

KHOGIANY EMERGENCY (AFGHANISTAN) – mVAM SHELTER RAPID ASSESSMENT

A joint WFP and NRC assessment

13 December 2017

ASSESSMENT METHODOLOGY

- mVAM (phone) survey of people who had previously been assessed by NRC through HEAT (the vast majority of mVAM respondents have received ERM cash assistance)
- mVAM survey carried out 3-4 Dec 2017; HEAT carried out between 18 Oct and 15 Nov (time between a household was assessed through HEAT and through mVAM varied between 3 and 6 weeks).
- Total of 70 people interviewed: 40 in Chamtala (Khogiani); 15 in Kaga (Khogiani); 15 in Shna Wana (Surkh Rod). Sampling based on total of 1,713 HEAT surveys, of which 1,585 were in Chamtala, 40 in Kaga and 48 in Shna Wana.

RESULTS

1. Living conditions

	mVAM					HEAT
	Chamtala	Kaga	Shna Wana	Total		Total
	#	#	#	#	%	%
Renting	22	10	3	35	50%	19%
Hosted	10	1	2	13	31%	72%
Open air/ tent/public compound	8	4	10	22	19%	9%
Total	40	15	15	70	100%	100%

2. Change in living conditions between HEAT and mVAM assessment

Living conditions change since HEAT	#	%
Tent/ compound --> hosted or renting	8	11%
Hosted--> Renting	22	31%
Improved total	30	43%
Still hosted	8	11%
Still renting	9	13%
Still tent/ compound	3	4%
No change total	20	29%
Renting --> hosted	1	1%
Renting --> tent/ compound	2	3%
Hosted --> tent/ compound	17	24%
Degraded total	20	29%
TOTAL	70	100%

3. Rental conditions

Rent price	mVAM					HEAT
	Total		Chamtala	Kaga	Shna Wana	
	#	%	#	#	#	
700 - 1,000 AFN	2	6%	2	0	0	
1,001 - 3,000 AFN	16	46%	10	4	2	
3,001 - 5,000 AFN	16	46%	9	6	1	
5,000 - 5,200 AFN	1	3%	1	0	0	
Total	35	100%	22	10	3	
Average (AFN)	2,786		2,864	3,060	2,433	1,206

If renting - plans in next 2 months?	Total		Chamtala	Kaga	Shna Wana
	#	%	#	#	#
Blank data	1	3%	1	0	0
Will stay in same place	15	43%	12	0	3
Can't afford current rent/ increased rent	18	51%	8	10	0
Plan on returning home	1	3%	1	0	0
Total	35	100%	17	3	3

All respondents indicated that there were no more affordable places to rent for IDPs who had more recently arrived/ would arrive in the coming weeks, and/ or that these recent arrivals had to pay higher rent prices than older arrivals.

4. Hosting conditions

All respondents who were hosted indicated that they were living with a host because they could not afford to rent a place/ there were no affordable places available to rent. Only 1 respondent said that they preferred to live with their relatives – but even that respondent said that the main reason they were hosted was that they could not afford to rent a place.

If hosted, how much longer can you stay for free?	Total		Chamtala	Kaga	Shna Wana
	#	%	#	#	#
Less than 1 month	6	46%	4	1	1
1- 3 months	3	23%	2	0	1
4- 6 months	2	15%	2	0	0
As long as we need	2	15%	2	0	0
Total	13	100%	10	1	2

Almost all respondents who were currently hosted (11 out of 13) said that new arrivals would not be able to find people to host them, because so many people were already hosting another IDP family.

5. Tent/open air/public compound conditions

All respondents who were living in a tent/open air/public compound said this was because they did not know anyone who could host them and could not afford to rent a place. Only one respondent said that in addition to being unable to pay rent, landlords were unwilling to rent to his family.

KEY FINDINGS

1. Given the very small sample size for the mVAM assessment, findings should be taken with a grain of salt. However, the analysis does reveal a number of noteworthy findings.
2. Overall living conditions: It is particularly worrying that 29% of respondents (20 people) have actually seen a deterioration in their living conditions since the HEAT assessment – mostly people who were previously hosted but are now living in tents/ open air/ public compounds. Aside from potential untruthful answers from beneficiaries trying to get additional assistance, this suggests that the hospitality of host families is wearing out and people are being asked to leave after a few weeks. This is supported by the fact that almost half of respondents who were currently hosted said they thought they would not be able to keep staying for free in their current location for more than 1 month. Several mentioned however that would likely be able to stay, as long as they started paying a “rent” to their host.

This deterioration is particularly worrying in Shna Wana (Surk Rod district), where 9 out of 15 respondents went from being hosted to now living in tents/ open air/ public compounds.

There were only two cases of people who were previously renting but are now living in tents/ open air/ public compounds. While this is speculation only, this could be interpreted as a sign that cash assistance has generally enabled people to maintain decent living conditions.

3. In regards to rent specifically:
- The main issue does not seem to be lack of available places to rent, but lack of *affordable* places to rent. Given that the average monthly rent for mVAM respondents was AFN 2,900/ month, it's likely that "affordable" is understood to mean below AFN 4,000.
 - Rental prices seem to have increased: the average rent in the HEAT assessment was about AFN 1,200/ month, compared to about AFN 2,900 in the mVAM assessment. However, there is no specific data showing that this is due to cash assistance being provided, rather than to normal supply/ demand dynamics in the rental market, given the influx of so many people in a short period.
 - Slightly over half of respondents said they planned on staying in the place they were currently renting for the next 2 months, while the rest said they would move/ return home because they could no longer afford the rent.