

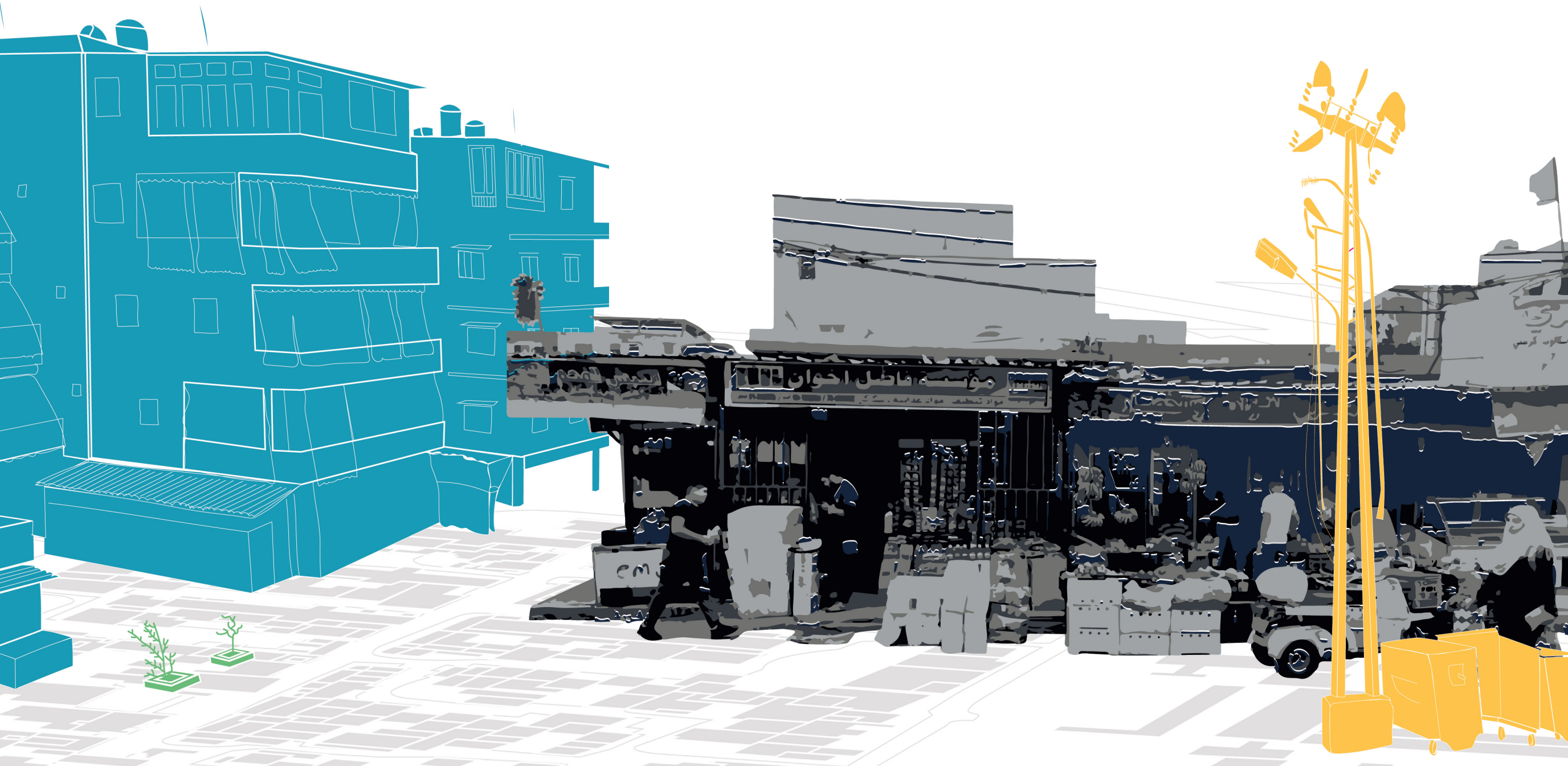
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PARTICIPATORY NEIGHBORHOOD IMPROVEMENT PLAN IN TAAMIR SAIDA

2021 - 2022



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2021 - 2022



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ACRONYMS

AA	Adjacent Area
EDL	Electricite du Liban
FGD	Focus Group Discussion
INGO	International Non-Governmental Organization
IP	Improvement Plan
LAF	Lebanese Army Forces
LPDC	Lebanese-Palestinian Dialogue Committee
NEET	Neither in education, employment nor training
NGO	Non-Governmental Organization
NSSF	National Social Security Fund
PLO	Palestinian Liberation Organization
PRL	Palestinian Refugees from Lebanon
PRS	Palestinian Refugees from Syria
PwDs	Persons with Disabilities
SRS	Syrian Refugees from Syria
UNDP	United Nations Development Programme
UNRWA	United Nations Relief and Works Agency for Palestine Refugees
VTE	Vocational Training Education
WASH	Water, Sanitation, and Hygiene



CH 1 | OVERVIEW

1.1 INTRODUCTION

This report presents the Neighborhood Improvement Plan facilitated by UNDP in 2022 in Taamir, one of the Adjacent Areas to Ein El Helwe Camp that falls within the municipal boundaries of Saida in South Lebanon and hosts a diverse population of estimated 3,300 Lebanese and Palestinian dwellers. The Improvement Plan aims at developing a blueprint for improving living conditions of dwellers living in Taamir, as prioritized by the local communities. As such, it presents a spatial reading of Taamir that was used to guide UNDP interventions aiming at improving the built environment as well as access to basic urban services. It also presents socio-economic indicators that were collected as part of a household survey commissioned to the Consultation and Research Institute (CRI) in Palestinian Gatherings (UNDP, 2022). Building on the results of the survey as well as local participatory tools, recommendations for socio-economic initiatives were proposed by experts, addressing Taamir as part of the wider Ein El Helwe and Saida areas. This Improvement Plan will be shared with other UN agencies and organizations (NGOs) with the aim of guiding future programming in Taamir.

The Improvement Plan was implemented during challenging times in Lebanon, following a multifaceted crisis that broke out in the country as of late 2019: a) an economic-financial collapse that has induced devaluation of local currency; triple digits inflation rates; a default on sovereign debt; the impairment of the banking sector and loss of deposits; and a severe economic contraction; b) effects of the global COVID-19 pandemic where Lebanon, as other countries, responded by lock-downs that further exacerbated the economic and financial stresses; c) a devastating explosion at Beirut Port; in addition to d) the protracted Syrian refugee crisis. All of these crises have exacerbated already existing vulnerabilities in Palestinian Gatherings including Taamir.

BACKGROUND - PALESTINIAN GATHERINGS

Adjacent Areas are informal Palestinian Gatherings located in the vicinity of official Palestinian Refugee Camps. Palestinian Gatherings in Lebanon were identified as informal distinct geographic areas, where refugee communities composed of a minimum of 15 to 25 households are in need of humanitarian aid (Fafo, 2003; LPDC, 2017). A recent census conducted in Palestinian Camps and Gatherings by the Lebanese-Palestinian Dialogue Committee (LPDC, 2017) found that 55% of Palestinian refugees live in a total of 156 Gatherings (outside camps) in Lebanon. Unlike camps, the status of Palestinian Gatherings is not officially recognized, which leads to a number of

implications on refugees' living conditions, starting with their tenure security. While refugees living in Palestinian Gatherings have the right to access UNRWA health and education facilities, UNRWA's mandate to provide basic urban services is defined within the borders of the 12 recognized camps. At the same time, Palestinian Gatherings remain excluded from national development plans, local upgrading projects and the provision of municipal urban services. Refugees rely on short-term alternative solutions to access urban services, resources and jobs, which are usually associated with informality, risks and lack of efficiency.

The UNDP project "Improving Living Conditions in Palestinian Gatherings Host Communities" has been active since 2013 to cover the gap in service provision and improve living conditions in Palestinian Gatherings.

Following the multi-faceted crisis in Lebanon, UNDP carried out a household survey in 34 main Palestinian Gatherings in 2022, as a second wave to a 2017 household survey. The study sought to understand the changes, since 2017, in the socio-economic living conditions and the main vulnerabilities that inhabitants of Palestinian Gatherings face when

accessing housing and basic urban services, social services (education and health), the labor market and other income generating opportunities, as well as safety concerns. The study attempted to measure the particular impact of the economic crisis on the living conditions in Palestinian Gatherings and identify coping mechanisms to which households have resorted in response to the crises. In Taamir, results of the household survey revealed high vulnerabilities mainly in the sectors of housing and education as well as in safety.



Analytical urban walks with local communities in Taamir



Participatory planning for the community garden in Taamir

1.2 METHODOLOGICAL FRAMEWORK

The Improvement Plan of Taamir is the result of a participatory process with the local communities, local actors and stakeholders and expert groups. The Improvement Plan addresses two main strategic themes: the first theme covers the spatial dimension including the state of the built environment, basic urban services and infrastructure, the public domain such as roads and community spaces, facilities, housing, etc., while the second theme focuses on the socio-economic aspects including income generation, employability, youth status, etc.

1.2.1 OBJECTIVES

The Improvement Plan was planned to cover a two-year period and has the following specific objectives:

- Improving the state of the built environment, including housing
- Improving access to basic urban services and WASH infrastructure
- Activating public open spaces and community spaces
- Addressing the poor socio-economic conditions of dwellers in Taamir as part of their wider context

1.2.2 GUIDING PRINCIPLES

The Improvement Plan was guided by the following principles across the tools and methods used:

- **People-centered approach** with a strong emphasis on community and local actors' participation to identify key priorities and potential solutions
- **Integrated area-based approach** addressing multi-sectoral needs and embracing social, economic, and physical development objectives in a geographically targeted area as part of its wider context
- **Conflict sensitivity** applied to analysis and programming, while engaging people from various groups in a localized, participatory and accountable way

- **Gender sensitivity** reflecting on the specific needs articulated by women and men
- **Ownership** of plan that belongs to local community
- **Transparency and accessibility** of interventions for interested NGOs and stakeholders
- **Inclusion** by actively seeking the engagement of women, youth and vulnerable groups

1.2.3 PLAN COMPONENTS

The methodological framework of the plan is centered along three main components:

- **Neighborhoods Profiling:** aiming to understand the spatial, social, economic, and cultural dynamics in Taamir and to carry out an analysis of needs and opportunities
- **Developing a vision for improvement:** that includes priorities for interventions, suggested solutions and recommendations, and action plans for priority projects
- **Implementing quick-win projects:** to address pressing needs and strengthen trust with the local community

1.2.4 TOOLS

Data collection in the context of the Improvement Plan was carried out by the UNDP project team, local consultants and partnering institutions in coordination with Saida Municipality. The tools used for the development of the Improvement Plan are the following:

Desk Review: At a first stage, a thorough desk review was carried out covering available studies and reports, cadastral and zoning maps, and plans pertaining to Taamir and the context of Ein El Helwe Camp and its Adjacent Areas

Participatory Urban Walks: Group walks were carried out by UNDP team in the various neighborhoods of Taamir in May 2021, starting with an informal meeting

with a group of randomly identified people from each neighborhood, including women and youth, to learn more about dwellers' perceptions of their key problems, needs and priorities, etc. Meetings were followed by urban walks with printed maps in order to map spaces of significance as well as problems, needs for intervention and places of opportunities

Spatial Mapping: A mapping process was carried out by UNDP team to reflect a spatial reading of Taamir, including production of accurate maps that present an analysis of the existing situation and key issues

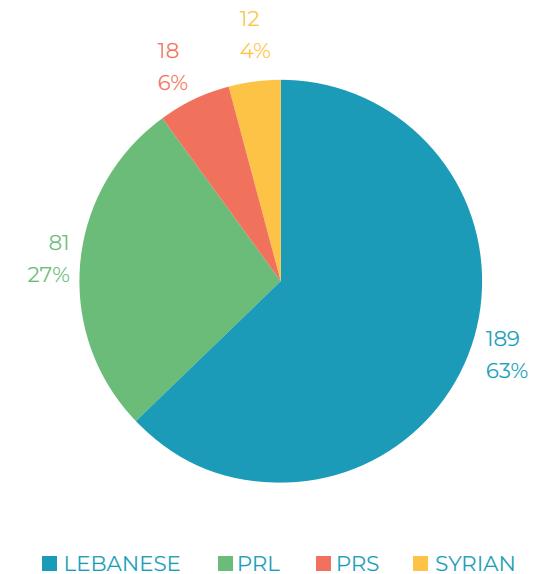
Open Areas Survey: A group of UNDP team members, consultants and university interns (from the American University of Beirut) conducted a survey of open areas in Taamir in September 2021, which addressed the use of these spaces, patterns and behaviors, needs and potentials of improvement

Design of Spatial Interventions: Based on the results of the spatial mapping and the survey of open areas, a number of interventions were designed to respond to pressing needs and priorities. UNDP has started mid-2022 with the implementation of key interventions

Participatory Rapid Assessment (PRA): Led by local NGO Development Action Without Borders (Nabaa) between September 2021 and January 2022, a PRA was implemented to further construct the socio-economic profile of Taamir, exploring trends at the household and neighborhood levels related to demographics, housing conditions, access to basic services, education, health, household income, labor market, migration, safety and mobility and the governance system. The PRA was conducted through:

- Door-to-door questionnaires with 300 dwellers, representing 40% of the population in the study area to capture demographic trends and socio-economic status, while ensuring equal representation of women and men, youth (18-30) and older generations, Lebanese, Palestinian and other community groups.

Distribution of heads of households surveyed based on nationality:



- 12 Qualitative semi-structured interviews with local actors, stakeholders and active NGOs
- 11 Focus Group Discussions (FGDs) and thematic workshops to discuss findings, validate needs and collect specific information on certain topics or sectors

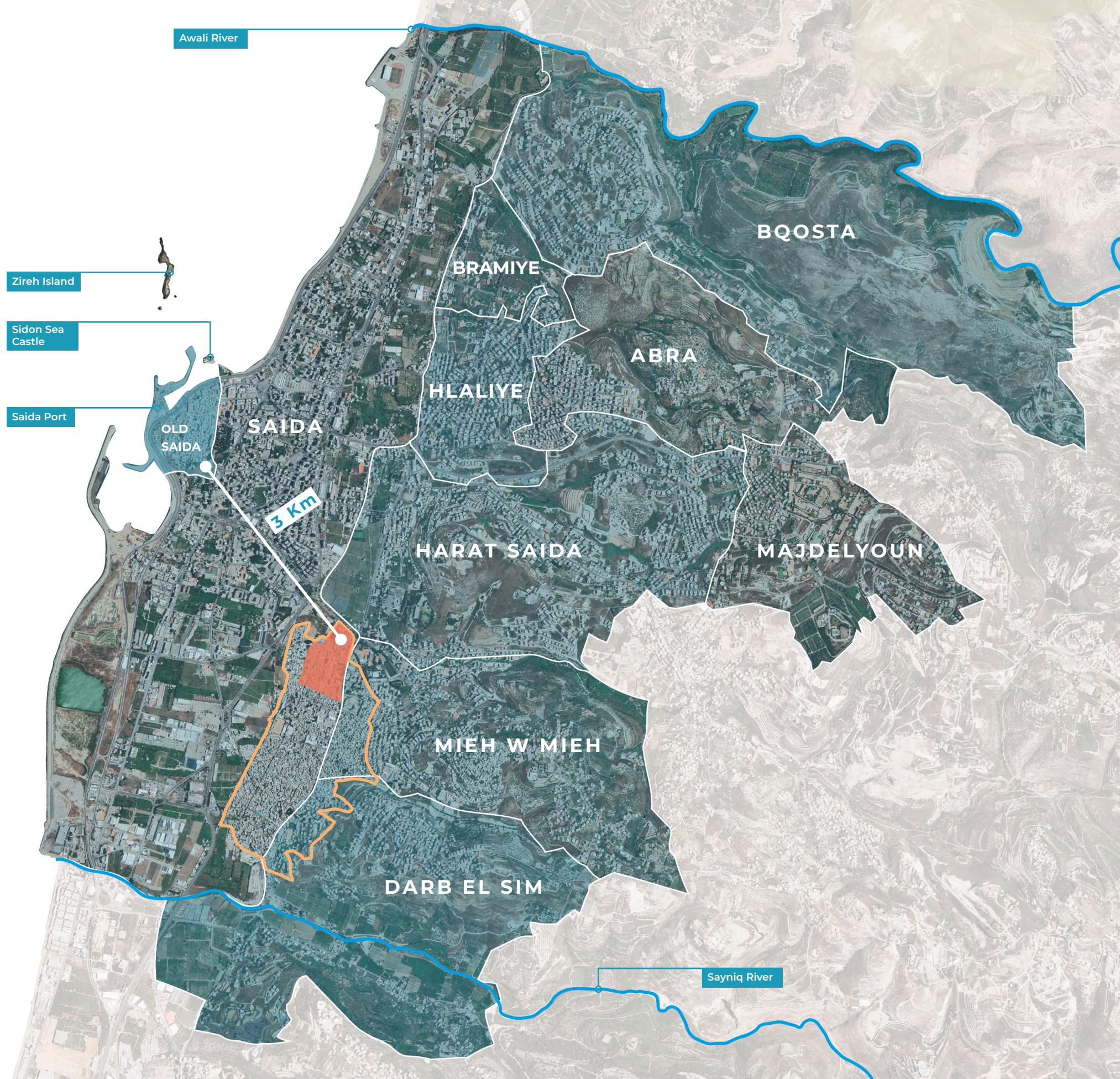
Recommendations of Socio-Economic Interventions: Based on the results of the neighborhood profiling and the findings of the PRA, Economic Development Solutions (EDS) was commissioned to propose strategic directions and specific recommendations to guide short and medium-term socio-economic solutions in Taamir as part of their wider context (Ein El Helwe and Saida).

1.3 GEOGRAPHIC CONTEXT




The study area of Taamir, the subject of this report also referred to as Upper Taamir, is one of the Adjacent Areas to Ein El Helwe Camp located within the municipal boundaries of Saida. It is separated from the Northern part of the Camp by the two Adjacent Areas of Lower Taamir and Tawari. The study area is considered part of a larger area sometimes referred to as Taamir, including an extension separated by Al Zaatary School within the municipal boundaries of Mieh w Mieh including the Villat area, and Lower Taamir directly located on the border of Ein El Helwe Camp.

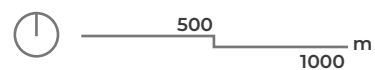
Saida is a city located 45km south of Beirut within the Governorate of Saida, South Lebanon. Extending over an area of 7.86km², it is bounded by Darb El Sim, Mieh w Mieh, Bramieh, Hlaliyeh, Haret Saida and Bqosta from the East, Ghaziyeh from the South, Rmyleh from the North and the Mediterranean Sea from the West. It accommodates an estimated population of 160,000 Lebanese, 100,000 Palestinian Refugees and 33,000 Syrian refugees.

Mieh w Mieh is a village located in the Governorate of Saida in South Lebanon; it is situated 5km East of Saida and extends over an area of 2.3km². Mieh w Mieh is surrounded by Ein El Delb from the East, Darb El Sim from the South, Saida-Dekerman from the West and Haret Saida to the North. It accommodates an estimated mixed population of 15,000 including more than 5,000 Palestinian Refugees.

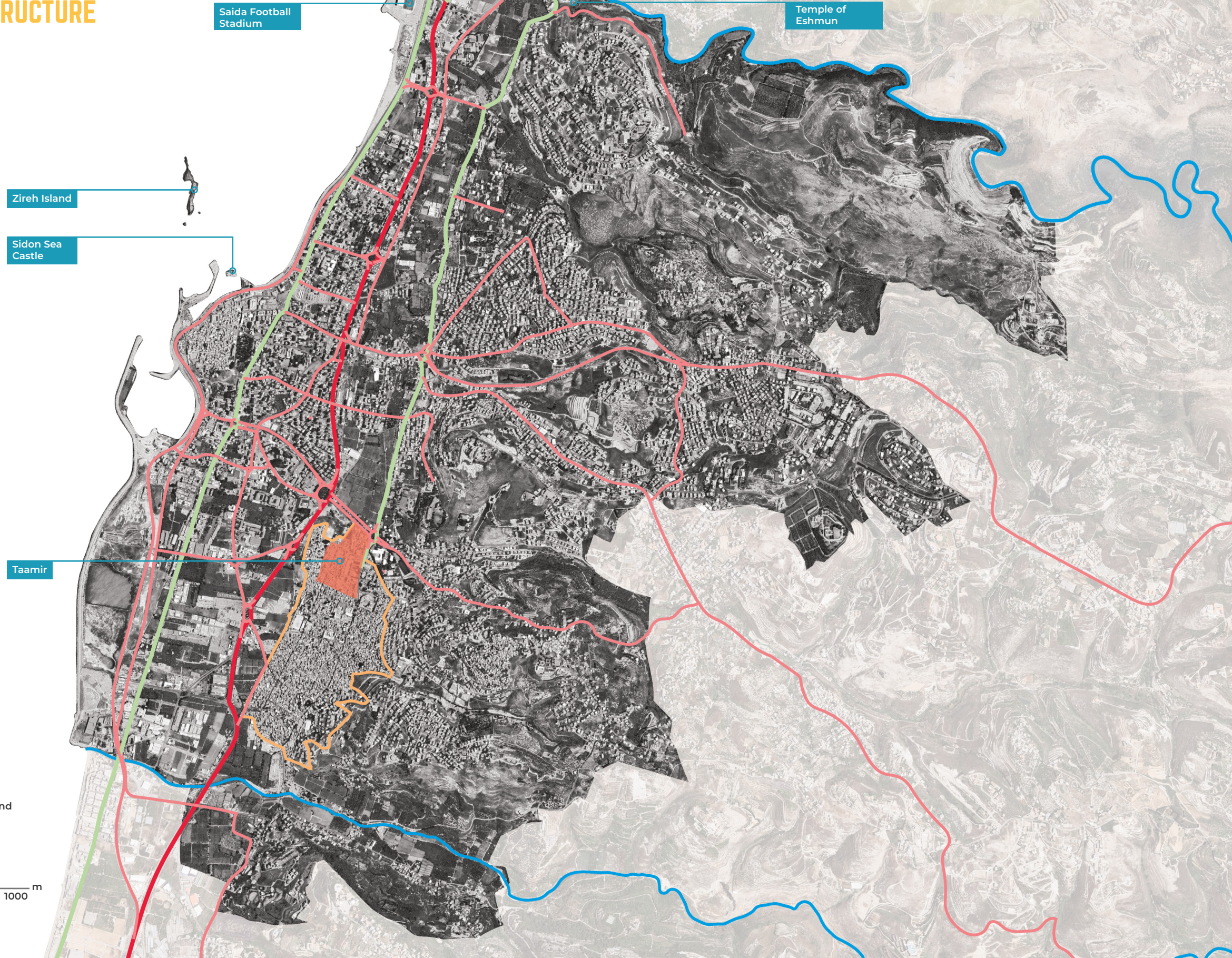


LEGEND

-  Municipality boundaries
-  Ein El Helwe Camp and Adjacent Areas
-  Taamir



ROAD INFRASTRUCTURE



Saida Football Stadium

Temple of Eshmun

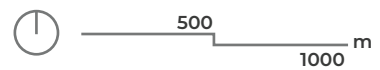
Zireh Island

Sidon Sea Castle

Taamir

LEGEND

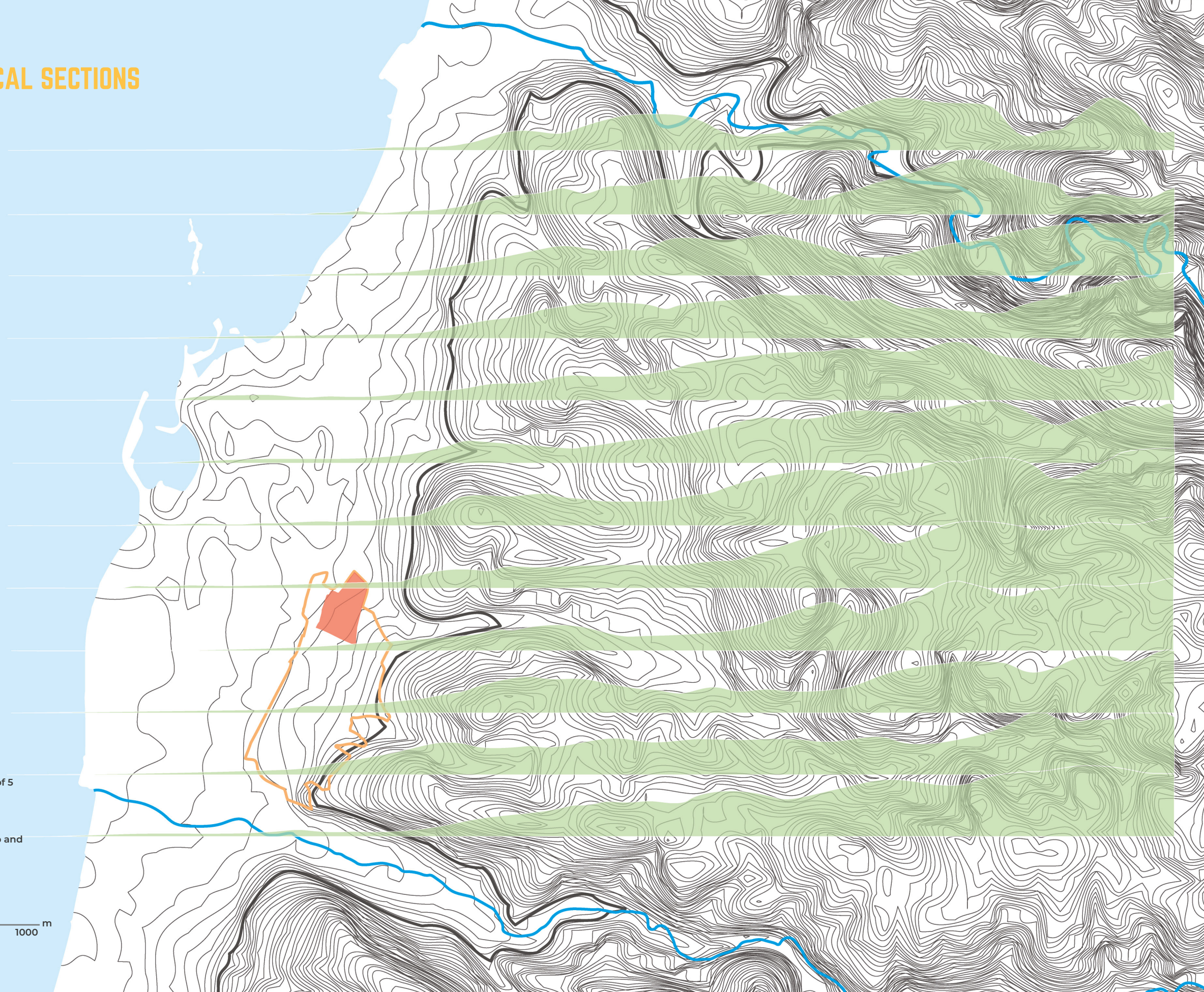
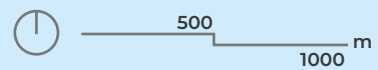
- Highway
- Primary road
- Secondary road
- River
- Ein El Helwe Camp and Adjacent Areas
- Taamir



TOPOGRAPHICAL SECTIONS

LEGEND

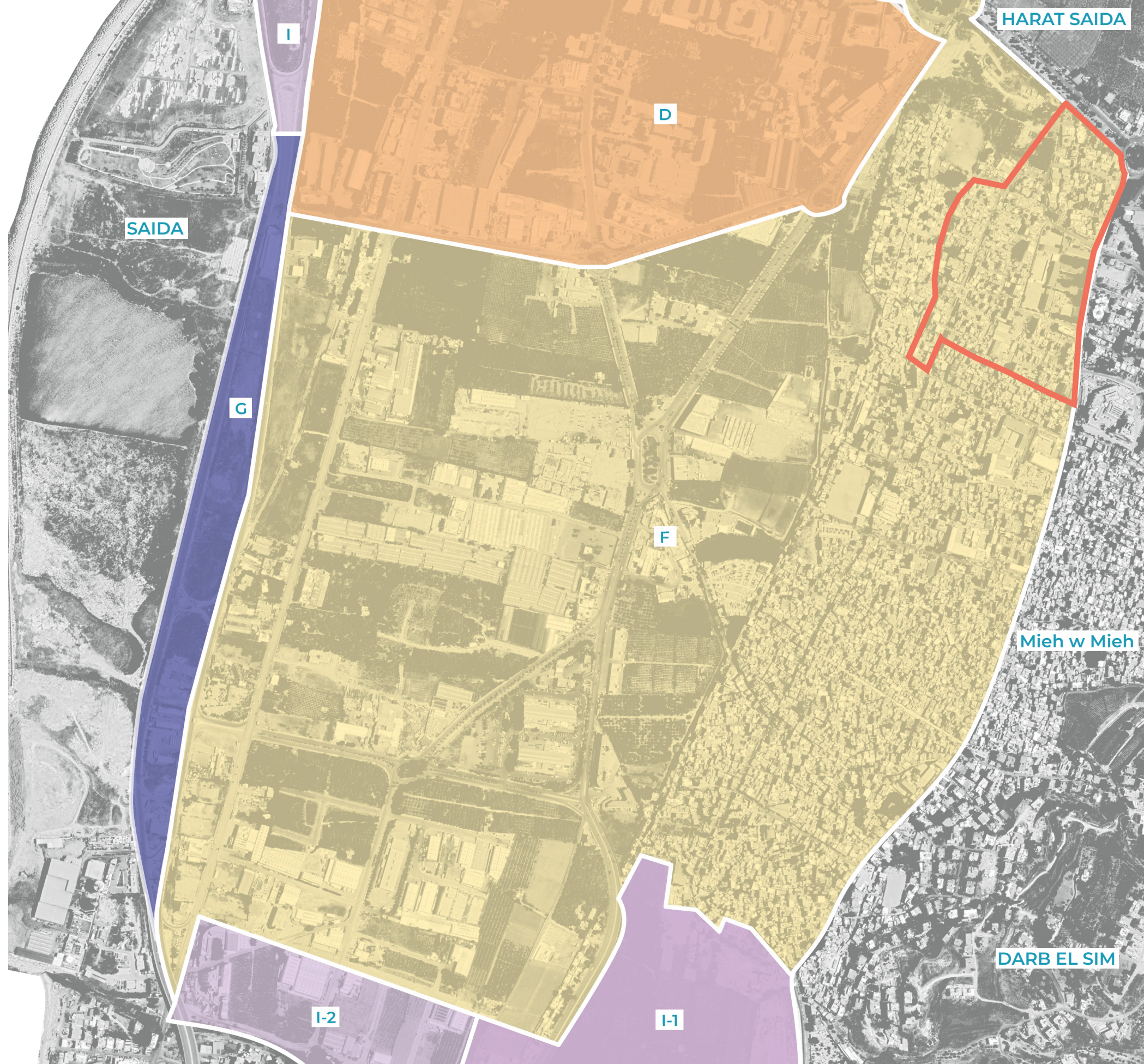
- Topography lines of 5 meters
- Rivers
- Ein El Helwe Camp and Adjacent Areas
- Taamir



ZONING

Region	Code	Number of floors	Height in meters
Medium residential and commercial density	D	-	19
Low residential density	F	3	13.5
Touristic	G	-	-
Industrial	I	-	-
Industrial	I-1	9	-
Industrial	I-2	-	-

Reference: Strategic Diagnosis Report - Saida Urban Sustainable Development Strategy (2012)



LEGEND

- Medium residential and commercial density
- Low residential density
- Touristic
- Industrial
- Taamir



EIN EL HELWE CAMP

Officially established by the International Committee of the Red Cross (ICRC) in 1949, before the Taamir reconstruction plan, Ein El Helwe Camp is the largest Palestinian Refugee Camp in Lebanon located south of Saida in Southern Lebanon. It was built to house families that were displaced in 1948 from coastal towns mainly in Northern Palestine. The camp also hosts a large number of Palestine refugees displaced from other parts of Lebanon, particularly from Tripoli, who came to Ein El Helwe during the Lebanese civil war and in the aftermath of the Nahr El-Bared conflict in 2007.

The Camp is surrounded by an extension of ten informal Palestinian Gatherings, known as the Camp's Adjacent Areas (AAs). The Camp and its AAs are located on lands that fall within the domains of three municipalities: Saida, Mieh w Mieh and Darb El Sim. Together, they accommodate mainly Palestinian Refugees from Lebanon (PRL) as well as some poor Lebanese and more recently Syrian Refugees (SRS) and Palestinian Refugees displaced from Syria (PRS). Population figures in Ein El Helwe Camp and its AAs vary, with the most recent estimations at 21,199 and 11,559 respectively, as per the census in Palestinian Camps and Gatherings carried out by LPDC in 2017.

Ein El Helwe Camp and its Adjacent Areas constitute a highly militarized space characterized by informality, deteriorated physical environments and poor living conditions. Armed conflicts commonly occur in the Camp and its Adjacent Areas, some of which leading to damages and the temporary displacement of population. Access to the Camp is restricted by checkpoints established by the Lebanese Army Forces at the entrances of some of its Adjacent Areas. Two checkpoints are established inside the Camp by the Palestinian political factions. In addition, some Adjacent Areas are separated from their surroundings by means of fences or walls.

UNRWA runs the following services in the Camp and its Adjacent Areas:

- A network of seven schools for elementary and preparatory education and one school for secondary education.
- Two primary health-care centers. It should be noted that secondary and tertiary care is provided through a network of contracted hospitals in Saida and its suburbs, including governmental, Palestine Red Crescent Society and private hospitals.



- Maarouf Saad Nursery
- Taamir Garden
- Maarouf Saad Football Playground
- National Evangelical School
- Saida Public (Zaatary) Secondary School
- Ein El Helwe Mixed Public Elementary School
- Sidon Governmental Hospital
- UNRWA Secondary Schools Complex
- UNRWA Health Center
- UNRWA School Complex

LEGEND

- Taamir
- Ein El Helwe Camp
- Camp Adjacent Areas
- Municipal boundaries

100 200 300 400 m

THE ADJACENT AREAS OF EIN EL HELWE CAMP

Sekeh

Located north-west of Ein El Helwe Camp partly on lands belonging to the railway domain (Ministry of Public Works and Transportation) within the municipal boundaries of Saida. An old unused railway separates Sekeh, which derives its name from the railway, from the surrounding area of Saida to the west. Initially established by families from the Dom community (Nawar) in the 1950s, still living in temporary structures, Sekeh hosts today more than 1,700 mixed population of mostly PRL, followed by Nawar, PRS and SRS. Needs in Sekeh were mainly related to housing conditions and dysfunctional and corroded sewage network leading to water pollution. UNDP has replaced the sewage network and rehabilitated inadequate shelters including replacing corrugated iron structures for the Dom community with PVC structures.

Taamir

Located to the North of Ein El Helwe Camp within the municipality of Saida. The area was developed as part of the social housing project to house families displaced by the 1956 earthquake. During the 1970s, buildings were added encroaching on areas assigned for setback and open spaces. This area constitutes the designated area of study in this report and houses some 3,300 dwellers of mainly Lebanese and PRL. Needs in Taamir are mainly related to the deteriorated physical environments including buildings and houses and inadequate WASH networks.

Tawari

Located north of Ein El Helwe Camp, separating Taamir into two areas (upper Taamir and lower Taamir), on public lands belonging to the municipality of Saida. It was established as a camp, which housed in tents the PRL families displaced from Palestine in 1948. It wasn't until 1949, when UNRWA rented the land of Ein El Helwe Camp that most families left Tawari to the newly established camp; dwellers still refer to Tawari as the "Old Camp". The area was mainly developed in the aftermath of the 1956 earthquake as part of a housing project to house PRL displaced from Eqleem Al Kharroub, hence its name which translates to 'emergency'. Today, Tawari hosts some 1,400 individuals who are mainly PRL and PRS. UNRWA used to provide basic urban services to dwellers in Tawari. These services have stopped in 1991, when some conflicts erupted in Tawari with the Lebanese Army Forces. Needs in Tawari mainly relate to inadequate housing conditions, lack of sewage network and poor roads.

UNDP has implemented three projects to respond to these needs in Tawari.

Lower Taamir

Located to the North of Ein El Helwe Camp and separated from Upper Taamir by Tawari, within the municipality of Saida. The area known as 'Taamir El Tahtene' was part of the social housing project in Taamir, inhabited today by some 900 dwellers of mainly Lebanese and PRL. Needs in this area are mainly related to inadequate housing, physical environment and WASH networks.

Bustan El Kods & Ouzo

Located north of Ein El Helwe Camp within the municipal boundaries of Saida, the western part of Bustan El Kods includes a small area called Ouzo. Bustan El Kods was initially established after the Israeli invasion in 1982 to house displaced people from the nearby Mieh w Mieh Camp, on private lands belonging to Jewish families from Saida, hence the original name of 'Bustan Al Yahoudi'. It is composed of multi-story concrete buildings (average three to four floors) distributed mainly along narrow roads. Ouzo was established in 1976 as a housing project to house PRL displaced from Tal El Zaatar Camp after its destruction. A lawsuit by a land owner in Ouzo is still in the courts to date. The living environment in Ouzo is very poor, with four parallel rows of one or two room houses with tented roofs along extremely narrow alleys. The two areas house some 1,720 dwellers, mainly PRL and PRS. Needs in Bustan El Kods are mainly related to infrastructure and in Ouzo mainly to housing conditions marked by inadequate ventilation and lighting conditions. UNDP has implemented shelter rehabilitation projects in both areas and infrastructure projects in Bustan El Kods.

Baraksat

Located north-east of Ein El Helwe Camp mostly within the municipality of Mieh w Mieh, Baraksat derives its name from barracks built by the Lebanese Government in the vicinity of the French military hospital in 1956. Initially housing families displaced by the earthquake from Saida in prefab metallic shelters, Baraksat today accommodates more than 3,200 individuals, mainly PRL displaced during the civil war from destroyed camps in the South, followed by PRS and Lebanese. Needs in Baraksat mainly relate to inadequate housing conditions, lack of sewage network and poor roads. UNDP has implemented three projects to respond to these needs in Baraksat.

SAIDA



Mieh w Mieh

DARB EL SIM



THE ADJACENT AREAS OF EIN EL HELWE CAMP

Hay El Sohoun

Located south-east of Ein El Helwe Camp within the municipal boundaries of Darb El Sim, Hay El Sohoun derives its name from a pottery factory that used to exist in the area. Similar to Jabal El Halib, it was developed mainly during the 1960s by PRL from Ein El Helwe Camp. Today, it accommodates some 720 dwellers, mainly PRL. Hay El Sohoun is mostly composed of four story-high concrete buildings and some single-story houses. Roads vary from main streets to narrow paths between the buildings. Due to long narrow roads, lighting and ventilation conditions in Hay El Sohoun is of particular concern. UNDP has implemented shelter rehabilitation projects in this area.

Jabal El Halib

Located on a hill south-east of Ein El Helwe Camp within the municipal boundaries of Darb El Sim. Jabal El Halib was initially inhabited by Lebanese families who were employed in the Army and later developed by capital overflow from the camp. During the 1970s, Lebanese dwellers started selling their houses to Palestinian families, who were mostly from Ein El Helwe Camp. Today, the area houses some 1,200 who are mainly PRL followed by PRS. Jabal El Halib is composed of concrete buildings with an average height of four stories; some single-story houses with corrugated iron (zinco) roofs exist as well. Roads vary from main streets to narrow paths between the buildings, compromising lighting and ventilation conditions along the narrower roads. Needs in Jabal El Halib mainly relate to inadequate housing conditions, sewage and water networks and poor roads. UNDP has implemented projects to address these needs, in addition to supporting a hospital (Human Call) located in the same area, which offers 24-hour services to population from the camp and its AAs.

Fadlo Wakim

Located south of Ein El Helwe Camp within the municipality of Saida. The land belongs to a Lebanese owner (Fadlo Wakim) rented in the 1970s by UNRWA to build a school, which was operational until its destruction in the 1982 Israeli invasion. The land became a playground until dwellers moved in and started building their houses since mid-1980s. Fadlo Wakim was mainly formed during the civil war, when Palestinian families were displaced from other camps including Ein El Helwe Camp. A lawsuit was filed in the 1990s by the inheritors. The area houses today more

than 190 dwellers who are mainly PRL. Fadlo Wakim is composed of multi-story concrete buildings distributed along narrow roads. Most roads in the neighborhood developed from narrow paths left between the houses and suffer from flooding of sewage and rainwater. UNDP has implemented a shelter rehabilitation project in this area.

Bustan abou Jamil

Located west of Ein El Helwe Camp within the municipality of Saida. It is surrounded by agricultural lands in Saida from the west and close to the wholesale vegetable market of Saida, where many dwellers work. It was mainly formed during the civil war, when Palestinian families were displaced from other camps in Tyr, Tripoli and Beirut and built houses on the agricultural land (orchid) of Bustan abou Jamil. The land belongs to a Lebanese owner (abou Jamil Tawileh) from the neighboring village of Darb El Sim; a lawsuit has been in court since the 1990s. Today the area houses some 490 dwellers who are mainly PRL followed by PRS. Bustan abou Jamil is composed of single story and double-story concrete houses distributed along a main street and a number of alleys. Most roads in Bustan abou Jamil evolved from narrow paths left between the houses. UNDP has implemented a shelter rehabilitation project in this area.

SAIDA

Mieh w Mieh







EIN EL HELWE 1969

Liban 1969

CH 2 | HISTORY AND TRANSFORMATION

Taamir (literally translated from rebuilding or reconstruction in Arabic) was the name given to the public agency set up under the Ministry of Public Works and Transportation (MoPWT) to respond to the impact of the earthquake and flood that struck Lebanon in 1956. Established in the early sixties and before being dissolved in 1977, the agency initiated a public housing project in what became known as Taamir, including the Adjacent Areas to Ein El Helwe Camp within the municipality of Saida, and an extension that falls within the municipality of Mieh w Mieh including the neighboring Villat area. The project aimed to build 1,200 housing units (in form of apartments) on lands originally belonging to the Ministry of Agriculture to house the displaced families from Saida. The project was then expanded to hold around 2,600 units (85 buildings) ranging mainly from two to five floors. The Agency specifically targeted housing relocation through the direct construction of housing and the provision of long-term loans.

The social housing project in Taamir was part of a Master Plan for Saida City commissioned by the Government in immediate response to the earthquake to the French architect Michel Ecochard, who had earlier developed the master plans for Beirut and Damascus. Ecochard proposed the relocation area close to the existing Ein El Helwe Palestinian Refugee Camp, which was then viewed as the future extension of modern living to Saida. Ein El Helwe area after-all was well equipped in terms of infrastructure, from roads and transportation modes to a governmental hospital (founded earlier by the French during the French mandate) and a school

(currently the Zaatary public school). According to Gandour (2013), the map produced in Paris does not include the then eight-year-old Ein El Helwe Palestinian Refugee Camp nor its Adjacent Area of Sekeh, inhabited by families of Dom origins.

Relocation of families to the new buildings in Taamir started in 1961. The project was not yet completed during the Lebanese civil war (1975 – 1990), when dwellers, mainly from Saida, occupied the unfinished houses before Palestinian refugees escaping other regions in the country could occupy them, given proximity to Ein El Helwe Camp (Ibid). It should be mentioned that some buildings were destroyed during the Israeli invasion in 1982. The extension of Taamir continued informally, mainly by families displaced from the nearby Gathering of Old Saida (the historic center of Saida), until the 1990s. Taamir then continued to grow and became eventually integrated with the Adjacent Areas that developed around the Camp.

LEGEND

- Taamir
- Ein El Helwe Camp
- Camp Adjacent Areas



TAAMIR IN 1969



TAAMIR IN 2022



LEGEND

--- Taamir

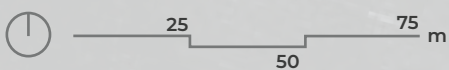


2.1 EARLY TAAMIR

Constructed as a social housing project mainly during the 1960s, buildings in Taamir were designed as large blocks of four to five floors, in addition to basements. The number of apartments ranged from four or five to eight or nine per floor. Streets were designed wide, connecting Taamir to the surrounding areas in Saida and Mieh w Mieh, with a number of facilities such as a hospital that was used by the French military (later the Governmental hospital) and a school (currently Al Zaatary public school).

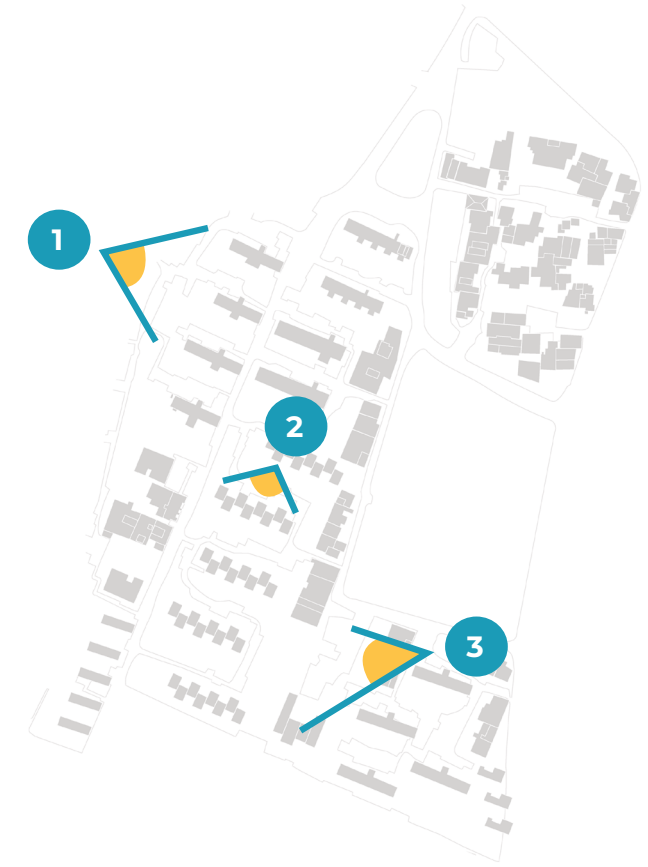
LEGEND

- Taamir
- Railway/ Sekeh line



Aerial map: Taamir in 1969

TAAMIR IN 1969

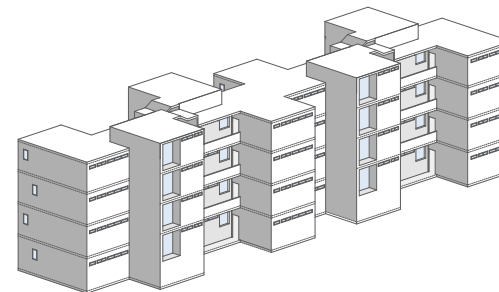
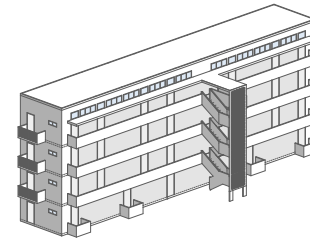
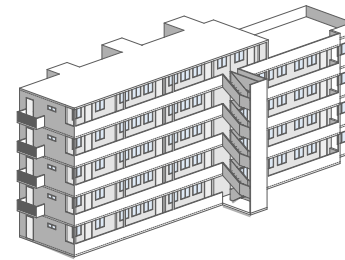


BUILDING MODULES 1969

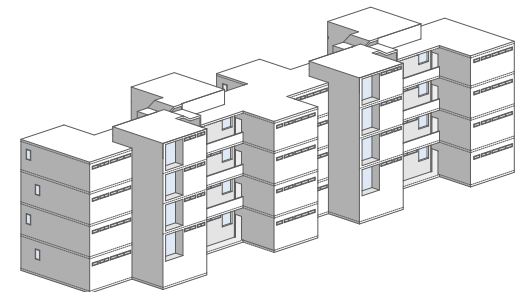
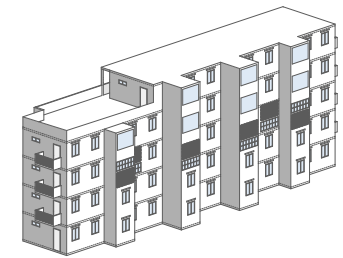


KEYMAP

FRONT ELEVATION



BACK ELEVATION



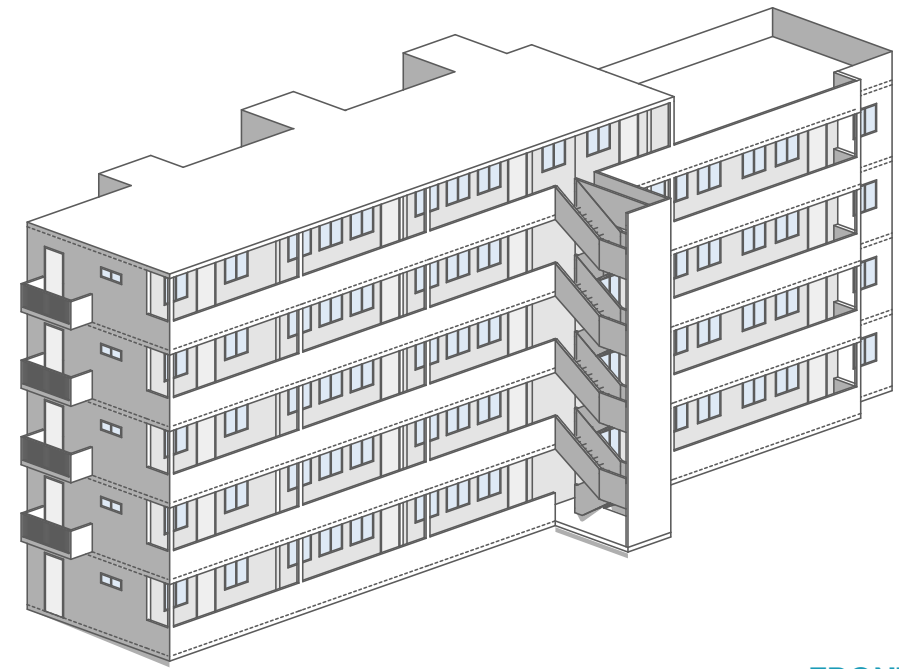
MODULAR BUILDINGS

MODULE 1

- 5 floors
- 1 common staircase for the block
- 4 to 5 apartments per floor



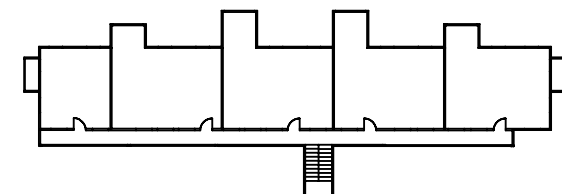
KEYMAP



FRONT ELEVATION



BACK ELEVATION



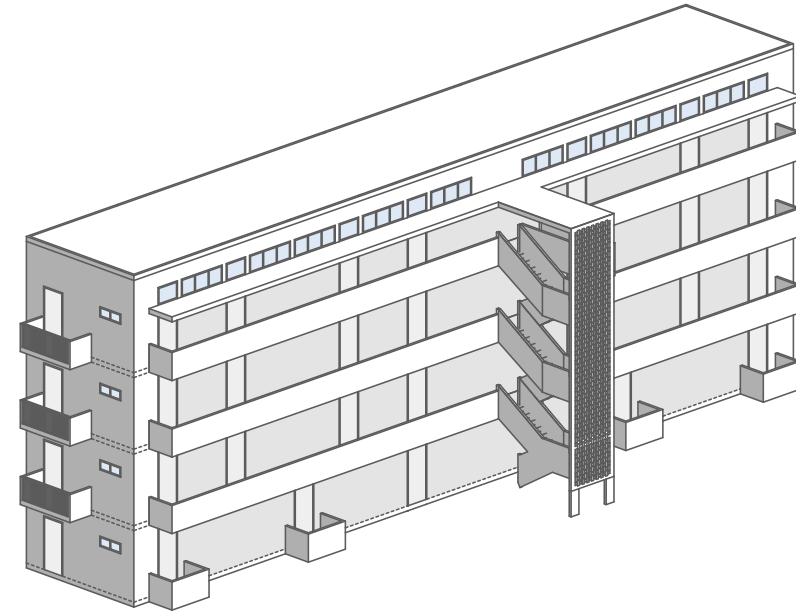
PLAN

MODULE 2

- 4 floors
- 1 common staircase for the block
- 9 apartments per floor



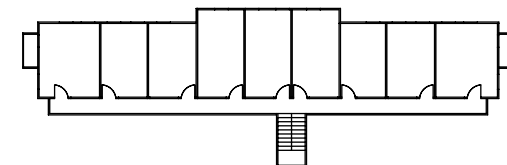
KEYMAP



FRONT ELEVATION



BACK ELEVATION



PLAN

MODULE 3

- 4 floors
- 2 common staircases for two divided blocks
- 4 apartments per floor



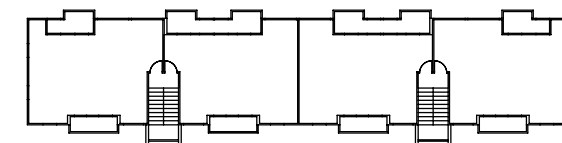
KEYMAP



FRONT ELEVATION



BACK ELEVATION



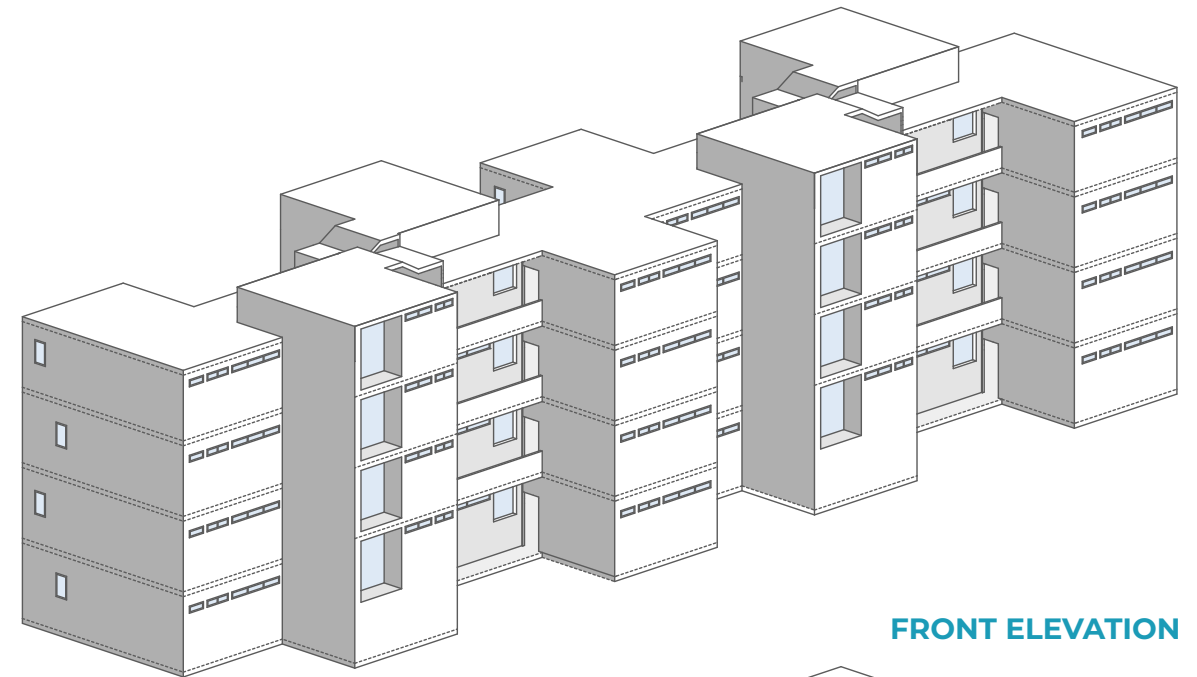
PLAN

MODULE 4

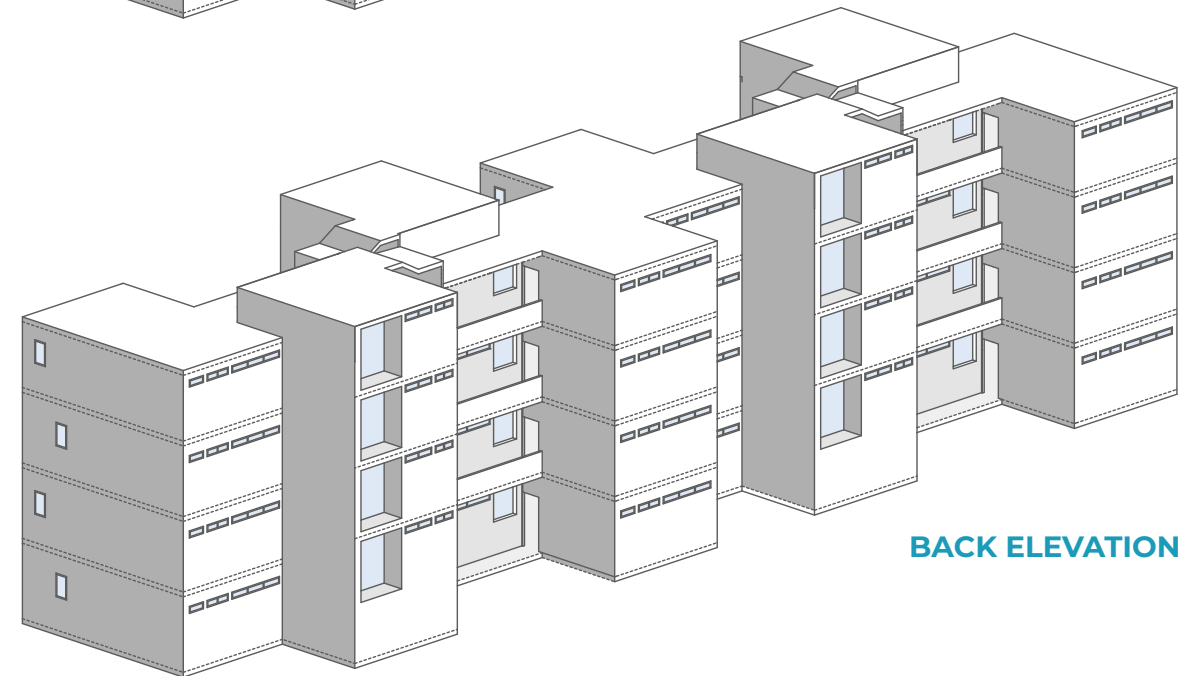
- 4 floors
- 2 common staircases for two divided blocks
- 8 apartments per floor



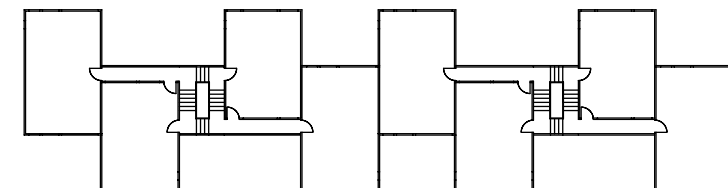
KEYMAP



FRONT ELEVATION



BACK ELEVATION



PLAN

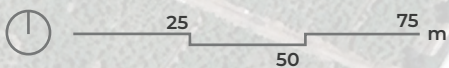
2.2 TAAMIR TODAY

Since the 1970s and mainly during the civil war, residents of the blocks have been expanding, mainly horizontally, adding rooms and balconies to an otherwise very tight apartment. More recently, some apartments were divided, by the head of households, into two smaller apartments to accommodate newly married couples in the family. Each smaller apartment usually consists of two to four rooms.

Given the deterioration of the physical conditions of the buildings and infrastructure in Taamir, waves of mobility continued to occur with some families leaving and others taking their place. Today, Taamir accommodates for a mixed population estimated at 3,330 (750 households), constituting of Lebanese families from the South including Old Saïda, Palestinian refugees who left Ein El Helwe Camp, Bedouins who cultivated the adjacent lands, Syrian workers and more recently Syrian Refugees.

LEGEND

- Taamir
- Railway/ Sekeh line



TAAMIR IN 2022



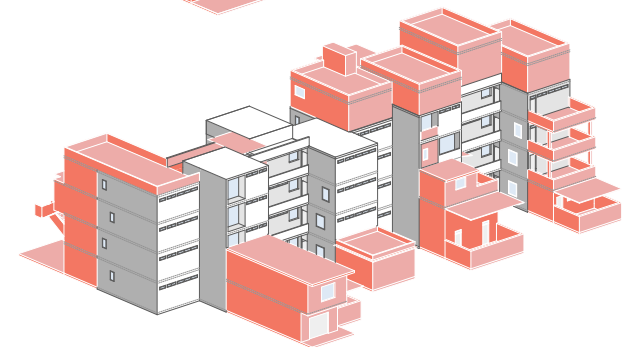
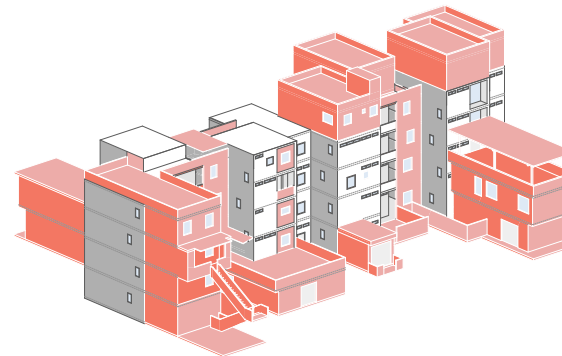
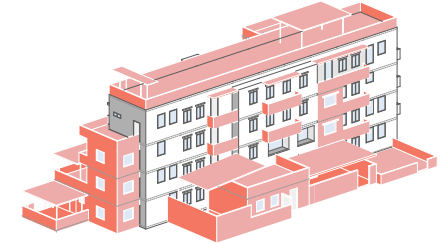
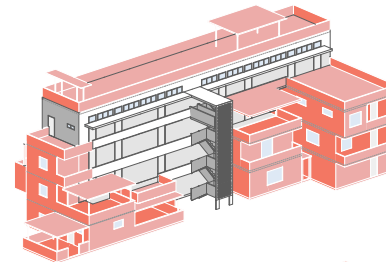
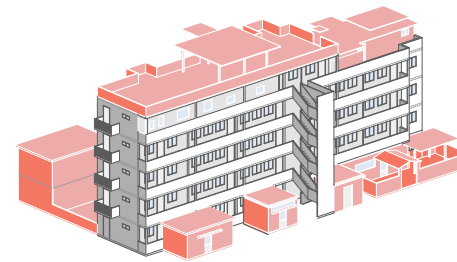
BUILDING MODULES 2022



KEYMAP

FRONT ELEVATION

BACK ELEVATION



LEGEND

 Informal additions

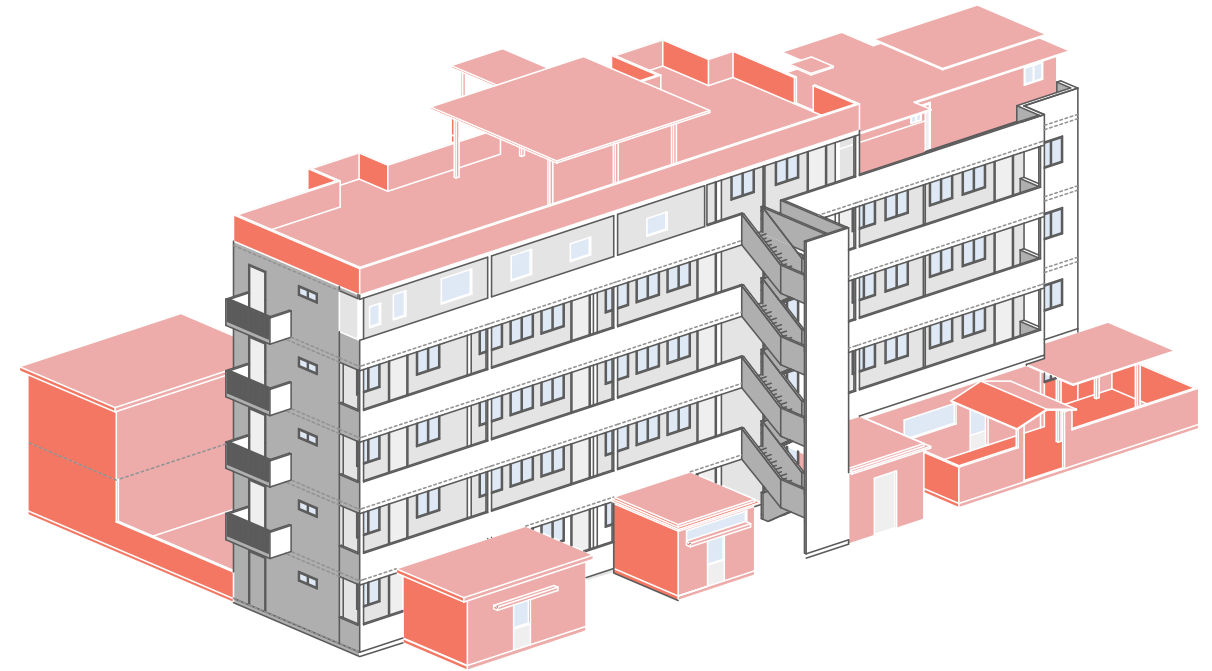
TRANSFORMED BUILDINGS

MODULE 1

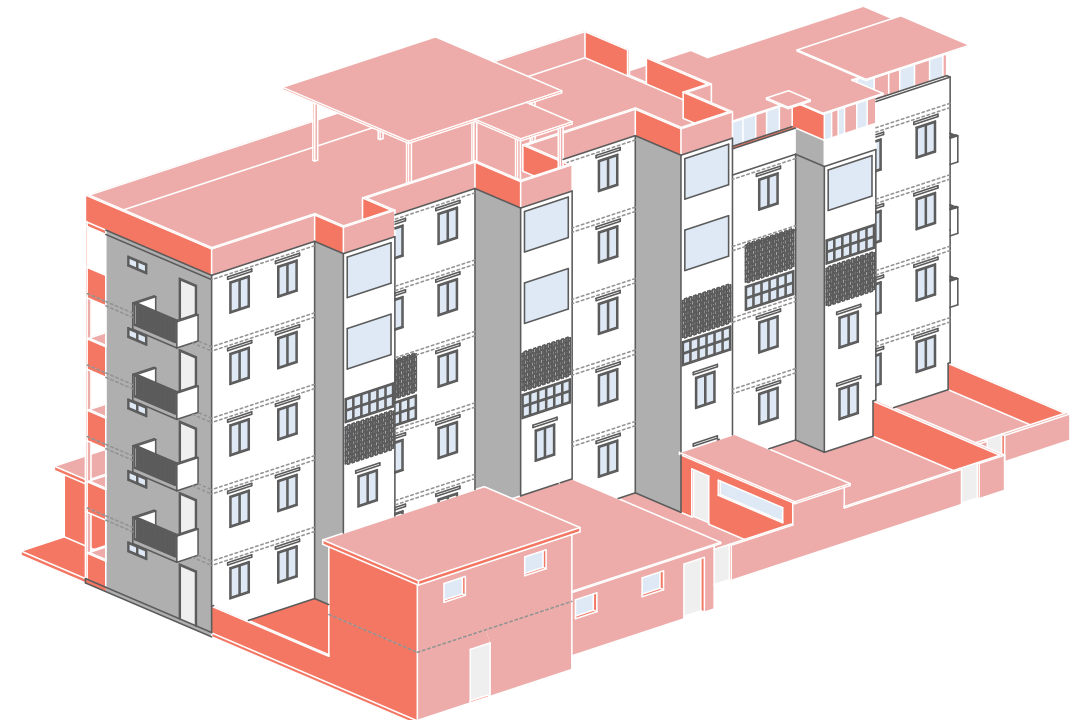
- Expansions on rooftop
- Horizontal housing expansions
- Vertical housing expansions
- Horizontal commercial plugins to residential housing



KEYMAP



FRONT ELEVATION



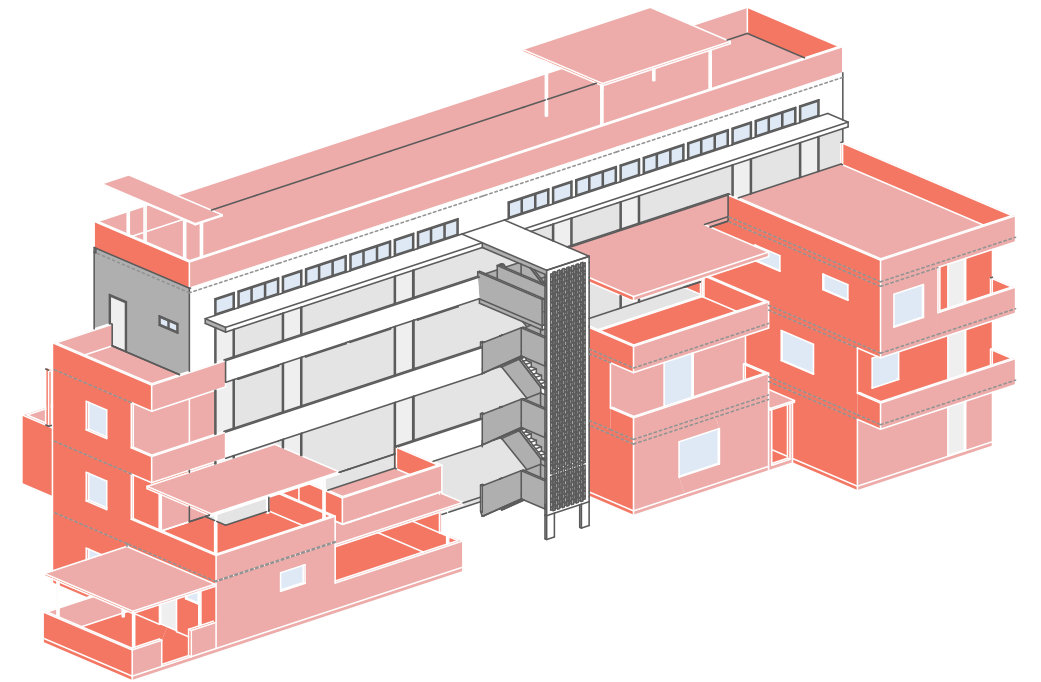
BACK ELEVATION

MODULE 2

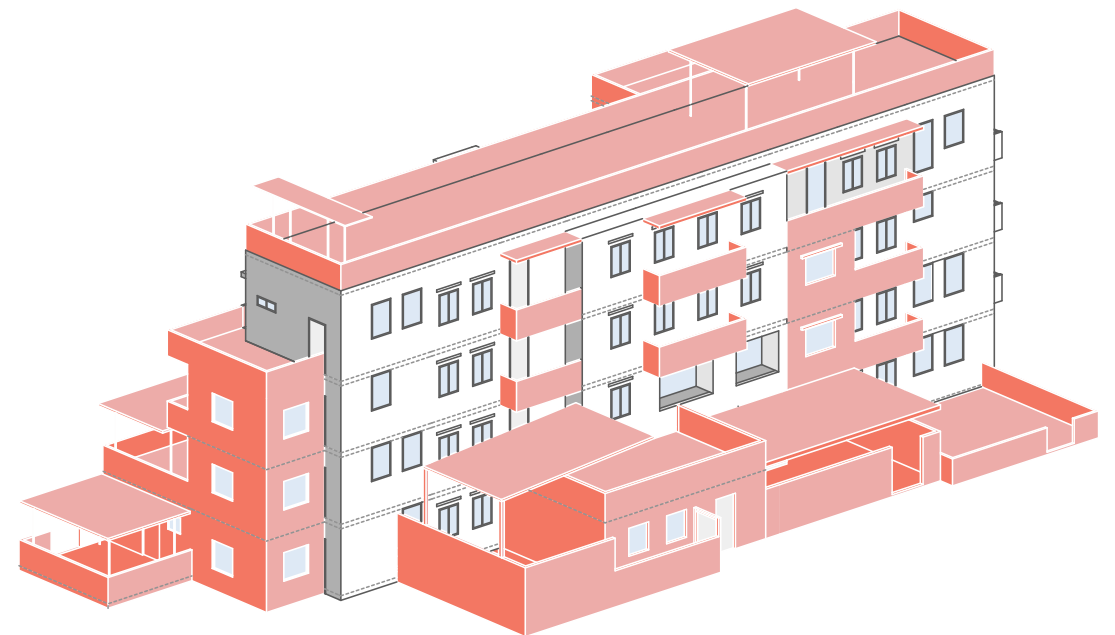
- Expansions on rooftop
- Horizontal housing expansions
- Horizontal commercial plugins to residential housing
- Private garden extensions
- Balcony extensions
- Reshaping window forms



KEYMAP



FRONT ELEVATION



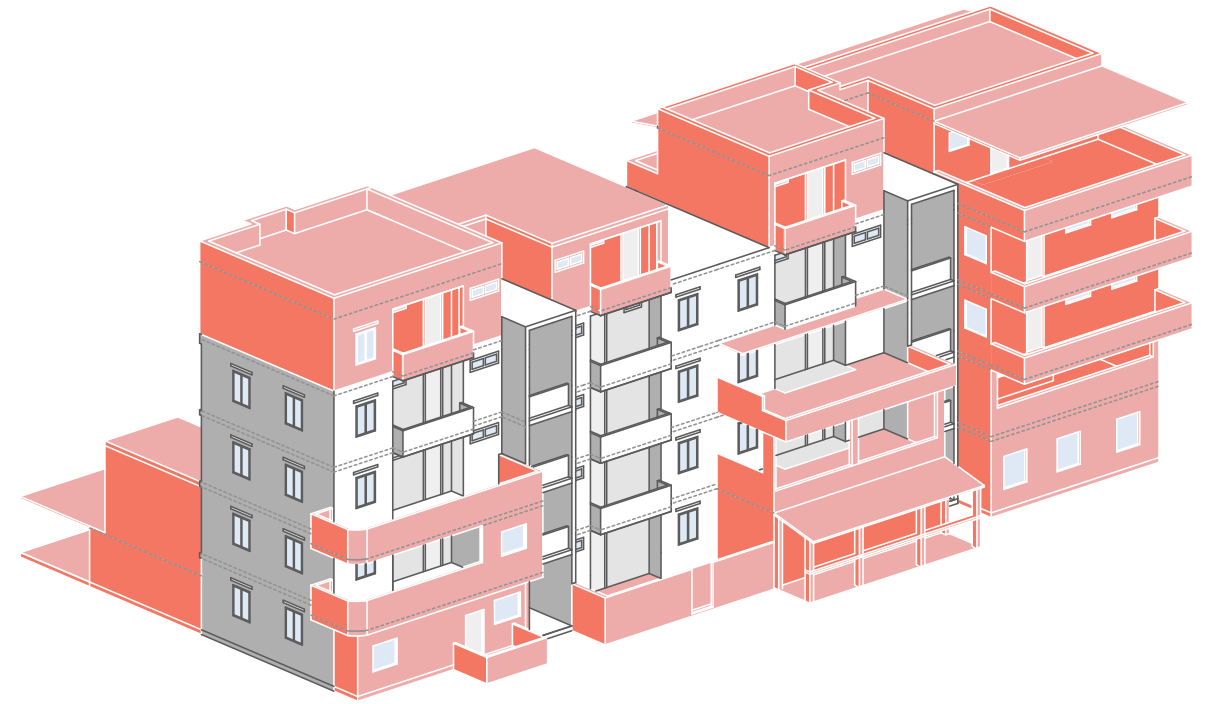
BACK ELEVATION

MODULE 3

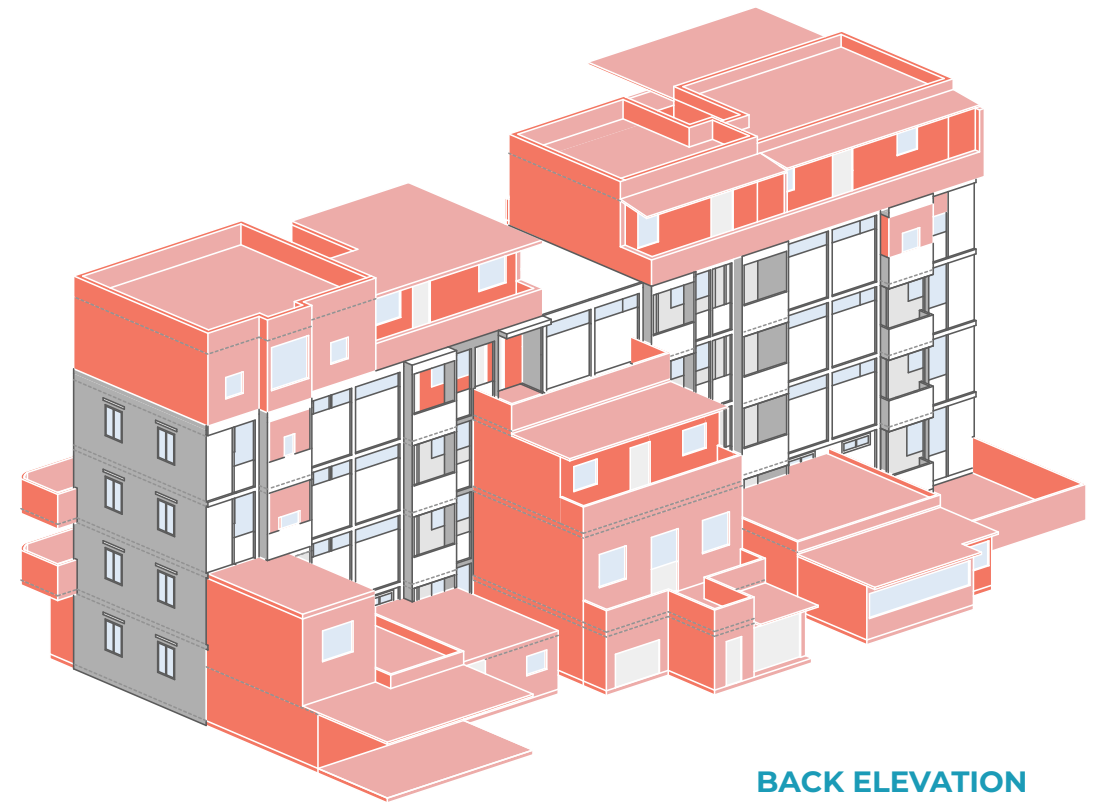
- Expansions on rooftop
- Horizontal housing expansions
- Horizontal commercial plugins to residential housing
- Private garden extensions
- Balcony extensions
- Reshaping window forms



KEYMAP



FRONT ELEVATION



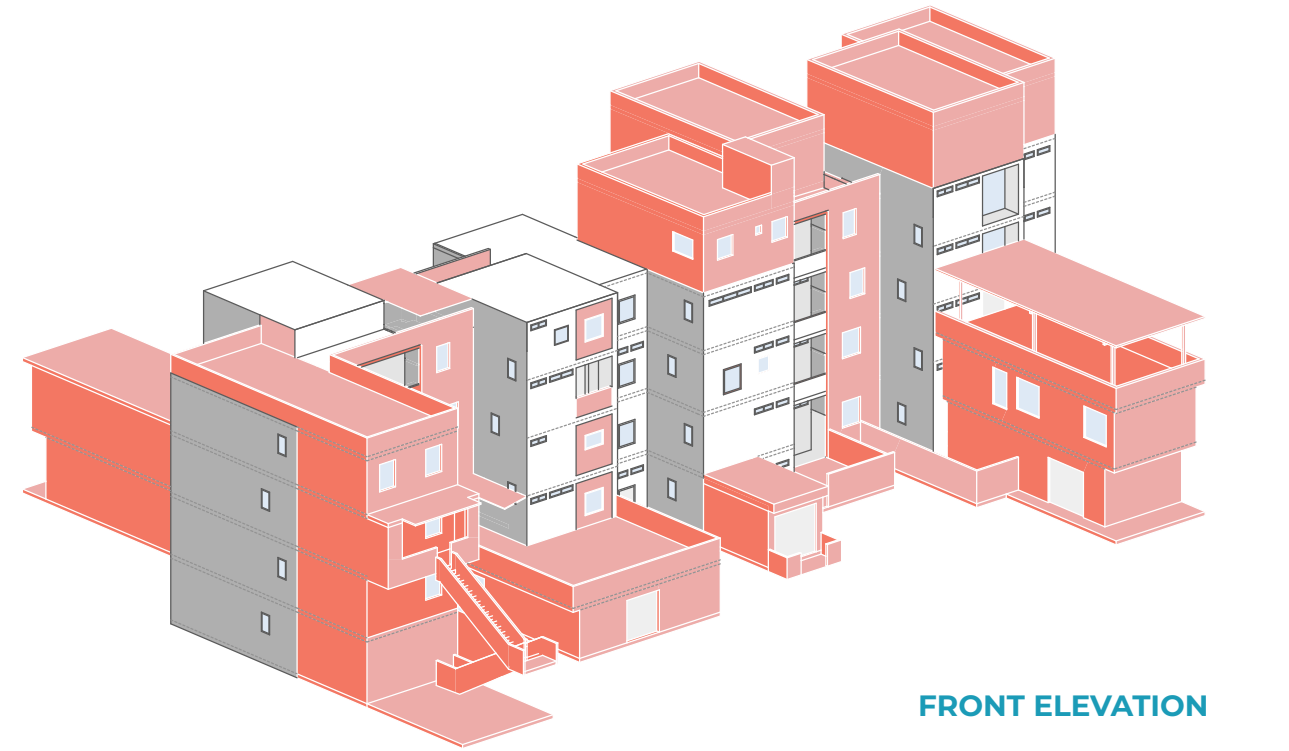
BACK ELEVATION

MODULE 4

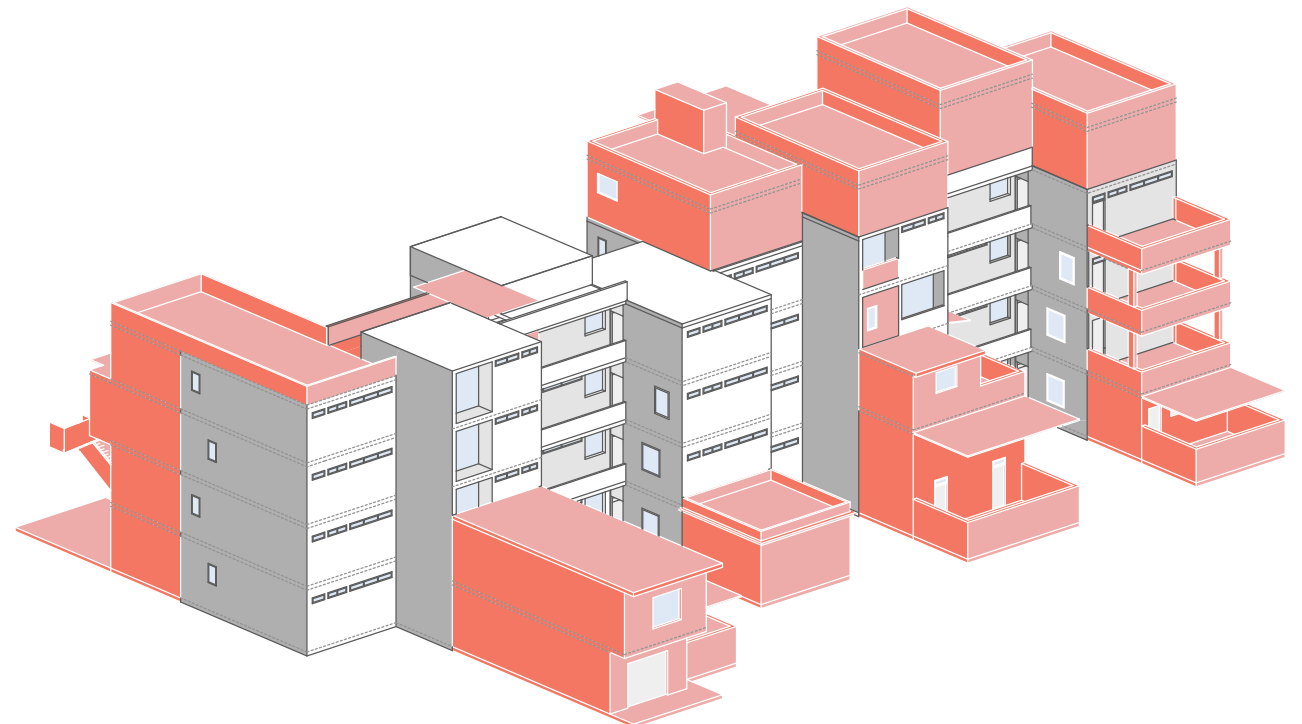
- Expansions on rooftop
- Horizontal housing expansions
- Horizontal commercial plugins to residential housing
- Private garden extensions
- Balcony extensions
- Reshaping window forms



KEYMAP

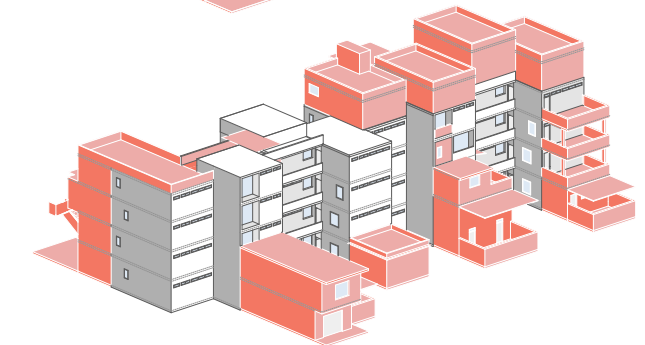
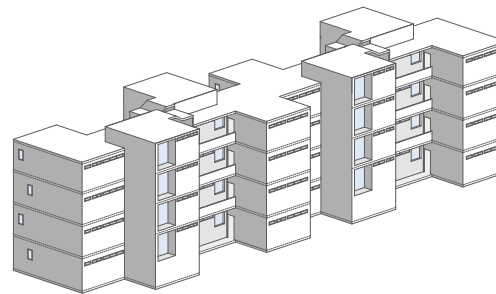
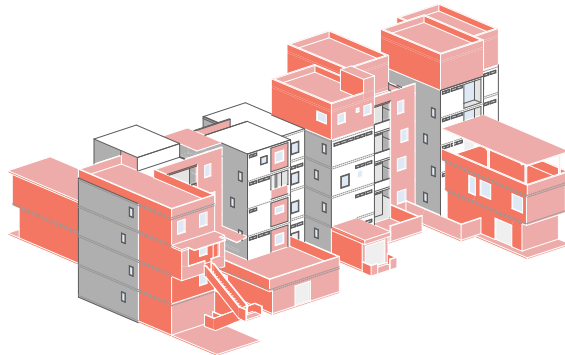
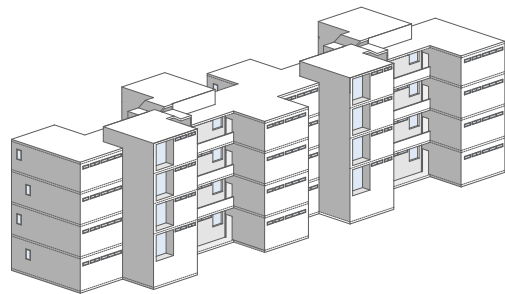
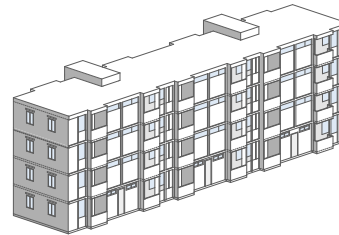
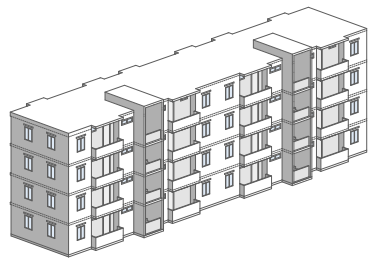
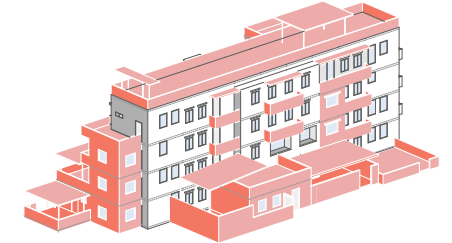
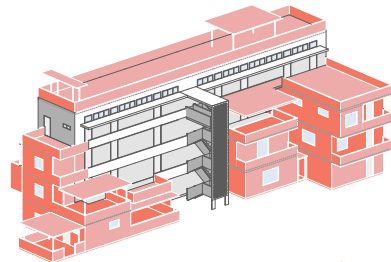
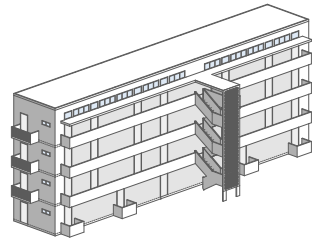
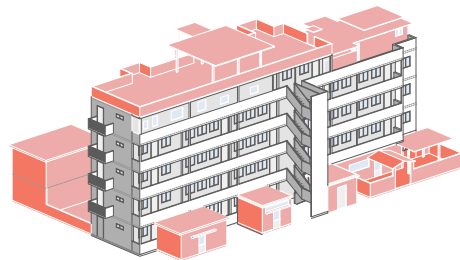
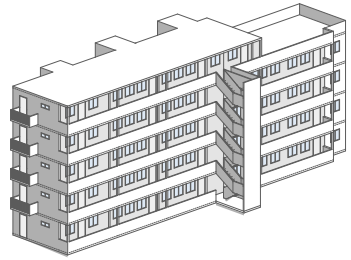


FRONT ELEVATION



BACK ELEVATION

TAAMIR MODULAR TRANSFORMATIONS







CH 3 | NEIGHBORHOOD PROFILING

3.1 SOCIO-ECONOMIC INDICATORS

Taamir can be described as one of the most vulnerable and marginalized areas in South Lebanon. Its history of political instability, its volatile security situation, and absence of public interventions have hindered its development and job creation opportunities. Taamir has a young population and high unemployment rates (24%) that rise to 29% among youth. Employment is mostly constrained to unskilled labor with a high prevalence of daily workers and self-employed individuals, which reflects the lack of job stability and steady income for many of Taamir dwellers. Vulnerability is reflected in the fact that food expenditures account for around half of the total household spending followed by expenditures for covering electricity and generator subscription costs. Taamir residents rely predominantly on public health and education services as well as UNRWA services for the Palestinians. With the crisis situation impacting the quality and availability of these services, many dwellers are unable to access needed medical care; and high rate of school dropout is observed.

The deterioration in physical conditions of buildings has rendered them in dire need for maintenance; many dwellers have expressed concern for their personal safety as well as safety from theft and crime due to their housing conditions (uncontrolled accessibility). In fact, the share of people who do not feel safe inside their homes due to their physical state has increased from 55% in 2020 to 61% in 2023. However, the socio-economic conditions of households in Taamir do not allow them to carry out the needed works.

Results from an in-depth quantitative survey show that tensions between dwellers in Taamir have increased since the onset of the economic crisis. In fact, 94% of respondents agree that the crisis has been a driver for tensions, indicating that

financial factors (mainly access to jobs and aid) are driving tensions, as opposed to other aspects such as different nationalities or political orientations. In the focus group discussions, tensions between Palestinians and Syrians in Taamir were mentioned mainly over the deteriorating conditions following the Syrian crisis due to sharing valuable resources including infrastructure, services, and jobs.

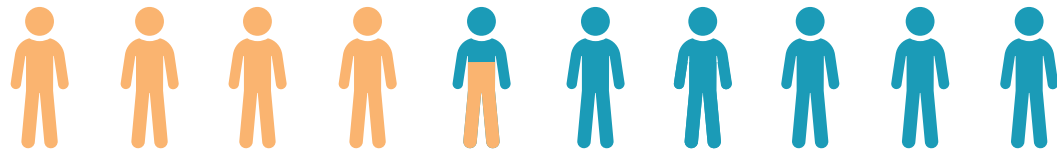
The results of the survey also showed that there is a statistically significant correlation between people's safety concerns and their perceptions around tensions, where people who did not feel safe were more likely to report that they feel tensions have increased between people have since 2019. This indicates that some of the drivers for feeling unsafe are also related to the creation of tensions. For example, fear of theft and crime due to absence of adequate buildings' gates, doors and closed windows, etc. might lead to higher levels of tensions between people.

POPULATION

A total of 750 households (estimated at 3,300 individuals) lives in Taamir. According to the UNDP 2022 Household Survey in Palestinian Gatherings, young population (below 30 years of age) in Taamir represent 47%. While most households constituted of 3 to 5 members, 22% included 6 to 8 members.

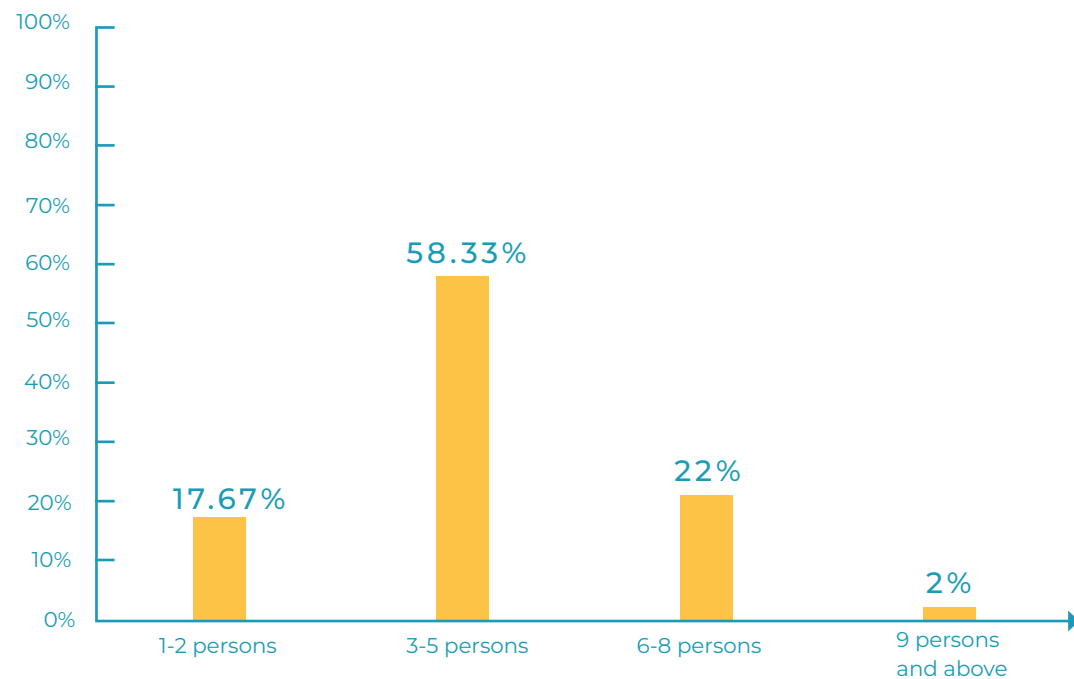
Of particular significance in Taamir is the relatively high share of female headed households, which represent more than a quarter of the population, according to more in-depth survey. Around 15% of heads of households were widowed; of whom only 14% are working.

AVERAGE POPULATION **3,300** (750 HOUSEHOLDS)

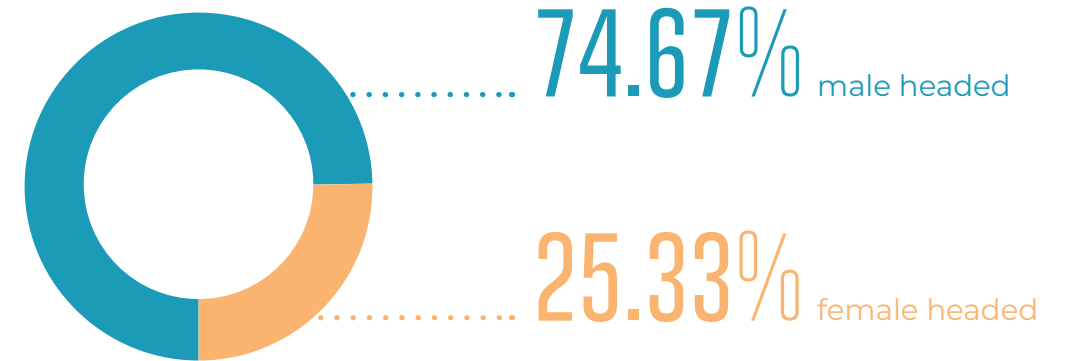


5% 0-5 years old 16% 5-14 years old 26% 15-29 years old 43% 30-64 years old 10% > 65 years old

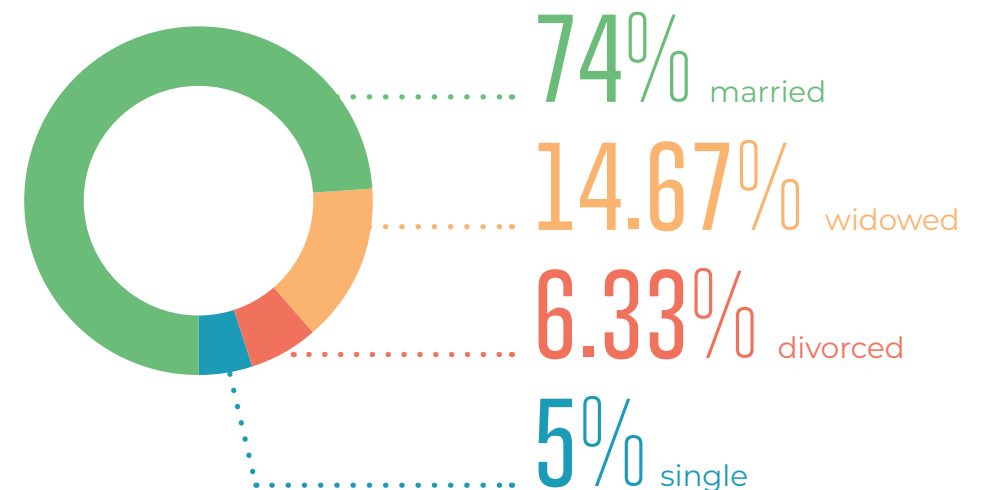
AVERAGE SIZE OF HOUSEHOLDS



GENDER OF HEADS OF HOUSEHOLDS



MARITAL STATUS OF HEADS OF HOUSEHOLDS

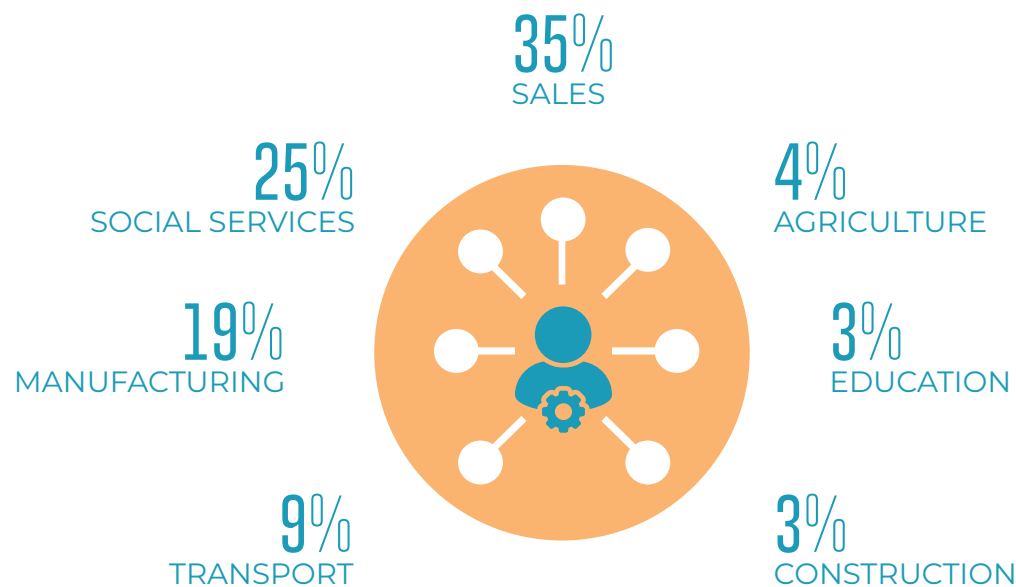


LABOR

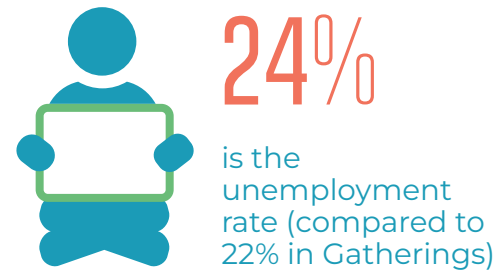
In Taamir, unemployment rate is higher than the average in Palestinian Gatherings. This is compounded by a significant gender gap in employment, with only 16% of women holding a form of employment. This ratio however represents an increase in the aftermath of the economic crisis, which shows that more women are seeking work; and when they do, they are more likely to find employment after the crisis. It should be mentioned that Palestinian Refugees also face legal restrictions to access all jobs (mainly syndicated jobs) under the Lebanese law. The share of households that have no employed member in Taamir is considerably higher than the average in other Gatherings.

Households in Palestinian Gatherings are resorting to a variety of coping mechanisms to be able to survive. The most prevalent coping mechanism is buying on credit from store owners, borrowing from friends and relatives, and / or resorting to savings or sale of assets. Many households reported applying for assistance for the first time. In Taamir, the ratio of household depending on aid is less than the average in Palestinian Gatherings, which could be justified by the higher number of Lebanese households.

72% of workers are employed in few low-skilled sectors, mainly sales, social services, and manufacturing



UNEMPLOYMENT



UNDEREMPLOYMENT



There are wide gender gaps in the labor market: women participate less than men

16% VS. 57%

While active women tend to find jobs, unemployment is lower for women compared to men

19% VS. 25%

Underemployment is higher for women compared to men

46% VS. 37%

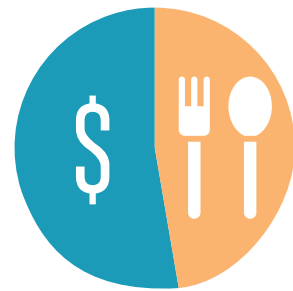
INCOME

In view of the reported imbalance between income and expenditures, the vast majority of households residing in Taamir, similar to other Palestinian Gatherings, are struggling to pay basic expenses, reflecting a real humanitarian crisis. Findings of the household survey in the Gatherings reveal that many

households have been unable to secure needed medications or access needed health services. More than half of the population also had to cut down on food and others have not been able to pay for generator expenses or rent.

LBP 3,664,000

is the average monthly household spending (compared to LBP 3,894,000 in Gatherings) as at January 2022



food accounts for 49% of total household expenditures, followed by 15% electricity/generator, 11% gas and 8% rent

LBP 2,000,000

EARNINGS
as at January 2022



67% labor earnings

18% cash aid from humanitarian organizations

16% remittances

HEALTH

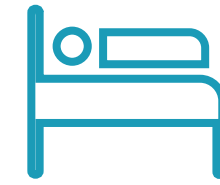
The share of dwellers with no health coverage in Taamir is higher than the average in Palestinian Gatherings (46% compared to 22%). Access to health though is higher in Taamir than in other gathering, mostly due to proximity of hospitals and health care centers, whether public or run by NGOs (Human Call

Association) and UNRWA in Ein El Helwe Adjacent Areas. Most households use public health services, due to the high number of Lebanese households, followed by UNRWA services (in the case of Palestinian refugees).



28%

of residents suffer from chronic illnesses



79%

of households reported having at least one family member who needed health treatment (three months prior to the survey)



67% use public services

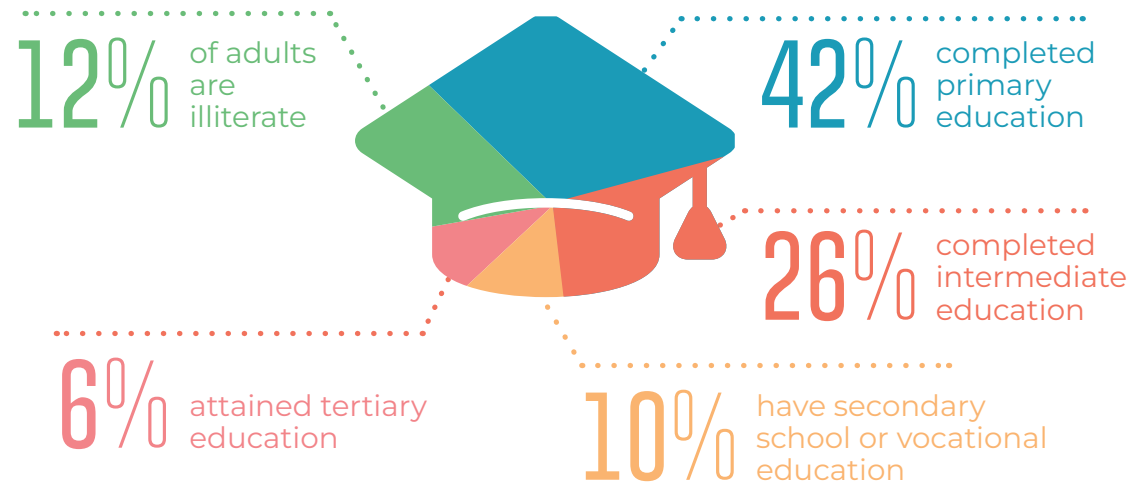
27% use UNRWA services to meet their health needs

6% use private services

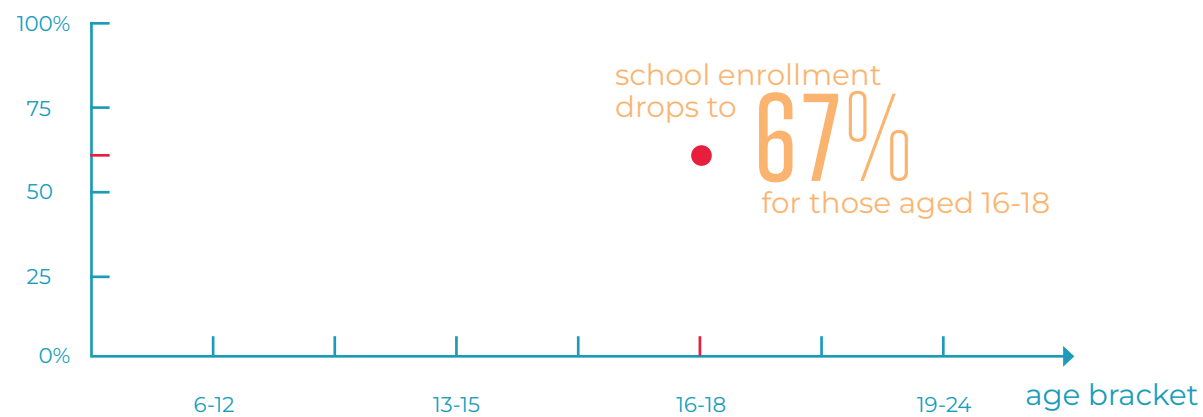
EDUCATION

The share of population with no education is higher in Taamir than in other Palestinian Gatherings (12% compared to 7%). Although school enrollment is higher in Taamir than in other Gatherings, mainly due to availability of near public and UNRWA schools, the level of enrollment drops at the age of 16 to 18. Two-thirds of youth aged 19 to 24 still attend secondary

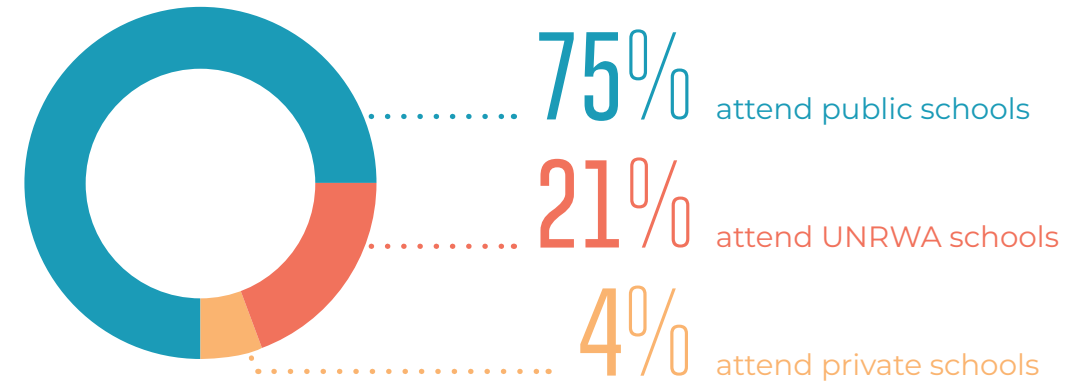
school and vocational school equally. Most students attend public schools, due to the high number of Lebanese households, followed by UNRWA schools (in the case of Palestinian students). More than 100 children and youth aged 6 to 24 in Taamir are either not enrolled in school or have dropped out, with higher rates among male students.



enrollment rate



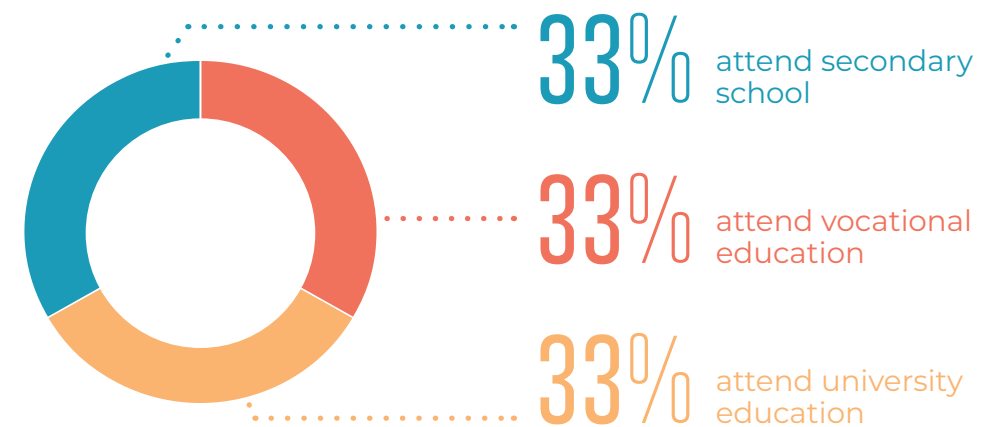
of students aged 6 to 18:



of students aged 16 to 18:



of students aged 19 to 24:

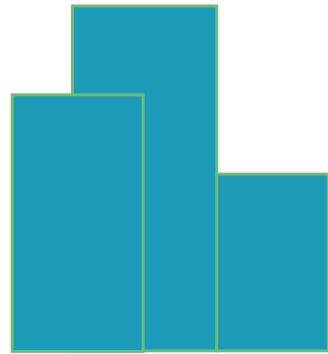


HOUSING CONDITIONS

Land and property ownership in Taamir is complicated, since it started as a public housing project and witnessed waves of occupation, addition or divisions, selling and reselling. According to an in-depth survey with 300 households in Taamir, only 13.33% declared that they have ownership deeds. Ownership is commonly transferred (among different nationalities) without official documents. Some dwellers have sold their houses under sales contracts certified by a notary public. Based on law 525/2003, occupants of apartments in Taamir, irrespective of their legal status, were allowed to own and register units (including sub-divided) after

paying relevant costs and fees and settling any existing violations.

More than half of the households live in rented apartments and pay rent. As expected with the economic crisis, blackouts have become much more severe in Taamir, as is the case across the country. Thus, the average number of blackout hours was at 17 hours per day. This has severe consequences on many facets of daily life, including food security, education, and health. 75% of households have subscriptions with private generators and reported paying high costs.



27% of households stated they have inherited their houses

9% of households stated they have purchased their houses

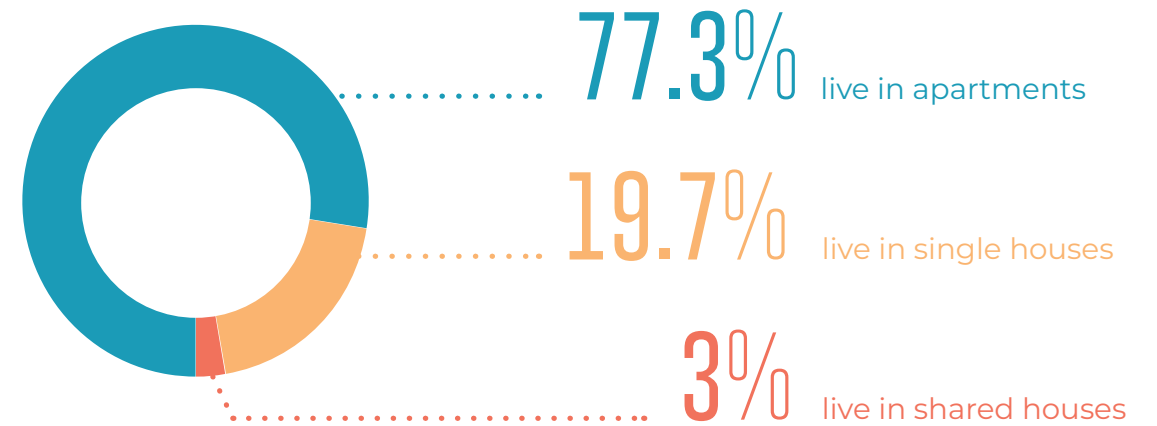
2% of households stated they have constructed their houses

52% of households reported living in rented houses

11% of households live in houses that belong to acquaintances

LBP 550,000

is the average monthly rent (as at January 2022)



crowding is at **1.3** persons/room (compared to 1.5 in Gatherings)

21% of households are severely affected by dampness

6% of households have benefited from renovation schemes



electricity blackout is at an average of **17** hours/day (compared to 13.2 in Gatherings)

YOUTH

Unemployment is rampant among youth in Taamir. The main barriers that youth face in the labor market are associated with lower social capital and networks, information asymmetries, and skill mismatches between their qualifications and the demands of the

job market. Given the limited availability of public spaces and activities to engage youth in Palestinian Gatherings, youth show no levels of engagement in recreation, sports, training, volunteering, or political or religious activities.

47% are below 30 years old (compared to 57% in Gatherings)

26% of whom are aged 15 to 29

29% is the **unemployment** rate for youth, compared to overall unemployment rate of 24% in the same area:

unemployment is higher for females compared to males

67% VS. 38%

employment rate is lower for females compared to males

5% VS. 43%

45% is the percentage of youth that is Not in Education, Employment or Training (NEET)



59%
NEET females



31%
NEET males

SAFETY & MOBILITY

Given proximity to Ein El Helwe Camp and its Adjacent Areas, Taamir has often suffered from the consequences of armed conflicts, which has led to damages in the houses in many cases. 12% of

households in Taamir also reported feeling unsafe due to the built environment. Due to the high militarization of the area, the majority of dwellers reported difficulty in securing means of transport.



12% of households self-reported safety concerns all due to the built environment

98% of households reported difficulty of securing means of transport



86% medium difficulty

12% high difficulty



3.2 SPATIAL MAPPING

The urban fabric of Taamir mainly consists of four-story average multi-block buildings, which were constructed as part of a public housing project to house families displaced by the 1956 earthquake, along with extensions or other buildings that were informally added with the beginning of the civil war in the 1970s. Taamir could be divided into four main areas, three of which house the public project buildings, while one accommodating lower and smaller buildings at the northern part of Taamir. In the neighborhoods established as part of the public housing project, streets were designed wide; however, many of these are used for car parking or closed as private gardens, with noticeable encroachments. Taamir constitutes a well-defined area, spatially separated from its surrounding by wide major roads. Several checkpoints, mainly by the Lebanese Army Forces, but also by other political factions, mark the entrances and junctions of Taamir. Some areas are also separated from their surroundings by walls or barbed wire fences. The main entrance to Taamir is to the North from Saida; another entrance to the East-Southern edge is from the other Adjacent Areas to Ein El Helwe Camp; however, with tighter security measures.

The area is mostly residential with a main commercial street accessed from the main northern entrance and separating two neighborhoods of Taamir with some mixed-use buildings. Important landmarks exist in or adjacent to Taamir, from schools, hospitals, mosques and a public garden. In terms of services, households in Taamir have been connected to water, sewage and storm water networks that are eventually connected to the public networks. The Municipality of Saida has one office in Taamir and extends solid waste collection services on daily basis. Households are connected to the electricity network by Électricité du Liban (EDL); some households also have subscriptions in private generator services to compensate for blackout hours, especially with the electricity crisis in Lebanon. Although street lighting exists along some streets, they are generally non-operational due to electricity blackout hours and lack of regular maintenance.

The next section presents a description of the existing situation spatially in Taamir, before going into the analysis of conditions.


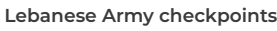








KEYMAP

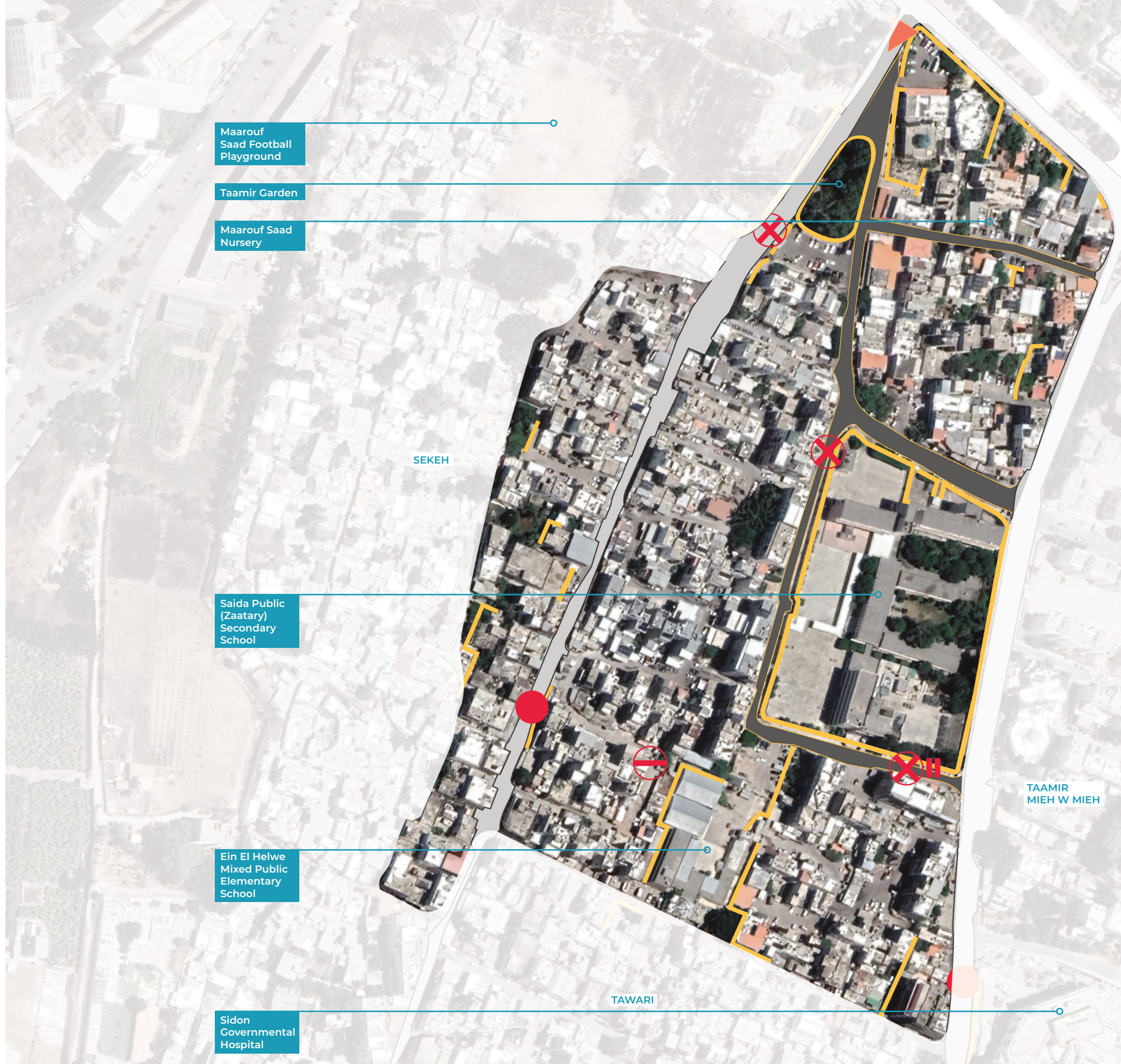
The physical isolation of Taamir is mainly a result of the securitization of the area, first due to its proximity to Ein El Helwe Camp and its Adjacent Areas and second due to the existence of several (sometimes armed) religious and political factions and wanted individuals. The main entrances to Taamir are marked by the presence of checkpoints of the Lebanese Army Forces (LAF), in addition to armed presence of Palestinian political factions in several locations. The militarization of the space is obvious in the neighborhoods close to the Ein El Helwe Mixed Public Elementary School. Some areas in Taamir are also separated from their surroundings by concrete walls or barbed wire fences.

Add to that, Taamir is bounded by large-scale infrastructure such as highways and secondary arteries, further separating it from its surrounding. The main road loop was established by the British Army that settled in the area in the 1960s (Kassem, 2018). Access to Taamir is challenging, as no public transportation connects the area to its surroundings and as private cars and taxis are subjected to inspection by the Army. In fact, this is the reason most dwellers in Taamir reported difficulty in securing transportation.

Taamir is bounded by main routes separating it from Saida city to the North and Mieh w Mieh village and the Villat areas to the East. It is bordered by other Camps' Adjacent Area, Tawari to the South and Sekeh to the West.

LEGEND

- | | | | |
|---|-----------------------|---|--------------------------------------|
|  | Main external road |  | Lebanese Army checkpoints |
|  | Main internal road |  | Vehicle checkpoint |
|  | Main entry |  | Vehicle checkpoint with blocked road |
|  | Wall |  | Vehicle checkpoint with inspection |
|  | Pedestrian checkpoint | | |
-  25 50 75 m



URBAN FABRIC

Taamir consists of 85 multi-story buildings, most of which originally had six apartments per floor when built but were divided into smaller apartments to accommodate for growing families. While the roads were designed wide, many of these are today used for car parking or closed as private gardens, with noticeable encroachments. Taamir could be divided into four main neighborhoods:

- A.** Known as “workers city” or “Lieutenants residences”, this low to medium density area consists of 32 buildings of one to four floors. Buildings are generally in better conditions than the rest of Taamir. Roads are wider with sidewalks and green pockets; there exists two public spaces but are being used as car parking lots.
- B.** This high to medium density area is adjacent to Sekeh AA and includes neighborhoods locally known as “pharmacy villas” and “navy buildings”. It consists of 22 buildings of mainly three to four floors in poor state, with many encroachments and additions. Roads range in width and condition and are mostly used for car parking.
- C.** This high to medium density area, known as “the fifth group buildings”, is separated from the earlier by a main commercial street. It consists of 22 buildings of mainly four to five floors in poor and critical states, with many encroachments and additions. Roads range in width and condition and are mostly used for car parking.
- D.** This medium density area is located at a sloped terrain and is locally divided into the “widows buildings” and “behind the secondary school” neighborhoods. It consists of 9 buildings of three to five floors in poor and critical states. Open areas are used as car parking lots or are utilized by the Army.



BUILDING HEIGHTS

Different neighborhoods in Taamir reflect different building heights in general. Taamir mainly consists of four-story buildings followed by three and five-story buildings, with four to eight apartments per floor.



LEGEND

■ 1 floor	■ 3 floors	■ 5 floors
■ 2 floors	■ 4 floors	■ 6 floors



BUILDINGS DENSITY

Buildings that were part of the social housing project in Taamir were built as large blocks, which also witnessed additions by dwellers. Today these buildings could accommodate up to 40 households. Other buildings display less number of apartments / households.



FROM 1
FAMILY/BUILDING

TO 40
FAMILIES/BUILDING



LAND USE

Most buildings in Taamir are mainly of residential or mixed use. Along the main streets, ground floors are reserved for commercial use while the upper floors for residential use. A main commercial street runs across the western part of Taamir. Many buildings include basements that were built as shelters, which are unfit for use nowadays.

In terms of community facilities, there exist a public garden (closed at time of assessments) and two

public schools in Taamir. It should be mentioned that UNRWA schools exist in the nearby Adjacent Areas to the camp and are used by Palestinian students. Sidon public hospital is located in proximity to Taamir; UNRWA clinics are also available in the camp and its Adjacent Areas serving Palestinian refugees. One nursery (Maarouf Saad) is available in Taamir.



Army barracks

1



Zaatary school

2



Army barricade

3

LEGEND

- Residential
- Mixed use
- Industrial
- Army barracks
- Commercial
- Community facility
- LAF checkpoint
- Army barricade



GROUND FLOOR USE

Mixed residential buildings in certain neighborhoods in Taamir include commercial activity on the ground floor, mainly constituting of small shops. A main commercial spine overlaps the wide road from the north western entrance to Taamir.



Grocery 1



Home appliances 2



Grocery | pastry | glass/mirror workshop 3

LEGEND

- Grocery
- Other shops
- Workshops
- Religious
- Light industry
- Closed
- NGO
- Wall



LANDMARKS




The most visible landmarks in Taamir are the military checkpoints and fencing walls, many of which are covered with political statements. The main commercial spine in Taamir is a destination for customers from not only Taamir but also the wider Saida area. There exist two public schools in Taamir; the prominent school in the center of Taamir is the Saida Public Secondary School (Zaatary School) and another elementary school at the southern edge is the Ein El Helwe Mixed Public Elementary School. A public garden in the Northern part of Taamir is fenced and closed to the public and is close to a mosque.

LEGEND

Community services

-  School
-  Hospital
-  Clinic
-  Community space
-  Solid waste collection point
-  Garden
-  Islamic community center

Commercial services

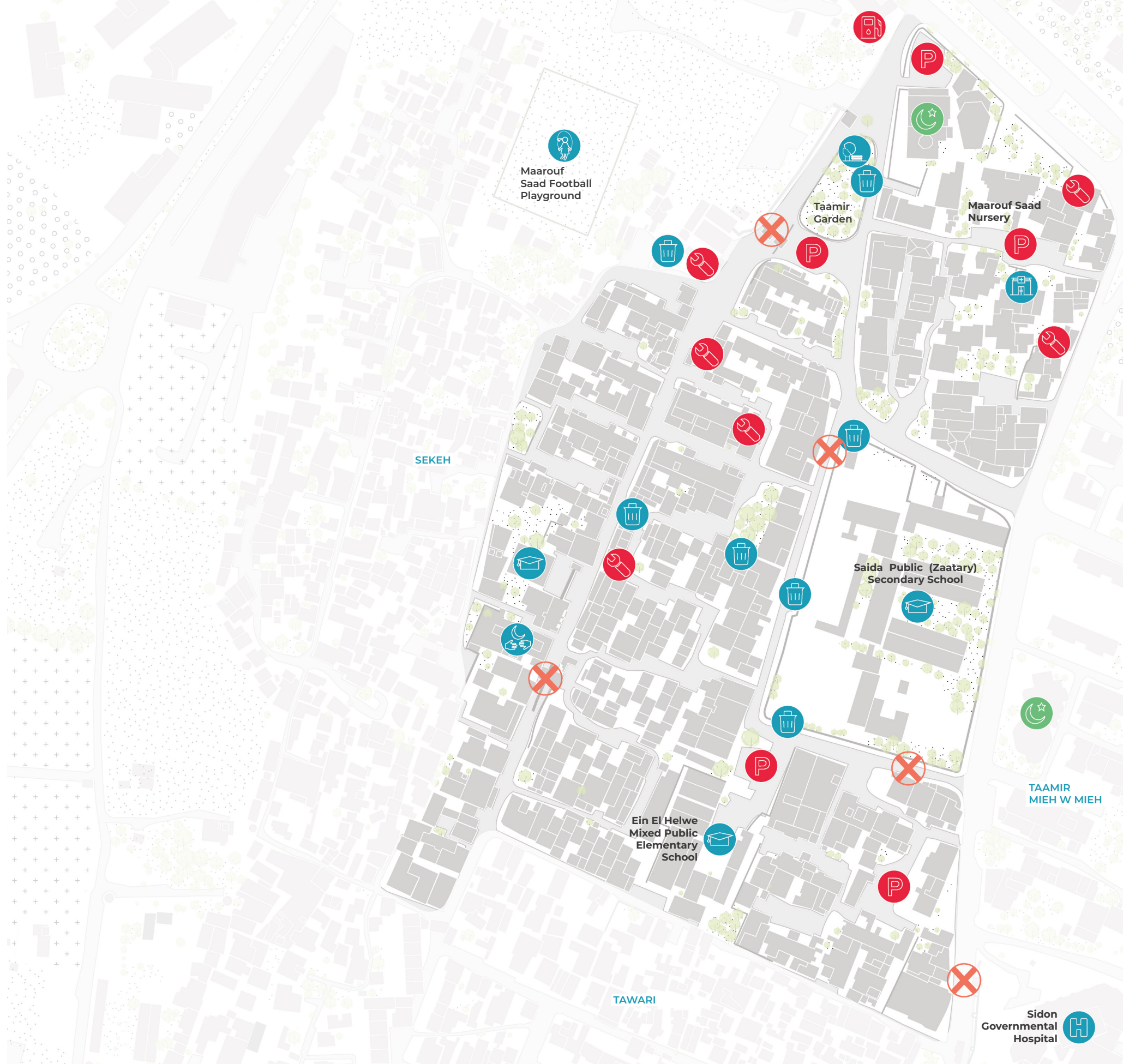
-  Parking
-  Gas station
-  Garage

Checkpoints

-  LAF checkpoint

Spiritual

-  Mosque



ROADS AND OPEN SPACES



LEGEND


- Green public space
- Green private space
- Accessible road
- X LAF checkpoint
- Dead end primary road
- Dead end secondary road
- T Location of dead end road



STREET LIGHTING



LEGEND


 Existing street lighting



SOLID WASTE DISPOSAL



LEGEND

 Solid waste container

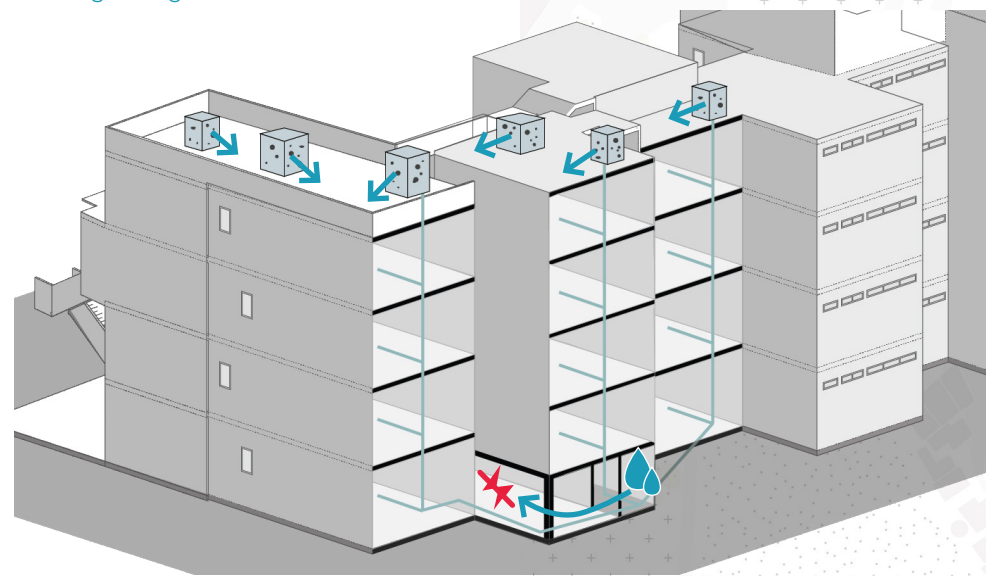


WATER NETWORK

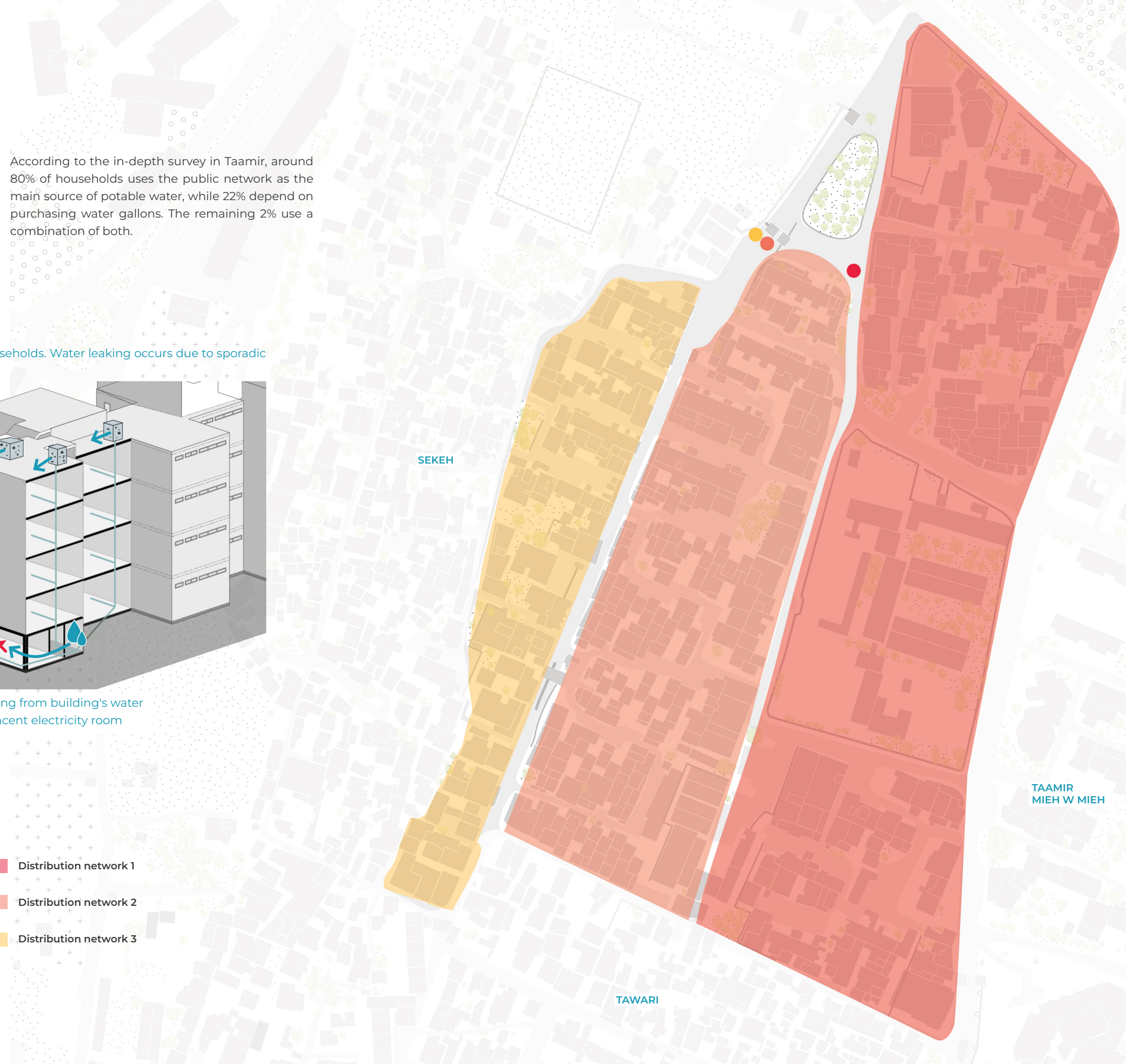
Households in Taamir are connected to the main public water network through one main manifold. This old network, consisting of steel pipes of 25 to 100 mm diameter, is divided into three distribution lines, each controlled by one main valve. Secondary manifolds and water meters are also found in Taamir.

According to the in-depth survey in Taamir, around 80% of households uses the public network as the main source of potable water, while 22% depend on purchasing water gallons. The remaining 2% use a combination of both.

Individual water tanks shared by multiple households. Water leaking occurs due to sporadic shooting during conflicts in Ein El Helwe



Water entering from building's water room to adjacent electricity room



LEGEND

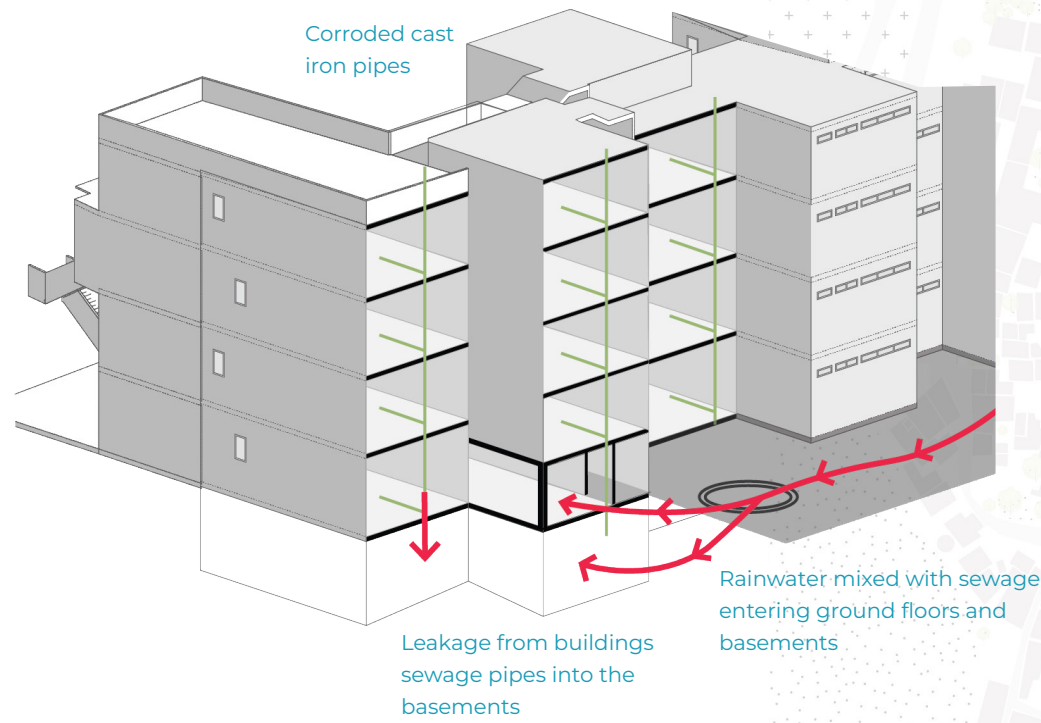
- Neighborhood manhole zone 1
- Neighborhood manhole zone 2
- Neighborhood manhole zone 3
- Distribution network 1
- Distribution network 2
- Distribution network 3



SEWAGE NETWORK

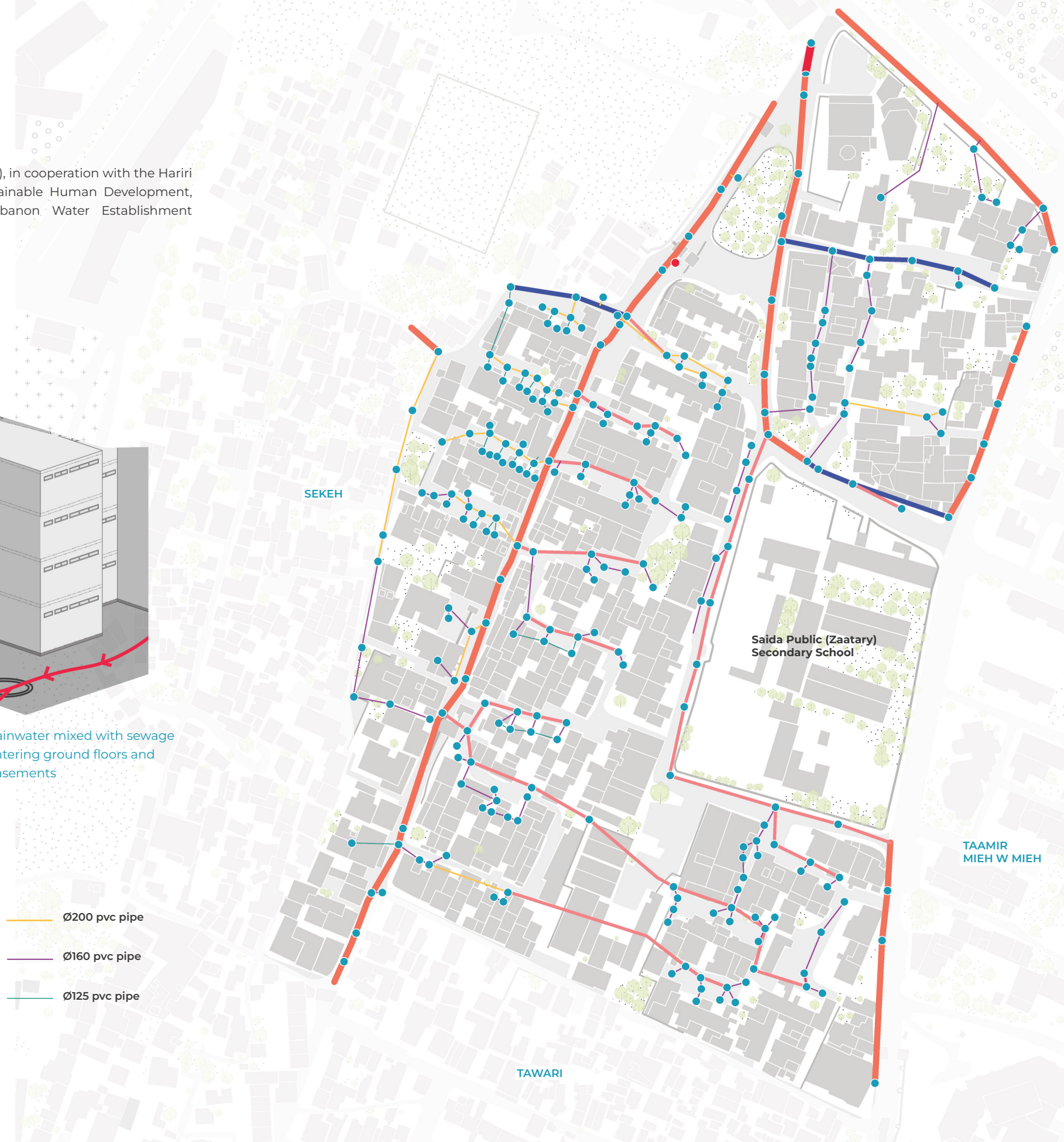
Most households are connected to a sewage network that is linked to the public network of Saida. According to Kassem (2018), the network was installed in 2005 by the Council for Development and

Reconstruction (CDR), in cooperation with the Hariri Foundation for Sustainable Human Development, and the South Lebanon Water Establishment (SLWE).



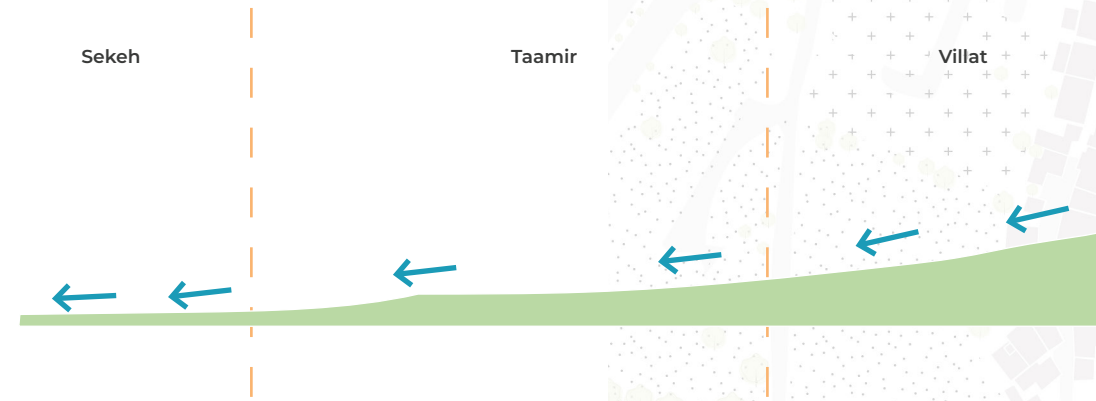
LEGEND

- Main discharge manhole
- Manhole
- Ø1000 pvc pipe
- Ø500 pvc pipe
- Ø315 concrete pipe
- Ø200 pvc pipe
- Ø160 pvc pipe
- Ø125 pvc pipe
- Ø250 pvc pipe

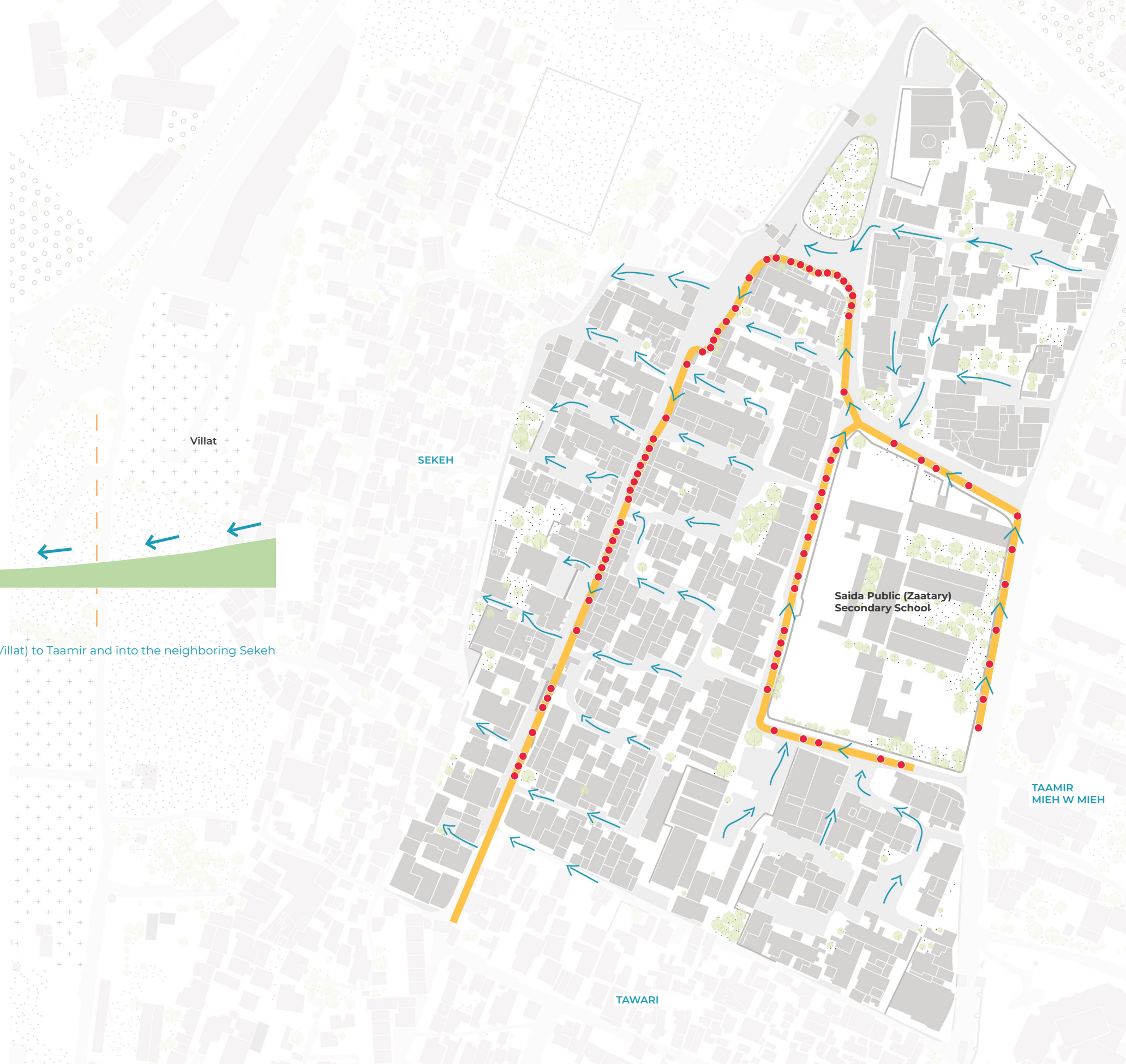


STORMWATER NETWORK

An old stormwater channel consisting of concrete 1,000 mm diameter pipes is installed along the main streets of Taamir, mainly along the commercial street and around the Zaatary School. These pipes were installed to collect rainwater from the main streets as well as the adjacent streets at higher elevations.



Stormwater flooding from higher surrounding areas (Villat) to Taamir and into the neighboring Sekeh



LEGEND

- Manhole
- Ø1000 pvc pipe
- Surface water flow by gravity





DOKKAN SALEEM



CH 4 | ANALYSIS AND RECOMMENDATIONS

4.1 SOCIO-ECONOMIC COMPONENT

The multiple crises that Lebanon has been facing over the past decade have had a devastating impact on Lebanese and refugee populations in all aspects of their lives. The economic crisis has depleted people's savings and incomes, and reduced their purchasing power, leading to surging poverty and vulnerability, and even raising food security issues in some areas. The Adjacent Areas (AAs) to Palestinian Camps in Lebanon are no exception and have been disproportionately affected by these crises. The latest vulnerability assessment in Palestinian Gatherings (UNDP, 2022) shows that 60% of households are struggling to pay for food and 50% are unable to afford needed medical care and medications. Underemployment have increased drastically in the Gatherings over the past years, marking a shift into less stable jobs such as daily work and self-employment.

The Adjacent Areas to Ein El Helwe Camp are characterized by high securitization and militarization, inter-communal and intra-communal tensions, rising conflicts, and a crowded urban environment characterized by poor infrastructure. In fact, in terms of safety perceptions, 98% of those who felt unsafe attributed it to the physical and social environments. These areas registered the highest underemployment rates ranging from 72% to 95% compared to an average of 53% in the Gatherings. According to Rapid Needs Assessment (RNA) completed in Palestinian Gatherings by December 2022, urgent needs related to the state of buildings and infrastructure as well as support to health structures.

In Taamir specifically, unemployment rate is higher than the average in Palestinian Gatherings (24% compared to 22%); compounded by a significant gender gap in employment, with only 16% of women

holding a form of employment. The share of dwellers with no health coverage in Taamir is higher than the average in Palestinian Gatherings (46% compared to 22%). Access to quality health as well as education services has become increasingly challenging for the dwellers of Taamir.

Results from an in-depth quantitative survey carried out in Taamir in April 2023 show that tensions between dwellers in Taamir have increased since the onset of the economic crisis. The key driver for tensions according to dwellers is the perceived unfair distribution of aid followed by competition over jobs.

This section explores the main socio-economic challenges in Taamir, as identified through results from the vulnerability assessment in Palestinian Gatherings (UNDP, 2022) as well as in-depth quantitative surveys with a sample of 300 households in Taamir, Focus Group Discussions and four interviews with key stakeholders carried out by experts. It also provides a set of socio-economic recommendations, as proposed by the recruited experts.

4.1.1 SECTORAL ANALYSIS

Employment:

While the levels of unemployment (24%) and underemployment (39%) are quite high in Taamir, the unstable nature of employment was relayed as the major issue facing the workforce in Taamir. "Unemployment levels are not reliable as it can change on a weekly even daily basis" noted one participant in a Focus Group Discussion on Taamir. This phenomenon is closely linked to the nature of jobs and work opportunities in Taamir, which are predominantly related to daily work, retail work, and unskilled types of jobs.

Focus Groups participants explained that nowadays, with the economic crisis, dynamics of employment between Lebanese and Palestinian dwellers in Taamir have changed. Before the crisis, Lebanese used to have the majority of stable jobs that allowed them to maintain a constant income and an acceptable standard of living. Such jobs included employment in public schools, healthcare centers, and trade. With the onset of the crisis and the devaluation of the Lebanese Pound, wages in the public sector have been eroded and trade businesses have been suffering. On the other hand, Palestinians who are connected to the local political actors in Taamir appear to have better chances at securing employment and income.

Women's participation in the workforce in Taamir is quite low, where only 16% of women were part of the workforce in 2022 compared to 57% of men. However, the crisis has pushed more women to join the workforce and participate in income generating activities. Women though face serious challenges in terms of their skills; as such, there is much potential for improving women's ability to generate income with adequate training and support with marketing channels.

Education and Health:

Access to quality health and education services has become increasingly challenging for the dwellers of Taamir. There are two schools in Taamir. The first one is the Ein El Helwe Public Primary School, which can accommodate around 400 students. However, the number of registered students does not exceed 200 mainly due to the security measures imposed on

Taamir and its location near to Tawari Adjacent Area of the camp. According to interviewed stakeholders, attempts have been made with the municipality of Saida to reach arrangements that facilitate the entry and exit of students, in addition to securing some of the school's needs, but the attempts have failed. The second school is the Zaatary High School. Historically, it is the first high school established in the city of Saida, accommodating about 1,000 students in the intermediate and secondary stages, but in 2022, the number of students did not exceed 450 male and female students.

Interviewed stakeholders highlighted several challenges including:

- The cost of schooling and transportation to schools has become unaffordable for many families, some of whom have decided either to stop their children from school or to send them to schools in Taamir. Stakeholders have observed that Lebanese families struggle more than Palestinian and Syrian families in ensuring tuition fees and schooling expenses.
- The quality of education at the schools in Taamir has deteriorated significantly since the onset of the economic crisis in the country. Firstly, public schools teachers have been on strikes and classes are not held regularly. Secondly, many teachers have left the public sector due to the erosion of their wages. With the current economic crisis, public schools in Taamir are becoming understaffed, under-equipped, and thus largely operating with much less than its capacity, while other schools in Saida are overcrowded with students.

As for healthcare, the UNDP 2022 Household Survey statistics show that 28% of the residents in the Taamir suffer from chronic illnesses, and the people in Taamir lack an emergency health center. Health care centers in the surrounding include:

- Sidon Governmental Hospital, which suffers from severe shortages and its emergency department has recently been transformed into a private hospital.
- The Martyr Maarouf Saad clinic, in the northern

neighborhood in Taamir, which provides primary health services. However, according to key informants, it needs modern equipment. Recently, it is no longer able to provide medicine for people with chronic diseases, especially diabetes, pressure, heart disease, and others.

- Imam Ali Clinic, which according to key informants, is better equipped than other medical centers, but is also unable to provide health care in many specialties in a consistent manner, and nowadays is unable to secure many necessary medications.

With the inability of many families to afford health care, more are turning to healthcare centers operated by NGOs such as Hamchari Hospital operated by the Palestinian Red Crescent Society (PRCS) located in Hamchari in Mieh w Mieh or the Human Aid Hospital (HCH) located in Jabal Halib Adjacent Area to Ein El Helwe Camp.

Other social problems:

Interviewed stakeholders raised the issue of drug abuse, especially among male youth, as an increasingly alarming phenomenon in Taamir. Increased drug abuse has come hand in hand with increased levels of poverty and unemployment, as a negative coping mechanism.

Tensions:

According to the quantitative survey in Taamir, 94% of respondents agree that the economic crisis has been a driver for tensions, indicating that economic factors such as access to aid and jobs are driving tensions to a larger degree compared to tensions between different nationalities or political affiliations. Furthermore, respondents agreed that tensions between dwellers in Taamir and those in Ein El Helwe Camp and its Adjacent Areas or Saida are not a concerning issue; only 16% of respondents believed that there are tensions between Taamir and Ein El Helwe, and only 6% of respondents agreed that there are tensions between dwellers of Taamir and Saida. According to the results of a Focus Group Discussion, dwellers of Taamir and their surroundings have positive social relations reflected in inter-marriages, although political sources of tension do exist at times, (refer to Table 1). When those who

believed there are tensions between the different nationalities were asked specifically about which nationalities witness the highest degrees of tension, 41% believed that they were among Palestinians themselves. This most likely refers to the internal conflicts between the various Palestinian groups and people with different political affiliations. The second highest share of respondents thought there were tensions between all the different nationalities, mainly due to competition over resources including infrastructure, services, and jobs, (refer to Graph 1).

4.1.2 RECOMMENDATIONS FOR INTERVENTIONS

This section provides some recommendations on potential interventions that could be undertaken to support economic activity and improve employability in Taamir.

Skills upgrading:

The lack of adequate skills that could improve the employability of Taamir dwellers beyond the borders of Taamir and allow them to expand their job search to other areas including Saida city has been highlighted by various stakeholders. In this regard, two training modules can be pursued:

- For higher skilled job seekers; training in language, CV preparation, contacting potential employers, job search methods, etc.
- For unskilled job seekers; training in a set of employable skills that are determined based on a participatory mapping of skills and needs in the area and its surroundings. Stakeholders argued that youth in the area have a range of interests and aspirations for jobs that they would want to learn and work in including plumbing, sweets making, car mechanics, IT maintenance, trade, and others. The mapping of skills should aim to select the particular skills that have the highest potential for employment in Taamir and the surrounding and that can guarantee linkages to internships and apprenticeship.

As mentioned earlier in the analysis, women joining the labor force through self-employment or home-based economic activities are in need of skill

upgrading in areas of food preparation, packaging, marketing, as well as clothing repair and sewing. However, interviewed stakeholders have highlighted the need to accompany trainings with provision of equipment.

Support the market street:

The Taamir market street is the main trade and business artery of the area. It is the center of most SMEs in Taamir, which consist mainly of grocery stores, meat and poultry shops, and some retail and repair shops. The market is frequented mainly by dwellers of Taamir, and to a lesser extent by dwellers of the surrounding areas of Tawari and Villat. Improving the conditions of the market, especially the hygiene state of the meat and poultry shops can increase demand and attract people from outside the area to frequent the Taamir market. This would include:

- Improving the physical state of shops through rehabilitation and repairs, including bringing meat and poultry shops up to standard in terms of providing safe water supply, confinement of

wastes in a safe area, safe display of products, availability of chill storage, etc.

- Providing training to butchers and meat/poultry retailers on safe handling of meat products including cleaning their equipment, sanitizing their work surfaces, handling waste materials, employee hand washing and sanitation, etc.
- Organizing the mobile fruit and vegetable sellers and providing them with needed tools to better handle waste materials, keep their products fresh, and better service their customers.

A challenge that stakeholders discussed is related to the presence of army checkpoints on each street, which poses difficulties for infrastructure works, as it makes obtaining works permits complicated.

Rooftop gardens:

Setting up rooftop gardens is a project that “Jafra”, a local NGO, has piloted in Taamir and in some Palestinian camps, and has been successful in providing food for households and in improving the general landscape of the neighborhoods. The main advantage of setting up this project in Taamir

is the ability to link it to the local vegetable market. Linkages can be made between growers and street vendors as well as with local restaurants in Taamir and neighboring areas.

It is worth mentioning that a potential challenge would be related to finding buildings with the adequate structures to hold the gardens and not cause humidity. The entire Taamir area suffers from old and depreciated buildings which are in dire need of rehabilitation and maintenance. One solution would be to implement the project in the buildings that have been rehabilitated.

Supporting education and schooling:

As mentioned earlier, access to quality education has become very difficult for the dwellers of Taamir and for children in all schooling ages, especially those in primary and middle school. In this respect, some stakeholders suggested training programs on private tutoring to willing and capable parents. Training on creating study groups among students and using technology for educational purposes would also be beneficial for older children (middle

and high school levels). It is expected that demand for tutors will definitely exist; however, the ability to pay for lessons would be limited. Therefore, covering the wages for the private tutors might be needed over a period of time until stable study groups are formed where parents can pool their resources to cover the tutoring cost.

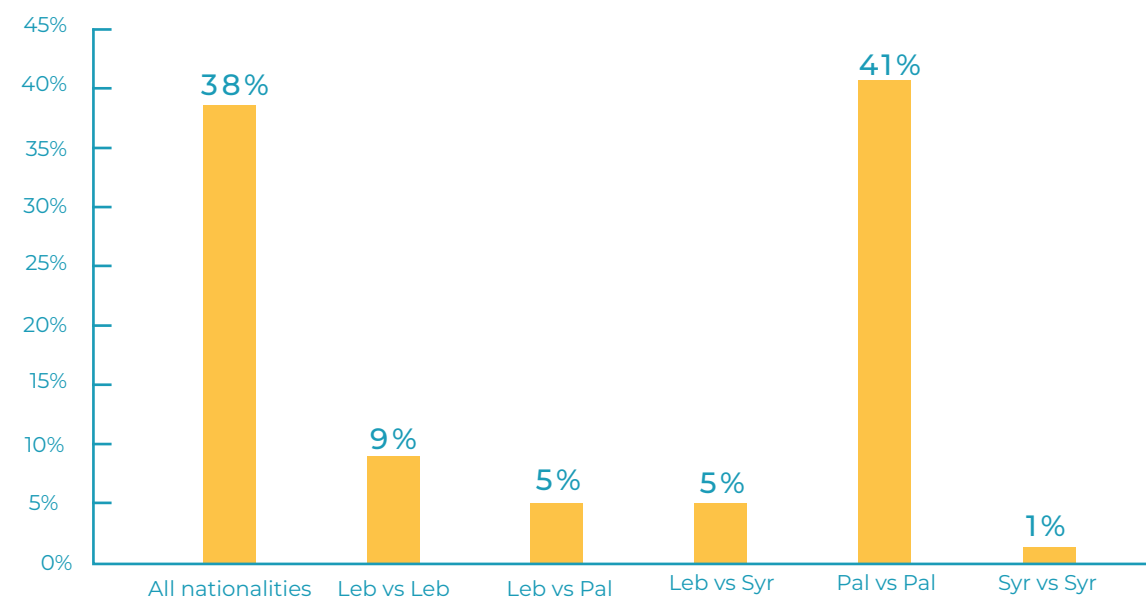
Drug addiction rehabilitation programs:

As drug abuse has been mentioned as a main challenge affecting youth in the area, interventions around drug abuse, from prevention to rehabilitation, could be organized in Taamir.

TABLE 1- Perceptions of tensions within Taamir

Statement	Agree	Disagree	Neutral
Tensions between people have increased since 2019	94%	4%	2%
Tensions between people exist due to perceptions of unfair aid distribution	93%	3%	3%
Tensions between people exist due to competition over jobs / employment	90%	5%	5%
There are tensions between the different nationalities living in Taamir	32%	58%	10%
There are tensions between people of different political affiliations in Taamir	21%	60%	19%
There are tensions between residents of Taamir and residents of Ein El Helwe Camp and AAs	16%	70%	14%
There are tensions between residents of Taamir and residents of Saida	6%	85%	10%

Graph 1 - Perceptions of tensions between different nationalities in Taamir



4.2 SPATIAL COMPONENT

The built environment in Taamir is characterized by high securitization and segregation, encroachment on public domain, poor state of buildings, and inadequate access to basic urban services. The area has been largely cut off the city due to the securitization and inclusion as part of the Ein El Helwe enclave, impacting mobility and transportation as well as socio-economic conditions and potential improvement projects.

The state of the built environment was found to directly relate to dwellers' feeling of safety and perceptions of tension. According to the results of the in-depth survey, 63% of households in Taamir do not feel safe for reasons related to the state of buildings and 55% do not feel safe for reasons related to the neighborhood physical qualities.

The most critical challenge in Taamir is related to the state of buildings, which were constructed during the 1960s and 1970s and witnessed waves of informal additions. Most buildings require rehabilitation, including major rehabilitation works. High density and crowdedness and loss of public spaces are also observed. Building basements that were used during the civil war as shelters now exhibit non-sanitary conditions.

Inhabitants across Taamir neighborhood also struggle to secure consistent and affordable access to sanitary environment, water and electricity. The WASH networks are old, with non-functional sections, leading to infiltration and flooding.

4.2.1 SECTORAL ANALYSIS

Buildings:

The deterioration in physical conditions of buildings, has rendered them in dire need of rehabilitation and repair. Many people are concerned for their personal safety as well as safety from theft and crime, due to the buildings' conditions; however, the socio-economic conditions of Taamir dwellers do not allow them to carry out any maintenance works.

The majority of the buildings in Taamir are in immediate need of rehabilitation and upgrading. According to the results of the Participatory Needs Assessment, 97% of occupied houses are in need of rehabilitation and improvement. 78.33% of the surveyed units suffer from water leakages, 26.33% suffer from unhealthy environmental conditions due to compromised ventilation followed by dampness.

Building basements are also considered a health hazard with flooded sewage and rodents. Basements that were used during the civil war as shelters were transformed into garbage dumps and are in compromised condition due to lack of doors and continuous water and sewage infiltration. Some of the basements are inaccessible as the level of water/sewage has reached the ground floor. The same applies to the electrical rooms in the buildings. Water infiltration from water rooms to electricity rooms is also observed.

TABLE 2 - Safety concerns (collected as prior to UNDP interventions)

Safety concerns	% of respondents not feeling safe
The building / house is exposed to the elements (inadequate windows/ doors / ceiling)	88%
Lighting is not sufficient at night in the building common areas	86%
The overall state of the building or house is not sturdy	84%
Electric cables and outlets are exposed	62%
The building / house is prone to theft (front door is not adequate, building floors are open/ balcony is accessible)	45%

Relation to safety and tensions:

Table 2 presents findings of the in-depth survey that links safety concerns to the state of buildings and houses (prior to UNDP interventions). The highest concerns were related to exposure to natural elements, lack of lighting in common areas and the overall state of buildings followed by exposed electricity cables and lack of security (39%).

The results of the in-depth survey also show a statistically significant correlation between people's safety concerns and their perceptions around tensions, where people who did not feel safe were more likely to report that they felt tensions have increased between people since the crisis. This indicates that some of the drivers of feeling unsafe are also related to creation of tensions. For example, fear of theft and crime due to the building not having adequate gates, closed windows, etc. might lead to higher levels of tensions between people. Interviewed stakeholders additionally mentioned that crime has increased mainly in relation to petty thefts.

Infrastructure:

According to the results of the Participatory Needs Assessment, 57.33% of households in Taamir considered the poor health and environmental services as the main problem. Water and sewage networks are old and inadequate, causing infiltration of sewage into water and stormwater systems. During winter, Taamir suffers from flooding across the streets but also into the basements and ground floors. Dense electric wires are observed along the streets, reflecting lack of general order and arrangement.

Another challenge is related to the spatial qualities in Taamir due to the lack of green public spaces. The neighborhoods' public spaces are narrow and encroached on with disposed waste. These are often perceived as "dangerous". One public garden was closed mainly due to lack of management. It should be mentioned that solid waste collection in Taamir is carried out by the Municipality of Saida on frequent basis.

Water: Despite the fact that most households are connected to the public network managed by the official Water Authorities, the network suffers from old and non-functional infrastructure that impact the water quality. The water supply network in Taamir consists of an old steel network, which has resulted in water leakages due to excessive corrosion and lack of effective maintenance. Access to water is provided through one manhole with only three main valves of distribution, each used to cut off water from one of major geographical areas of Taamir. Any small defect in the network or routine maintenance would cause water cut-off from one of the main neighborhoods. Water meters and manifolds are non-functional and mostly installed inside corroded steel boxes, causing water loss through continuous leaking at connections and accessories.

Sewage: The sewage network in Taamir consists of an old system of manholes and pipes with evident clogging and overflows leading to water contamination and insanitary situations. The major issues are related to lack of maintenance and cleaning due to the lack of proper tools at possession of the municipality teams responsible for the maintenance of the system. In addition, the informal expansion of buildings beyond their official limits led to parts of the network being placed inside or under buildings, preventing accessible maintenance.

Stormwater: An old stormwater channel consisting of concrete 1000mm diameter pipes is installed along the main streets of Taamir to collect rainwater from higher surrounding areas. Although the system is functional, major intrusion of sewage is resulting in a combined sewer, releasing sewage odor. In winter, streets will be flooding; one of the main secondary arteries of Taamir (Hospital Street) would become inaccessible due to water ponding.

This section presents a spatial analysis of the conditions of the built environment in Taamir, followed by recommended interventions, including those carried out by UNDP as part of this Improvement Plan in 2022.

BUILDINGS CONDITIONS



LEGEND

- Critical
- Fair
- Poor
- Unassessed



BASEMENTS CONDITIONS



LEGEND

- Critical
- Poor



BUILDINGS ELECTRIC CONDITIONS



LEGEND

- Critical
- Fair
- Poor
- Unassessed



INFRASTRUCTURE STATUS



Potholes flooded with sewers

1



Blocked open sewer manhole

2



Ad-hoc electricity connections

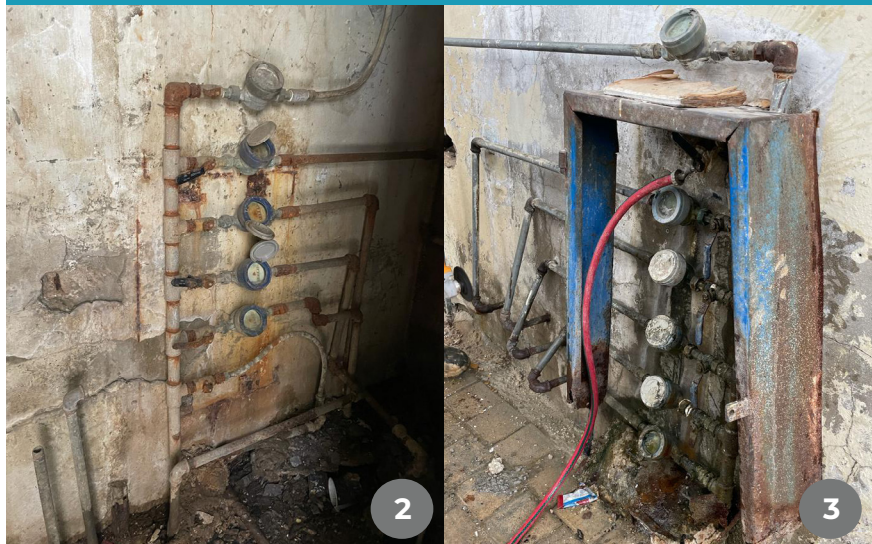
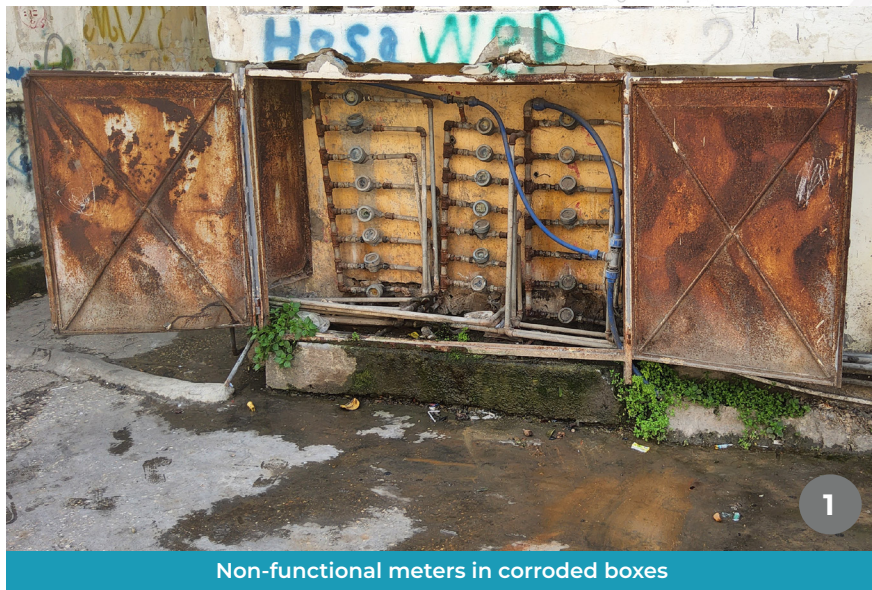
3

LEGEND

- Critical
- Fair
- Poor
- Chaotic electricity cables



WATER SUPPLY NETWORK CONDITIONS



LEGEND

- Poorly maintained corroded and leaking network
- Maintained network to meet minimum supply

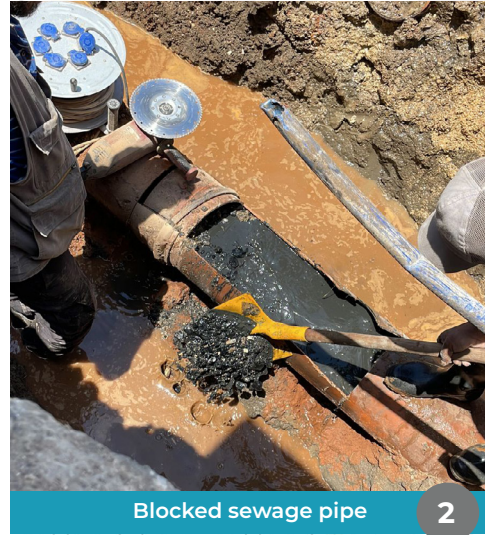


SEWAGE NETWORK CONDITIONS



Unsafe loose manhole cover

1



Blocked sewage pipe

2



Ad-hoc connection to main pipe

3

LEGEND

- Undersized pvc network
- Blocked pvc network
- Blocked pvc pipes under expanded buildings
- Overflowing pvc network
- Old concrete network
- Functional pvc network



STORMWATER CONDITIONS



Main market road filled with potholes and overloaded sewers



Unsanitary conditions in front of poultry shops

LEGEND

- No network, critical flooding
- Existing network currently combined with sewage
- No network
- Existing functional network



4.2.2 RECOMMENDATIONS FOR INTERVENTIONS

State and safety of buildings:

- Rehabilitating buildings in poor conditions externally and internally, with focus on protection from natural elements and safety measures.
- Organizing and improving electrical connections including main building feeders and common areas and internal connections.
- Improving safety and sanitary conditions of basements (and electrical rooms) including dewatering of sewage, installation of pumps, and installation of doors.

The water system:

- Improving the distribution layout of water networks by installing secondary manholes and valves at sub-connections from the main line to better manage the system and isolate any occurring issues.
- Installation of new water pipes to replace old, corroded and leaking pipes.
- Replacing water meters, manifolds and the steel boxes in which they are contained to provide better supply and minimize water loss.

The sewage system:

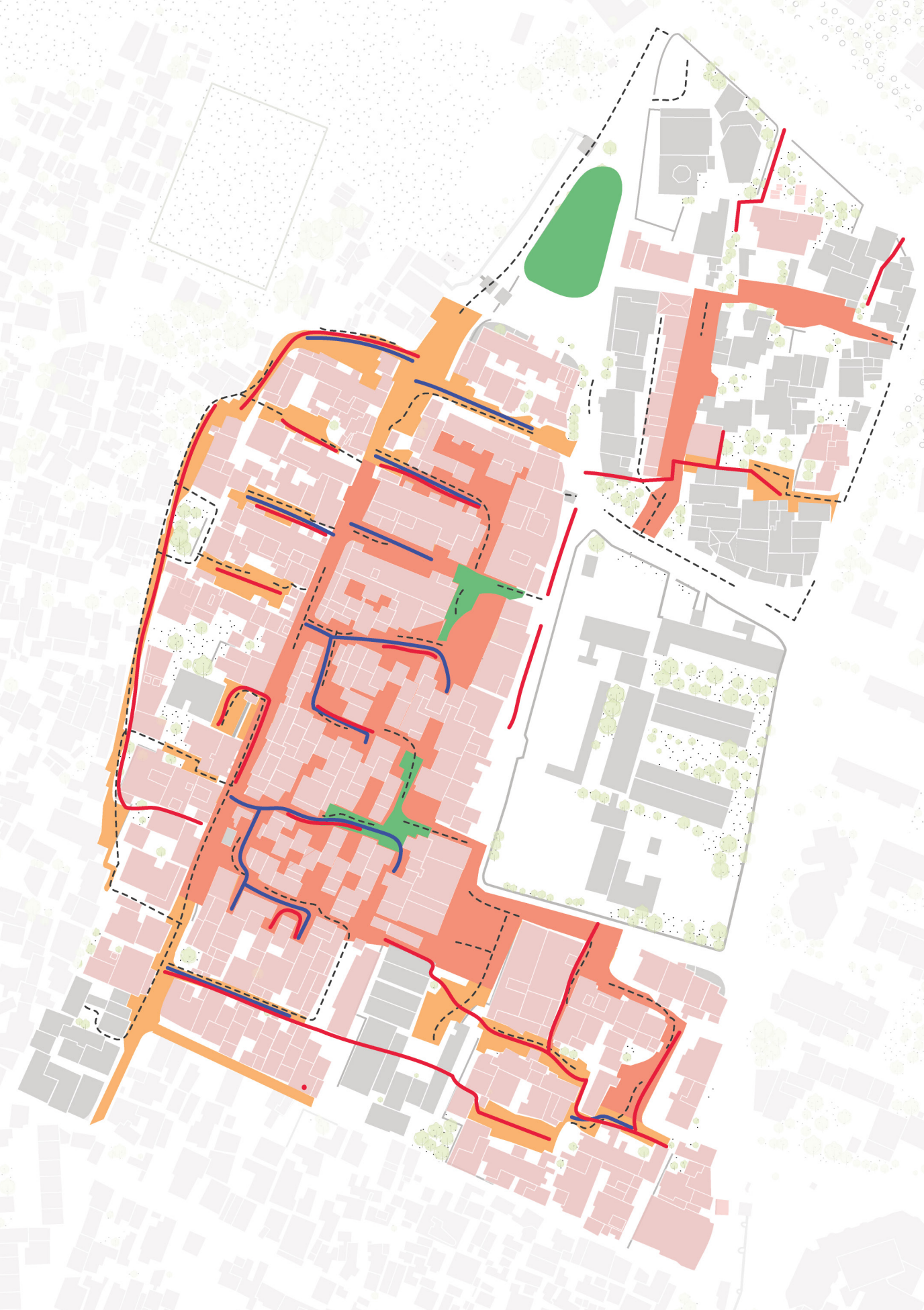
- Replacing and upgrading the sewage system to prevent blockages and infiltration to water and stormwater networks and flooding.
- Replacing parts of the sewage network that are currently located inside and under the buildings.
- Providing the municipality with adequate maintenance tools.

The public domain:

- Rehabilitating and paving roads in poor conditions and installing street lighting powered through alternative sources.
- Improving accessibility and mobility of streets by installing stairs as well as ramps for the physically challenged.
- Rehabilitating public spaces including the public garden in Taamir and setting-up a management system to open it to dwellers.
- Installing street emergency fire hydrants.

LEGEND

- Replace sewage network
- Replace water network
- Rehabilitate buildings
- - - Install street lighting
- Rehabilitate roads and electricity networks
- Rehabilitate roads
- Upgrade community space



UNDP INTERVENTIONS 2022

LEGEND

- WASH upgrading**
 - Installation of new water network
 - Upgrading of sewage network
 - Rehabilitation and paving of roads
 - Stamped concrete for pedestrian pathways
 - Emergency fire hydrants
 - Stairs and pathway accessibility improvement

- Building rehabilitation**
 - Facade and common areas rehabilitation
 - Shelter rehabilitation
 - Electrical works
 - Installation of new internal water network
 - Upgrading of internal sewage connections

- Basement rehabilitation**
 - Structural rehabilitation
 - Cleaning and dewatering
 - Installation of pumps for removal of water
 - Installation of lighting system with UPS
 - Installation of emergency lighting and ventilation

- Garden upgrading**
 - Running track
 - Sports equipment
 - Kids playing area
 - Open stadium area
 - Landscaping
 - Multi-purpose room



In February 2023, UNDP commissioned an assignment to measure baseline and target indicators before and after its interventions. A short survey was conducted in Taamir with a random sample of 300 households to collect data on the following key indicators:

- Percentage of households with access to improved WASH networks and services
- Percentage of households feeling unsafe due to the living environment

The tables below present the baseline and end-line values for the impact indicators. The first set of indicators is related to the percentage of households with access to improved sanitation. The total value for this indicator increased from 22% in 2020 to 45% in 2023, as shown in Table 3. The composite indicator consists of two parts, one related to the improved state of the overall sewage system and one related to the improved state of sewage in

buildings' basements. Dwellers of Taamir reported better access to improved sewage system between 2020 and 2023 (from 16% to 46%). People who live in buildings with basements reported improvement in the sanitary state of their basements (from 11% in 2020 to 48% in 2023). In terms of access to water, the percentage of households who have experienced improved access increased from 15% to 58% following UNDP interventions, according to UNDP engineering studies, as shown in Table 4. It is worth mentioning that the rates are higher if we only consider direct beneficiaries of the interventions.

The second set of indicators relates to the percentage of households who feel unsafe due to the built environment. This share decreased from 63% in 2020 to 44% in 2023 in the whole Taamir area as shown in Table 5. It is worth mentioning that beneficiaries of the building rehabilitation project stated that not feeling safe in their houses has decreased from 55% in 2020 to 9% in 2023.

TABLE 3 - Baseline and endline indicators - Sanitation

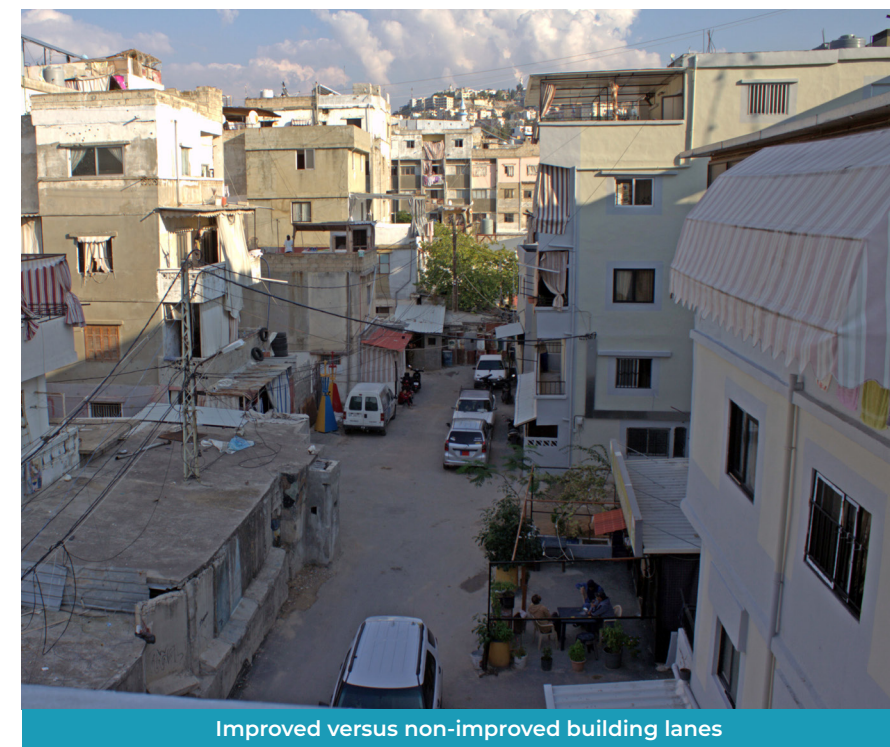
Indicator	Definition	Baseline 2020	Endline 2023
Sanitation 1	% HHs who do not report flooding or blocking or smell in their sewerage system	16%	46%
Sanitation 2	% HHs with basements who do not report flooding	11%	48%
Sanitation	% households with improved access to sanitation systems	22%	45%

TABLE 4 - Baseline and endline indicators - Water

Indicator	Definition	Baseline 2020	Endline 2023
Water	% HHs with improved access to water system	15%	58%

TABLE 5 - Baseline and endline indicators – Safety perceptions

Indicator	Definition	Baseline 2020	Endline 2023
Safety	% HHs who do not feel safe in their neighborhood for reasons related to road and sidewalk conditions	63%	44%



Improved versus non-improved building lanes



Neighbourhood approach to improvement

IMPROVING WATER SYSTEM



Corroded manifolds with non-functional meters



Replaced water manifolds and meters



Corroded water pipe



Installed PVC water pipes and connections

IMPROVING SEWAGE SYSTEM



Broken blocked manhole



Replaced manhole

IMPROVING ACCESSIBILITY AND SAFETY



Before works



After works

IMPROVING ACCESSIBILITY AND SAFETY



Before works



After works



Improved accessibility to the Zaatary School

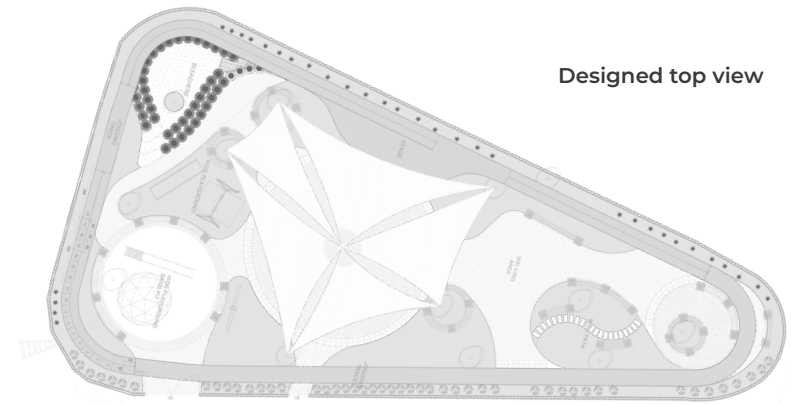
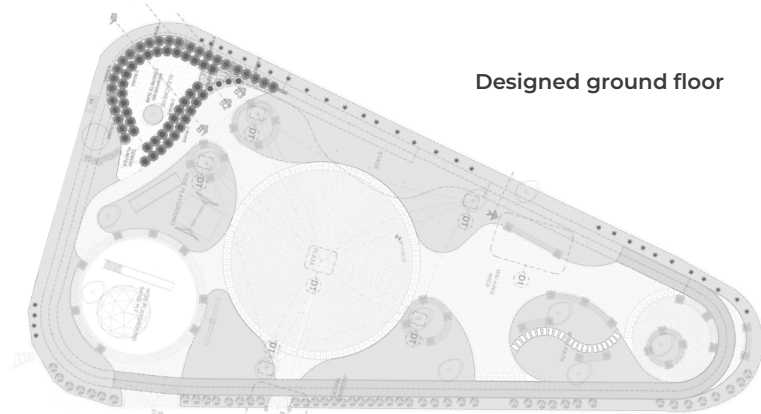


Added stairs



Installed street fire hydrants

PUBLIC GARDEN UPGRADING



BUILDINGS REHABILITATION



Before works



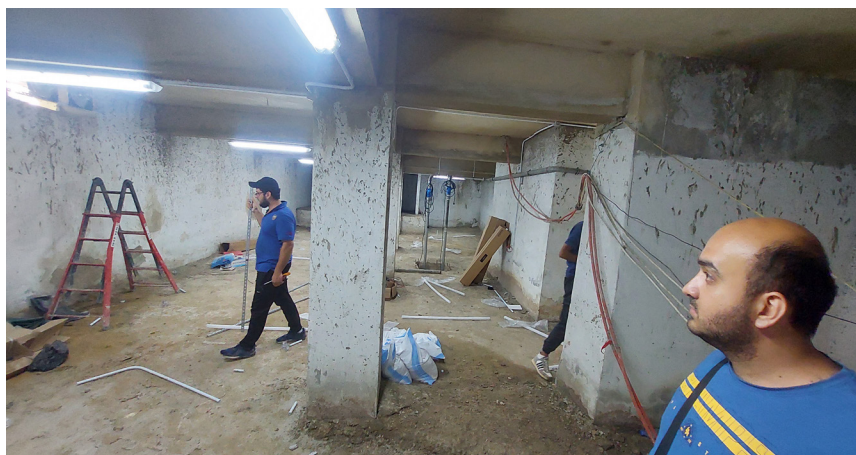
After works



BASEMENTS REHABILITATION



Before works



During works



After works



Before works



After works

EXTERNAL CABLE MANAGEMENT



Before works



After works



ELECTRICAL ROOMS REHABILITATION



Before works



After works



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