



من الشعب الياباني
From the People of Japan

AL TAHEREER NEIGHBOURHOOD PROFILE





Al Tahreer Neighbourhood Profile and Functionality Assessment | GAZA
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CREDITS

Write-up and coordination UN-Habitat Team: Lubna Shaheen, Laila Abu Baker, Wafa Butmeh.

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1.

General Overview



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Neighborhood Profiles: Translating Urban Evidence into Area-Based Recovery

Since October 2023, the Gaza Strip has experienced the most destructive war in its recent history, affecting civilians, residential areas, infrastructure, public buildings and essential public services. Against this backdrop of large-scale destruction, displacement, and systemic service collapse, Neighbourhood Profiles provide the localized analytical lens needed to understand how these impacts are experienced, distributed, and compounded at the neighbourhood scale. They respond to a post-conflict context where acute humanitarian needs intersect with long-standing urban vulnerabilities, and where spatially grounded and evidence-based urban analysis is essential to inform emergency response, guide recovery priorities, and support inclusive, resilient reconstruction.

The Neighbourhood Profiles are designed as practical decision-support tools that translate Gaza-wide urban analysis into neighbourhood-level evidence for action. Their added value lies in moving beyond damage-centric assessments to provide a multidimensional understanding of how neighborhoods function as integrated urban systems. Rather than treating neighbourhoods as isolated sites of destruction, the profiles examine them as interconnected spatial, social, and service systems, capturing how housing conditions, infrastructure networks, land and tenure arrangements, access to services, population dynamics, and local governance interact in a post-conflict environment.

By focusing on neighbourhood functionality and recovery potential, the profiles help advance area-based and phased recovery across the Gaza Strip. They allow decision-makers to prioritize interventions based on neighborhood functionality and recovery potential, rather than damage levels alone, identify spatial inequalities and compound vulnerabilities, and support coordinated, sequenced investments that reduce the risk of fragmented or maladaptive recovery. In this sense, the Neighbourhood Profiles provide an evidence base to inform humanitarian targeting, early recovery planning, and reconstruction sequencing, helping move from immediate stabilization to longer-term reconstruction through clearer priorities, locations, and timelines.

The Neighbourhood Profiles complement the Gaza Urban Profile by translating its common analytical reference for humanitarian, development, and planning actors working across the relief-to-recovery continuum into detailed, localized assessments that classify areas based on functionality, damage, access, and recovery potential. At the same time, the neighbourhood-level evidence generated through the profiles can be aggregated at the city scale, informing land use planning, infrastructure phasing, and service restoration in a coherent and integrated manner.

The methodology for developing the Neighbourhood Profiles is grounded in a comparative, area-based analysis that examines neighbourhood conditions before and after the war. It relies on the integration and triangulation of multiple data sources, including credible secondary data, high-resolution satellite imagery, and field verification and qualitative inputs where access permits. These data inputs are used to establish a spatially grounded understanding of the neighbourhood, identify changes in urban functionality, and verify how damage, service disruption, displacement, access constraints, and community coping mechanisms are reflected at the neighbourhood level. All indicators are reflected spatially at the neighbourhood level, allowing for localized analysis of urban functionality across key sectors.

The Neighborhood Functionality Assessment Model (NFAM) provides a structured, area-based framework for understanding how conflict has affected neighborhoods across six interrelated pillars: physical and spatial conditions, basic services and infrastructure, housing and tenure, economic livelihoods, social cohesion, and governance and planning. The model is

grounded in a comparative analysis between the pre-war baseline and the post-war assessment, allowing the profile to measure the degree of functional loss and recovery potential, rather than documenting physical damage alone.

By assessing functionality pre and post war, the approach moves beyond damage mapping to capture how neighborhoods actually operate for residents, highlighting spatial disparities, sectoral interdependencies, and community coping mechanisms.

The assessment process follows a clear sequence: first, data inputs are compiled and verified; second, the pre-war baseline is established; third, post-war conditions are assessed; fourth, the six functionality pillars are analyzed comparatively; and finally, the findings are translated into a neighbourhood profile and a phased recovery road map. This sequence ensures that the profile moves from evidence collection to prioritization, programming, and recovery sequencing.

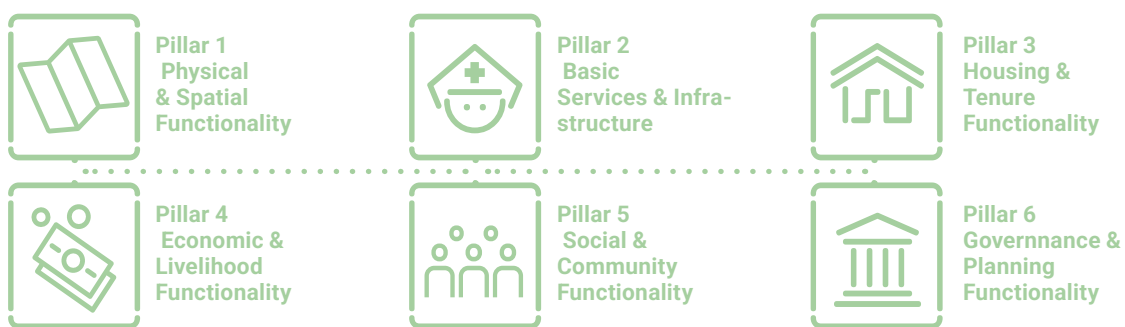


Figure 1.1: Interdependent Pillars of Neighborhood Functionality Assessment

The results directly inform programming at two levels. In the short term, they guide emergency response and early recovery by identifying priority areas for stabilization, such as restoring essential services, ensuring safe shelter use, protecting tenure through interim measures, supporting livelihoods, and strengthening community safety. This includes identifying immediate stabilization needs, access and debris clearance priorities, basic services restoration, shelter and housing support, protection and HLP support, livelihoods and community recovery, and conditions required for phased recovery and safe return.

In the long term, the findings shape recovery and sustainable development interventions by informing land use planning, infrastructure upgrading, tenure formalization, economic revitalization, and governance strengthening at the neighborhood scale. The methodology also supports the link between the Gaza-wide urban profile and localized neighbourhood profiles by translating citywide spatial patterns into neighbourhood-level insight, while

allowing neighbourhood findings to feed back into broader planning, service restoration, and infrastructure phasing.

The neighborhood functionality assessment enables a smooth and strategic transition from emergency response to long-term recovery by ensuring that early interventions are scalable and aligned with long-term urban development objectives. By generating spatially grounded, neighborhood-level evidence that can be aggregated at the city scale, the assessment informs land use planning, infrastructure phasing, and service restoration in a coherent and integrated manner. At the same time, it provides a clear, sequenced recovery roadmap that clarifies priorities, locations, and timelines, helping to harmonize the efforts of implementing partners and donors, reduce fragmentation, and ensure that short-term stabilization actions contribute directly to resilient, inclusive, and sustainable urban recovery.

Neighbourhood Profiles and Functionality Assessments

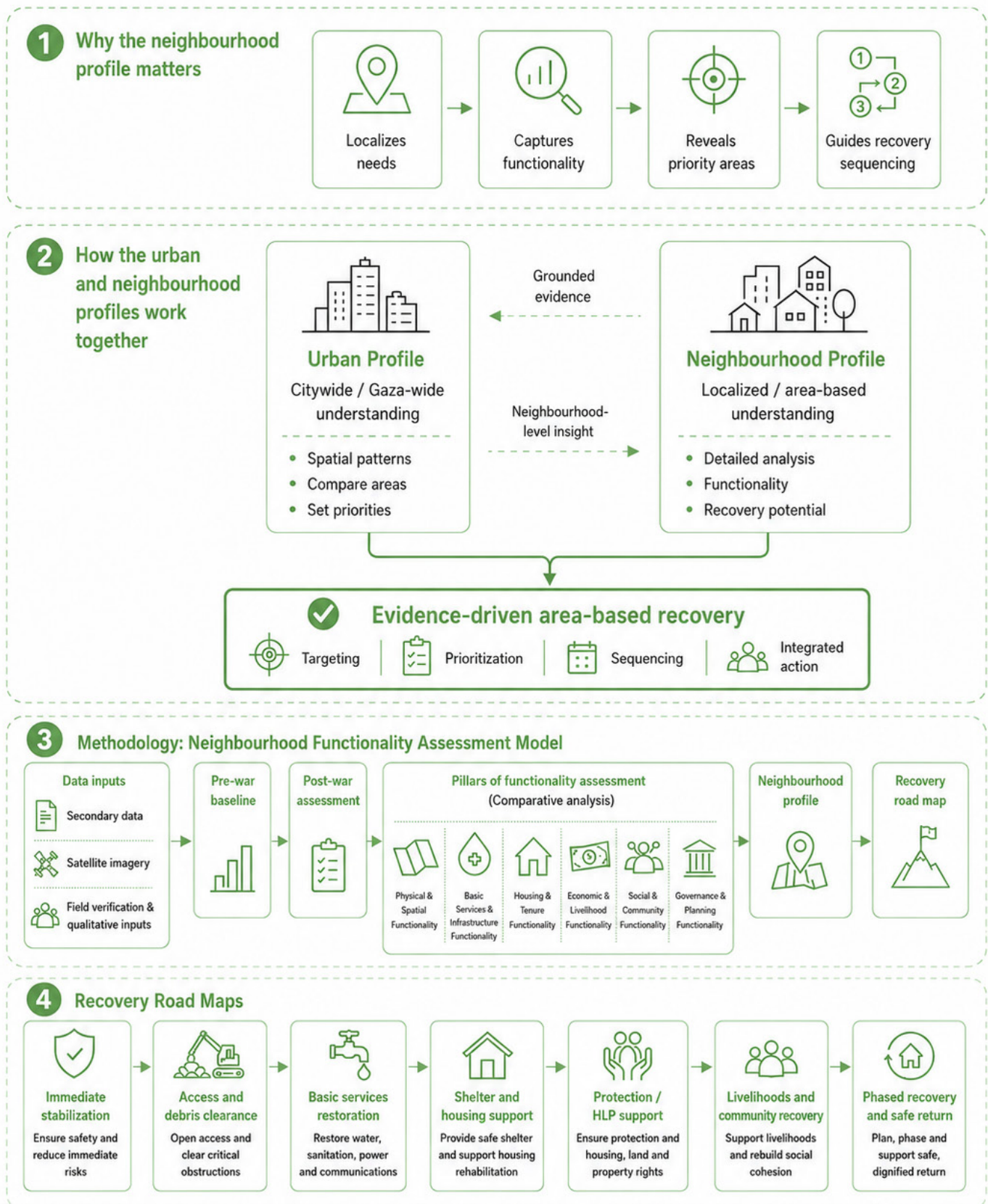


Figure 1.2: Neighborhood Profiles and Functionality Assessments

2.

Profile and Functionality Assessment Al Tahreer Neighborhood



Photo © Motaz-AlAqad

2.1

Context Overview

Khan Younis, located in the southern part of the Gaza Strip, is one of the most significant urban centers in the area, characterized by a diverse urban fabric, ongoing expansion, and a dynamic socio-economic landscape. In recent years, and especially following the latest conflict, the city has experienced substantial demographic shifts, infrastructure damage, and increased pressure on housing, services, and public space. As a result, detailed neighborhood-level assessments are vital to inform early recovery actions and long-term urban planning.

Within this context, Al Tahreer neighborhood has emerged as priority area for urban profiling. Al Tahreer neighborhood represents a transitioning semi-rural area where agricultural land coexists with emerging residential development. Gradual urbanization has been taking place, particularly in the northern and western parts of the neighborhood, where new housing plots have attracted returning residents and young families, reflecting its evolving role within the broader urban growth dynamics of Khan Younis.

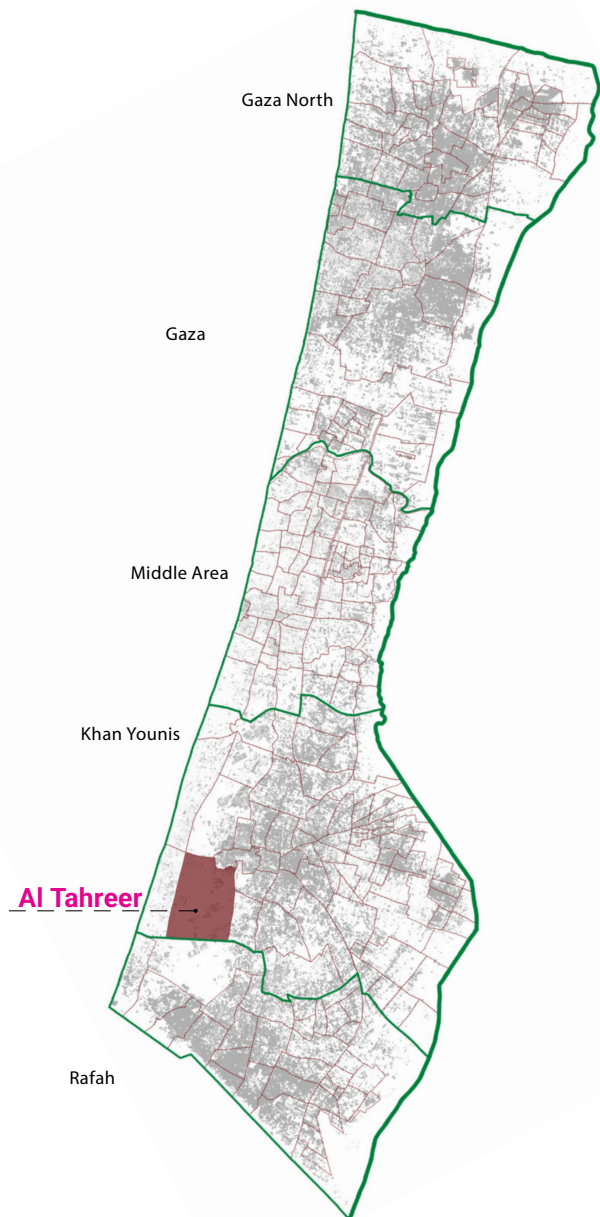


Figure 2.1: Al Tahreer neighborhood

2.1.1

Evolving Relationships with Khan Younis Refugee Camp

Al Tahreer has long been closely linked to Khan Younis Refugee Camp through shared infrastructure, services, livelihoods, and strong social and family ties. Al Tahreer is more peripheral and semi-rural in character, historically functioned as an expansion and buffer area, providing agricultural livelihoods, informal housing extensions, and institutional uses that complemented the overcrowded camp environment.

Following the war, these relationships intensified under conditions of widespread destruction and displacement. Extensive damage to Khan Younis Refugee Camp triggered large-scale population

movements into surrounding neighborhoods. Al Tahreer underwent a more radical transformation after being designated as part of a humanitarian zone, with large areas converted into makeshift shelter sites hosting displaced populations from the camp and across Gaza. This influx overwhelmed limited infrastructure, altered land use patterns, weakened social cohesion, and significantly constrained prospects for orderly recovery, underscoring the need for integrated camp–neighborhood recovery and planning approaches at the Khan Younis scale.



Figure 2.2: Khan Younis Refugee Camp

Photo © UNRWA



Figure 2.3: General Location of Al Tahreer Neighborhood

Al Tahreer spans a large area and retains a semi-rural character, with land primarily allocated to agriculture, greenhouses, orchards, and nature reserves. While only a small portion is urbanized, early urban sprawl and low-income housing projects indicate gradual transformation, positioning Al Tahreer as a key spatial reserve for long-term growth. The neighborhood is characterized by dispersed low-rise housing, limited infrastructure networks, fragmented

and largely unpaved roads, and extremely low population density. Land ownership is largely based on shared or government-allocated tenure, creating planning complexities, particularly as informal subdivision is emerging. Guiding expansion and infrastructure investment in this transitional area is essential to ensure balanced and sustainable urban development.

Al Tahreer Neighborhood Pre-War Situation



- | | | | |
|-------------------------|----------------------------|----------------------------|------------------------------|
| 1 Al-Aqsa University | 4 Administration buildings | 7 Public park | 10 Agricultural area |
| 2 Polytechnic Institute | 5 Albanian Mosque | 8 Khan Younis Cemetery | 11 Greenhouses |
| 3 Al-Kheir Hospital | 6 Sports fields | 9 Municipal Slaughterhouse | 12 Disperse low-rise housing |

Figure 2.4: Al Tahreer Neighborhood Pre-War Situation

2.3

Post-War Assessment



Agriculture



Greenhouses » Makeshift sites



Dispersed low-rise housing » Makeshift sites

Figure 2.5: Post-war Landuse in Al Tahreer Neighbourhood

The post-war assessment of Al Tahreer neighborhood reveals that the level and pattern of damage were shaped not only by the intensity and spatial concentration of conflict-related impacts, but also significantly by its pre-war urban conditions, infrastructure provision, and planning status. Pre-war Al Tahreer was characterized by a fragmented spatial structure, limited infrastructure coverage, mixed land uses, and unresolved planning and tenure conditions. These pre-existing vulnerabilities,

combined with the neighborhood's designation as a humanitarian area and the subsequent large-scale influx of internally displaced persons, have resulted in extensive spatial disruption, the dominance of makeshift sites, and a near-complete erosion of neighborhood functionality. The pre-war conditions thus played a critical role in shaping post-war impacts, recovery potential, and the type and sequencing of interventions required.

Al Tahreer Neighborhood Post-War Situation

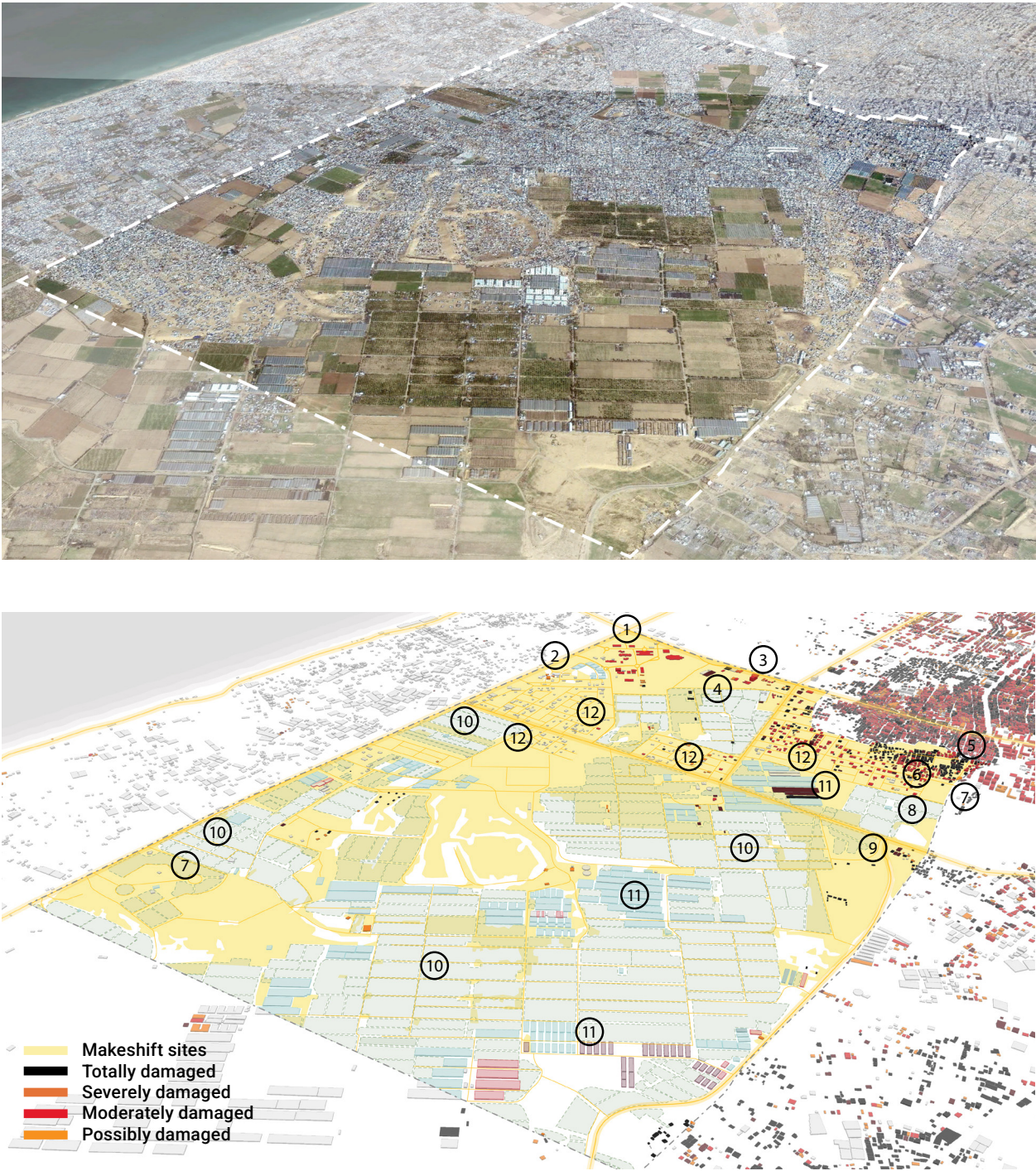
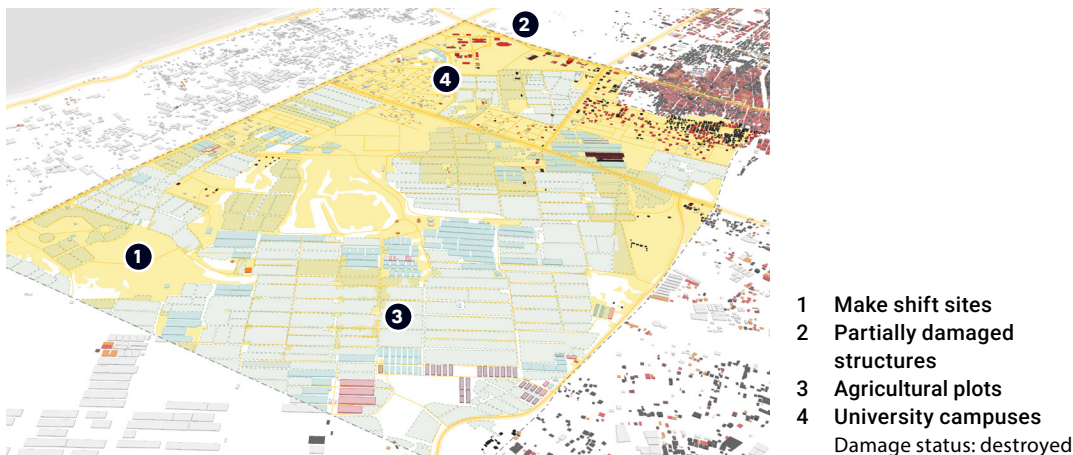


Figure 2.6: Al Tahreer Neighborhood Post-War Situation



Post-war Al Tahreer Neighborhood is characterized by severe spatial disruption and loss of urban functionality. Approximately 85% of the neighborhood area is currently occupied by makeshift sites with IDPS from not only Khan Yunis governorate but from the rest of the Gaza Strip, this is due to the declaration of Al Tahreer neighborhood as a humanitarian area on October, 2023. In December 2023, the Israeli military reclassified al-Mawasi as one of the few "safe" areas in the Gaza Strip as operations intensified in Khan Younis. In May 2024, it was designated a "safer" area prior to the ground incursion into Rafah. In October 2024, the Israeli military spokesperson announced the expansion of the humanitarian zone in al-Mawasi to include additional areas and medical facilities and aid distribution centers. In September 2025, in a subsequent update during the ongoing war, the boundaries of the humanitarian zone were re-established to direct displaced persons to it before further military operations.

Therefore, the emerging makeshift sites dominate the urban landscape in this district and have replaced much of the pre-existing fabric. The north-western section of the neighborhood, which was previously more structured, is partially

damaged and retains limited rehabilitation potential. However, the overall urban layout remains highly unorganized, with irregular plot patterns and poor spatial definition, significantly constraining the overall functionality, accessibility, and service delivery. This lack of an organized urban structure exacerbates vulnerability and limits opportunities for rapid or incremental recovery.

In the southeastern part of the district, there are still plots of land used for agriculture. These lands played an important role in supplying some residents with vegetables, especially during periods when the Israeli side prevented the entry of food supplies into the Gaza Strip. However, these quantities remained limited compared to the needs of the residents in that area and neighboring regions, leading to a significant increase in prices.

It is worth noting that these lands were previously (before 2005) part of the former Israeli settlements extending between Khan Yunis Governorate and Rafah Governorate, and are mainly a sand dune area, predominantly agricultural in nature.

After the evacuation of the Israeli settlements, parts of these lands, especially in the northwestern part, were allocated as campuses for some local universities and academic institutions.

2.3.2 Housing Conditions and Habitability



1 Severe overcrowding
Particularly within makeshift shelters and partially damaged structures

Housing conditions in Al Tahreer are critically strained. The average household size ranges between 6 and 10 people, indicating severe overcrowding, particularly within makeshift shelters and partially damaged structures. Overcrowding is compounded by the absence of adequate spatial standards and insufficient shelter materials. It was reported that the safety levels in this neighborhood, especially those within the housing units, are low, highlighting compromised housing protection, reduced privacy, and diminished habitability. These conditions expose residents to heightened

physical, environmental, and psychosocial risks and underscore the urgency of shelter upgrading and protection-oriented interventions.

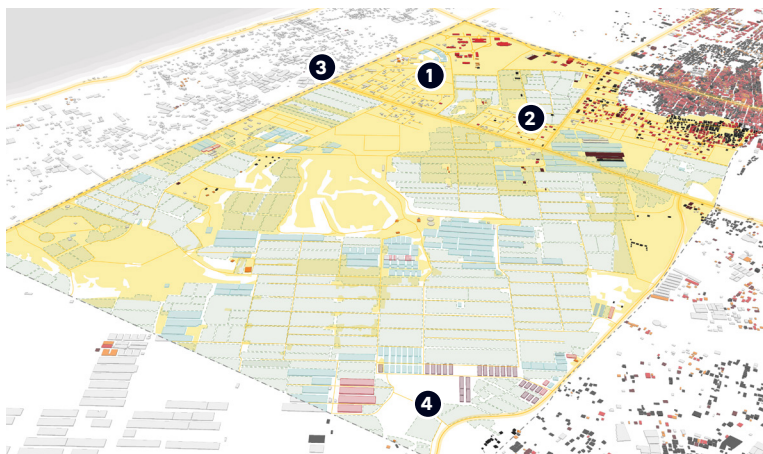
Most of the areas in the region are completely covered by makeshift shelters, including university campuses and academic institutions, with some agricultural land in some parts to the east and south of the district, which is planted with seasonal crops and vegetables that covered a limited part of the population's needs during the war.

2.3.3 Housing, Land, and Property (HLP) Context

The pre-war HLP landscape continues to shape post-war recovery challenges. While beneficiaries of the planned housing project in the north-eastern area hold legal documentation, unresolved issues related to the original governmental land classification remain a potential source of dispute as reconstruction pressures increase. In the wider neighborhood, where informal development and makeshift

occupation now dominate, tenure insecurity persists. The previously initiated land settlement process by MoPWH and the PLA remains highly relevant but incomplete. Without progress on HLP clarification and tenure regularization, recovery efforts risk reinforcing informality and social tension.

2.3.4 Accessibility and Public Space Functionality



- 1 Rubble and debris**
Obstruct movement and isolate parts of the neighborhood
- 2 Narrow, sandy roads**
Limit accessibility for residents, emergency services, and humanitarian actors
- 3 Main east-west street**
Still plays an important role in the movement of people and transportation
- 4 Limited accessibility**

Physical accessibility within Al Tahreer is severely constrained. In the north-western area, rubble and debris obstruct movement and isolate parts of the neighborhood. In other areas, narrow, sandy roads further limit accessibility for residents, emergency services, and humanitarian actors. Given that the neighborhood lacks functional public spaces pre-war, safe and inclusive areas for social interaction, recreation, and community activities post war still absent. This deficit significantly reduces neighborhood livability and contributes to weakened social cohesion, safety and protection concerns, particularly for women, children, and older persons. The main east-west street, which divides the neighborhood into northern and

southern parts, still plays an important role in the movement of people and transportation. The rest of the road network, and part of it, still mimics the road routes that existed during the period of the previous Israeli settlements and does not follow the usual grid planning in the area. Most of them are currently sandy roads and lack good infrastructure. Also, the accessibility of the area in general, even before the war, and especially in the southeastern part, was limited due to the nature of the agricultural use of that area. However, there are internal divisions of sandy paths that separate the agricultural greenhouses and the various farms.

2.3.5

Basic Services and Infrastructure

- **Water Supply**

Domestic water is primarily sourced from local wells, while drinking water is accessed through water trucks and small-scale desalination plants. Although water is generally reported as accessible, reliance on non-networked and informal systems makes supply fragile, costly, and vulnerable to disruption.

- **Sanitation**

Al Tahreer Neighborhood lacks a formal sewerage network. All households depend on septic tanks, creating significant environmental contamination and public

health risks, particularly in densely populated makeshift areas where maintenance and safe disposal are limited.

- **Electricity**

There is no public electricity supply in the neighborhood. Limited access to energy is provided through household-level solar panels, where available. This uneven access restricts lighting, refrigeration, communication, and livelihood activities, further affecting safety and quality of life.

2.3.6

Health and Education Services



- 1 Rubble and debris**
Obstruct movement and isolate parts of the neighborhood
- 2 Narrow, sandy roads**
Limit accessibility for residents, emergency services, and humanitarian actors
- 3 Main east-west street**
Still plays an important role in the movement of people and transportation
- 4 Limited accessibility**

Health services in Al Tahreer are partially operational but face critical shortages of essential medicines and supplies, limiting their capacity to meet community needs. Educational services are also partially functioning, largely dependent on temporary or informal education

initiatives rather than fully operational schools. This undermines learning continuity and places children and youth at increased risk of long-term educational loss.

It is worth mentioning that the campuses of Al-Aqsa University and the University College of Applied Sciences (UCAS) are largely occupied by makeshift shelters. Universities have begun to consider activating face-to-face education for certain specializations, partially, in some of the spaces that are still available on campuses.

However, the large presence of displaced people in the remaining areas of the campus and the inability of local authorities to provide a suitable alternative to move the displaced people to and clear the space to restore its basic function makes it very difficult to restore the educational process in higher education institutions.

2.3.7 Livelihoods and Local Economy

Local economic activity remains partially functional, with limited small-scale commercial activities. However, the majority of residents are highly dependent on external humanitarian assistance, reflecting widespread livelihood

disruption, limited employment opportunities, and minimal income-generating capacity within the neighborhood.

2.3.8 Social Cohesion, Safety, and Local Governance

Most residents of Al Tahreer are internally displaced, which has significantly weakened social cohesion and disrupted traditional community networks. The majority of respondents report feeling unsafe, especially at night, due to the absence of public lighting, damaged infrastructure, and the presence of stray

dogs. While some community-level collaboration exists among residents, local governance and coordination mechanisms remain informal and limited, reducing the effectiveness of collective action and neighborhood-level decision-making.

Functionality Assessment Results

(Comparison: Pre- and Post-War)



Figure 2.7: Al Tahreer Neighbourhood Pre-War (2023) and Post-War (2025)

This section presents the results of the neighborhood functionality assessment for Al Tahreer, comparing pre- and post-war conditions across six core pillars. The assessment provides a structured, area-based lens to understand how the war has altered urban functionality, service provision, housing conditions, livelihoods,

social cohesion, and governance at the neighborhood level. It highlights the scale of functional decline and the specific trajectory shaped by Al Tahreer's pre-war conditions, fragmented urban form, and its post-war role as a designated humanitarian area within the wider Khan Younis context.

The functionality assessment of Al Tahreer neighborhood reflects a context of chronic vulnerability that has been further intensified by its designation as a humanitarian area and its role as a host for multiple makeshift sites. Unlike neighborhoods that experienced a sharp functional decline due to the war, Al Tahreer entered the conflict with already low baseline functionality across most pillars, and its post-war condition is strongly shaped by prolonged humanitarian use, large-scale displacement, and emergency-driven spatial arrangements.



Physical and spatial functionality

remains critically constrained. Although the proportion of usable or partially usable buildings remained stable (score 2 pre- and post-war), the neighborhood's urban fabric continues to be highly fragmented (score 1), largely due to the proliferation of makeshift shelters, informal extensions, and temporary structures established to accommodate displaced populations. Public spaces remain non-functional (score 1), as many have been repurposed for emergency shelter or humanitarian operations rather than community use. The slight improvement in road accessibility (from 1 to 2) reflects partial clearance and informal circulation routes to serve humanitarian access, rather than a restoration of planned mobility.



Basic services and infrastructure show persistently low functionality across all indicators. Water, sanitation, schools, and clinics remain severely disrupted (score 1), reflecting both conflict-related damage and prolonged overstretching of already weak service systems due to the concentration of displaced populations in makeshift sites. The decline in electricity availability (from

decline in electricity availability (from 2 to 1) further underscores the inability of existing networks to support sustained humanitarian-scale demand.



In contrast, housing and tenure functionality remains relatively resilient

with habitable housing units and bearing capacity increasing from 1 to 2. This improvement is largely attributable to adaptive coping mechanisms, informal repairs, and temporary use arrangements rather than formal reconstruction. However, tenure security remains weak (score 1), particularly in areas occupied by makeshift shelters, secondary occupation, or temporary humanitarian use, highlighting heightened risks related to HLP rights in the absence of formal documentation and planning oversight.



Economic and livelihood functionality remains fragile and largely informal. While a modest increase in functioning shops (from 1 to 2) suggests the emergence of survival-based economic activities serving humanitarian populations, formal economic activity declined (from 2 to 1). Access to employment and income sufficiency remain critically low, reinforcing dependency on humanitarian assistance and limiting pathways toward sustainable recovery.



The **social and community functionality** are strongly influenced by Al Tahreer's role as a humanitarian host area. Population continuity increased significantly (from 1 to 3), not due to the return of original residents, but rather because of the sustained presence of displaced populations residing in makeshift sites. Despite this population concentration, perceived safety, use of

concentration, perceived safety, use of communal spaces, and the functionality of community-based structures remain extremely low (score 1), reflecting overcrowding, protection concerns, and the absence of stable social governance mechanisms.



Finally, **governance, land use, and planning functionality** remains weak. Ad hoc land use changes (score declining from 2 to 1), limited LGU presence, and deteriorated built environment conditions reflect the prioritization of humanitarian response over planning and regulation. While cadastral and planning data availability remains comparatively higher (2 post-war), its application is constrained by restricted field access and the informal nature of land use within humanitarian and makeshift areas.

Overall, Al Tahreer's functionality profile is shaped less by post-war damage alone and more by its prolonged transformation into a humanitarian landscape. The concentration of makeshift sites, emergency shelter, and displaced populations has entrenched spatial fragmentation, service overload, tenure insecurity, and governance gaps. These findings highlight the need for carefully sequenced, area-based interventions that stabilize humanitarian conditions in the short term while gradually transitioning Al Tahreer from an emergency hosting area toward structured recovery and integration within

long-term planning frameworks at the Khan Younis scale.

The results reveal a functionality profile specific to Al Tahreer. Its post-war functionality reflects the intensification of pre-existing vulnerabilities, shaped by its designation as a humanitarian area and the large-scale presence of makeshift sites. Al Tahreer's constraints are driven by prolonged humanitarian use, spatial fragmentation, and service overload rather than a sudden functional breakdown.

The findings highlight the need for a phased approach, prioritizing humanitarian stabilization while gradually preparing for structured recovery and alignment with long-term urban planning, reflecting the neighborhood's limited current capacity to absorb immediate reconstruction interventions.

Criterial		Pre-War	Post-War	Key Results
	Pillar 1 Physical & Spatial Functionality			
• % of buildings: usable / partially usable / destroyed		2	2	Critically constrained
• Road accessibility (fully / partially / blocked)		2	1	
• Functionality of key public spaces		1	1	
• Continuity of urban fabric (fragmented vs intact)		1	1	
	Pillar 2 Basic Services & Infrastructure			
• Water availability (hours/day or source)		1	1	Severely disrupted
• Sanitation functionality (network / on-site / none)		1	1	
• Electricity availability		2	1	
• Operational status of schools (within or near neighborhood)		1	1	
• Operational status of clinics (within or near neighborhood)		1	1	
	Pillar 3 Housing & Tenure Functionality			
• % of habitable functional housing units		2	1	Limited housing recovery
• Average bearing capacity per unit		2	1	
• Tenure security		1	1	
	Pillar 4 Economic & Livelihood Functionality			
• % of shops functioning		2	1	Weak local economy
• Presence of formal economic activity		2	1	
• Distance/access to employment areas		1	1	
• Sufficient local income (Dependency on external aid)		1	1	
	Pillar 5 Social & Community Functionality			
• Population continuity (original residents vs IDPs)		1	3	Weak social functionality
• Functionality of community-based structures		1	1	
• Perceived safety (especially for women, children, elderly)		1	1	
• Use of communal spaces		1	1	
	Pillar 6 Governance, Land Use & Planning Functionality			
• Land use changes (planned vs ad hoc)		2	1	Limited planning capacity
• LGU access and presence		2	1	
• Availability of cadastral/planning data		2	2	

Table 1: Neighborhood Functionality Assessment for Al Tahreer Neighborhood

The post-war assessment of Al Tahreer reveals a distinct functionality profile that calls for tailored, area-based interventions. The neighborhood has been transformed into a humanitarian host area, with extensive makeshift occupation, a fragmented urban fabric, overstretched services, and tenure insecurity, limiting its suitability for immediate reconstruction. Programming must therefore prioritize humanitarian stabilization, protection, and critical service provision, while carefully sequencing steps toward structured recovery. These interventions are designed not only to address neighborhood-specific needs but also to enhance functionality, connectivity, and resilience across the broader Khan Yunis refugee camp and adjacent areas, supporting coordinated recovery at the city and district level.

Al Tahreer has been transformed into a humanitarian host area, with approximately 85 per cent of its land occupied by makeshift sites for displaced populations. Its pre-existing low functionality has been further constrained by prolonged humanitarian use, spatial fragmentation, limited infrastructure, tenure insecurity, and weakened governance. Unlike neighborhoods suitable for immediate reconstruction, Al Tahreer requires a phased, area-based approach: short-term interventions should prioritize humanitarian stabilization, protection, and critical service provision, while medium- and long-term efforts focus on gradual recovery, tenure clarification, and integration into city-level urban planning.

Spatial Projection of the Proposed Interventions

To ensure effective, equitable, and sequenced recovery in Al Tahreer, interventions should be spatially phased and zoned based on the level of damage, functionality, and recovery readiness across the neighborhood. The area-based approach enables differentiated responses while maintaining neighborhood-wide coherence.

Zones:

- **Zone A:** Northwestern Al Tahreer – Partially Damaged
- **Zone B:** Central & Northern Expanses – Dense Makeshift Camp
- **Zone C:** Southeastern Periphery – Agricultural Open Land Reserve

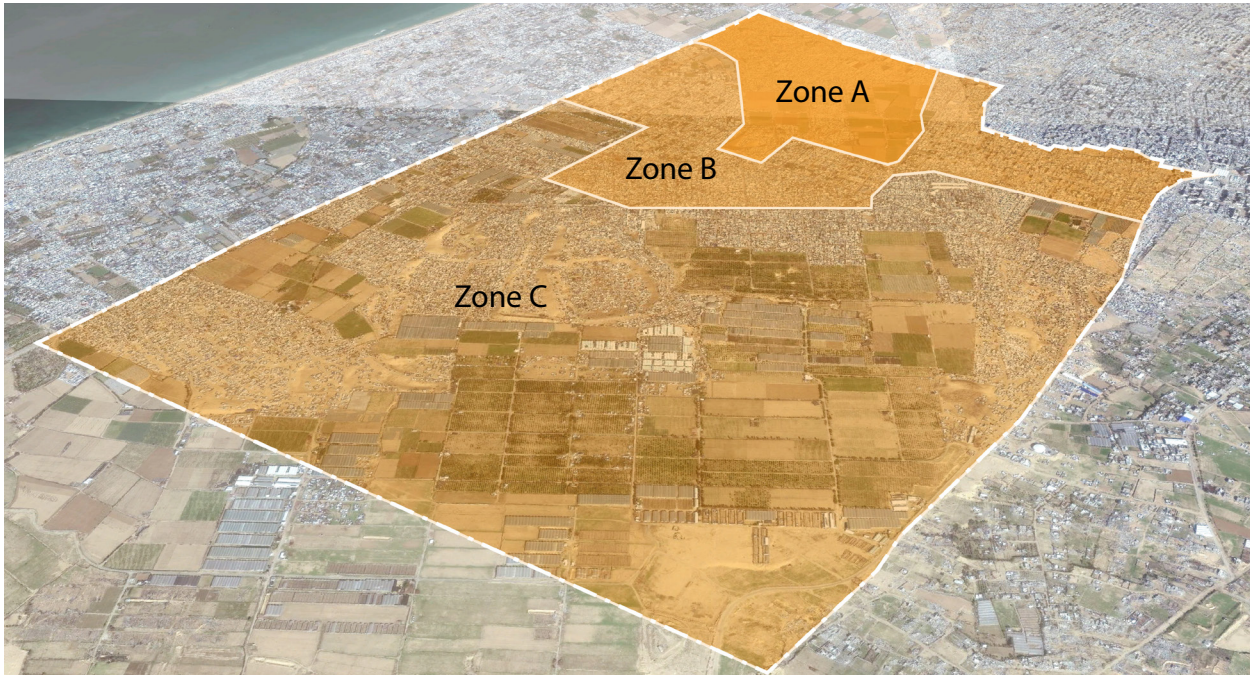


Figure 2.8: Spatial Projection of the Proposed Interventions

Spatial Zoning Rationale

Al Tahreer neighborhood cannot be zoned solely by structural damage but by population density, settlement typology, and land use potential. The area is broadly structured into three intervention zones.

Zone A: Northwestern Al Tahreer – Partially Damaged

- The only area retaining elements of pre-war built fabric and plot definition.
- Partial structural damage with rubble and debris obstructing movement.
- Proximity to the main east-west arterial road offers a critical logistical and access corridor.
- **Zone B: Central & Northern Expanses – Dense Makeshift Camp**
- Comprises approximately 85% of the neighborhood area, dominated by unplanned, overcrowded IDP shelters.

- Extreme overcrowding (6-10 persons per shelter unit) with no formal street grid.
- Absence of public electricity, sewerage network, and formal water supply; heavy reliance on septic tanks and trucked water.

Zone C: Southeastern Periphery – Agricultural Open Land Reserve

- Active and empty agricultural plots (greenhouses, seasonal vegetables) situated on sand dunes; historically part of former Israeli settlement areas.
- Limited pre-war accessibility (sandy internal farm tracks); minimal IDP encroachment compared to Zone B due to distance and lack of services.
- Strategic importance for localized food production and potential future planned urban expansion.

This zoning does not imply separation, but rather sequenced prioritization within a unified neighborhood recovery framework. Spatial phasing should remain flexible, adapting as conditions evolve.

2.5.1

Short-Term Programmatic Interventions

(Humanitarian Stabilization & Early Recovery)

1. Physical & Spatial Stabilization

- Temporary reinforcement of transitional shelters to support safe occupancy.
- Debris clearance and informal road repair to ensure emergency access and humanitarian mobility.
- Temporary adaptation of public spaces for safe communal use, social gatherings, and humanitarian operations.

Objective: Ensure safe living conditions, basic accessibility, and functional spaces for displaced populations.

2. Basic Services & Infrastructure

- Emergency water supply through mobile tanks, small-scale desalination, and well rehabilitation.
- Interim sanitation solutions in makeshift areas to reduce environmental and health risks.
- Temporary electricity solutions (solar kits, microgrids) to support basic household and service needs.

- Rapid support to informal or partially functioning health and education facilities, including temporary structures, equipment, and staffing.

Objective: Provide essential life-sustaining services despite fragile infrastructure and high population density.

3. Housing & Tenure Security

- Support the documentation of makeshift site use and emerging HLP risks to inform protection strategies.
- Conduct rapid assessments to identify areas of informal occupation, disputed land, and secondary use within makeshift sites.
- Implement community-level dispute resolution mechanisms and legal aid support to prevent forced evictions, secondary occupation conflicts, or exploitation.

Objective: Reduce tenure-related disputes and lay the groundwork for formalized post-crisis recovery.

4. Livelihoods & Local Economy

- Introduce cash-for-work and community-based labor programs (e.g., debris removal, public space preparation, small-scale repair works).
- Facilitate skill-building programs aligned with post-crisis urban upgrading and economic opportunities within and around the neighborhood.
- Support survival-based economic activities suitable for displaced populations and host communities (small retail, home-based livelihoods).
- Target women, youth, and other vulnerable groups with safe and accessible income opportunities.

Objective: Reduce humanitarian dependency while maintaining basic livelihood opportunities within constraints.

5. Social Protection & Community Cohesion

- Community-based safety programs, particularly for women, children, and the elderly.
- Establish temporary neighborhood

committees or local facilitators to coordinate services and protection.

- Use rehabilitated communal spaces for psychosocial support and social cohesion activities.

Objective: Enhance safety, restore minimal social cohesion, and empower community participation.

6. Governance & Coordination

- Strengthen coordination between local authorities, humanitarian actors, and community representatives at the neighborhood level.
- Provide temporary planning guidance to manage ad-hoc land use, shelter allocation, and service provision.

Objective: Enable structured, inclusive decision-making during humanitarian operations while laying foundations for gradual recovery planning.

Short-Term Interventions: Zone A

(Clearance & Stabilization Gateway)

- Prioritize rubble removal and road clearance along the main east-west artery and into the northwestern grid to restore emergency access and separate Zone A from the isolation of Zone B.
- Conduct rapid structural assessments of standing buildings to identify "safe rooms" and repairable housing stock for potential decanting or winterization upgrades.
- Deploy STDM to document the status of partially damaged properties, focusing on the HLP documentation held by planned housing project beneficiaries to prevent secondary appropriation.
- Initiate spot repairs to water wells and establish a regulated water truck filling point to reduce costs for the immediate area.
- Use cleared public or institutional spaces (if vacated) for safe, lit community gathering points to address the pre-existing deficit of public space.

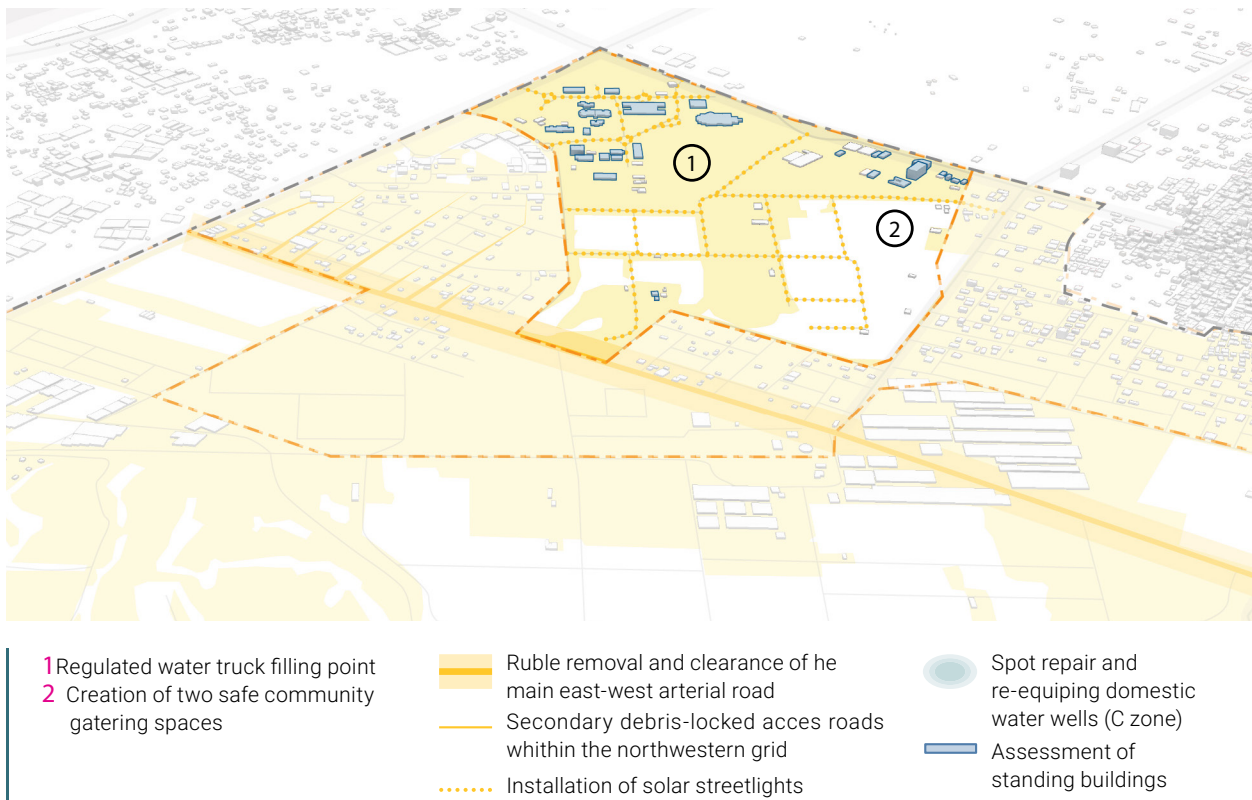
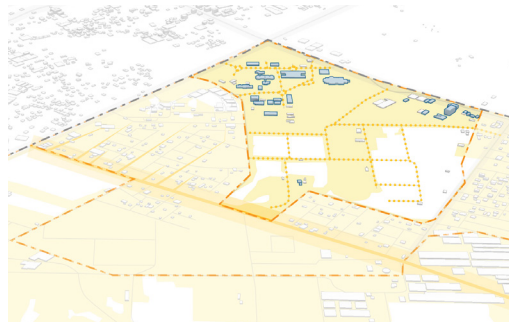


Figure 2.9: Zone A Interventions

Short-Term Interventions: Zone A

Al Tahreer Neighborhood Budget Breakdown



Intervention	Quantity	Estimated Budget (USD)
• Rubble removal and clearance of the main east-west arterial road	2 km	400,000
• Clearance of secondary debris-blocked access roads within the northwestern grid	1.5 km	225,000
• Rapid structural assessments of standing buildings	500 buildings	150,000
• STDM enumeration and documentation of HLP rights	1,000 HHs	80,000
• Spot repairs and re-equipping of damaged domestic water wells	3 wells	90,000
• Establishment of a regulated water truck filling point with chlorination and flow meter	1 unit	35,000
• Installation of solar streetlights	100 units	150,000
• Creation of safe community gathering spaces	2 spaces	100,000
Total		1,230,000

Table 2: Short Interventions Zone A Budget Breakdown

Short-Term Interventions: Zone B

(Life-Saving Upgrades & Camp Management)

- Implement emergency WASH interventions: desludging of septic tanks, establishment of communal sanitation blocks with gender-sensitive lighting, and expansion of small-scale desalination plant output.
- Install solar street lighting along primary sandy access tracks.
- Support mobile health and nutrition clinics to compensate for medicine shortages in partially functioning static facilities.
- Activate Cash-for-Work specifically for digging drainage channels in sandy paths to prevent flooding of makeshift shelters and for solid waste collection to reduce environmental contamination.
- Engage university administrations regarding temporary space management; identify any residual safe spaces for potential pilot resumption of practical higher education components without requiring full camp clearance.

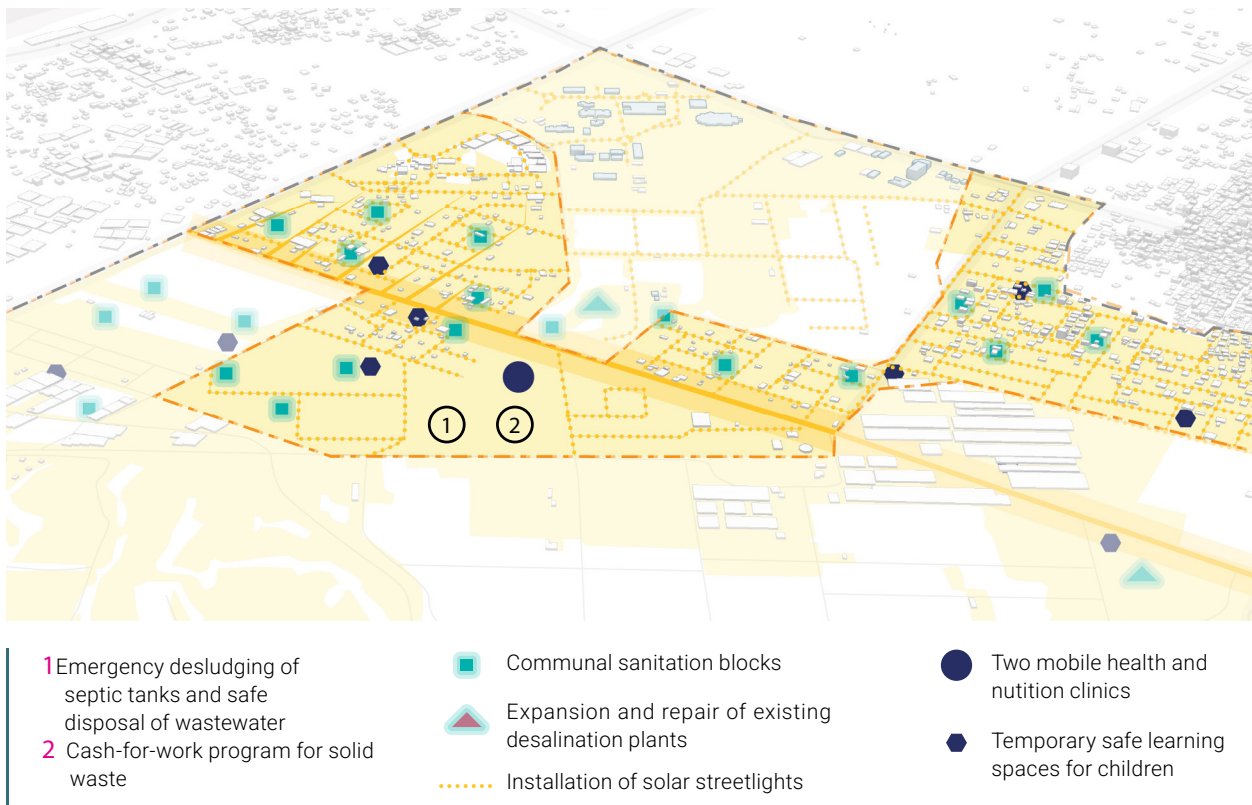


Figure 2.10: Zone B Interventions



Intervention	Quantity	Estimated Budget (USD)
• Emergency desludging of septic tanks and safe disposal of wastewater	5,000 tanks	750,000
• Construction of communal sanitation blocks with solar lighting and handwashing	25 units	625,000
• Expansion and repair of existing small-scale desalination plants	3 plants	450,000
• Installation of solar-powered streetlights	600 units	900,000
• Cash-for-work program for solid waste collection, sorting, and disposal	12 months (200 workers)	600,000
• Deployment of two mobile health and nutrition clinics	12 months (2 teams)	480,000
• Establishment of temporary safe learning spaces for children	10 tents	100,000
Total		3,905,000

Table 3: Short Interventions Zone B Budget Breakdown

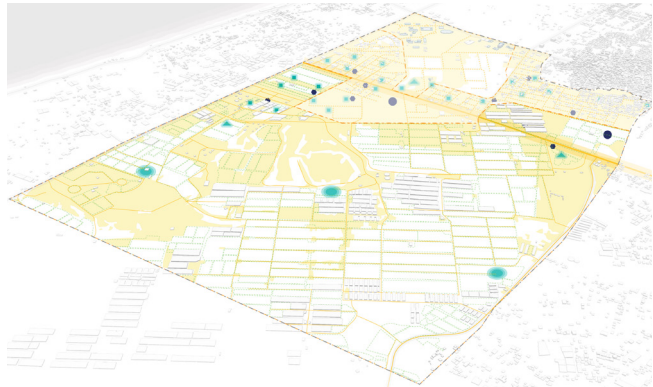
Short-Term Interventions: Zone B

(Agricultural Protection & Food Security)

- Protect active agricultural land from further informal shelter expansion through community boundary separation.
- Support agricultural livelihoods with inputs (seeds, irrigation repair) to sustain localized vegetable production.
- Assess soil and groundwater quality in this sand dune area for suitability for future medium-term shelter decongestion or organized site planning.



Figure 2.11: Zone C Interventions



Intervention	Quantity	Estimated Budget (USD)
• Community-based demarcation of agricultural boundaries	10 km	30,000
• Distribution of agricultural input kits	500 farms	250,000
• Rehabilitation of agricultural access roads	5 km	75,000
• Cash-for-work for clearing and reactivating fallow greenhouses	500 workdays	10,000
Total		365,000

Table 4: Short Interventions Zone C Budget Breakdown

Short-Term Interventions: Phases

- **Phase 1:** (Up to 3 years) – focused on life saving access, emergency services, and critical assessments.

Intervention	Quantity	Estimated Budget (USD)
1. Emergency desludging of septic tanks and safe disposal of wastewater (all over the neighborhood)	5,000 tanks	750,000
2. Construction of communal sanitation blocks	25 blocks	625,000
3. Expansion and repair of small scale desalination plants	3 plants	450,000
4. Rubble removal and clearance of the main east west road	2 km	400,000
5. Spot repairs and re-equipping of damaged domestic water wells	3 wells	90,000
6. Cash-for-work program for solid waste collection, sorting, and disposal	12 months (200 workers)	600,000
7. Deployment of two mobile health and nutrition clinics	12 months (2 teams)	480,000
Total		3,395,000

Table 5: Short Interventions Phase 1 Budget Breakdown

- **Phase 2:** (5–7 years) – shifting towards stabilization, lighting, education, and agricultural recovery.

Intervention	Quantity	Estimated Budget (USD)
1. Installation of solar powered streetlights	700	1,050,000
2. Establishment of temporary safe learning spaces for children	10 structures	100,000
3. Distribution of agricultural input kits	500 farms	250,000
4. Rehabilitation of agricultural access roads	5 km	75,000
	1,000 HHs	1,555,000

Table 6: Short Interventions Phase 2 Budget Breakdown

Long-Term Programmatic Interventions

(Gradual Recovery & Integration)

1. Urban Recovery & Redevelopment

- Plan phased transition of the neighborhood from humanitarian to recovery-oriented functions, focusing initially on areas with lower makeshift density .
- Prepare for incremental spatial upgrading, including partial rehabilitation of damaged structures and reconstruction of key public spaces.
- Introduce structured road networks, drainage, and basic infrastructure in priority zones.

Objective: Gradually convert temporary, informal conditions into safer, more functional urban environments.

2. Sustainable Services & Infrastructure

- Establish permanent water, sanitation, electricity, health, and education systems, prioritizing areas where rehabilitation is feasible.
- Explore integration with citywide service networks and future urban planning frameworks.

Objective: Ensure reliable and equitable service provision while preparing the neighborhood for eventual reconstruction and development.

3. Tenure Regularization & HLP Management

- Develop clear mechanisms for resolving ownership and use disputes, including formalizing temporary agreements where legally feasible, prioritizing areas with reconstruction potential.
- Link recovery and infrastructure interventions to HLP clarifications to ensure that rebuilding does not exacerbate disputes or exclude vulnerable groups.

Objective: Establish a foundation for secure, conflict-sensitive land governance that supports gradual reconstruction even in areas where formal ownership is unclear.

4. Economic Recovery & Livelihood Development

- Support micro- and small enterprises linked to recovery, reconstruction, and community services.
- Restoring the region's agricultural focus and encouraging local vegetable farming to create jobs and increase local production.

Objective: Enable sustainable livelihoods that reduce humanitarian dependency and build economic resilience.

5. Social & Community Infrastructure

- Gradual establishment of community centers, inclusive public spaces, and social facilities where feasible.
- Strengthen local networks and neighborhood institutions to promote participation, cohesion, and long-term stability.

Objective: Build durable social structures to support recovery, participation, and community resilience.

6. Governance & Urban Planning Integration

- Strengthen local governance and planning capacity to manage recovery, monitor tenure, and regulate land use.

- Use neighborhood-level functionality data to inform broader Khan Yunis city recovery strategies.
- Gradually integrate Al Tahreer into long-term urban development plans once humanitarian constraints decrease.

Objective: Ensure coordinated, inclusive recovery and a structured transition from humanitarian operations to planned urban development.

Long-Term Interventions

Al Tahreer Neighborhood Spatial Interventions

Neighborhood-Wide (Integrated Approach)

- Develop a clear, negotiated roadmap for the voluntary decongestion and relocation of IDPs from Zone B. Use STDM data and area-based planning to distinguish between permanent return to Al Tahreer and relocation to other areas, preventing forced eviction from the "humanitarian zone."
- Extend a formal sewerage network and electricity grid beginning from the northwest (Zone A) and eastern edge, designed to serve a future planned urban layout that rationalizes the current sandy track network. Prioritize burying utilities along the main east-west spine.

- Leverage the agricultural land reserve (Zone C) for organized, serviced housing development to absorb population pressure. HLP resolution linked to the pre-war land settlement process is a precondition for this development to avoid recreating informal tenure patterns.
- Plan for the phased clearance and rehabilitation of Al-Aqsa University and UCAS facilities as hosting institutions for neighborhood recovery, potentially linked to the provision of alternative, serviced housing plots in Zone C for IDPs currently sheltering on campuses.

Based on the spatial zoning and intervention priorities for Al Tahreer, the following project lists translate these strategies into measurable, costed activities. Budget

estimates are indicative and reflect typical humanitarian and early recovery unit costs in the Gaza Strip context.

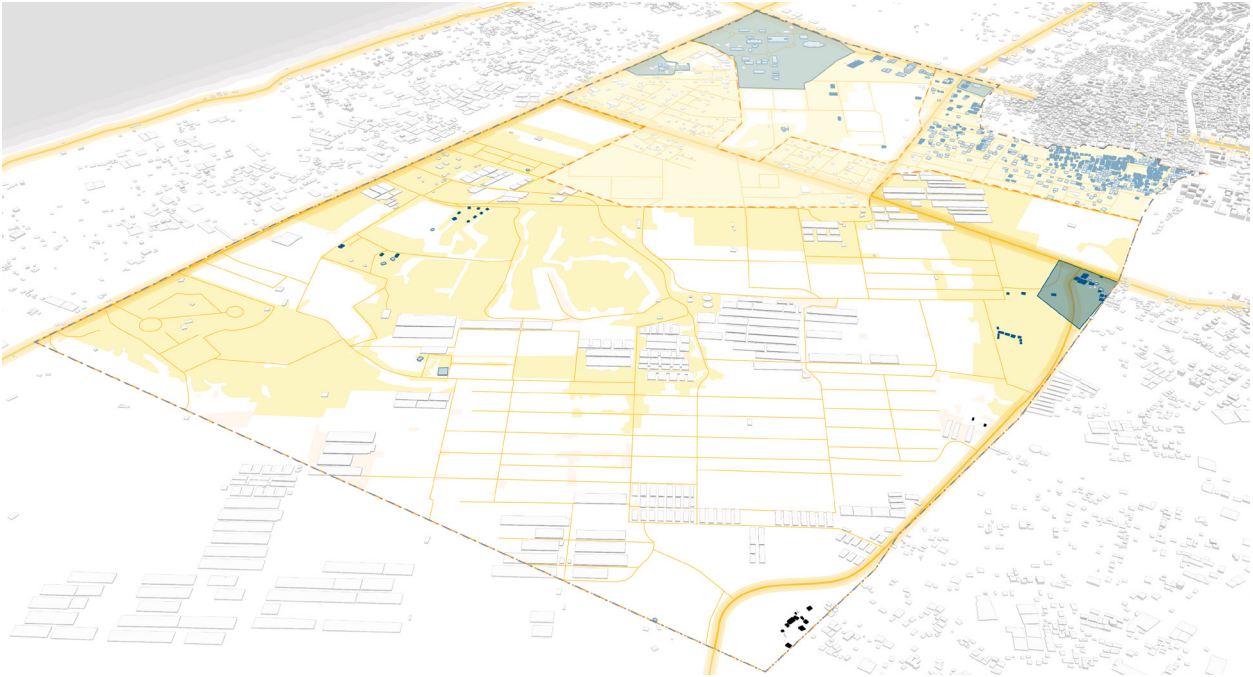
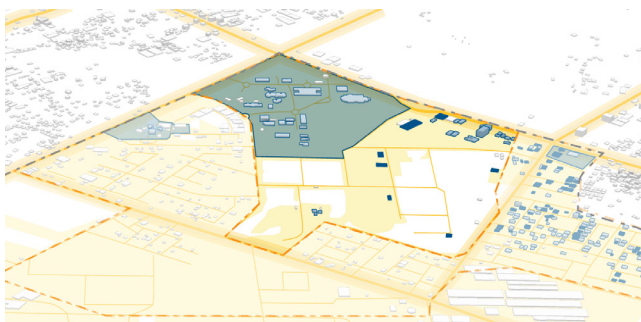
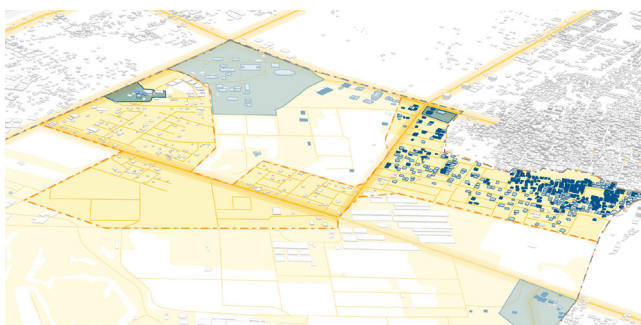


Figure 2.12: Long Term Spatial Interventions



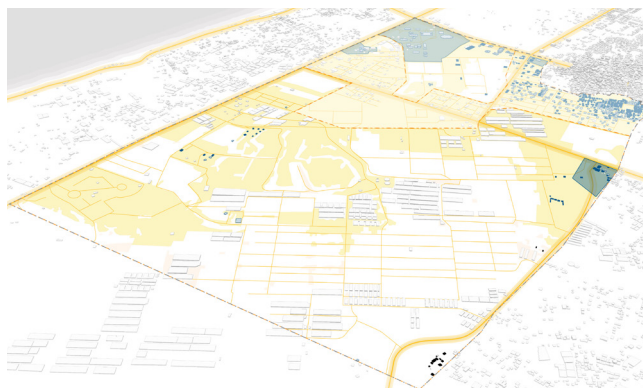
Intervention	Quantity	Estimated Budget (USD)
• Rehabilitation of partially damaged housing units	200 units	1,600,000
• Reconstruction of fully collapsed residential units	50 units	1,250,000
• Upgrading of roads with asphalt paving, curbs, and stormwater drainage	3 km	900,000
• Extension of water supply network and household connections	5 km	500,000
• Burying of electricity cables and installation of a local transformer station	2 km LV network	400,000
• Formalization of HLP tenure through parcel re-survey and registration	500 parcels	150,000
• Construction of a permanent neighborhood multi-purpose community center	1 center	250,000
Total		5,050,000

Table 7: Long-Term Interventions Zone A Budget Breakdown



Intervention	Quantity	Estimated Budget (USD)
• Construction of a trunk sewerage network	15 km	4,500,000
• Extension of medium-voltage electricity network and distribution transformers	10 km	2,500,000
• Development of new road network	8 km	2,400,000
• Construction of new housing units	500 units	10,000,000
• Rehabilitation and expansion of a primary health care center	1 center	400,000
• Construction of two primary schools	2 schools	1,200,000
• Full rehabilitation and de-camping of Al-Aqsa University and UCAS campuses	2 campuses	6,000,000
• Installation of piped water distribution network	12 km	1,200,000
Total		22,800,000

Table 8: Long-Term Interventions Zone B Budget Breakdown



Intervention	Quantity	Estimated Budget (USD)
• Installation of primary infrastructure networks (water, sewer, electricity)	10 km	3,000,000
• Construction of an internal road network	8 km	2,400,000
• Formal HLP adjudication and issuance of titles	1,000 parcels	300,000
• Construction of a local agricultural market	1 market	350,000
Total		6,050,000

Table 9: Long-Term Interventions Zone C Budget Breakdown

2.6

Key Strategic Messages



Short-term stabilization must support long-term recovery

Humanitarian and early recovery interventions in Al Tahreer should be deliberately designed to lay the foundation for long-term urban upgrading, avoiding parallel systems or temporary solutions that hinder future planning and neighborhood integration.



Neighborhood-specific, sequenced recovery approaches are essential

Short-term interventions must prioritize humanitarian stabilization, protection, and critical service provision, with medium- and long-term efforts carefully phased toward structured recovery and integration into broader city planning.



STDM is central to inclusive and evidence-based recovery

Deployment of STDM in Al Tahreer ensures that interventions address the actual conditions on the ground, mitigate tenure risks, and support conflict-sensitive, inclusive, and participatory recovery processes.



Area-based sequencing prevents fragmented recovery

Spatially phased interventions in Al Tahreer ensure that physical, social, economic, and governance measures

measures reinforce one another, benefiting not only the neighborhood but also enhancing connectivity, service provision, and resilience across Khan Yunis and adjacent areas.



Detailed, neighborhood-level planning is critical

Operationalizing recovery in Al Tahreer requires granular, context-specific plans that account for functionality, spatial constraints, and the neighborhood's humanitarian-transformed landscape.



Data-driven recovery ensures accountability and prioritization. Combining satellite imagery, field verification, and structured functionality scoring provides a transparent and replicable basis for prioritizing interventions, mobilizing resources, and monitoring recovery over time.



Scalability and replication potential

The assessment of Al Tahreer offers a standardized yet adaptable model for profiling neighborhoods, assessing functionality, and designing recovery interventions that can be applied across Khan Yunis, Gaza, and other crisis-affected urban areas.



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Settlements Programme (UN-Habitat)

Palestine Office

Ramallah, Palestine

Email: unhabitat-palestine@un.org