

# CITY PROFILE DARA'A

Multi Sector Assessment

## JUNE 2014



*Dara'a Al Balad, damage in the city central square (Bosra)*



*Dara'a Al Balad, Al Omari mosque (pre crisis)*



Swiss Agency for Development  
and Cooperation SDC

**UN HABITAT**  
FOR A BETTER URBAN FUTURE

## ACKNOWLEDGEMENT:

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## UN-HABITAT SYRIA CITY PROFILES

The crisis in Syria has had a significant effect on the country's major cities, with large scale movements of population, damage to buildings and infrastructure and interruptions to markets. Cities represent multiple and inter-related formal and informal systems and need to be described and analysed in an integrated manner that captures the complexity of urban conditions. Up to now the majority of information available has been sector-specific, rather than integrated or area-wise.

A major characteristic of this crisis has been the shortage of information to inform decision making, from assessment of needs to monitoring of evolving issues and humanitarian response needs and gaps. For example, the majority of displaced families are finding accommodation through host or rent arrangements but information on such dynamics is very limited. UN Habitat seeks to provide up to date, holistic documentation and analysis of the impact of the crisis in key cities, through City Profiles, synthesising information and insight from existing sources and priority sectors, supplemented by direct field research by UN Habitat teams based in each city, carried out from December 2013 to March 2014. approaches and crisis contexts have informed the development of the City Profiling process.

The structure of the City Profile provides a pre 2011 baseline and current situation data to measure the impact of the crisis accompanied by narrative description and analysis.

The City Profiles review the functionality of the city economy and services, understanding of capacities and coping mechanisms and the identification of humanitarian and recovery priorities. They do not provide comprehensive data on individual topics, but seek to provide a balanced overview. Further detailed investigation on shelter and housing issues are addressed through a dedicated shelter assessment process.

The City Profile affords an opportunity for a range of stakeholders to represent their diagnosis of the situation in their city, provides a basis for local discussions on actions to be taken and helps to make local information and voices accessible to external stakeholders seeking to assist in the crisis response and recovery.

## OUTLINE

Dara'a is the central city of the Syrian southern region, located next to the borderline with Jordan. The pre-crisis population of Dara'a was approximately 117,000, and thus did not have a dominant population in the Governorate of Dara'a that had a population of 1,042,500 distributed in major secondary cities north and north west of Dara'a city. However, the city of Dara'a enjoyed a dominant administrative and economic role, as its strategically located on the main national highway linking Syria with Jordan, and it enjoyed strong markets controlling the trade of the rich agricultural production of the Governorate.

Dara'a was the first urban centre to be affected by the crisis (since March 2011), and there is large scale impact of the ongoing crisis on the city's housing, economy and services. Humanitarian access to Dara'a has been variable during the last year, due to insecurity and the inaccessibility of many regional roads that links Dara'a with the rural areas. Access from Damascus is also interrupted, and current traffic is obliged to make long detours to access the city.

The city is traditionally divided into two parts, naturally split into a northern and southern areas by a river gully. The northern modern part is locally known as Al Mahatta, and the southern traditional part is known as Al Balad. In this regard, the crisis have impacted these two areas differently; Al Balad is mostly damaged and abandoned, while Al Mahatta is strained by the IDPs influx from the southern side.

## DISPLACEMENT AND POPULATION CHANGES

- Nearly 52% of the city population were displaced as of June 2014. Continued clashes in the eastern and western parts of Al Balad area, and the clashes that approaches Al Mahatta hosting neighbourhoods are promising continuation of displacement.
- Al Mahatta areas has received 50% of the intra-city IDPs, the remaining displaced people have mostly fled the country to Jordan and Lebanon. However, the area also received IDPs from the rural areas surrounding Dara'a, and the current city population is estimated to be 105,000 people, 76.3% of this population is living in Al Mahatta area.

## IMPACT ON HOUSING AND INFRASTRUCTURE

- **Housing damages:** 5,039 housing units are no longer habitable, which forms nearly 21% of the city housing stock. However, the abandonment of many neighbourhoods is not limited to housing damage, but rather attributed to the insecurity and the lack of basic services. Out of the city 20

neighbourhoods, 7 of which are currently non-functional (all located in Al Balad Area), and were collectively abandoned by the people.

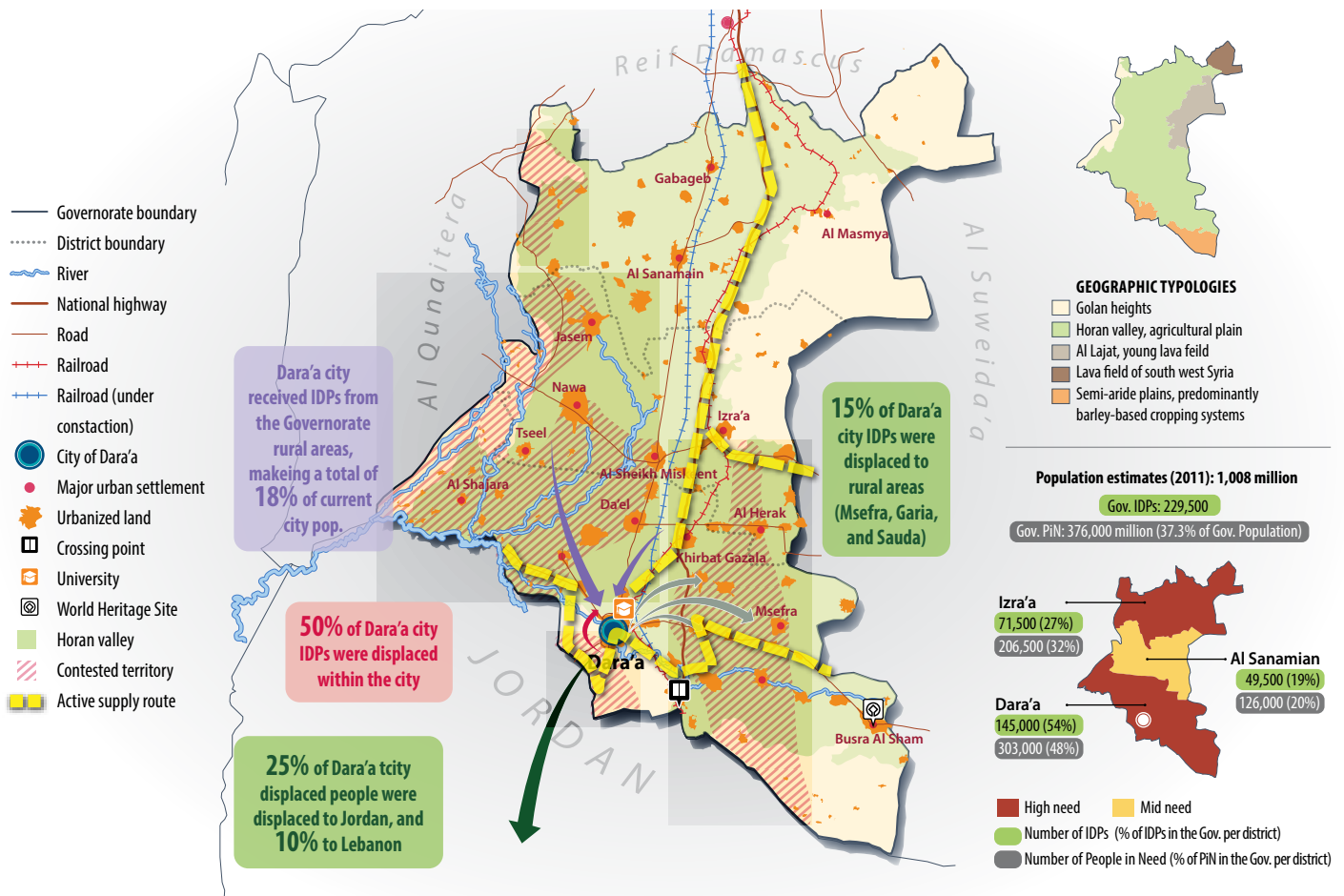
- **Functionality of services:** Al Mahatta neighbourhoods are generally functional, but the area infrastructure and services are underperforming due to the influx of IDPs and the sudden population increase. The residential area have also received the movement of the markets and the trades that traditionally existed in Al Balad area. The strains on the schools, health, water and electricity infrastructure in this area are severe.
- **Shelter conditions:** Most of the IDPs in Al Mahatta are hosted by relative families by sharing residence, or hosted to unoccupied accommodations. However, a big proportion of the IDPs are renting, which is causing a big burden on the scarce households' resources. 26% of the city IDPs are living in unfinished buildings, all grouped in the city modern expansion neighbourhoods.
- **Access:** Remaining population in Al Balad area is suffering from various vulnerabilities that generally stems from lack of accessibility and deteriorated security conditions. Access of basic food, medicine and nutrition materials is limited and often interrupted. Almost 8,000 people are living in hard to reach neighbourhoods.
- **Electricity:** Electricity blackouts is global in the city, and the daily average supply hours does not exceed 2 per day in Al Balad and 6 in Al Mahatta. Days of total blackouts are repeatedly experienced by the city population.

## HUMANITARIAN RESPONSE PRIORITIES

*Emergency and humanitarian relief efforts must focus on supporting:*

- *Improving accessibility to the hard to reach locations in Al Balad area, including the access of life-saving materials, and facilitate the mobility of people in need of health services from Al Balad to Al Mahatta area where some private health centres are still operating.*
- *Quick and efficient up-grade of services delivery in Al Mahatta area, including water supply, public health care, education and public bakeries.*
- *Improve Al Mahatta shelter capacity by focusing on shelter up-grade programmes, especially targeting the households lodging to unfinished buildings, and rehabilitate more collective shelters as appropriate, similar to the other hosting areas in the country.*

## MAP 1: CITY OF DARA'A WITHIN GOVERNORATE CONTEXT



## GOVERNORATE UNRESTS

**Governorate:** Dara'a

**Governorate population 2011:** 1,042,500

**Governorate population annual growth rate:** 2.36%

**Dara'a city population 2011:** 117,000

### City importance:

Centre of Dara'a Governorate, located on the borderline between Syria and Jordan, and on the national highway that links Syria with Jordan, which regionally links Turkey with the Arab Golf States. The City is also a major market for the rich agricultural production that comes from the Governorate northern fertile plains.

The Governorate of Dara'a is divided into 3 districts, of which Dara'a district is the largest, representing 53% of total Governorate population of 1,042,500 (CBS, 2011). Despite the fact that the Governorate population is distributed between a big number of major secondary settlements, where Dara'a city represents only 11.2% of Governorate population, the locational, administrative and commercial factors have made Dara'a city dominant in the Governorate context.

Dara'a city experienced heavy fighting during the past three years, in fact, Dara'a was the location of the first sparkle of the current Syrian crisis in March 2011. Currently, large areas in the Governorate are contested, which is severely impacting all types of economic activities. Many villages have been abandoned by its inhabitants, and thousands of houses have either been destroyed or looted, and currently, the Governorate is divided into subzones that reflects the shifts of the confrontations, a fact that also extends to the city of Dara'a which is divided in turn into a northern and southern cantons.

## HUMANITARIAN IMPACT OF THE CRISIS

The impact of the crisis on the Governorate of Dara'a can be analyzed in five broad set of issues: (Map 1)

### 1. Displacement and population changes:

All of the Governorate districts have experienced severe clashes that have led to the displacement of nearly 688,000 people, which makes 66% of the 2011 Governorate population (OCHA, 2014). Half of the displaced people are currently registered in Jordan as refugees (and another 6% are registered in Lebanon). Jordan was preferred as a displacement destination due to the relationship of kindred, refugees were largely hosted by relatives on the Jordanian side, still, Dara'a displaced people make the majority of the Jordanian camps population. On the other hand, 33% of the Governorate population have been displaced within the Governorate, and hosted by relatives or in rural towns that were largely evicted by its original inhabitants. 54% of the intra-governorate IDPs are hosted in Dara'a district, 19% in Al Sanamain, and 27% in Izra'a.

### 2. Accessibility and transportation:

Supply routes and mobility are totally interrupted in the Governorate, and currently, land accessibility between Dara'a and Damascus through the national highway is also intermittent, and only possible through detours on alternative regional routes. Border Gateway with Jordan is still operational, but with many limitations and frequent interruptions. In June 2014, the first cross-border humanitarian convoy was given the access to the Syrian territory

through Naseeb Gateway (5 km south of Dara'a city), and basic humanitarian needs to 55,000 people in hard to reach areas could entrench. However, interruption of access and mobility is severely impacting local economy, which has forced the population to use alternative routes as illustrated in Map 1.

Photo 1: View of Horan valley, fertile agricultural plains in the Governorate



**3. Economic impact:**

Governorate economy was mainly dependent on two sectors: agriculture (16% of employment) which is concentrated in the northern and western parts of the Governorate (Horan Valley, Photo 1), and building and construction (29% of employment) which was very active in the rural towns. A high proportion of the Governorate workforce traditionally immigrates to the Arab Gulf states, and remittances of those expats were mostly invested in the housing sector in the form of sprawls of villas, regularly occupied for only 2 months during the summer vacation season. Both agriculture and construction sectors were severely impacted, as wide agricultural areas became inaccessible, fuel supplies for transportation and water pumping became scarce, and consumption markets could not be reached. Remittances have also been impacted as well as supplies of building materials that totally comes from outside the Governorate, and construction businesses came to a halt.

**4. Social impact:**

The tribal nature of Dara'a society was weakened over the past five decades, leading to a surge in the modern types of relationships and state presence. However, tribal relationships regenerated during the crisis as a reflection of social need or as an alternative to the deteriorated state regular presence in the contested territories. Currently, most of the social disputes and issues are managed through tribal mediations, which also extends to the management of economy and services, and promises long-term impact on the role of state.

# CITY COMPOSITION AND CHARACTERISTICS

## MAP 2: CITY URBAN COMPOSITION



## CITY COMPOSITION AND FUNCTIONS

The city which is composed of 20 neighbourhoods is locally divided into two sides: the northern side known as Dara'a Al Mahatta (marked by the train station), and the southern side known as Dara'a Al Balad (the old town). The railway and the river gully that passes through the city clearly demarcate these sides (Photo 2). Although these two sides do not differ much in social or income characteristics, differences can be drawn in the urban nature and building typologies: Dara'a Al Mahatta is a modern urban fabric, where most of the state buildings are located, and most of the population occupy government jobs, whereas Dara'a Al Balad represents the remains of the old town and the traditional neighbourhoods, and most of the population occupations are in the commercial or crafts sectors. Current divisive status of the city has followed this definition; there is only a limited access between the northern and southern sides as of today.

*The city is locally divided into two sides: the northern side known as Dara'a Al Mahatta, and the southern side known as Dara'a Al Balad*

Photo 2: View of Dara'a Al Mahatta from Al Balad side



Figure 1 and Map 2 illustrate the urban composition of the city of Dara'a. Nearly 61% of the city is occupied by residential uses, mostly in the form of 2 to 3 floors of modern residential units (55.4%). Patio traditional houses are also widespread, especially in Al Balad area (24.6% of the city housing stock). 80% of the housing units were occupied in 2011, and the dominant tenure type is ownership as 73% of households occupy owned residences.

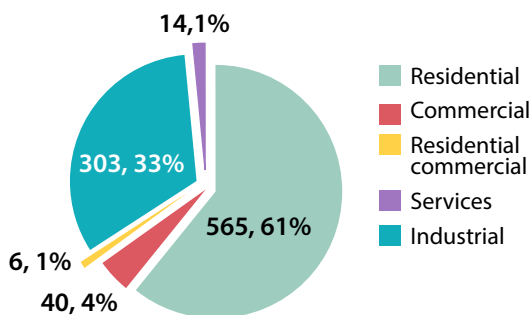
Photo 3: Dara'a Al Balad (Al Manshiah neighbourhood), the rural nature of the building typology is dominant in most of the southern city neighbourhoods.



*Nearly 61% of the city is occupied by residential uses*

Almost all the city commercial services are grouped in Al Shuhada'a neighbourhood (See Map 2), which represents the city centre and the agglomeration of the city's essential private sector and professional services.

Figure 1: Land-uses in Dara'a urban area, (ha, %)



*There are no informal housing settlements within Dara'a city*

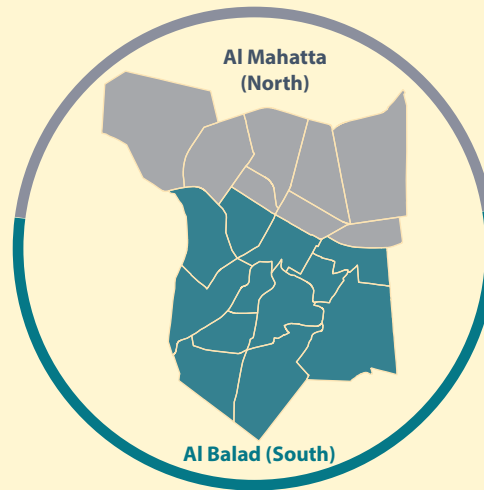
There are no informal housing settlements within Dara'a city, which reflects the urban and population growth pattern of the city. Most of the central Syrian cities are occupied by large informal housing areas, mostly housing rural migrants, however, Dara'a was not a preferred destinations for rural migrants, as the city economy and employment generation capacity was limited. Large areas in the city cannot be distinguished from the other Governorate secondary cities in terms of building standards and typologies, and many parts of the city are occupied by housing typologies frequently observed in Syrian rural areas (Photo 3).

## CITY OVERALL AREAS

It is essential to recognize two main cantons in the city today, generally referred to by Al Mahatta and Al Balad areas throughout the City Profile. Services provision, humanitarian conditions, and protection issues significantly vary based on this recognition.

Governorate and City Municipality

**36%**  
of city area (533 ha)



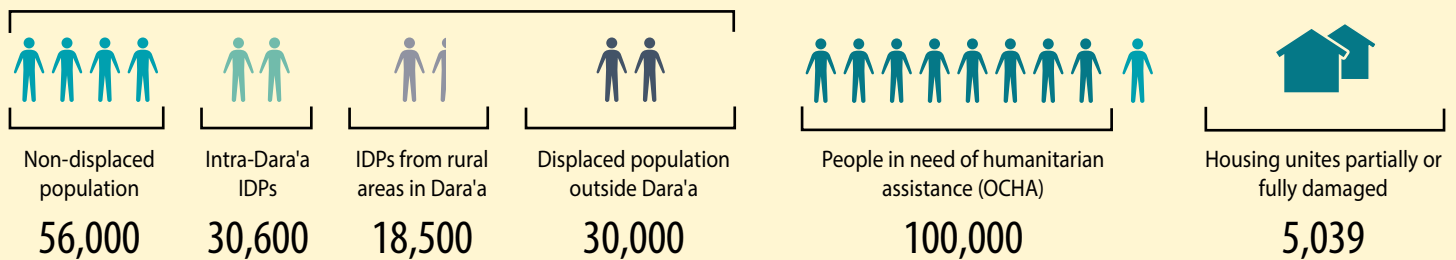
Weak presence of any type of governance

**64%**  
of city area (929 ha)

## POPULATION AND DISPLACEMENT

Pre-crisis population estimate (2011) **117,350**

Current city population (2014) **105,304**



## CITY KEY DIVISIONS

### Al Mahatta

Open to access routes inside Syria, occupied by 93% of the city hosted IDPs (45,600). Services and infrastructure under stain, and lack of markets have initiated many informal trading spots.

### Al Balad

Limited accessibility through the main supply routes, but has access to rural areas and Jordan through secondary streets network. Most of its neighbourhoods are either de-populated or completely abandoned, and 95% of the housing damages are concentrated in this city side.

## HEALTH CARE

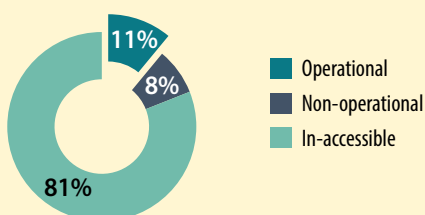
Maternal mortality rate (2011): 42 deaths per 1,000 life birth

Skilled birth delivery (2011): 91%

**Al Balad** remaining population has extremely limited access to health service, either through the remaining private clinics, or by crossing into the northern Al Mahatta side which is frequently interrupted. Medicine does not exist in the markets.

**Al Mahatta** has access to all the remaining operational private hospitals and public clinics.

*Operational status of hospitals bed capacity*



## EDUCATION

Illiteracy rate (+15): 13,2%

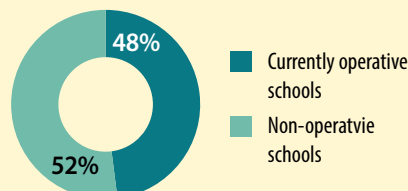
Pre-crisis drop-out rate (6-12 years): 0,46%

Number of primary schools: 66

**Al Balad** has only 5 operational primary schools (out of 40 primary school).

**Al Mahatta** students have full access to education service, home education is increasing.

*Schools operational status*

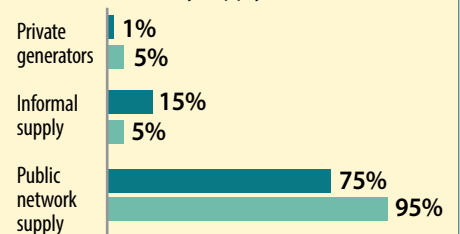


## ELECTRICITY (HHS)

**Al Balad:** 25% of HHs have no access to electricity due to damage in the infrastructure, remaining HHs have access to 1 hour per day of public electricity supply.

**Al Mahatta:** 95% of HHs have access to 4 to 6 hours per day of public electricity supply. Private generators are limited to some commercial activities.

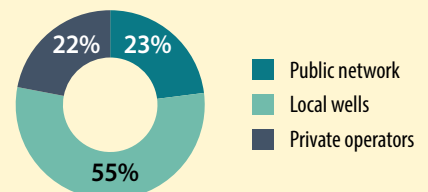
*Access to electricity supply and alternatives*



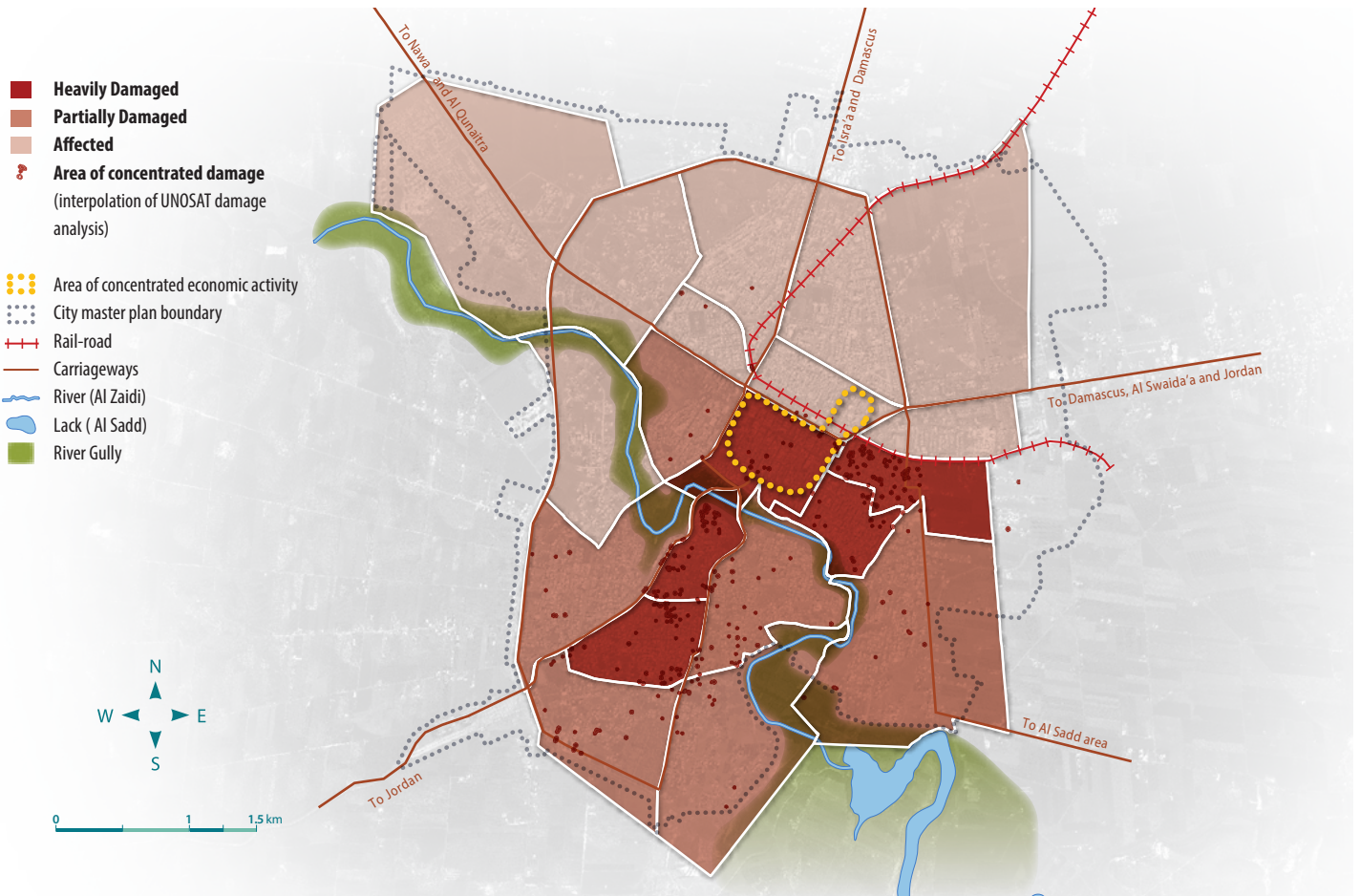
## WATER

Both city areas have access to 4 to 6 hours of daily supply through the network.

*Water supply providers*



## MAP 3: DAMAGE ANALYSIS



### DAMAGES TO BUILDINGS AND HOUSING STOCK

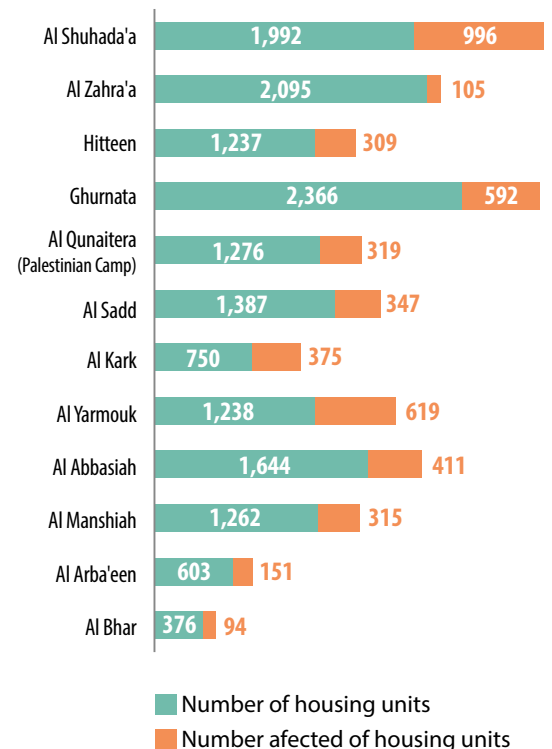
In terms of area damage; the analysis concludes that: (Map 3, Figure 2)

- 5 neighbourhoods (16% of city urban area) have been heavily damaged;
- 6 neighbourhoods (42% of city urban area) have been partially damaged, and;
- 9 neighbourhoods (42% of city urban area as well) have minor to no damage.

As of September 2013, nearly 5,039 housing units were heavily damaged (destroyed or severely affected), which makes 21% of the total city housing stock (Figure 3, UNOSAT analysis of WorldView imagery acquired in September 2013, and UN-Habitat estimates based on the imagery analysis results). Damaged buildings are concentrated in 6 neighbourhoods which have relatively the highest population density as compared to the remaining city area (Figure 4). In this regard, affected population by housing damage were estimated to be 28,200 (nearly 24% of pre-crisis city population). Impacts of light housing damage and loss of properties extend to nearly 7,000 households. (Photo 4)

Damage status is continuing to change in the city, and recently, clashes are concentrated in the city south western neighbourhoods, which can slightly change the findings of this analysis.

Figure 3: Mostly affected neighbourhoods (# buildings), UNOSAT, Sep. 2014



Nearly 5,039 housing units were heavily damaged

Impacts of light housing damage and loss of properties extend to nearly 7,000 households



Figure 4: Population density in the city (pre-crisis, capita/ha)

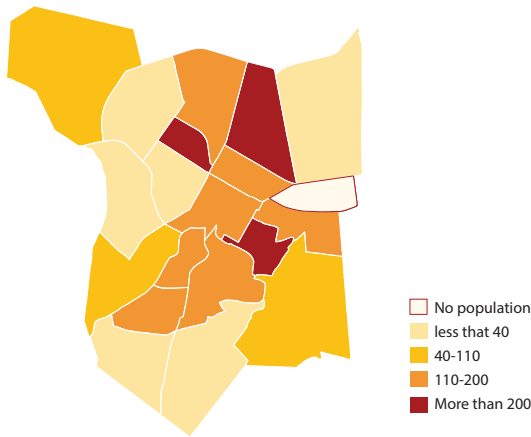


Photo 4: Damaged housing property in Al Sadd neighbourhood (2013)



## DAMAGE BY LAND USE

As illustrated in Figure 5; the housing sector has received the largest share of damages, as it already occupies the largest proportion of the urban area. 21% of the residential areas are heavily damaged, whereas 39% are partially damaged. Map 3 shows that the southern Al Balad area has received most of the buildings damage, specifically in Al Shuhada'a, Al Kark, Ghurnata and Al Qunaitera Palestinian camp.

On the other hand, 60% of the commercial area has been heavily damaged. In fact, almost all the city commercial activities are concentrated in Al Shuhada'a neighbourhood (Photo 5), which could be the mostly impacted neighbourhood in terms of buildings' damages. The remaining commercial activities are concentrated on the main street linking the city with the Jordanian border, and this corridor traditionally accommodates retail businesses, and currently, this corridor is also impacted by severe damages, making the remaining 19% of the partially damaged commercial area.

The city industrial area is not directly damaged, but looting and vandalism was reported, and the main street that links the area with the populated part of Dara'a is lightly damaged, and streets are inaccessible. (Photo 6)

Photo 5: View from Al Shuhada'a neighbourhood, damage in the main market area



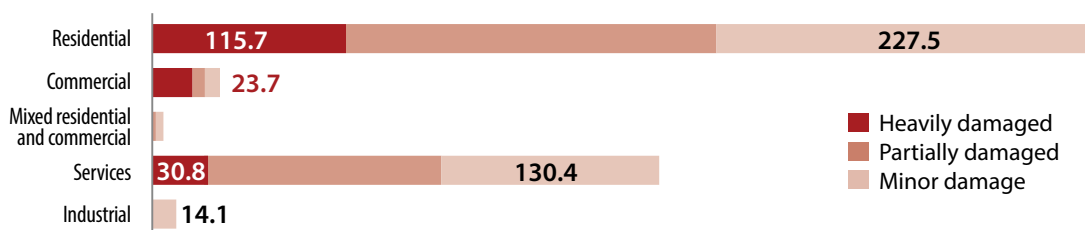
Photo 6: Al Hamama Square, northern entry of the industrial area, and the crossing point between Al Balad and Al Mahatta areas (Dec. 2013)



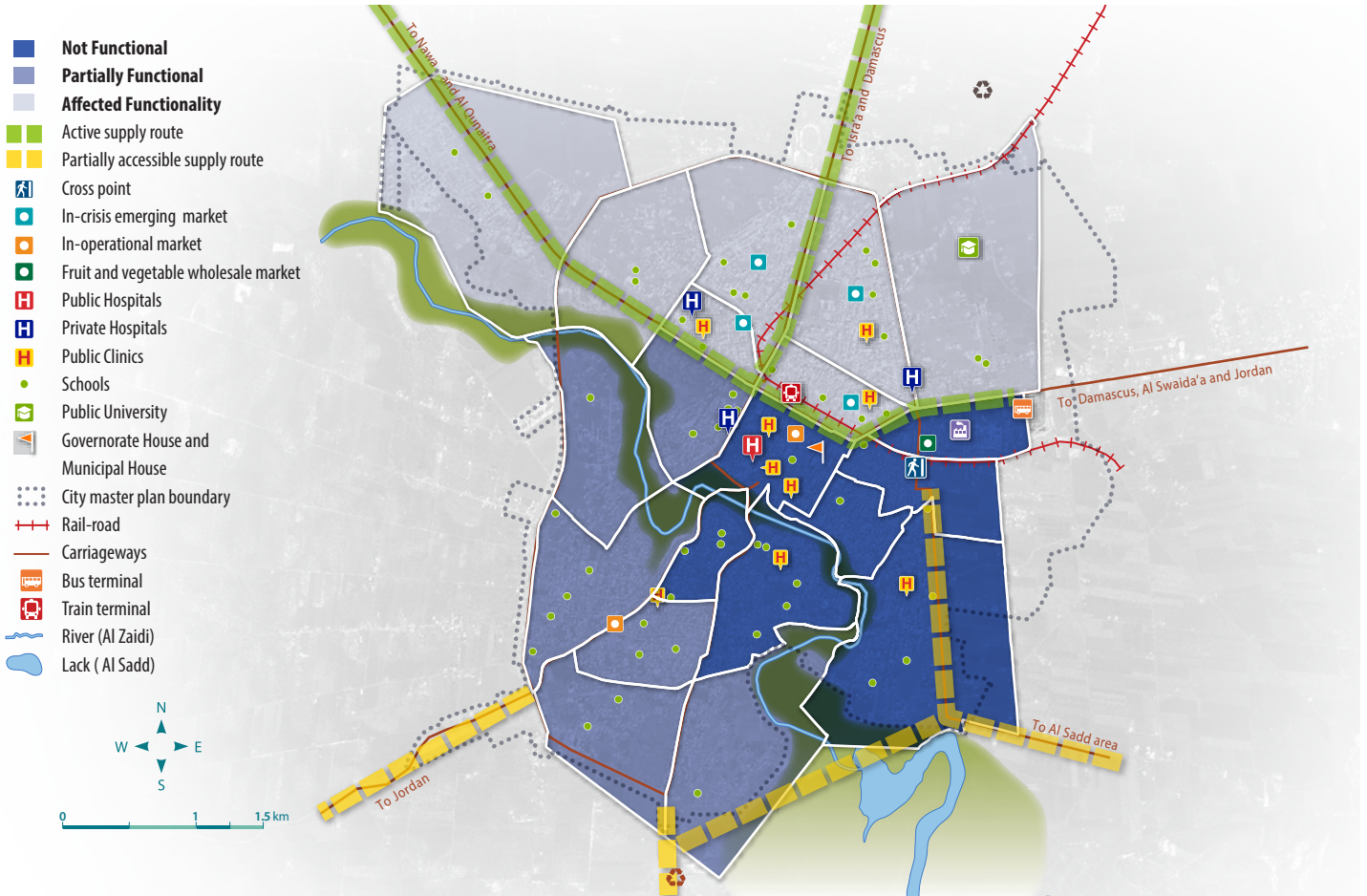
21% of the residential areas are heavily damaged

60% of the commercial area has been heavily damaged

Figure 5: Distribution of damage per area and land-use (ha), Dara'a, Dec. 2013



## MAP 3: DAMAGE ANALYSIS



UN-Habitat has analyzed urban systems functionality in Dara'a based on key 5 factors, these factors are:

1) Housing and buildings damage; 2) Condition and operational status of infrastructure; 3) Delivery and operational status of services; and 4) Markets and 5) Access. Analysis from an urban functionality perspective demonstrates that 7 neighbourhoods are completely non-functional, 6 neighbourhoods are partially functional, while the remaining 7 neighbourhoods are normally functional. Figures 6 and 7 illustrates urban functionality as per city area, and per the current distribution of the remaining population. **76% of the city population are currently grouping in the functional neighbourhoods**, 15% in the partially functional, and only 9% still persist in the non-functional neighbourhoods. (Map 4)

Figure 6: Distribution of Dara'a urban area as per the level of functionality (area in hectare, %)

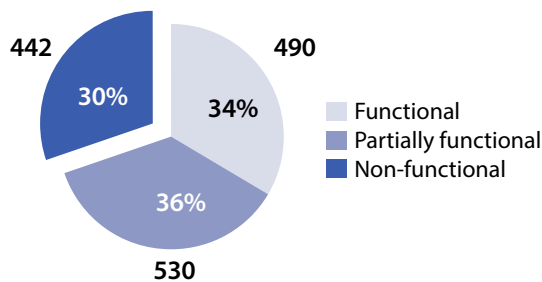
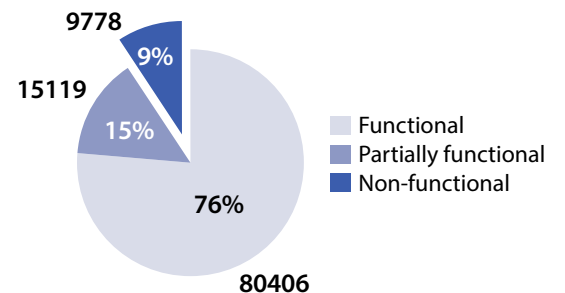


Figure 7: Distribution of neighbourhoods and population as per urban functionality level (people, %)



76% of the city population are currently grouping in the functional neighbourhoods,

National highway that links the city with Damascus is interrupted in the section approaching Dara'a

## IMPACT ON INFRASTRUCTURE AND SERVICES

### ACCESSIBILITY

#### 1. Road and rail accessibility

- Rail roads have not been operational since January 2012.
- The city is still accessible from different regional roads. National highway that links the city with Damascus is interrupted in the section approaching Dara'a, forcing traffic to make long detours and pass through villages. However, regional roads linking Dara'a with Al Suweida'a and

Al Qunaitera Governorates are often inaccessible.

- The city bus terminal is currently non-operational due to confrontations near the terminal location. Alternative parking area was improvised in Tashreen neighbourhood (north), and people currently get in direct contact with the few remaining coaches operators to register on the waiting list to make their regional trips.
- Supplies to the northern part of the city (Al Mahatta) are still secure, but southern part of the city (Al Balad) is only accessible from secondary regional roads that links it with the fertile agricultural lands in the western part of the Governorate, which has insured accessibility of fresh food items to Al Balad. (Map 4)

## 2. Internal Mobility

- Mobility between Al Balad and Al Mahatta sides is constrained, and only few government staff who are still living in the southern side have the chance to access the northern side through a cross-point in the industrial area to reach their duty stations (Map 4).
- All means of transport are suspended in Al Balad side, whereas minor transport mobility is still observed in Al Mahatta side. However, public transportation system in the city is limited to one main street stretching from Basel Al Asad neighbourhood (west) to the industrial area (east). The limited urban area in Al Mahatta side and the scarcity of fuel supplies makes walking and light transportation means mostly preferred to the people.

## ELECTRICITY

- Habited neighbourhoods in Dara'a have access to electricity, approximately 6 hours of daily supply through the public network. However, the city often suffers from days of total blackouts that stems from vandalism or damage of the transfer network, or due to underestimated demand in the stained neighbourhoods. Supplies to the southern side of the city are significantly less, and days of total blackouts are more frequent. (Photo 7)

Photo 7: Total blackout in Dara'a Al Balad side, damaged housing properties.

## WATER

- Dara'a is located within Al Yarmouk hydro-basin, which is described as one of the few stable hydro-basins in Syria.
- The city receives its drinking water supplies from two sources, the northern source near Attaman village (Ain Al Basal site 1.5 km north, 50 qm/hour) currently supplies Al Mahatta neighbourhoods, and the southern source near Al Sadd lake (1 km south east, 10 qm/hour) supplies Al Balad.
- Lack of fuel supplies and maintenance have resulted in interruption of the operations in the southern wells, and few of Al Balad neighbourhoods are receiving network supplies from the northern source.
- All city inhabitants are depending on secondary alternatives for drinking water acquisition (especially in Al Mahatta area which is strained by the influx of IDPs, unaccounted in the design capacity of the water supply network), either through private operators, or through private local wells located inside the urban area.

## SOLID WASTE

- Solid waste collection and disposal operations are extremely challenging in Dara'a city. The Municipality is the only supplier of the service even before the crisis, but most of its logistical and workforce capacities have been lost during the crisis, despite the fact that the total number of current inhabitants has not significantly decreased. Limited support from the Governorate was provided to increase the Municipal capacity, but the city is currently operating 2 compressors and 4 tractors for waste collection in Al Mahatta side, which is accommodating nearly 100,000 people.
- Access to the city landfill (south of Al Bhar neighbourhood) is totally interrupted, and currently, the Governorate has improvised a temporary dumpsite 6 km north east of the city at a hill that overlooks an old quarry.
- The Municipality is currently in need for a quick increase in its waste collection operational capacity, which involves technical and financial assistance, as well as support in assets' provision.
- Al Balad neighbourhoods have no regular waste collection operations. Remaining local communities are handling collection processes with primitive machines, and have improvised transfer locations at the fringes of the urban area.

*Supplies (Al Mahatta) are still secure, (Al Balad) is only accessible from secondary regional roads that links it with the fertile agricultural lands*

*The city often suffers from days of total blackouts that stems from vandalism or damage of the transfer network*

*Ain Al Basal currently supplies Al Mahatta neighbourhoods with drinking water*

*Lack of fuel supplies and maintenance have resulted in interruption of the operations in the southern wells*

*The city is currently operating 2 compressors and 4 tractors for waste collection in Al Mahatta side*



## EDUCATION

- Nearly 52% of schools in Dara'a are no longer operational due to direct damage or inaccessibility. All the non-operational schools are located in Al Balad side, and the remaining people at the age of education in the area neighbourhoods have either dropped out, or receiving education at homes or at the few remaining operational schools (Photo 8). 24 schools are currently damaged and require rehabilitation or rebuilding. (Figure 8)
- In Al Mahatta area, all the schools are operating, but the big number of enrolled students has forced the relevant authority to operate schools in 2 to 3 shifts.

Photo 8: Children labour is widespread in Al Balad area (February, 2014)



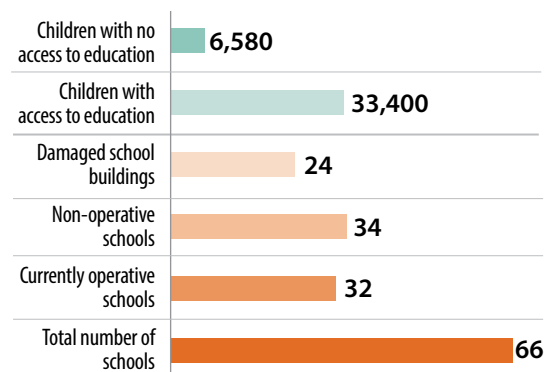
52% of schools in Dara'a are no longer operational due to direct damage or inaccessibility

24 schools are currently damaged and require rehabilitation or rebuilding

17% of current city population grouping in Al Balad area has no access to professional medical services

Only 2 private hospitals are still operational with a very limited bed capacity.

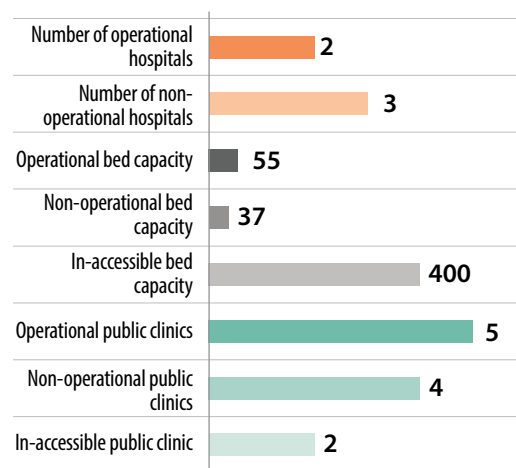
Figure 8: Operational status of schools facilities and access to education



## HEALTH CARE

- Health services including public and private hospitals and public clinics were well distributed within the city. Currently, all of the facilities in Al Balad area are non-operational. Medicine supplies and private clinics operators are also inaccessible for the remaining population in the area, and it is estimated that 17% of current city population grouping in Al Balad area has no access to professional medical services. (Map 4)
- Although Al Watani Public Hospital (Al Shuhada'a neighbourhood) was recently restored by the government, it's still not accessible for the people in need for health service. This has minimized the available operational bed capacity by 89%, and currently, only 2 private hospitals are still operational with a very limited bed capacity. (Figure 9)
- The greatest loss in the city health care system is due to the breakdown of the private clinics system that used to group in Al Shuhada'a neighbourhood (currently non-functional and largely damaged neighbourhood). Most of the city professionals have fled the city, and only few of them moved operations to rented residential apartments in Al Omawyeen neighbourhood.

Figure : Operational status of health facilities



## IMPACTS ON THE CITY'S ECONOMY AND MARKETS

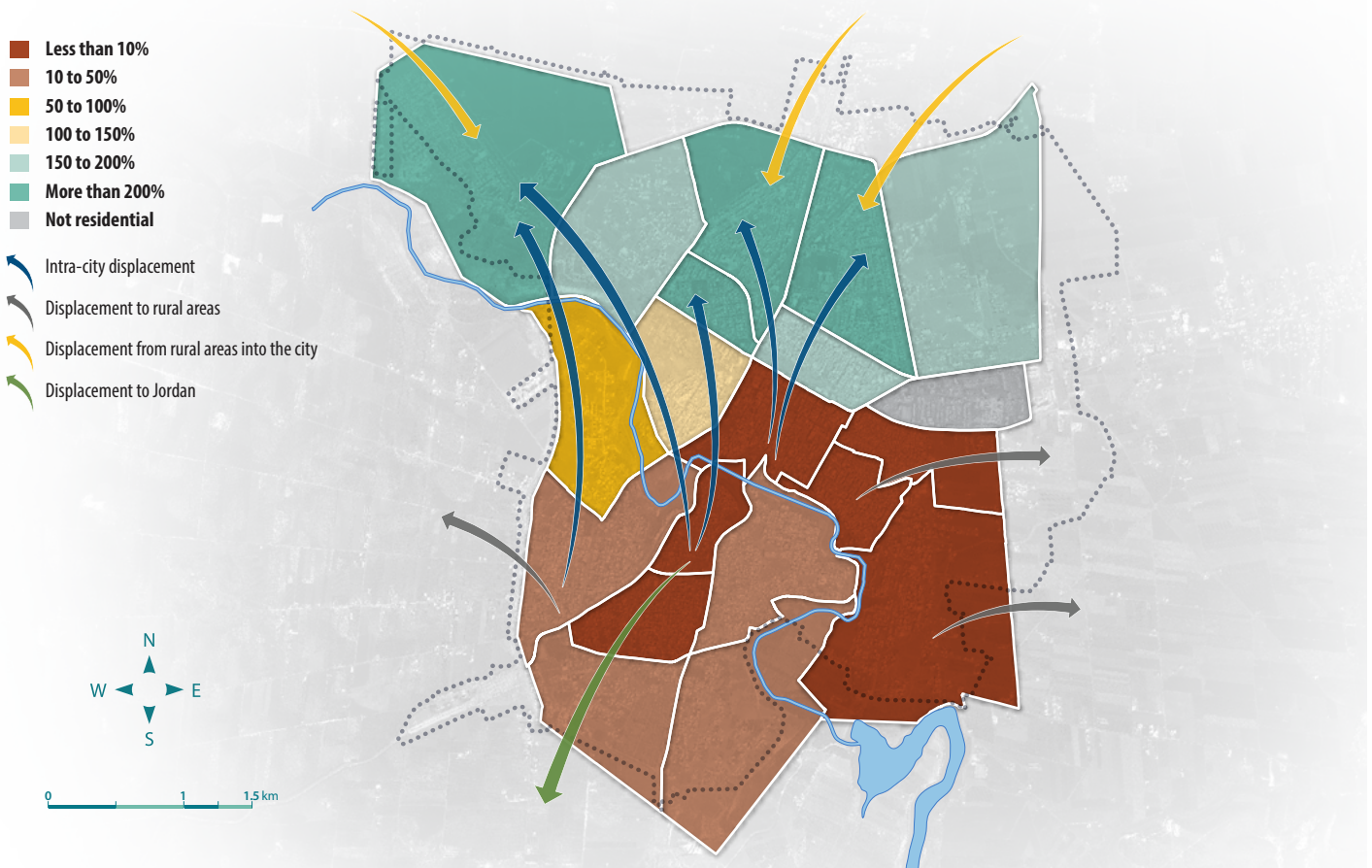
- Public employment:** Dara'a had a high employment rate in the public sector, as 40.5% of the city labourers occupied jobs in the government services and industrial sectors (CBS, 2011). This group of population still maintain their jobs, and government still provides timely salaries even for the staff living in Al Balad who comes to Al Mahatta area to collect their salaries and practically does not practice their duties anymore.
- Industry:** Despite limited damage in buildings and infrastructure, the industrial area east of the city is no longer functional, as the eastern plains overlooking the area are heavily contested. Car maintenance garages, home repair shops and furniture workshops have closed down, and these basic services have become sparse and scattered inside Al Mahatta residential areas or in the city periphery.
- Markets:** The most significant city economic losses stems from the collapse of the main marketplace in Al Shuhada'a neighbourhood. Hundreds of shops have either been damaged, looted or moved operations into the informal street markets emerging in Al Mahatta area neighbourhoods (Map 4), or restarted retailing and professional businesses in apartments rented or purchased in the northern side, especially in Al Omawyeen and Maisaloon neighbourhoods. Al Mahatta neighbourhoods that used to have no commercial spaces have become vibrant with new street markets, while garments and jewelry traders and professionals including doctors and engineers receive their customers in newly acquired apartments.
- Emerging skills:** The mostly affected sectors of employment are industry, tourism, and transportation. However, many skills have emerged in Al Balad area, based on transporting agricultural production, goods and food items through contested spots. Smuggling goods through the Jordanian border still continues as it used to be prior to the crisis.

*Government still provides timely salaries even for the staff living in Al Balad*

*Hundreds of shops have either been damaged, looted or moved operations*

## DISPLACEMENT AND SHELTER CONDITIONS

MAP 5: SHELTER ANALYSIS ON THE NEIGHBOURHOOD LEVEL



## POPULATION CHANGES AND DISPLACEMENT TRENDS

Due to the prolonged conflict, insecurity and damage of buildings and infrastructure, the impact on displacement has been very high. Out of the total population (estimated to be 117,300), approximately 61,100 inhabitants were displaced by May 2014. *Figure 10* illustrates the distribution of Dara'a displaced people as per displacement trend. Nearly 50% of the city displaced people remained in the city, mostly formed of government staff households or were attracted to stay with relatives in the northern side. The remaining displaced people have either fled the city to nearby rural areas (mostly to Msefra, Garia and Saida towns) or became refugees in Jordan and Lebanon.

Approximately **61,100** inhabitants were displaced by May 2014

Dara'a has received nearly **18,500** IDPs from the surrounding rural areas

On the other hand, Dara'a has received nearly 18,500 IDPs from the surrounding rural areas, mostly to Al Mahatta neighbourhoods. *Figure 11* illustrates the current composition of population in terms of displacement, while *Figure 12* distributes IDPs as per Dara'a's mostly hosting neighbourhoods. Al Zahra'a, Al Omawyeen and Maisaloon received high proportion of the IDPs, and population of these neighbourhoods nearly doubled and the population of some neighbourhoods like Al Zahra'a is dominated by the IDPs, while some of Al Balad neighbourhoods were totally abandoned by the inhabitants. (*Figure 11, Map 5*)

Figure 10: Distribution of Dara'a displaced people as per displacement trend

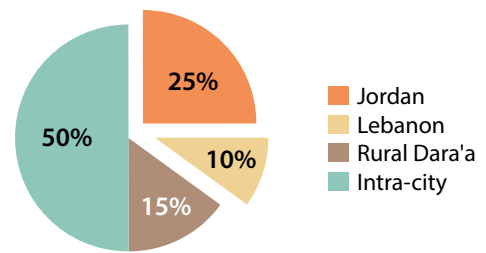
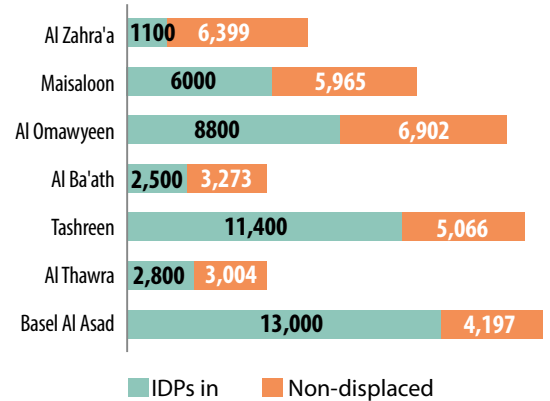


Figure 12: Estimated distribution of IDPs per Dara'a mostly hosting neighbourhoods.



## SHELTER CONDITIONS AND IMPACT

Housing stock and capacity have been seriously affected in Dara'a, displacing the population and leading to different sheltering options in the city. The most significant facts that characterizes shelter conditions in Dara'a are:

- 1) The number of displaced households exceeds by far the number of damaged housing properties;
- 2) A high proportion of the city displaced households remains within the city or in the nearby rural towns, hosted by relatives to shared residences or to unoccupied houses;
- 3) Only few families returned after being displaced (357 households as per OCHA's Governorate database). Those returnees often didn't return to their neighbourhoods or to their homes, but rather came back from the Jordanian camps to become intra-city IDPs in Al Mahatta area.

Figure 13: Estimated distribution of IDPs per shelter type

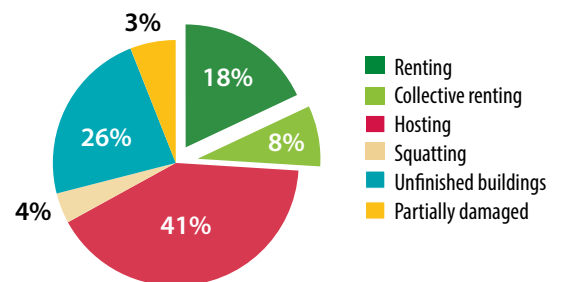
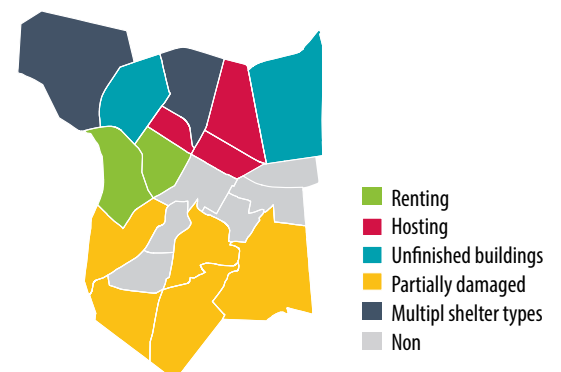


Figure 14: IDP shelter types per neighbourhood



Figures 13 and 14 show the estimated distribution of IDPs per shelter type, and the prevailing shelter types per Dara'a's neighbourhoods:

- Collective shelters are taking in negligible number of IDPs (less than 1%), as there is currently one collective shelter in the city hosting almost 15 households.

- Hosting is the city predominant shelter mechanism, as 41% of the IDPs are hosted by extended families and are currently sharing residence. Non-relatives also host displaced households, mostly to unoccupied housing units. Hosting is widespread in neighbourhoods like Maisaloon, Al Omawyeen and Al Zahra'a.

- Renting is also an important shelter type in Dara'a (26% of IDPs). Most of the rental accommodation is occupied by more than one families as families tend to share the rent. Leases are mostly documented in Al Mahatta area, and its dominant in neighbourhoods like Hitteen, Tashreen and Basel Al Asad. *Figure 15* illustrates changes in rental market, and the significant increase in the costs in the neighbourhoods mostly accommodating IDPs in rented apartments.

- Almost 26% of the displaced households are occupying unfinished buildings, mainly in Al Thawra, Al Ba'ath and Basel Al Asad neighbourhoods. The city had nearly 3,000 unfinished housing units in 2011, and since the crisis started, all construction and finishing works were suspended, and currently, 76% of these unfinished buildings are occupied by IDPs. Conditions and type of arrangements in these shelters are underreported, but this group of IDPs are estimated to be the mostly shelter vulnerable. (*Photo 9*)

- 3% of the inhabitants are occupying partially damaged buildings, mainly at Al Sadd and Al Manshiah neighbourhoods. The partial functionality of these neighbourhoods enabled these vulnerable households to persist in these damaged houses. Assessment of these shelters' needs and physical condition is still underreported. (*Photo 10*)

*Photo 9: A view from Basel Al Asad neighbourhood, hundreds of buildings remained unfinished in the modern neighbourhood, currently hosting vulnerable IDPs*



*Hosting is the city predominant shelter mechanism, as*

*41% of the IDPs are hosted by extended families*

*Photo 10: Al Sadd neighbourhood, remaining population occupies partially damaged houses*

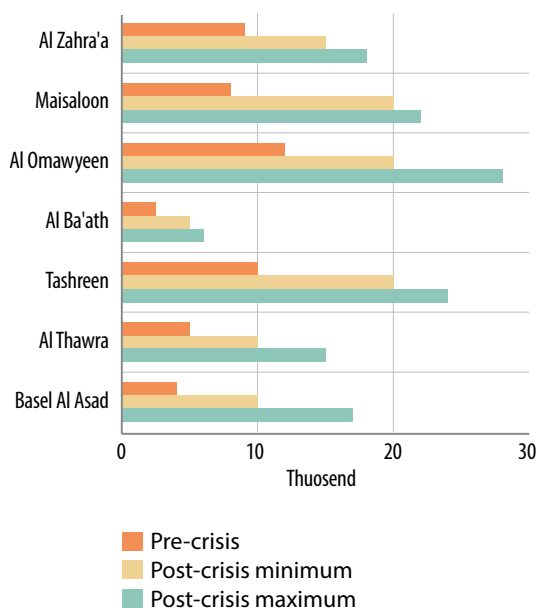


*Renting is also an important shelter type in Dara'a*

*(26% of IDPs)*

*26% of the displaced households are occupying unfinished buildings*

*Figure 15: Changes in rental prices (S.P)*



*3% of the inhabitants are occupying partially damaged buildings*

## MAP 6: NEIGHBOURHOOD ANALYSIS FOR DARA'A



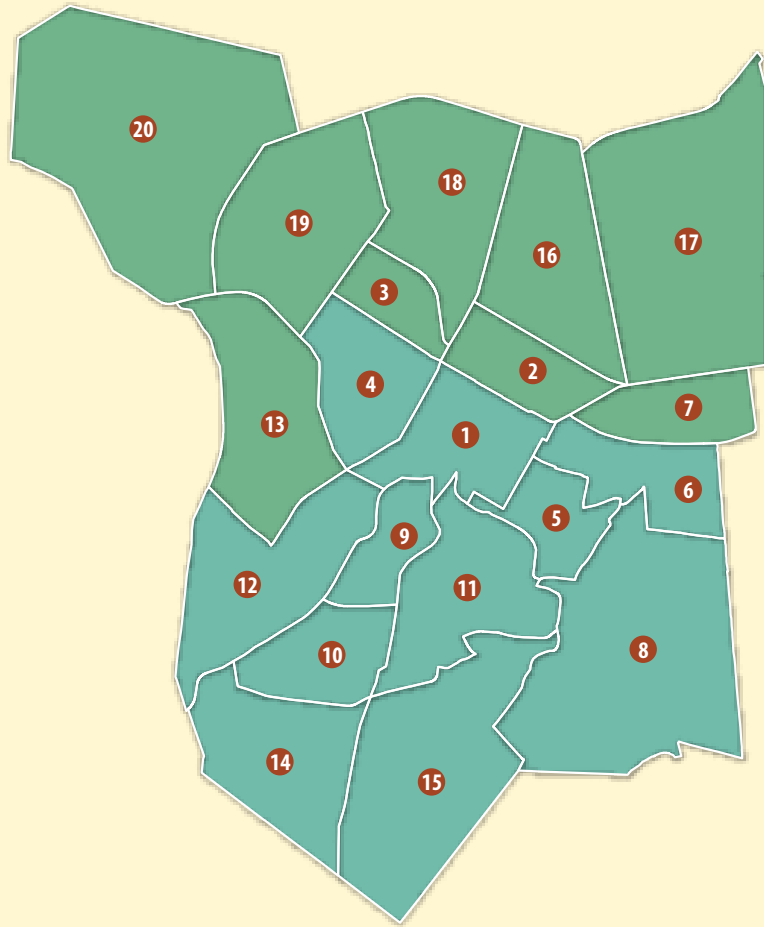
AREA (HECTARE)	AREA: A	AREA: B	AREA: C
	490.4	589.5	382.4
Pop. (2011)	37012	28123	52223
Pop. Current	80406	16519	8379
IDPs	45600	3510	0
Original population which has left	2206	15115	43844
Original Pop. Income group	Upper-middle	Low	Middle
Predominant shelter types	Hosting- renting-unfinished buildings	Hosting-partially damaged	Non
Average rent	80 to 110 USD	30 to 40 USD	Non
Damage level	Minor	Partial	Heavy
Urban functionality level	Functional	Partially functional	Non-functional
Access to food and markets	Accessible	Partially accessible	Partially accessible
Electricity supply hours/ per day	8	4	0.5
Water supply hours/per day	5	5	1
Garbage collection	Operative	Partially operative	Non-operative
Sewerage network	Operative	Partially operative	Partially operative
Health facilities and services	Accessible	In-accessible	In-accessible
Educational facilities	Accessible	Partially accessible	In-accessible
Markets	Accessible	Partially accessible	In-accessible



	ISSUE	PRIORITY INTERVENTION
<b>DARA'A CITY</b>		
Water supply	<ul style="list-style-type: none"> <li>Water supply capacity decreased by 20% despite the marginal decrease in the total number of city population.</li> <li>Lack of fuel supplies, inaccessibility to the southern wells (Al Sadd) and pressure on the network in the strained neighbourhoods is extremely alarming.</li> </ul>	<ul style="list-style-type: none"> <li>Technical assistance to the local water department must be provided, targeting strained areas with emergency water management and conservation systems.</li> <li>Provide support to local coping mechanisms, including support to the private providers and the rehabilitation of local wells.</li> </ul>
Food supply	<ul style="list-style-type: none"> <li>The collapse of the city market, the decrease in the food production in the Governorate, rising prices and lack of livelihoods are making food inaccessible to a big proportion of the city inhabitants.</li> <li>It is estimated that 5,600 households are at borderline to food insecurity</li> </ul>	<ul style="list-style-type: none"> <li>Enhance food accessibility to the area, and rehabilitate the bakeries to reinstate capacity.</li> <li>Ensure adequate and continuous supplies of food assistance in the hard to reach areas, and in the neighbourhoods where most of the vulnerable IDPs are grouping (Maisaloon, Al Zahra'a and Al Thawra)</li> </ul>
Livelihoods	<ul style="list-style-type: none"> <li>The city most strategic sectors of economy (construction and commerce) severely impacted.</li> <li>High unemployment rate in the areas receiving the majority of the IDPs.</li> <li>The city light industrial area is non-functional, depriving 10% of the city households from their source of income.</li> </ul>	<ul style="list-style-type: none"> <li>Support cash for work and labour-intensive support programmes, mainly to target vulnerable people (IDPs and hosting community).</li> <li>Plan for quick rehabilitation of the industrial area and the restoration of occupations when the security condition allows.</li> </ul>
<b>AREA: A</b>		
Shelter	<ul style="list-style-type: none"> <li>Approximately 2,200 unfinished housing units are occupied by vulnerable IDPs, mostly in Al Thawra and Basel Al Asad neighbourhoods.</li> <li>Hosting families are not receiving shelter-related assistance.</li> </ul>	<ul style="list-style-type: none"> <li>Assess the shelter conditions of the households occupying unfinished buildings, and provide necessary shelter, financial and legal support.</li> <li>Provide adequate support to the hosting families, including shelter arrangement and facilities support.</li> </ul>
Education	<ul style="list-style-type: none"> <li>Operational schools are under excessive strain due to the big number of enrolled students.</li> <li>Inaccessibility to educational materials, and increase in drop-out rates among vulnerable displaced families. Children labour is increasing.</li> </ul>	<ul style="list-style-type: none"> <li>Provide financial support to the local Department of Education to recommission un-used or unfinished school facilities.</li> <li>Coordinate education attendance support programmes with household and community assistance interventions.</li> </ul>
Health	<ul style="list-style-type: none"> <li>Remaining operational health facilities are inadequate.</li> <li>Rising services' prices in the private hospitals and clinics are making it less accessible to vulnerable IDPs and hosting community.</li> <li>Al Watani public hospital is not fully operational, and its inaccessible due to security limitations.</li> </ul>	<ul style="list-style-type: none"> <li>Prioritize the full rehabilitation of Al Watani public hospital, and improve accessibility to the hospital location.</li> <li>Provide mobile and temporary emergency units in the locations where population have massively increased and where medical care facilities are absent, especially in Basel Al Asad neighbourhood.</li> </ul>
Solid waste	<ul style="list-style-type: none"> <li>Municipal collection capacity decreased, while the city daily production did not decrease.</li> <li>Shortages in necessary equipment and fuel supplies are interrupting operations.</li> </ul>	<ul style="list-style-type: none"> <li>Provide needed technical and financial support to the Municipal solid waste department, including the supply of needed compressors and collection equipment.</li> <li>Develop community assistance interventions that can contribute to the Municipal waste collection system.</li> </ul>

AREA: B		
Health	<ul style="list-style-type: none"> <li>Nearly 3,000 households in the area have no access to health services.</li> <li>Extremely long and challenging trip is needed to access the services in Area A, which is adding extra costs to the service.</li> <li>The elderly, lactating women and children are specifically vulnerable in terms of health care.</li> </ul>	<ul style="list-style-type: none"> <li>Provide emergency medical care units in the area, especially in Al Yarmouk and Hitteen neighbourhoods where most of the population and the vulnerable communities are grouping.</li> <li>Improve access to Area A for the people in need of medical care.</li> <li>Reinstate local capacity by providing needed support to the rehabilitation of the lightly damaged health facilities.</li> <li>Ensure uninterrupted supply of medicine and children formula.</li> </ul>
Education	<ul style="list-style-type: none"> <li>15 schools are either damaged or inaccessible.</li> <li>Increased drop-out rate in low income families due to economic pressure.</li> </ul>	<ul style="list-style-type: none"> <li>Rehabilitate schools with minor damage to reinstate capacity before next semester.</li> <li>Support home education initiatives and provide the necessary educational materials.</li> </ul>
Access	<ul style="list-style-type: none"> <li>Accessibility to the area is frequently interrupted, which threatens basic life-saving supplies, including medicine and food supplies.</li> <li>Inaccessibility is causing rising of prices of food and basic commodities. Fuel supplies are extremely scarce in the markets.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure secure and continued access for basic supplies.</li> <li>Ensure better mobility conditions and minimized access limitations to humanitarian activities</li> </ul>
AREA: C		
Food and access	<ul style="list-style-type: none"> <li>Access to most essential supplies is interrupted, including fresh food, bread and meats, children formula, medicine, and fuel supplies.</li> <li>The remaining 1,500 households in the area are extremely exposed to malnutrition.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure secure and continued access for basic supplies.</li> <li>Ensure better mobility conditions and minimized access limitations to humanitarian activities.</li> </ul>
Shelter	Nearly 37% of the housing stock is severely damaged	<ul style="list-style-type: none"> <li>Support families willing to repair their properties through financial and technical assistance to make them habitable.</li> <li>Provide a comprehensive housing damage assessment, and develop models and plans for quick and efficient rehabilitation and population restitution.</li> </ul>
Health	<ul style="list-style-type: none"> <li>Remaining population has no access to basic health items and professional services.</li> <li>Hygiene materials are scarce in the area, prices are rising.</li> <li>Remaining private clinics and temporary medical points have extremely limited resources</li> </ul>	<ul style="list-style-type: none"> <li>Ensure humanitarian access of health and hygiene materials, and facilitate the access of personnel in the hard to reach locations to Area A medical care facilities.</li> <li>Provide emergency support to the remaining operational clinics and pharmacies, focusing on uninterrupted supplies of medicine and health care items.</li> </ul>
Water	<ul style="list-style-type: none"> <li>Lack of access to local water sources. Local wells need rehabilitation and pumping equipment.</li> <li>Network water is scarce and private sector tankers have no access.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure adequate supplies of drinking water through the network, and secure continued access of water and hygiene materials.</li> <li>Quick rehabilitation to the local wells is required to reinstate supply capacity.</li> </ul>

- 1 Al Shuhada'a
- 2 Al Zahra'a
- 3 Maisaloon
- 4 Hitteen
- 5 Ghurnata
- 6 Al Qunaitera (Palestinian Camp)
- 7 Industrial Area
- 8 Al Sadd
- 9 Al Kark
- 10 Al Yarmouk
- 11 Al Abbasiah
- 12 Al Manshiah
- 13 Al Kadisiah
- 14 Al Arba'een
- 15 Al Bhar
- 16 Al Omawyeen
- 17 Al Ba'ath
- 18 Tashreen
- 19 Al Thawra
- 20 Basel Al Asad



View of Dara'a Al Balad (2006)

## CITY PROFILE **DARA'A**

June 2014

City profiles will be updated every three months and be available online at:  
**[www.unhabitat.org](http://www.unhabitat.org)**

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*Fruit and vegetable wholesale market (Al Balad area, Al Shuhada'a neighbourhood)*



Swiss Agency for Development  
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### CONTACT INFORMATION:

**UN-Habitat Damascus, Syria:**  
E-mail: [info.syria@unhabitat.org](mailto:info.syria@unhabitat.org)  
Twitter: [@unhabitatsyria](https://twitter.com/unhabitatsyria)

**UN-Habitat Regional Office for Arab States, Cairo:**  
E-mail: [roas@unhabitat.org](mailto:roas@unhabitat.org)  
Tel. : +20237618812