Tool 1.6 – Rapid Rental Housing Market Assessment Form

# Introduction

This form can be used when you might have significant information available from:

* secondary sources such as government reports, academic reports, reports from online rental platforms etc.
* Staff and volunteers familiar with the rental housing market
* Some key informants (rental agencies, representatives of displaced people seeking rental housing for example) available who can be contacted quickly face-to-face or online, to help verify information.

It is expected that in many situations you might use this first before you go onto a more detailed or semi-detailed rental market assessment.

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| Question  Ref. | Category of Question | Question | Response |
| 1 | Type of rental market | For the likely target population of your programme are they looking to rent in the formal or informal rental housing sector? Are they looking for short-term rentals (days/weeks/a few months) or longer-term (6 months – 1 year etc.)? |  |
| 2 | Housing standards | Is the type of rental market of interest likely to meet needs and likely to be adequate in terms of space, thermal comfort, ventilation, safety, WASH, cooking facilities, household items, utility access – including connectivity, location to transport infrastructure, markets, livelihood opportunities and essential services? |  |
| 3 | Geographic – needs | For the likely target population of your programme which geographic areas are of most interest? |  |
| 4 | Geographic – external capacity | Which geographic areas does the RC believe they can best support in? (this could relate to branch capacity to follow-up, or because another humanitarian agency is already working in this area). |  |
| 5 | Types of accommodation unit of interest | What types of accommodation unit are of most interest to the target population most interested in renting? (e.g. 1 or 2 bed apartments). |  |
| 6 | Price | For those types of accommodation unit of most interest what are they current (post-crisis) typical rental costs for the geographic focus of intervention and for affordable units?  Here it should be broken down by unit. E.g. 2 bed apartments 15 mins public transport from centre of capital are x CHF/month.  The rental cost should be verified and triangulated with a number of sources (for example, several rental agencies and the municipality). |  |
| 7 | Supply and Demand | For the types of units available, are there likely to be adequate numbers of units available on the market?  This can be difficult to assess. Rental agency staff may be able to share on the duration that properties will be advertised for before they are rented. If this is only a few days or there is bidding on rentals above their asking price this is an indication that the rental market may not have adequate supply to be able to accommodate additional demand. |  |
| 8 | Practices & Market Infrastructure and Services | How does the target population find accommodation? Are there any middle-people / brokers involved in helping people find accommodation? |  |
| 9 | Practices & Market Infrastructure and Services | What is the minimum rental period that property owners will accept? Is there normally a deposit, how is this calculate (e.g. 1 months’ rent)? Are deposits normally returned? |  |
| 10 | Practices & Market Infrastructure and Services | What taxes and utilities are paid? Who is responsible for maintenance costs?  Can rents be raised part way through a contract? |  |
| 11 | Practices & Market Infrastructure and Services | Is there a standard tenancy agreement? Whether this be written or unwritten. How is this agreement operated? And What protections does it provide for the tenant? How is it enforced? |  |
| 12 | Market Environment | Does the government have any policies on who can rent? Are there any policies to encourage or discourage property owners to rent?  Do property owners or their agents need to be registered? With who?  Are there price controls in place?  Does the local authority play a role in protecting tenants from property owners who mis-manage their rentals? |  |
| 13 | Exclusion | Who is excluded or often discriminated against in the rental housing market? |  |
| 14 | Host community | Would the host community see the target people as competitors in the rental housing market? |  |