



UN-HABITAT



من الشعب الياباني  
From the People of Japan

# TEL AL HAWA NEIGHBOURHOOD PROFILE







Tel Al Hawa Neighbourhood Profile and Functionality Assessment | GAZA  
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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.

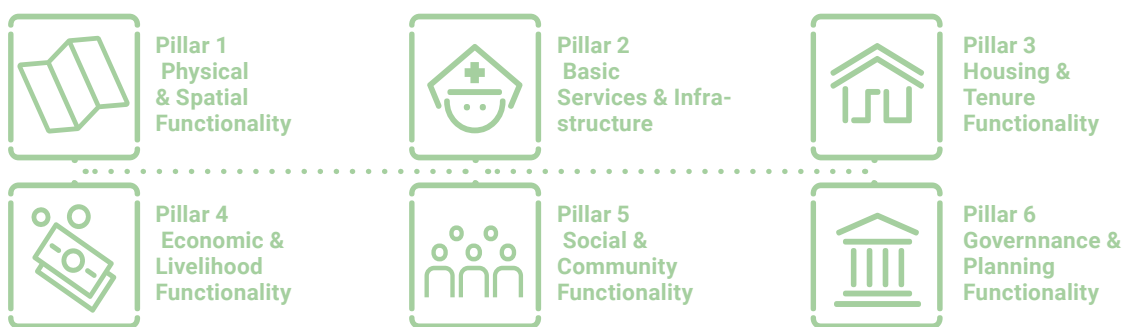


Figure 1.1: Interdependent Pillars of Neighborhood Functionality Assessment



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.

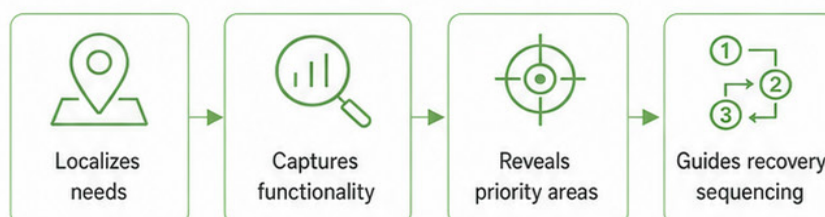
In the long term, the findings shape recovery and sustainable development interventions by informing land use planning, infrastructure upgrading, tenure formalization, economic revitalization, and governance strengthening at the neighborhood scale. The methodology also supports the link between the Gaza-wide 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.

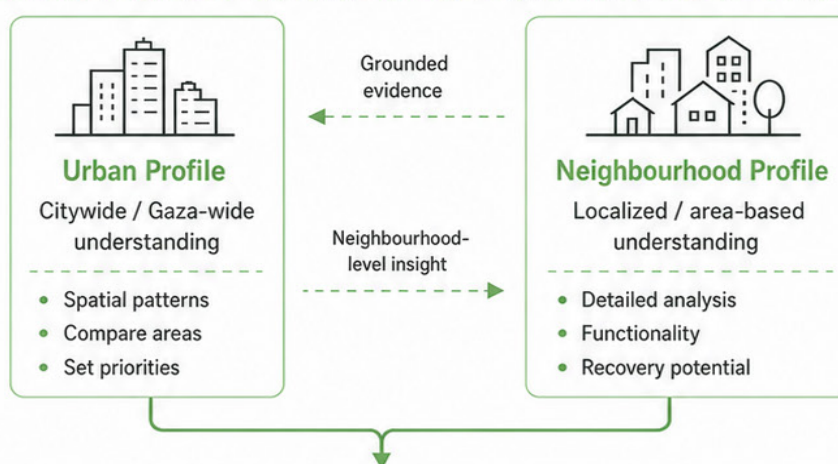
The neighborhood functionality assessment enables a smooth and strategic transition from emergency response to long-term recovery by ensuring that early interventions are scalable and aligned with long-term urban development objectives. By generating spatially grounded, neighborhood-level evidence that 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

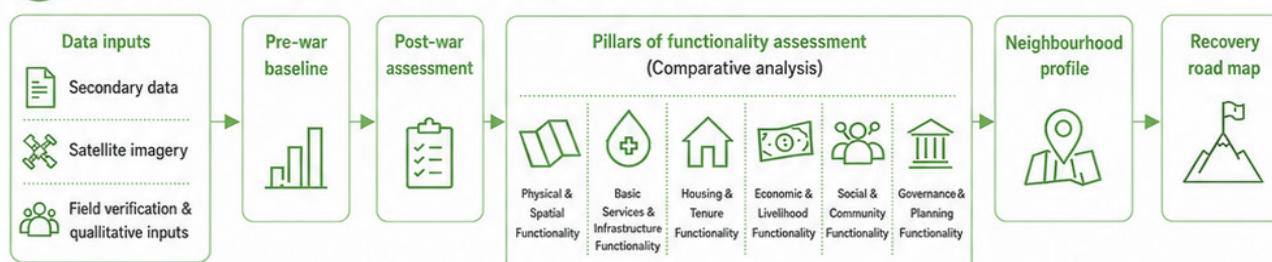
## 1 Why the neighbourhood profile matters



## 2 How the urban and neighbourhood profiles work together



## 3 Methodology: Neighbourhood Functionality Assessment Model



## 4 Recovery Road Maps



Figure 1.2: Neighborhood Profiles and Functionality Assessments







Tel Al Hawa neighborhood, one of the key urban neighborhoods located in the south-western part of Gaza City. Administratively, Tel Al Hawa falls within Gaza City's municipal boundaries forming an integral part of the city's continuous urban fabric. Tel Al Hawa holds particular strategic importance due to its trajectory of urban expansion, its proximity to central service corridors, and its strong physical and functional integration with surrounding residential areas. The neighborhood emerged as a focal point of planned urban growth in the early 1990s and experienced accelerated development following the establishment of the Palestinian National Authority (PNA) in 1994. During this period, several governmental and institutional facilities were established in the area, reinforcing its administrative and symbolic significance within the city. This institutional density has positioned Tel Al Hawa as both a residential and service hub, contributing to its reputation as one of Gaza City's relatively prestigious and well-planned neighborhoods.

Urban development in Tel Al Hawa is characterized by planned residential blocks, modern multi-story apartment buildings, wide streets, and a structured road network, distinguishing it from older, more organically developed neighborhoods. The population profile has historically reflected a middle-income, educated demographic, with a notable presence of academic staff, professionals, and public sector employees. As previously noted, Tel Al Hawa benefits from a strategic location in the southwestern sector of Gaza City, providing direct access to central urban areas and major

service nodes. From a planning perspective, Tel Al Hawa represents an example of planned urban expansion within Gaza City, reflecting earlier planning approaches that emphasized spatial order, functional zoning, and service integration.

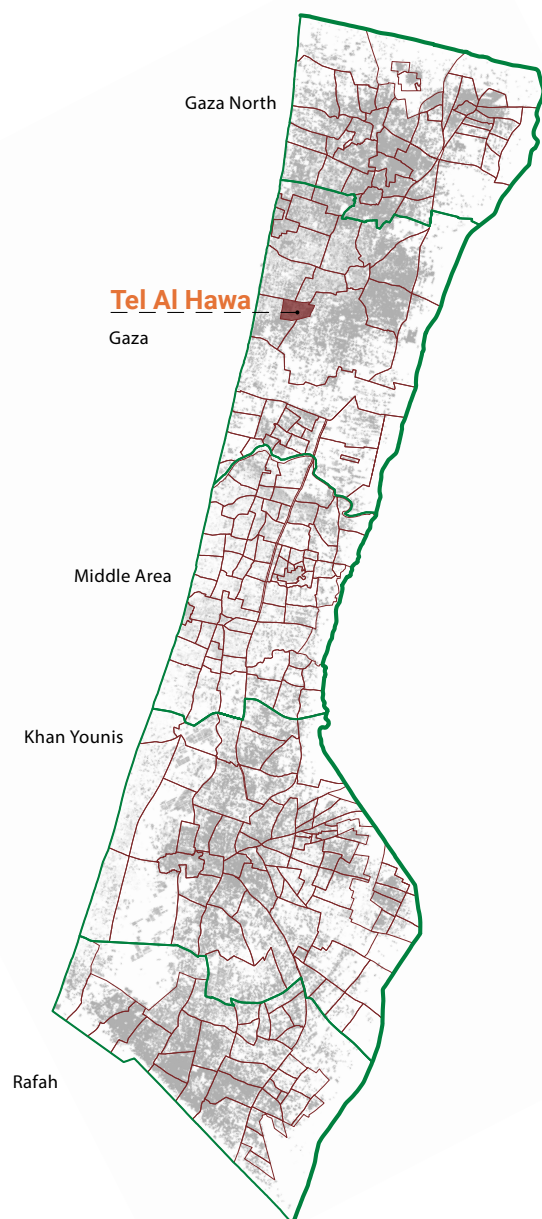


Figure 2.1: Tel Al Hawa neighborhood



Figure 2.2: General Location of Tel Al Hawa Neighborhood

Prior to the war, Tel Al Hawa functioned as a planned, predominantly residential neighbourhood within Gaza City, supported by a diverse mix of educational, health, religious, commercial, administrative, and community facilities. Its land-use pattern reflected a relatively integrated urban district, where universities, hospitals, schools, mosques, community centres, and local commerce supported daily life. Commercial activity was mainly concentrated along major access corridors, particularly the western axis, while smaller retail and service functions were embedded within residential areas. Barcelona Park served both as a key public open space and as part of the neighbourhood's rainwater management system.

The neighbourhood's terrain followed Gaza City's east-west slope, with elevations declining from about 45 metres in the east to 38 metres in the west, and a central central low-elevation area of 36–37 metres. This influenced drainage and

was incorporated into the urban plan through a retention pond and landscaped park. Before the war, Tel Al Hawa had around 22,178 residents, with a density of approximately 28 persons per dunum, largely composed of stable middle-income households, including professionals, academics, and public-sector employees.

Its built environment combined single-family homes, low-rise apartments, and 3 to 11-storey towers, comprising about 760 buildings and 3,962 housing units. Infrastructure coverage was comparatively high, with paved hierarchical roads and full water, wastewater, electricity, and municipal network access. Landownership was mixed but relatively stable and documented, combining government-owned land, private parcels, and limited shared ownership.



# Tel Al Hawa Neighborhood Pre-War Situation



- |                        |                                                                       |          |
|------------------------|-----------------------------------------------------------------------|----------|
| 1 Ministry of Interior | 5 Palestinian Medical Relief Society (PMRS) - Chronic Diseases Center | 7 Health |
| 2 Government buildings | 6 Palestinian Red Crescent Society (Al Quds Hospital)                 | 8 Mosque |
| 3 Barcelona Peace Park |                                                                       | 9 Sport  |
| 4 Green area           |                                                                       |          |

Figure 2.3: Tel Al Hawa Neighborhood Pre-War Situation

a

**Urban Fabric and Spatial Condition**

Post-war Tel Al Hawa's urban fabric has been severely disrupted by military operations, with extensive residential and high-rise destruction, dense debris accumulation, damaged landmarks, scattered makeshift shelter sites, and informal use of vacant plots, complicating services, planning, and recovery despite the partially legible pre-war layout.

b

**Housing Conditions and Habitability**

Housing conditions in Tel Al Hawa are critically compromised, with most residential buildings damaged, destroyed, or uninhabitable. High-rise collapses, structural instability, debris, displacement, overcrowding, and inadequate shelters have severely reduced safety, privacy, services, and durability, requiring large-scale housing reconstruction.

c

**Housing, Land, and Property (HLP) Context**

Extensive destruction in Tel Al Hawa has complicated HLP conditions by obscuring boundaries, ownership, occupancy, and tenure status. Displacement has increased risks of secondary occupation, disputes, and exclusion, although housing associations and partial cadastral data can support rights documentation and verification.

d

**Accessibility and Public Space Functionality**

Accessibility within Tel Al Hawa remains severely constrained, with most internal roads blocked by debris and requiring heavy machinery for clearance. Boundary roads allow limited circulation, while public spaces are non-functional but retain potential as early recovery service, community, and psychosocial support nodes.

e

**Basic Services and Infrastructure**

Water access in Tel Al Hawa is highly constrained and irregular due to infrastructure damage, power shortages, and blocked routes, but existing wells and pre-war networks provide strong potential for medium-term restoration.

- **Sanitation:**

Sanitation conditions in Tel Al Hawa are poor, with a largely dysfunctional sewerage network increasing reliance on cesspits and improvised solutions, though remaining infrastructure supports phased rehabilitation and citywide reintegration.

- **Electricity:**

Electricity access in Tel Al Hawa is extremely limited due to damaged substations, distribution networks, roads, and debris, requiring generators, solar systems, clearance, and coordinated rehabilitation.



**f**

### Health and Education Services

Health services in Tel Al Hawa remain partially operational but under severe pressure, with Al-Quds and Jordanian hospitals facing overcrowding and shortages. Education is severely disrupted, as schools function as shelters or tents, with overcrowding, limited staff, materials, and enrolment capacity.

**h**

### Social Cohesion, Safety, and Local Governance

Social cohesion in Tel Al Hawa has weakened due to destruction, displacement, mixed populations, and poor safety conditions. Municipal, housing association, and community structures remain active but constrained, requiring stronger coordination to support stabilization, rights protection, recovery, and structured reconstruction.

**g**

### Livelihoods and Local Economy

Tel Al Hawa's local economy and livelihoods are sharply constrained. Once a self-sufficient urban hub, post-war activity is limited to partially cleared boundary roads, while inaccessible internal roads prevent market revival, leaving livelihoods fragile and households reliant on humanitarian assistance.



Figure 2.4: View of Tel Al-Hawa neighbourhood within Gaza City



# Tel Al Hawa Neighborhood Post-War Situation

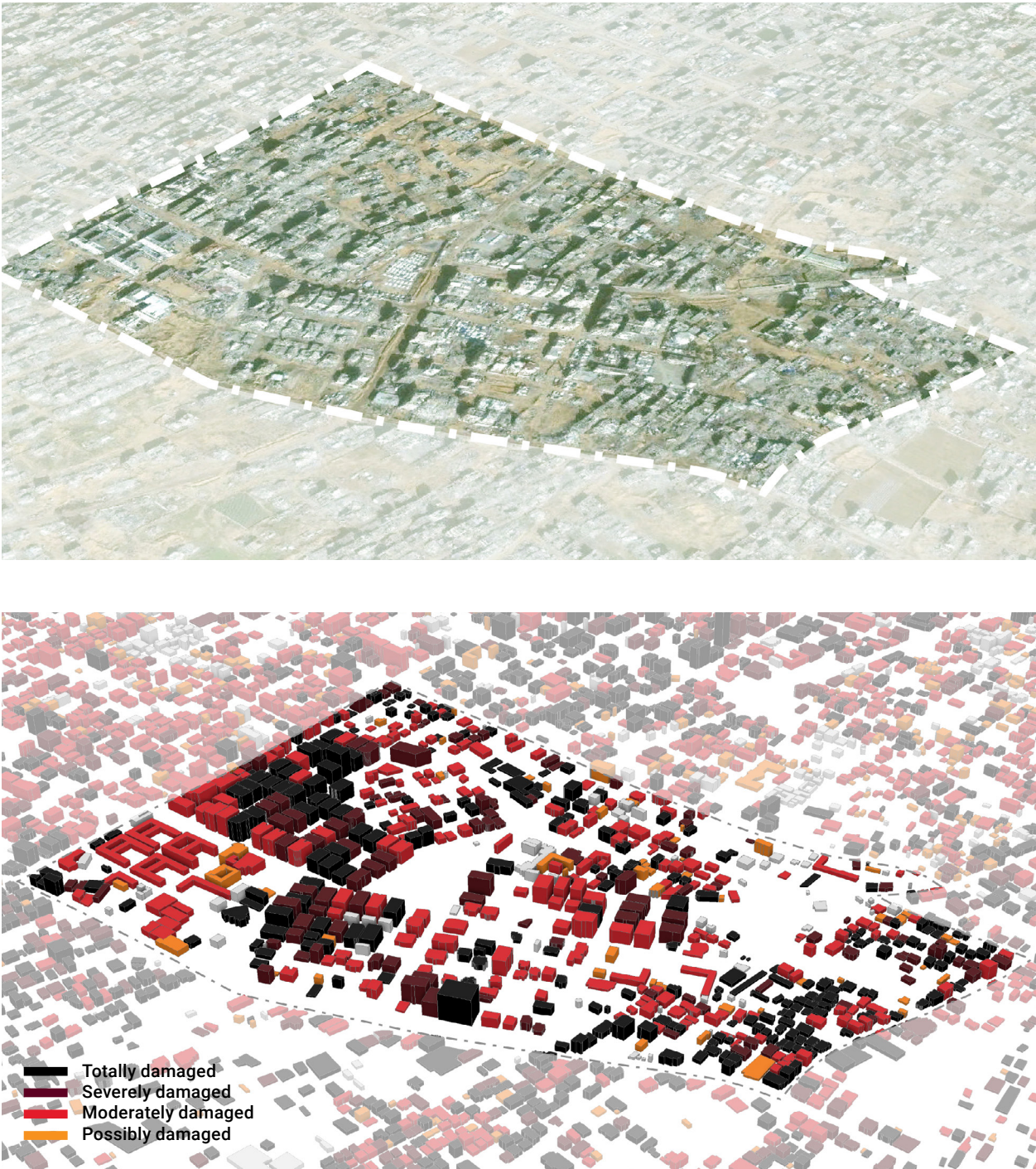


Figure 2.5: Tel Al Hawa Neighborhood Post-War Situation



## 2.4

### Functionality Assessment Results (Comparison: Pre- and Post-War)

The functionality assessment of Tel Al Hawa neighborhood reveals an extreme and across-the-board deterioration in post-war conditions, reflecting a transition from a highly functional, self-sufficient urban hub to a critically disrupted neighborhood requiring large-scale reconstruction rather than incremental recovery. Unlike neighborhoods that retained partial functionality, Tel Al Hawa experienced a near-total collapse across almost all pillars, driven by extensive destruction of high-rise residential buildings, major infrastructure damage, and prolonged inaccessibility.



Figure 2.6: Tel Al Hawa Neighbourhood Pre-War (2023) and Post-War (2025)



**Physical and spatial functionality** has declined dramatically. All indicators dropped from fully functional (score 3) to severely disrupted (score 1). The proportion of usable buildings has sharply decreased due to widespread destruction, while road accessibility has been severely compromised by dense debris accumulation, particularly from collapsed high-rise structures. Key public spaces that were previously active and well-defined, such as major parks and landmarks, are now non-functional. The continuity of the urban fabric has been fundamentally fragmented, resulting in spatial disconnection, safety risks, and limited mobility throughout the neighborhood.



**Housing and tenure functionality** has collapsed entirely. All indicators declined from high pre-war functionality (score 3) to severely compromised conditions (score 1). The percentage of habitable housing units is extremely low, average bearing capacity per unit has been reduced by destruction and unsafe structures, and pre-war tenure arrangements have been disrupted by building collapse and displacement. Protection of HLP rights is critically weakened due to the loss of physical reference points, scattered makeshift occupation, and delayed documentation, increasing risks of future disputes if not addressed early in the reconstruction phase.



**Basic services and infrastructure** show one of the most severe post-war declines. Water availability, sanitation functionality, electricity supply, and the operational status of schools and clinics all dropped to score 1, reflecting systemic service failure rather than partial disruption. While Tel Al Hawa benefited from relatively strong pre-war infrastructure and service coverage, the scale of destruction and lack of access have rendered most networks non-operational. This positions infrastructure restoration as a reconstruction-scale intervention rather than an early recovery activity.



**Economic and livelihood functionality** has also deteriorated uniformly. Tel Al Hawa's former role as a commercial and service hub has largely collapsed, with functioning shops, formal economic activity, and access to employment areas all reduced to minimal levels (score 1). Economic activity is now confined to a few cleared boundary roads, while internal inaccessibility prevents neighborhood-level recovery. Household income is largely dependent on external assistance, indicating the absence of viable local livelihood systems.





**Social and community functionality** reflects profound social disruption. Population continuity declined sharply as many original residents were displaced, and social networks were fractured. Community-based structures are largely non-functional, perceived safety is extremely low—particularly for women, children, and older persons, and communal spaces are unusable. These conditions underscore heightened protection risks and the erosion of collective coping mechanisms.



**Governance, land use, and planning functionality** presents a mixed picture. While most indicators declined from score 3 to 1, reflecting ad hoc land use changes, damaged built environment, and limited planning control, LGU access and presence remains relatively strong (score 3). Gaza Municipality continues to be active in emergency coordination, and cadastral and planning data availability remains comparatively higher (score 2), despite constraints on field verification. This institutional presence represents a critical enabling factor for future reconstruction, provided physical access and security conditions improve.



Figure 2.7: Extensive damage to residential buildings in Tel Al Hawa

Overall, Tel Al Hawa's functionality profile is characterized by a near-total post-war collapse across physical, service, housing, economic, and social systems, despite relatively strong pre-war conditions and ongoing municipal presence.

| Criteria                                                                                                                                              | Pre-War | Post-War | Key Results                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------|---------------------------------------|
|  <b>Pillar 1 Physical &amp; Spatial Functionality</b>                |         |          |                                       |
| • % of buildings: usable / partially usable / destroyed                                                                                               | 3       | 1        | Fragmented fabric, limited safe areas |
| • Road accessibility (fully / partially / blocked)                                                                                                    | 3       | 1        |                                       |
| • Functionality of key public spaces                                                                                                                  | 3       | 1        |                                       |
| • Continuity of urban fabric (fragmented vs intact)                                                                                                   | 3       | 1        |                                       |
|  <b>Pillar 2 Basic Services &amp; Infrastructure</b>                 |         |          |                                       |
| • Water availability (hours/day or source)                                                                                                            | 3       | 1        | Critical service disruption           |
| • Sanitation functionality (network / on-site / none)                                                                                                 | 3       | 2        |                                       |
| • Electricity availability                                                                                                                            | 2       | 1        |                                       |
| • Operational status of schools (within or near neighborhood)                                                                                         | 3       | 1        |                                       |
| • Operational status of clinics (within or near neighborhood)                                                                                         | 3       | 2        |                                       |
|  <b>Pillar 3 Housing &amp; Tenure Functionality</b>                |         |          |                                       |
| • % of habitable functional housing units                                                                                                             | 3       | 1        | Resilient occupancy, safety concerns  |
| • Average bearing capacity per unit                                                                                                                   | 3       | 1        |                                       |
| • Pre-war tenure typology vs current situation                                                                                                        | 3       | 2        |                                       |
| • Protection of HLP Rights                                                                                                                            | 3       | 3        |                                       |
|  <b>Pillar 4 Economic &amp; Livelihood Functionality</b>           |         |          |                                       |
| • % of shops functioning                                                                                                                              | 3       | 2        | Weak local economy                    |
| • Presence of formal economic activity                                                                                                                | 3       | 1        |                                       |
| • Distance/access to employment areas                                                                                                                 | 3       | 1        |                                       |
| • Sufficient local income (Dependency on external aid)                                                                                                | 3       | 1        |                                       |
|  <b>Pillar 5 Social &amp; Community Functionality</b>              |         |          |                                       |
| • Population continuity (original residents vs IDPs)                                                                                                  | 3       | 3        | Social stress, low cohesion           |
| • Functionality of community-based structures                                                                                                         | 1       | 1        |                                       |
| • Perceived safety (especially for women, children, elderly)                                                                                          | 3       | 1        |                                       |
| • Use of communal spaces                                                                                                                              | 3       | 1        |                                       |
|  <b>Pillar 6 Governance, Land Use &amp; Planning Functionality</b> |         |          |                                       |
| • Land use changes (planned vs ad hoc)                                                                                                                | 3       | 2        | Limited planning capacity             |
| • LGU access and presence                                                                                                                             | 2       | 1        |                                       |
| • Availability of cadastral/planning data                                                                                                             | 3       | 1        |                                       |
| • Current status of built environment (structures, roads, ...)                                                                                        | 3       | 1        |                                       |

Table 1: Neighborhood Functionality Assessment for Tel Al Hawa Neighborhood



To ensure effective, equitable, and sequenced recovery in Tel Al Hawa, 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.

### 2.5.1

## Phased Recovery Roadmap and Spatial Prioritization

The recovery framework is organized around two main intervention horizons: short-term interventions and long-term interventions. Short-term interventions are implemented through two phases. The phasing prioritizes interventions that address immediate life-safety risks, restore minimum service access, and establish the physical and institutional conditions required for recovery. Phase 1 therefore focuses on immediate stabilization and urgent measures with direct humanitarian and operational impact, while Phase 2 builds on these enabling actions by shifting towards early recovery, more structured rehabilitation, and the progressive restoration of neighbourhood functionality. Long-term interventions then support neighbourhood-wide reconstruction, infrastructure upgrading, service restoration, economic revitalization, and institutional strengthening.

Spatial prioritization concentrates early interventions along the main interior roads, which serve as strategic connectivity corridors linking neighbourhood blocks, supporting the movement of residents and service providers, facilitating debris removal, and improving access to services and public facilities. Phase 1 interventions are further prioritized in partially damaged zones, blocks located close to key public facilities, and parcels identified as governmental properties to reduce HLP-related complications during the early stages of recovery. This spatial focus is intended to accelerate access improvements and service restoration in priority blocks, while creating enabling conditions for the implementation of Phase 2 early recovery interventions and, subsequently, coordinated, rights-based, and area-based long-term reconstruction.

| Recovery Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Phase 1 | Phase 2 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|
| <b>1. Debris Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |         |
| • Concentrate emergency shelter support, light repairs, and debris clearance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ●       |         |
| • Introduce cash-for-work programs linked to debris removal, minor repairs, and service restoration—prioritizing vulnerable groups.                                                                                                                                                                                                                                                                                                                                                                                                                                         | ●       |         |
| <b>2. Shelter and Housing (Including WASH and Energy)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |         |
| • Establish temporary service points (water, sanitation, electricity solutions).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ●       |         |
| • Improving the living conditions of the makeshift shelters including replanning the site, paving roads, supplying it with water, collecting sewage in temporary and isolated septic tanks that do not harm the groundwater aquifer, collecting solid waste, providing public lighting for the place, and supplying it with some necessary public facilities and services such as an aid delivery and distribution center with a social and psychological support unit for displaced people, especially vulnerable groups of women, children, and people with disabilities. | ●       |         |
| • Repairing partially damaged residential units in buildings that did not suffer major damage, after a specialized structural inspection to ensure the safety of residents.                                                                                                                                                                                                                                                                                                                                                                                                 | ●       | ●       |
| • Deploy STDM rapidly to document current occupancy, temporary use, and informal tenure changes, preventing eviction and exclusion.                                                                                                                                                                                                                                                                                                                                                                                                                                         | ●       | ●       |
| • Repairing partially damaged homes and partially damaged residential units in the apartment buildings as this will reduce reliance on temporary shelters and allow some residents to return to their homes. This also requires repairing the area's infrastructure, providing fresh water, assisting residents with sewage and solid waste disposal, and facilitating their access to a limited source of energy through external generators or home solar power systems.                                                                                                  |         | ●       |
| <b>3. Mobility and Accessibility</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |         |
| • Restore critical access roads to ensure emergency and service vehicle movement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ●       |         |
| • Paving the main roads in the area with a base course to facilitate access for residents and displaced persons to basic public facilities and services in the area.                                                                                                                                                                                                                                                                                                                                                                                                        |         | ●       |
| <b>4. Socio-Economic, and Cultural Aspects</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |         |
| • Activate community-based protection measures, especially for women, children, and elderly populations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ●       |         |
| • Support home-based livelihoods and small-scale commerce to accelerate local economic recovery.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ●       |         |
| • Use existing public spaces for temporary social cohesion and psychosocial activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ●       |         |
| • Identify spatial anchors (schools, clinics, markets, main roads) to act as recovery spines.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         | ●       |
| • Repairing partially damaged educational and healthcare facilities and structures and equipping several medical points and primary healthcare centers, especially near the makeshift shelters. At this stage, mobile clinics or prefabricated units can be used to fulfill this purpose.                                                                                                                                                                                                                                                                                   |         | ●       |
| • Rehabilitating the hospitals located in the area, specifically Al-Quds Hospital in the western part and the Jordanian field hospital located in the eastern part of the district.                                                                                                                                                                                                                                                                                                                                                                                         |         | ●       |
| • Open public spaces within the urban fabric should be repurposed as green areas for community interaction and for hosting events that improve the mental health of residents and displaced persons. This includes the rehabilitation of Barcelona Park, thus providing a recreational area for leisure activities.                                                                                                                                                                                                                                                         |         | ●       |

Table 2: Short Term Interventions



The first operational concentrate on:

- Repairing partially damaged residential units in buildings that did not suffer major damage, after a specialized structural inspection to ensure the safety of residents.
- Concentrate emergency shelter support, light repairs, and debris clearance.
- Restore critical access roads to ensure emergency and service vehicle movement.
- Deploy STDM rapidly to document current occupancy, temporary use, and informal tenure changes, preventing eviction and exclusion.
- Establish temporary service points (water, sanitation, electricity solutions).
- Activate community-based protection measures, especially for women, children, and elderly populations.
- Introduce cash-for-work programs linked to debris removal, minor repairs, and service restoration—prioritizing vulnerable groups.
- Support home-based livelihoods and small-scale commerce to accelerate local economic recovery.
- Use existing public spaces for temporary social cohesion and psychosocial activities.
- Identify spatial anchors (schools, clinics, markets, main roads) to act as recovery spines.

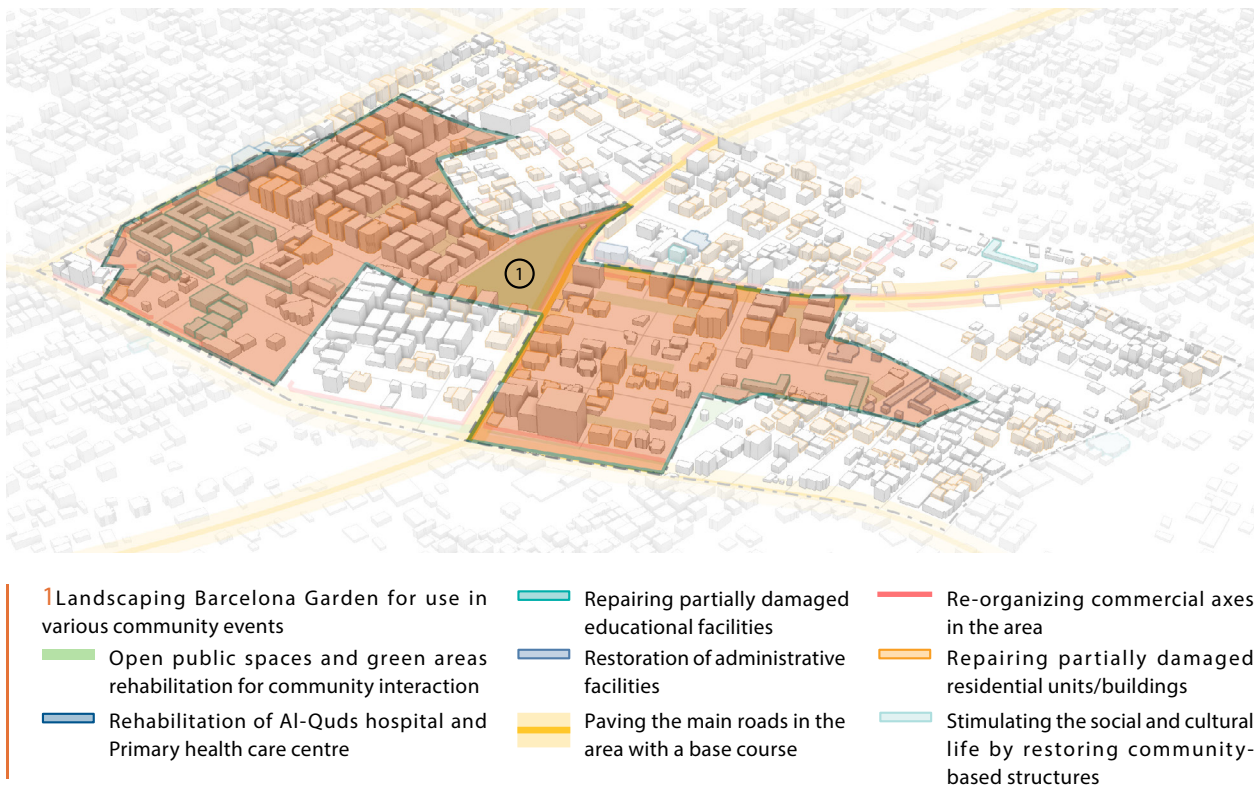
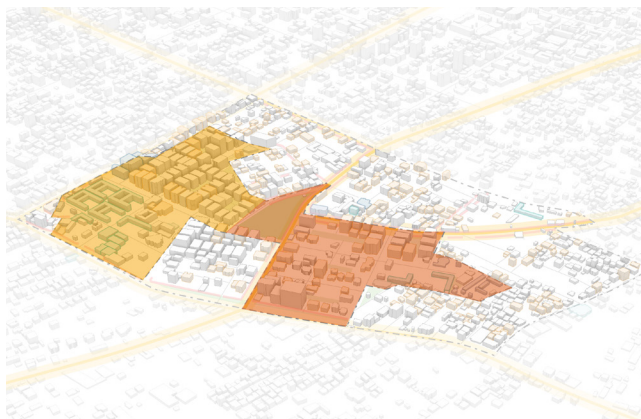


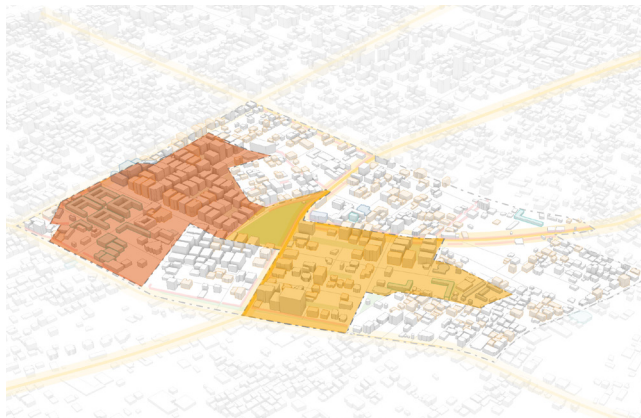
Figure 2.9: Short term interventions



| Priority Area                                             | Recovery Action                                                                                                               | Quantity | Cost (USD)       |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------|------------------|
| <b>1. Debris Management</b>                               | Debris clearance                                                                                                              | 4 km     | 500,000          |
| <b>2. Shelter and Housing (Including WASH and Energy)</b> | Temporary service points are established to provide essential water, sanitation, and electricity solutions in priority areas. | 4        | 200,000          |
|                                                           | Makeshift shelter conditions are improved through site reorganization, basic service provision                                | 1        | 20,000           |
|                                                           | Partially damaged residential units that remain structurally safe are repaired                                                | 500      | 3,000,000        |
|                                                           | STDM is deployed to document occupancy, temporary use, and tenure changes.                                                    | 1        | 300,000          |
| <b>3. Mobility and Accessibility</b>                      | Critical access roads are restored                                                                                            | 4        | 100,000          |
| <b>4. Socio-Economic, and Cultural Aspects</b>            | Community-based protection measures are activated                                                                             | 1        | 50,000           |
|                                                           | Home-based livelihoods and small-scale commerce are supported                                                                 | 30       | 300,000          |
|                                                           | Existing public spaces support temporary social cohesion and psychosocial activities.                                         | 4        | 200,000          |
| <b>Total</b>                                              |                                                                                                                               |          | <b>4,670,000</b> |

Table 3: Short Interventions Phase 1 Cost Estimate





| Priority Area                                             | Recovery Action                                                                                                                                               | Quantity | Cost (USD)        |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------|
| <b>2. Shelter and Housing (Including WASH and Energy)</b> | STDM is deployed to document occupancy, temporary use, and tenure changes.                                                                                    | 4        | 200,000           |
|                                                           | Partially damaged homes and residential units are repaired with basic infrastructure, water, sanitation, solid waste, and energy access restored.             | 500      | 5,000,000         |
| <b>3. Mobility and Accessibility</b>                      | Main roads are paved with a base course to restore basic access to public facilities and essential services.                                                  | 4        | 400,000           |
| <b>4. Socio-Economic, and Cultural Aspects</b>            | Partially damaged education and health facilities are repaired, with temporary medical points and primary healthcare spaces equipped near makeshift shelters. | 5        | 2,500,000         |
|                                                           | Al-Quds Hospital and the Jordanian field hospital are rehabilitated to restore critical health service capacity.                                              | 2        | 2,000,000         |
|                                                           | Public spaces, including Barcelona Park, are rehabilitated as green areas for community interaction and psychosocial support.                                 | 5        | 500,000           |
| <b>Total</b>                                              |                                                                                                                                                               |          | <b>10,600,000</b> |

Table 4: Short Interventions Phase 2 Cost Estimate

The interventions in the long term to

- Transition from temporary to planned urban upgrading, informed by functionality assessments.
- Reconstruction of completely destroyed residential buildings, along with infrastructure development and replanning of some areas that suffered extensive damage.
- Reconstruction of demolished schools and damaged parts of the educational and healthcare facilities.
- Use STDM data as a foundation for incremental tenure formalization and HLP dispute resolution.
- Upgrade infrastructure networks (roads, drainage, utilities) using phased investment planning.
- Landscaping the green areas in the district and replanting them with suitable trees and plants.
- Develop local economic nodes (markets, services) to reduce dependency and rebalance neighborhood activity.
- Strengthen LGU presence and institutionalize area-based governance mechanisms.

The interventions in the long term include the followings:

- Paving the main and secondary roads in the area, along with providing them with the necessary infrastructure.
- Dismantling the makeshift shelters in the district and repurpose them according to their classification in the detailed plans of the area.
- Reconstruction of demolished buildings and upgrading the infrastructure in the area.
- Maintaining green spaces and open areas, and beautifying the place with suitable plants and landscaping elements for the comfort of residents. This includes revitalizing the Barcelona Park, redesigning it, and providing it with the necessary plants and landscaping elements to make it a recreational area for people residing in the district.
- Attention should be given to revitalizing commercial activity in the area and reorganizing markets and commercial axes.
- Reconstruction of the destroyed educational and healthcare facilities and reinstating Al-Quds Hospital and the Jordanian field hospital to their pre-war condition.
- Developing civil society institutions and facilities that serve culture and heritage, empower women and youth, and care for people with disabilities.



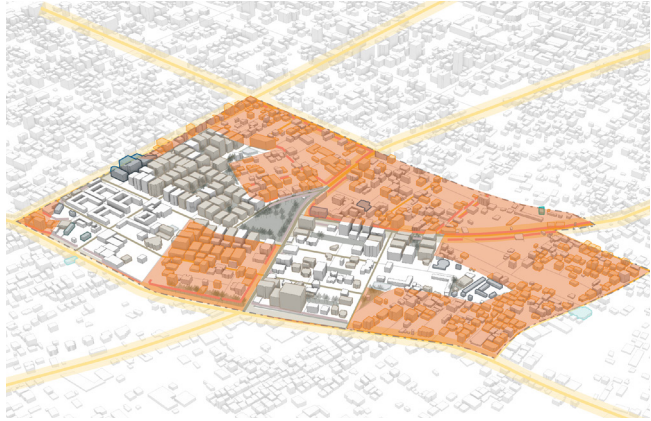


Figure 2.10: Long Term Interventions



- 1 Landscaping Barcelona Garden for use in various community events
- Landscaping the green areas in the district and revitalizing the Barcelona Park
- Development and improvement of Al-Quds Hospital and the Primary health

- Reconstruction of the destroyed educational buildings
- Upgrading the administrative facilities and structures
- Paving the main and secondary Roads and upgrading infrastructure networks

- Develop local economic nodes and revitalizing commercial activities in the area
- Reconstruction of demolished residential buildings
- Developing civil society institutions and facilities and community-based structures

Figure 2.11: Details of Long Term Interventions

**1****Reconstruction must precede recovery:**

Tel El Hawa's extensive destruction requires large-scale debris removal, access restoration, and infrastructure enabling works before meaningful

**2****Humanitarian action should unlock reconstruction:**

Short-term stabilization and shelter responses must be designed to support future urban layouts, infrastructure networks, and tenure arrangements, avoiding solutions that constrain

**3****HLP protection is critical to reconstruction readiness:**

Early use of STDM is essential to document pre-war tenure, prevent disputes, and ensure inclusive, rights-based reconstruction.

**4****City-scale integration is essential:**

Tel El Hawa's recovery must be planned as part of Gaza City's wider infrastructure, mobility, and service systems to restore its pre-war role as an urban hub. not only the neighborhood but also enhancing connectivity, service provision, and resilience across Khan Yunis and adjacent areas.

**5****Local governance enables coordinated rebuilding:**

The active role of Gaza Municipality and housing associations provides a strong institutional base for participatory planning, phased reconstruction, and accountable implementation.



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