

# Research Terms of Reference

## Rental Assessment of Key Urban Markets

AFG2107

Afghanistan

November 2021

Version 1.1

**REACH** Informing  
more effective  
humanitarian action

## 1. Executive Summary

<b>Country of intervention</b>	Afghanistan				
<b>Type of Emergency</b>	<input type="checkbox"/>	Natural disaster	<input checked="" type="checkbox"/>	Conflict	<input type="checkbox"/> Other (specify)
<b>Type of Crisis</b>	<input checked="" type="checkbox"/>	Sudden onset	<input type="checkbox"/>	Slow onset	<input type="checkbox"/> Protracted
<b>Mandating Body/ Agency</b>	United Nations High Commissioner for Refugees (UNHCR)/ Emergency Shelter and Non-Food Items (ES/NFI) Cluster				
<b>IMPACT Project Code</b>	02iAQW				
<b>Overall Research Timeframe</b> (from research design to final outputs / M&E)	15/12/2021 to 31/03/2022				
<b>Research Timeframe</b> Add planned deadlines (for first cycle if more than 1)	1. Pilot/ training: 20/11/2021		6. Preliminary presentation: 10/03/2021		
	2. Start collect data: 23/01/2021		7. Outputs sent for validation: 17/03/2022		
	3. Data collected: 10/02/2021		8. Outputs published: 24/04s/2022		
	4. Data analysed: 28/02/2021		9. Final presentation: 31/03/2022		
	5. Data sent for validation: 12/12/2021				
<b>Number of assessments</b>	<input checked="" type="checkbox"/>	Single assessment (one cycle)			
	<input type="checkbox"/>	Multi assessment (more than one cycle)			
<b>Humanitarian milestones</b> Specify <b>what</b> will the assessment inform and <b>when</b> e.g. The shelter cluster will use this data to draft its Revised Flash Appeal;	<b>Milestone</b>		<b>Deadline</b>		
	<input type="checkbox"/>	Donor plan/strategy	__/__/__		
	<input type="checkbox"/>	Inter-cluster plan/strategy	__/__/__		
	<input checked="" type="checkbox"/>	Cluster plan/strategy	31/03/2022		
	<input type="checkbox"/>	NGO platform plan/strategy	__/__/__		
	<input type="checkbox"/>	Other (Specify):	__/__/__		
<b>Audience Type &amp; Dissemination</b> Specify <b>who</b> will the assessment inform and <b>how</b> you will disseminate to inform the audience	<b>Audience type</b>		<b>Dissemination</b>		
	<input type="checkbox"/> Strategic		<input type="checkbox"/> General Product Mailing (e.g. mail to NGO consortium; HCT participants; Donors)		
	<input checked="" type="checkbox"/> Programmatic		<input checked="" type="checkbox"/> Cluster Mailing (Education, Shelter and WASH) and presentation of findings at next cluster meeting		
	<input checked="" type="checkbox"/> Operational		<input checked="" type="checkbox"/> Presentation of findings (e.g. at HCT meeting; Cluster meeting)		
	<input type="checkbox"/> [Other, Specify]		<input checked="" type="checkbox"/> Website Dissemination (Relief Web & REACH Resource Centre)		

<b>Detailed dissemination plan required</b>	<input checked="" type="checkbox"/> X	Yes	<input type="checkbox"/> No
<b>General Objective</b>	To inform ES/NFI Programme Strategy and provide necessary information for Cash for Rent (CfR) activities, REACH will conduct an assessment of rental markets in 8 urban centres across the country (Kabul, Kandahar, Jalalabad, Mazar, Faizabad, Gardez, Bamyán, and Herat) to understand how best to implement rental assistance to households in the largest urban markets in each of Afghanistan's 8 selected regions.		
<b>Specific Objective(s)</b>	<ol style="list-style-type: none"> <li>1. Understand the demographic profile of urban tenants and property services providers in Afghanistan, as well as their linkages to rental opportunities.</li> <li>2. Understand the costs and conditions of rented accommodation for tenants in key urban housing markets in Afghanistan.</li> <li>3. Evaluate the cost and, availability, and absorption capacity of urban rental markets, and willingness to rent by rental service providers of rental properties in urban environments in Afghanistan.</li> <li>4. Identify the state of the rental market to inform cash-based interventions such as CfR and Occupancy Free of Charge (OFC), and other rent-based programmes in key urban areas of Afghanistan.</li> </ol>		
<b>Research Questions</b>	<ol style="list-style-type: none"> <li>1. What is the demographic profile of urban tenants and property service providers in Afghanistan, and what role do these demographics play in access in renting?</li> <li>2. What are the general conditions, cost, and coping mechanisms related to renting for renters in urban centres in Afghanistan, and how do these challenges differ by regional urban centre?</li> <li>3. What is the average rental costs for each of the urban areas targeted by the assessment, and are these rental costs affordable and reasonable?</li> <li>4. What are the current issues around the supply and availability of rental properties in Urban environments, and are these issues faced equally by the same groups and in the same regional urban centres?</li> <li>5. How have rental markets and the ability to pay for rent changed over the last year, and how has this affected overall rental markets?</li> <li>6. How do costs for services impact rental behavior for tenants, and what is the quality and access for different services for tenant households?</li> <li>7. What are the overall rental trends, stability, and absorption capacity of the rental markets in Afghanistan?</li> </ol>		
<b>Geographic Coverage</b>	8 urban centres across the country (Kabul, Kandahar, Jalalabad, Mazar, Kunduz, Khost, Bamyán, and Herat)		
<b>Secondary data sources</b>	Global Shelter Cluster, <a href="#">Humanitarian Rental Market Interventions: A Review of Best Practices, April 2020.</a> Global Shelter Cluster, <a href="#">Humanitarian Rental Market Interventions: A Review of Best Practices, April 2020.</a> REACH, <a href="#">Whole of Afghanistan Assessment (WoAA) 2020: Multisectoral and Sectoral Factsheet Booklet, August-September 2020.</a> UNOCHA, <a href="#">Afghanistan Humanitarian Needs Overview, November 2020.</a>		
<b>Population(s)</b>	<input type="checkbox"/> X	IDPs in camp	<input checked="" type="checkbox"/> X IDPs in informal sites
	<input checked="" type="checkbox"/> X	IDPs in host communities	<input checked="" type="checkbox"/> X IDPs [Other, Specify]
	<input type="checkbox"/> X	Refugees in camp	<input type="checkbox"/> Refugees in informal sites
	<input type="checkbox"/> X	Refugees in host communities	<input type="checkbox"/> Refugees [Other, Specify]
	<input checked="" type="checkbox"/> X	Host communities	<input type="checkbox"/> [Other, Specify]

<b>Stratification</b>	X	Geographical #: 8 Key Urban Rental Markets Population size per strata is known? <input type="checkbox"/> Yes X No	<input type="checkbox"/> Group #: ___ Population size per strata is known? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> [Other Specify] #: ___ Population size per strata is known? <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Data collection tool(s)</b>	X	Structured (Quantitative)	<input type="checkbox"/> Semi-structured (Qualitative)	
		<b>Sampling method</b>	<b>Data collection method</b>	
<b>Structured data collection tool # 1</b>	X	Purposive <input type="checkbox"/> Probability / Simple random <input type="checkbox"/> Probability / Stratified simple random <input type="checkbox"/> Probability / Cluster sampling <input type="checkbox"/> Probability / Stratified cluster sampling <input type="checkbox"/> [Other, Specify]	X Key informant interview (Target #): 484 (Approximately 60 per city) <input type="checkbox"/> Group discussion (Target #): _____ <input type="checkbox"/> Household interview (Target #): _____ <input type="checkbox"/> Individual interview (Target #): _____ <input type="checkbox"/> Direct observations (Target #): _____ <input type="checkbox"/> [Other, Specify] (Target #): _____	
<b>Structured data collection tool # 2</b>	<input type="checkbox"/>	Purposive <input type="checkbox"/> Probability / Simple random <input type="checkbox"/> Probability / Stratified simple random <input type="checkbox"/> Probability / Cluster sampling <input type="checkbox"/> Probability / Stratified cluster sampling X Probability / 2-stage stratified random	<input type="checkbox"/> Key informant interview (Target #): _____ <input type="checkbox"/> Group discussion (Target #): _____ X Household interview (Target #): 3,151 (403 per city, including 5% buffer) <input type="checkbox"/> Individual interview (Target #): _____ <input type="checkbox"/> Direct observations (Target #): _____ <input type="checkbox"/> [Other, Specify] (Target #): _____	
<b>Target level of precision if probability sampling</b>		95% level of confidence	5+/- % margin of error	
<b>Data management platform(s)</b>	X	IMPACT	<input type="checkbox"/> UNHCR	
<b>Expected output type(s)</b>	<input type="checkbox"/>	Situation overview #: __	X	Report #: 1
	X	Presentation (Preliminary findings) #: 1	<input type="checkbox"/>	Presentation (Final) #: 1
	<input type="checkbox"/>	Interactive dashboard #: _	<input type="checkbox"/>	Webmap #: __
	X	Dataset #: 2	<input type="checkbox"/>	Profile #: __
<b>Access</b>	X	Public (available on REACH resource center and other humanitarian platforms)		
	<input type="checkbox"/>	Restricted (bilateral dissemination only upon agreed dissemination list, no publication on REACH or other platforms)		
<b>Visibility</b> Specify which logos should be on outputs	<b>REACH</b> <b>Donor: UNHCR</b> <b>Coordination Framework: ES/NFI</b> <b>Partners: N/A</b>			

## 2. Rationale

### 2.1 Background

Following widespread conflict across Afghanistan over 2021, hundreds of thousands of Afghan households have been displaced, over 550,780 people according to the United Nations Office for the Coordination of Humanitarian Affairs

(UNOCHA), the majority of whom have fled to major urban centres for safety.<sup>1 2</sup> While displacement accelerated throughout the summer, the influx of Internally Displaced Persons (IDPs) increased in August 2021, and many IDPs settled in public areas of Kabul and other cities, where they are now unsupported and living in camp-like conditions. In Kabul alone, 17,600 IPs were living in such conditions, and have been verified by UNOCHA to be in need of assistance.<sup>3</sup>

Current reports suggest that humanitarian conditions in Afghanistan may continue to worsen; a report by ACAPS published on 23 August noted that over 28,000 people have been affected by flooding, over 3 million by drought, 152,000 by COVID-19, and 9.5 million people by increasing food insecurity.<sup>4</sup> These trends, coupled with the increased concerns over protection and a looming economic crisis,<sup>5</sup> are likely to push many other Afghans to flee to urban centres, creating pressure to create camps and more formal humanitarian structures in order to support what are likely to be IDP needs beyond those that host communities will be able to comfortably absorb.

Among the myriad of needs, shelter remains a key concern for households affected by conflict in Afghanistan; In the most recent Humanitarian Needs Overview, it was noted that the 2020 Whole of Afghanistan Assessment found that shelter was the second most high-priority need for most shock-affected people in Afghanistan, after food.<sup>6</sup> The 2020 Whole of Afghanistan assessment found that over half of all households (55%) had an ES/NFI Sectoral need. This was often related to severe needs across multiple area, which resulted in considerable expenses that made meeting other sectoral needs difficult. A total of 81% of households did not have an adequate heating device, and 28% of households reported that their shelters were significantly or fully damaged. Over 1 in 10 households with debt reported that rental costs or shelter repairs were the reason for their debt.<sup>7</sup> Additional REACH studies on shelter have found shelter to be the household's largest expense, which often draws away from other critical needs, compounding vulnerability.<sup>8</sup>

## **2.2 Intended impact**

In response to concerns of the possible formation of camps, the ES/NFI Cluster, in coordination with the Inter-Cluster Coordination Team (ICCT), has engaged in a strategy to provide cash for rent rental assistance to displaced households without shelter so that they can instead rent already existing houses and apartments. This would thereby avoid the formation of camps in major urban centres, where services are likely to be much poorer, including greater concerns of protection for vulnerable individuals. However, in order to successfully design and implement a rental support programme, a rental assessment needs to be conducted.<sup>9</sup> Without accurate data, the right prices, neighborhoods, and housing types cannot be identified, and the targeting of the programme will remain ad-hoc and unable to adequately address the needs of the population.<sup>10</sup>

To conduct this, the ES/NFI Cluster has requested REACH to conduct a rental assessment of renters (including property agents, landlords, and community leaders involved in housing allocation) and tenants/renters in each of the largest urban rental markets of Afghanistan's 8 regions: Kabul (Central), Bamyan (Central Highlands), Jalalabad (East), Khost (South East), Kandahar (South), Herat (West), Mazar (North), and Kunduz (North East).

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<sup>1</sup> [United Nations, Afghanistan: 270,000 newly displaced this year, warns UNHCR, 13 July 2021.](#)

<sup>2</sup> [IOM, Afghanistan Situation: Situation Report #1, 19 August 2021.](#)

<sup>3</sup> [UNOCHA, Afghanistan: Internal Displacement in Kabul, Flash Update No.4, 15 August 2021.](#)

<sup>4</sup> [ACAPS, Afghanistan: Humanitarian impact and trends analysis, 23 August 2021.](#)

<sup>5</sup> [Alan Rappeport, "Afghanistan Faces Economic Shock as Sanctions Replace Foreign Aid," The New York Times, 21 August 2021.](#)

<sup>6</sup> [UNOCHA, Afghanistan Humanitarian Needs Overview, November 2020.](#)

<sup>7</sup> [REACH, Whole of Afghanistan Assessment \(WoAA\) 2020: Multisectoral and Sectoral Factsheet Booklet, August-September 2020.](#)

<sup>8</sup> [REACH, Local Architecture Review, November 2020.](#)

<sup>9</sup> [Global Shelter Cluster, Humanitarian Rental Market Interventions: A Review of Best Practices, April 2020.](#)

<sup>10</sup> [Global Shelter Cluster, Tip Sheet 1: Assessment and Analysis, November 2020.](#)

### 3. Methodology

#### 3.1 Methodology overview

A mixed methodology will be applied to assess rental market capacity and access to accommodation for households in 8 large urban centers (Kabul, Kandahar, Jalalabad, Mazar, Kunduz, Khost, Bamyān, and Herat) across Afghanistan. It will include:

- a) an extensive secondary data review to understand the key areas of the city conducive to an upscale in rental activity, the profiles of likely property agents and small, household renters, identify the main actors on rental market and define the main indicators which were used for the previously conducted assessments;
- b) HH interviews with tenants who are residing in neighborhoods with affordable average rent cost, excluding wealthy areas and with no basic infrastructure and services as well as areas where IDPs are not accepted;
- c) KI interviews with rental service providers (property agents) to better understand the availability, cost and general condition of renting accommodation.

Each methodology will be used to answer the following Research Questions:

#### Household Interviews and Key Informant Interviews:

- What is the demographic profile of urban tenants and property service providers in Afghanistan, and what role do these demographics play in access in renting?

#### Household Interviews:

- What are the general conditions, cost, and coping mechanisms related to renting for tenants in urban centres in Afghanistan, and how do these challenges differ by displacement status or regional urban centre?
- What is the average rental costs for each of the urban areas targeted by the assessment, and are these rental costs affordable and reasonable?
- How have rental markets and the ability to pay for rent changed over the last year, and how has this affected overall rental markets?
- How do costs for services impact rental behavior for tenants, and what is the quality and access for different services for tenant households?

#### Key Informant Interviews:

- What are the current issues around the supply and availability of rental properties in Urban environments, and are these issues faced equally by the same groups and in the same regional urban centres?
- What are the overall rental trends, stability, and absorption capacity of the rental markets in Afghanistan?

#### 3.2 Population of interest

The population of Interest for this assessment covers two groups: Households that are renting, and Key Informants (typically community leadership, property agents, or landlords of varying size and scope) that provide property rental services, including houses or apartments. These two groups are elaborated on in greater detail below:

- **Household Tenants:** These are populations that rent either houses or apartments. The specific populations will be from the neighborhoods assessed through a secondary data review to be best suited for renting, meaning mainly residential, and low to middle income earning households. Wealthy areas, or highly commercial or industrial areas of each city will be removed. A 2-stage random-sampling approach will be used, in which the areas defined as suitable neighborhoods or gozars, will be randomly selected, and within each households will be randomly sampled. All data will be collected and analyzed at a representative household level of analysis.

- **Key Informant Rental Service Providers:** These are individuals, mainly landowners (either large professional landowners or small household landowners), property agents or land brokers working for rental companies, or community leaders who have detailed knowledge about the supply of housing in each area. All data will be collected at an individual, indicative level, focusing on the individual property owner/agent, and the properties they own/manage. The results will also be indicative and averaged across rental service providers.

Both populations will be drawn from the largest urban rental housing markets (the areas of each city with suitable and affordable properties for renting) in each of Afghanistan's 8 Regions, identified by region by the national Afghanistan ES/NFI Cluster in the table below:

**Table 1: Largest Urban Rental Markets in Afghanistan, by Region, October 2021:**

OID	Region	Province	Municipality
1	Central	Kabul	Kabul
2	Central Highlands	Bamyan	Bamyan
3	East	Nangarhar	Jalalabad
4	North	Balkh	Mazar-i-Sharif
5	North East	Kunduz	Kunduz
6	South	Kandahar	Kandahar
7	South East	Khost	Matun
8	West	Herat	Herat

The population will be assessed at city level. The second group are property agents who rent out the property in corresponding city for at least three months. All data will be collected between 21 November and 4 December 2021.

### 3.3 Secondary data review

To understand a complex nature of rental market system and a household's ability to access adequate shelter and housing the literature listed in Table 2 below will be studied in order to develop tools and identify the right areas of each city to sampled:

**Table 2. Data sources for secondary data review**

Source	Document
UNOCHA	<a href="#">Afghanistan Humanitarian Needs Overview, November 2020.</a>
REACH	<a href="#">Whole of Afghanistan Assessment (WoAA) 2020: Multisectoral and Sectoral Factsheet Booklet, August-September 2020.</a>
REACH	<a href="#">Local Architecture Review, November 2020.</a>
Global Shelter Cluster	<a href="#">Humanitarian Rental Market Interventions: A Review of Best Practices, April 2020.</a>
Global Shelter Cluster	<a href="#">Tip Sheet 1: Assessment and Analysis, November 2020.</a>
UNOCHA, Afghanistan	<a href="#">Internal Displacement in Kabul, Flash Update No.4, 15 August 2021.</a>
ACAPS, Afghanistan	<a href="#">Humanitarian impact and trends analysis, 23 August 2021.</a>
IOM	<a href="#">Afghanistan Situation: Situation Report #1, 19 August 2021.</a>
The New York Times, Alan Rappeport	<a href="#">"Afghanistan Faces Economic Shock as Sanctions Replace Foreign Aid," 21 August 2021.</a>

United Nations, Afghanistan	<a href="#">270,000 newly displaced this year, warns UNHCR, 13 July 2021.</a>
UN-HABITAT	<a href="#">State of Afghan Cities Report: Volume II, December 2015</a>
UNHCR	<a href="#">Rental Market Analysis Tools</a>
NRC, Afghanistan	Shelter Market Assessment Report, June 2018

Following this, REACH's operations team will work through its key informant networks to identify the ideal gozars (neighbourhoods) that represent areas that the tenant households the ES/NFI Cluster intends to target are likely to be able to afford to live in, so that they may be assessed. In addition, at least one key informant, either a property agent, community leader, or household or large professional landlord, will be identified, and personal contact information collected, so that they may be interviewed as a rental service provider in each of the eight target cities. This review will also identify how much of rental properties were rented out by property dealers and how many were rented by individual households (who are, in many cases relatives to the people renting their property). This will create a comprehensive database of each neighbourhood to be assessed, from both a tenant and rental service provider perspective.

### 3.4 Primary Data Collection

The assessment will cover 8 urban centers and taking into consideration all population groups renting accommodation as well as officially registered real estate agents (property agents) and landlords.<sup>11</sup> The full research cycle will be coordinated by REACH from drafting the ToR, to the collection of data, data analysis and dissemination phase. The assessment will use a quantitative data collection approach through two components: a representative, 2-stage stratified random sample of HHs, and purposive sample of KIs. This approach will be supplemented with the secondary data review. Training of enumerators will last 3 days, and include 2 days training and 1 day of pilot. This will include training and pilot for both tools and methodologies, which will be conducted in tandem. As a principal, no respondents younger than age 18 will be interviewed.

#### **HH data collection**

For Household data collection, The REACH Field Teams will work through networks in each city to identify the most suitable neighbourhoods (gozars) with housing markets that most households in need of rental assistance will be able to afford. These include having affordable pricing for properties (excluding wealthy areas), sufficient presence of services, and exclusion of non-residential areas. After identifying the key neighbourhoods for the assessment to cover, REACH will implement a 2-stage random sampling approach with a 95% confidence level and 5% margin of error, to understand the main challenges faced by tenants at local level rental market. To do this, of the identified Gozar list, gozars will be randomly selected. Within these selected gozars, households will again be randomly selected for interview. All findings will be representative at the, "urban rental market" level, constituting the neighbourhoods identified by the REACH field teams as suitable for the household assessments. They will not represent the cities themselves. Using the Secondary data review and State of Afghan Cities Report (Volume II) as a guide, REACH will develop the sampling frame based on the information collect.

<sup>11</sup> Household population groups will be limited to low and middle income earning households, and include both IDP and host community tenants.



**Table 3: Proposed Household Data Collection Sampling Framework, October 2021:**

OID	Region	Province	Municipality	Households	Gozars	Sample (based on households with 5% buffer)	Clusters (Gozars to Sample)
1	Central	Kabul	Kabul	662,869	236 <sup>12</sup>	520	92
2	Central Highlands	Bamyan	Bamyan	22,910	16	435	16
3	East	Nangarhar	Jalalabad	48,820	95	592	66
4	North	Balkh	Mazar-i-Sharif	119,838	403	496	104
5	North East	Kunduz	Kunduz	52,340	171	528	85
6	South	Kandahar	Kandahar	78,227	82	588	68
7	South East	Khost	Matun	37,040	51	439	49
8	West	Herat	Herat	110,400	262	508	95
<b>Total</b>				<b>1,132,444</b>	<b>1,316</b>	<b>4,106</b>	<b>575</b>

For the 2-stage random sample, first, a random selection of gozars that have been identified by the field teams as suitable for rental, thereby constituting the, “urban rental market” will be selected. A 95% confidence interval and 5% margin of error sample each urban rental market (a maximum of 403 interviews including 5% buffer) will be distributed across all of the randomly selected gozars selected for assessment. As noted above, these criteria includes criteria such as the affordability of housing for vulnerable categories of population, availability of basic infrastructure and services, and acceptance of IDPs in the area. Interviews will be proportionally distributed between the randomly selected gozars based on the proportion of estimated number of households in each gozar, which will be collected during the SDR.

Within each gozar, HHs will be sampled by their dwelling, from which information has been gathered from the State of Afghan Cities Report, Volume I,<sup>13</sup> chosen through systematic sampling in each of the gozars designated for data collection. The sampling will be divided proportionally between gozars in each city, so larger gozars will receive a greater number of interviews. For example, if there are 2 gozars in a city, one with 3000 households, and another with 1,000 households  $403 \times 0.75 = 302$  interviews will be done in gozar 1 and  $403 \times 0.25 = 101$  interviews will be done in gozar 2. Only respondents who are renting or are age 18 or above will be interviewed. If the respondent does not meet these criteria, they will be skipped and the respondent in the next shelter will be interviewed.

Within each gozar, the population of the gozar will be divided by the number of interviews that have been proportionally divided to be in that gozar. For instance, in the example above, if there are 3000 households in gozar 1, an 302 interviews are needed, the enumerators will skip  $3000/302 = 9.93 = 10$  households. As it is not possible given the available data to separate households from dwelling, So each enumerator will start on a street in each gozar, and skip every 10 dwellings before interviewing the household inside. If the household is not there or does not consent to be interviewed, the enumerator will go to the next household and then interview them there. In the event of high-rises or buildings with multiple dwellings in them, a randomized method of selection, in which a random number will be generated by the Kobo tool, will be used to help select the floor and room (the enumerator will count up the number of floors based on the number generated, and then go to the floor the number corresponds to).

<sup>12</sup> Due to a lack of available data on gozar lists and populations in Kabul, REACH will use UNDP settlement dataset to sample Kabul. While there are fewer gozars than normal using this data, the overall population is very similar, leading to similar overall results.

<sup>13</sup> [State of Afghan Cities Report, Volume I](#)



In each regional municipality, 6 enumerators lead by team leaders will be recruited, or a total of 54 enumerators country wide. The team leader will manage the household enumerators and act as the contact point in the field for the enumerators. Each enumerator will be expected to complete 6 interviews a day.

### KI list

During the SDR contact details of property agents, landlords, and community leaders with information on the rental supply markets will be gathered by REACH staff for the creation of a KI list for each city. Enumerators will be recruited to conduct at least 5 interviews a day. KIs will be sampled purposively – REACH will interview as many KIs as it can based on how many suitable gozars are identified for household assessment, with the condition that all KIs interviewed are property renters and have been renting properties for at least 3 months prior to data collection. Otherwise they will not be interviewed. Because the number of gozars from which each KI will be selected will vary by city, the number of enumerators to be recruited will vary based on the overall size of each city. One key informant will be interviewed for each neighbourhood that is assessed, as in many cases the KIs will be community leaders that need to be engaged with directly to work in each location anyway. A table of the number of estimated interviews per city is below. These estimates were reached following identifying the assessed neighbourhoods (gozars) in each city for Household assessment, and then finding a rental service provider that provide rental services in the same neighbourhood (gozar). Community leaders are also able to fulfil a similar role:

**Table 4: Proposed Key Informant Interview Data Collection Sampling Framework, October 2021:**

OID	Region	Province	Municipality	Key Informants
1	Central	Kabul	Kabul	100
2	Central Highlands	Bamyan	Bamyan	32
3	East	Nangarhar	Jalalabad	73
4	North	Balkh	Mazar-i-Sharif	113
5	North East	Kunduz	Kunduz	85
6	South	Kandahar	Kandahar	68
7	South East	Khost	Matun	51
8	West	Herat	Herat	96
<b>Total</b>				<b>618</b>

### 3.5 Data Processing & Analysis

The data collected by enumerators will be cleaned and analysed on daily basis by data and assessment teams that will check for consistency, outliers, and logic in responses provided and will provide feedback to team leaders and enumerators for additional clarification. Data will be stored on IMPACT Kobo accounts. The data analysis team will share anonymized raw and cleaned data along with the value cleaning log with IMPACT HQ for validation. This will be the case for both Household and Key Informant Interviews.

Data analysis will be done using coding in R. The findings from HH data collection will be generalizable at the municipality level with a 95% confidence level and 5% margin of error. Where possible, HH findings will be disaggregated with HH's

displacement status, head of HH age, gender and HH income variables in order to have an opportunity to tailor Cash for Rent (CfR) programming specifically for female or elderly headed households. These will be done with chi-squared significance tests as recommended by the REACH significance testing guidelines.<sup>14</sup> These disaggregations will only be done at national level, due to the likely lower sample size, and will involve significance tests to ensure that at a global level, the data is representative of each group's population.

Key Informant information will be presented at municipal and overall level only. As the data collected will only be able to be purposive in its reflection of the population, further disaggregation of the data should be avoided. Within each municipality, results will be either averaged (with mean and median amounts included) or will be presented as unweighted. Together, the two data streams will constitute a market based approach for the assessment, where both Supply and Demand can be fully examined.

## 4. Key ethical considerations and related risks

The proposed research design meets / does not meet the following criteria:

<i>The proposed research design...</i>	<i>Yes/ No</i>	<i>Details if no (including mitigation)</i>
... Has been coordinated with relevant stakeholders to <b>avoid unnecessary duplication</b> of data collection efforts?	Yes	
... <b>Respects respondents, their rights and dignity</b> ( <i>specifically by: seeking informed consent, designing length of survey/ discussion while being considerate of participants' time, ensuring accurate reporting of information provided</i> )?	Yes	
... Does not <b>expose data collectors to any risks as a direct result</b> of participation in data collection?	Yes	
... Does not <b>expose respondents / their communities to any risks as a direct result</b> of participation in data collection?	Yes	
... Does not involve <b>collecting information on specific topics which may be stressful and/ or re-traumatising</b> for research participants (both respondents and data collectors)?	Yes	
... Does not involve <b>data collection with minors</b> i.e. anyone less than 18 years old?	Yes	
... Does not involve <b>data collection with other vulnerable groups</b> e.g. persons with disabilities, victims/ survivors of protection incidents, etc.?	Yes	
... Follows IMPACT SOPs for management of <b>personally identifiable information</b> ?	Yes	

<sup>14</sup> [IMPACT, IMPACT Quantitative Data Analysis Guidelines for Probability Samples: Guidance Note on Significance Testing, September 2021](#)

## 5. Roles and responsibilities

Table 3: Description of roles and responsibilities

Task Description	Responsible	Accountable	Consulted	Informed
Research design	Assessment Officer	Assessment Manager	GVA Research Design& Data Unit	ES/NFI Cluster
Supervising data collection	Senior Project Officer	Programme Manager	Data Base Officer	Assessment Officer
Data processing (checking, cleaning)	Data Base Officer	Data Base Manager	Assessment Officer	Senior Project Officer
Data analysis	Data Base Officer	Data Base Manager	Assessment Officer	GVA Research Design& Data Unit
Output production	Assessment Officer	Research Manager	GVA Research and Reporting Unit	Country Coordinator
Dissemination	Assessment Officer	Research Manager	ES/NFI Cluster	Country Coordinator
Monitoring & Evaluation	Research Manager	Country Coordinator	GVA Research Design& Data Unit	UNHCR Programmes
Lessons learned	Assessment Officer	Research Manager	Country Coordinator	GVA Research Design& Data Unit

**Responsible:** the person(s) who executes the task

**Accountable:** the person who validates the completion of the task and is accountable of the final output or milestone

**Consulted:** the person(s) who must be consulted when the task is implemented

**Informed:** the person(s) who need to be informed when the task is completed

## 5. Data Analysis Plan

Please see the attachment [through this link](#).

## 6. Data Management Plan

It is available upon request.

## 7. Monitoring & Evaluation Plan

IMPACT Objective	External M&E Indicator	Internal M&E Indicator	Focal point	Tool	Will indicator be tracked?
Humanitarian stakeholders are accessing IMPACT products	Number of humanitarian organisations accessing IMPACT services/products  Number of individuals accessing IMPACT services/products	# of downloads of x product from Resource Center	Country request to HQ	User_log	x Yes
		# of downloads of x product from Relief Web	Country request to HQ		x Yes
		# of downloads of x product from Country level platforms	Country team		<input type="checkbox"/> Yes
		# of page clicks on x product from REACH global newsletter	Country request to HQ		x Yes
		# of page clicks on x product from country newsletter, sendingBlue, bit.ly	Country team		<input type="checkbox"/> Yes
		# of visits to x webmap/x dashboard	Country request to HQ		<input type="checkbox"/> Yes
IMPACT activities contribute to better program implementation and coordination of the humanitarian response	Number of humanitarian organisations utilizing IMPACT services/products	# references in HPC documents (HNO, SRP, Flash appeals, Cluster/sector strategies)	Country team	Reference_log	ES/NFI Cluster documents
		# references in single agency documents			
Humanitarian stakeholders are using IMPACT products	Humanitarian actors use IMPACT evidence/products as a basis for decision making, aid planning and delivery	Perceived relevance of IMPACT country-programs	Country team	Usage_Feedback and Usage_Survey template	Will target ES/NFI Cluster and its partners
		Perceived usefulness and influence of IMPACT outputs			
		Recommendations to strengthen IMPACT programs			
		Perceived capacity of IMPACT staff			
		Perceived quality of outputs/programs			
	Number of humanitarian documents (HNO, HRP, cluster/agency strategic plans, etc.) directly informed by IMPACT products	Recommendations to strengthen IMPACT programs			
Humanitarian	Number and/or percentage of	# of organisations providing resources (i.e. staff, vehicles,	Country team		x Yes

stakeholders are engaged in IMPACT programs throughout the research cycle	humanitarian organizations directly contributing to IMPACT programs (providing resources, participating to presentations, etc.)	meeting space, budget, etc.) for activity implementation		Engagement_log	x Yes  x Yes
		# of organisations/clusters inputting in research design and joint analysis			
		# of organisations/clusters attending briefings on findings;			