

Refugee Housing Market in Jordan

Presentation of key findings and recommendations from the report 'Assessment of Jordanian Marketplace'

What is the report about?

- Covers the housing market in the UNHCR-NRC joint report on the Jordanian marketplace.
- Based in majority on secondary data from DOS and VAF, analyzed with focus on refugee housing.
- Main sections – availability, affordability, adequacy
- Period covered 2012-2017 (VAF 2015-2017)
- Annexes include district level analysis

Key findings

- Housing market growth slowed in 2015-2017, expected to continue.
- Inflation of rent prices following influx @ 25% faster than pre-influx.
- One in five renting in Jordan is a Syrian refugee (in Mafraq two in three)

Key findings (availability chart)

- Two third live in Qasabat areas, share in rental market is low, influence on rent prices is low.
- Refugees key drivers of demand/prices in 27 districts
- Third of refugees live in districts with a gap in supply and where there influence on rental market is significant.

Ramtha, Bani Obaid, Wadi Essir, Sahab, Mafrq Q, Badia S

Key findings (affordability)

- Reported rent by refugees has dropped between 2015-2017 (north 99, central 122, south 101)
- Districts with high share of refugees reported largest decrease
- Significant role for social networks, knowledge of market

Key findings (adequacy)

- Housing conditions are deteriorating, 41% have two or more of housing vulnerabilities
- Extremely mobile, for better housing conditions mostly, in some cases they were forced to (increase from 2.5% to 9%) – only 1% receives eviction notice
- Refugees in debt are twice as likely to be evicted

Key recommendations (to us)

- MPC need to be complemented with interventions securing shelter/housing outcomes.
- Share information on housing market back with refugees
- Cash programming tailored to local context, particularly in districts where refugees are key drivers of the market (monitoring, rent control language, other nationalities)
- Prioritize HH with debt with MPC – most vulnerable to eviction

Key recommendations (to donors)

- Funding evidence based programs that address housing conditions, affordability, tenure security.
- Invest in programs supporting low-income incremental housing
- Support GoJ institutions in the development of low-income affordable housing strategy

Key recommendations (to GoJ)

- Increase incentives for the development of low-cost affordable housing, particularly target owner-builder group
- Decentralize monitoring of housing market to district, municipality and define clear national affordable housing indicators

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