# **Introduction**

Post-crisis there will be a range of assessments that the NS will be undertaking to understand affected people’s vulnerabilities, needs, capacities and preferences, that help determine how the NS can best respond. These assessments will contribute to identifying whether rental assistance is a relevant response option and can help with designing the programme itself. This step might particularly help inform:

* Targeting and thinking about numbers to be supported
* The rental assistance approach and the components that might be included in your programme
* Your exit strategy

The following has been written using the information from [IFRC (2020) Step-by-step guide for rental assistance to people affected by crisis](https://cash-hub.org/resource/step-by-step-guide-for-rental-assistance-to-people-affected-by-crisis/) , step 1, sub-step 4, and given in the toolbox for completeness.

Tools and Examples from the toolkit, that may be useful to assist here include:

* 1.4\_Example\_VCA\_MatrixTable\_Shelter\_RentalAssistance
	+ Example extracted from the step-by-step guide of a simple matrix that can be used to highlight the main points related to vulnerability, capacity and needs, and the type of information that might be relevant to consideration of a rental assistance programme.

# **Key Considerations**

The following indicates how assessments which consider vulnerabilities, needs, and capacities may relate to rental assistance programming.

|  |  |
| --- | --- |
| **Information gathered in vulnerability, needs and capacity assessment.** | **Relationship with Rental Assistance programme feasibility and design.** |
| Shelter needs are normally included in assessments. | Ensure that those taking part in assessments are aware that shelter programming (including rental assistance) is being considered. |
| There will be different sub-groups who will have been affected by the crisis in different ways. These groups will have different vulnerabilities, needs and capacities | For rental assistance, the programme will generally be focusing on the displaced. However, you may also include vulnerable members of the host community. This may be because you want to reduce social tensions, or because members of the host community are of similar levels of vulnerability to the displaced. Both the displaced and non-displaced will have different profiles of vulnerability, needs and capacity which may determine how people are selected for receiving rental assistance and also the objectives of the programme in relation to the different groups. In some instances, you may deliver rental assistance to those already renting when there has been a temporary loss of income or another shock which has meant the household is struggling to pay rent and at risk of eviction. This could occur, for example, when a pandemic causes restriction on income generating opportunities and reduces household income of vulnerable people. |
| The capacity of different groups to maintain access to adequate shelter after the end of the rental period will vary. This is referred to as the exit strategy in this SoP. | Within the groups assessed there will be different exit strategy considerations. e.g. the elderly currently living in a collect shelter may struggle to become self-reliant by the end of the supported rental period if they are not able to return.Some groups may be able to repair their damaged homes, some may not. Some may be able to access livelihoods to sustain the payment of rent at the end of the rental assistance period and some may be discriminated against or not have the right to work. Methodically consider the capacities of different groups in relation to their potential exit strategies. |
| The capacity of different groups to meet all costs associated with rental accommodation. | As well as the periodic rent payment to the property owner there may also be utility costs, local taxes (often associated with services from the local authority), deposit, furniture costs, cleaning and maintenance costs for parts they are responsible for. |
| Geographical location of those assessed | Have all potential target areas for rental assistance been considered? Are there some geographic areas assessed that would clearly not be appropriate for rental assistance programme (e.g. no rental market or isolated/far away from livelihoods opportunities) vs. those areas where it could be feasible? |
| Intentions and priority needs | Consider people’s intentions to temporarily stay, leave, settle or relocate, and how this could impact the rental programme you my eventually design. |
| Consider the specific needs of particularly vulnerable households and individuals. | Some groups may require a different rental assistance approach. Some may require additional support in any programme designed (e.g. grants for adaptions for persons with disabilities). Some may not be able to be included in a realistic programme (e.g. if no realistic exit strategy or their needs are better served with other programming). Some may face greater discrimination, xenophobia and exclusion (e.g. Roma community, LGBTQI etc.). |
| Host community | The vulnerabilities capacities and needs of the host community are often overlooked. Rental assistance programming will impact the host community in a number of ways:* Potential competition over services
* Potential competition over jobs
* Payments to property owners within the host community

Amongst other impacts. Therefore, the vulnerabilities, needs and capacities of the host community need to be assessed. |

# **Protection, Gender and Inclusion (PGI)**

The [IFRC (2020) PGI in Emergencies Toolkit](https://www.ifrc.org/document/pgi-emergencies-toolkit) and in particular the [Rapid PGI analysis template (basic)](https://www.ifrc.org/sites/default/files/2021-09/PGI_iE_Tool-2-5_Rapid_PGI_Assessment_Analysis_Template_WORD%20%281%29.docx) can be useful when considering the vulnerability, needs and capacities of certain people. With respect to rental assistance this can help the practitioner to consider:

* Demographic information of the target population that is going to be considered broken down by sex, age, and disability at a minimum.
* Gender roles (for example what can women do outside and within the rental home)
* Who cannot access community representatives or community decision forums (i.e. are you designing your programme with people that do not represent certain groups).
* Who cannot access or will be treated differently when accessing services and resources (e.g. are men and women treated different by letting agents, are property owners mostly male and is there a culture of dealing with women on equal terms on tenancy issues)?
* Summarising attitudes, laws, and data related to renting with respect to inclusion of persons with disabilities, persons from sexual and gender minorities, religious minorities.
* Socio-Politico tensions that may influence where groups rent, do people of certain backgrounds not rent to people of specific groups?
* How would women, girls, boys and men report violence or abuse from property owners or letting agents?
* Are there specific community attitudes to lone women of single women households when they are renting in an area?
* With respect to number of rooms or sleeping arrangements when people access rental accommodation, are there ways in the context to minimise sexual exploitation and abuse (SEA)?
* If those renting have fled conflict or protracted crisis are there attitudes held by the host community to survivors or suspected survivors of sexual and gender-based violence (SGBV)? How might this impact your rental programme in terms of making these people feel safe?
* Where people rent may determine the location of where they send children to school, will there be differences in accessing schools for boys, girls, including with disabilities and those from an asylum or refugee, or migrant background?
* Where people rent may be connected to access to livelihoods is there the potential the programme could increase child labour, or access to dangerous or exploitative work amongst the population?