**2018 NRC Shelter Market Assessment – potential Secondary Data questions**

1. What Official Housing Policies and Programs exist or have existed in Afghanistan?

(e.g. Rent Control, Rent-to-own, Subsidizes, Tax breaks for home owners or incentives for developers).

Are there legal and regulatory frameworks to promote the supply of affordable housing?

1. Where are any disputes between landlords and tenants being mediated?

What are the formal eviction procedures (e.g. eviction notice period and conditions)?

How often is the formal process followed? How are most landlord-tenant disputes resolved?

1. What Polices and Programs exist for Returnees or IDPs

(e.g. Land distribution, MPC)

Are there cash assistance programs / National Social Security support for the poorest HHs?

1. Is there a way to identify what was the Housing Shortage / Gap *before* the recent displacement / influx of returnees?

Has anyone estimated the shortage of adequate and well-located housing *affordable* to low-income households?

Do Banks or other private institutions conduct yearly real estate sector research? Do this include high-rental market or would any include affordable / social housing?

Is there any market assessment/monitoring done for construction materials? Has any shortage been identified in the last few years? What is the dependency on imports?

Is there a maximum percentage of income paid for housing to be considered as *affordable* housing?

1. Is there a way to identify an approximate number of housing in construction? (e.g. through building permits);

number of empty / vacant units?

What is the approx. proportion of construction work completed without permit, or with informal/illegal permits?

built with sub-standard construction materials / techniques?

construction work over unplanned and informal development?

What is the approx. proportion of housing construction built purposely built as rental accommodation?

1. What differentiates Urban vs. Rural housing in terms of supply, demand, security of tenure, and affordability?

Are there any reports that document the clear divide regarding overcrowding, technical standards, location against jobs, transportation and services?

Where are new arrivals better received?

1. Is Housing part of Municipal Plans? Are there Provincial or Municipal up to date/current Plans?

Is there any Budget Line for Affordable / Social Housing in the Provincial or Municipal plans?

What does it mean to be “locked in” as spatial Municipality Structure and / boundaries?

Have there been incentives to encourage affordable housing and/through the provision of infrastructure to low-income neighborhoods?

1. Even without formal Municipal Plans, have municipalities or public institutions carried out any relocation projects or construction of housing for low-income households?

Are there any formal or informal subsidies for vulnerable households? (i.e. from religious institutions).

Are there any community / multifamily shelters for vulnerable families or individuals?

1. Are there informal settlements in the Eastern Province? (scale, information)

Has there been any program (from the Government or other Agencies) to improve, serve or upgrade informal settlements? What is the policy?

1. What are the requirements / restrictions to buy land in the country?
2. What is the average value of land and average value of built houses per Province?

What is the proportion of the value of the land in respect of the value of the built propriety?

What is the cost to buy land? Cost to build a 1, 2, 3+ bedroom house? (e.g. in the Eastern Province).

What property taxes exist / what is the level of compliance to pay taxes?

What is the variance between rural and urban housing costs and taxes?

1. What are the mortgage alternatives in the country and what sector of the market these cover?

(Bank Services, Public Corporation for Housing)

Any financing alternatives for the poor? (e.g. micro credit or loans, informal borrowing)

<http://dab.gov.af/en/news/da-afghanistan-bank-efforts-underway-to-promote-access-to-mortgage-loan>

Any updated version of the 2008 World Bank: *Housing Finance in Afghanistan: Challenges and Opportunities* <http://documents.worldbank.org/curated/en/118901468197939469/446830ESW0AF0H1BOx0327407B01PUBLIC1.doc>

1. International NGO Interventions, mapping of agencies and outputs of permanent housing / rehabilitation.
2. Are there large Housing Projects from Development Agencies (World Bank, UN-HABITAT, others).

What is the scale of these projects and is the new housing being built in areas receiving significant proportion of displaced families (or have these been centralized in Kabul)?

\* 21 Feb 2018 , “ City for All: Investing in Sustainable Urbanization in Afghanistan” <https://reliefweb.int/report/afghanistan/city-all-investing-sustainable-urbanization-afghanistan>

Check ongoing programs under <https://unhabitat.org/afghanistan/>

\* 2015, China to undertake the second biggest housing project in Afghanistan – 10K shelters. Announced the largest housing program in decades.

<http://wadsam.com/afghan-business-news/china-to-undertake-the-second-biggest-housing-project-in-afghanistan-343/>

\* World Bank Project No P083919. Kabul Urban Reconstruction Project -- 5.3K new shelters. Closed in 2011. <http://documents.worldbank.org/curated/en/974861474487810891/pdf/000020051-20140626080732.pdf>

Any more resent projects?

1. Can we get more detailed information regarding Housing Costs?

Who collects this information, what sectors of housing are included? (sectors of the market and geography).

Economic & Statistical Bulletin, Da Afghanistan Bank. Follow price inflation, including Housing. FY 1396 (2017) “In non-food category, education and housing prices exhibited the highest increase which rose to 16.06 percent from 6.06 percent and 5.76 percent from -2.11 percent respectively compared to the same period of FY2017. “ <http://dab.gov.af/Content/Media/Documents/Semi-annual_Bulletin_FY13963132018941404553325325.pdf>

1. What related indicator are available from the Central Statistics Organization?

When was the last census done in AFH? Did it include housing conditions?

<http://cso.gov.af/en>

1. What are the poverty levels in communities receiving large influx of IDPs, returnees and refugees (for the East Region, in the catchment area from the NRC Community Centers / UDOC committees)?

What percentage displaced families represent within host communities?

1. **Documents / sites to review.**

\* 2014, Central Statistics Organization, AFGHANISTAN LIVING CONDITIONS SURVEY (National Risk and Vulnerability Assessment)

Housing and household amenities Chapter.

<http://cso.gov.af/Content/files/ALCS/ALCS%20ENGLISH%20REPORT%202014.pdf>

\* The Ministry of Urban Development Affairs implements its activities according to a national strategy and four pillars (Planning and Urban Development; Housing; Infrastructure and Civil Services; Administration and Implementation) <http://ocs.gov.af/english/1792/Ministry+of+Urban+Development+Affairs>

<http://mudh.gov.af/>

\* UN-OCHA, 2017, Afghanistan Humanitarian Needs Overview

<https://www.humanitarianresponse.info/sites/www.humanitarianresponse.info/files/documents/files/afg_2017_hno_english.pdf>

\* UN- HABITAT, 2015, State of Afghan Cities

<https://unhabitat.org/books/soac2015/>

\* HABITAT III – AFG.

<http://habitat3.org/the-new-urban-agenda/preparatory-process/national-participation/afghanistan/>

\* 2016, UNITED NATIONS IN AFGHANISTAN, POPULATION MOVEMENT BULLETIN

<https://unama.unmissions.org/sites/default/files/un_afghanistan_-_population_movement_bulletin_-_issue_4_-_june_2016_1.pdf>

\* October 2015, Country Snapshot, The World Bank Group, Corporation, October 2013.

The elements of the legislative framework: (i) the Constitution; (ii) Municipal Law, (iii) City Service Tax Law, (iv) Land Acquisition Law, (v) Hoarding Prevention Law, (vi) Greenery and Sanitation Rules, (vii) Safai Tax Law, (viii) Provincial Vehicle Parking Tax Rule, (ix) Rental Fixing Rule of Municipal Property, (x) City Projects Settlement Rule (25th Year Plan), (xi) Implementation Rule of Master Plan, (xii) Rule of Distribution and Selling of Residential, Commercial and High Rise Building Lands in Kabul City, and (xiii) Municipal Electoral Law; (xiv) Public Finance and expenditure Management law (PFEM)

<http://documents.worldbank.org/curated/en/307891467998464206/pdf/100112-WP-PUBLIC-Box393225B-Afghanistan-Country-Snapshot.pdf>

\* Urban Development Support Project c IDA Grant $20 million The project will support the Ministry of Urban Development and Housing (MUDH) “Support for four “work streams” to provide diagnosis and recommendations on key policy areas including urban planning and land use management; affordable housing; urban regeneration; and municipal finance.” October 2017. <http://documents.worldbank.org/curated/en/886851507731719336/pdf/120366-NEWS-PUBLIC-27p-FINALCUOCTWEB.pdf>

\* Afghanistan Housing Sector Assessment, International Finance Corporation, October 2013.

\* Ministry of Labor, Social Affairs, Martyrs & Disabled <http://molsamd.gov.af/en/page/2146/2147>