

Shelter Cluster Factsheet

June 2015

This factsheet presents information on the shelter needs and responses provided by Shelter Cluster Members in the West Bank (Area C, East Jerusalem) and the Gaza Strip. The responses focus on several aspects including, but not limited to, the following activities:

West Bank:

1. Housing demolitions
2. Housing vulnerability survey for Area C communities.

Gaza

1. Damage data analysis
2. Emergency assistance
3. Temporary Solutions
4. Durable Solutions

Key Facts

WEST BANK/JERUSALEM

1. Demolition between Jan 2014 to 10 May 2015

Stop Working Orders	354
Demolition Orders	229
Demolition	326 structures 3668 individuals affected
Donor funded residential structure demolished	127
Demolition response (in 2015)	109 households assisted

2. Housing/Shelter Vulnerability in Area C

107 communities have been identified to have with bad shelters condition, and need assistance to upgrade.

GAZA STRIP

1. Needs

Status	# housing units affected	Response required
Totally Destroyed	12,580 housing units	Temporary solution & Durable solution
Minor, Major, Sever Damage	157,170 housing units	Durable solutions
Caseload from previous escalations	4,400 housing units	Durable solutions
Overcrowding	75,000 housing units	75,000 housing units required

2. Response

Response type provided	# families	Response
Temporary Solutions	16,117 families	Cash for rent/ Caravans / Temp. Shelter
Durable Solutions	73,173 housing units 88,668 beneficiary	Cash for repairs (total/partial) Purchased some/all materials

3. Gaps

Response type needed	# families	Gap
Temporary Solutions	13,815 families	Need safe & adequate temp. solution
Durable Solutions	83,977 families 10,860 families (or 12,580 housing units)	Cash for repairs New house

West Bank

1. Housing Demolitions

- a. **Demolition Orders** are orders issued by Israeli Civil Administration (ICA) to structures under the pretext that they have been constructed without an Israeli-issued building permit. Due to a highly restrictive zoning and planning regime in the West Bank - Area C and East Jerusalem, it is nearly impossible for Palestinians to obtain building permits from the Israeli authorities in these locations.

Orders type:

- Stop Work Order (SWO)¹ is the first step taken by the Inspection Subcommittee at Bet El against any construction believed to be built in Area C without a permit (i.e.: built illegally). According to this order the owner or the holder/user of the construction is demanded to refrain from any further construction and is summoned to attend a hearing at the Inspection Subcommittee at Bet El on the date stated on the stop work order. Delivering the Order: if the owner or the holder/user is not on the site, the inspector from the Inspection Unit at Bet El may leave the order pinned to the construction and take a photograph of the delivered order as evidence that the order was legally delivered. The order does not always specify the name of the owner or the holder/user. The stop work order should however contain the exact coordinates and location of the construction and for what purpose the construction is used.

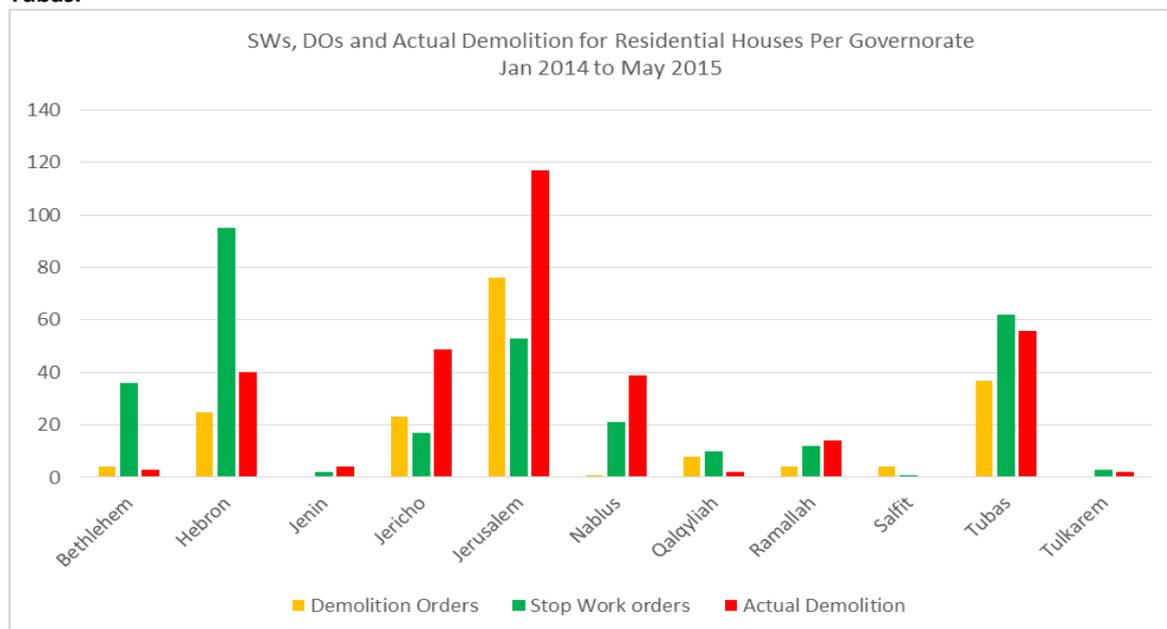
For the period between Jan 2014 to 10 May 2015, 354 SWO were distributed for Palestinian residential houses².

- Demolition order (DO)¹ or the Final Demolition Order: this order is issued after the first stop work order has been issued and an objection to the stop work order has failed or, alternatively, no objection was made to the stop work order.

For the period between Jan 2014 to 10 May 2015, 229 DO were distributed for Palestinian residential houses².

- **Actual Demolition: For the period between Jan 2014 to 24 June 2015, 326 Palestinian residential houses have been actually demolished², the number including 127 donor funded residential shelters. 3668 individuals affected including children**

The below graph shows that Jerusalem governorate is the most targeted area followed by Hebron and Tubas.



¹ Information, Counselling, and Legal Assistance Unit. NRC

² UNOCHA oPt and UNOCHA Demolition Tracker, <http://www.ochaopt.org/dbs/demolition/cluster.aspx>

b. Demolition Response:

- 24/48h response is the provision of NFIs kits and tents in the first hours of a demolition. This support is mainly provided by PRCS/ICRC and SIF for refugees and non-refugees in area C. ICRC is providing response inside Jerusalem.
No gaps reported for the 24/48h response.
- UNRWA provides personal belonging basket according to UNRWA cash modalities for refugee families inside and outside Jerusalem. Cash payment is provided to the affected families within 72 hours of a demolition.
- Following this first 24/48 response, Shelter Cluster members provide a more durable shelter solutions within 15 working days from the trigger date (the date of the initial assessment conducted by OCHA team) excluding punitive demolitions.

This more durable shelter solution provided as a result of demolition is leaded by ACTED in partnership with ACF, GVC, and PU-AMI following specific geographical coverage:

- ACTED: Ramallah, East Jerusalem, Jericho, and Tubas governorates.
- ACF: Hebron and Bethlehem Governorates
- GVC: Hebron, Bethlehem and Tubas Governorates
- PU-AMI: Northern governorates, including: Nablus, Salfit, Tulkarem, Qalqilya, and Jenin Governorates

Demolition response in Area C includes the provision and installation of different types of shelters (prefab/Caravans, tents, or composite structure from steel and timber). In East Jerusalem and in places where it is not possible to construct shelters, the response is limited to cash, cash for rental subsidy targeting both refugees and non-refugees.

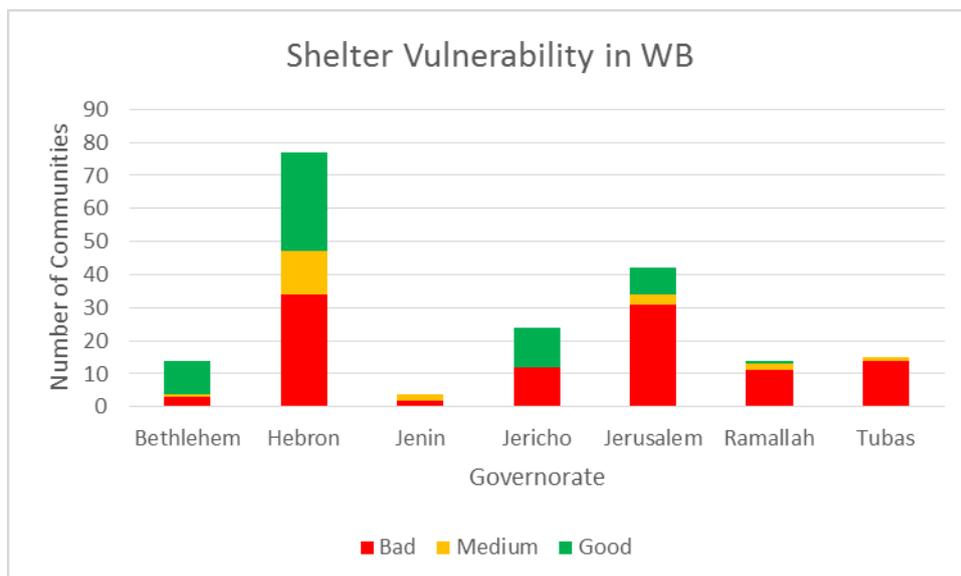
Response and Gaps: through different funds, the backlog cases and gaps were covered through demolition response mechanism. **109 households** benefiting from the demolition response from Jan 2015 until June 2015.

No gaps reported for the demolition response mechanism.

2. Housing vulnerability survey for area C communities³

Following different assessments conducted by cluster partners for shelter conditions in 187 communities located entirely in Area C, the findings show:

- **107 communities' shelters** have been classified as being in bad conditions and would need complete rehabilitation and improvement. The existing shelter types are either metal Zink or tents.
- **22 communities' shelters** have been classified as being in medium conditions and they would require partial interventions. The existing shelter types are either concrete or Zink structures.
- **61 communities' shelters** have been classified as being in good conditions with no further rehabilitation needed. The existing shelters types are mostly constructed from concrete or metallic insulated materials.



The graph below reflects the communities' vulnerabilities per governorate

Source: Vulnerability Survey: December 2014

³ ACF, GVC , PU-AMI 2014 shared Surveys and assessments.

3. Who is Working Where

To have a better coordination, mapping actors geographically and per type of intervention is necessary to eliminate duplications and ensuring integrity and complementarities between partners. Many new actors have been starting to work in shelter/NFIs sector, upgrading and improving inadequate shelters of vulnerable families living in Area C and inside Jerusalem. These actions aim to enhance the protection and to reduce the likelihood of displacement. Shelter adequacy means shelters withstanding harsh weather conditions, enough space for family members and achieving privacy, normally the interventions accompany with other elements like kitchenette and WASH facilities..

Refer to the attached map for actors mapping.

Gaza

1. Damage data analysis (see table p.10)*

The damage assessment in Gaza was based on numbers of housing units affected during July-August 2014 crisis. According to the latest figures from 14th May 2015, **12,580 housing units were totally destroyed** and 6,463 housing units were severely damaged, both these categories are uninhabitable structures. A total of about **157,170 housing units** have Minor, Major and Severe damage will require repair assistance.

It can be assumed that about **17,817 families (100,000 individuals) are still displaced**, as they would represent families with totally destroyed and severely damaged uninhabitable houses. Out of these **51 families are in UNRWA collective centres**, thus **17,770 families** are in rental properties, host family situations, temporary shelter, caravans or similar. (Collective Centre data from 13.06.2015)

These families will all need a **temporary assistance** to bridge the gap between now and when the durable housing solution will be provided.

2. Shelter Assistance provided by Shelter Cluster Partners:

The Technical Working Group (4/2/15) identified 3 categories of Shelter assistance type:

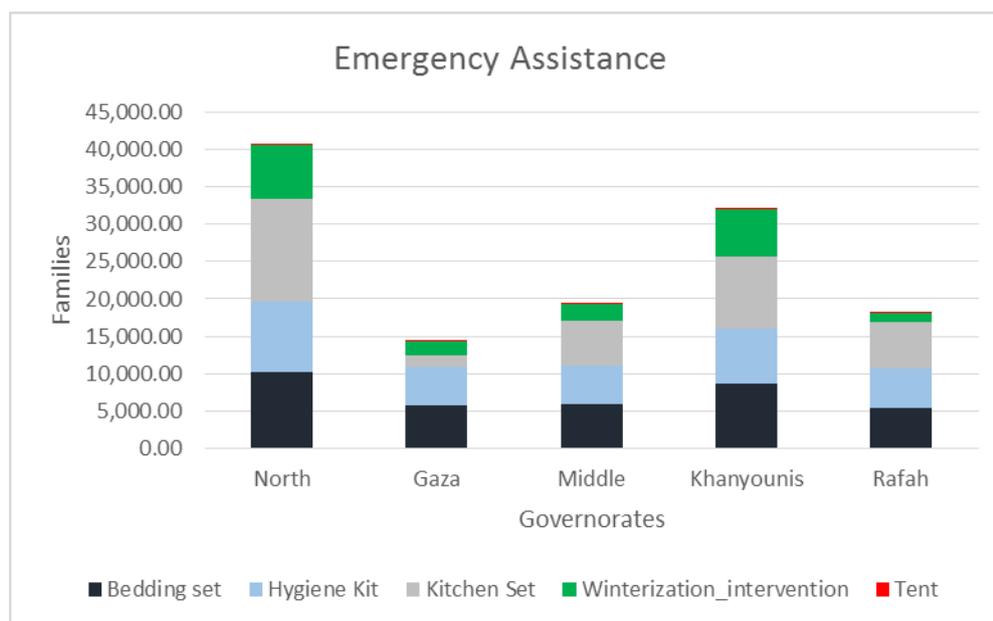
- 3.1 Emergency Assistance** (NFIs, tents and winterisation programmes)
- 3.2 Temporary Solutions** (cash for rent, collective centre, caravans and temporary shelters)
- 3.3 Durable Solutions** (repairs, reconstruction)

2.1 Emergency Assistance provided to date

Emergency assistance is provided to families during and immediately after the emergency to ensure people have access to basic services and minimum adequate shelter. At this stage of the response the Shelter Cluster encourages agencies responding to current shelter needs to priorities the most vulnerable and focus on durable solutions. Emergency assistance should only be provided when specific emergency needs have been identified and where durable and temporary options are not available.

The list below details the different types of emergency assistance provided:

- Emergency assistance in Collective Centres (Source: UNRWA 13/06/2015)
- NFIs including (bedding set, mattresses, kitchen set, hygiene kit, etc.)
- Winterization and sealing off (includes tarpaulins, plastic sheeting, cash and other construction materials such as windows and doors, which would allow to seal-off a minor and major damaged house from the winter).



This graph highlights the total number of families who have received emergency assistance since November 2014.

2.2 Temporary Solution provided to date

Temporary assistance is provided to families immediately after the crisis as a temporary solution to bridge the gap between the emergency and permanent reconstruction when the durable solution is not yet resolved. Temporary solution should be provided to families who have had their houses totally and severely damaged and where their property is inhabitable. This solution may include:

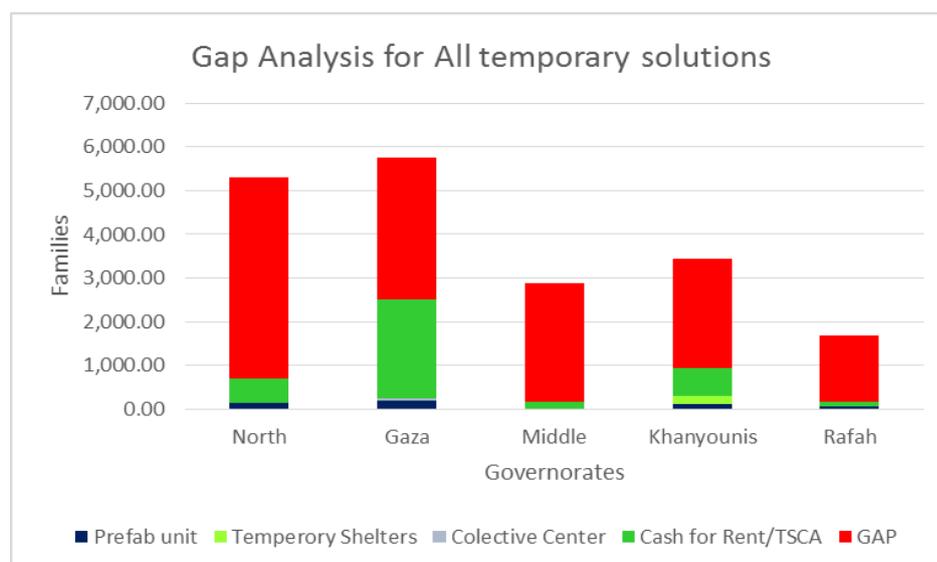
- Collective centres (months)
- Cash for Rent also called TSCA (months)
- Prefabricated caravans or Temporary displacement sites(TDS) (months)
- Temporary shelter (2-5years)
- Finishing off of partially finished buildings (2-3years)

Completed

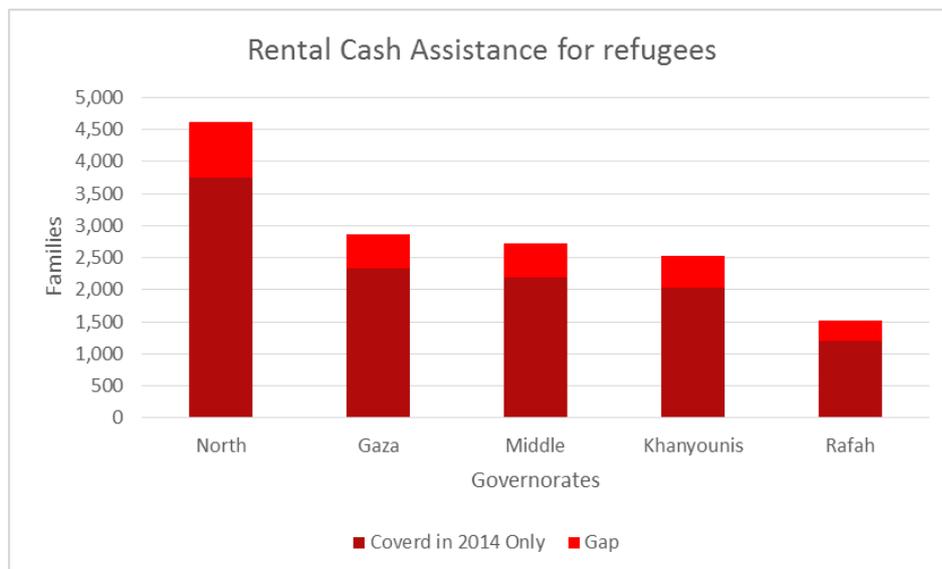
<i># of families assisted</i>	<i>Organisations</i>	<i>Type of assistance received</i>	<i>Budget range</i>
11,634 refugee	UNRWA	Cash for rent for the period of 1/09/2014 until 31/12/2014	\$200-\$250/month \$500 reintegration package
3,753 non-refugee	UNDP	Cash for rent from now until 31/12/2015	\$200-\$250/month \$500 reintegration package
198 families	CRS	Temporary Shelter (suitable for 5 years)	\$5,500-\$11,000
481 families	QRC; Human Appeal; IR-PAL; Arab & International Commission to Build Gaza; Oman Charitable Organization; Jordan Hashemite Charity Organization	Caravans (the quality and appropriateness of the Caravans significantly varies from one agency to another)	\$5,000-\$10,000
51 families	UNRWA	collective centres (Source: UNRWA 13/06/2015)	-
TOTAL 16,117 families		Temporary assistance	-

Gap

<i># of families in need of assistance</i>	<i>Gap</i>
1,700 families	have received no temporary assistance
11,634 families	who have received cash for rent 4months, today need safe, adequate, appropriate temporary solution
481 families	living in caravans need summarisation/winterisation assistance
TOTAL 13,815 families need temporary assistance	out of the 17,817 families who have been displaced due to the 2014 escalation

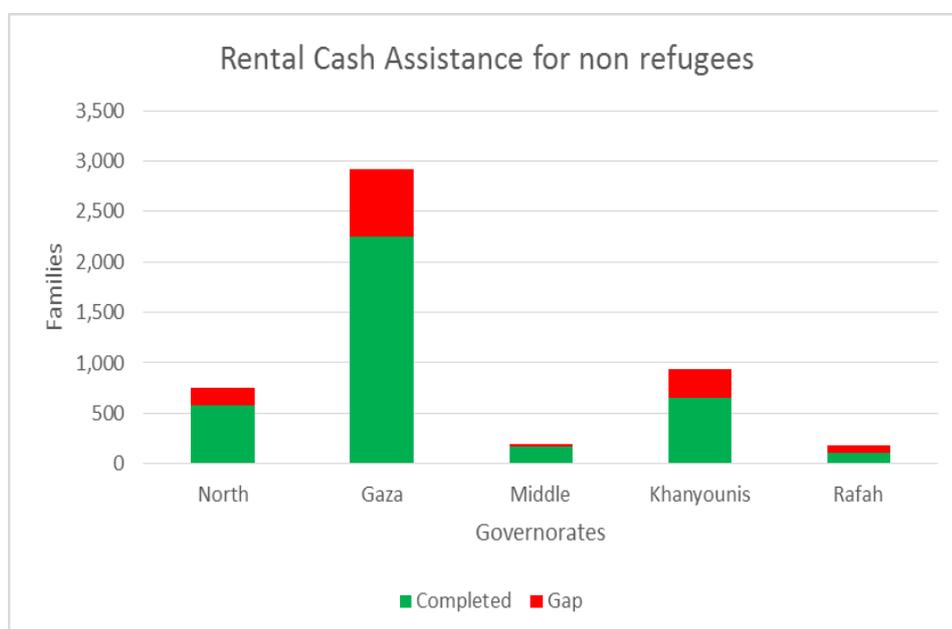


This graph highlights the completed coverage since January 2015, of the different types of temporary assistance and the gap provided to families whose house have been severely or totally destroyed.
Note: The gap has increased mainly because the rental assistance for refugees has been discontinued.



This graph presents the rental assistance provided until 2014 and the remaining gap since January 2015 for refugee families whose house have been severely or totally destroyed.

***NB:** The gap has increased since the rental assistance has not been continued.*



This graph highlights the completed rental assistance provided and the remaining gap since January, for non-refugee families whose houses have been severely or totally destroyed.

***NB:** The gap might increase if the rental assistance is not continued after December 2015.*

2.3 Durable Solutions

Durable Shelter assistance is provided immediately after the crisis when and where possible. Some durable options can be provided quickly such as repair assistance, whereas permanent construction of new houses can take several months and would include several stages such as design proposal, building permit approval, mobilisation of contractors and funds, construction and handover of the final build. This solution may include:

- Repairs of minor, major and sever damaged housing units
- Construction of new houses for the totally destroyed houses

Completed

# housing units assisted	Organisations	Type of assistance received	Budget range
73,173 housing units	UNRWA	Cash for repairs ⁴	\$2,500 - \$20,000
167 housing units	UNDP/MoPWH	Cash for repairs	\$2,500 - \$20,000
2197 housing units	NORG/MoPWH	Cash for repairs	\$2,500 - \$20,000
88,668 individuals	-	Purchased some/all materials to repair (GRM website 30/6/15)	

⁴ 60,212 housing units received cash for repairs (Minor Damage)

251 housing units received cash for repairs (Severe Damage)

12,710 housing units received a first cash payment for repairs (Minor, Major and Severe damage)

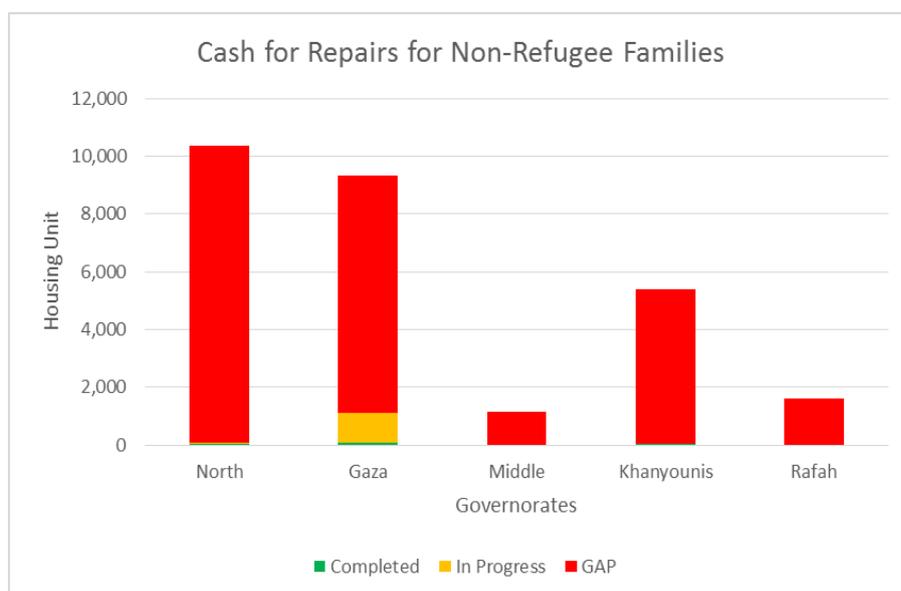
In Progress / Funded

# housing units assisted	Organisations	Type of assistance received	Budget range
11,662 housing units	UNRWA	Cash for repairs ⁵	\$2,500 - \$20,000
1,045 housing units	UNDP/MoPWH	Cash for repairs	\$2,500 - \$20,000
2,500 housing units	MoPWH/(Kuwait, Qatari funding)	will receive fund for reconstruction	\$50,000/unit

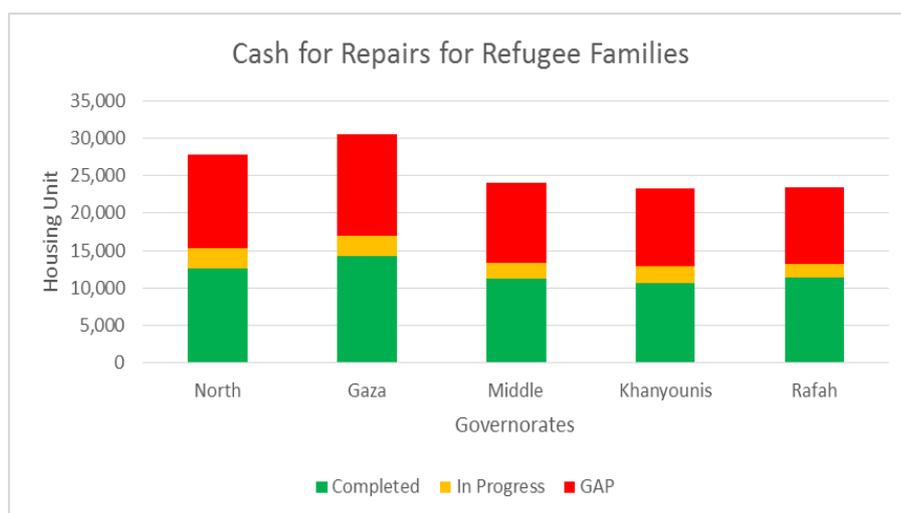
Gap

# housing units	Gap
81,613 Housing units need repair assistance	out of the 157,170 damaged houses
10,860 families (or 12,580 housing units) need full reconstruction	0 new houses have been built

Repairs of Minor, Major and severely damaged houses



This graph shows the level of repair assistance provided to refugee's housing units with Minor, Major and Severe damage.



This graph shows the level of repair assistance provided to non-refugee's housing unit with Minor, Major and Severe damage.

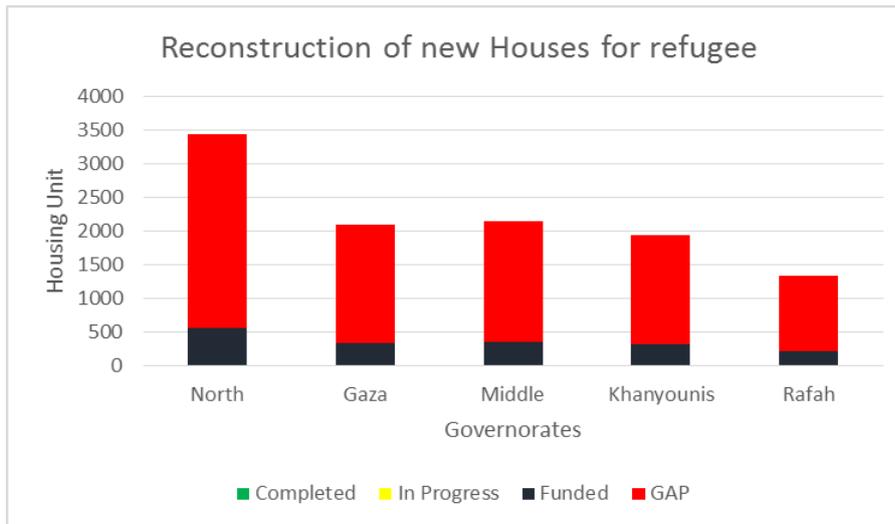
The assumption is that the families who have received cash assistance for repairs have proceeded with the repairs of their houses and do not need further assistance. So far the Shelter Cluster has no indication on how many families who have received cash assistance have actually repaired their house. Organisations providing cash assistance are encouraged to carry out monitoring of their interventions to ensure the success of their activities. In the event where this cash assistance was not sufficient for the actual repair an additional support assistance might be required.

⁵ 60,212 housing units received cash for repairs (Minor Damage)

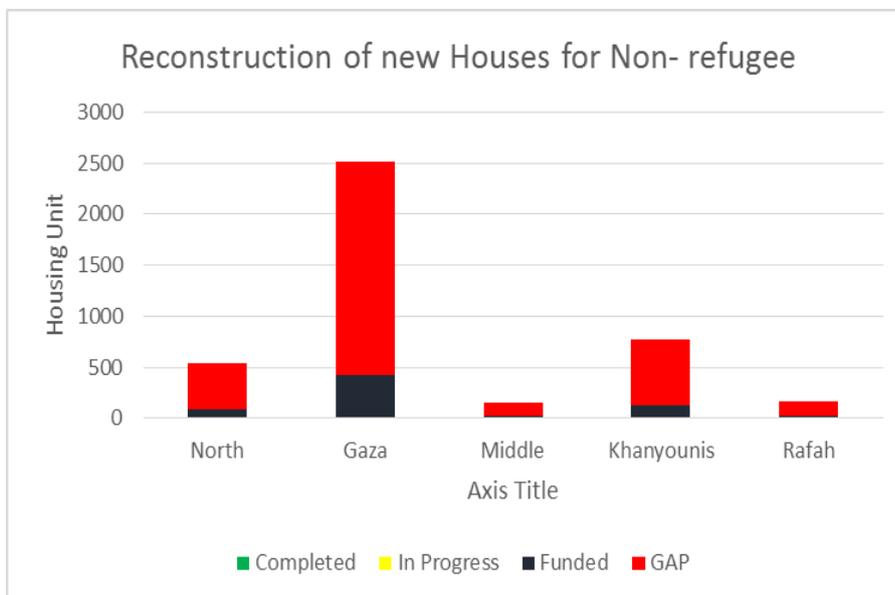
251 housing units received cash for repairs (Severe Damage)

12,710 housing units received a first cash payment for repairs (Minor, Major and Severe damage)

Construction of new houses from the totally destroyed caseload



This graph shows the level of reconstruction of new houses for refugee housing unit with Totally Destroyed houses. The funded section represents the funds donated to the government for the reconstruction of new housing units. The geographical allocation is based on assumption of % of damage per area. This might not represent the reality of how the funds will be allocated.



This graph shows the level of reconstruction of new houses for non-refugee's housing unit with Totally Destroyed houses. The funded section represents the funds donated to the government for the reconstruction of new housing units. The geographical allocation is based on assumption of % of damage per area. This might not represent the reality of how the funds will be allocated.

3. GRM is a tool to import ABC materials into Gaza

As of 16 June, over 95,143 individuals requiring ABC materials for shelter repairs have been cleared to purchase materials under the GRM. Out of these 88,333 beneficiaries have procured full or partial quantities of their allocated construction material to date.

For further information: <http://grm.report/>

For further information on ABC import, refer to May Construction Material Factsheet or contact the Shelter Cluster.

* Damage data details

The table below presents the number of **housing units** damaged or destroyed after OPE. Currently most of the assistance up to date has been provided directly to families rather than housing units (eg. emergency assistance: NFIs; Temporary Solutions: rental subsidies). Assistance for Durable Solutions such as repair of partial damages and reconstruction of destroyed homes are dealt differently among shelter cluster agencies, some agencies are providing assistance per housing units, and others per families. The Shelter Cluster is working towards harmonising shelter interventions.

	Destroyed		Severely		Major		Minor	
	Refugees	Non Ref.	Refugees	Non Ref.	Refugees	Non Ref.	Refugees	Non Ref.
North	2,859	448	1,702	303	935	267	25,249	9,815
Gaza	1,746	2,091	1,080	832	647	1,579	28,728	6,910
Middle	1,783	141	901	54	693	79	22,530	1,030
Khanyounis	1,613	639	877	300	1,125	541	21,374	4,550
Rafah	1,116	144	379	35	235	46	22,834	1,520
TOTAL # Housing Units	9,117	3,463	4,939	1,524	3,635	2,512	120,715	23,825
TOTAL # Housing Units	12,580		6,463		6,147		144,540	
TOTAL # Families*	10,860		6,957		6,512		156,611	

Data source

The information provided above presents the information shared by Shelter Cluster Partners. Currently most partner organizations are sharing information, however some are only sharing partial data and this might explain some of the discrepancies and assumptions made. We encourage all actors implementing shelter activities to share their data with the Shelter Cluster in order to improve the overall understanding of the shelter sector, including damage assessment and shelter activities. The Shelter Cluster does not report on the private sector activities but only on the assistance provided by actors involved in the shelter cluster.

Definition

Housing unit or household is a house or an apartment occupied by a group of people related to each other forming a nuclear or/and an extended family. In some case it may include one or several families. A family is defined by most agencies as a group of people living in the same housing unit, with one kitchen and are eating together. UNRWA defines a family as per their registration card.

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