

1. Executive Summary

Country of intervention	Syria					
Type of Emergency	<input type="checkbox"/>	Natural hazard	<input type="checkbox"/>	Conflict	<input type="checkbox"/>	Other (<i>specify</i>)
Type of Crisis	<input type="checkbox"/>	Sudden onset	<input type="checkbox"/>	Slow onset	<input checked="" type="checkbox"/>	Protracted
Mandating Body/ Agency	UNHCR					
IMPACT Project Code	16 GJX					
Overall Research Timeframe	07/10/2025 to 31/12/2025					
Research Timeframe <i>Add planned deadlines (for first cycle if more than 1)</i>	1. Pilot/ training: 13/10/2025 to 16/10/2025		6. Preliminary presentation: 17/12/2025_			
	2. Start collect data: 22/10/2025		7. Outputs sent for validation: 18/12/2025			
	3. Data collected: 30/11/2025		8. Outputs published: 31/12/2026			
	4. Data analysed: 02/10/2025		9. Final presentation: TBD			
	5. Data sent for validation: 02/12/2025					
Number of assessments	<input checked="" type="checkbox"/>	Single assessment (one cycle)				
	<input type="checkbox"/>	Multi assessment (more than one cycle) <i>[Describe here the frequency of the cycle]</i>				
Humanitarian milestones <i>Specify what will the assessment inform and when</i>	Milestone		Deadline (can be tentative)			
	<input type="checkbox"/>	Donor plan/strategy	_ _ / _ _ / _ _ _ _			
	<input type="checkbox"/>	Inter-cluster plan/strategy	_ _ / _ _ / _ _ _ _			
	<input checked="" type="checkbox"/>	Cluster plan/strategy	Syria Shelter/NFI Sector Humanitarian Needs and Response Planning (HNRP) workshop - to be defined by Shelter sector			
	<input type="checkbox"/>	NGO platform plan/strategy	_ _ / _ _ / _ _ _ _			
	<input type="checkbox"/>	Other (Specify):	_ _ / _ _ / _ _ _ _			
Audience Type & Dissemination <i>Specify who will the assessment inform and how you will disseminate to inform the audience</i>	Audience type		Dissemination			
	<input type="checkbox"/>	Strategic	<input checked="" 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 type="checkbox"/>	Operational	<input checked="" type="checkbox"/> Presentation of findings (e.g. at HCT meeting; Cluster meeting)			
	<input type="checkbox"/>	[Other, Specify]				

		<input type="checkbox"/> Website Dissemination (Relief Web & REACH Resource Centre) <input type="checkbox"/> [Other, Specify]		
Stakeholder mapping	<input type="checkbox"/> Yes	<table border="1"> <tr> <td data-bbox="874 309 951 557">X</td> <td data-bbox="951 309 1422 557">No</td> </tr> </table>	X	No
X	No			
General Objective	<p>The assessment seeks to validate and refine existing historical data on housing damage across Syria, with a focus on verifying the extent, typology, and severity of structural impacts previously identified through the Shelter/Non-Food Items (NFI) Sector’s analytical reviews. Through targeted data collection in communities historically reporting significant levels of housing damage, the assessment will complement and validate existing secondary information, providing a harmonized and comparable evidence base on housing damage across locations through a uniform methodology. It will also gather complementary information on occupancy status, socio-economic conditions of residents, and rehabilitation needs. The results will inform the Shelter/NFI Sector’s contribution to the 2026 Syria’s Humanitarian Needs and Response Planning (HNRP) and support prioritization and strategic planning for housing rehabilitation in Syria.</p>			
Specific Objective(s)	<ol style="list-style-type: none"> 1) Validate and quantify the scale and characteristics of housing damage in target communities across Syria <ul style="list-style-type: none"> • Estimate the total number of housing units (damaged and undamaged) in each community to benchmark community-level housing stock. • Classify housing typology and dominant construction materials to contextualize structural vulnerabilities. • Verify and contextualize patterns of housing damage across communities by assessing the extent and distribution of damage categories (no, partial, complete), geographic concentration, and underlying causes. 2) Explore the level of availability, functionality and coverage of essential infrastructure and public services in target communities across Syria <ul style="list-style-type: none"> • Evaluate physical conditions and accessibility of road networks within and around the assessed communities. • Assess electricity grid functionality and coverage, including streetlighting in the assessed communities. • Estimate water network, including sewerage systems, coverage and functionality in the assessed communities. • Map the availability and operational status of essential facilities, such as schools and health facilities, in the assessed communities. 3) Examine housing occupancy patterns and the socio-economic profile of residents in damaged housing units in target communities across Syria <ul style="list-style-type: none"> • Estimate occupancy share of housing units across different damage categories and corresponding drivers 			

	<ul style="list-style-type: none"> • Identify the main population and household types residing in damaged housing, including vulnerable groups • Explore tenure arrangements in damaged housing and access barriers to legal documentation • Assess reported health, safety, and protection concerns associated with living in damaged housing <p>4) Identify repair and rehabilitation needs, as well as barriers to recovery</p> <ul style="list-style-type: none"> • Estimate the share of damaged housing units that can be rehabilitated versus those requiring demolition. • Identify community housing reconstruction priorities and ongoing household-level self-repair initiatives • Determine whether recent housing assessments or assistance have been provided in the communities and by which actor • Map the key obstacles to repairing or rebuilding housing, including financial, legal, and material constraints. <p>5) Provide an overview of assessed communities housing market dynamics, focusing on availability, affordability, and legal accessibility</p> <ul style="list-style-type: none"> • Estimate the availability of vacant, undamaged housing units (for rent or purchase) • Estimate current rental prices and their trends over the past year • Assessing changes in average rent price compared to the last 12 months • Identifying the main drivers contributing to rent increases and perceived housing shortages • Explore the implications of vacant housing availability and rent affordability trends for displaced, returnee, and host households <p>6) Examine the interaction between housing damage and return dynamics</p> <ul style="list-style-type: none"> • Assess the extent to which housing damage prevents returnees from resettling in their original homes • Identify the primary housing, land, and property documentation barriers to return and how these may hinder durable solutions • Explore the main problems returnees face upon returning to damaged homes
<p>Research Questions</p>	<p>1) What is the scale, characteristic and distribution of housing damages in target communities across Syria?</p> <ul style="list-style-type: none"> • What is the approximate total number of housing units (damaged and intact) in each target community? • What are the dominant housing typologies and construction materials in the assessed areas? • What is the percentage of damaged housing units per damage category no, partial, complete) in each target community, and how do housing damage patterns vary geographically across communities? • What is the main cause of housing damage across target communities?

- 2) **What is the condition of essential infrastructure and public services in target communities across Syria, in terms of availability, functionality, and coverage?**
 - What is the current condition of road networks within and around these communities?
 - What is the level of functionality and coverage of the electricity grid, including streetlighting?
 - What is the coverage and operational status of the water and sewerage networks? What is the availability and functionality of key public facilities such as schools and health centers?
- 3) **What is the pattern of damaged housing occupancy and what is the socio-economic profile of residents in damaged houses, in target communities across Syria?**
 - What proportion of housing units across damage categories are currently occupied, and what are the drivers behind occupancy in damaged units?
 - What are the demographic and socio-economic profiles of households residing in damaged housing, and which vulnerable groups are most represented?
 - What are the most prevalent tenure arrangements among residents in damaged housing, and what are the barriers to accessing legal housing documentation?
 - What are the health, safety, and protection challenges reported by households living in damaged housing units?
- 4) **What are the main repair and rehabilitation needs in targeted communities across Syria, and what barriers hinder recovery?**
 - What proportion of damaged housing units are repairable versus requiring demolition?
 - What are the main community priorities regarding housing reconstruction, and what self-repair initiatives are underway?
 - Have recent housing assessments or assistance programs been implemented in the assessed communities, and by which actors?
 - What are the main financial, legal and material obstacles to repairing or rehabilitating damaged housing units in target communities across Syria?
- 5) **What are the current housing market dynamics in terms of availability, affordability, and legal access in target communities across Syria?**
 - To what extent are vacant and undamaged housing units available to households in target communities across Syria?
 - What are the current rental prices, how have they evolved over the past 12 months and what are the main drivers of this change? How do housing availability and affordability levels affect internally displaced people (IDPs), returnees, and host households in target communities across Syria?
- 6) **How does the extent of housing damage influence return dynamics and returnees' ability to resettle in their original homes in target communities across Syria?**
 - To what extent does housing damage prevent resettlement of returnees in their original homes?

	<ul style="list-style-type: none"> • What are the main housing, land and properties (HLP) barriers that hinder return and durable solutions? • What challenges returnees face when returning to damaged homes? 			
Geographic Coverage	<p>The housing damage assessment at the national level includes a proposed list of 1,437 communities reporting 10% or more damaged housing units based on the Shelter/NFI Sector's Secondary Data Analysis dataset and based on REACH's Humanitarian Situation Overview of Syria (HSOS) in July 2025 dataset. Community is defined here as administrative level 4 (Admin 4) units according to OCHA's official classification. In this context, each 'community' corresponds to the smallest administrative unit recognized by OCHA, which serves as the primary geographic level for data collection and reporting in the assessment. In As-Sweida, where the pilot assessment will be conducted, data will be collected from 49 proposed communities by the Shelter Sub-national sector between 14 and 16 October 2025, with interviews being conducted either in person or by phone, depending on the physical accessibility of the locations and the availability of the KIIs.</p>			
Secondary data sources	<p>UNHCR secondary data review "Syria Damage Assessment" – Internal document – collating historical housing damage data IMPACT(2023), "Research Design Guidelines Version 1.1" IMPACT (February 2024) "Damage Impact Analysis Izium city, Kharkivska Oblast, Ukraine" Syria Shelter Sector (2025) "Housing Rehabilitation Guidelines Syria 2025" IMPACT (July 2023), "Rapid Assessment Northwest Syria on Earthquake Shelter Damage and IDP Movement Intentions" REACH (March 2017), "Shelter and NFI Assessment: Syria" REACH (September 2018), "Satellite Detected Severity of Structure Damage – Menbij"</p>			
Population(s) <i>Select all that apply</i>	<input type="checkbox"/>	IDPs in camp	<input type="checkbox"/>	IDPs in informal sites
	<input checked="" type="checkbox"/>	IDPs in host communities	<input type="checkbox"/>	IDPs [Other, Specify]
	<input type="checkbox"/>	Refugees in camp	<input type="checkbox"/>	Refugees in informal sites
	<input checked="" type="checkbox"/>	Refugees in host communities	<input type="checkbox"/>	Refugees [Other, Specify]
	<input checked="" type="checkbox"/>	Host communities	<input type="checkbox"/>	[Other, Specify]
Stratification <i>Select type(s) and enter number of strata</i>	<input type="checkbox"/>	Geographical #: ___ Population size per strata is known? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/>	Group #: ___ Population size per strata is known? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
			<input type="checkbox"/>	[Other Specify] #: _ – Population size per strata is known? <input type="checkbox"/> Yes <input type="checkbox"/> No
Data collection tool(s)	<input checked="" type="checkbox"/>	Structured (Quantitative)	<input type="checkbox"/>	Semi-structured (Qualitative)
	Sampling method		Data collection method	
Structured data collection tool # 1 <i>Select sampling and data collection method and specify target # interviews</i>	<input checked="" 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 <input type="checkbox"/> [Other, Specify]		<input checked="" type="checkbox"/> Key informant interview (Target #): Tentative 1,437 communities, corresponding to 1,761 KIIs - depending on Shelter/NFI Sector partners' data collection capacity and availability <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 #): _____	
	Gender		Age	

Disaggregation by gender and age <i>Are you planning to conduct sex/age disaggregated analysis?</i>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Yes		
	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	No		
Data management platform(s)	<input checked="" type="checkbox"/>	IMPACT	<input type="checkbox"/>	UNHCR		
	<input type="checkbox"/>	[Other, Specify]				
Expected output type(s)	<input type="checkbox"/>	Situation overview #: 1	<input type="checkbox"/>	Report #: __	<input type="checkbox"/>	Profile #: __
	<input checked="" type="checkbox"/>	Presentation (Preliminary findings) #: 1	<input checked="" type="checkbox"/>	Presentation (Final) #: 1	<input checked="" type="checkbox"/>	Situation Overview #: 1
	<input type="checkbox"/>	Interactive dashboard #:_	<input type="checkbox"/>	Webmap #: __	<input type="checkbox"/>	Map #: __
	<input type="checkbox"/>	[Other, Specify] #: __				
Access	<input checked="" type="checkbox"/>	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)				
Visibility <i>Specify which logos should be on outputs</i>	REACH [By default unless specified otherwise]					
	Donor: UNHCR					
	Coordination Framework: Syria Shelter/NFI Sector					
	Partners: /					

2. Rationale

- **Background**

Fourteen years into the crisis, Syria continues to grapple with a severe housing and infrastructure deficit that undermines stability, recovery, and the prospects for safe and dignified living conditions. According to the 2025 Humanitarian Needs and Response Plan (HNRP), one-third of the country’s housing stock has been damaged or destroyed, while essential infrastructure, such as roads, water networks, electricity, and sanitation systems, remains largely non-functional.¹ Around 7.4 million people remain internally displaced,² including more than 1.5 million living in tents, unfinished buildings, or overcrowded collective centres never designed for long-term habitation.³ The February 2023 earthquakes further compounded these vulnerabilities, destroying an additional 47,000 homes and displacing over 50,000 families, exacerbating already critical shelter and NFI needs.⁴

Displacement and return movements continue to evolve within this fragile socio-economic and security landscape. As of October 2025, an estimated 1.9 million individuals had returned to their areas of origin since December 2024.⁵ Many of these returnees have gone back to damaged, looted, or structurally unsafe homes, particularly in Damascus, Aleppo, Idlib, and Homs governorates. Meanwhile, northwest Syria continues to host nearly two million IDPs across more than 1,500 camps and informal settlements, with approximately 700,000 living in substandard shelters and facing recurring seasonal hazards.⁶

¹ OCHA (July 2025), [“Syrian Arab Republic: Humanitarian Response Priorities \(January to December 2025\)”](#)

² UNHCR (October 2025), [“Operational data portal – Syria”](#)

³ OCHA (July 2025), [“Syrian Arab Republic: Humanitarian Response Priorities \(January to December 2025\)”](#)

⁴ Ibidem

⁵ UNHCR (October 2025), [“Operational data portal – Syria”](#)

⁶ Global Shelter Cluster (October 2025), [“Syria Overview”](#)

Against this backdrop, the broader humanitarian situation remains dire. Over 90% of Syrians live below the poverty line, and 16.5 million people are in need of humanitarian assistance in 2025.⁷ Despite ongoing efforts, the Shelter and NFI Sector has been able to reach only 4.2% of its 811,000 targeted beneficiaries as of October 2025, underscoring the magnitude of unmet needs.⁸

- **Intended impact**

Against this backdrop, the Nationwide Housing Damage Assessment was commissioned by the Shelter and Non-Food Items (NFI) Sector to inform the 2026 Humanitarian Needs and Response Plan (HNRP) workshop and guide strategic planning for the coming cycle. The initiative aligns closely with the sector's core priorities, namely, evidence-based and adaptive programming, enhanced coordination, and geographically focused interventions in areas of high displacement and return,⁹ to strengthen resilience and support early recovery across Syria.

This assessment represents the first comprehensive nationwide review of housing damage since the establishment of the interim government and the consolidation of humanitarian coordination structures. It seeks to provide a unified and validated overview of housing conditions and essential service infrastructure at the community level. By combining the verification of historical housing damage data with the collection of new evidence on housing typology, occupancy status, socio-economic conditions, and rehabilitation needs, the assessment aims to generate a harmonized and comparable evidence base to support sectoral prioritization and inform strategic decision-making.

Beyond quantifying the extent of physical destruction, the assessment also explores the protection risks associated with housing damage, particularly for returnees, including housing, land, and property (HLP) barriers and access to basic services such as WASH, electricity, and road infrastructure. In doing so, it seeks to bridge the gap between humanitarian and early recovery agendas, contributing to the broader durable solutions framework and the design of integrated, area-based responses.

Ultimately, the assessment aims to deliver actionable insights that can guide return planning, shelter rehabilitation, and area-based programming, while strengthening coordination between national and sub-national stakeholders. Through its comprehensive analytical scope, it provides the foundation for a more coherent, data-driven shelter response that supports long-term recovery and resilience-building across Syria.

3. Methodology

3.1 Methodology overview

The assessment will employ a quantitative research design based on Key Informant Interviews (KIIs) with individuals possessing strong local knowledge on housing conditions and damage levels at the community level across Syria. The assessment follows a deductive approach, aimed at validating and updating existing housing damage data that are historically fragmented and methodologically inconsistent.

Key Informants will be purposively selected through the professional networks of Shelter Sector partners, focusing on individuals with strong local knowledge, understood as sustained, first-hand familiarity with community-level housing conditions through their professional or community roles (e.g., municipal staff, engineers or contractors, community leaders, humanitarian field focal points). While KI-based approaches are commonly used in hard-to-access environments where technical surveys are not feasible, it is recognised that informants may differ in their exposure to specific areas or in their technical understanding of structural damage. To mitigate this, REACH will conduct comprehensive enumerator training, emphasising probing techniques and internal survey triangulation to improve data reliability. Any inconsistencies or knowledge gaps encountered during data collection will be fully acknowledged and documented in the final output.

⁷ OCHA (July 2025), "[Syrian Arab Republic: Humanitarian Response Priorities \(January to December 2025\)](#)"

⁸ Global Shelter Cluster (October 2025), "[Syria Overview](#)"

⁹ OCHA (July 2025), "[Syrian Arab Republic: Humanitarian Response Priorities \(January to December 2025\)](#)"

Target locations were identified through a systematic secondary data review (SDR) compiled by the Syria Shelter Sector, which consolidated available housing damage datasets up to 2019. Building on this evidence base, both the sampling framework and analytical design were informed by the SDR findings. A blanket sampling approach was applied, covering all communities identified in the SDR as having 10% or more housing damage, and further expanded to include locations reporting moderate or higher shelter damage in the July 2025 HSOS exercise.

Data collection will be partner-led and conducted either in person or remotely by phone to ensure broad geographic coverage and data reliability. Contribution to data collection efforts is voluntary, with Shelter Sector partners mobilized through a dedicated coordination platform, the Housing Damage Assessment Technical Working Group (TWIG), to indicate availability across target locations. Close coordination with the Shelter/NFI Sector will optimize resource use, prevent duplicate coverage, and ensure consistency in data collection procedures across communities.

3.2 Population of interest

- **Geographical area assessed**

The housing damage assessment has a nationwide geographical scope and adopts a deductive analytical approach, aimed at validating and harmonizing historical housing damage data compiled by the Syria Shelter/NFI Sector through a systematic secondary data review (SDR). The sampling frame includes a total of 1388 communities, including 1,085 communities identified in the SDR as having 10% or more damaged housing units, complemented by 303 additional communities reporting moderate or higher levels of damage in REACH's Humanitarian Situation Overview of Syria (HSOS, July 2025). In addition, a pilot will be conducted in As-Sweida Governorate, covering 49 communities pre-selected and proposed by the Sub-national Shelter Sector based on recorded evidence of housing damage.

Community is here defined here as administrative level 4 (Admin 4) units according to OCHA's official classification. In this context, each 'community' corresponds to the smallest administrative unit recognized by OCHA, which serves as the primary geographic level for data collection and reporting in the assessment.¹⁰ To ensure robust and reliable findings, the number of KIIs per community will be proportional to the most updated available population size:¹¹

- Fewer than 10,000 inhabitants: 1 KII
- 10,000–100,000 inhabitants: 3 KIIs
- More than 100,000 inhabitants: 5 KIIs
- Damascus: 9 KIIs

The overall sampling frame, including the pilot in As-Sweida, accounts thus for a total of 1,437 communities, corresponding to a total of 1761 target KIIs.

While this approach maximizes coverage of communities with documented damage, it introduces uneven geographic representation, over-representing locations with extensive historical data and under-representing areas with limited or no prior assessments. This reflects prior data availability, and hence, programmatic focus, and historical funding distribution, rather than the absence of damage in underrepresented communities.

As such, findings are not statistically representative at the national level but provide a partial, confirmatory overview of housing conditions across Syria, supporting validation of historical data and enabling evidence-based prioritization for shelter interventions.

¹⁰ OCHA (January 2017), "[Humanitarian Atlas – Syria](#)"

¹¹ IOM (June 2025) "[Syrian Arab Republic Displacement Data](#)"

- **Population assessed**

The population of interest for this assessment includes three main respondent groups: local authorities, engineers and technical professionals, and community leaders, purposively sampled to provide reliable and triangulated information on housing damage. Selection of respondents will be based on their direct knowledge of housing conditions, structural integrity, and community dynamics within each assessed area. Purposeful identification and selection of Key Informants, including snowballing where relevant, will rely heavily on the professional networks and localized knowledge of Shelter Sector partners supporting data collection. To ensure partners can accurately identify the most appropriate KI profiles for this assessment, REACH will conduct an enumerator training prior to both the pilot and the nationwide data collection. Consequently, the selection of the respondent, particularly in communities where only one KII is required, will remain at the discretion of the Shelter Sector partner, guided by the default prioritisation criterion of choosing the profile most likely to provide comprehensive and reliable information.

Local authorities bring a comprehensive understanding of local governance, planning, and service delivery, including insights into housing needs, challenges, and the perceptions of both displaced and host populations. Engineers and technical professionals contribute critical expertise on structural assessment, damage classification, repair methodologies, and construction safety standards, ensuring that technical aspects of housing damage are accurately captured. Community leaders offer ground-level perspectives on the neighborhoods most affected, vulnerable households, and social dynamics, providing context on recovery priorities and potential barriers to rehabilitation.

Each respondent profile offers valuable insights, administrative, technical, or community-based, into local housing conditions. In communities where multiple KIIs are conducted, a mix of these profiles is encouraged to provide a more comprehensive and layered understanding of damage and housing needs. In communities with only one KII, the purposive selection of the most knowledgeable across all the different sections of the questionnaire and well-positioned informant ensures that the information collected remains reliable and sufficiently detailed. Together, this approach allows the assessment to generate consistent, contextually grounded insights across all communities, supporting accurate analysis and evidence-based prioritization for shelter interventions.

3.3 Secondary data review

The assessment builds on three distinct levels of secondary data review (SDR), each serving a specific analytical and methodological function.

The first level of SDR constitutes the foundational evidence base of this assessment. It draws primarily on the comprehensive SDR conducted by the Syria Shelter Sector, which consolidated all available datasets and assessments related to community-level housing damage up to 2019. This body of evidence, though fragmented and outdated, provided the most extensive national repository of information on housing destruction. It formed the cornerstone for the deductive methodological framework of the current assessment. In line with the Shelter Sector's explicit request, this approach seeks to validate and update the historical evidence on housing damage through a standardized, nationally harmonized methodology. The findings from this first-level SDR directly informed both the design of the sampling framework and the development of the analytical approach adopted for the assessment.

The second level of SDR focused on establishing the technical and methodological foundations of the data collection tools. This phase entailed a comprehensive review of existing technical documentation on housing damage assessment, including methodological guidelines, indicator frameworks, and previous assessment exercises implemented in the Syrian context and beyond. The objective was to ensure that the Key Informant Interview (KII) questionnaire reflected both international good practices and context-specific realities. As such, this SDR stage guaranteed technical robustness, conceptual clarity, and comparability of indicators, aligning the tool with global assessment standards while ensuring coherence with national frameworks.

The third level of SDR will be conducted during the analytical phase to contextualize and enrich the interpretation of findings. Specifically, it will support the analysis of Research Question 6, which explores the relationship between housing damage

levels and return dynamics at the community level. This review will facilitate triangulation between primary data collected through KIIs and secondary evidence, thereby enabling a nuanced understanding of how varying degrees of housing damage influence living conditions, displacement patterns, and return movements. For this purpose, all relevant thematic and temporally aligned datasets will be utilized. These include, among others, REACH's upcoming *Assessment of Movement Intentions in IDP Sites in Syria*, which seeks to examine internally displaced persons' (IDPs) anticipated movement timelines, decision-making factors, and barriers to achieving durable solutions.¹² Integrating such evidence will strengthen the analytical depth of the assessment and ensure that findings are grounded in a comprehensive and multi-source evidence base.

Finally, depending on resource availability, the findings will also be triangulated with satellite imagery analysis of building destruction in the areas identified as most severely affected. This additional layer of verification will allow for a more objective validation of reported housing damage, complementing key informant data with independently verifiable spatial evidence. Incorporating remote sensing data will also enhance the overall robustness and credibility of the assessment by helping to identify potential reporting biases or coverage gaps in ground-level data. Beyond validation, this approach will enable a more precise geographic visualization of damage patterns, thereby supporting spatial prioritization and resource allocation for the Shelter Sector's upcoming planning processes.

3.4 Primary Data Collection

The primary data collection component of this assessment will adopt a quantitative approach, relying on structured KIIs designed to capture community-level information on housing damage. The KII questionnaire will be developed by REACH assessment staff in close coordination with partners of the Syria Shelter Sector, ensuring both technical robustness and contextual relevance. The collaborative design process aims to foster stakeholder consensus, enhance methodological transparency, and ensure that the tool adequately reflects the operational realities of partners active across different regions of Syria.

Data collection will be implemented directly by partners of the Syria Shelter Sector, whose voluntary participation will be coordinated through a dedicated mechanism — the Housing Damage Assessment Technical Working Group (TWIG), chaired by the Shelter Sector. The TWIG will serve as the central coordination and information-sharing platform throughout the data collection phase. Partners will register their availability and intended geographic coverage collaboratively via a shared document hosted through TWIG. This participatory coordination mechanism will enable real-time visibility of partner commitments, thereby minimizing potential overlaps in community coverage, optimizing resource allocation, and maximizing the geographic coverage of the assessment.

Key Informant Interviews will be conducted either in person or remotely (via phone), depending on partners' access and contextual feasibility. The selection of KIs will follow non-probabilistic purposive and snowball sampling approaches, leveraging both the professional and personal networks of participating partners. This method ensures that respondents are individuals with sufficient knowledge of housing conditions and damage in their respective communities, while maintaining operational flexibility in areas with restricted access.

To ensure data quality and consistency across field teams, two enumerator trainings will be organized. The first will support the pilot phase, scheduled to take place in 49 communities across As-Sweida Governorate between 14 and 16 October 2025, while the second will prepare enumerators for the nationwide rollout, planned between 21 and 30 October 2025. In total, the assessment aims to cover 1,137 communities across Syria. These training sessions will standardize enumerator understanding of the questionnaire, reinforce adherence to methodological protocols, and strengthen partners' capacity for accurate and reliable data collection.

¹² REACH (October 2025) "[Assessing movement intentions in IDP sites in Syria – Terms of References \(TOR\)](#)"

3.5 Data Processing & Analysis

The analysis will follow a deductive reasoning approach, building upon the existing body of secondary evidence on housing damage consolidated during the first-level Secondary Data Review (SDR). The assessment seeks to validate and update this historical evidence through a standardized and comparable national dataset, rather than to test a specific hypothesis or explore new conceptual dimensions. Accordingly, the analytical framework will be structured around predefined indicators reflecting the nature, extent, and patterns of housing damage at the community level.

Collected data will undergo systematic cleaning, validation, and consistency checks to ensure completeness and reliability. Quantitative analysis will primarily rely on descriptive statistics to examine the distribution and typology of damage across geographic areas and community profiles. Aggregations will be conducted at the community level, allowing for comparative analysis across governorates and districts. As data will be derived through non-probabilistic purposive and snowball sampling, findings will not be statistically representative, but rather indicative and analytical in nature, offering an evidence-based validation of pre-existing datasets.

Interpretation of results will emphasize patterns, correlations, and spatial consistencies between reported damage levels and other contextual variables (e.g., accessibility, displacement, return movements). The reasoning will remain deductive, with the objective of confirming or challenging existing evidence and narratives on the spatial distribution of housing damage in Syria.

To enhance analytical depth and ensure triangulation, primary data findings will be cross-referenced with relevant external sources, notably REACH's [Assessment of Movement Intentions in IDP Sites in Syria](#). This will enable the identification of synergies and complementary insights between levels of housing damage and return intentions, providing a more comprehensive understanding of the relationship between physical destruction, living conditions, and displacement dynamics. Finally, subject to resource availability, findings will be triangulated with satellite imagery of building destruction in the most severely affected communities. This will serve to validate KI-reported data, strengthen the credibility of results, and provide a spatial overview of damage patterns at community level to support Shelter Sector planning and prioritization.

3.6 Limitations

While KIIs are a widely used approach in hard-to-access contexts, this methodology has inherent limitations. The reliability and completeness of data depend on the knowledge, experience, and perspective of the selected informants, which can vary across individuals and locations. In communities with multiple KIIs, triangulation across administrative, technical, and community-based profiles can improve robustness, but in communities with only one KII, the findings rely entirely on a single informant's knowledge. Additionally, the level of detail in the questionnaire may exceed what a KI can accurately report, particularly regarding technical aspects of housing conditions or structural damage. Informants may also have uneven exposure to all neighborhoods within a community. Although purposive selection of knowledgeable respondents, enumerator training, and internal checks help mitigate these issues, these limitations will be explicitly acknowledged in analysis and reporting, especially when aggregating KII responses at the community level.

Another limitation of this housing damage assessment lies in the uneven geographic distribution of assessed communities across governorates. This imbalance stems from the varying availability and quality of pre-existing assessments and secondary data, which form the foundation of the sampling frame. As a result, certain governorates are overrepresented, with a higher concentration of assessed communities, while others remain underrepresented or entirely absent due to limited prior data availability. This uneven coverage may constrain the comparability of results across governorates and reduce analytical visibility in areas where no historical assessments were conducted.

Consequently, findings should be interpreted as indicative rather than conclusive, reflecting KI reported trends within the targeted sample rather than statistically representative insights at the national level.

4. Key ethical considerations and related risks

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

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

5. Roles and responsibilities

Task Description	Responsible	Accountable	Consulted	Informed
<i>Research design</i>	Senior Assessment Officer (SAO)	SAO	Syria Shelter Sector Senior Research Manager (SRM) Shelter, CCCM, Climate Assessment Specialist (HQ)	Country Representative (CR)
<i>Supervising data collection</i>	REACH Field Officers (Fos)	SAO	Syria Shelter Sector	SRM

Data processing (checking, cleaning)	Data Specialist (DS)	SAO	Research and Reporting HQ unit	SRM
Data analysis	DS	SAO	Research and Reporting HQ unit	SRM
Output production	SAO	SAO	Research and Reporting HQ unit Syria Shelter Sector	SRM
Dissemination	SAO	SAO	Research and Reporting HQ unit Syria Shelter Sector	SRM
Monitoring & Evaluation	SAO	SAO	Syria Shelter Sector	SRM, REACH Syria Project Development Unit
Lessons learned	SAO	SAO	RM, FOs NES SNFI WG	

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

6. Data Analysis Plan

Separately available in Excel format

7. Data Management Plan

Administrative Data			
Research Cycle name	Syria Nationwide Housing Damage Assessment		
Project Code	SYR2109		
Donor	UNHCR		
Project partners	Syria Shelter/NFI Sector, Housing Damage Technical Working Group (TWIG)		
Research Contacts	Anais Momoli, anais.momoli@impact-initiatives.org Salman Almohamad salman.almohamad@reach-initiative.org		
Data Management Plan Version	Date: 13/10/2025	Version: 1	
Documentation and Metadata			
What documentation and metadata will accompany the data? <i>Select all that apply</i>	<input checked="" type="checkbox"/>	Data analysis plan	<input checked="" type="checkbox"/> Data Cleaning Log, including: X Deletion Log X Value Change Log
	<input type="checkbox"/>	Code book	<input type="checkbox"/> Data Dictionary
	<input type="checkbox"/>	Metadata based on HDX Standards	<input type="checkbox"/> [Other, Specify]
Ethics and Legal Compliance			
Which ethical and legal measures will be taken?	<input checked="" type="checkbox"/>	Consent of participants to participate	<input type="checkbox"/> Consent of participants to share personal information with other agencies
	<input checked="" type="checkbox"/>	No collection of personally identifiable data will take place	<input checked="" type="checkbox"/> Gender, child protection and other protection issues are taken into account
	<input checked="" type="checkbox"/>	All participants reached age of majority	<input type="checkbox"/> [Other, Specify]
Who will own the copyright and Intellectual Property Rights for the data that is collected?	IMPACT		
Storage and Backup			
Where will data be stored and backed up during the research?	<input checked="" type="checkbox"/>	IMPACT/REACH Kobo Server	<input type="checkbox"/> Other Kobo Server: <i>[specify]</i>
	<input type="checkbox"/>	IMPACT Global Physical / Cloud Server	<input type="checkbox"/> Country/Internal Server
	<input type="checkbox"/>	On devices held by REACH staff	<input type="checkbox"/> Physical location <i>[specify]</i>
	<input type="checkbox"/>	[Other, Specify]	
Which data access and security measures	<input checked="" type="checkbox"/>	Password protection on devices/servers	<input checked="" type="checkbox"/> Data access is limited to <i>[REACH staff for raw data]</i>

have been taken?	<input type="checkbox"/>		<input type="checkbox"/>	
	<input type="checkbox"/>	Form and data encryption on data collection server	<input type="checkbox"/>	Partners signed an MoU if accessing raw data
	<input type="checkbox"/>	[Other, Specify]		
Kobo Access Rights				
Account Name(s)	Person(s)		Type of Kobo access	
enumsyr	Syria Shelter/NFI Sector partners who participate to data collection		<input type="checkbox"/> View <input type="checkbox"/> Edit	X Submit Data <input type="checkbox"/> Download Data
anaismomoli evelyngakinya	Anais Momoli, SAO Evelyn Gakinya, Data Specialist		X View X Edit	<input type="checkbox"/> Submit Data X Download Data
Raw Data Access Rights				
Raw Data Access	Reason		Person	
Accountable	Senior Assessment Officer		Anais Momoli	
Access	Data Specialist		Evelyn Gakinya	
Preservation				
Where will data be stored for long-term preservation?	<input type="checkbox"/>	IMPACT / REACH Global Cloud / Physical Server	<input type="checkbox"/>	OCHA HDX
	X	REACH Country Server	<input type="checkbox"/>	[Other, Specify]
Data Sharing				
Will the data be shared publically?	X	Yes	<input type="checkbox"/>	No, only with mandating agency / body
Will all data be shared?	<input type="checkbox"/>	Yes	X	No, only cleaned and anonymised data will be shared
	<input type="checkbox"/>	No, [Other, Specify]		
Where will you share the data?	X	REACH Resource Centre	<input type="checkbox"/>	OCHA HDX
	<input type="checkbox"/>	Humanitarian Response	X	Bilateral dissemination to response partners, response mailing lists
Data protection risk assessment				
Have you completed the Indicators Risk Assessment table below?	X	Yes	<input type="checkbox"/>	No, no information that potentially allows identification of individuals is to be collected.

[Please complete the first 4 columns in the Indicators Risk Assessment table below]

Risk indicator (including direct and indirect identifiers)	Type of identification risk	Disclosure implications	Benefits	Class	Required mitigation

Responsibilities	
Data collection	Anais Momoli, anais.momoli@impact-initiatives.org
Data cleaning	Evelyn Gakinya evelyn.gakinya@impact-initiatives.org
Data analysis	Evelyn Gakinya evelyn.gakinya@impact-initiatives.org
Data sharing/uploading	Anais Momoli, anais.momoli@impact-initiatives.org

8. 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	# 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		X Yes

		# of visits to x webmap/x dashboard	Country request to HQ		X 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	Syria Shelter/NFI Sector strategy ahead of Humanitarian Needs and Response Plan (HNRP)
		# 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 Number of humanitarian documents (HNO, HRP, cluster/agency strategic plans, etc.) directly informed by IMPACT products	Perceived relevance of IMPACT country-programs	Country team	Usage_Feedback and Usage_Survey template	REACH Syria product annual usage survey
		Perceived usefulness and influence of IMPACT outputs			
		Recommendations to strengthen IMPACT programs			
		Perceived capacity of IMPACT staff			
		Perceived quality of outputs/programs			
Recommendations to strengthen IMPACT programs					
Humanitarian stakeholders are engaged in IMPACT programs throughout the research cycle	Number and/or percentage of humanitarian organizations directly contributing to IMPACT programs (<i>providing resources, participating to presentations, etc.</i>)	# of organisations providing resources (i.e.staff, vehicles, meeting space, budget, etc.) for activity implementation	Country team	Engagement_log	X Yes
		# of organisations/clusters inputting in research			X Yes

	design and joint analysis				
	# of organisations/clusters attending briefings on findings;			X Yes	