms do you have in the rented property?	
If property shared with other HH	
18. Protection/gender/age: Are the rooms partitioned to accommodate different age or sex?	a) Yes b) No
19. What is the size of the room/s?	a) Smaller than 3X3 meter square b) 3X3 meter square c) 4X4 meter square d) 5X5 meter square e) 6X6 meter square f) Larger than 6X6 meter square g) other, <i>specify</i>
20. Do you have access to water?	a) Yes b) No
21. If the answer yes , what water system is it?	a) water tap in the house b) filled into a water tank in the compound c) direct from government water tanker d) no access to water/we get water ourselves from elsewhere
22. Do you have access to electricity or other means of lighting (eg. solar) installed in the house?	a) Yes b) No
23. Do you have a toilet?	a) Yes b) No
24. Do you have access to sewerage/septic tank?	a) Yes b) No
25. If the answer above is no , what do you use?	a) Outdoor pit latrine and bathroom/shower (common for all sexes and ages) b) shared outdoor pit latrine separated for men and women c) other, <i>specify</i>
26. Do you cook inside the house?	a) Yes in the main room b) Yes outside the door c) No
27. Do you feel safe staying in your home alone during the night?	a) Yes b) No
Access to rental housing information	
28. How many properties have you rented since you arrived here?	a) juts this one b) two different places c) three different ones d) four different ones

	e) moved more than four times f) other, specify
29. If the tenant has moved more than two times, what is the reason? (tick all that apply)	a) security b) in search for cheaper housing c) eviction from previous house d) no access to safe water e) too crowded f) Other, <i>Specify</i>
30. When you moved here, how did you hear or access this rental property? (tick all that apply)	a) through Kebele leader b) through other IDPs c) through an agent d) through the church e) through the mosque f) through host community members g) through local traders h) through relatives i) on my own (<i>by asking around</i>) j) the landlord (himself/herself) l) other, <i>specify</i>
31. What challenges have you experienced in accessing rental property in this location/town? (tick all that apply)	a) low availability of house for rent b) gender related issues c) ethnicity related problems d) security f) the cost is too high g) other, <i>specify</i>
32. Did you pay a fee to access this house/property?	a) Yes b) No
33. if the answer to above is yes, to whom did you pay the fee to?	a) Kebele leader b) other IDP/friend c) to an agent d) the church leader/member e) the mosque leader/member f) a host community member g) a local trader h) a relative l) a tenant in this house block j) the landlord (himself/herself) l) other, <i>specify</i>
34. if the answer to Q32 above is yes , how much (refers to the fee) in ETB/month do you pay?	
35. How long did it take for you to find this property to rent?	a) a day b) a week c) 2 weeks d) a month (4 weeks) e) month and half f) 2 months g) 2 and half months h) more than 3 months i) other, <i>specify</i>
Rental property mode of payment and debt	
36. How much did your household gain as a monthly income? (ETB/month)	
37. How do you pay the rent?	a) mobile money

	b) cash c) bank payment d) cheque e) other, specify
38. To whom do you pay the rent?	a) property owner b) property agent (identified by owner) c) Relative of the property owner d) Other, specify
39. How often do you pay this amount?	a) Weekly b) Bi-weekly (every two weeks) d) Monthly e) every 3 months f) other, specify
40. Are you given evidence of rent payment (e.g. receipt)?	a) Yes b) No
41. Do you have any rental debt? (month/s you have not paid)	a) Yes b) No
42. If yes, how much in total?	
43. Since you arrived here, have you borrowed money to pay your rent?	a) Yes b) No
44. If yes, how much in total?	
45. If the answer above is yes, from whom?	a) property owner b) property agent c) a relative d) a host community member e) local leader f) an IDP g) Other, specify
46. In the last 6 months, has the rent increased or decrease?	a) increase b) decrease c) Remains the same
47. If the rent increased/decreased, by how much?	
48. If the rent value increased, why? (Tick all that apply)	a) arrival of many people/IDPs b) forex exchange fluctuation / inflation c) increased demand for rental housing (IDP & host community) d) additional humanitarian assistance e) other, specify
49. Do you think that the rent will increase in the next six months?	a) Yes b) No c) Don't know [DO NOT READ]
50. If the answer to above is yes, why? (Tick all that apply)	a) increased rental demand b) competition for the few houses (not adequate housing in the area) c) as more IDPs continue to arrive d) fluctuation in forex e) additional humanitarian assistance f) other, specify
51. If you are not able to live here, where would you go?	a) IDP site/camp b) to a host community member c) to live with a relative d) I don't know e) to place of origin f) Other, specify
Rental agreement and security of tenure	

52. A Do you have any information whether the land lord or the owner is the right full owner of this house/property?	a) Yes b) No
53. If the answer to above is Yes , how did you get the information?	a) He/she has shown me the title deed b) He/she has given me the copy c) I know it myself d) I heard it from other people e) I don't know
54. If the answer to the above is No , how do you feel confident?	a) Very confident" b) "somewhat/partial confident" c) "not confident" d) "refuse to answer"
55. How do you think s/he acquired the land?	a) Through land redistribution b) Inherited c) Gifted d) Purchased e) Leased f) Rented g) Grabbed h) Don't know
56. Do you know if your landlord/lady has fulfilled his/her legal obligations such as paying all types of taxation?	a) Yes b) No
57. What kind of rental agreement do you have?	a) verbal b) written c) formal legal agreement d) none e) other, <i>specify</i>
58. Who is the agreement signed with?	a) landlord b) agent c) kebele leader d) other, <i>specify</i>
59. Does your agreement bind you not to change the condition from residence to others such as petty trading?	a) Yes b) No
60. Did you have to pay a down payment/ deposit as part of the agreement?	a) Yes b) No
61. For how long?	a) a few weeks b) 1 month c) 2 months d) 3 months e) more than 3 months f) other, <i>specify</i>
62. Will you get this money back when you move out?	a) Yes b) No c) Don't know
63. Have you ever been evicted from a property since your arrival?	a) Yes b) No
64. If the answer to above is yes , how many times	a) one time b) two times c) three times d) more than 3 times e) other, <i>specify</i>
65. What was the reason for the eviction?	a) rent not paid b) rent increase c) landlord/agent wanted to renovate houses d) IDPs not welcome in the specific area/house block

	e) not keeping the compound clean f) too many people in the house g) other, <i>specify</i>
66. Do you know of other people who came here around the same time as yourself, who have been evicted from rental properties?	a) Yes b) No c) don't know
67. If the answer to above is yes, what is the reason?	a) lack of money to pay the rent b) No employment opportunities c) they do not have any one who can work, eg. a mother and children only d) the head of household is not physically able e) don't know e) other, <i>specify</i>
Relationships and accountability	
68. Do you feel a part of this community?	a) Yes b) No
69. Do you have friends or relatives living in this community?	a) Yes b) No
70. Have you faced any challenges with the landlord or rental agent?	a) Yes b) No
71. If Yes, please explain	
72. Was the challenge resolved?	a) Yes b) No
73. How was the challenge solved?	

Annex 2: Household survey questionnaires' for Cash for Shelter Survey

Interviewer (data collectors) information					
Interviewer Name		Interview date		DD	MM YY
Geographic information					
Name of Returnee		Regional State (current)			
Name the current place of settlement (rented/host community/)		Zone (current)			
Woreda (current)		Kebele (current)			
GPS coordinates of the house (if possible)		Village Name			
Information of Household member being interviewed					
Status of HH:	e) Refugee f) IDP in HC g) Resident (HC) h) Returnees	Head of Household	c) Yes d) No	Age	

1	Have you been displaced because of crisis happened in last year	Yes No <i>If No end the interview</i>
2	If yes , for how long have you been displaced from your original place?	1. Less than a week 2. 1 week to 1 month 3. 1 to 3 months 4. 4 to 6 months 5. 7 to 12 months 6. more than a year
3	Since when you returned?	7. Less than a week 8. 1 week to 1 month 9. 1 to 3 months 10. 4 to 6 months 11. 7 to 12 months 12. more than a year
4	What is your current shelter/ in which shelter are you living in returnee area?	1. Maintained original house 2. Constructed new house 3. In a plastic sheet 4. In rented house 5. Living with relatives
5	Who constructed it	Head of household (Husband) Head of household (Wife) Carpenter (Skilled labor) Unskilled labor (Daily laborer)

6	Returnee Shelter typology (select all that apply)	1. totally damaged home, sheltering outside. 2. totally damaged home, sheltering inside with other families or in community buildings 3. partially damaged home, sheltering within home 4. Split families (adults returned, students rented) 5. Return in home kebele renting 6. Home not damaged
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7	Do you plan on staying in this house, for the next 12 months?	1. Yes 2. No 3. I don't know 4. Other, specify	
8	What is your future plans? (<i>check all corresponding and rank the 3 most prevalent</i>)	1. Repair/build in same location of damaged house 2. Build in new location in the original kebele 3. Build in new location outside of the original kebele 4. Rent/buy in new location within kebele 5. Rent/buy in new location outside of kebele 6. Not sure what plans are as of yet	
9a	Do you have a capacity to build your own shelter without any external support?	Yes No	
9b	If No for # 9, prioritize your perceived support needed (prioritize in ascending order)		Rank
		Building materials	
		Skilled labour	
		Technical training	
		Financial assistance	
		Other (describe)	
10	If financial prefers assistance, please explain what the cash is intended for		
11a	If building material is your preference, what tools/materials/means needed for local repair or reconstruction (tick all that apply):	<input type="checkbox"/> Eucalyptus poles <input type="checkbox"/> Iron sheet <input type="checkbox"/> Grass <input type="checkbox"/> Nails <input type="checkbox"/> Woods <input type="checkbox"/> Other specify -----	
11b	Do these constructions martial available in the local markets?	Yes No	
11c	If no for #11b, from where do you get the materials?		
12	Priority needs (rank /indicate by 1, 2 and 3 in the box)	<input type="checkbox"/> Food <input type="checkbox"/> Water <input type="checkbox"/> Hygiene items (bathing and laundry soap, buckets, reusable sanitary pads, women cloth, cotton water filter cloth etc...) <input type="checkbox"/> Health <input type="checkbox"/> Household items (sleeping mats, mattresses, mosquito nets, water containers, cooking and serving utensils, light equipment, cooking stove etc) <input type="checkbox"/> Shelter and shelter repair materials <input type="checkbox"/> Education services <input type="checkbox"/> Livelihoods <input type="checkbox"/> Other <i>please specify "other"</i> _____	

HLP

13	Who is the owner of this parcel?	Name _____
		Sex _____

		Age _____
14	Marital status of the owner	<input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Divorced <input type="checkbox"/> Widow <input type="checkbox"/> Separated
15	Did you have any document of prove for the ownership of your possession?	Yes No
16	Have you ever experienced any land and property related dispute over the parcel of land you own?	Yes No
17	When did you construct your House?	
18	For How long did you live here? (in Years)	
19	How much did it cost you to construct it in ETB?	
20	What was the house made of?	stone or cement blocks poles and iron sheets wood/grass/mud other, <i>specify</i>
21	What was the size of the room/s?	Smaller than 3X3 meter square 3X3 meter square 4X4 meter square 5X5 meter square 6X6 meter square Larger than 6X6 meter square other, <i>specify</i>

WASH

22	Do you have access to water?	a) Yes b) No
23	If the answer yes , what water system is it?	1. Water tap in the house 2. Filled into a water tank in the compound 3. Direct from government water tanker 4. No access to water/we get water ourselves from elsewhere
24	Do you have access to electricity or other means of lighting (eg. solar) installed in the house?	Yes No
25	Do you have a toilet?	Yes No

26	If the answer above is no , what do you use?	1. Outdoor pit latrine and bathroom/shower (common for all sexes and ages) 2. Shared outdoor pit latrine separated for men and women 3. Other, <i>specify</i>
27		a) Yes b) No

Financial Services:

27	What financial service providers are available in your area?	<i>Select all that apply</i> <input type="checkbox"/> Ethiopian Postal Services <input type="checkbox"/> Microfinance Institutions <input type="checkbox"/> Commercial Bank of Ethiopia <input type="checkbox"/> Other Banks <input type="checkbox"/> Mobile Money transfer agent <input type="checkbox"/> I don't know <input type="checkbox"/> Other <i>please specify "other"</i>
28	How do you generally send or receive money at present?	<i>Select all that apply</i> <input type="checkbox"/> Ethiopian Postal Services <input type="checkbox"/> Microfinance Institutions <input type="checkbox"/> Commercial Bank of Ethiopia <input type="checkbox"/> Other Banks <input type="checkbox"/> Mobile Money transfer agent <input type="checkbox"/> I don't know <input type="checkbox"/> Other <i>please specify "other"</i>
29	What type of Identification documents do you have?	<input type="checkbox"/> Locally issued temporary Kebele Card <input type="checkbox"/> I am identified by Kebele leader <input type="checkbox"/> I am identified by community member <input type="checkbox"/> Other <i>please specify "other"</i>
30	Do you have a bank account or other formal financial account?	<input type="checkbox"/> Yes <input type="checkbox"/> No
31	Have you received cash assistance before?	<input type="checkbox"/> Yes <input type="checkbox"/> No
32	What would be your most preferred method of receiving money?	<input type="checkbox"/> Physical cash payment <input type="checkbox"/> Ethiopian Postal Services <input type="checkbox"/> Microfinance Institutions <input type="checkbox"/> Banks <input type="checkbox"/> Other Specify