

ASSESSMENT OF THE JORDANIAN MARKETPLACE

HOUSING MARKET

WHAT ARE WE TRYING TO KNOW?

1. Impact of the refugee influx on the housing market?
2. What is the refugee housing market?
3. How did refugee housing evolve over the past years?
 - 3.1 Availability
 - 3.2 Affordability
 - 3.3 Adequacy
4. Any relevant change in mobility of refugees?

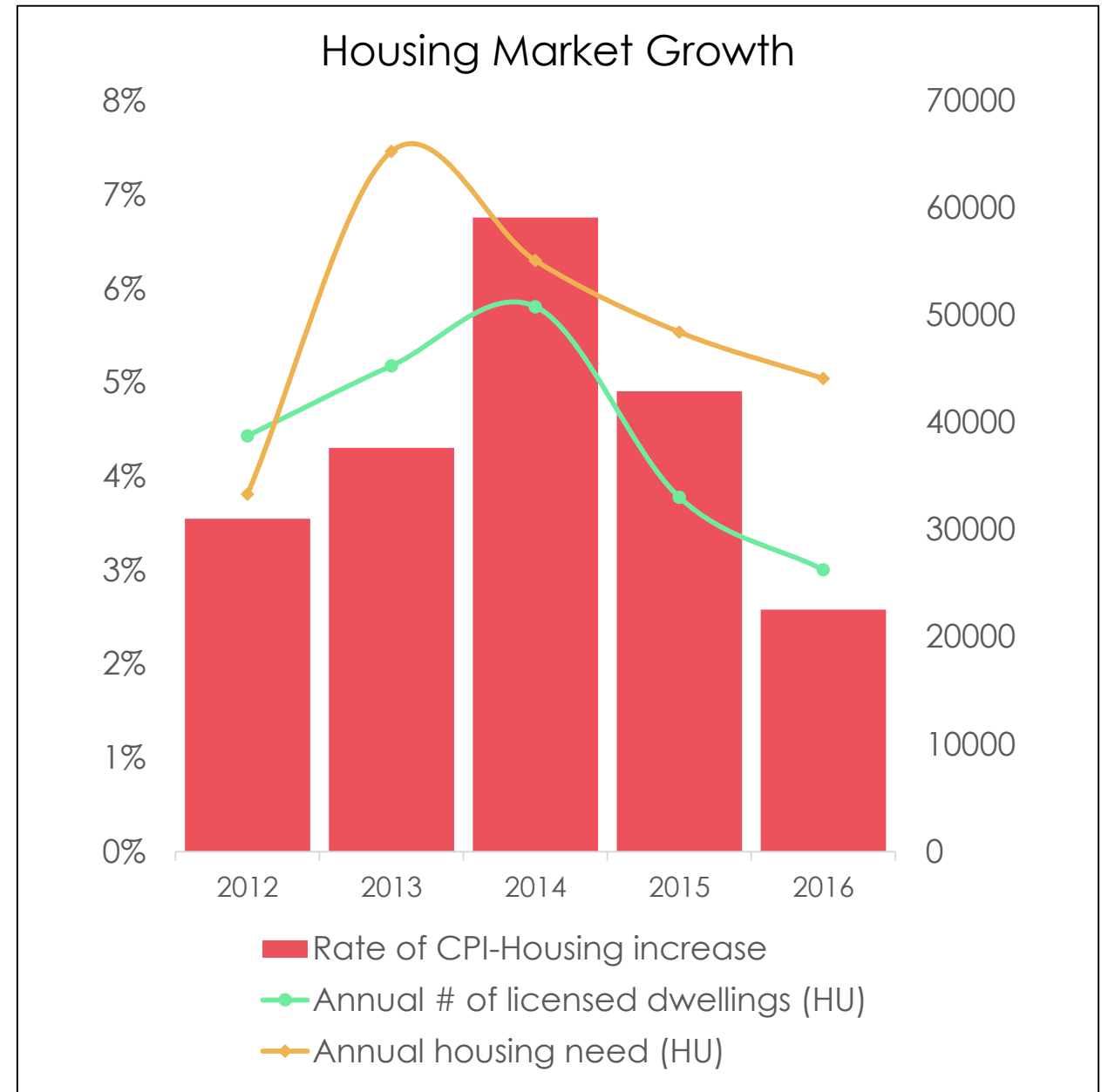
DISCLAIMERS

- The housing section is based on the analysis of sec. data
- Most of the data is self reported
- 'Availability' analysis does not include informal housing
- Rental housing analysis is estimated using available data

Housing market indicators 2012-2016

Estimated rent paid by refugees past 5 years, +1bn \$

How much of that was comes from humanitarian assistance?



2. REFUGEE HOUSING MARKET

1

99% of refugees are renting

RENTAL

2



URBAN

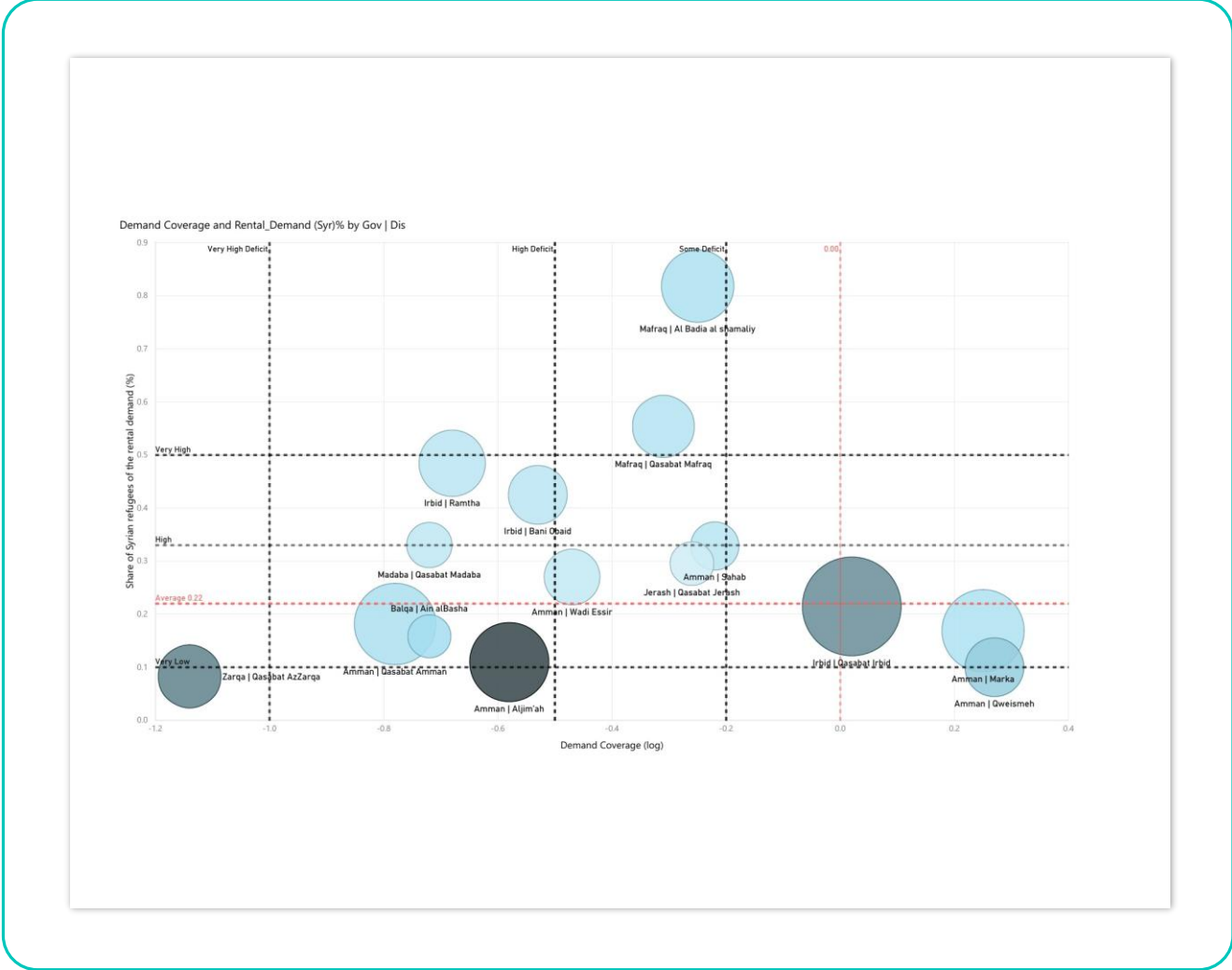
3

75% below poverty line

LOW-END
and Informal

3.1 AVAILABILITY

<https://app.powerbi.com/view?r=eyJrIjoizWY2MjQ4NDQ4ODZmYyS00ZWZiLWJlODAtYTYwMmUxZDIkYzBjliwidCI6IjNmODZkMWI0LTJjNmItNGlxYS1iMmFILTZmNWU5NTBiY2ExZSIsImMiOjE5>

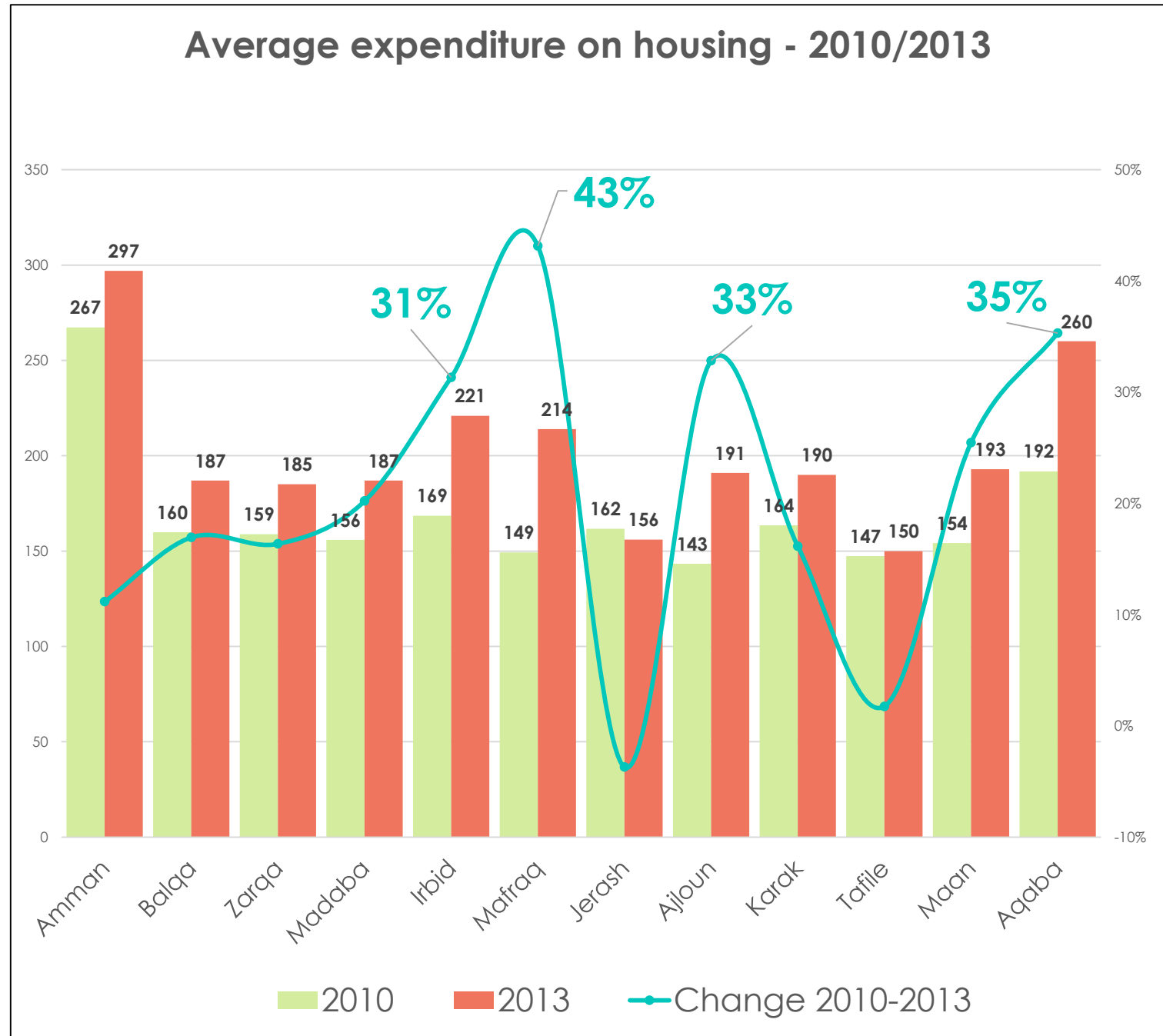


3.1 AVAILABILITY

- Syrian refugees' share of rental market is 21% (Mafraq, 63%)
- 43% live in urban centers, very limited impact on prices
- Syrian refugees are drivers of demand in 27/89 districts
- Share and Gap are high in 17/89 districts (top right)

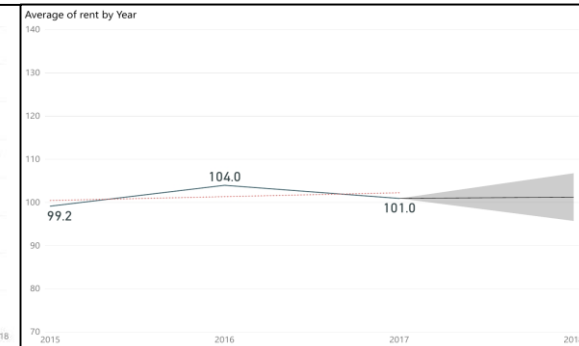
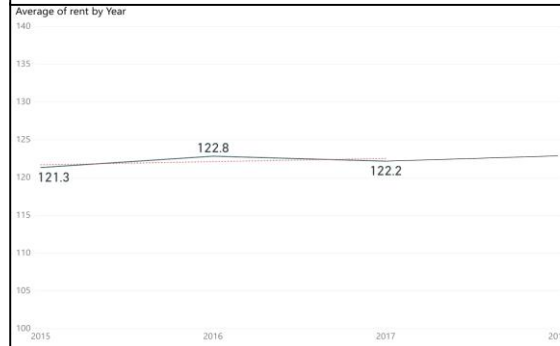
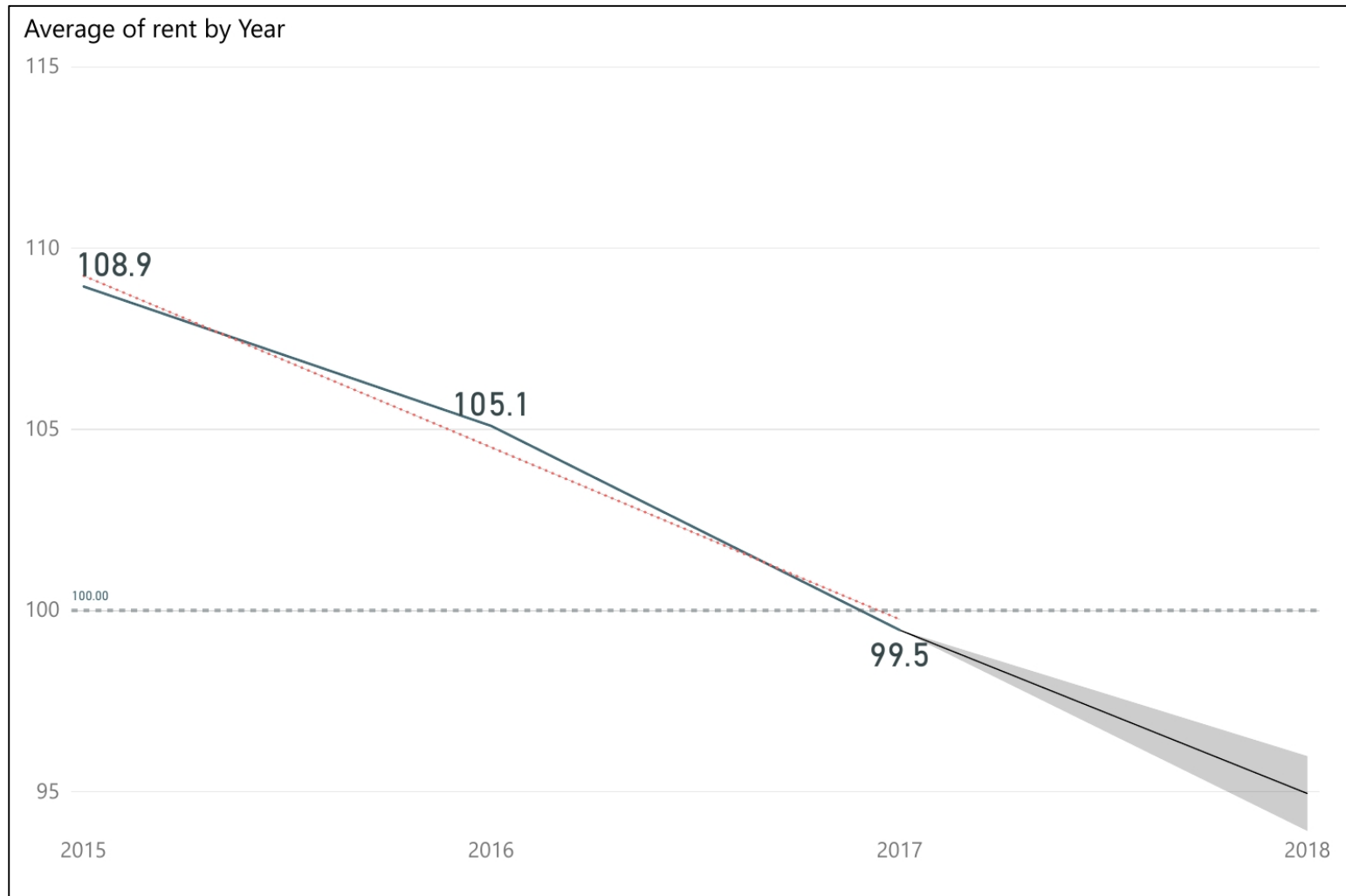
3.2 AFFORDABILITY

Overview of housing expenditure national



3.2 AFFORDABILITY

Looking on how refugees' reported rent has changed

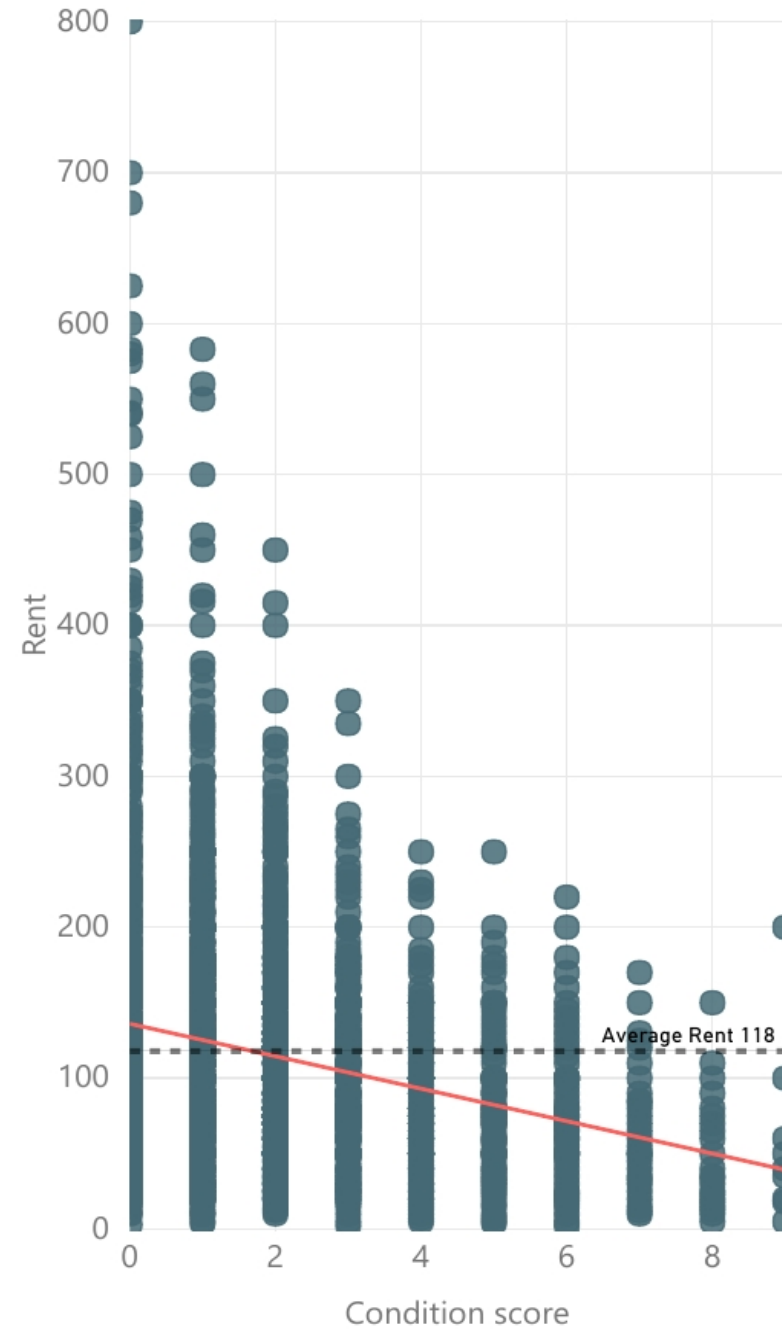


3.2 AFFORDABILITY

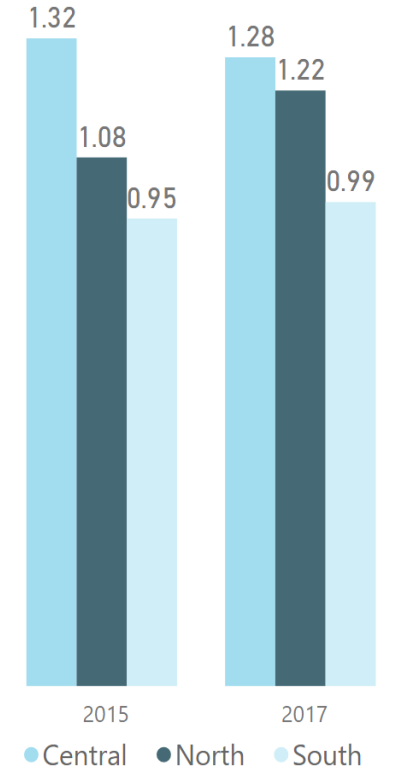
WHY HAVE RENT PRICES DROPPED?

...because housing conditions did too

Rent vs Condition Score



Average Condition Score Change



3.2 AFFORDABILITY

WHY HAVE RENT
PRICES DROPPED?

**...because
refugees now
know better**

Opportunistic
landlords

Facebook,
Whatsapp and
Social Media

Use their social
networks

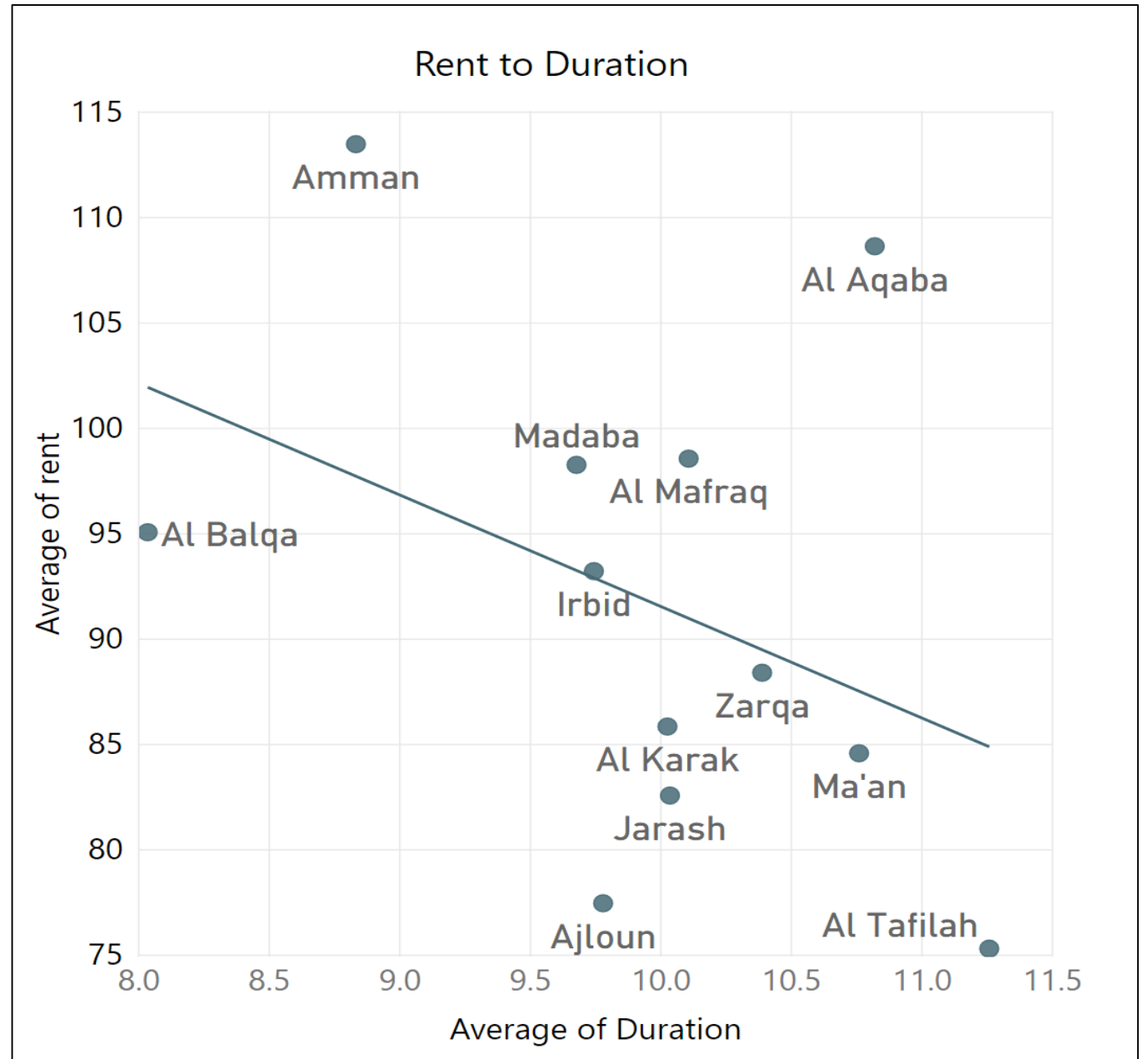
Negotiate
better

Did we play a
role in this?

3.2 AFFORDABILITY

WHY HAVE RENT PRICES DROPPED?

...because in Irbid they have longer lease and in Mafrq they don't have any lease



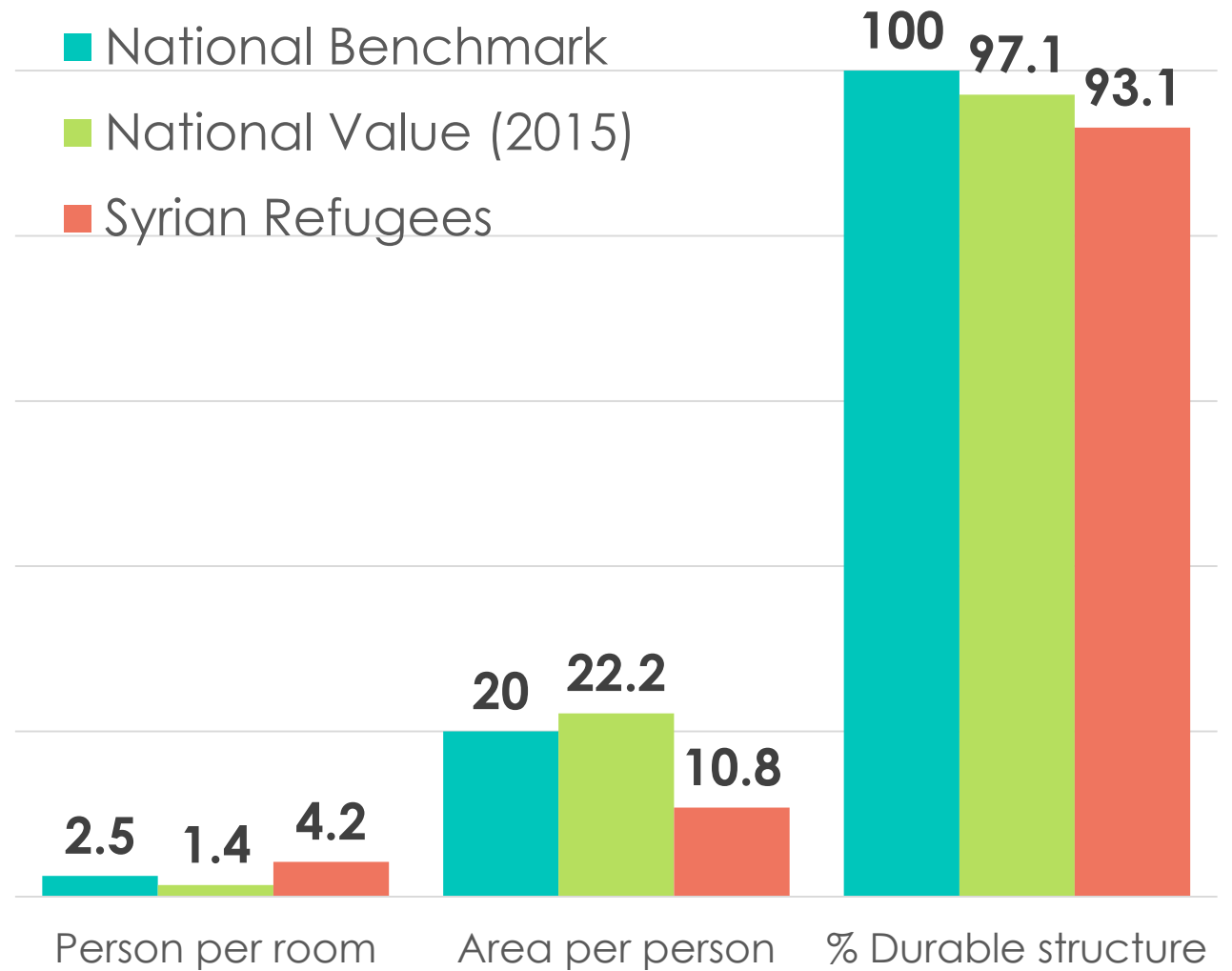
3.3 ADEQUACY

Syrian Refugee vs National Indicators

■ National Benchmark

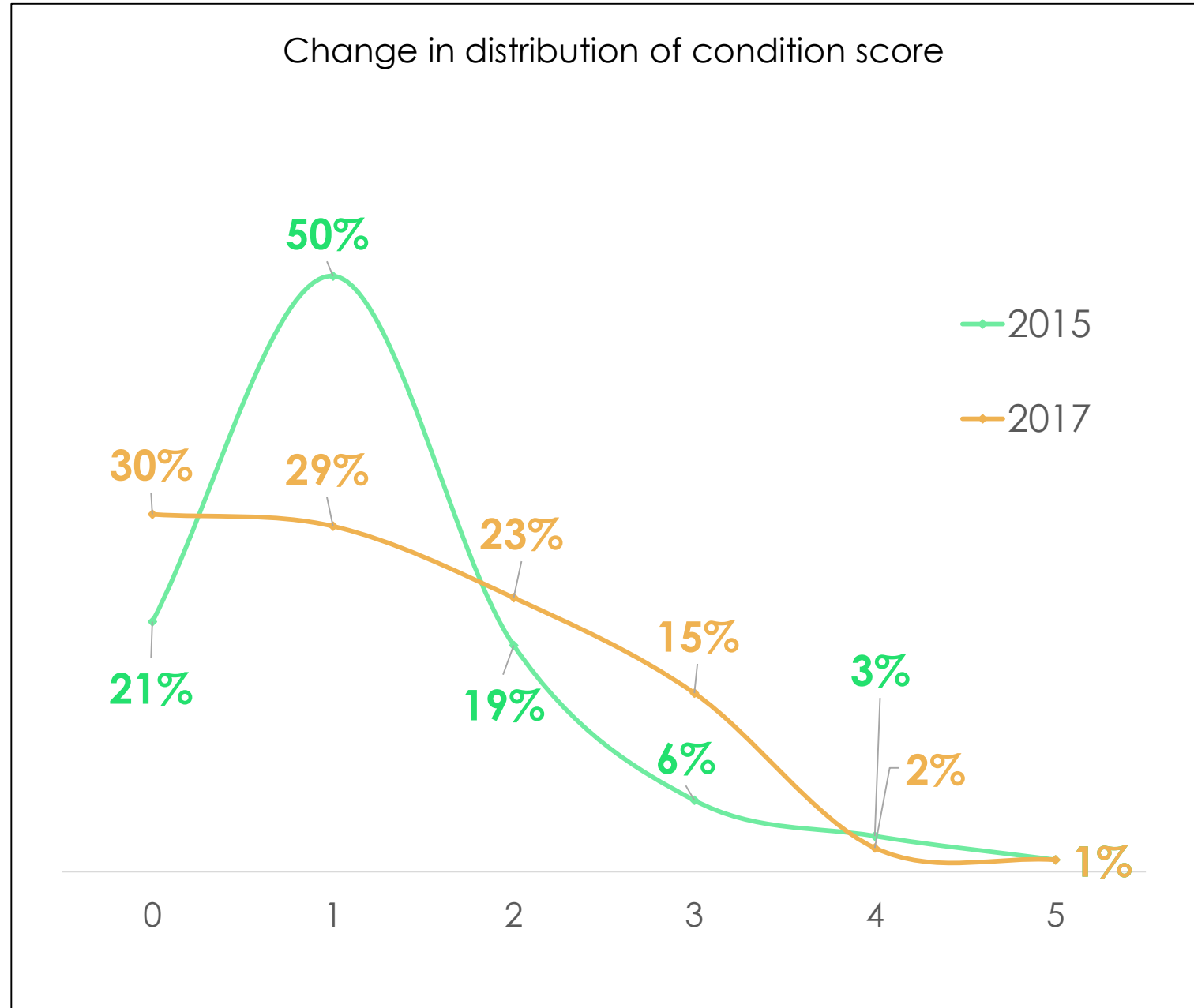
■ National Value (2015)

■ Syrian Refugees



3.3 ADEQUACY

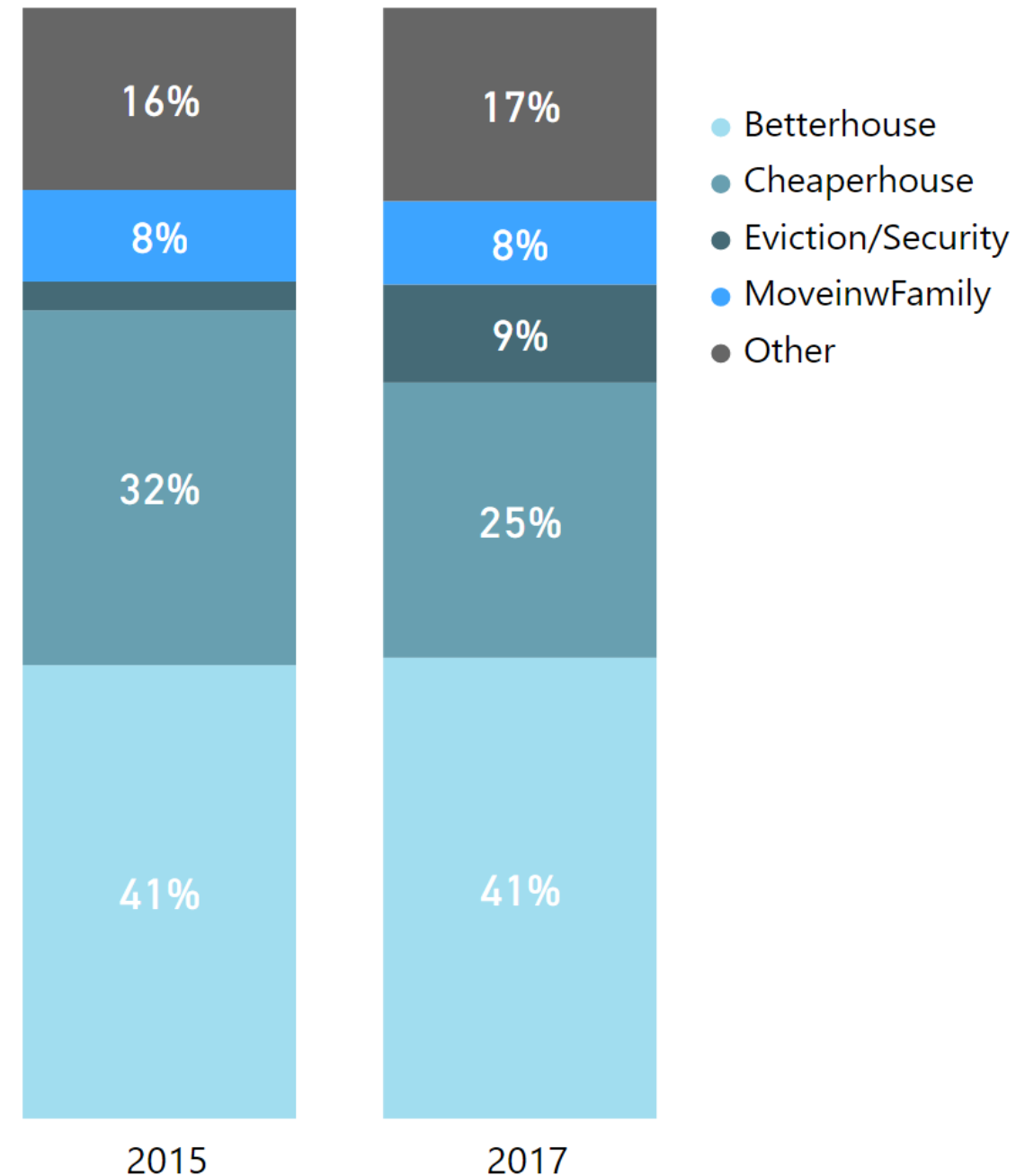
...yes,
deteriorating
particularly for
the refugees
living in
overcrowded



4. MOVEMENT AND TENURE SECURITY

- No significant change in rate of refugees reporting moving on yearly basis, remains around 40%
- They move to find cheaper housing, closer to services, family, work.
- 3.6% of refugees move because they were evicted...

Change in reasons for movement

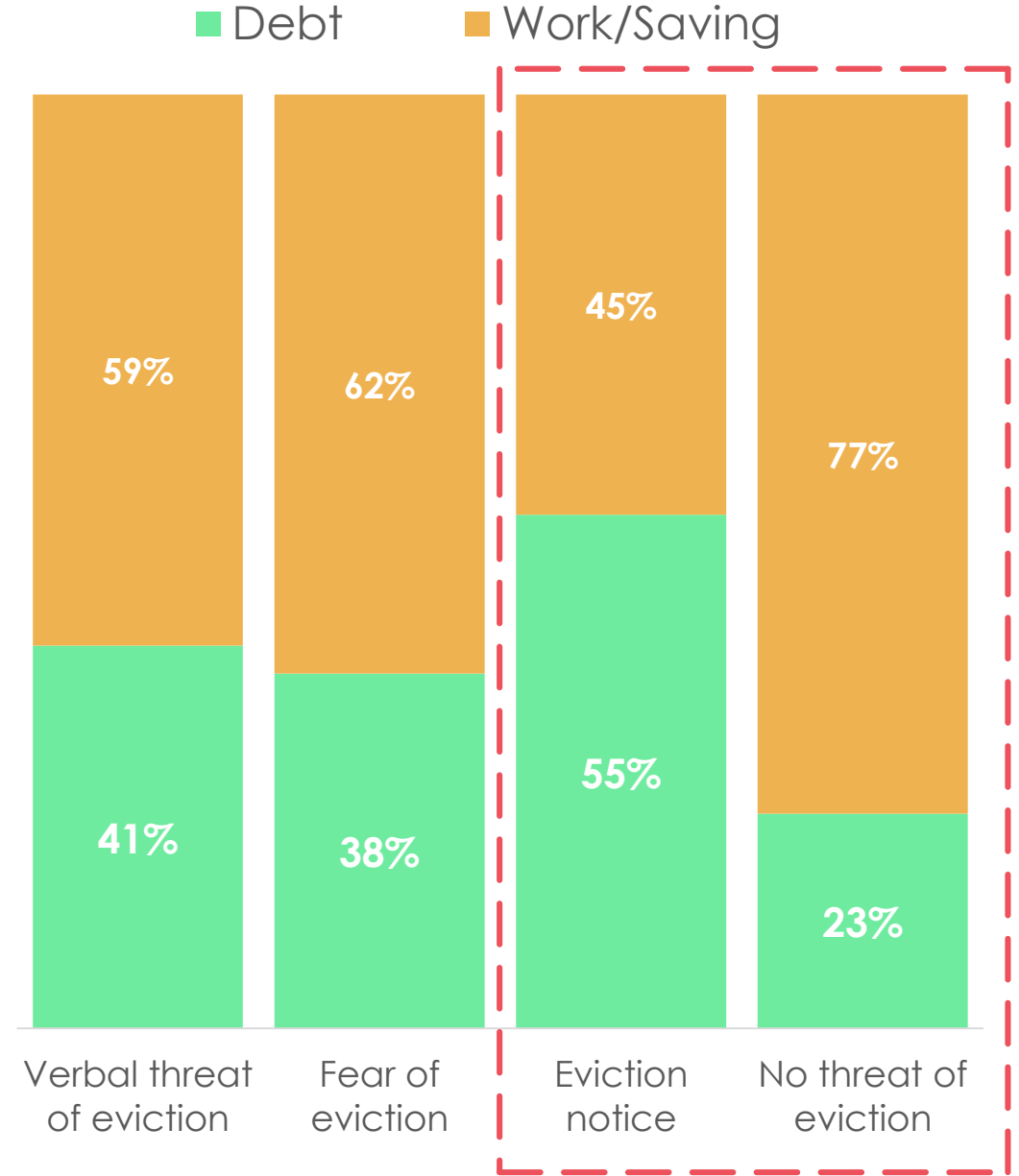


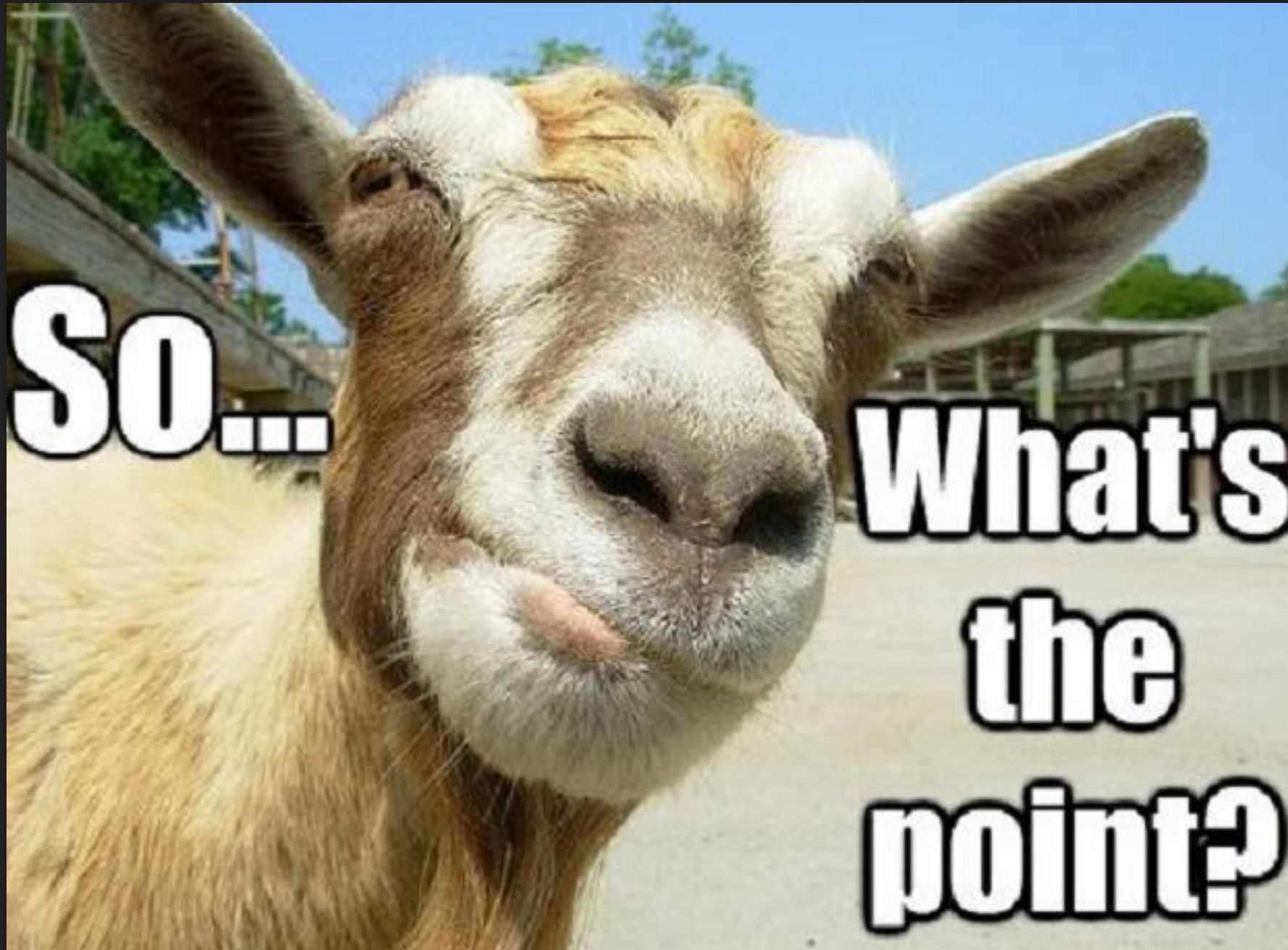
4. EVICTION

A clear relation between the level of debt and eviction (and threat).

the higher the debt the more likely the eviction.

Threat of eviction and rent payment





...yes, the point (...actually 10 points)!

- Cash alone is not enough

- Share information on market back with our beneficiaries/public

(<https://app.powerbi.com/view?r=eyJrIjoiaMDZiY2Y5Y2EtMDVmOC00MDZlTk5MjA+NTNiYWQ0YTlhYzE1liwidCI6IjNmODZkMWI0LTJjNmItNGlxYS1iMmFILTZmNWU5NTBiY2ExZSIsImMiOj9>)

- Cash programming can also be one-size fits all !! Design thinking locally, don't exclude

- Debt = eviction

- Are you willing to support complementarities to cash assistance?

- Support interventions supported by evidence

- Invest in programs supporting low-cost incremental housing

- Incentives to owner builders to scale up affordable housing

- Decentralize housing market monitoring

- Develop meaningful housing market indicators