

Housing Assessment

Housing Program Survey

September 2024 | Republic of Moldova

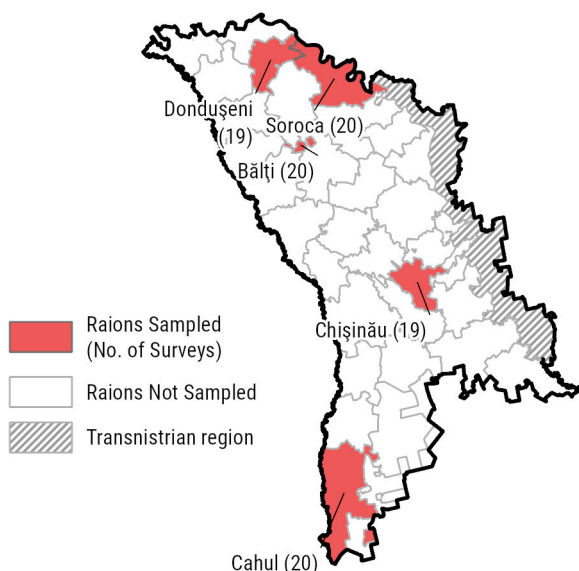
Key Messages

- **Almost half of assessed housing units with refugee tenants were shared with at least one other family**, with the overwhelming majority shared between the refugee and host family
- The type of housing support selected most frequently by assessed refugee tenants was **repairs**. However, at the time of data collection, **almost 2/3 of assessed housing units had not received any kind of repair** in the year prior to data collection
- **Only 1/4 of assessed housing units were found to be both internally and externally accessible.**

Context & Rationale

The conflict in Ukraine has led to widespread displacement of Ukrainians, including to Moldova, with over 123,000 refugees recorded in Moldova as of July 2024.¹ The prolonged conflict in Ukraine has prompted a shift away from emergency aid to more sustainable solutions, including sustainable housing solutions for Ukrainian refugees.² This assessment aims to better understand the quality of housing units available to Ukrainian refugees. Housing units included in this assessment are drawn from a beneficiary list provided by the World Food Programme (WFP) under their cash-for-host program. This type of program has similarly been implemented by Catholic Relief Services (CRS) and provides cash assistance to individuals hosting refugees in their home. This assessment ultimately hopes to inform the planning and implementation of housing programming by humanitarian actors involved in the Refugee Coordination Forum.

Map 1: Housing Assessment Geographic Coverage



Assessment Overview

The Housing Program Survey aimed to provide critical insight into the quality and conditions of housing units as well as the experience of refugee families residing in these units. **Please note, the term "housing units", as used here, is meant to refer to the subset of housing units selected from the sampling frame of cash-for-host program beneficiaries.** The assessment covered 5 raions (shown in Map 1): Chisinau, Donduseeni, Soroca, Balti, and Cahul.

Methodology:

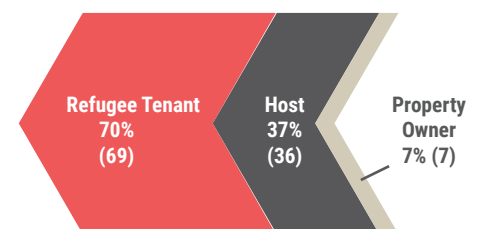
Quantitative data collection was undertaken in partnership with CRS Moldova from August 13 - August 23, 2024. A total of 98 surveys were included in the final analysis. The survey included 2 components:

1. Refugee Family Survey (page 2): a survey with the refugee tenant and/or the host or property owner covering costs, living situation, and the refugee tenant's experience living in the unit
2. Property Assessment (page 3): direct observation of the unit by the enumerator, including a technical assessment of the unit's physical conditions.

The findings from this assessment are indicative and should not be considered representative of all housing units. For more information, please see the Housing Assessment [Terms of Reference](#) and [Data Analysis Plan](#).

% of surveys by respondent type* (n=98)

* Respondents could select multiple choice options



Note on subsets: A total of 98 housing units were included in the analysis. However, some questions in the survey were only asked to refugee tenants (n=69) and some questions were only asked if the unit being assessed was occupied by refugee tenants at the time of data collection (n=90). Subset sizes for each indicator are specified.

Refugee Family Survey

REFUGEE FAMILY DEMOGRAPHICS (n=69)



26% of assessed refugee families with minors⁴



20% of assessed refugee families had at least one individual over 60

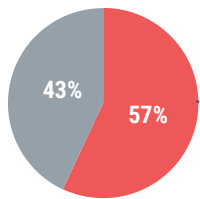


17% of assessed refugee families had at least one individual with low mobility⁵

COSTS



97% of assessed units' tenants did not pay rent (n=98)



Paid utilities
Did not pay utilities

57% of assessed units' tenants paid utilities in the month prior to data collection (n=95)

600 MDL* median amount paid in utilities in the month prior to data collection for assessed units (n=54)

* 600 MDL is equivalent to 30.77€ (1€ = 19.50 MDL)

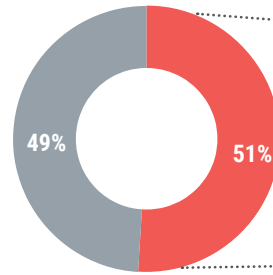
LIVING SITUATION IN OCCUPIED UNITS (n=90)



3 average number of total individuals living in the same housing unit

84% of assessed units' refugee tenants had been living there for more than a year

% of assessed housing units shared* between the refugee family and at least one other family



Unit shared with at least one other family
Not shared

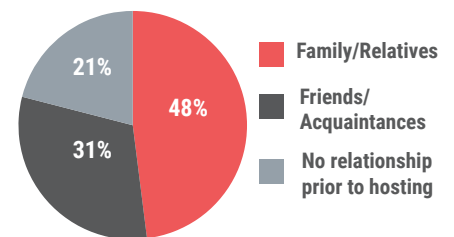
% of shared assessed housing units by who the unit is shared with (n=46)

Host family 89%

Other Ukrainian refugees 11%

* Units are considered separate only if there are separate entrances that can be secured with a lock

48% of assessed housing units' refugee tenants were relatives of their host family



REFUGEE TENANT EXPERIENCE (n=69)



86% of assessed refugee tenants were very satisfied or satisfied with their current living conditions

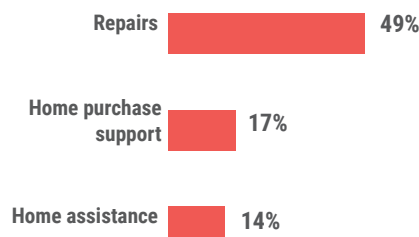


92% of assessed refugee tenants had no agreement (neither a verbal agreement nor a written contract) for their unit at the time of data collection

PERCEIVED HOUSING SUPPORT NEEDED (n=69)

Top 3 types of housing support needed, as reported by refugee tenants*

* Respondents could select multiple choice options



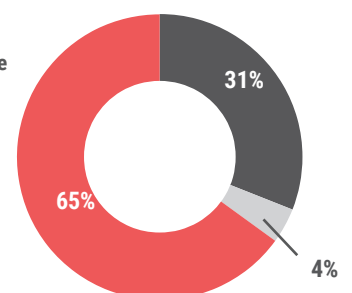
18% of assessed refugee tenants noted 'no housing support needed'

REPAIRS RECEIVED (n=98)

65% of assessed units did not receive repairs in the last year, according to respondents

This, coupled with 49% of refugee respondents noting the need for repairs, may indicate a need to reconsider and adjust the type of support provided to hosting units

No repairs performed in the last year*
Repairs performed in the last year
Don't know/Not clear



Property Assessment

PROFILE OF ASSESSED HOUSING UNITS (n=98)

92% of assessed units were inhabited by refugee tenants at the time of data collection

67% of assessed units accepted minors

51% of assessed units accepted animals



1 median number of bathrooms per assessed unit

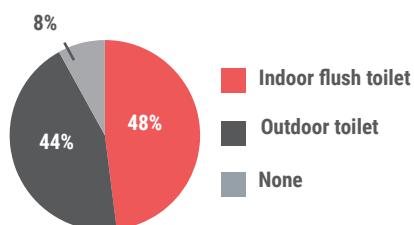
2 median number of bedrooms per assessed unit

AVAILABILITY OF SERVICES

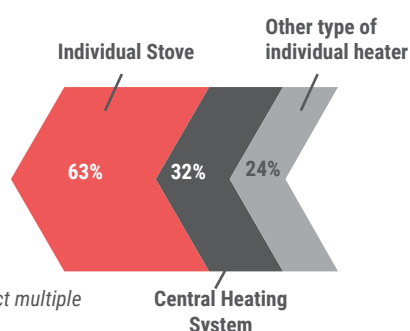


83.7% of assessed units had access to clean, running water in the unit (n=98)

% of assessed units by type of sanitation system available (n=95)



% of assessed units by type of heating system available (n=97)*

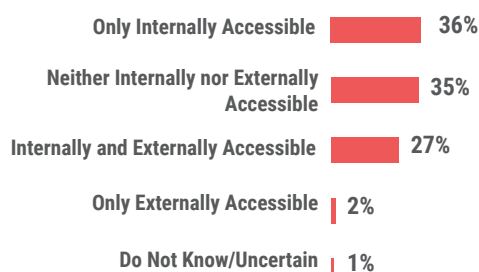


* Respondents could select multiple choice options

ACCESSIBILITY (n=98)

% of assessed units by their accessibility*

Low internal and/or external accessibility in units can negatively impact and compromise the health and well-being of refugee tenants with limited mobility



* Interior accessibility is defined as the ability for a person with low mobility to move throughout the rooms and through the corridors, including the presence of ramps and wide doorways (wider than 90 cm). Exterior accessibility is defined as the ability for a person with low mobility to access the unit from the public space, including the presence of lifts in multi-story buildings, the presence of stairs versus accessible ramps, distance from the entrance of the building to the elevator, and other barriers such as uneven alleyways or sidewalks.

ENDNOTES

¹ [Operational Data Portal: Republic of Moldova, Regional Refugee Response for the Ukraine Situation](#)

² [Ukraine Situation - Regional Refugee Response Plan for the Ukraine Situation, UNHCR, Feb 2024](#)

³ [Ukraine Situation: Overview of UNHCR's 2024 plans and financial requirements, UNHCR, Jan 2024](#)

⁴ Family refers to the respondent plus all individuals, including family or close acquaintances, who travelled with the respondent to Moldova and are living with the respondent at the time of data collection

⁵ Low mobility is defined as having a lot of difficulty walking or climbing steps or no ability to walk or climb steps, based on the Washington group questionnaire.

REACH Initiative facilitates the development of information tools and products that enhance the capacity of aid actors to make evidence-based decisions in emergency, recovery and development contexts. The methodologies used by REACH include primary data collection and in-depth analysis, and all activities are conducted through inter-agency aid coordination mechanisms. REACH is a joint initiative of IMPACT Initiatives, ACTED and the United Nations Institute for Training and Research - Operational Satellite Applications Programme (UNITAR-UNOSAT).

This assessment was made possible through the support provided by the U.S. Department of State: Bureau of Population, Refugees and Migration (PRM).

PHYSICAL CONDITIONS

% of assessed units by condition* of:

	Very Poor	Poor	Acceptable	Excellent
Internal doors (n=98)	3%	15%	32%	50%
Windows (n=98)	1%	15%	22%	61%
Walls (n=98)	2%	6%	37%	55%
Ceilings (n=98)	2%	4%	33%	61%
External doors (n=98)	1%	12%	22%	65%
Bathrooms (n=75)**	0%	12%	31%	57%

* For the full description of each of the rankings above, please see the [Housing Assessment Data Analysis Plan](#)

** For units that did not have a bathroom (n=23), no assessment of bathroom conditions was conducted



UNHCR
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