



# Rental Assessment of Key Urban Markets Afghanistan

**Preliminary Findings**

April 2022 | Kabul, Afghanistan



**Shelter Cluster Afghanistan**  
ShelterCluster.org  
Coordinating Humanitarian Shelter



**UNHCR**  
The UN Refugee Agency

**REACH** Informing  
more effective  
humanitarian action



# Agenda

- 1. Context and Methodology**
- 2. Key Findings**
- 3. Conclusions**
- 4. Discussion**





1

# Context and Methodology



**Shelter Cluster Afghanistan**  
ShelterCluster.org  
Coordinating Humanitarian Shelter



**UNHCR**  
The UN Refugee Agency

**REACH**

Informing  
more effective  
humanitarian action



# Context & Assessment



2021: decades of displacement due to conflict, drought, and economic shocks; **736,000** IDPs displaced in 2021 alone.<sup>1</sup>



11 million Afghan households need shelter assistance in 2022.

→ Shelter needs tend to be a household's largest expense, leading to cross-sectoral vulnerabilities.<sup>2</sup>



Many Afghans have fled to urban centres.



**ES/NFI Cluster** Cash for rent strategy developed

→ Rental Assessment Required

1. UNOCHA, Afghanistan Humanitarian Needs Overview, January 2022.
2. REACH, Local Architecture Review, November 2020.





# Methodology



## Tool

## Level of analysis

## Methodology

## Sampling

## Areas covered

Secondary data review	Municipality, Gozar	Through REACH staff and network 12/2021-01/2022	List of total HHs and Kis per Gozar in each city	8 urban rental markets
Household (HH) interviews	Municipality, Gozar	Training: 17-19 January 2022 Data collection: 23/01/2022 – 09/02/2022	Population representative; 95/10	Renters in urban rental markets (includes IDPs, IDP returnee, Refugee returnees, and Non-displaced populations)
Key informant (KI) interviews	Municipality, Gozar	In person smart-phone (Kobo Collect App) data collection	Purposive; at least 1 KI per Gozar	8 locations, including groups: Wakil-e Gozars, Property agents, Landlords, Community leaders





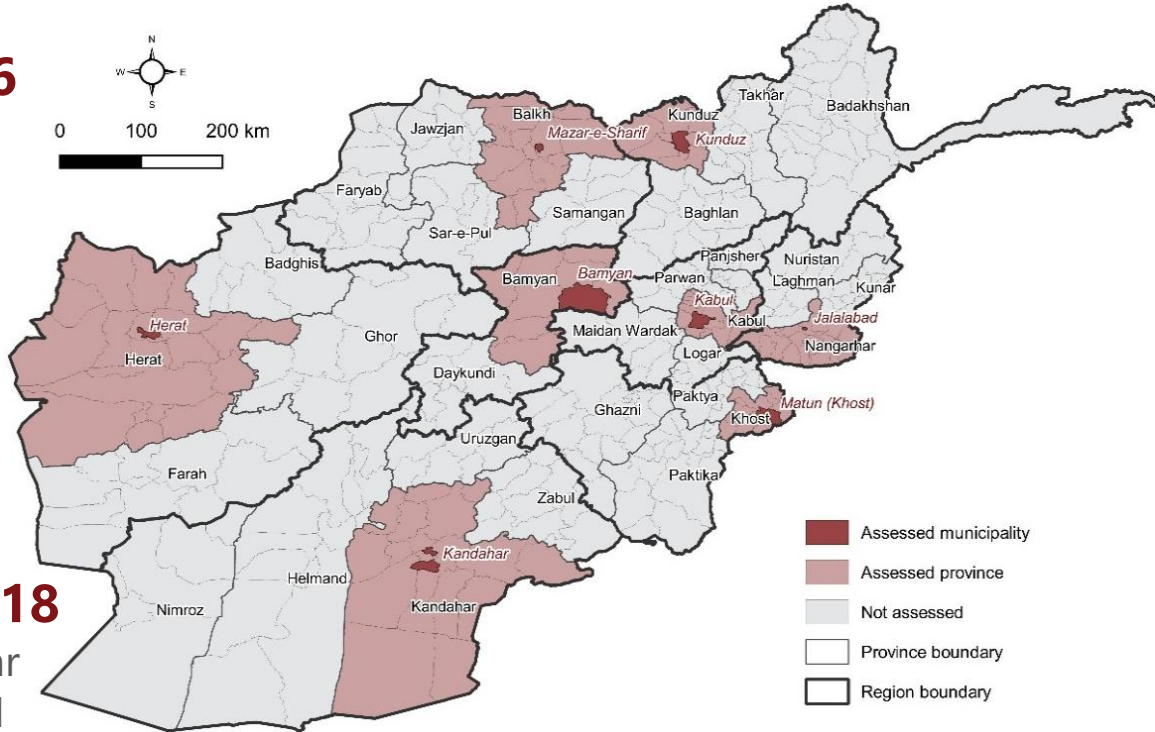
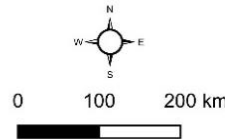
# Methodology

## Household Interviews: 4,106

- 2-stage cluster sampling
- Sampled areas:
  - Neighborhoods suitable for renting.\*
  - Sample weighted to be population representative of each urban rental market
- **49%** of Respondents were female

## Key Informant Interviews: 618

- At least 1 KII interviewed per Gozar
  - Same Gozars sampled as HHI
- **49%** Property Agents/Landlords
- **51%** Wakil-e-Gozars/Community leaders



• **Kabul is not yet assessed.**

\* "Neighborhoods suitable for renting," refers to neighbourhoods with rental accommodation within the price range of middle and working-class Afghans; the type of neighbourhoods where rental support programming would be implemented. It removes any neighbourhoods that are mostly informal settlements, industrial areas, very wealthy neighbourhoods, or areas reserved for civil service workers.



# 2

# Key Findings



**Shelter Cluster Afghanistan**  
ShelterCluster.org  
Coordinating Humanitarian Shelter



**UNHCR**  
The UN Refugee Agency

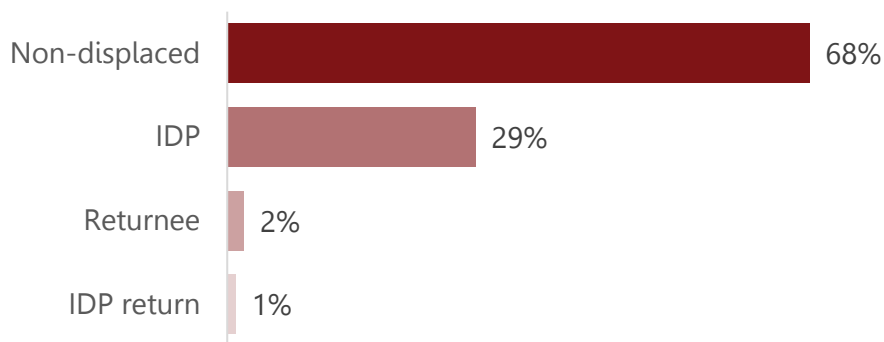
**REACH**

Informing  
more effective  
humanitarian action

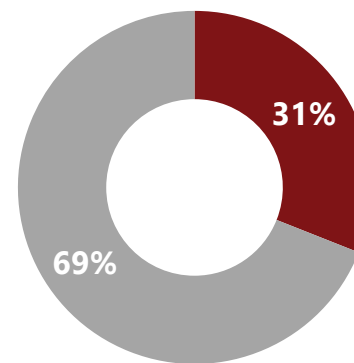


# Demographics

### % of sampled households, by reported displacement type



### HHs by ES/NFI vulnerability criteria\*



■ Vulnerable    ■ Not sufficiently vulnerable



Household size (av.)

**8 persons**



Elderly-headed HHs

**7%**

Vulnerability was similar **regardless of displacement status**

Vulnerability reported highest in:

- ① Matun **44%**
- ② Mazar **42%**
- ③ Kunduz **38%**

Most IDPs were living by themselves, and not hosted by other HHs, except in Herat: **18%**

\* The ES/NFI Cluster vulnerability criteria defines key HH-level criteria, based around household demographics, livelihoods, disabilities, and shelter and ES/NFI conditions. Each criteria a HH meets is assigned a score, which are then added up to a score between 0 and 24. Based on the score, the HH is assigned a category of Most Vulnerable, Vulnerable, and Not Sufficiently Vulnerable.





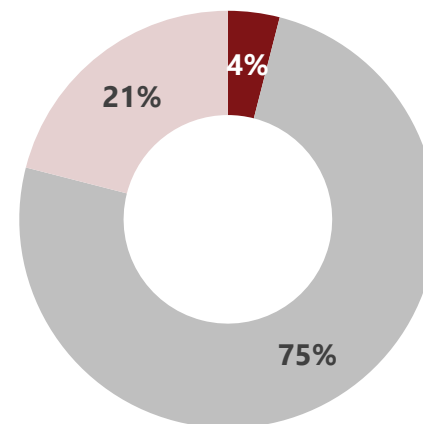


# Accommodation Costs

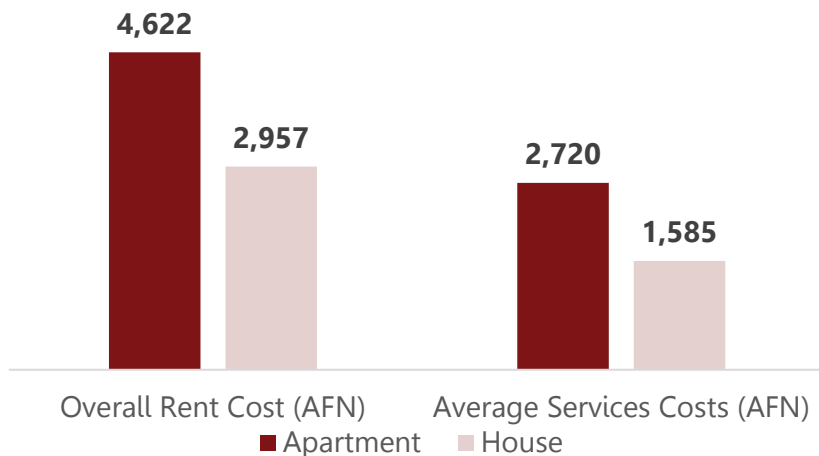
## HHs by reported accommodation type



## HHs by reported change in rent price over the last year, February 2022



## HHs' reported rental and service costs, by shelter type



■ Increased ■ Stayed the Same ■ Decreased

Rents have either decreased or stayed the same over the last year. Those that **decreased by an average of 831 AFN compared to last year.** Those that stayed the same have seen real decreases due to inflation.





# Accommodation Arrangements

HH Accommodation types, costs, cost details and KI % of shelters occupied and vacant in their gozar, by overall and regional urban rental markets

Household accommodation types, size, rent, and service costs, by average household

Key Informant reported occupied and vacant shelters, by ave. shelters per gozar

No.	Locations	HH Size (Individuals)	HH Property m <sup>2</sup>	HH Rent cost (AFN)	HH Cost per m <sup>2</sup>	% of occupied shelters per gozar	% of vacant shelters per gozar	Average # of vacant shelters per gozar
1	All	8	231	3,057	13	61%	39%	18.1
2	Mazar	7	288	2,701	9	31%	69%	15.7
3	Bamyan	6	167	1,604	10	17%	83%	49
4	Herat	7	138	3,217	23	34%	66%	19.9
5	Kandahar	8	195	3,646	19	52%	48%	13.4
6	Matun	10	309	3,519	11	60%	40%	6.9
7	Kunduz	8	253	2,591	10	90%	10%	6.2
8	Jalalabad	9	309	3,457	11	72%	28%	33.8



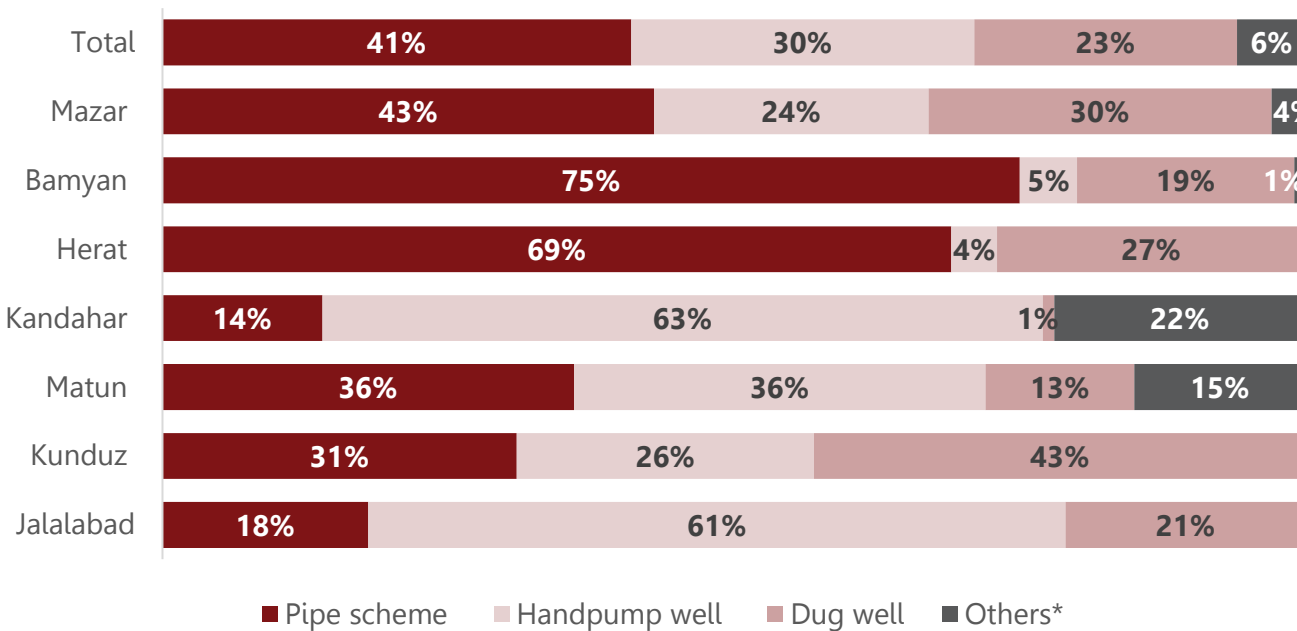


# Water

## HHs reported sufficient access to water



## HHs reported main water source, by rental market



## Cost of monthly HH water bill, by urban rental market, February 2022

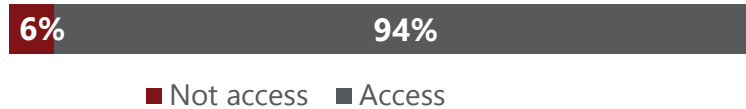
Rental Market	Water Bill in AFN
Total	429
Mazar	315
Bamyan	318
Herat	528
Kandahar	473
Matun	396
Kunduz	459
Jalalabad	465

\* Purchasing water/water tanker, and spring Higher water costs tended to follow higher overall service costs.

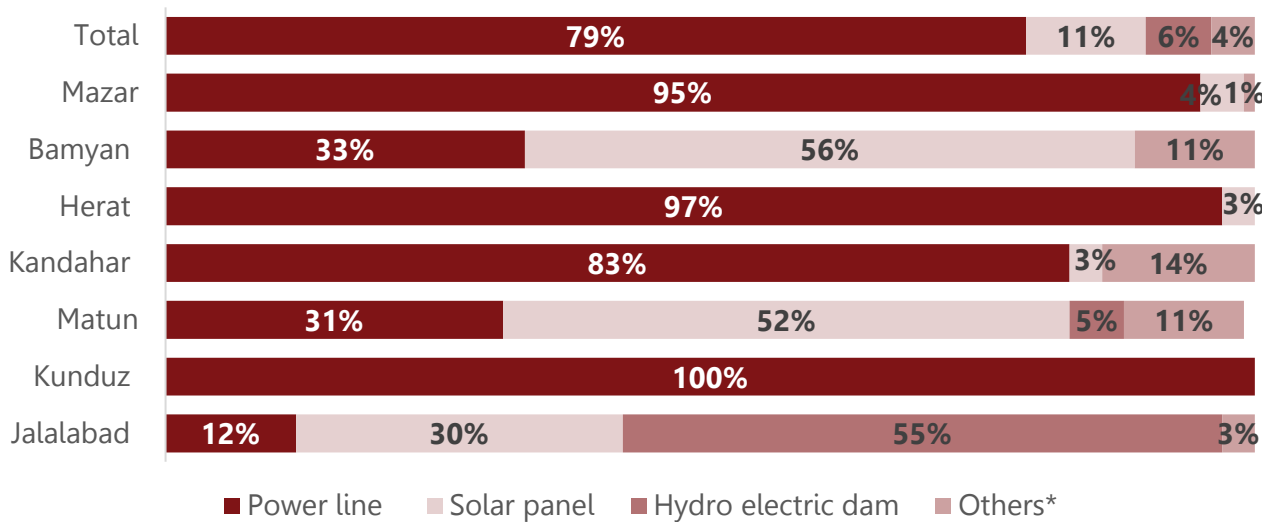


# Electricity And Heating

## HHs reported access to electricity



## HHs reported main power source, by rental market



## Cost of monthly HH electricity bill, by urban rental market, February 2022

Rental Market	Heating bill in AFN	Electric bill in AFN
Total	1,439	990
Mazar	1,617	1,105
Bamyan	3,281	334
Herat	978	1,359
Kandahar	997	391
Matun	3,050	843
Kunduz	1,717	807
Jalalabad	652	894

Heating materials, the size of shelters, and the environment had a large influence on costs; In Bamyan, cold winters and the price of coal lead to increased fuel costs. Khost was expensive due to larger shelters.

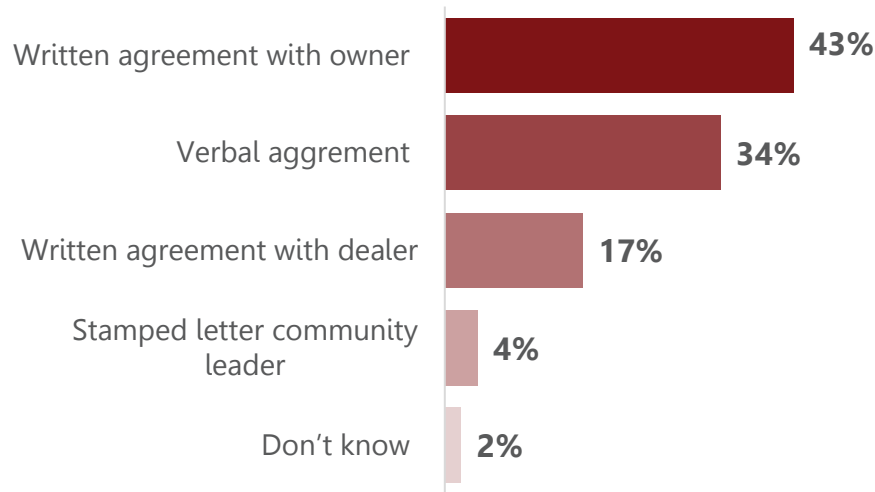
\*Battery and Generator



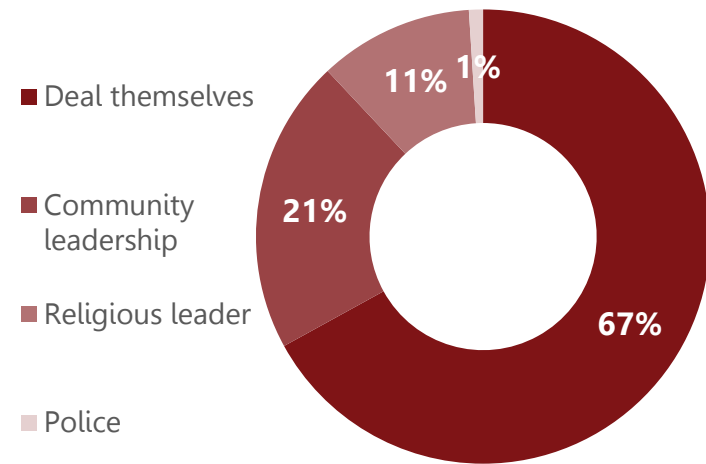


# Agreements & Dispute Mechanism

### HHs by reported rental agreements



### HHs by who they would go to in the event of a rental dispute



Verbal rental agreements were more common:

- 1
 Small rental markets with strong communal support networks
 

<b>Bamyan</b>	<b>69%</b>
<b>Khost</b>	<b>75%</b>
- 2
 Big rental markets with large ISET Populations
 

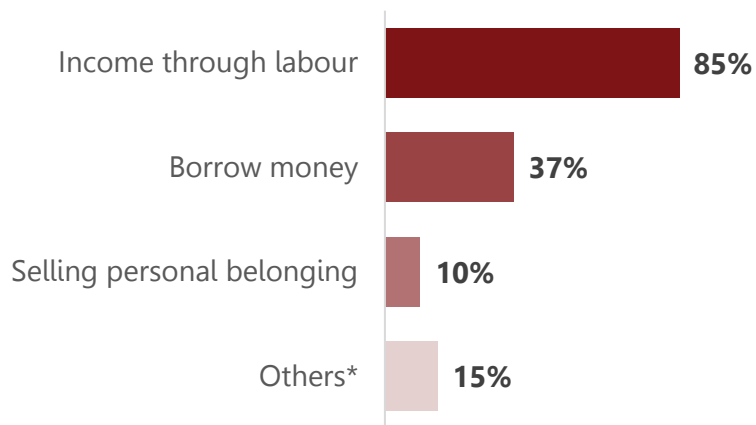
<b>Jalalabad</b>	<b>51%</b>
<b>Mazar</b>	<b>46%</b>

Exceptions:

Dispute Focal Point	City	Proportion
Community leadership	<b>Jalalabad</b>	<b>42%</b>
Religious leader	<b>Kandahar</b>	<b>38%</b>

# Livelihood & Income

## HHs by main reported source of income in the last 30 days



Borrow was reported to be higher in:  
**① Bamyan 62%**      **② Kunduz 46%**

## HHs by reported Primary income source in the last 30 days



\*Business, formal contract and farming

## HHs reported to be holding debt, February 2022



## HH Debt to monthly income ratio, February 2022



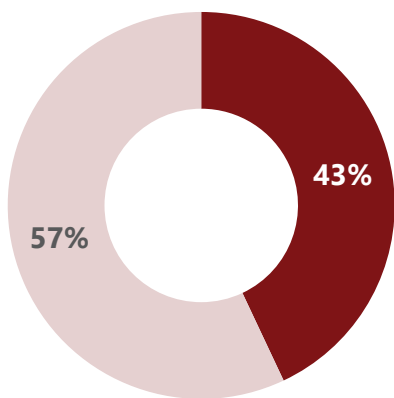
■ HH Monthly Income ■ HH Debt

HH Debt ratios ranged from 4 times (Kandahar) monthly income to 14 times (Bamyan) monthly income, by location



# Livelihood & Income

### HHs reporting having not paid rent on time

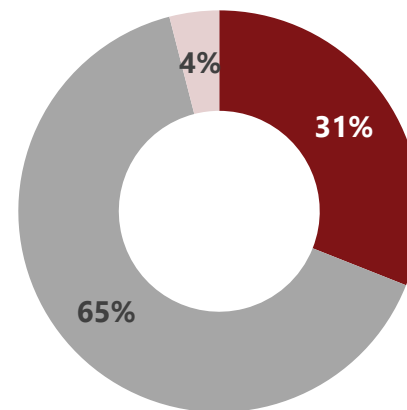


■ Not paid on time ■ Paid on time

Main reported reason HHs reported that they were unable to pay rent on time:

**Breadwinner not paid on time 77%**

### KIs reporting at least one HH eviction in their gozar in the last 3 months



■ Yes ■ No ■ Don't Know

Main reported reason KIs reported that HHs had been evicted:

**Renter unable to pay rent 88%**





# Conclusion

- ❖ Households reported difficulty in paying rent due to inability to access sufficient cash; **low paying causal labour occupations** have limited household's rental options restricting the ability to pay for rent an associated services, **increasing Household reliance on debt and borrowing.**
- ❖ Key Informants noted a **rise in the supply of vacant shelters and fall in demand has resulted in lower rent costs.** This was usually due to the fall in nominal rental rates, rather than absolute rates.
- ❖ Both KIs and HHs reported rent cost to vary regionally based on household and room size. HHs noted that **larger, extended HHs necessitated larger shelters, leading to larger costs on rent and services.** Larger cities like Herat and Kandahar were an exception, where **high rental costs limited HHs' ability to rent larger shelters, regardless of household size.**







3

# Discussion & Feedback



**Shelter Cluster Afghanistan**  
ShelterCluster.org  
Coordinating Humanitarian Shelter



**UNHCR**  
The UN Refugee Agency

**REACH**

Informing  
more effective  
humanitarian action



Contact:

**Karim Mirzad**

[Karim.mirzad@reach-initiative.org](mailto:Karim.mirzad@reach-initiative.org)



**Shelter Cluster Afghanistan**  
ShelterCluster.org  
Coordinating Humanitarian Shelter



**UNHCR**  
The UN Refugee Agency

**REACH** Informing  
more effective  
humanitarian action