

POLAND SHELTER, HOUSING & ACCOMODATION SECTOR STRATEGY FOR THE UKRAINE RESPONSE

August 2023

| | |
|---|--|
| Lead agencies | Habitat for Humanity + IOM |
| Coordinators | Alicja Szczutowska, Habitat for Humanity; Paulina Kaczmarek, IOM; Erica Frank IOM (IM coordinator) |
| Endorsing Shelter Sector Partners (27) | Shelter Sector Partners active as per August 2023: ADRA, Alight, CORE, Diakonia Polska, DRC, Fundacja Dialog, Fundacja Leny Grochowskiej, Fundacja New Story, Fundacja Ukraina, Fundacja w Stronę Dialogu, Habitat for Humanity, HIAS, Fundacja Human Doc, Fundacja Humanosh, IFRC/PRC, IOCC/ELEOS, IOM, MUDITA, NRC, PCPM, Polish Humanitarian Action, Polish Migration Forum, Salam Lab, Save the Children, Ukrainian House, UNHCR, Volunteer Centre Lublin |
| Introduction | This document aims to provide all members and relevant stakeholders in the Poland Shelter, Housing & Accommodation Sector with a strategic framework in support of the Ukraine response. |
| Situation analysis | More than 1.7M refugees affected by the war in Ukraine entered Poland since February 2022, Poland has transformed from a country hosting relatively few refugees into one of the world's main refugee-hosting countries, with safe and dignified accommodation remaining one of the most pressing needs. While the majority of refugee households live in rented apartments and host families, the most vulnerable refugees are still living in collective centers. Due to the high influx of refugees in a country such as Poland with limited pre-existing housing stock and a significant price rise in the rental market, it is extremely difficult for refugees to find medium/long term accommodation on their own. |
| Challenges | <p>General data, especially on occupancy and location of collective centres, has been lacking from the beginning of the response. The fact that some collective centres are run by local authorities and other by private entities makes it more difficult to list and map these facilities and therefore the analysis of gaps and needs in assistance is highly difficult.</p> <p>The shelter response to the Ukrainian crisis is unique compared with other shelter responses, due to the urban nature and the European context. There is a need to implement non-conventional programs, such as cash for rent, social rental programs, host matching/solidarity housing, etc.</p> <p>Many grassroots Polish organisations implementing shelter/accommodation activities are not part of the Shelter Sector, since they might not be familiar with this coordination mechanism.</p> <p>Medium – long term accommodation programming is very expensive; therefore the number of HH which can benefit from such activities is limited.</p> |
| Opportunities | <p>The fact that organisations need to engage and develop new programs, such as Cash for Rent or Solidarity Housing, provides a good opportunity to set up Standard Operation Procedures to use for future responses.</p> <p>Advocacy for establishing Social Rental Agencies as part of the Partners' response can contribute to the development of Social Rental Agencies as a widespread modality in Poland and to increase the quantity and quality of affordable housing available in the future (to assist refugees but also host community in need of affordable accommodation).</p> |
| Cross cutting issues | Medium-long term accommodation programs need to be accompanied by social and economic inclusion programs to be sustainable (otherwise refugees could not be independent at the end of the subsidized phase). |

| | |
|---|--|
| | <p>The fact that many of the refugees are women with children makes it compulsory to support at the same time daily childcare, employment and accommodation. The three components need to be implemented simultaneously.</p> |
| <p>Objectives</p> | <p>Objective 1 - Most vulnerable people affected by conflict have access to adequate shelter assistance (in kind and in cash modalities) that contribute to long-term recovery.</p> <p>Objective 2 - Most vulnerable people affected by conflict have access to adequate NFI assistance (in kind and in cash modalities)</p> |
| <p>Activities & estimated cost</p> | <p>Activity 1: Provide information about housing Information about housing is provided by Shelter Partners through different ways: information lines, online platforms, face to face consultants, etc., and it is frequently provided together with information about other services (mental health, protection, etc).</p> <p>Activity 2: Provide transport to the accommodation places, in kind or through cash. Although this activity was more common during the initial phase of the response in 2022, Shelter partners continue providing this service when needed.</p> <p>Activity 3: Provide renovations within collective centres It is difficult to estimate an average renovation cost in collective sites since the types and sizes of the buildings differ a lot, as well as the scope of renovations. Also, prices of the work can vary depending on the Voivodship. Nevertheless the following estimation can be considered:</p> <ol style="list-style-type: none"> 1. Light Repair & Retrofit cosmetic upgrades (paint), tiling, insulation upgrade, minor remodelling of bathroom/kitchen, etc. Cost from 6.000 USD up to 15.000 USD. 2. Standard Renovation windows, doors, flooring, boiler replacement, roof repair/replacement, facade, insulation replacement, photovoltaic installation, plumbing, electrical upgrades, heating & cooling, etc. Cost from 15.000 USD – 100.000 USD 3. Large Renovation similar to point 2. but broader scope of work, bigger size of the building, more technical complexity, etc., and therefore higher cost. Cost: 100.000 USD and above (i.e., renovation cost of a full office building space into dormitory accommodation can reach 1.500.000 USD) <p>Activity 4: Provide renovations within individual apartments Cost range of renovations within individual apartments:</p> <ol style="list-style-type: none"> 1. Light Repairs Medium repairs such as windows replacement, new floors, kitchenette installation, electrical inspection, cosmetic upgrades (painting, lighting). Average cost 12.000-14.000 2. Standard-Large renovation medium/full renovation of kitchen, bathroom, electrical and plumbery installation plus flooring, light fixture, painting, etc. Average cost 20.000 – 60.000 USD For furnishing see below Activity 11. <p>Activity 5: Provide accommodation in collective centres This activity includes the management of collective site (including collective centre or communal housing) - meaning everyday operation, paying rent, bills, etc. It could also include provision of other additional services, such as food provision, mental health support, language courses, workshops/trainings etc.</p> <p>Activity 6: Provide financial support to collective centres Some site managers occasionally request humanitarian organizations to cover the bills of running the facility (e.g., one off payment of utility bills, fuel, etc).</p> |

Activity 7: Provide short-term accommodation support (up to 1 month)

Short term accommodation can be provided in transit centers, rooms in a hotel, Airbnb, apartment, etc. **Average cost - case by case, depending on the chosen modality and location.**

Activity 8: Provide medium/long-term accommodation (2 to 12 months) in apartments through cash for rent programs (directly to refugees)

Cash for rent programs cover fully or partially the cost of rent payments from 3/6 to 12 months. The monthly cost depends on location but the average can be as follows: **1-bedroom 425 EUR, 2-bedrooms 500EUR, 3-bedrooms 700EUR + 1 month deposit + one off payments utilities 300 EUR + adequacy (250-300 EUR)**

Activity 9: Provide medium/long-term accommodation in apartments (2 to 12 months) through non-direct cash modalities (f. ex. host family support, social rental support, legal support with lease contracts etc.)

Accommodation provided through different modalities, as host family support (payment to the host family to cover their extra expenses once the 40+ support from government expires or to complement it), social rental program (which provides direct accommodation in apartments without transferring cash to refugees), support with lease contracts, tenant rights, etc.

Activity 10: Provide capacity building and advocacy activities

Capacity building activities are developed through trainings for public or private site managers aiming to support them with the collective centre everyday operation.

Advocacy activities (workshops, information and awareness raising sessions) intend to educate and familiarize local authorities with the development of Social Rental Agencies modality which will allow for more affordable housing units to be available in the future (for refugees and host communities)

Activity 11: Distribution of NFIs (at distribution points, transit centres, collective centres, communal housing, apartments).

This activity includes provision of a wide range of items, from NFI packages minimum cost 10 USD to delivery of furniture, bed, mattresses electric appliances, fridge, etc.

Apartment furnishing average cost:

| | |
|---------------------|-----------------------------------|
| Partial furnishing | Average cost 1000 USD |
| Complete furnishing | Average cost 2000-3000 USD |

Key terminology

Transit / Reception Centre – A place where displaced people find temporary accommodation on a short term (typically 24-48h) pending to transfer to a suitable and safe solution. Transit and reception center are first front entry and registration points, access to information, catering – food services, etc.

Collective Centre – An open space place where displaced people find accommodation on a mid-term basis (typically up to 3 months) in pre-existing buildings (which were not likely constructed as accommodation) for example school, factories, barracks, community centers, gymnasiums, hotels, warehouses, etc. Displaced people share sleeping and leaving areas and services such as MHPSS, Protection, Social Support, Healthcare are provided. The collective centers are managed by authorities (municipality, voivodships), as well as NGO and private entities.

Communal housing – A “dormitory style” facility where displaced people find accommodation on a mid-long-term basis (typically longer than 3 months). These facilities include dormitories, hotels, adapted non-residential spaces as offices and have separate sleeping / living rooms per family with communal spaces shared as toilet, kitchen, etc. The communal houses are managed by authorities (municipality, voivodships), as well as NGO and private entities, which could be providing different level of services in the facility or outside the facility.

Individual Flats / Housing units - individual housing units where displaced people find accommodation on a mid- long-term basis (typically longer than 3 months), assisted by NGOs or private programs such host family support, cash for rent programs, SRA, SRP, etc., aiming at self-reliance on the long-term recovery.

Social rental program (SRP): The SRP acts as a mediating agency, leasing units directly with flat owners and then renting them at affordable or subsidized rates to people with housing needs

Social rental agency (SRA): Statutory model established by local authority/municipality (gmina) and further operated by an NGO or municipal company. SRA leases flats or single-family homes and rents those to physical persons appointed by the local authorities. It is similar to SRP, but the participation of the municipality is mandatory.

Activities , indicators and target (individuals) for 2023

| | |
|--|---------------|
| Activity 1: Provide information about housing (through humanitarian services points, housing information lines, online platforms, etc.) <i>Indicator 1: # of individuals provided with information on housing</i> | 15.000 |
| Activity 2: Provide transport to the accommodation places, in kind or through cash. <i>Indicator 2: # of individuals provided with transport to the accommodation places</i> | N/A |
| Activity 3: Provide renovations within collective centers. <i>Indicator 3.1: max. # of individuals who can reside in the CC which has been renovated.</i> <i>Indicator 3.2: cost of the renovation in PLN</i> | 10.000 |
| Activity 4: Provide renovations within individual apartments <i>Indicator 4.1: max. # of individuals who can reside in the apartments being renovated.</i> <i>Indicator 4.2: cost of the renovation in PLN</i> | 500 |
| Activity 5: Provide accommodation in <u>collective center</u> <i>Indicator 5: # of individuals provided accommodation in CC (including communal housing)</i> | 1.000 |
| Activity 6: Provide financial support to collective center (e.g. one off payment of utility bills, fuel, etc.) <i>Indicator 6: amount paid per collective center in PLN</i> | N/A |
| Activity 7: Provide short-term accommodation support (up to 1 month) (e.g. Airbnb, room in a hotel, transit center, etc.) <i>Indicator 7: # of individuals provided short-term accommodation (for short-term accommodation in collective center please report on Act 5).</i> | 10.000 |
| Activity 8. Provide medium/long-term accommodation (2 to 12 months) in <u>apartments</u> through cash for rent programs (directly to refugees) <i>Indicator 8.1.: # of individuals provided cash for rent mid/long term</i> | 3.000 |

| | | |
|--|--|-----------------------------------|
| | <i>Indicator 8.2.: monthly average cost of rent per HH in PLN</i> | |
| | <p>Activity 9. Provide medium/long-term accommodation in apartments (2 to 12 months) through non-direct cash modalities (f. ex. host family support, social rental support, legal support with lease contracts etc.)</p> <p><i>Indicator 9: # of individuals provided mid/long term accommodation support.</i></p> | 8.000 |
| | <p>Activity 10: Provide capacity building and advocacy activities.</p> <p><i>Indicator 10.1: # of site managers provided with capacity-building activities (such as trainings, workshops).</i></p> <p><i>Indicator 10.2: # of actors (i.e. local authorities, municipalities) reached with advocacy activities about social housing policies).</i></p> | <p>50</p> <p>40</p> |
| | <p>Activity 11: Distribution of NFIs (at distribution points, transit centers, collective centers, communal housing, apartments).</p> <p><i>Indicator 11: # of individuals provided with NFIs (blankets, sheets, clothes, hygiene items, towels, fridge, boiler, furniture, industrial cleaning equipment, dishwashers, bunk beds, cupboards, etc.)</i></p> | 50.000 |

| | | |
|--------------------------------------|--|---|
| Two pronged approach strategy | To cover the full spectrum of people in need, we need to work on a two pronged approach considering the two main existing groups of beneficiaries: refugees who are able to enter the employment market if provided support, and refugees with limited capacity to find employment and find sustainable accommodation on a private rental market (elderly people, people with disabilities etc.), mainly living in collective centres for long-term. | |
| | <p>Medium & long-term accommodation programs/activities FOR REFUGEES ABLE TO SECURE SELF-SUSTAINABLE ACCOMMODATION</p> <ul style="list-style-type: none"> • Cash for rent programs complemented by comprehensive additional support services (economic inclusion, childcare etc.) so that the beneficiary is better prepared to be find self-sustainable accommodation by the end of support period. • Other non-direct cash modalities f. ex. social rental support, subsidies, other types of rental support including additional social & economic inclusion services. | <p>Support activities to MOST VULNERABLE REFUGEES LIVING IN COLLECTIVE CENTERS for long-term with limited capacity to find employment and secure self-sustainability (elderly, people with disabilities etc.).</p> <p>Programs/Activities allowing to guarantee the minimum standards recommended in the "Collective Centers Technical Guidelines" such as:</p> <ul style="list-style-type: none"> • Upgrading works & renovations allowing to reach the minimum standards in terms of space, privacy, etc. • Supporting site management capacity, e.g., trainings for site managers • Provision of basic needs services (NFI, utilities, etc.) |