



INTER-AGENCY SHELTER SECTOR WORKING GROUP-LEBANON

Shelter Strategy for 2014

February 2014



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1. Introduction

As the refugee influx from Syria continues, the shelter absorption capacity in Lebanon diminishes, particularly in areas of high refugee concentration and within the overcrowded Palestine refugee camps. Affordable shelter options are fading, and refugees are increasingly turning to improvised shelters.

Led by UNHCR, and Co-led by MOSA, the Shelter Sector working group has been instrumental in contributing to the overall Inter-Agency coordination efforts to alleviate the suffering of refugees in Lebanon. The 2013 shelter strategy for Lebanon was developed in close collaboration amongst the shelter sector members, and has been maintained as a dynamic framework that is responsive to changing contexts and circumstances. Thus, it was periodically reviewed to reflect evolving context.

This new “draft” version of the shelter strategy is developed by the shelter sector coordination working group, in view of the evolving situation and the 2014 foreseen projections of Syrian refugees in Lebanon, in line with the RRP6, and the outcomes of the first Global Settlement and Shelter Strategy. Led by UNHCR the five year Global Strategy is the product of extensive efforts and contributions by agencies active in the shelter sector.

Through the shelter sector working group, the shelter strategy is anticipated to be the dynamic framework of the international community shelter response in Lebanon. Thus the strategy is also a pre-cursor and invitation for the stakeholders of the shelter sector to engage in creative and innovative mechanisms to provide practical methods and solutions to achieve the sectoral vision together with other sectors.

2. Vision

Shelter is a critical determinant for survival in the initial stages of a disaster. Beyond survival, shelter is necessary to provide security, personal safety, human dignity, protection from the climate and to promote resistance to ill health and disease. Thus, all refugees and other persons of concern to UNHCR and partners should be able to safely and in dignity satisfy their shelter and settlement needs in a sustainable manner that will allow them to meet their basic needs and improve their quality of life wherever they live in urban or rural setting. Agencies will consistently improve allocation of space to ensure that women, men, boys and girls benefit from equal access to



adequate living conditions, safety and security in their new settlement, adequate protection as well as enhanced co-existence with neighbors.

Thus the RRP6 Strategic Objectives were set as follows:

Strategic Objective 1: Refugees, and other displaced persons from Syria have access to increased number of adequate settlement space

Strategic Objective 2: Refugees have access to settlement spaces with acceptable living conditions.

The process of planning for shelter and settlement should not be viewed only as a technical process, but as part of the managerial process. This can be accomplished in part by using humanitarian diplomacy and sectoral leadership as a strong lever to advise the government and other stakeholders in devising new shelter options and modalities. Emphasis hereby will be made to mitigate the protection concerns that may arise from the refugees' displacement. Special attention will be also made to affected host communities, not only during the refugee crisis but also through adequate exit strategies of shelter options, particularly those that involve land use, and potential environmental hazards.

The development of shelter responses will be regularly informed by the results of preliminary needs assessments as well as by the data on population demographics. As in the UNHCR April and August 2013 shelter surveys, the analysis of beneficiaries' profiles and their vulnerabilities can serve as an effective tool for planning.

3. Guiding Principles

- Human rights: The right to adequate housing was first recognized with Article 25 (1) of the Universal Declaration of Human Rights. The principle: "Everyone has the right to adequate housing" is applicable in all stages of the displacement cycle – prior to, during and after displacement and is accessible to all people of concern, including women, girls, men, boys and children. Adequacy of housing includes security of tenure, availability of services, materials, facilities and infrastructures, affordability, habitability, accessibility, location, and cultural adequacy.
- Age, Gender and Diversity: Programs will respect diversity of the refugee and host communities, their gender equality and their access to rights despite the age and the cultural, religious and educational background. Particular attention must be paid to those who have traditionally been



excluded and disenfranchised, that is, women, children, the elderly, persons with disabilities and minority groups.

- Participation: Refugees and others of concern to UNHCR and partners as well affected host population at large should and will be empowered at all stages to participate in programme planning, needs assessment, implementation and monitoring and evaluation in order to design acceptable, appropriate, sustainable and culturally sensitive programmes. In addition, they should be involved as much as possible in the design, construction, and maintenance of any shelter, settlement, and Core Relief Item support. Particular emphasis should be made to engage with groups that may have specific protection concerns and needs including women and girls the elderly, people affected by disabilities, those that are ill, and children who typically have less access to decision making mechanisms and who also spend more time in shelters. This participatory process should feed into developing shelter and settlement policy so that they will take into consideration persons of concerns' needs, requirements and diverse profiles within the framework of international standards and human rights.
- Sustainability: Programmes will be developed and implemented with due consideration to appropriate technology, capacity building of both people of concern and host communities, and use of local skills, materials, techniques and knowledge.
- Environmental Considerations: Shelter and settlement interventions need to be planned and implemented to mitigate, to the extent possible, the impact on the natural environment and to prevent hazard risks. Attention should be given to national laws and regulations governing the use of environmental impact assessments prior to the design and planning of the shelter and settlement programs.

4. Role of the Ministry of Social Affairs (MoSA)

The Ministry of Social Affairs (MOSA) is designated by the Prime Minister to become the government interface on Shelter response. As of March 2013 MOSA is co-leading with UNHCR the inter-agency shelter sector meetings.

MOSA provides the shelter sector partners with directives and recommended shelter responses; it contributes to the elaboration of the required Standard Operational Procedures (SOPs) and action plans for the implementation of these recommended shelter activities. The ministry supports UNHCR in the identification and technical assessment of potential transit sites, and other forms of



formal tented settlements. MOSA liaises with national, local, and other authorities for the aim of facilitating the shelter response throughout the Lebanese territory. A list of shelter options/interventions, terminology, capacities, and operational requirements is attached in (annex 4).

5. Coordination

UNHCR and Lebanese Ministry of Social Affairs co-lead the shelter sector coordination. In this regard shelter sector monthly coordination meetings are organized in Beirut centrally, and at each of the UNHCR respective fields offices in the regions of Lebanon.

The Shelter Sector working group at national level provides guidance on policy, priorities and assistance standards. SOPs, and Guidelines will be technically reviewed by the sector and disseminated to sector members use once adopted. This will be a continuous work in progress process. An index of adopted SOPs, and Guidelines will continue to substantiate the Shelter Strategy in due course.

Temporary Technical Committees are formed within the sector working group in order to review existing guidelines, SOPs, and lessons learnt, presented by various members. Once the five member TTC review a policy document and finalize it, the document is annexed to the strategy to be adopted by all members. An index of “adopted” policy documents will be annexed to the strategy within a continuously updated live process. The TORs of TTC are attached as (annex 3). An update document from the relevant temporary technical committee on Informal Tented Settlements is attached as (annex 6).

UNHCR and MoSA are responsible for the identification of potential transit sites and plots for formal tented settlements camp sites, and lead the preparation of the sites with partners.

Assistance in Informal Settlements (IS) is guided by the IS Action Plan, including all sectors.

The shelter sector working group will continue to engage, in close coordination with MOSA, the local authorities at the regional levels in the process of data collection and where feasible in planning. This could be achieved through enhanced relations with the unions of municipalities.

6. Contextual Analysis

As the refugee influx from Syria continues, the shelter absorption capacity in Lebanon diminishes, particularly in areas of high refugee concentration and within the overcrowded Palestine refugees camps. At the outset of the crisis many refugee households were able to find affordable shelter or host families to reside with. However, rental prices are on the rise, while the capacity of host



communities and relatives to provide shelter has reached the point of exhaustion. The number of buildings readily available for rehabilitation is dwindling, as the potential for collective shelters proves to be limited. Partners have agreed to the need to establish transit sites to accommodate new arrivals however delays in obtaining necessary authorizations have limited the shelter sector capacity to respond to the ongoing emergency. Given the increasingly limited shelter options available to refugees, the number of refugee households in need of shelter assistance is expected to rise further.

As a result, refugees now resort to occupying empty buildings that are severely substandard as well as joining the rapidly growing informal tented settlements where particularly water and sanitation facilities are lacking, or are substandard.

A survey conducted by UNHCR in August 2013, concluded that from the total number of registered refugees, around 67% live in apartments or houses, 14% live in substandard facilities such as garages, worksites and unfinished houses, around 14% live in informal settlements, and 1.2% live in collective shelters. Only 2% of refugees stay with Lebanese host families as opposed to 5.6% in April 2013, thus revealing the increasing numbers of refugees without a compatible increase of shelter space with host families. Moreover, within apartments Syrian families are increasingly sharing, thus rendering apartments over populated, and with increasing vulnerabilities of protection and health hazards.

	Apartments	Tents	Unfinished house, Warehouse, Work site, Garage	Collective centers	Others
Nation Wide	66.7%	13.2%	14.1%	1.2%	4.8%
LEB- Beirut	92.9%	0.0%	6.0%	1.2%	0.0%
LEB- Bekaa	61.8%	19.1%	13.4%	2.1%	3.7%
LEB- North	58.7%	14.7%	18.8%	0.3%	7.6%
LEB- South	77.1%	5.4%	12.7%	0.6%	4.2%
LEB- Mount Lebanon	92.6%	0.0%	0.0%	3.7%	3.7%

Table 1: REFUGEE SHELTER ACCOMODATION TYPES. (UNHCR shelter survey. Aug.2013)



A linear application of current refugee accommodation types implies that over one million Syrian refugees would be in apartments next year. Knowing that more than 500,000 refugees are in apartments today suggests a two-fold increase of available apartment space. In the absence of a structured real estate market to assess available empty dwellings, and the reluctance of some municipalities and communities to provide shelter options, the establishment of safe and managed larger collective shelters and formal tented settlements, is critically needed.

The Informal Settlements

As affordable shelter options fade, refugees are turning to improvised shelters. There has been an increase in “informal settlements” IS (a list of acronyms is attached in annex 1), particularly in locations providing access to agricultural work. Elsewhere refugees have squatted within disused buildings, creating informal collective shelters. These informal shelter arrangements are often sub-standard, with limited or no sanitation facilities often located in areas prone to flooding and risk of fire. Rising rental costs and the lack of large available buildings that could be rehabilitated for refugee use hamper shelter solutions. With the protracted crisis, more refugees are resorting to informal settlements. Currently, around 430 such settlements exist in the country, primarily in the Beka’a and northern regions. They offer poor sanitation facilities, are mostly fire prone, and some are located in flood-planes thus endangering the life and health of refugees, especially during winter. There is often little possibility to establish dedicated areas for women, play areas for boys and girls, or access to adequate WASH facilities for the elderly and persons with disabilities. Moreover, since IS are often established without authorization on public or private land, evictions are known to occur frequently.

Worksites and unfinished houses

The worksites and unfinished houses pose similar hazards for refugees. Palestinian Refugees from Syria are primarily living within the 12 Palestinian refugee camps and gatherings, which already face critical challenges of overcrowding, fragile housing, and inadequate water and sanitation infrastructure.

Burden on Infrastructure of Host Communities

Within the more impoverished regions, the increasing numbers of refugees living on worksites and in informal settlements place additional burden on the overstretched infrastructure. In the absence of a cost recovery mechanisms for the use of basic utilities by refugees, and the protracted refugee situation, communities are becoming increasingly concerned and municipalities are becoming less collaborative on identification of shelter options for refugees.



7. Response and Achievements

Since the onset of the crisis, shelter agencies delivered assistance to 344,000 persons, comprising 264,000 Syrian refugees and 57,000 PRS, and 23,000 persons of vulnerable host families that received cash-for-host-families. Refugees and PRS benefited from shelter activities including cash-for-rent, weather proofing in informal settlements and unfinished houses, and rehabilitation of collective centres, unfinished buildings and temporary shelter settlements. Around 1,000 temporary shelter units were erected in privately owned sites. However, in view of their perceived permanence, these structures are no longer authorized for use.

Beside the massive weatherproofing of shelter units within informal settlements, shelter agencies have been also operational on site improvements of IS. Site improvements include decongestion, leveling, laying of gravel, drainage ditches, sand bags for flood mitigation, and other similar improvements. Due to Government regulations, “temporary shelter”, “prefabricated shelters” and tents have been provided initially on a very limited scale and have now been stopped. Interventions are closely coordinated with the sectors of WASH, Protection and other sectors to ensure a comprehensive and integrated approach. A tabulated list of shelter types of assistance provided for Syrian refugees from the onset of the crisis and in 2013 is attached as annex 4.

Formal Tented Settlements

In view of the lack of shelter options, and the substandard conditions in the majority of refugee shelters, UNHCR continues to advocate for the establishment of safe and managed settlements. The government has authorized formal tented settlements to be set-up on public land comprising a maximum of 20 shelter units each. However, this figure has recently been increased to 70 shelter units in response to the influx to Arsaal. It should be noted that identifying adequate sites with the consent of host communities can be a slow process.

Shelter Agencies continue to advocate for large formal tented settlements to address emergencies, and the ongoing needs of more than one third of the refugees living within hazardous sub-standard conditions in informal settlements, garages and worksites.

New ideas are also being explored and piloted to overcome the lack of shelter options, including raising the investment in buildings to rehabilitate those least completed, or in need of more repair. The ongoing assistance of Lebanese home owners to rehabilitate their houses for temporary refugee accommodation will be boosted through the direct involvement of, and in close collaboration with, municipalities in the process.



8. Challenges

- The Lebanese Government maintains a no-camp policy. However, MOSA have approved, on a case by case basis, medium size (few hundred shelter units) formal settlements. A number of relatively large transit sites were identified by UNHCR in collaboration with MOSA on public lands in Beka'a and other parts of the country. Three of these sites in the Beka'a could in particular accommodate up to 75,000 refugees.
- The majority of refugees are within already impoverished areas of Lebanon. This is exerting additional burden on infrastructure, such as waste management, and causing serious concerns over the extended hospitality of those communities.
- Resulting mainly from the Syrian crisis, straining basic infrastructures and facilities of host communities, border security concerns, and the political divisions within the country are reducing the areas where refugee shelter plans/options are considered feasible.
- The numbers of refugees continue to escalate rendering planning always in need of updating and adaptation to new scenarios.
- For a variety of reasons, evictions continue, with hardly any solutions to address them given the "shelter saturation" within most of the Lebanese regions. This includes villages that were considered as demographically sympathizing and good incubators of Syrian refugees.

9. Government/MoSA Authorized Shelter Options

UNHCR in consultation with MOSA, has identified and developed site plans for potential medium-size transit sites in Beka'a that could accommodate up to 75,000 refugees in the event of a large influx.

Moreover, MOSA officials have demonstrated flexibility recently regarding some shelter options. This includes the Formal Tented Settlements, whereby MOSA has lifted the ceiling of the 20 shelter units per FTS to an unlimited number should available land and standards of site planning allow. However, each proposed ITS will need MOSA's approval on a case by case basis, taking into consideration access, security and neighboring communities' position. Moreover, MOSA has recently authorized the use of temporary shelters instead of tents. The first FS of Arsa'al comprising 70 T-shelter units is a successful pilot for future relatively sizeable FS, should sufficient and appropriate land be identified by shelter agencies.



MOSA has also authorized the installation of temporary shelter units in the vicinity of existing collective shelters/buildings should adjacent land allow. The authorization is currently to increase up to 20 shelter units around a “fenced” collective shelter provided water and sanitation facilities are also increased in a compatible manner. Moreover, MOSA has authorized the installation of up to three temporary shelter units outside a host community house providing accommodation to refugees. Collaboration with the WASH sector working group is crucial in terms of ensuring a WASH component increase to any expansion of shelter capacity. A list of MOSA authorized shelter options is attached as annex 7.

10. RRP6- Needs and Priorities

RRP6 Planning figures.

As per the RRP6, the total number of Syrian refugees is expected to reach 1,500,000 registered/unregistered by end of 2014. This number will include the current registered refugees, asylum-seekers awaiting registration and takes account of factors such as the ongoing trends of incoming refugees and absence of tangible peace process. The planning figures also include the need to assist 1.5 million in host families, 100,000 Palestinian refugees from Syria and 50,000 Lebanese returnees from Syria.

The sector projects that current interventions to rehabilitate houses and provide collective shelters will be insufficient to respond to the increasing refugee numbers, and that new arrivals will continue to resort to spontaneous and often sub-standard shelter options, mainly informal settlements.

The increasing numbers of refugees, the reduced capacity for self-help by refugees, the reduced reception capacity of existing shelter options as well as the exhausted reception capacity of host families and –communities have increased the assistance needs of arriving refugees.

With the increasing numbers and the difficulty in addressing the needs of all refugee families, targeting of shelter assistance will be necessary, and will be based on measures to prevent the creation of vulnerabilities: adequate shelter is a sine-qua-non for refugee families, assistance (e.g. the weather proofing of unfinished buildings) will be based on ‘shelter vulnerability’, in order to prevent unsafe/unhealthy living conditions.

A UNHCR August 2013 Shelter Survey of 1,600 registered Syrian refugees/interviewees nationwide revealed that 50.9% of Syrian refugees are at shelter risk. Risks include:

1. Eviction: ‘owner already informed’ or ‘Exhaustion of resources’



2. Potential risk of Eviction: 'no job' or 'rent too high'
3. Overcrowded space: 'more than 3 families in the same premises'
4. Quality: shelter items have to be fixed/replaced (roof, windows, Bathroom etc.)

Shelter agencies agreed to set the target/baseline for the 2014 shelter interventions as per the assessed rate of shelter vulnerabilities projected to the numbers of Syrian refugees (50.9%).

Population group	Population in need	RRP6 Targeted population
Syrian Refugees	765,000 ¹	694,000
Palestine Refugees from Syria	100,000 ²	100,000 ³
Affected Lebanese	98,000	98,000 (indirectly through cash for rent, host families, and house rehab).
Lebanese Returnees	50,000	28,000

Given the continually growing needs, worsening situation, and limitations on resources, the most vulnerable groups will be targeted as a priority. Thus, Shelter assistance will address the housing needs of the most vulnerable groups, thereby prioritizing groups with specific needs, including women (in particular female-headed households), children, older people and those with a physical handicap, as well as other groups/persons with special needs. In order to ensure needs-based beneficiary selection,, refugee families living in substandard shelters should be also treated as vulnerable and efforts are to be made to improve the quality of their shelters.

The 2014 shelter survey results should be available early March, which will further guide the prioritization of activities of the inter-agency shelter working group, in particular with respect to the mid-term review process of the RRP6.

¹ The UNHCR August 2013 Shelter Survey of 1,600 registered Syrian refugees/interviewees nationwide revealed that 50.9% of Syrian refugees are at shelter risk.

² As per UNRWA.

³ UNRWA submission provides for 89,600 PRS including 4,600 in collective shelter rehabilitation and 85,000 in cash for rent, noting that this cash assistance is presumed to provide to all PRS needs, including shelter. Four NGOs will also target shelter assistance to around 10,000 PRS. Thus the entire PRS projected figure can be covered.



Key messages

- The establishment of safe and managed large collective shelters is an urgent necessity to respond to the increasing need for shelter.
- The sector priority is towards providing emergency shelter to new arrivals, including improving the standards in Informal Settlements and the weather proofing of unfinished buildings.
- Cash for rent will be limited to limited cases of vulnerable households, with preference given to unconditional cash where cash for rent is included beside other sectoral assistance.

11. Response Strategy

The goal of the strategy will be to assist 920,000 persons of concern, including 694,000 Syrian refugees, 100,000 PRS, 28,000 Lebanese returnees and 98,000 members of host communities.

Interventions will target:

- Providing safe and dignified emergency shelter to newly arriving households;
- Improving substandard shelters and maintaining the shelter conditions of vulnerable households;
- Upgrading properties belonging to Lebanese host families, thus enabling them to benefit from structural improvements in the long-term.

Priority will be given to shelter interventions categorized as lifesaving, which will target approximately 31% of the targeted population. This will include assistance to refugees living in informal settlements and unfinished houses, cash for rent, and establishment of formal tented settlements.⁴

The response will focus on

1. The establishment of formal settlements, The cooperation of municipalities and communities in accepting refugees will remain crucial. UNHCR and partners will continue to advocate with the Government to increase the authorized number of shelter units within a managed formal settlement. While formal tented settlements are preferably established on

⁴ The 31.27 % of the total submissions amounts to around \$ 52.5 million. Weather proofing of IS and unfinished houses estimated at \$26 million, the remaining balance would be then divided between establishment of FTS, site improvement of IS, and cash assistance.



public land, the option of private land will be also piloted, however, without any rent but rather in exchange for substantial improvements of the plots. This can be through leveling, fencing, lighting, water supply and storage facilities, and sanitation.

2. Expand the initiative to rehabilitate apartments and houses to other areas, including increasing the ceiling/cost of repairs in order to entice more house owners to provide houses for shelter use. Additional information tools will be utilized to reach more families potentially interested in upgrading/rehabilitating/finishing their houses in exchange for a limited duration of refugee use. Despite it being a relatively high cost and time consuming option, the rehabilitation of houses remains an important element of the strategy to increase shelter space given the increasing numbers of refugees. Moreover, this option is significantly beneficial to the host communities.

3. Cash for rent and cash for host families will offset the burden of rent payments on the vulnerable Syrian refugee and PRS households. However, a close monitoring of the impact of this element of the shelter strategy will be required to analyse and mitigate, to the extent possible, adverse impact on rental markets and community hospitality. Among other factors, including the labor intensive cash for rent, this type of assistance will be limited to specific vulnerable families, mainly on protection grounds. Preference will be made to include shelter assistance within the multi-sectoral monetized assistance.

4. Rehabilitation of public and private collective shelters. In view of the dwindling number of public buildings for refugee use, a new push towards rehabilitating large privately owned buildings will be up scaled in 2014.

5. Weather proofing of informal settlements and unfinished houses to improve living conditions, in particular during the winter months. Rehabilitation work and shelter kits will source the local market for materials thereby enabling a cost effective design that would reach as many beneficiaries as possible. Weatherproofing of informal settlements and sealing off unfinished houses will be an integral part of winterization activities.

6. Site improvement of informal settlements includes decongestion and provision of fire breakers and drainage possibilities.

7. Collective shelter management will address the problems arising from issues such as solid waste management and electric power consumption and thus encourage communities to put large buildings at the disposal of the refugees.



Shelter projects will contain a considerable degree of direct beneficiary participation, thus empowering refugees to determine their own solutions. This will include specific consultations with women, especially female heads of households (24% of the refugee population). Shelter agencies will collaborate towards establishment of dedicated facilities and areas for women, boys and girls and towards improving access to the elderly and refugees with special needs. Shelter initiatives will also contribute to the development of the local economy by using local production and supply of materials and therefore, creating livelihood opportunities for host communities.

12. RRP6 Priorities and Assistance Modalities

Priority 1: Life Saving or preventing eminent risk of harm (\$52,563,612 equivalent to 31 % of the total amount requested) to assist (461,187 Syrian refugees, 20,780 PRS, 49,374 affected host communities, and 19,499 Lebanese returnees from Syria) through:

- Cash for Host Families
- Cash for Rent
- Site improvement of IS
- Temporary emergency shelter. (formal tented settlements)
- Weather proofing informal settlements
- Weather proofing unfinished houses
-

Priority 2: Preventing Deterioration of Vulnerabilities (\$ 76,858,413 equivalent to 46% of the total amount requested to assist (122,181 Syrian refugees, 93,182 PRS, 34,609 affected host communities , and 8,150 Lebanese from Syria) through:

- Cash for Host Families
- Cash for Rent
- Collective shelter management
- Rehabilitation of apt/house
- Rehabilitation of private collective shelter
- Rehabilitation of Public Collective Shelters.



Priority 3: Capacity Building/resilience (\$ 38,403,145 equivalent to 23% of the total amount requested to assist 113,149 Syrian refugees, 1,393 PRS, 13,645 Affected host communities and 617 Lebanese returnees from Syria) through:

- Collective shelter management
- Rehabilitation of private houses
- Rehabilitation of private collective shelters
- Rehabilitation of public collective shelters
- Temporary emergency shelters.(Transit site in the event of a refugee influx)

13. Cash Assistance and Cash for Rent

Given the labour intensive nature of Cash for Rent in particular, and the general trend of more than one sector towards monetized assistance, cash for rent will be limited to specific vulnerabilities mainly related to protection. Agencies will rather move towards pooling cash towards a cross-sectoral intervention approach . Beneficiary allowances will be determined on the basis of an average expenditure basket (MEB), defined and agreed jointly amongst the various involved sectors. Cash transfers will contribute towards the gap between beneficiary income and expenditure, giving the targeted households the choice to prioritize their own needs. . Targeting criteria and amount to be provided are in the process of being developed, and will inform the position of the shelter sector vis-à-vis cash assistance.

14. Weatherproofing and Winterization

In 2013, Inter-agency response planned for winterization/weather proofing to assist 37,709 refugee families (21,291 in informal settlements, and 16418 within unfinished houses). By first week of December inter-agency achievements accounted for 24, 456 families assisted (13,486 within informal settlements, and 10,970 in unfinished houses). UNHCR and partners, and in response to the harsh weather conditions had to respond and expedite the deliveries in collaboration with the Lebanese Army and shelter agencies in the field.

By early 2014, the shelter sector working group will hold consultations mainly re-pooling of procurement and logistics resources, towards a timely winterization/weather proofing in the winter as well as in the fall of 2014. As per the RRP6, winterization shelter sector component will also include weather proofing, and sealing off kits, for shelter units within Informal Settlements, and within unfinished buildings. Winterization will continue to include site improvement of informal



settlement, and flood mitigation measures to the IS that are flood prone. Targeting is a combination of refugee location/altitude, Vulnerability assessment results as per registration, persons with special needs, and refugees in the worst type of shelters, hence the inclusion of informal settlements, whereby shelter winterization will target both registered and non-registered refugees.

However, this is in light of the RRP6 planning, and gradual growth of refugee numbers. This scoping does not address the potential emergency, and the numbers of a refugee influx that could enter Lebanon. The current operationalization of the contingency plan sets the figure of an additional 150,000 refugees for planning.

15. Contingency Planning

The shelter sector members have revised the contingency plan in view of the Inter-Agency agreement to consider the figure of 30,000 Syrians to enter Lebanon in one day as a trigger of the contingency plan, to be followed by an increase up 150,000 refugees in less than a month. The agreed steps to operationalize the contingency plans are as follows:

First Steps

1. Convene daily sector coordination meetings in Beirut, and maintain contact with regional UNHCR offices re-mapping of refugee locations and their prioritization.
2. Organize daily coordination meetings at the UNHCR regional offices led by the same coordination focal points supported by a UN or NGO technical officer as per agreement of the sector partners locally.
3. Maintain regular coordination with WASH sector coordination working group.
4. Establish a network of communication among Shelter WG, Senior Field Coordinators, and MOSA focal points re-fast tracking of authorizations, and troubleshooting with local government central and local authorities.
5. Cease regular programme shelter activities and divert all resources towards the emergency.
6. Deploy emergency teams to seal-off or provide weather proofing to refugee occupied buildings, shops, and any other locations including for “expanded” tented settlements (potentially through provisions of tents). Cash for rent could be also considered through existing systems/agencies.
7. Engage collective centre capacity from within NGOs, and if not possible through local civil society entities.



8. Provide support to senior UN management towards advocating through all possible channels (donors, embassies, and the media) for the establishment of large collective shelters.
9. Maintain an inventory of the stocks, with the flexibility to mobilize resources including technical human resources from one stressed region to another. Inventories attached.

The shelter sector operationalization steps plus an inventory of the stocks of relevant agencies is attached as (annex 5).

16. House, Land and Property

Specific protection concerns linked to shelter and particularly, issues of housing, land and property (HLP), will be an increasing priority in 2014. As the host community absorptive capacity has been exhausted and rented accommodation both saturated and beyond the means of many refugees. Refugees in informal tented settlements, unfinished or abandoned buildings, public buildings and collective living situations on private or public disused land without written agreements have been at heightened risk of eviction. UNHCR has recorded more than 3,660 persons affected by evictions to date, likely to rise in view of the growing refugee population and scarce housing. Other protection concerns in informal settlements include potentially exploitative labor conditions, risks of gender-based violence and safety concerns for children.

Efforts have been made to coordinate and track evictions and threats to security of tenure and coordinate responses at the field level. UNHCR and UN-Habitat recently initiated a joint rapid assessment examining four areas of HLP interventions:

1. Security of Tenure

Typologies of tenure situations facing Syrian refugees in Lebanon will be assessed, including those in formal and informal situations and the underlying evidence and foundations of housing rights. Relevant laws, frameworks and institutions related to security of tenure and evictions will be examined, in order to recommend programmatic solutions to mitigate and prevent evictions, strengthen housing rights and resolve property disputes. Housing, land and property assets left behind in Syria by refugees will also need to be examined in view of the implications for return.

2. Shelter Solutions

There is the need to examine and correlate shelter solutions being chosen by Syrian refugees and the shelter assistance offered by international actors to assess long-term sustainability in view of affordability, refugee mobility, expandability and other factors. Some technical recommendations,



particularly on land tenure and refugee capacities, will be made to help assist international shelter partners.

3. Housing, Land and Property Markets

UNHCR and UN-Habitat will develop a set of indicators and a framework for a future impact assessment regarding housing, land and property markets in Lebanon pre- and post-crisis. Housing supply/demand, housing to expenditure ratios, land prices and building permits and real estate transactions will be need to be considered as well as possible market responses and barriers to affordable housing.

4. Land Use

The rapid assessment will identify key factors in land use and urban development due to the Syrian refugee influx on density of infrastructure and services, land conversion and sprawl, as well as consider municipal regulations on the allocation of public and private lands. Further capacity-building of municipalities in land use may be one recommendation.

17. Collective Shelter Management and Coordination

With the on-going government ban on establishment of large transit sites, and the relatively small number of refugees currently within collective shelters (around 1.2%) the issue of CMC has not been tackled as yet. However, with the increasing number of informal settlements, whereby an estimated 120,000 refugees live in substandard, hazardous, and unmanaged conditions and with the government authorization of the establishment of formal, relatively small sized, tented settlements (20 shelter units each), the need for CMC intervention is evident.

As of early January 2014, UNHCR is deploying a CMC expert whose main function will be to establish systems of collective shelter management including within informal settlements, and set up training modules and organize training sessions on collective shelter management. The expert will also provide coordination of an inter-sectoral task force for CMC.

18. Communication

Stakeholder Participation

Shelter agencies will ensure that refugees, host communities, and local authorities are involved and consulted in the planning, design, implementation and monitoring of shelter activities. Furthermore,



in collaboration with UNHCR respective field offices, the shelter sector working group will lead and conduct focus groups in each region of (North, Akkar, Beka'a, Beirut and Mount Lebanon, and South). This will include separate focus groups to be held separately with refugees, with local authorities mainly municipalities and unions, as well as with civil society organizations. The Shelter Strategy will be discussed, and feedback collated and incorporated where feasible and possible within the ongoing dynamic framework of the strategy updates.

Keeping Refugees Informed/ Communications for Communities

Drawing on the expertise of Mass Information experts working with UNHCR and partners, the shelter sector working group will include questions related to the shelter strategy within Q&A information and counselling on assistance provided by UNHCR and partner staff in key locations including registration and community centres. Furthermore, clear and concise information on shelter options and assistance will be disseminated through Syrian and Lebanese outreach workers to maximize access to information among refugees in dispersed and remote locations.

Donor Community

The shelter coordination working group will invite the donor community to participate in specific consultations and briefings on the implementation and review of the shelter strategy. Moreover, the shelter sector will work towards improving information sharing with donors, through periodic updates and messages that ensure dissemination of relevant information on developments, progress, and challenges. The shelter working group will engage donors on areas for joint advocacy and coordination, including on linkages between broader protection and assistance strategies.

Reporting

The shelter sector working group will collaborate with other sectors, towards a more harmonised reporting, particularly with the WASH working group. This includes the use of P Codes, and formats of data base.

19. Pooling of Procurement and Logistics Support

During the rush for weather proofing/winterization of informal settlement and unfinished houses, each shelter agency had its own procurement officer, procedures, and contractors. Financial, human and time resources will be made more effective early 2014 through consultations among shelter agencies towards pooling of procurement and logistics support in the country.



20. Way Forward

In the absence of sufficient qualified shelter options for refugees, Shelter sector working group will continue to advocate for large formal settlement and collective shelters. New ideas are also being explored, and will be piloted early 2014 to overcome the lack of shelter options, including raising the investment in buildings to rehabilitate those least completed, or in need of more repair. The ongoing assistance of Lebanese home owners to rehabilitate their houses for temporary refugee accommodation will be boosted through the direct involvement of, and in close collaboration with, municipalities in the process.

The shelter sector working group will continue to undertake and collaborate with efforts to assess, analyze, and adapt the shelter options to suit the context of hosting areas and address the variety of political, environmental, socio-cultural and economic variables that usually challenge the potential standardization of shelter and settlement solutions.

The shelter working group will expand cross sectoral interaction to ensure that the shelter strategy optimize the well-being of populations of concern. Gender, child protection, GBV, education, HIV, WASH, health, nutrition, livelihood and environmental issues will be ideally streamlined throughout the process of delivering adequate shelter and settlement solutions.

Dialogue with private sector, academia, engineering board and sectorial national networks will be strengthened and widened. This aims to consistently tap into the range of expertise, know-how and technology available in the country

Participating agencies

ACTED, CARE International, CONCERN, COOPI, CISP, CHF, CLMC, DRC, GVC, IOM, Medair, NRC, SCI, PU-AMI, PCPM, Shield, SIF, Solidar, Solidarites, UNHCR, UN-Habitat, UNRWA, SDC, ADRA.





Annex 1.

List of Acronyms

RRP6	Regional Response Plan number 6. Covering the period January to December 2014
MOSA	Lebanese Ministry of Social Affairs
TTC	Temporary Technical Committee
IS	Informal Settlement
FTS	Formal Tented Settlement

**Annex: 2****Reported Inter-Agency shelter Achievements to assist Syrian refugees in Lebanon as per December 12, 2013 .**

Type of Intervention	Refugees assisted up to end 2012	Refugees assisted in 2013	Totals
Cash for host families	1,414	19,525	20,939
Cash for shelter	2,240	36,380	38,620
Rehabilitation/ Houses	8,259	23,259	31,518
Temporary shelter	190	4,780	4,970
Weatherproofing informal settlements	10,731	66,925	77,656
Weatherproofing unfinished houses	29,509	51,720	81,229
Rehabilitation collective shelter	1,657	5,605	7,262
Unconditional cash	450	470	920
Formal Tented Settlements		550	550
REFUGEES ASSISTED	54,450	209,214	263,664



Annex 3.

Terms of Reference of Temporary Technical Committees _ Shelter WG Lebanon

SECTOR LEAD: UNHCR

SECTOR CO-LEAD: MoSA

Context

The UNHCR Operation in Lebanon currently has over 625,000 refugees registered or awaiting registration. Based on the trends of arrivals from January to June this year, it is estimated that the number of Syrian refugees in need of assistance in Lebanon by the end of 2013 might reach 1.1 million. The dramatic increase in the size of the refugee population means that more is required to assist them as well as the hosting communities in which they reside. Refugees are spread across most of the country.

The availability of shelter with the vital space for children and persons with special needs, as well as appropriate water and sanitation facilities and practices are a persistent concern. The ability of agencies to quickly address shelter needs is constrained by a number of factors including: the increasing rate of new arrivals and registered populations; the lack of available rental accommodation; lack of sufficient public lands made available for use as “formal tented settlements”; all pending the government approval/authorization of the establishment of refugee camps. Moreover, due to the elongated period of the refugee crisis and their increasing numbers, the initial willingness of host communities to accommodate and support refugees is turning into reluctance, and eventually into conflicts between the two communities. The areas where refugees are generally settling are economically deprived areas.

UNHCR is the recognized lead agency of the overall coordination of the Shelter Sector inter-agency response. As the government counterpart, the Ministry of Social Affairs is the co-lead of the shelter sector working group.

Temporary Technical Committees, Working Modality

Purpose:



As part of its terms of reference on the development of policy and strategy, the shelter sector working group at the central level will, on a needs basis, create and dissolve temporary technical committees to provide the following:

A streamlined technical approach of the sector vis-à-vis various stakeholders including the Government.

Benefit the sector working group from the various global experiences of the members/NGOs and UN Agencies.

Create dynamism within the sector and promote sharing and active contribution.

Scope and roles

To streamline technical approaches of the various sector members, within the monthly sector working group meeting, special temporary technical committees (TTC) will be formed on a voluntary basis.

The focus of TTCs will include revising an existing set of guidelines, SOPs, or an action plan developed and provided by one of the sector members. The purpose is to adapt the reviewed document for common sector use, and recommend its adoption by the sector.

In the absence of available technical documentation relevant to an identified priority technical input, a TTC will be formed to develop the needed document.

A TTC will be composed of a maximum of five members, who will, amongst themselves, designate a rapporteur of the TTC.
















Meetings of the TTCs will be limited to the five designated members.

A TTC will be dissolved when its final output is presented to the sector, usually at the monthly sector working group meeting. Should a TTC require more time to complete its task, an extension can be granted within the monthly working group meeting up to a maximum of three months.

The TTC developed/adopted documents will then become part of the Shelter Sector Strategy.

Annex 4.

Shelter Interventions as per December 2013

ID	Activity	Activity Tool tip	Type/ speed	Cost estimation
1	 Weatherproofing unfinished houses	Emergency winterization or sealing off for individual shelter using plastic sheeting & external doors & including if necessary basic quick repairs of sanitation facilities. These interventions could concern even beneficiaries staying with the landlord in an additional floor or in a unfinished building. Assistance in form of shelter kits may be done.	E shelter 1/2 day per units	225-400 \$
2	 Temporary shelter (emergency shelter)	Lightweight solution with a life span up to 12 months, this emergency shelter could be a winterized tent or a temporary shelter (also called 'green house'). Usually with a covering and enclosing area of 20m2, they are used by a single household and made of a wooden or a metal structure cover by plastic sheeting or lightweight material. Transportable, this solution could be also used as a stockpile for contingencies.	E shelter 1/2 day per units	+/-800 \$
3	 Weatherproofing informal tented settlement	Emergency winterization or sealing off for individual shelter using plastic sheeting & external doors . These interventions could concern even beneficiaries staying in tents like solutions in formal or informal tented settlements. Assistance in form of shelter kits may be done.	E shelter 1/4 day/ units	100-150 \$
4	 Semi permanent	With a lifespan of 36 months, prefabricated shelter provide a covered and enclosed area of 25 m2 per family using sandwich panels, iron sheets and 2 windows and a door (also referred as Shelter Box). Equipped with a heating stove for the winter, this type of shelter may not have any kitchen and sanitation facilities initially provided. Additional cost with kitchen room and bathroom.	T shelter 4 day per units	2500 \$ 4,000\$ (with kitchen & bathroom)
5	 Rehabilitation of house	Based on an agreement providing rehabilitation of the host house in exchange of a free rental, this activity aim to finish the construction of premises with adequate internal/external walls, windows, doors, roof including also adequate facilities as kitchen and sanitation. These buildings could accommodate one or few families according the number of rooms and the size of the premises. Rehabilitation of dwelling in case of substandard situation with improved insulation, light, ventilation, wash access... cost varies case by case interventions.	P shelter 2 to 4 weeks	around 1800\$
6	 Rehabilitation of Private Collective Center	Medium or large building with large capacity in term of accommodation, Collective Centre has to be rehabilitated changing if necessary the final use from non-habitable to habitable including the strict respect of indispensable standards. Structural works have to be strictly avoided. The owner is usually not sharing the premises with the beneficiaries and a MoU shall precise specifically roles and responsibilities concerning the change of the final use, the maintenance cycle and the total duration. Authorization and MoU might be proceed quickly. Over 6 families in a building is considered as collective center.	P shelter 1 to 2 weeks	around 2000\$ per family depending of the case
7	 Rehabilitation of Public Collective center	Medium or large building with large capacity in term of accommodation, Collective Centre has to be rehabilitated changing if necessary the final use from non-habitable to habitable including the strict respect of indispensable standards. Structural works have to be strictly avoided. The owner is usually not sharing the premises with the beneficiaries and a MoU shall precise specifically roles and responsibilities concerning the change of the final use, the maintenance cycle and the total duration. Authorization & MoU might take time.	P shelter 1 to 2 weeks	around 1600\$ per family depending of the case
8	 Collective Center Management	Insure a proper management mechanism in collective centre including but not exhaustively the participative representation of the beneficiaries, a maintenance plan, proper documentation and owner liaising, protection of specific groups or individuals, financial support to collective services	on going	35 \$ per HH per month
9	 Cash for Shelter	Conditional cash grant targeting vulnerable cases as a financial support targeting primary shelter needs. Rental or contractual agreement may not be required. Used also for emergency relocation in case of sub-standards, hazardous or under eviction condition, this solution allows rapid action for immediate response.	Cash; 2 weeks min.	average 150 \$ /month/HH
10	 Cash for host families	Conditional Cash assistance dedicated to support host families and to reduce the fatigue inherent to long term refugee's accommodation. This cash support is not requesting a contractual documentation but require regular monitoring and visit.	Cash; 8 weeks	
11	 Renting Premises	Identifying and renting fixed price houses or adequate premises for the beneficiary accommodation. Standards for sanitation, insulation, ventilation and space are compulsory.	Cash, to be defined	depending the cases
12	 Unconditional Cash Assistance	Unconditional cash assistance cover refugee needs according to the amount given including shelter needs. Primary driven by UNHCR, this cash assistance program is foreseen to be generalized after spring 2013.	Cash, to be defined	200\$/month depend # person
13	 Transit Sites / Formal tented settlement (FTS)			
14	 Camps			
15	 No Intervention	No specific intervention needed in case of running collective center implemented and followed by private actors		



Annex 5.

Contingency Planning

Trigger and First Response

Re- a contingency triggered due to an influx of refugees entering Lebanon of 30,000 refugees or more, which will evolve to 150,000 refugees to arrive in a few days.

In the absence of the Government approval for the establishment of camps, and the strain exerted on host communities, shelters of an adequate standard have been running out. Informal tented settlements have been on the increase country wide though additionally focused in the two refugee congested regions of Beka'a and Akkar. Meanwhile, the MOSA repeatedly "promised" potential collective shelters for contingencies has not materialized as yet, and even if it does, the capacity of the identified buildings is not expected to be substantial.

While many families fleeing Syria might have the resources to rent, the majority is expected to resort to improvised means of shelter. Many families will target existing ITS. However recognizing the congestion of those settlements, the number of refugee families expected to find space and squat in existing ITS cannot be substantial.

In an emergency, the government "encouraged" by the international community might compromise and consent to establish camps. However, in a rapid mass influx situation the authorities might lose control, and new arrivals may then try to take over whatever shelter they could find, seizing property and squatting in empty buildings or on unoccupied land.

Thus people are expected to squat outdoors, along main roads, on public or private lands, within "unauthorized" abandoned buildings whether unfinished or complete. Community spaces such as mosques, churches, schools, and social centres will be expected to fill up quickly.

Evidently, Shelter sector agencies should be prepared to deliver assistance on a need be basis and as per the developing scenarios and movements. Prioritisation of the most vulnerable (children under 5, pregnant women, old, sick) would have to be the basis of the support provided, however, it will be most probably difficult to prioritize on that basis. Agencies will have to provide assistance within locations where refugees are more vulnerable whether due to the nature of the shelter, the terrain, the elements of weather, or any other identified vulnerability.



First Steps

1. Convene daily sector coordination meetings in Beirut, and maintain contact with regional UNHCR offices re-mapping of refugee locations and their prioritization.
2. Organize daily coordination meetings at the UNHCR regional offices led by the same coordination focal points supported by a UN or NGO technical officer as per agreement of the sector partners locally.
3. Maintain regular coordination with WASH sector coordination working group.
4. Establish a network of communication among Shelter WG, Senior Field Coordinators, and MOSA focal points re-fast tracking of authorizations, and troubleshooting with local government central and local authorities.
5. Cease regular programme shelter activities and divert all resources towards the emergency.
6. Deploy emergency teams to seal-off or provide weather proofing to refugee occupied buildings, shops, and any other locations including for “expanded” tented settlements (potentially through provisions of tents). Cash for rent could be also considered through existing systems/agencies.
7. Engage collective centre capacity from within NGOs, and if not possible through local civil society entities.
8. Provide support to senior UN management towards advocating through all possible channels (donors, embassies, media, etc) for the establishment of transit sites (camps).
9. Maintain an inventory of the stocks, with the flexibility to mobilize resources including technical human resources from one stressed region to another. Inventories attached.

Current Inter-agency include: Tents for 52,205 refugees, 81,000 plastic sheeting for 395,050 Refugees, shelter sealing off kits for 139,130 refugees, and temporary shelter units for 2,400 refugees.

Note: while the shelter sealing off kits are complete packages including timber and hardware, the plastic sheeting can be also provided with locally procured items to form complete sealing off kits.



Annex 6

Informal Tented Settlements - a Note to the File by Temporary Technical Committee

Written By: Thomas Whitworth (SCUK)

Shelter Advisor

Reviewed By: Mohamad Mukalled

Approximately 14% of the registered Syrian refugees in Lebanon live in some form of tent or improvised temporary structure¹. By early December 2103, there is approximately 430 individual Informal Settlements comprising of 10 tents or more². The majority of Informal Settlements are located within Bekaa (close to 45,000 individuals) and North Lebanon (close to 40,000 individuals) and include registered refugees, un-registered and Lebanese. IS are also, though to a lesser extent, spreading in Mount Lebanon and the South.

Many of these settlements pre-date the Syrian Crisis but hosted a much smaller population of economic migrants and other nomadic groups. Settlements are usually located adjacent to agricultural land. Historically, occupants of the settlements worked on the agricultural land as fruit or vegetable pickers. The Syrian Crisis has resulted in an increase in the number of Informal Settlements and the population within them.

Families typically form a verbal agreement with private landowners. Rental arrangements are highly variable, but families typically pay a monthly rent per tent of \$50 to \$100 USD per month. In some cases this includes the supply of water, electricity and/or refuse collection. However, access to these and other services is usually poor.

The individual tents were historically built from salvaged materials. However, as the influx of refugees has increased, there are fewer suitable materials available for use. Construction quality is variable. The settlements are often built on low-lying land that is prone to flooding during the winter months.

Shelter agencies are implementing the following range of activities in the Informal Settlements:

Distribution of Quick Fix Kits to allow the repair, reinforcement or extension of existing shelters as part of winterisation activities.

¹ *Shelter Poll Survey on Syrian Refugees in Lebanon* (UNHCR, August 2013)

² *Informal Settlements Masterlist* (UNHCR, July 2013)

³ *Mapping of the Informal Settlements in Bekaa* (UNHCR, SCI, Medair & ACF, July 2013)

⁴ *Mapping of the Informal Settlements in North Lebanon* (UNHCR, UNICEF & PU-AMI, 2013)



Distribution of New Arrival Shelter Kits to support recent arrivals to the Informal Settlements to establish an adequate shelter (please note that this is not a full shelter kit)

Disaster Risk Reduction Site improvement works such as digging drainage ditches, levelling, lining of pathways etc., fire risk reduction. This is being implemented in collaboration with the WASH sector.

SHELTER OPTIONS ADOPTED BY MOSA - DEC 2013

ID	Shelter Options	Description	Hosting Capacity	Operational requirements	Priority	Remarks
1	Rehabilitation/Weatherproofing of Private Houses	Contribution in the completion and/or improvement or sealing off of an unfinished house/apartment as per the required standards in exchange of a free rental time frame (refer to SOPs).	1-5 HH	1. Collaboration with local authorities 2. Elaboration of necessary agreements with Landlord or representative 3. Application of the Standard Operational Procedures (SOPs) for the design and implementation	Yes	
2	Rehabilitation of Private/Public Collective Centers	Rehabilitation and rental (in case of private ownership) of structurally safe Buildings with considerable hosting capacities (refer to SOPs).	≥6HH	1. Collaboration and necessary approvals from local/national authorities 2. Elaboration of necessary agreements with Landlord or representative 3. Application of the SOPs for the design, implementation, and management	Yes	All hosting activities within the CCs are to follow the agreed clear targeting and selection criteria.
3	Weatherproofing of informal settlements (IS)	Provision of Emergency winterization or sealing off for individual shelter using plastic sheeting, necessary wooden items (for the reinforcement of existing loading structures), and external doors. Ensuring that minimum standards and the most urgent basic needs are attained (refer to ITS Action Plan).	N/A	1. Collaboration and necessary approvals from local/national authorities in case of their presence on public lands. 2. Elaboration of necessary agreements with Landlord or representative 3. Application of the approved Action Plan by the GoL for the design and implementation.	Yes	IS Action plan approved by GoL. All interventions should be designed and implemented for the aim at improving standards in the ITS but not their transformation into DE-FACTO Camps.
4	Implementation of Formal Settlements (FS)	Equipping a public land with winterized tents, and/or temporary Shelters in addition to related basic services (Kitchen, WASH and Power network).	Subject to discussions with MOSA, depending on the specificities of each addressed case	1. Close Coordination and formal agreement with local authorities. 2. Application of the Site Planning guidelines for the design and implementation.	Yes	All FTS implementation activities are subject to CASE BY CASE follow up and approval by MOSA. The FTS are to be used as Transit sites and camps as per the needs and willingness of each eligible municipality. All identification of refugees to be hosted are subject to discussion with the eligible local authorities basis on agreed targeting and selection criteria.
5	Cash for Rent	Conditional cash grant targeting cases in need of financial support targeting primary shelter needs. Rental or contractual agreement may not be required.	N/A	2. Elaboration of necessary agreements with Landlord or representative	Yes	This activity is subject to clear selection criteria and it is preferably to be adopted for emergency relocation in case of sub-standards, hazardous or under eviction condition.
6	Increase of Host Families/Collective Center Capacities	Erecting emergency and Temporary shelters adjacent to host houses or collective centers	≤ 3 HH Per Host Family ≤ 20 HH Per CC	1. Application of the Site Planning guidelines for the design and implementation.	Yes	
7						