



Beirut Housing Rehabilitation and Cultural And Creative Industries Recovery Project: BERYT

Terms of Reference for the Technical Advisory Committee

Updated April 2023 – for endorsement at next meeting

Context

On 4 August 2020, a massive explosion at the Port of Beirut (PoB) devastated the city, killing at least 200 people, wounding more than 6,000 and displacing around 300,000 individuals. The explosion caused widespread destruction to homes, businesses, infrastructure, and disrupted economic activity. In the immediate aftermath of the blast, a Rapid Damage and Needs Assessment (RDNA) was undertaken to estimate the impact of the disaster on the population, changes in economic flows, physical assets, infrastructure, and service delivery in Beirut.

Project Overview

The World Bank has mobilized financial assistance through the Lebanon Financing Facility (LFF) to support the recovery of prioritized historical housing for the most vulnerable people and to provide emergency support to creative practitioners and entities in the cultural sector in the Port of Beirut explosion areas.

This rehabilitation and recovery project will be implemented by the United Nations Human Settlement Programme (UN-Habitat) in partnership with the World Bank and other stakeholders.

The project will support an integrated urban recovery approach using housing recovery as an entry point, that examines the city as a “cultural construct,” combining its built heritage, social fabric, and cultural and creative industries.¹ Beirut’s communities are an intrinsic part of the city’s social fabric, but their vibrant livelihoods have been heavily disrupted by the blast. With an integrated urban approach to recovery, the crisis can become an opportunity for a climate resilient, inclusive, and economically sustainable growth for these vulnerable communities and support the recovery of not only the housing sector, but the cultural identity and the social vibrancy of the affected neighbourhoods. In this vein, the project will target residential buildings of heritage value located in socially vulnerable and culturally significant neighbourhoods, as well as support the revival of cultural activities that represent a vital source of livelihoods for cultural workers and entities. The assistance to the impacted areas will contribute not only to the recovery of the physical conditions of the housing, but also to promote a comprehensive regeneration of the diverse neighbourhoods.

Although the project will intervene in a small portion of the identified reconstruction and recovery needs, it has the potential to bring back community livelihoods and catalyse the revitalization of the neighbourhoods’ vibrancy. All while establishing an integrated reconstruction framework to scale up operations once additional funding becomes available. The comprehensive support for the recovery of houses and the promotion of cultural activities, which are an integral part of sustaining Beirut communities’ livelihoods, will shape a more sustainable and inclusive recovery process for the city of Beirut and its affected communities.

¹ UNESCO-World Bank. (2018). Culture in City Reconstruction and Recovery (CURE Framework). Washington, DC.: The World Bank Group. <https://openknowledge.worldbank.org/handle/10986/30733>

Objectives

The project aims to support the urban recovery of Beirut following the explosion, by support the recovery of prioritized historical housing for the most vulnerable people and to provide emergency support to creative practitioners and entities in the cultural sector in the Port of Beirut explosion areas.

Project Components

The project is structured around two technical components and project management including:

(1A) rehabilitation of severely and moderately damaged historical residential buildings housing the socially vulnerable; **(1B)** the provision of technical assistance for rental support; **(2)** support to cultural entities and practitioners through the provision of grants for cultural production; and **(3)** project management and institutional capacity building.

The proposed interventions aim to support the recovery and reconstruction of the areas of Beirut affected by the blast, with additional guidance provided through a Technical Advisory Committee, allowing for in-depth consultations with government, civil society, and donors in addition to benefitting from local and international experience, studies, and assessments.

Component 1. Housing Recovery

This component aims at supporting the return of the displaced socially vulnerable households to the targeted buildings. As such, the component is divided into two subcomponents to contribute to this goal: **(i)** Residential housing rehabilitation and **(ii)** Technical assistance for rental support. The housing rehabilitation and the rental technical assistance subcomponents will be implemented as integral parts of the overarching housing recovery strategy and action plan, adopting a social stability-sensitive approach to provide assistance through an area-based lens, and developed as a separated activity.

Subcomponent 1.1 Residential housing rehabilitation

This subcomponent will finance the rehabilitation of the most damaged buildings housing the most vulnerable households affected by the blast, where many are expected to be of heritage value. The project will prioritize the complex repairs of severely damaged residential units of an historical neighbourhood located within 5km of the epicentre of the blast that have not already been completely rehabilitated. A focus is on a subset of vacant residential buildings that were inhabited by lower-income and socially vulnerable households, with low tenure security and may have been temporarily displaced.

Subcomponent 1.2 Technical assistance for rental support

The rental support subcomponent will provide: **(i)** mechanisms to vulnerable renters and landowner of apartment units benefited from the rehabilitation component to achieve sustainable rental agreements and **(ii)** capacity development to renters in the districts of Rmeil and Medawar for them to advocate for renters' rights and minimize eviction risk. The intended outcome of this component is to promote the return of the vulnerable households who were living in the affected area prior to the explosion and ensure stability on their rental agreement for a reasonable period after the rehabilitation. To do so, the subcomponent will tackle housing and property (renter-owner) issues within selected buildings to provide the tools to help individuals and facilitate the return of affected households, promoting affordable rental housing and minimize eviction risk. As such, the first activity will leverage the improvements works conducted under subcomponent 1.1. to ensure displaced tenants are able to return to their homes with preferential rental agreements (i.e. long-term contract, rental cap). The second activity will inform the rental rights to the tenants of the selected neighbourhood to minimize the risk of eviction.

Component 2: Emergency support for Cultural and Creative Industries (CCI) recovery

The objective of this component is to provide grants to affected² cultural entities and practitioners operating in targeted CCI for the development of cultural productions.³ This component will finance, and technically support the roll out of cultural productions in neighbourhoods affected by the Port of Beirut explosion.

The following CCIs will be targeted: **(i)** performing arts; **(ii)** visual arts and crafts; **(iii)** intangible cultural heritage; **(iv)** audio-visual and interactive media; **(v)** heritage and tourism activities; and **(vi)** literature and press. Eligible expenses under the grants scheme are expected to be technical services, equipment, artist fees and operational/running costs. Construction costs, works and repairs will be excluded. A comprehensive list of ineligible expenses will be spelled out in the Project Operations Manual (POM). The timeframe of implementation of each cultural production must not exceed 12 months. Grantees are expected to submit needed financial and narrative reports and detailed required documentation will be spelled out in the POM.

Component 3. Project management and monitoring and evaluation

This component will ensure coordinated, effective, and efficient management of the pilot project. It will support the overall coordination and management of the proposed activities,

Roles of the Technical Advisory Committee

The Advisory Committee will: **(A)** provide strategic level advice on the project design; **(B)** and facilitate the integration of and synergies among the activities of the components during implementation to ensure the programmatic approach is operationalized in a holistic manner; **(C)** ensure coordination with the larger 3RF priorities and sector's long term development strategies; **(D)** and promote collaboration with other stakeholders including public and professional institutions such as the Ministry of Social Affairs (MOSA), the Public Corporation for Housing (PCH), the Order of Engineers and Architects (OEA), etc.

The Technical Advisory Committee will meet on a quarterly basis (online, in person or hybrid), or more or less frequently if needed. Specific responsibilities are described as follows:

1. Contribute to the development of a general vision of housing rehabilitation and CCI restoration and its linkages to the integrated urban recovery approach. This would entail joint plans involving relevant public institutions i.e., MoB, DGA, PCH, etc.
2. Ensure adherence to the selection criteria in the prioritization and selection of buildings to be rehabilitated and the CCIs to be supported.
3. Guide the strategic orientation of the project to ensure the integration of and synergies among the activities of the components and coordination with the 3RF priorities and sectors' long term development strategies; and to coordinate/develop synergies with other relevant projects and activities on the ground.
4. Devise a project-aligned strategy that considers an adaptive view while considering the importance of integration and stabilization of the fragile urban fabric in Beirut.
5. Facilitate collaboration with local stakeholders and international organizations working in the field.
6. Advise on the project implementation issues that may arise.
7. Share available data and documentation of existing efforts and initiatives and facilitate the collection of data required during implementation.
8. Participate in the workshops and consultative meetings organized by the project.

² The term "affected" refers to eligible applicants that have sustained physical damages, and/or indirect economic losses linked to actual physical damages, inside and outside of the hazard area, in the entirety of the city of Beirut.

³ Cultural production refers to activities of a cultural/artistic and or heritage nature, producing an output of human creativity. Moreover, this definition is not limited to only the output of human creativity but includes other activities that contribute to the creation and distribution of cultural and creative products. Eligible outputs also include capacity building and skills development workshops and neighborhood level festivals/fairs across targeted CCI.

9. Contribute to and guide the development of the overarching housing recovery strategy and action plan, with a view of adopting a social stability-sensitive approach.
10. Facilitate the dissemination of the action plan and housing recovery strategy to relevant stakeholders and its approval by relevant entities.
11. Identify and advise the project team on potential opportunities for dissemination of project progress and results to wider national and local audiences.

The management of the Committee

The Technical Advisory Committee will be chaired by UN-Habitat who will at the same time act as the secretariat of the committee. This includes preparing for TAC meetings by sending invites, meeting agenda and reminders, and sharing the minutes of each meeting with the presentation used during the meeting.

An agenda of scheduled meetings will be shared in advance, and minutes of the Technical Advisory Committee meetings (key decisions, post meeting) will be communicated to the relevant parties no later than 5 working days post meeting and will be the responsibility of the Implementing Agency (UN-Habitat), who will also chair the Committee.

The members of the Committee will discuss/decide on the regular or ad-hoc participation of local/ national NGOs active in housing rehabilitation and CCIs sectors based on the agenda to be discussed.

The TAC will invite to its meetings when needed, other concerned public, private, or civil society organizations based on emerging or raised issues. The TAC might designate a smaller technical group to deal with arising issues.

Membership of the Technical Advisory Committee

The Technical Advisory Committee will involve and engage professionals from local civil society organizations, academia, relevant government institutions with an expertise in the fields of social development, housing, structural engineers, architects, urban planners, cultural heritage experts, creative practitioners, and economists. Members include:

- Governor of Beirut
- Mayor of Beirut
- The Directorate General of Antiquities, Ministry of Culture
- The Order of Engineers and Architects
- Public Corporation of Housing, Ministry of Social Affairs
- The Forward Emergency Room (FER), Lebanese Armed Forces (the TAC was formally informed that FER role and operations were concluded as of 31 December 2022 and thus, FER representation in TAC meetings has been cancelled).
- Minimum 3 representatives of CSOs. This includes active local/national NGOs and/or universities/academic institutions with subject expertise in housing, urban recovery, and/or cultural heritage (to be selected on a rotational basis in response to a published and public Expression of Interest). To allow for maximum engagement of the wide expertise of CSOs engaged in the continued recovery of Beirut, membership for CSOs will rotate every six months.

Commitment of impartiality and conflict of interest notice

Members of the TAC commit to ensuring impartiality in their participation and role while serving on the Committee. Any situation constituting or likely to lead to a conflict of interest during the implementation of the project, and participation in the TAC, must be brought to the attention of UN-Habitat, in writing, without delay. In addition, and to avoid any actual or perceived conflict of interest, any member of the TAC cannot both serve on the Committee and be a beneficiary of the project.

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