## **Introduction**

Throughout the design, implementation and monitoring of the programme, a risk assessment will need to be developed and kept updated.

During the context analysis phase, it will be useful to identify and list out the high-level risks that could arise from rental assistance programming.

The output for this may only be 1 or 2 pages long and consist of a list of the top-line risks. At this stage focus on the risks themselves, however, you may potentially want to bullet point how you might manage or mitigate these risks. Nevertheless, mitigations are discussed more in SoP 2.1.9 Risk Analysis & Mitigation.

It can be useful to reflect on these risks with some RC staff members familiar with programming for displaced people and ideally familiar with renting and the rental market.

# **Considerations for Inclusion in Risk Assessment**

The [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 8 guide gives a range of example considerations, which have been partially reproduced here for completeness.

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| **Category** | **Consideration** |
| Programme objectives | Shelter risks (target population can only access inadequate rental properties) related to limited availability of accommodation meeting minimum adequacy standards on the market. |
| Programme objectives | Significant increase in further displacement such that absorption capacity in programme and in rental market is severely compromised. |
| Exit | There is limited viable exit (from programme support) strategy for many different sub-groups in the target population (e.g. the elderly who cannot work or return to their homes). |
| Rental Market & Social Tensions | Risks of inflation if there are few adequate rental accommodation units available on the market. |
| Rental Market | If only a few people or families own much of the rental property on the market, there may be an increased risk of fraud and corruption if payments are made directly to property owners or service providers. |
| Government Policy | Government does not allow transfer of significant sums of cash and voucher assistance (CVA) to allow support to the target population (prospective tenant) with rental payments. To mitigate this an alternative rental assistance approach may be necessary, as for example transferring the rental payment directly to the owner instead. |
| Integrity | Given that the financial amounts may be quite large for rental programming, is there an increased risk of corruption and are their adequate financial systems and processes in place to minimise these?  |
| CVA | RC internal finance systems are not adequate to support a rental programme and make timely payments to tenants to allow timely payments to property owners. |
| CVA | Access to financial services (including coverage) is not adequate to support the programme (especially if rental payments are to be made through a conditional CVA modality to the targeted affected people). This can be mitigated by diversifying the rental payment transfer mechanism.  |
| Protection | Could intra-family tensions be created when the conditional CVA for the rental payment is transferred to the recipient.  |
| Protection | Increased tension between host and hosted (potentially due to competition over resources). Can mitigate through good CEA and incorporation of a % of host community. |
| Protection | Discrimination, xenophobia and bias against the target population or specific vulnerable groups (those with cognitive, self-care or communication impairments, or the LGBTQIA community or Roma community). |
| Protection | Security of Tenure risks – risks of illegal eviction |
| Protection | Perceived impartiality risks – supporting one group over another |
| Protection | Services in neighbourhoods targeted by rental assistance programming are overburdened. |
| Internal Capacity | Not enough adequate human resources (staff and volunteers) to operate the programme in the operational programming functions. |
| Internal Capacity  | Programme support functions (HR, Logistics, Finance, Administration) have limited capacity |

The above is not exhaustive there may be other risks for your context.

# **Mitigations**

From listing out risks the practitioner may already be starting to consider mitigations that can be used against each risk, this will start to inform what rental assistance approach you adopt, what components of rental assistance you include in your programme and other key programme design considerations. SoP 2.1.9 Risk Analysis & Mitigation provides a number of examples of mitigations.