



DTM field staff had difficulty interviewing households about their willingness to rent out rooms to IDPs. Most households believe that IDPs overstretch existing resources in their communities and their presence has led to increased criminal activities. © IOM 2019

INTRODUCTION

The Displacement Tracking Matrix (DTM) is a system that tracks and monitors displacement and population mobility. It is designed to regularly and systematically capture, process and disseminate information to provide a better understanding of the movements and evolving needs of displaced populations, whether on site or en route.

In coordination with UN-Habitat and the Herat municipality, from 4 May to 16 May 2019, IOM DTM conducted a Rental Market Survey (RMS) in Herat, covering 4 provincial districts (PDs) to provide a comprehensive overview of communities' willingness to rent rooms to IDPs, their housing conditions and access to basic services. PD 6, 7, 8 and 9 were selected for the survey as they are the most populous. Data was collected at the household level, using a randomisation technique.

DTM enables IOM and its partners to maximize resources, set priorities and deliver better-targeted, evidence-based, mobility-sensitive and sustainable humanitarian assistance and development programming. For more information about DTM in Afghanistan, please visit www.displacement.iom.int/afghanistan.

KEY FINDINGS

DTM surveyed 3,675 households in the outlined PDs in Herat city. Of the 3,675 households assessed, only 156 households (4.2%) indicated have enough available rooms in their houses to give for rent and only 77 households (2.1%) were also willing to rent out rooms to IDPs. Among the 77 households willing to rent out rooms to IDPs, 15 households are already hosting IDP families and one was allowing the family stay for free.

PDs	Total HHS living in PDs	HHS Assessed	Availability of rooms for renting	Willingness to rent to IDPs	HHS already hosting IDPs
PD 6	16,592	1,098	73	51	12
PD 7	9,436	804	14	3	0
PD 8	9,345	886	9	8	2
PD 9	13,093	887	60	15	1
Total	48,466	3,675	156	77	15

HIGHLIGHTS



4 PDs were surveyed in Herat (PD 6, 7, 8 and 9)

3,675 households surveyed



77 (2%) of all surveyed households were able and willing to rent out rooms to IDPs



15 (19%) households willing to rent to IDPs already host IDPs



77 households willing to rent out rooms to IDPs require between AFN 500 – 12,000 in rent per month (average: AFN 3,300)



48 (62%) households willing to rent to IDPs live in fully constructed houses



28 (58%) households living in fully constructed houses and willing to rent to IDPs have, on average, 2 vacant rooms available



41 (53%) households need to repair rooms before renting them to IDPs



37 (77%) households who need to repair rooms require support



4 (6%) households do not have access to their own toilet facilities



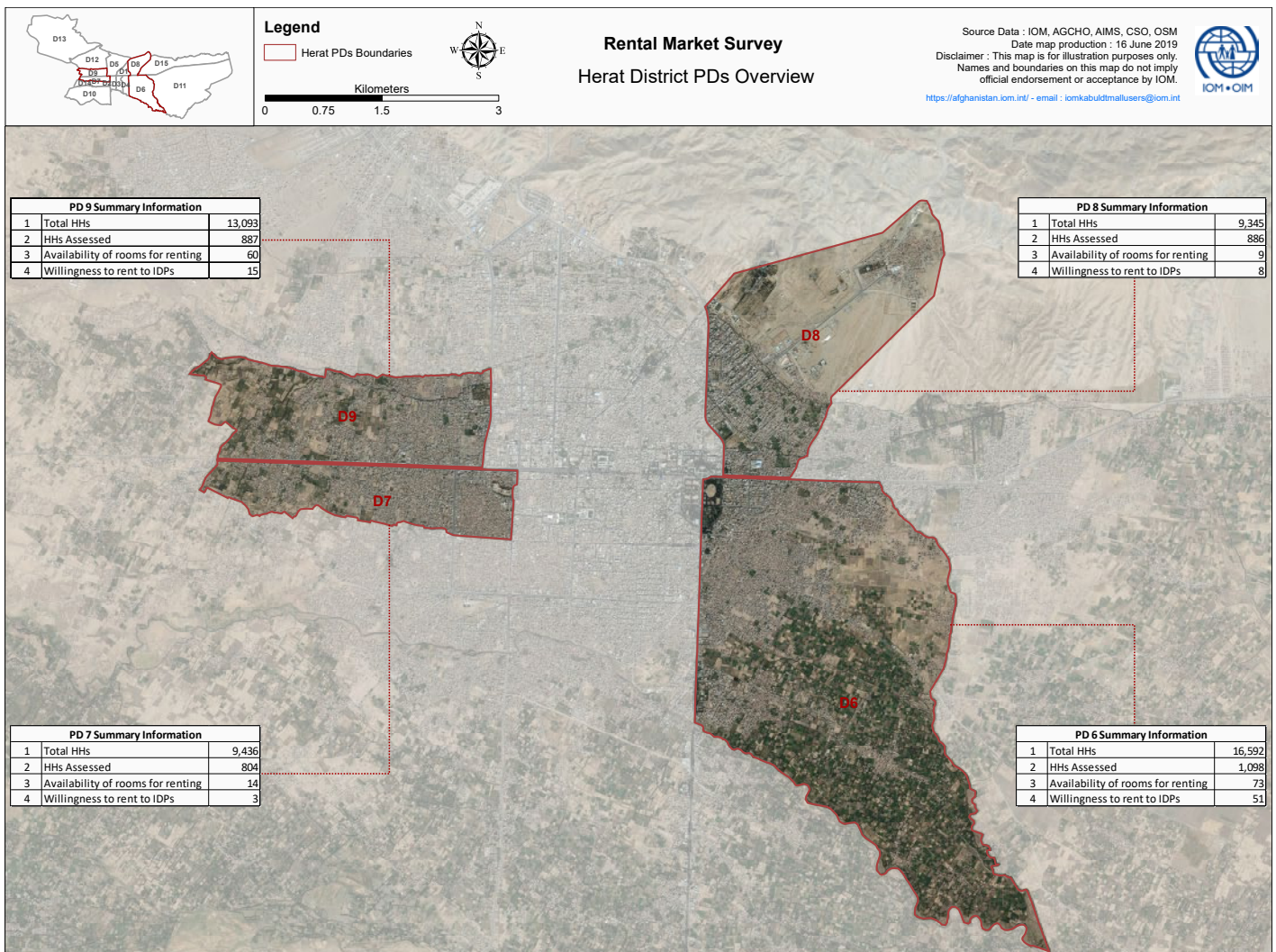
86 (92%) households have access to sources of drinking water in their own houses



70 (91%) households described their water quality as either "good" or "very good"

COMMUNITY RESPONSE

The RMS reflects the sentiments of the people of Herat city towards IDPs. Only a small fraction of the city’s residents were welcoming towards IDPs. Only 77 out of 3,675 interviewed households (2.1%) are able and willing to rent out rooms, apartments or houses to IDPs. After the completion of the survey, a meeting was held with civil activist groups, Herat city council members, relevant PD elders, municipality representatives and the Director of the Department of Refugees and Repatriation (DoRR). Council members expressed their opposition to the survey and had encouraged elders, activist groups and others not to cooperate. They also wanted to discourage households to rent out rooms and houses to IDPs. They feared the survey would lead to the development of more informal IDP settlements in the city. They stated that Herat city was already overcrowded and that the presence of IDPs increases criminal activities. They want IDPs to move back to their areas of origin and demanded humanitarian assistance target their areas of origin in Badghis. Civil activists believed that Herat had already done enough to support IDPs and that the city was not capable of hosting additional IDPs.





METHODOLOGY

In close coordination with UN Habitat and the Herat municipality, DTM selected 4 PDs for the RMS. DTM data collection teams met the managers of the PDs and obtained lists of local community leaders and their contact details. DTM teams then conducted meetings with these community leaders and started the household survey at the mentioned PDs. Individual households were selected using a randomisation technique.

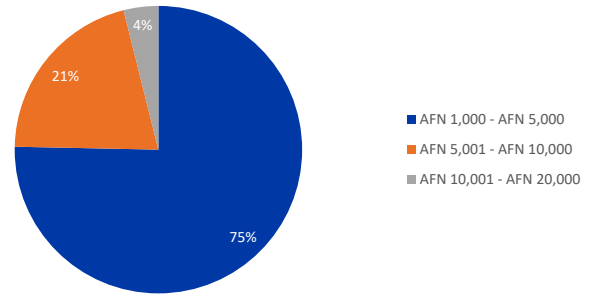
DTM and other stakeholders estimated the total population of the four PDs to be 48,466 households (339,260 individuals). The number of surveys targeted for each PD was based on their estimated population sizes, DTM targeted 7% of all households in PDs 6 and 9 and 9% in PDs 7 and 8 — in total 3,400 households. DTM's enumerator team completed 3,675 interviews.

RENTAL CONDITIONS

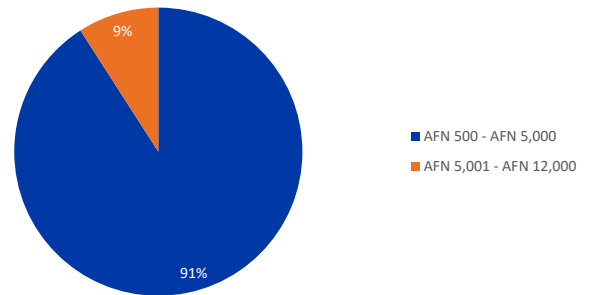
The majority of households willing to rent out their rooms and houses preferred renting out their rooms to IDP families of 5 people, noting the maximum occupancy would range between 4 to 12 people. The households also expected IDP families to either sign a contract, provide a guarantee, Tazkira (National Identity Card) or a combination of all three.

Most of the households (44%) would rent out a room to IDPs for AFN 2,000 and AFN 3,000 per month, with the prices ranging from AFN 500 to 12,000. The majority of households (94%) would rent for a minimum duration of 6 to 12 months.

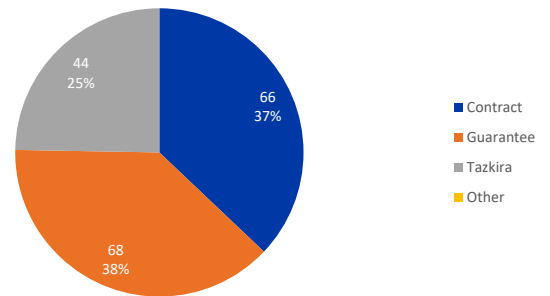
Desired Rent Per Month



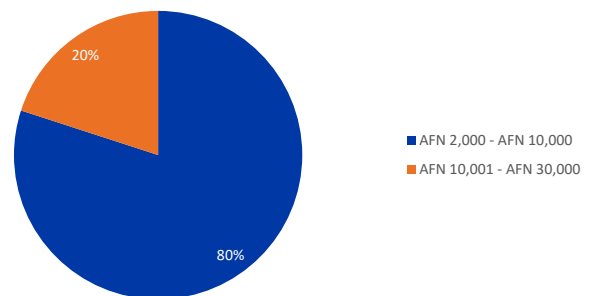
Desired Rent Per Room



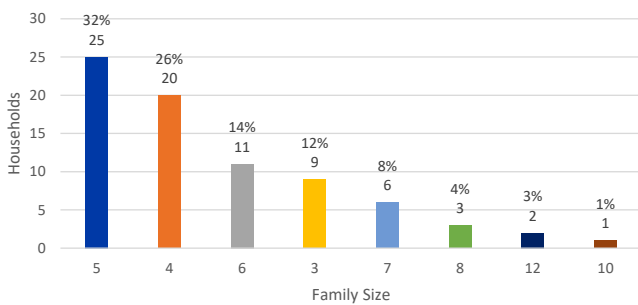
Required Renting Documents



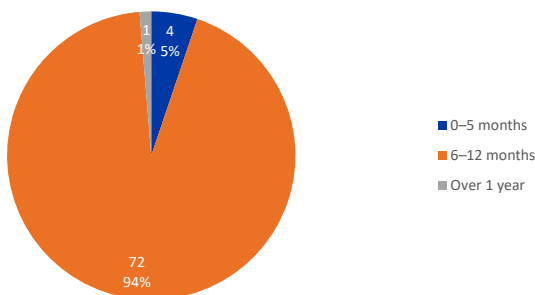
Desired Amount of Guarantee



Desired Family Size



Minimum Rental Duration

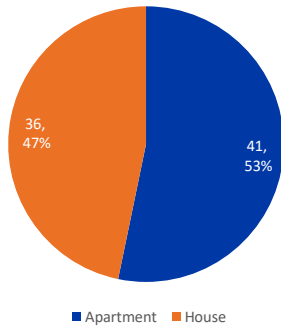




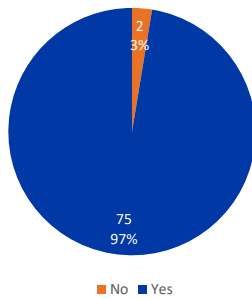
PROPERTY

In terms of types of housing, more than half of all interviewed households own apartments (58%). Only 62% of all available accommodation is currently completed and does not need further repairs. Moreover, not all accommodation has bathrooms, kitchens and living rooms. 169 vacant rooms and 48 completed houses are available across all 4 PDs.

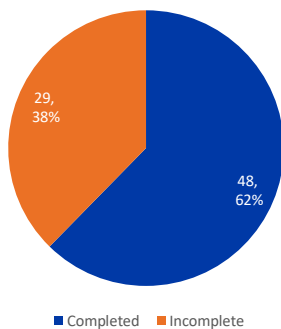
Property Type



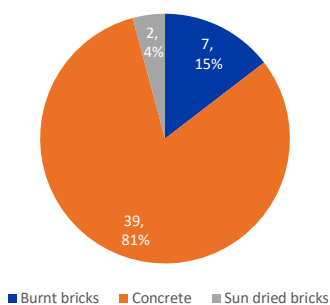
Own House



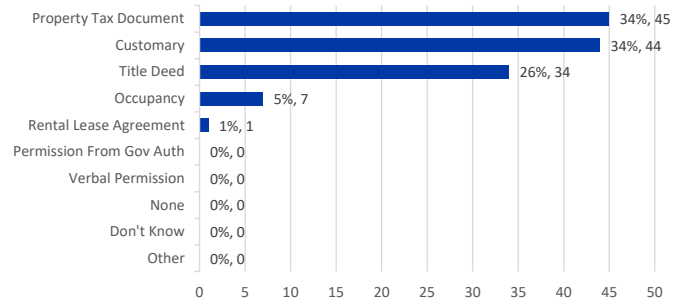
Housing Condition



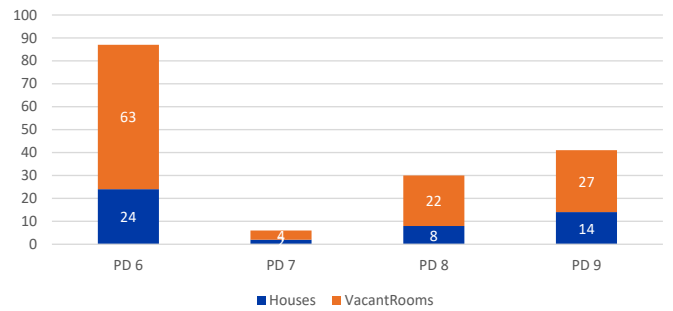
House Construction Material



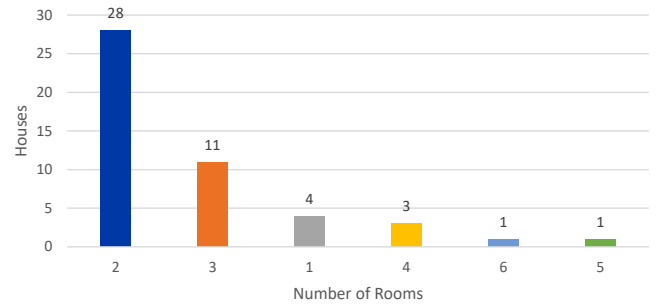
Tenure Documentation



Number of Vacant Rooms Per PDs



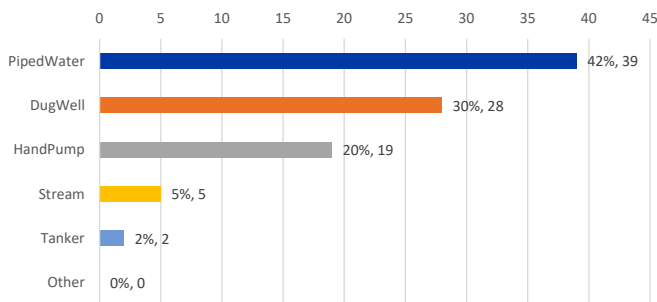
Number of Vacant Rooms Per Houses



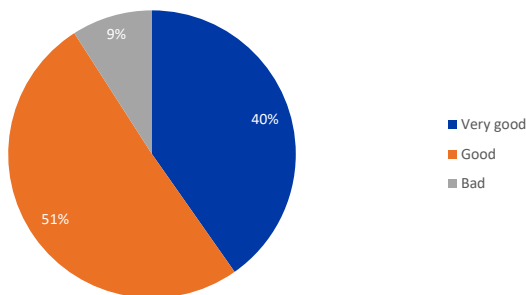
BASIC SERVICES

For most interviewed households, available drinking water sources are piped water, dug wells, and hand pumps — 96% of assessed households have access to drinking water sources within their homes. Only 3 households do not have access to water sources within their houses and are, on average, 30 minutes away from the next available source of water. Water quality was generally noted to be good to very good, only 7 households, residing in PD 6, stated that their water quality was poor. Available toilet facilities are mostly traditional pit latrines and flush toilets. Access to electricity is stable across all PDs: all but one household, who uses a generator, have access to state-provided electricity.

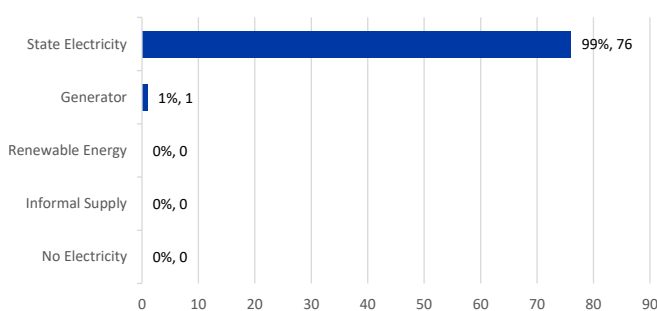
Main Drinking Water Sources



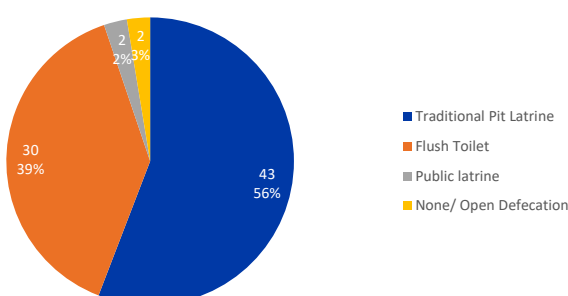
Water Quality



Access to Electricity



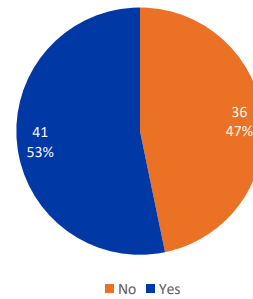
Toilet Facilities



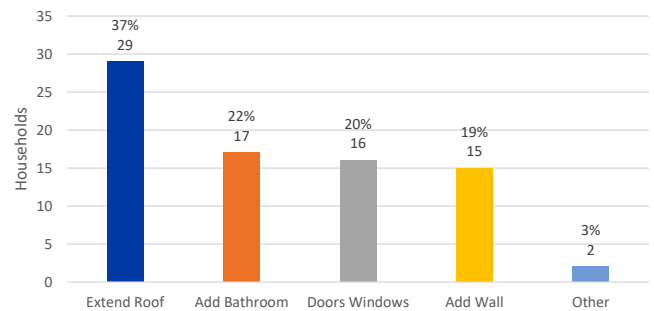
REPAIRS

More than half (53%) of 77 households willing to rent out rooms to IDPs stated that the rooms or houses they wanted to rent out to IDPs needed major repairs. 77% notd needing support for the required repairs.

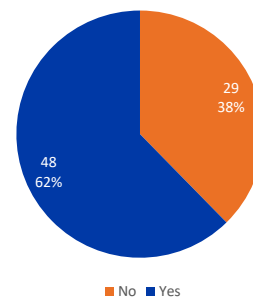
Housing Repairs Needed



Major Repairs Needed



Willingness to Repair and Make Houses Ready for Rent



Need Support to Make Repairs

