



Photo: Vision Ethiopia

# **Ethiopia ES/NFI Cluster Guidance on Rental Support (Version 3) August 2025**

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# Acronyms

<b>ES/NFI</b>	Emergency Shelter and Non-Food Item
<b>ES</b>	Emergency Shelter
<b>FSPs</b>	Financial Service Providers
<b>GBV</b>	Gender-Based Violence
<b>HLP</b>	Housing, Land, and Property
<b>IDP</b>	Internally Displaced Person
<b>NFI</b>	Non-Food Item
<b>WASH</b>	Water, Sanitation, and Hygiene





Photo: Vision Ethiopia

## 1. Introduction

Rental support remains a vital shelter solution within Ethiopia's humanitarian response, particularly in urban and semi-urban areas. It provides a flexible, dignified, and protection-sensitive option for IDPs who lack access to adequate housing. This includes those living with host communities, residing in collective centers such as schools or public buildings, staying in informal or spontaneous settlements, or enduring overcrowded and substandard living conditions, and who are willing to integrate within host communities.

Version 3 of the Rental Support Guidance Note has been updated to reflect current realities. Key updates include:

- **Alignment with market dynamics:** Adjustments to account for the impact of Ethiopia's new foreign exchange policy on rent levels and availability.
- **Stronger inclusion measures:** Improved guidance to ensure equitable access for older persons, persons with disabilities, and other vulnerable groups.
- **Clearer exit strategies:** Practical direction on sustainable exit pathways, with stronger linkages to livelihoods and longer-term housing solutions to reduce dependence on temporary assistance.

This updated guidance is designed to support ES/NFI Cluster partners and humanitarian actors in developing rental interventions that are inclusive, accountable, and contextually appropriate. By upholding protection principles, promoting tenure security, and fostering social cohesion, rental support contributes not only to immediate shelter needs but also to longer-term resilience for displacement-affected households.



## 2. Guiding Principles

Rental Support interventions must be grounded in a set of core principles to ensure they are safe, inclusive, accountable, and context appropriate. These principles apply across all phases of the program; from design and implementation to monitoring and transition.

### Do No Harm

Rental assistance must prioritize the safety, dignity, and protection of affected populations. Conflict sensitivity, housing market analysis, and protection risk assessments must inform all decisions to prevent harm, such as rent inflation, social tension, or exploitation.

### Host Community Consideration

Host communities, including landlords, neighbors, and service providers, are integral to the success of rental support. Interventions must be designed to foster social cohesion, prevent rent market distortion, and, where possible, include vulnerable host families in support activities or referrals.

### Inclusion of Vulnerable IDPs in Host Communities

Rental support must actively include IDPs living in host communities who are at heightened risk of exclusion, especially older persons, persons with disabilities, and female-headed households. Programs should remove access barriers, ensure inclusive targeting, and provide tailored support where needed.

### Accountability to Affected Populations

Humanitarian actors must ensure transparent communication, accessible information, and feedback mechanisms for both displaced people and host communities. Community voices must shape programming through regular consultation, complaint-response systems, and adaptive learning.

Photo: ESNFI Cluster



## 3. Rental Support Framework

### 3.1 Definition

Rental Support is a shelter intervention that enables access to safe, adequate, and dignified temporary or long-term housing by providing financial assistance to individuals or households within the open rental market. It combines financial assistance (typically in the form of cash or vouchers) with technical support to help eligible households secure housing, establish tenancy agreements, and enhance tenure security.

### 3.2 Scope of the Intervention

Rental support is intended to address the urgent shelter needs among displacement-affected populations who lack access to adequate shelter. It is most appropriate in urban and semi-urban areas where rental markets are functional, and families are willing and able to relocate into safe and dignified accommodation. The intervention should be applied in a targeted and context-sensitive manner, based on vulnerability, protection risks, and housing availability.

#### Target Population

Rental support should target those most at risk of remaining in unsafe, overcrowded, or insecure living conditions as well as those IDPs facing evictions due to various factors. While IDPs are the primary focus, returnees in transit and, in some cases, vulnerable host community members may also be considered based on context and protection concerns.

IDPs currently living in:

- Host communities, including those in overcrowded or unsafe conditions.
- Collective centers (e.g., schools or public buildings) are willing to relocate to the host community.
- Informal or spontaneous settlements with insecure tenure.

Returners in transit who are unable to return to their homes due to:

- Insecurity
- Housing damage or destruction
- Unresolved land, property issues, or social barriers

(Optional) Vulnerable host community households, particularly those in areas where a significant number of IDPs are living, and especially those at risk of eviction or residing in inadequate shelter, where inclusion supports social cohesion and does not divert from the displacement focus.

#### Rental Feasibility Assessment – Key Considerations

Before launching any rental support intervention, partners must conduct a rental feasibility assessment to determine if the local market can absorb demand safely and sustainably. This ensures that rental assistance does not cause harm, market distortion, or protection risks.

#### Key Assessment Questions

##### 1. Availability and Condition

- Are rental units available in sufficient quantity and condition?
- What types of units are accessible (rooms, shared housing, full homes)?
- Are units appropriate for a family house?

##### 2. Affordability

- What are the prevailing rent prices by location and unit size?
- Are households expected to top-up?

##### 3. Accessibility

- Can displaced households access rentals without discrimination?
- Are units accessible to older persons and persons with disabilities?

##### 4. Tenure Security

- Are written agreements standard?
- What are eviction risks?
- What are common landlord practices (e.g. deposits, price changes)?

##### 5. Market Behavior







- Is the market stable, seasonal, or distorted?
- Could humanitarian rental support inflate prices or cause tension?

## 4. Risk Analysis and Mitigation

Rental support programming carries inherent risks that must be identified and managed to avoid harm to displacement-affected populations and host communities. These risks are particularly acute in prolonged displacement settings, where households may face eviction or return to unsafe living conditions once support ends. Inadequate planning can also lead to market distortion, fraud, exclusion of vulnerable groups, and community tensions.

Effective risk analysis is essential at all stages of the intervention from design and targeting to implementation and exit. This section outlines common risks associated with rental support in Ethiopia and proposes mitigation measures to support safe, inclusive, and accountable programming.

### Key Risks and Recommended Mitigation Measures

Risk	Description	Mitigation Measures
 Eviction / Secondary Displacement	Prolonged displacement with no exit plan can lead to forced eviction once rental support ends	<ul style="list-style-type: none"> <li>Include exit strategies from the outset of the project (e.g., livelihood linkages, relocation options, government referrals).</li> <li>Engage landlords early on with clear terms.</li> <li>Avoid long-term reliance on short-term assistance.</li> </ul>
 Rent Inflation or Market Distortion	Sudden increases in rental payment to large-scale humanitarian programs	<ul style="list-style-type: none"> <li>Set rental fee ceilings based on market assessment.</li> <li>Use cash-for-rent at community rates.</li> <li>Monitor market trends regularly.</li> </ul>
 Fraud or Collusion	Inflated contracts, false tenancies, or misuse of funds	<ul style="list-style-type: none"> <li>Use lease templates, third-party verification, and spot checks.</li> <li>Involve community focal points in monitoring.</li> </ul>
 Exclusion or Discrimination	Vulnerable groups (e.g., older persons, PwDs, ethnic minorities) face barriers to access	<ul style="list-style-type: none"> <li>Apply inclusive targeting and ensure accommodation for specific needs.</li> <li>Collaborate with community networks to identify previously unreported cases.</li> </ul>
 Community Tension	The host community may perceive assistance as unfair or unbalanced	<ul style="list-style-type: none"> <li>Include vulnerable host families where feasible.</li> <li>Coordinate with local authorities.</li> <li>Maintain transparency about targeting criteria.</li> </ul>
 Protection Risks	Lack of tenure security, unsafe housing, or exposure to exploitation	<ul style="list-style-type: none"> <li>Ensure minimum shelter standards.</li> <li>Provide access to legal support and protection services.</li> <li>Train staff on protection mainstreaming.</li> </ul>



## 5. Operational Framework for Rental Support

Effective rental support interventions require a coordinated set of technical, financial, and protection measures to ensure that displaced households can access and maintain safe, dignified, and appropriate housing. The following components form the foundation of quality rental support programming in Ethiopia.

### 5.1 Core Component of Rental Support

Rental support interventions require a structured yet adaptable approach that balances technical standards, protection principles, and operational flexibility. This section outlines the core components that define quality rental support and the implementation steps that guide its rollout from feasibility assessment through to exit planning.

The framework is designed to support humanitarian partners in developing and delivering rental assistance that is inclusive, protection-sensitive, and tailored to local market conditions. While each context may require adaptation, the elements presented here reflect good practice and lessons learned across multiple displacement settings.



#### Rental Payment Modality and Approach

Rental support should be provided through cash-based assistance, depending on market conditions, program design, and beneficiary preferences.

Preferably, the rental amount should be transferred directly to the beneficiary, empowering them to negotiate, pay rent, and make informed decisions about their housing. This supports dignity, flexibility, and ownership, provided that protection of safeguards and monitoring systems are in place.

Key considerations:

- Payment levels must align with rental ceilings based on local market assessments.
- Payment schedules should reflect standard rental practices (e.g. monthly or quarterly).
- Phased approach: Rental payments should be disbursed in installments (e.g., three phases covering nine months) rather than as a lump sum. Monitoring visits between each installment are required to ensure:
  - The household remains in the rental unit,
  - No eviction has occurred, and
  - The conditions of the housing continue to meet minimum requirements (e.g., access to WASH, adequate space, habitability).

This approach balances flexibility and accountability giving households autonomy while safeguarding against risks of eviction, misuse, or inadequate living conditions.



#### Tenancy Agreements and Tenure Security

A written rental agreement should be signed between the tenant and landlord, with support from implementing partners. Agreements should:

- Clearly state duration, rent amount, responsibilities, and conditions for termination.
- Include measures to reduce eviction risk and ensure dispute resolution.

A standard Template is attached as [Annex-1](#)



## Protection Mainstreaming, and Inclusion

Rental support must be designed and implemented in such a way that:

- Promotes equal access for older persons, people with disabilities, and marginalized groups.
- Avoids reinforcing gender-based discrimination or harmful norms.
- Identifies protection risks (e.g. exploitation, overcrowding, or GBV) and responds with referral pathways.

Partners should engage community focal points and protection actors in assessments and monitoring.



## Rental Market Monitoring and Ceiling Setting

Rental payment amounts must be set based on current rental market data, disaggregated by location, room type, and household size. Regular monitoring is essential to:

- Prevent price inflation or market distortion.
- Ensure assistance remains sufficient and fair.
- Update payment levels in response to inflation or policy changes (e.g. forex shifts).

Rental ceilings should be transparent and shared with beneficiaries and landlords.



## Feedback and Complaint Mechanisms

Programs must establish accessible mechanisms to:

- Share information with participants (rights, entitlements, timelines).
- Receive and address complaints (e.g., eviction threats, payment delays, abuse).
- Allow two-way communication with tenants and landlords.

Channels should include hotlines, focal people, and physical drop-boxes, tailored to the local context and literacy levels.



## Coordination and Local Engagement

Strong coordination with local authorities, community leaders, and service providers is essential to:

- Prevent duplication and ensure referral linkages.
- Resolve tenancy issues or landlord disputes.
- Promote social cohesion and host community engagement.

Implementers should regularly participate in ES/NFI sub-national coordination platforms and report program data to the cluster.



Photo: ESNFI Cluster



## 5.2 Implementation Steps

A structured implementation process is essential to ensure that rental support interventions are safe, effective, and accountable. Following defined steps helps partners align with core protection principles, minimize risks such as eviction or market distortion, and ensure that assistance reaches those most in need in a timely and appropriate manner.

While local contexts may vary, adhering to a standard sequence from initial feasibility through monitoring and eventual exit helps build consistency, enhance coordination, and maintain the quality and integrity of rental support across different operational areas.

### 1. Conduct Rental Feasibility Assessment

**Focus:** Determine if the rental market can absorb displaced households safely and sustainably.

- Confirm market functionality: availability, affordability, and accessibility.
- Identify risks of exclusion, price inflation, or eviction.
- Use local data collection tools and community engagement.

### 3. Verify Rental Housing Prior to Disbursement

**Focus:** Initial screening and verification before financial commitment.

- Confirm that selected units meet minimum shelter standards (e.g., space, safety, WASH access).
- Conduct an initial physical verification of units before the first payment is made.
- Engage landlords early to confirm interest and basic terms.

### 5. Analyze Housing Arrangements and Secure Tenure

**Focus:** Formalizing and securing tenancy after the unit is selected and verified.

- Visit and finalize arrangements after approval, ensuring mutual agreement on rent, responsibilities, and duration.
- Facilitate written tenancy agreements with defined clauses on protection, payment, and use.
- Provide information to both parties on rights, feedback, and complaint mechanisms.

### 2. Selection and Targeting of Beneficiaries

**Focus:** Identify and prioritize the most vulnerable households using harmonized, inclusive, and transparent criteria.

- Apply ES/NFI Cluster Targeting Guidelines to identify vulnerable households, including those without support or at risk of eviction.
- Ensure inclusion of older persons, persons with disabilities, and other marginalized groups.
- Coordinate with local authorities and communities to promote transparency and reduce exclusion.
- Use local data collection tools and conduct community-based verification.

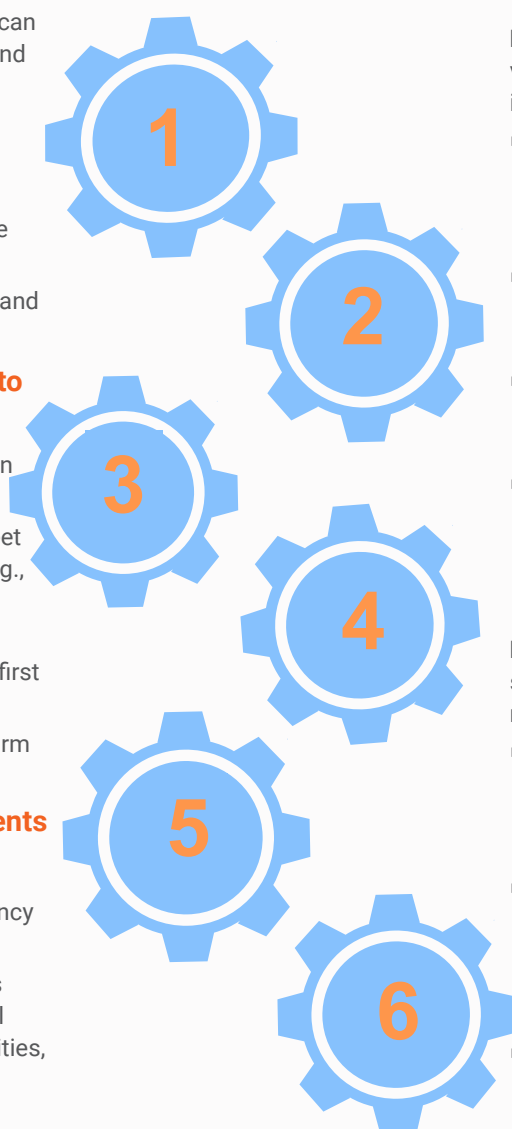
### 4. Design Payment Modality and Duration

**Focus:** Set appropriate transfer value, schedule, and delivery mechanism to maximize access, dignity, and accountability.

- Assess and select appropriate financial service providers (FSPs) based on accessibility, cost-efficiency, and protection considerations.
- Provide cash to beneficiaries in installments.

### 6. Monitor Implementation and Prepare for Exit

- **Focus:** Track rental outcomes, manage risks (like eviction), and link households to longer-term shelter or livelihood solutions.
- Monitor occupancy, conditions, and landlord-tenant dynamics regularly.
- Maintain accessible feedback and complaint mechanisms.
- Begin exit planning from the start, linking to durable housing or livelihoods.



## 6. Exit Strategy

An effective exit strategy is crucial to prevent rental support from leading to renewed vulnerability, eviction, or secondary displacement upon the assistance's termination. Exit planning should begin at the outset of the intervention and be adapted to the specific needs and capacities of each household.

While rental support is intended as a temporary shelter solution, it must be designed to contribute to longer-term stability by linking beneficiaries to sustainable housing pathways, services, and income-generating opportunities.

### Key Elements of an Exit Strategy:

- **Early Planning**

Clearly communicate the duration and terms of the rental support from the beginning. Incorporate exit planning into the initial case review and ensure both beneficiaries and landlords are informed.

- **Linkages to Durable Solutions**

Coordinate with relevant clusters and sectors (e.g., livelihoods, protection, recovery, HLP) to support households in accessing:

- Livelihood programs or cash-for-work
- Government or partner-supported relocation or housing options
- Return support where voluntary, safe, and informed

- **Individualized Support for Vulnerable Cases**

For high-risk households (e.g., older persons, persons with disabilities, or those facing eviction), provide targeted case management or referrals to longer-term assistance, including shelter or social services.

- **Monitoring and Follow-Up**

As rental support nears its end, conduct monitoring to assess the household's preparedness for exit and the risk of eviction. Engage with landlords and local authorities where needed to mediate or extend support.

Photo: ESNFI Cluster





## 7. Annex

### Annex 1- Tenancy Agreement

Date: \_\_\_\_\_

#### RESIDENTIAL RENTAL AGREEMENT<sup>1</sup>

Parties: Landlord..... Mr./Mrs. \_\_\_\_\_/Citizenship Ethiopian/

Address: \_\_\_\_\_ Woreda, \_\_\_\_\_ Kebele, House Number \_\_\_\_\_

Tenant..... Mr./Mrs. \_\_\_\_\_/Citizenship Ethiopian/

Address: \_\_\_\_\_ Woreda, \_\_\_\_\_ Kebele, House Number \_\_\_\_\_

Landlord (Mr./Mrs. \_\_\_\_\_) hereby agrees to rent to tenant the residential house registered by his name and located at \_\_\_\_\_ Woreda, \_\_\_\_\_ kebele, with house number \_\_\_\_\_ and total area of \_\_\_\_\_ m2 to be used by tenant for residential purpose. The term of this rent is for five months and shall start on \_\_\_\_\_ and end on \_\_\_\_\_ with rental amount of \_\_\_\_\_ ETB ( \_\_\_\_\_ amount in words) per month to be paid in advance on the first day of each calendar month during the term of this agreement. The Landlord's signature below indicates agreement of all terms and conditions of this agreement.

The landlord shall be responsible for paying and clear any bills and associated payments incurred before the term of this agreement; the tenant shall pay electricity and running water bills used during the term of this agreement and hand over the property with the condition during the day of this agreement.

Tenant (Mr/Mrs \_\_\_\_\_) hereby agrees to rent the residential house from landlord (Mr./Mrs. \_\_\_\_\_) located at \_\_\_\_\_ Woreda, \_\_\_\_\_ kebele, with house number \_\_\_\_\_ and total area of \_\_\_\_\_ m2 to use the house for residential purpose as stated above. Tenant agreed on the term of this agreement for five months and shall start on \_\_\_\_\_ and end on \_\_\_\_\_ with rental amount of \_\_\_\_\_ ETB ( \_\_\_\_\_ amount in words) per month to be paid in advance on the first day of each calendar month during the term of this agreement. Tenant further agreed to pay a late fee of \_\_\_\_\_ Etb, shall be added and due for any payment of rent made after \_\_\_\_\_ days of the month. The tenant acknowledges reading and understanding this agreement and the signature below indicates acceptance of all terms and conditions of this agreement.

The tenant or landlord may terminate this agreement with a \_\_\_\_\_ day written notice to the other party and shall pay \_\_\_\_\_ Etb ( \_\_\_\_\_ ) for initiating the agreement termination. This agreement shall be enforced in accordance with Civil Code number 1731/2005.

1. Landlord Name and Signature: \_\_\_\_\_ Date: \_\_\_\_\_
2. Tenant Name and Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Witness name and Signature:

1. \_\_\_\_\_ Date: \_\_\_\_\_
2. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

<sup>1</sup> IOM Shelter

## Annex 2- Rental Feasibility Assessment Templates

### Ethiopia Shelter and NFI Cluster Cash for Rent Feasibility Assessment Tool

#### A. INTRODUCTION

Hello, my name is ..... I work with ..... and we are conducting an Emergency Shelter and NFI Cluster Cash for Rent feasibility assessment to better understand the community's living conditions, concerns, and needs in this emergency situation so that we know how best to respond. To this end, I would like to ask you a series of questions. Your participation is voluntary and confidential. My organization will provide feedback to you, if safe to do so, and let you know how the collected information was used.

Should you want to provide any feedback or file a complaint, you can contact my organization's feedback and complaints mechanism (enter contact details).

#### CONSENT (read to Key Informant):

B1. Do you give your consent to participate in this survey and for us to release the information gathered in this survey to other organizations without giving your name – but only sharing your gender, age, and occupation? It is understood that in giving this consent, the information will be treated sensitively and confidentially and strictly in the interests of facilitating access to Protection or assistance.

Yes

No (if no, then end the interview, you cannot fill out this form without consent)

#### B. SURVEY DETAILS

Date of Current Assessment		d	d	/	m	m	/	y	y	Enumerator Name	
No	Name of Respondent↓	Sex↓	Organization/institution↓						Position/Title↓	Contact Details↓	
1.											
2.											
3.											
4.											
5.											

#### C. LOCATION DETAIL

##### i. Current location

Region									Woreda	
Zone									Kebele	
(GPS) Longitude	#	#	.	#	#	#	#	#	The estimated number of IDPs in the host communities	
(GPS) Latitude	#	#	.	#	#	#	#	#	How long do you expect to stay?	
IDPs Living Situation/Settlement Type	Dispersed settlement      Collective center      Host Community/families      Transit center/site Other, specify _____									
Reason for Displacement	Conflict      Flash Flood      Drought      Seasonal Flood      Fire Landslide      Other									
Duration of displacement	<input type="radio"/> < 1 month      2-3 months      3-6 months      > 6 months									

##### ii. Place of origin of the largest IDP ↓

Region of origin									Woreda of origin	
Zone of origin									Kebele of origin	

#### D. POPULATION DEMOGRAPHICS (BEST ESTIMATE NUMBER OF)

Are there persons with specific needs in your community? (request disaggregated figures) ↓				Population demography ↓				
	Male	Female	Total	No. of Families/HHs↓	Breakdown By Age	Male	Female	Total
People with Disabilities					Infants (0-4 y)			
Persons with mental health illnesses					Children (5-14 y)			
Unaccompanied Children					Youth (15-17 y)			
Separated children					Adults (18-59 y)			
People with Disabilities					Elderly (60 +y)			
Persons with chronic illness								
Child-Headed Households								
Pregnant and lactating women								
Other								



E. IDPs LIVING SITUATION			
Are you renting or living with families and friends?	<input type="radio"/> Renting      With families/friends <input type="radio"/> I don't know	Is your current house crowded?	Yes      No Unknown
Why do you prefer living with the host community rather than collective centers	<input type="radio"/> For privacy <input type="radio"/> The collective centers are either full or there are none here <input type="radio"/> Other _____ _____	If yes, how many people are living together	
If renting, how long have you lived in your current house?	Less than six months More than six months	Is the place habitable (i.e., the door, window, and roofing are in good condition)?	Yes      No Unknown
In your current house, how many rooms?	<input type="radio"/> One      Two      More than two	How much do you pay monthly?	
If you are living with families or friends, how many people live in the house, including your family members?		Why did you decide to rent a house in this community?	Security Presence of other IDPs Government instructions Proximity to relatives Cost Livelihood/employment
Have you ever faced eviction from a rented shelter?	Yes      No Unknown		
If yes, why?	I couldn't afford Other	What is the source of your income?	Aid/NGO      families and friends Petty trader /daily labor Savings
Do you have a written rental agreement with your landlord?	Yes      No Unknown	What is your plan for the long term?	<input type="radio"/> Resettle elsewhere <input type="radio"/> Return to homestead <input type="radio"/> Stay in rented accommodation
If not, would you like to have one?	Yes      No Unknown		
What is your most priority need in terms of Shelter/NFI	a) <input type="radio"/> Cash to cover rent b) <input type="radio"/> Materials to extend the Shelter c) <input type="radio"/> NFIs d) <input type="radio"/> Nothing	Please indicate their priority (please use a, b, c, d, e)	Priority 1 _____ Priority 2 _____ Priority 3 _____
Do all the IDPs possess a national ID card?	Yes      No Unknown	If the answer is "No," what proportion of IDP (in %) possesses ID cards?	
Do IDPs access and use financial institutions?	Yes      No Unknown	What three main risks do you project if IDPs are provided with money to purchase the listed ES/NFI in this marketplace on their own?	

E. EMERGENCY SHELTER AND NFI ASSISTANCE		
Was any Emergency Shelter and NFI Assistance provided?	Yes      No      I Don't know.	
<b>If yes, which type?</b> <input type="radio"/> Emergency Shelter and NFI <input type="radio"/> Emergency Shelter only <input type="radio"/> Cash <input type="radio"/> NFI only I don't know	<b>When?</b> In the last week <input type="radio"/> In the last month <input type="radio"/> In the last three months <input type="radio"/> In the last six months	

**F. ACCOUNTABILITY**

How do you prefer to give feedback and receive information?	Written (in an appropriate language). Verbal announcements Via community leaders Other, please state	Through focal persons appointed by the community Via the local authority , Via community mobilizers (NGO field officers) Complaints response hotline
Which people or groups do you believe are the most vulnerable and should be given priority in response?	<input type="radio"/> Women Elderly people Teenage girls Teenage boys Other, please state	Children Men People living with long-term illness or disability

**G. GENERAL OBSERVATION ON THE LIVING SITUATION OF IDPs****Ethiopia Shelter and NFI Cluster Rental Support\_Cash-for-Rent Feasibility and Market Assessment Tool****A. INTRODUCTION**

Hello, my name is ..... I work with communities, and we are conducting an Emergency Shelter and NFI Cluster Cash for Rent feasibility assessment to better understand the community's living conditions, concerns, and needs in this emergency situation, so that we can respond effectively. To this end, I would like to ask you a series of questions. Your participation is voluntary and confidential. My organization will provide feedback to you, if safe to do so, and let you know how the collected information was used.

If you would like to provide feedback or file a complaint, please contact our feedback and complaints mechanism (enter contact details).

**CONSENT (read to Key Informant):**

*B1. Do you give your consent to participate in this survey and for us to release the information gathered in this survey to other organizations without giving your name –but only sharing your gender, age, and occupation? It is understood that in giving this consent, the information will be treated sensitively and confidentially and strictly in the interests of facilitating access to Protection or assistance.*

Yes

No (if no, then end the interview; you cannot fill out this form without consent)

**B. SURVEY DETAILS**

Date of Current Assessment		d	d	/	m	m	/	y	y	Enumerator Name	
No	Name of Respondent↓	Sex↓	Organization/institution↓				Position/Title↓	Contact Details↓			
1.											
2.											
3.											
4.											
5.											

**C. LOCATION DETAIL****iii. Current location**

Region					Woreda	
Zone					Kebele	
(GPS) Longitude	#	#	.	#	#	#
(GPS) Latitude	#	#	.	#	#	#
IDPs Living Situation/Settlement Type	Dispersed settlement      Collective center      Host Community/families,      Transit center/site Other, specify _____					
Reason for Displacement	Conflict Landslide	Flash Flood	Drought Other	Seasonal Flood	Fire	
Duration of displacement	<input type="radio"/> < 1 month 3-6 months		2-3 months > 6 months			



## D. RENTAL HOUSING AVAILABILITY AND CONDITIONS

Are there moderately priced houses/units available for rent in the area?	<input type="radio"/> Yes <input type="radio"/> No	Do these houses have WASH facilities?	All    Most Few    None	Average rent for suitable units	Monthly rent in Birr _____ Does the rent include utilities (water and electricity)? <input type="radio"/> Yes <input type="radio"/> No
Are there units that can accommodate six people?	<input type="radio"/> Yes <input type="radio"/> No	Meet basic safety/habitability?	All    Most Few    None	Landlord willingness to rent to IDPs	<input type="radio"/> Yes, without restrictions <input type="radio"/> Yes, but with conditions (specify): _____ <input type="radio"/> No
Usual deposit required (months of rent)	None 1 Month 2 Months Other: _____	Usual rent payment frequency:	Monthly Quarterly Annually Other: _____	Is it customary to sign a tenancy agreement	<input type="radio"/> Yes <input type="radio"/> No
Have rents increased in the past 6 months?	<input type="radio"/> Yes, significantly <input type="radio"/> Yes, slightly <input type="radio"/> No change <input type="radio"/> Decreased	If increased, the main reason (select one):	<input type="radio"/> Seasonal demand <input type="radio"/> Increased demand from IDPs <input type="radio"/> Other: _____		

## E. FINANCIAL SERVICES AVAILABILITY

Are there formal financial service providers in the area? (banks, microfinance, mobile money agents)	<input type="radio"/> Yes <input type="radio"/> No	If yes, which are available? (select all that apply)	Commercial bank branches Microfinance institutions Mobile money agents Hawala / informal transfer agents Other (specify): _____
Distance to nearest financial service provider (one way):	<input type="radio"/> Less than 1 Km <input type="radio"/> 1-5 Km <input type="radio"/> More than 5 Km	Estimated travel cost (one way): _____ (local currency)	
Are services physically accessible to persons with disabilities?	Do most target households have <b>valid IDs</b> required to open an account?	Do most target households have <b>valid IDs</b> required to open an account?	Yes    No    Unsure
How often do financial services face disruptions (e.g., network downtime, cash shortages, liquidity issues)?	<input type="radio"/> Frequently (weekly or more) <input type="radio"/> Occasionally (monthly) <input type="radio"/> Rarely <input type="radio"/> Never	Do most households already have a <b>bank or mobile money account</b> ?	Yes    No
Are cash withdrawal limits in place (daily/weekly caps)?	<input type="radio"/> 1 Yes → Specify: _____ <input type="radio"/> 2 No	If not, are households <b>willing to register</b> for mobile money/bank accounts if supported?	Yes    No    Unsure
What are the <b>average transaction fees</b> charged by service providers?	Bank withdrawal fee: _____ Mobile money transfer fee: _____ Hawala transfer fee: _____	Do households consider these financial service providers <b>safe and trustworthy</b> ?	<input type="radio"/> 1 Yes <input type="radio"/> 2 No <input type="radio"/> 3 Mixed
Who usually pays the transaction fee?	<input type="radio"/> Service provider absorbs it <input type="radio"/> Beneficiary pays <input type="radio"/> Shared		

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