

# CITY PROFILE LATTAKIA

Multi Sector Assessment

## JUNE 2014



Minor damages in residential building at Al Quds Neighbourhood



The Port of Lattakia



Swiss Agency for Development  
and Cooperation SDC

**UN HABITAT**  
FOR A BETTER URBAN FUTURE

# ACKNOWLEDGEMENT

*THE UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME PRESENTS ITS GRATITUDE TO THE SWISS DEVELOPMENT COOPERATION FOR PROVIDING FINANCIAL SUPPORT TO DEVELOP THE CITY PROFILES, WHICH PRESENT A FIRST EVER COMPREHENSIVE ANALYSIS OF AFFECTED CITIES AND HUMANITARIAN NEEDS. SPECIAL THANKS AND ACKNOWLEDGEMENT TO THE FIELD TEAMS AND FACILITATORS FOR CONDUCTING THE ASSESSMENTS. UN-HABITAT WOULD ALSO LIKE TO ACKNOWLEDGE THE SPECIAL EFFORTS OF GOVERNORATES, NGOS AND HUMANITARIAN ACTORS WHO PROVIDED INPUT AND SUPPORT DURING THE PROCESS. THANKS IS ALSO DUE TO UN AGENCIES AND PARTNERS IN DAMASCUS AND THE FIELD FOR INPUTS AND FEEDBACK INCLUDING OCHA, UNICEF AND UNHCR.*

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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. Up to date, the majority of information available on the impact of the Syrian crisis has been sector-specific, rather than integrated or area-wise. City Profiles present a holistic perspective on what is happening in Syria's cities.

A major characteristic of this crisis has been the shortage of information for decision making: assessment of needs, monitoring evolving issues, and identifying critical humanitarian response gaps. For example, the majority of displaced families are finding accommodation through hosting or rent ing 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. City Profiles, synthesize information and insight from existing sources, supplemented by direct field research by UN Habitat teams based in each city. The research for this City Profile was carried out from December 2013 to March 2014.

The City Profile provides a pre-2011 baseline and current situation data to describe the impact of the crisis accompanied by narrative description and analysis. It reviews the functionality of the urban economy and services, local capacities and coping mechanisms, in addition, it identifies humanitarian and recovery priorities. The Profile does not provide comprehensive data on individual topics, but seek to provide a broad overview of conditions and trends. 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.

*Lattakia is a major Syrian city situated on the Mediterranean Sea, Lattakia is an important port playing an essential role in the imports and exports for Aleppo (Syria's industrial capital) and for the Syrian Eastern Region. In 2010, the Syrian Central Bureau of Statistics (CBS) estimated the population of Lattakia City at approximately 425,500 inhabitants. Key findings from the city profile are summarized below.*

## DISPLACEMENT

1. As compared to other cities, the city of Lattakia is not highly impacted by armed conflicts. Even with the recent clashes taking place in the Governorate north eastern hills (April 2014), Lattakia and the southern districts still enjoy favorable security conditions. The city relative security has resulted in an influx of IDPs into the Governorate since 2011, mostly from Aleppo and Idleb Governorates.
2. Currently, the Governorate hosts approximately 230,000 registered IDPs (23% of the Governorate's 2010 estimated population of 1,080,000 people). Most of the incoming IDPs (both inter-governorates and intra-governorate) are hosted in the city of Lattakia, which is hosting 167,000 IDPs according to the latest estimates (UN-OCHA, UN-Habitat, Governorate of Lattakia, May 2014), comprising nearly 39.5% of its population.
3. Nearly 65% of the IDPs are concentrated in just 4 neighbourhoods (Al Quds, 7th of April, Al Asa'ad and Al Thawra, virtually doubling the population). This however had a huge impact on the city housing, services and infrastructure, as well as different social and economic effects on the local community.

## CRISIS AND DISPLACEMENT IMPLICATIONS ON LATTAKIA CITY

### IMPACT ON URBAN ECONOMY

Lattakia's pre-crisis economy was based on three pillars: the transport of goods through its port (mainly to and from Aleppo), agriculture and tourism. All have been severely impacted. A new "displacement economy", however, has emerged in the city. Licences for small and medium-sized enterprises have increased from 27 in 2010 to 861 in 2014, representing a 31-fold increase. There has been a 58% increase in building permits issued between 2014 and 2011. Two types of livelihoods and income are emerging in the city of Lattakia:

1. There are new housing owners emerging, and IDPs are purchasing apartments and housing units, building new housing units and building rooms' extensions.
2. Emerging income and livelihoods due to new businesses, shops and emerging markets in response to the increased demand and as a result to the investments initiated by the IDPs themselves.

### IMPACT ON THE LOCAL ECONOMY

Due to increased IDP population, need for food, housing, local businesses and shops, goods and services at a bigger scale, the demand on housing has increased. The private household investments on housing and extensions have also generated local revenue and economy since the emergency. The number of businesses licences in the city has actually increased in 2013 from precrisis levels. Most investments are in the housing, commercial and manufacturing sectors.

## SHELTER AND HOUSING CONDITIONS

The profile concludes that the city's current housing stock is almost totally occupied, Lattakia has limited capacity to absorb any more IDPs. Lattakia features some unique shelter conditions:

- i. 82% of the IDPs are renting (individually or collectively) in urban areas within the city. The city's former summer houses and chalets are also rented in the market to shelter IDPs as the tourism sector totally collapsed.
- ii. Hosting IDPs by families in Lattakia is fairly low with 9% as compared to other Syrian cities such as Aleppo: 35% and Homs: 30%/ (UN-Habitat City Profiles, 2014). This is due to the fact that most IDPs in Lattakia do not have family or social relations.
- iii. 4 times increase in rental prices in Lattakia due to increased housing demand by IDPs. Informal housing has increased from 8% pre crisis rate to 22% since 2011. This informal housing trend has accommodated IDPs through renting and hosting.
- iv. Only 3% of IDPs are living in non-residential spaces such as shops and offices and 1% in unfinished buildings. This can also be explained by the fact that Lattakia had finished housing units before the crisis which are occupied by IDPs
- v. 7 Collective Shelters are sheltering 5% of the IDPs, yet this form of shelter is relatively heavily supported by the international community. Sports City is hosting 7000 IDPs alone. Tents and caravans are used inside the sports collective centre to host IDPs. For a protracted crisis, this arrangement has led to overcrowding and strain on basic services being provided.

## SERVICES AND INFRASTRUCTURE

Majority of the IDPs are residing in neighbourhoods that had poor service coverage before the crisis. These areas have become highly populated as they are affordable and services are extremely stretched due to increasing population density.

Vulnerable IDPs in the city (who come from Lattakia's hill-sides and from Idleb's rural areas) are hosted by relatives in the most impoverished parts of the city, exacerbating further the already deteriorated conditions of infrastructure and services.

- i. 40% drop in water supply in Lattakia. Water shortage in the city is extremely alarming, and poses additional challenges for this year's summer season. Daily water supply is reduced from 12 hours before the crisis to 5 hours in summer 2013 (40% drop);
- ii. Electricity blackout for nearly 12 hours per day is increasingly hampering the local economy, markets and basic services, especially health care.
- iii. Most of the city schools are delivering two shifts per day, and the number of enrolled students has nearly doubled.
- iv. New informal housing areas often lack sewerage connections. Solid waste production has doubled from 400 to 850 tons per day and three informal dump-sites have emerged in the city.

*Current housing stock is almost totally occupied, Lattakia has limited capacity to absorb any more IDPs*

*Majority of the IDPs are residing in neighbourhoods that had poor service coverage before the crisis*

## HUMANITARIAN RESPONSE PRIORITIES

*Lattakia City has been impacted by the Syrian crisis similar to most Syrian urban centers, mainly in the form of strains on its urban capacity due to sudden population increase and influx of IDPs. Both IDPs and local communities are under pressures resulting from lack of services and inflation of basic commodities' prices, but have also modelled patterns of co-existence and developed economic alternatives that will shape the city future for decades.*

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

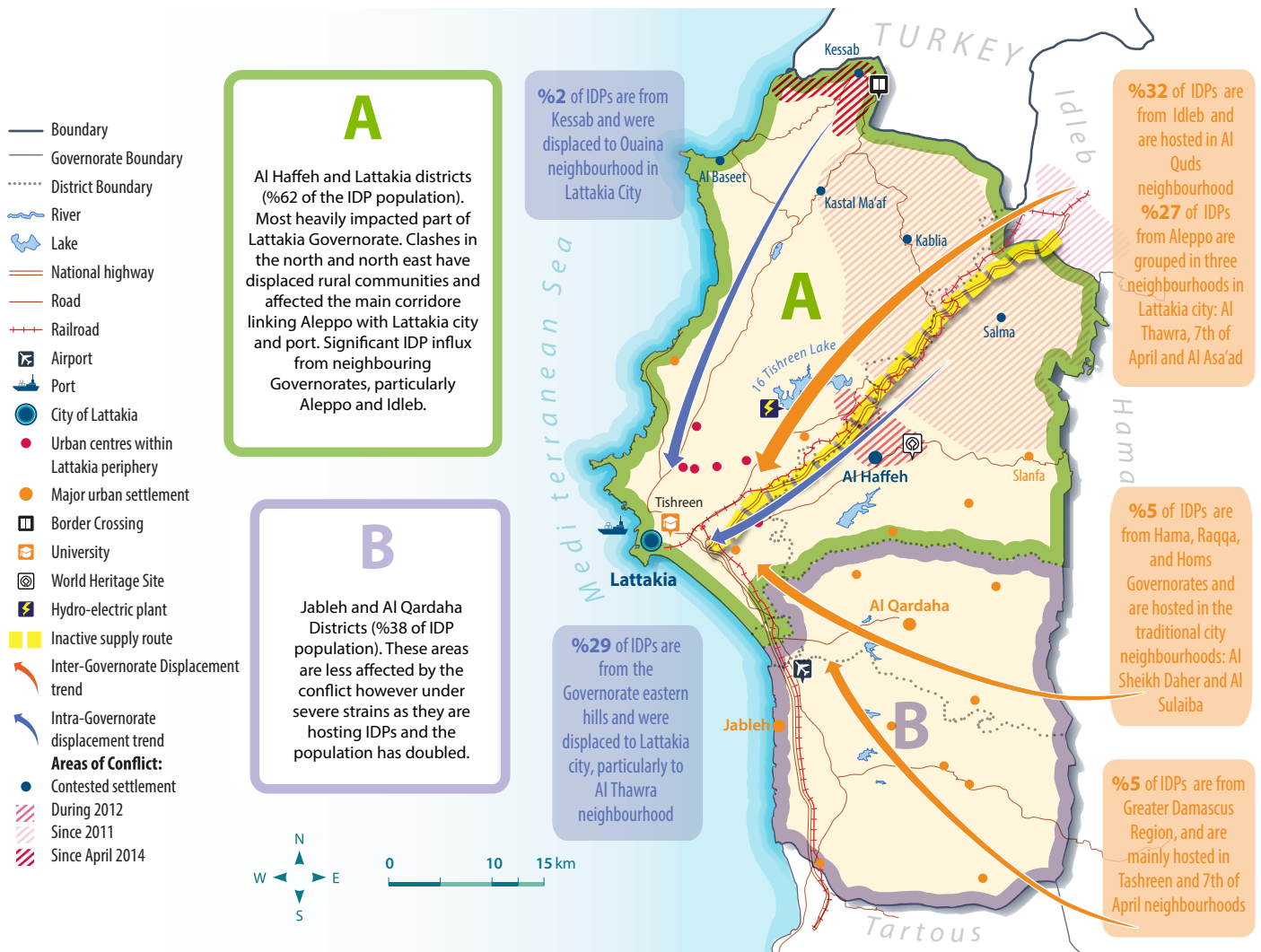
- *Shelter capacity; as the current focus on collective shelters has probably mantled the shelter alternatives favoured by the IDPs like renting, hosting or improvised houses by adding floors informally.*
- *The up-grade of basic services delivery including water supply, health and education is instrumental to the sustainability of the city intake of IDPs. Support should also be provided to local authorities who are unable to cope with the emerging implications of population and urban growth.*





# GOVERNORATE CONTEXT

## MAP 1: CITY OF LATTAKIA WITHIN THE GOVERNORATE CONTEXT



**Governorate population 2011: 1,008,000**

**Governorate population growth rate: 2,1% (0.3% less than the national growth rate)**

**Lattakia city population (2010): 425,500**

**Number of neighbourhoods within Lattakia city: 20**

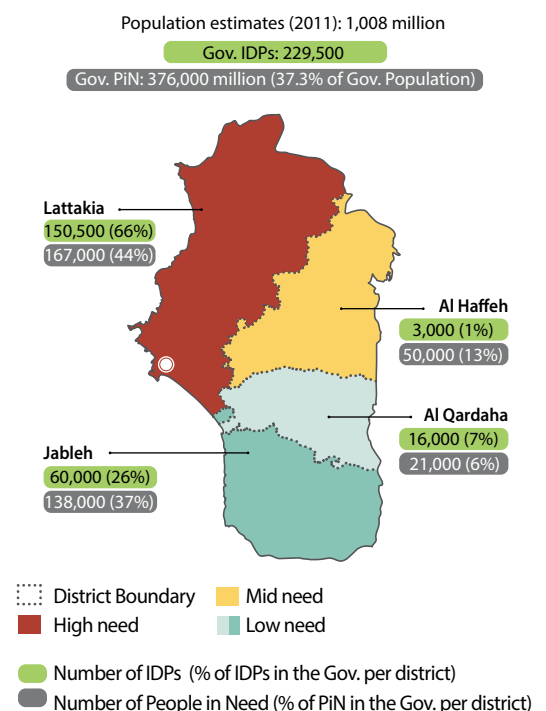
**City importance:** Lattakia has Syria's second largest port (after Tartous Port) and is an important transportation hub as it represents an essential gateway to the industrial and commercial economy of Aleppo

The Governorate of Lattakia is divided into 4 districts of which Lattakia district is the largest, representing 51% of total governorate population of 1,008,000 (CBS, 2011).

The northern districts are heavily impacted by the clashes taking place in the eastern heights, leading to population displacement to Lattakia city. Al Haffeh District is only accommodating 1% of the Governorate IDPs, as most of its population was displaced into Lattakia District in 2012. The population from the northern part of Lattakia district has been displaced since April 2014. Most of these IDPs are hosted in Lattakia city, which is currently hosting 66% of total Governorate IDPs as shown in Figure 1.

Jableh, the southern district is also hosting 26% of the Governorate IDP population, mostly from Baniyas district in Tartous Governorate and the rural areas of Hama Governorate. The population of the City of Jableh has increased from 21,000 (2011 CBS estimates) to nearly 80,000 in 2014. There are currently 229,500 IDPs hosted in Lattakia Governorate. 37.3% of the current Governorate population is expected to be in need of assistance (OCHA, April 2014).

Figure 1: IDPs and People in Need in Lattakia Governorate (OCHA, April 2014)



## GEOGRAPHIC TYPOLOGIES

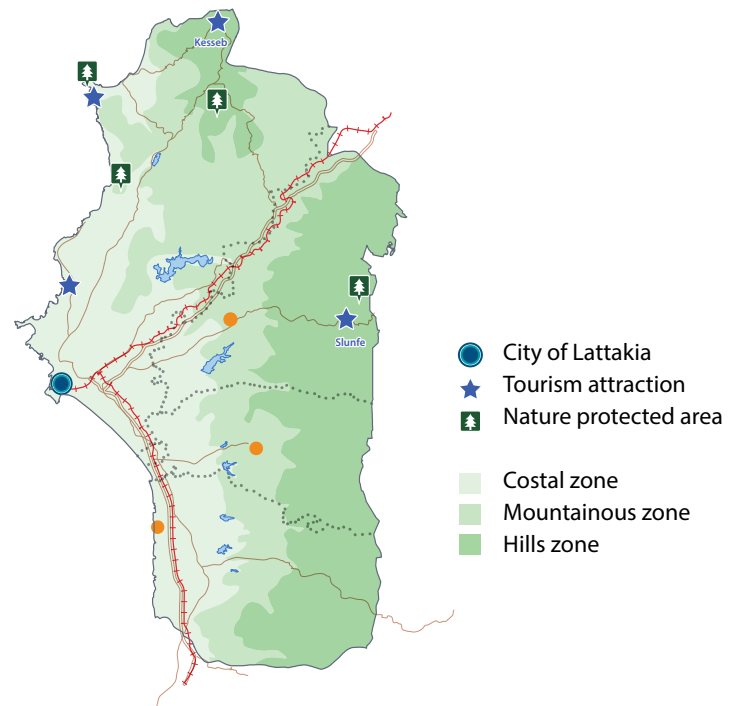
The Governorate can be divided into three geographic zones as illustrated in Figure 2 (ICARDA, 2009);

**1. The Coastal Zone:** The smallest and most fertile zone in the Governorate but also the most populated as it includes the Governorate's capitol city. The major cities in the Governorate are located in this zone and have been rapidly expanding over the past three decades causing a shrinkage in the irrigated agricultural area.

**2. The Mountainous Zone:** The largest in area and the least populated. The zone is mostly occupied by natural forests. Some are registered as natural protection areas and have only a few scattered urban settlements.

**3. The Hills Zone:** Sandwiched between zones 1 and 2. It includes secondary settlements of significant historic importance that have been gradually shrinking due to out-migration (especially towards the coastal cities and Damascus).

Figure 2: Regional typologies of the Governorate



## HUMANITARIAN IMPACT

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

### 1. Intra-Governorate unrests and displacement:

Al Haffeh and Lattakia Districts have experienced conflicts that have led to the displacement of 53,000 people (nearly 11,700 families). Currently, major urban settlements like Al Haffeh, Salma, and Kabela have been mostly abandoned. In May 2014, the border city of Kessab and the resort city of Ras Al Baseet on the sea coast have become part of the front line, leading to mass the eviction of their populations. Most of these IDPs are currently hosted in urban areas inside Lattakia city and its peri-urban secondary settlements.

### 2. Influx of IDPs

The city of Lattakia has received nearly 24,500 of displaced families from other Governorates as it is a relatively secure city. This has strained the city's basic infrastructure and services, which also serves the Governorate's rural areas as well. Additionally, the IDPs influx has increased rental prices and the cost of basic food items and commodities.

### 3. Economic Impact

Lattakia was historically the gateway port for Aleppo's imports and exports. The collapse of the industrial sector in Aleppo has reduced Lattakia's regional transportation and economic role. The new "displacement economy" has emerged in Lattakia since the crisis began. Although the City and the Governorate were deprived of their traditional economic drivers such as agriculture, transportation and tourism (Figure 3), the city has become a magnet for the "displacement economy"; Some of Aleppo's food, textile and chemicals industries that came along with displaced families have been re-established in Lattakia. In addition,

thousands of beach resort chalets have also been occupied by middle income IDPs or by 3 to 4 low-income displaced families. Therefore, the negative impacts of the IDP influx has been offset, somewhat, by the economic benefits obtained by local inhabitants.

### 4. Accessibility and transportation

#### Land accessibility:

Lattakia is still accessible from Damascus, Homs, and Tartous. Access to Aleppo through the two national highways is repeatedly interrupted. Trips duration and transport costs are having a negative impact on Lattakia's economic activities. Figure 4 shows the increase in travel time between Lattakia and key regional destinations. In the case of Aleppo, Lattakia's main trade partner, the travel time has increased from 4 to 12 hours. Currently, long detours using local roads are providing limited alternatives to major supply routes, some of which currently pass through contested areas. As a result, there has been a drop in supplies between the city of Lattakia, and rural agricultural areas in Idleb, but mostly with the City of Aleppo. There has been an increase in prices of basic commodities, a lack of fuel supplies in the neighbouring Governorates, and a decrease in the port's operations.

#### Airport:

Al Basel International Airport is still operational, however, mostly for charter flights to Damascus and Qamishli. International flights are limited to few destinations only.

*69% of the population in Lattakia District live in the City of Lattakia and its peri-urban surrounding*

*3 to 4 families on average are collectively renting in 1 summer resort chalet in the northern part of the city*

*Up to 3 times increase in the duration of journeys from Lattakia to Aleppo, Damascus and Beirut*

## Railroads:

Since the crisis, railroads have been mostly non-functional nationwide, which has specifically impacted Lattakia because the modern railroad linking Aleppo to Lattakia used to be the most popular transportation mode for both passengers and goods. Railroad transportation is currently limited to some operations between Lattakia and Tartous Ports.

## Lattakia Port:

The port used to play an essential role in the national transportation system as it has been Syria's largest containers port. It was also important for the Governorate economy, as different transportation modes were dependent on the port's operations. The port was also a major source of jobs in the city, both inside the port itself and in hundreds of custom service offices mostly located in the neighbourhoods surrounding it. A big part of the operations in the port was contracted to an international management company in 2008, which significantly increased the annual operations capacity.

The Port was severely impacted by the crisis and the situation in Aleppo has had a huge negative impact on the port's operations. Operations decreased by 40% between 2011 and 2012 alone (CBS and Port Authority, 2013), with a further decrease in 2013. Figure 5 shows that the number of containers exported through Lattakia port dropped from 577,000 tons in 2009 to 182,000 tons in 2013. This is a strong indicator of the economic impact of the crisis on the country's industrial, agricultural and transportation sectors. As a result, some 1,800 laborers were laid off due to reduced operations.

## 5. Increase in public sector employment

The public sector has traditionally been a major employer in Lattakia (see Figure 7). Public sector employment has surged since the conflict, mainly in security-related institutions. Young men have been the main beneficiaries, a group that suffered from high rates of unemployment before the crisis (see Figure 6).

## 6. Environmental impacts

**Agriculture activity has decreased in the Governorate due to limited access to fertile areas, increasing fuel prices and environmental degradation. 10,000 hectares of forest has been destroyed by fire (out of the original 85,000 hectares), which will have long-term impact of the Governorate's tourism industry. More recently, 50% of the Frunlok Natural Protects Area was destroyed due to armed clashes.**

Figure 3: Governorate GDP by sector (Regional Planning Commission, 2011)

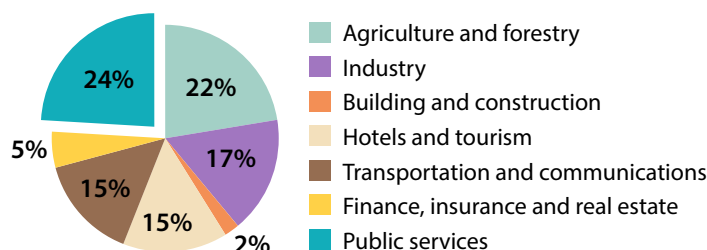


Figure 4: Average Travel Time to Key Regional Destinations (hours)

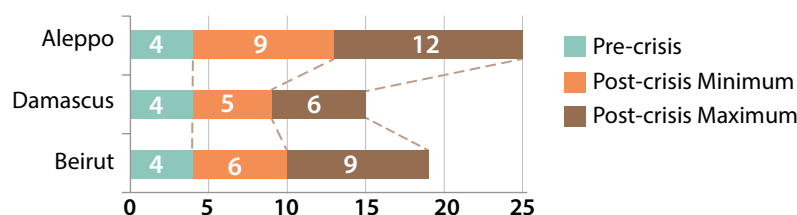


Figure 5: Exports through Lattakia Port - 000 Ton (Lattakia Governorate)

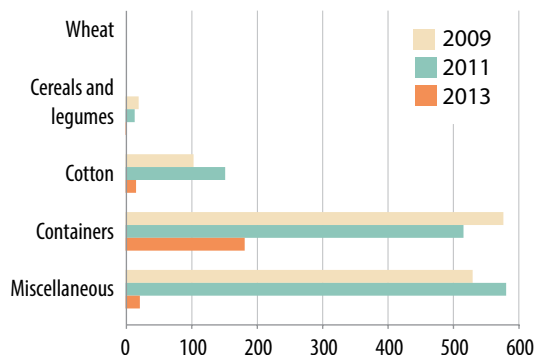


Figure 6: Governorate Youth Unemployment/ male and female (25-35) (CBS, 2010)

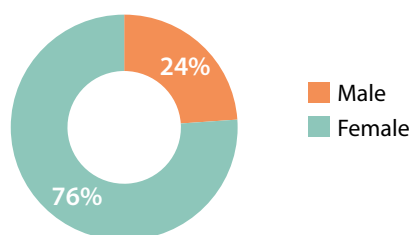
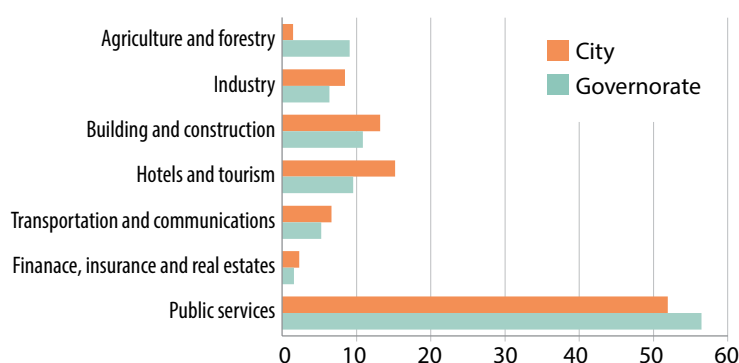
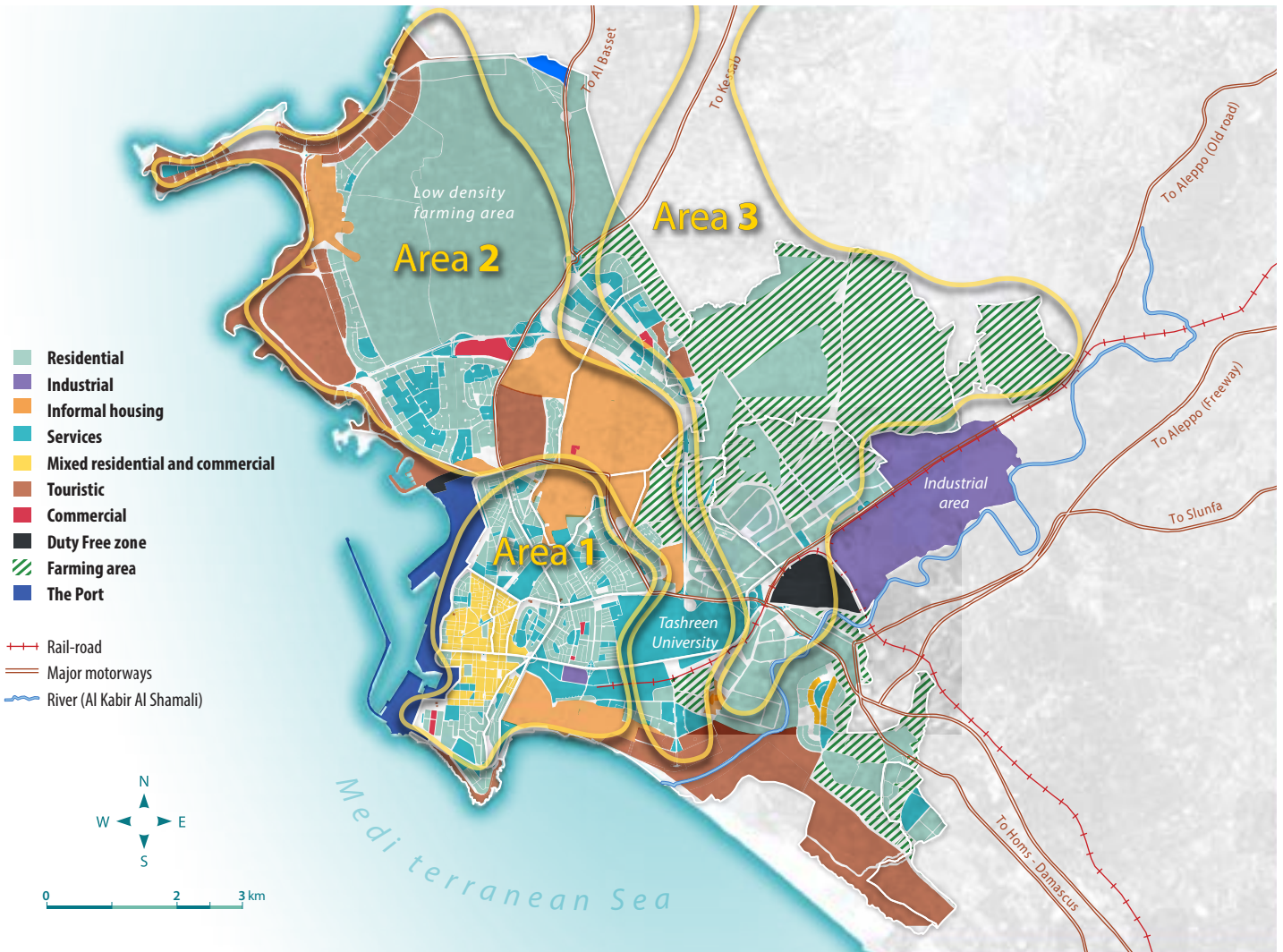


Figure 7: Distribution of labourers per sectors of economy





## MAP 2: CITY URBAN COMPOSITION



## CITY COMPOSITION

- Lattakia city is formed of 20 neighbourhoods, which significantly vary in population, density and area. Unlike what UN-Habitat has observed in Aleppo and Homs where eastern neighbourhoods had the highest population density before the crisis, Lattakia western neighbourhoods have the highest population density, as they include mixed commercial and residential uses surrounding the port area (Figure 9).
- However, population of western neighbourhoods in Lattakia have higher human development indicators and income levels as compared to neighbourhoods in the eastern Areas 1 and 3, similar to the situation in Homs and Aleppo.
- The City of Lattakia consists of three main areas as illustrated on map 2:

### Area 1 (11 neighbourhoods)

Represents the modern city, which replaced the Old City during a major urban transformation period in the 1980s and 1990s. This area is densely populated, and includes most of city's markets and logistical infrastructure. Since the crisis, this area has become very densely populated.

### Area 2 (5 neighbourhoods)

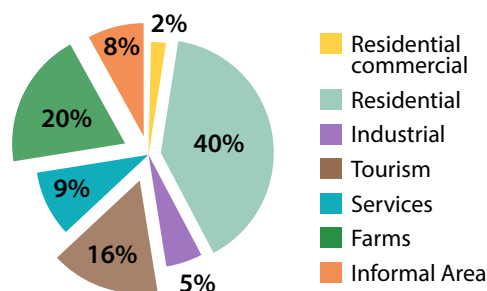
Area 2 was the most serviced area before the crisis. It was high income and consisted of both residential and commercial use. The fertile agricultural lands gradually become urbanized and resulted in low density informal housing.

### Area 3 (4 secondary settlements)

Recently annexed to the city municipal jurisdiction, but was previously occupied by small secondary settlements (original population didn't exceed 13,000 in 2010 estimates) that expanded in Lattakia periphery

8% is the area which informal settlements occupy of the total area of the city

Figure 8: Lattakia Urban Land-uses



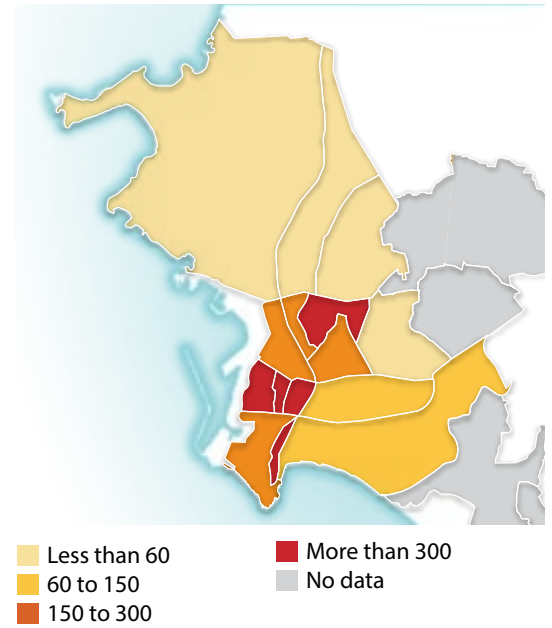
40% of the city's area is occupied by residential uses

and became attractive for urban development.

- Areas 1 and 2 together form the current urban part of Lattakia (8,300 ha). This urban area is mainly dominated by residential uses, but also includes large logistical transportation services including the port, two duty free zones and modern rail and roads networks (Map 2, Figure 8).
- Before the crisis, 8 informal settlements used to occupy only 8% of the city's land area. This made Lattakia one of the few major Syrian cities with a small proportion of informal housing. This is significantly low as compared to Aleppo where informal housing formed 32% of city area, and to Homs where informal housing comprised as much as 59% of the city's total area.

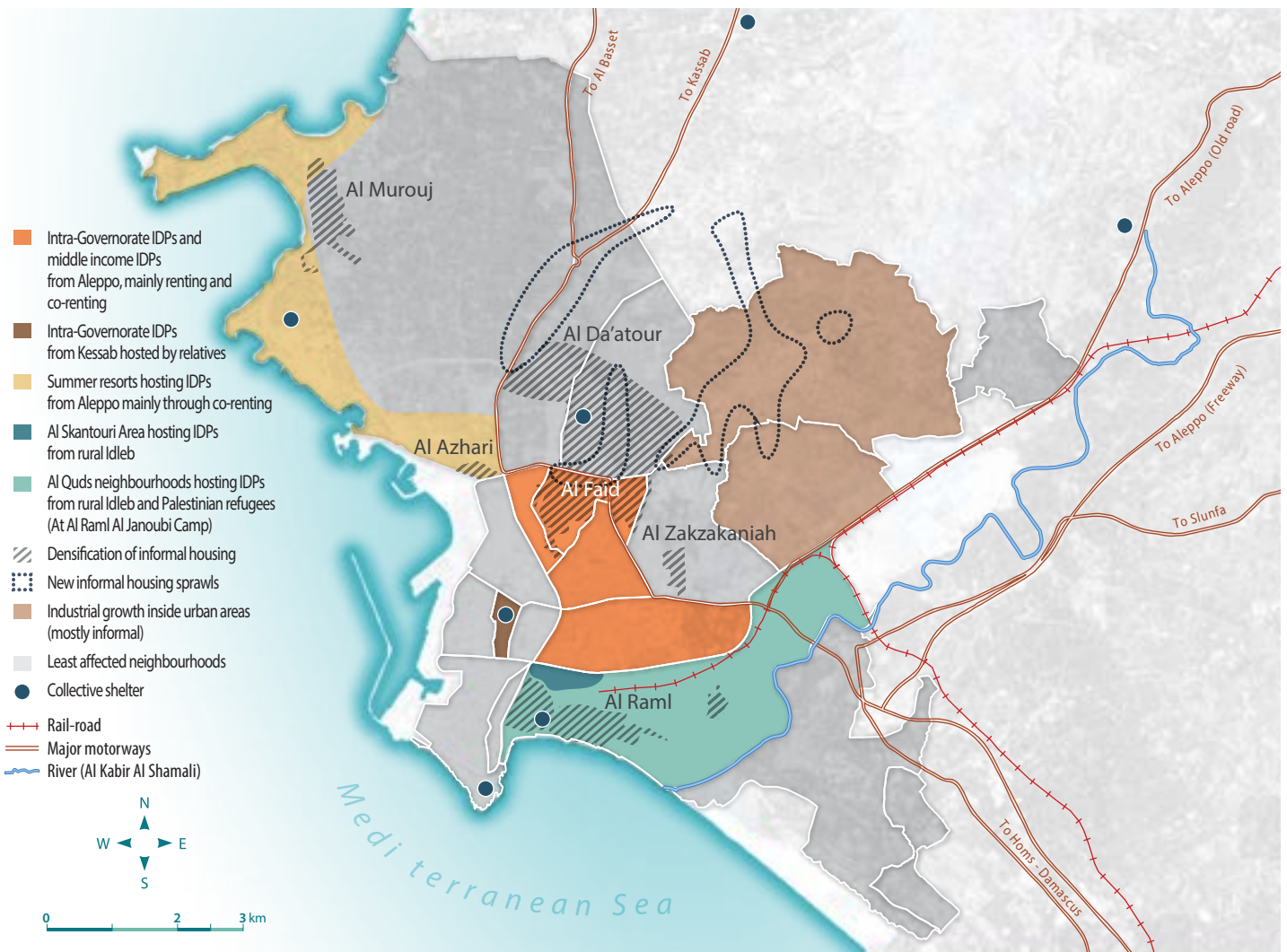
*Before the crisis, 8 informal settlements used to occupy only 8% of the city's land area*

Figure 9: Population density by neighbourhood (people/ha)



## DISPLACEMENT TRENDS

### MAP 3: DISPLACEMENT AND SHELTER LOCATIONS IN LATTAKIA



Since the beginning of the crisis, Lattakia city has become a main displacement destination for IDPs due to its relative safety and security. In May 2014, OCHA reported that 167,000 IDPs are registered in Lattakia. This figure is based on the following factors: 1) the increase in primary school enrollment, 2) the increase in the solid waste produced in the city, and 3) the housing intake capacity within the city. However, the city will have limited capacity to absorb additional IDPs.

It is estimated that the city population has almost increased by almost 40% as shown in Figure 10. Although displacement into Lattakia has slowed down in the second half of 2013, recent clashes in the Governorate's north eastern area, especially in Kessab and its surrounding area in April 2014, have resulted in a new wave of displacement. Lattakia has received 3,500 IDPs from Kessab alone.

68% of the city's IDPs originate from outside the Governorate. They are mainly from neighbouring Governorates such as Idleb and Aleppo, whereas only 32% of IDPs come from Lattakia Governorate. Figure 11 illustrates the distribution of inter-governorates IDPs by origin and over time. Aleppo and Idleb IDPs combined make up almost 85% of the total inter-governorate IDPs (98,000 IDP). Most of Idleb's IDPs arrived to Lattakia during 2012, whereas Aleppo's IDPs mostly arrived during 2013 (UN-Habitat and Lattakia Governorate estimates).

Figure 10: Estimated population changes (Governorate of Lattakia, UN-OCHA, May 2014)

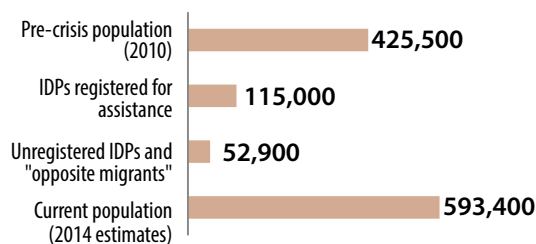
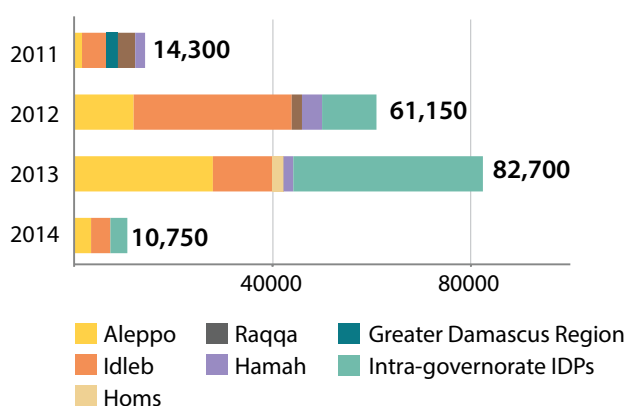


Figure 11: Distribution of IDPs in Lattakia as per displacement origin and timeline (UN-Habitat, Lattakia Governorate, April 2014)



## DISPLACEMENT TRENDS AND FACTORS

Lattakia's population and displacement trends can be analyzed as follows:

**Intra-governorate IDPs:** Almost 10,500 left their homes in the Governorate's north eastern heights and are currently hosted in Lattakia. Most of these displaced families now reside in the city's eastern neighbourhoods. They are either living with host families or are renting affordable apartments, specifically in the neighbourhoods of Al Thawra, Al Ba'ath, 7<sup>th</sup> of April, and also in Tashreen University neighbourhoods. Al Ouaina neighbourhood is hosting the families that have recently been displaced from Kessab.

**IDPs from Aleppo:** It is estimated that 8,900 families from the city of Aleppo are hosted in Lattakia. Aleppo IDPs are mostly middle income families occupying housing in areas that were previously used as summer resorts. Middle income professionals are living with host families in modern residential areas such as Al Ba'ath, Tashreen University and 7<sup>th</sup> of April neighbourhoods.

**IDPs from Idleb:** The largest IDP community in the city is from Idleb Governorate. An estimated number of 10,580 low income families from rural areas in Idleb Governorate have been hosted by the traditional Idleb community in the city's southern neighbourhoods, mainly Al Skantouri area and the

eastern part of Al Quds neighbourhood. Al Quds used to be the city's most impoverished area. Currently, the local community is hosting the most vulnerable group of inter-governorate IDPs.

**Limited Returns of Original Population:** Due to the deteriorating security conditions across the country, a "reverse migration" trend has emerged. Many of the families who migrated over the past decades from Lattakia Governorate, mainly to Greater Damascus Region, decided to move or to send their family members back to Lattakia. This group of original Governorate inhabitants (estimated to be around 1,600 families) prefer to stay in the city of Lattakia due to three dominant factors: 1) Available housing that cannot be afforded in their original small villages, 2) The fact that most of them are serving in the public sector has enabled them to move their jobs to the city, 3) The relative safety of Lattakia neighbourhoods as compared to rural areas and 4) The social networks that can be retained which is similar to their migration circumstances. Most of this population group have found residences in the eastern neighbourhoods of Al Ba'ath, 7<sup>th</sup> of April and Tashreen University.

68% of the IDPs are from Idleb and Aleppo Governorates.

40% increase in Lattakia city population

5% of IDPs only are living in collective shelters, while remaining are in host and rental accommodation.

IDPs from Idleb Governorates are being hosted by the traditional Idlib community in southern neighbourhoods, mainly in Al Skantouri and eastern part of Al Quds neighbourhoods.



The Syrian crisis in general and the influx of IDPs to Lattakia is changing the city's character and its role in the country: (Map 3)

**1. New Sheltering Role:** The city has become a major shelter provider for IDPs from neighbouring Governorates, especially Idleb and Aleppo. This provides a new source of income for the local communities; however, it is also creating new strains on the services and infrastructure, economic competition between the Lattakian host community and the IDPs and is increasing social tensions.

**2. Informal Housing:** The informal housing sector has grown massively since 2011. Currently, it is around 22% of the total housing stock. This informal growth includes the addition of new floors to existing buildings and houses and new city extensions along the main regional roads; (Map 3). New buildings and extensions have also represented a way to take in the unexpected influx of population through renting, hosting, purchasing or squatting. Renting and hosting are the major trends among IDPs as purchasing is limited to upper income families.

Despite a phenomenal increase in the requests for building licenses during the crisis (see Figure 12), the official master plan expansion has been lagging for the past decade. The Municipality less determined to stop informal housing construction, as was the case in almost all Syrian cities. Figure 13 indicates that the cost of 1 square meter in the informal areas is almost 30% less than it is in formal new housing areas, and it is almost 40% less in market value. Although most of the new informal expansions enjoy quality building standards, most of them came at the expense of farming areas.

**A high proportion** of newly developed informal housing areas are kept unfinished due to two factors:

- While locally produced basic building materials are relatively available, finishing materials were normally imported or manufactured in other heavily impacted Syrian cities. The shortage has resulted in a massive inflation in the prices of finishing materials.
- Private sector investments are focusing on immediate territorial expansion of housing supply rather than on expensive finishing works, as informal housing contractors expect that the legal status of these new constructions will be formalized in the future, which will guarantee future profits even if Municipality reinstalled its capacity of combating new informal housing as it was before the crisis.

**3. IDPs leading manufacturing growth:** Mainly in secondary settlements which were newly added to the city which is supported by the displaced small and medium mini-factories from Aleppo. Most of these factories growth has copied the informal manufacturing sector in Aleppo fringes by

occupying ground floors of residential buildings mainly by garment industries. An increase in the official industrial licenses has also been noted by the Municipality and this trend is dominant in eastern secondary settlements annexed to Municipal jurisdiction such as Sunjuwan and Squeen as shown in Figure 14.

**4. Emerging economic trends:** which has changed city economy from tourism and transportation oriented investments, to housing, manufacturing and commerce. Middle and upper middle income IDPs not only transformed seasonal summer resorts into shelters, but also started their own investments even in the commercial heart of the city. Hundreds of shops, clinics and commercial offices started their businesses based on IDP investments, and only few of them teamed up with local investors.

This trend is not expected to increase further as the displacement trend for middle and upper middle income IDPs to Lattakia has slowed down after the peak in 2012 and 2013. However, it is expected that the emerging economic activities led by the IDPs investments will continue to exist in post crisis context; thus, it will negatively impact recovery in the IDPs original cities, and will create the bases for stabilization of IDPs as a new social group in the city.

Informal settlements form 22% of the total housing stock of the city

Building licenses granted by the municipality has increased by 58% in 2014 in comparison to those granted in 2011

81% is the profit margin for formal building construction compared with 66% for informal construction activities

Industrial activities licensing has increased by 31 times since the beginning of the crisis

Figure 12: Increase in number of building licenses issued by the municipality (Lattakia Municipality, 2014)

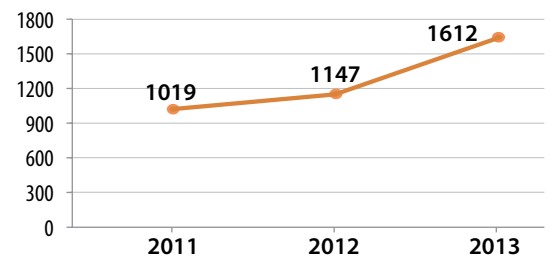


Figure 13: Cost and market price for new housing units in Lattakia (S.P, 2014/ UN-Habitat market research)

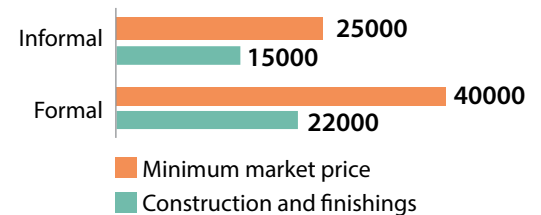


Figure 14: Increase in the number of licensed small and medium industries in Lattakia (Governorate of Lattakia)



## PRE-CRISIS SHELTER CONDITIONS

- The total number of housing units in Lattakia is approximately 131,000 (Lattakia Municipality, 2012), of which 16% was unoccupied and 7% was unfinished before the crisis. The high rate of unoccupied housing units is due to the fact that there was high a migration rate from the city towards the numerous resort chalets devoted to seasonal tourism. 80.5% of occupants were owners while only 6% were renters (CBS, 2010).
- 86% of housing units in Lattakia are modern multi-storey residential buildings, and most of houses are well serviced by electricity, water and sanitation as illustrated in *Figures 15 to 18*. Due to the city's unique pre-crisis shelter and housing capacity in unoccupied multi storey buildings, the city has been able to absorb IDPs from different cities in private rental accommodation.

Figure 15: Occupation of housing stock (CBS, 2010)

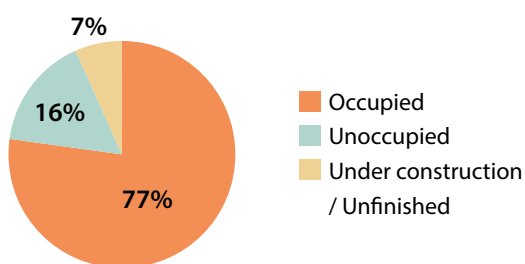


Figure 17: Tenure types in Lattakia (CBS, 2010)

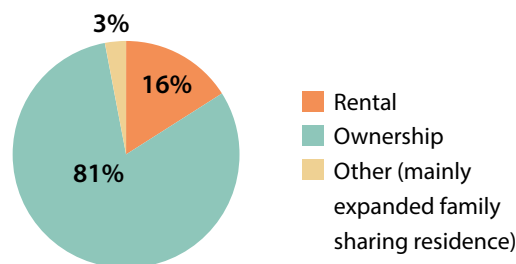


Figure 16: Dominant building typologies

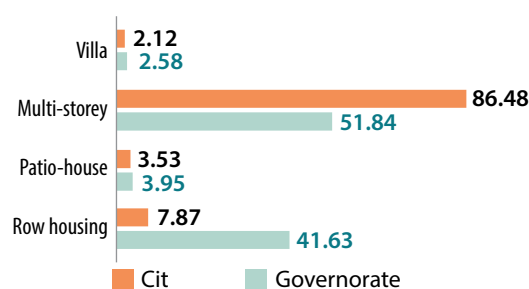
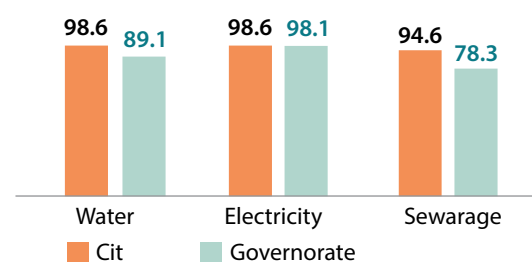


Figure 18: Percentage of houses supplied with basic services: water, sanitation, and electricity (%), CBS, 2010)



## HOUSING DAMAGE

A Limited number of houses in Al Quds neighbourhood were affected by the clashes in 2012 leading to non-structural damages. Almost all affected houses were repaired by people themselves. Later the neighbourhood became a major destination for IDPs.

Additionally, since the beginning of 2014, the city has been subject to rocket attacks that have caused minor damages. Repairs have been undertaken by the local population.

*Minor damages in residential buildings in Al Quds neighbourhood. 2014*



## CURRENT SHELTER CONDITIONS

Apart from Al Quds neighbourhood which has received Idleb IDPs due to strong family connections with the hosting community, **most IDPs have the selected hosting neighbourhood based on the availability of affordable housing. Currently 4 neighbourhoods are hosting 65% of the 167,900 IDPs** in Lattakia city: Al Quds, 7<sup>th</sup> of April, Al Asa'ad, and Al Thawra. The population of these neighbourhoods has nearly doubled (Interview with the Mayor of Lattakia, May 2014). (Figure 19 and Map 3)

The following facts outline current shelter conditions throughout the city as illustrated by Figure 20

- The majority of IDPs in Lattakia are not socially related with local communities. As a result:
  - Hosting IDPs by families in Lattakia is fairly low at 9% as compared to other Syrian cities such as Aleppo (35%) and Homs (30%)/ (UN-Habitat City Profiles Database, 2014).
  - As shown in Figure 20, 82% of IDPs in Latakia are living in rental accommodation. Most of the renting agreements are documented at the city municipality except in Al Quds neighbourhood where a big proportion of renting agreements are coordinated through social channels.
- Most of the IDPs rely on renting and co-renting for shelter. However, IDPs savings and assets are depleting, despite the expanded economic activities generated by a proportion of Aleppo IDPs.

3. Vulnerable IDPs are mostly sheltered in low-income housing neighbourhoods, as housing is affordable and informal jobs can be found to generate basic income. However, basic services in these neighbourhoods for both IDPs and hosting community are seriously strained, especially health care and education services which were already less available as compared to other neighbourhoods. Many IDPs have purchased their own shelter (not widely observed elsewhere in other hosting cities such as Rif Damascus cities, Tartous and Sweaida). High income Aleppo IDPs have either afforded to buy a property or are involved in the recent informal housing expansion. Adding a storey in Al Quds neighbourhood is usually occurring in agreement with the relatives that own the ground level. This strategy provides long-term residence rather than having to share the same space with the hosts. While hosted families pay for the cost of building additional floors (roughly 5,000 USD for an average 70 square meter apartment given that labour is usually provided by the IDPs themselves as most IDPs from Idleb are construction workers). Long-term arrangements are not determined, as it is unclear when the hosted family may decide to return to their homes.

- The density in some of the hosting neighbourhoods has increased significantly. In Al Thawra for example, the density has increased from 555 people per hectare in 2010 to 848 people per hectare in 2014 and 7<sup>th</sup> of April from 235 people per hectare in 2010 to 456 people per hectare in 2014. Figure 21 illustrates the density increase across neighbourhoods.

Figure 19: Estimated distribution of IDPs per Lattakia neighbourhoods. UN-Habitat 2014 estimate, Latakia Governorate 2013 and 2014

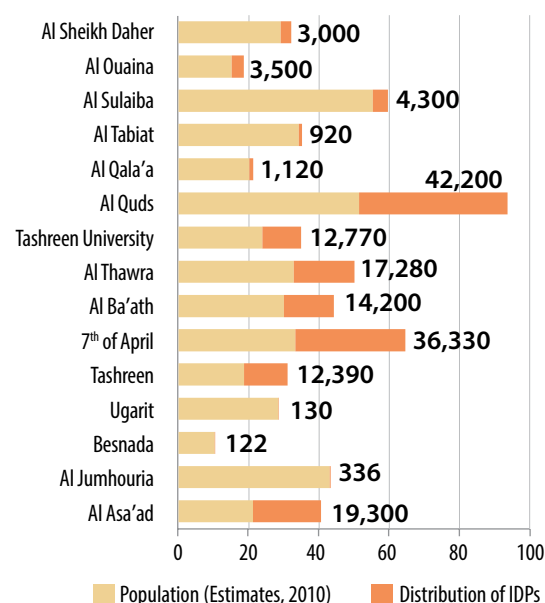


Figure 20: Breakdown of IDPs by shelter type. (UN-Habitat 2014 estimate, Latakia Governorate 2013 and 2014)

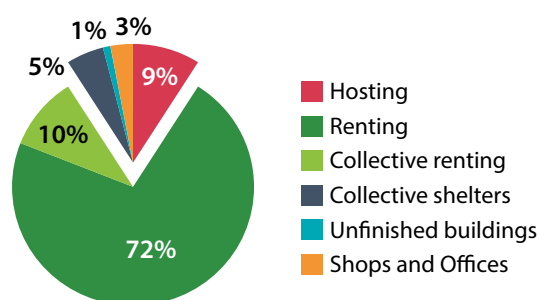
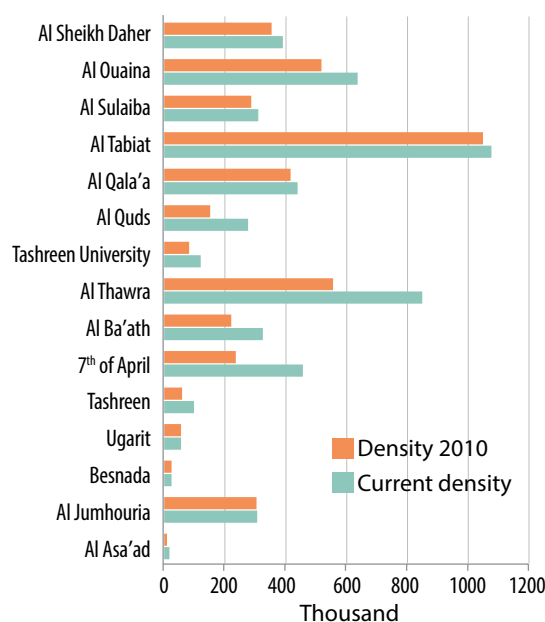


Figure 21: Changes in population densities by neighbourhood (UN-Habitat)



## COLLECTIVE SHELTERS

Seven collective shelters currently exist in the city, hosting only 5% of total number IDPs. To date, a large proportion of the humanitarian assistance has been provided to collective centres. This trend can also be seen in other Governorates and cities. Most of the families in collective shelters are vulnerable IDPs from the Idleb or from Lattakia Governorate's rural areas. Olympic/Sport City is the largest collective shelter, where 7,000 IDPs are hosted in tents, pre-fabricated caravans and in the main stadium. The other collective shelters are mostly schools, currently hosting 2,050 IDPs. (UNHCR, 2014)

Despite considerable international support to collective shelters, several unaddressed issues remain, namely:

- (i) Overcrowding which is causing conflicts and disease outbreaks (mainly skin diseases),
- (ii) Movement restrictions are posed against certain hosted groups (IOM, 2014) and
- (iii) The lack of livelihoods for families who have been displaced for more than two years, which has left hosted families completely dependent on humanitarian assistance.

## RENTING AND CO-RENTING

Renting is a dominant shelter modality in Latakia and makes up to 82% of total shelter intake. There has been a significant increase in rental prices and an increase in evictions due to the inability to pay (See Figure 22). The increase in the profits from rental market has also stimulated the construction of informal housing, especially in neighbourhoods which are attracting high rates of IDPs. Renting in Lattakia can be broadly characterized according to three main types:

- Traditional urban areas which comprises 11 western highly populated neighbourhoods where upper-income IDPs can afford renting. The host community, however, has become under pressure due to increasing rental prices and strain on basic services such as health, education, and solid waste collection. The minimum rent in such areas is 25,000 S.P (150 USD) while the average housing space is 110 m2.
- Informal housing which includes 8 areas which are receiving low-income IDPs and some of the reverse migrants, as rent is mostly affordable. Minimum rent in such areas is 15,000 S.P (90 USD) while average housing space is 90 m2.
- Resort chalet units which are highly expensive to rent are being used for collective renting (2 to 3 families) to share rental costs. These units are often in the form of twin houses, which facilitates co-renting. Minimum rent in such areas is 35,000 S.P (200 USD), while average housing space is 100 m2.

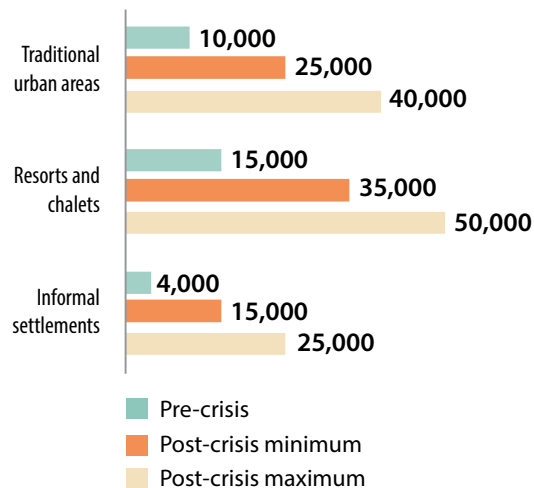
Alternate shelter options must be explored for the IDPs in collective shelters as a priority.

The Governorate in partnership with the Ports authority and international humanitarian actors (IOM) is planning a temporary shelter project composed of steel and concrete re-usable units in the northern expansion of the port. Scale and scope of this shelter project is still undetermined (UNHCR, IOM).



Informal expansion of housing @UN-Habitat 2014

Figure 22: Changes in rental market (S.P)  
(UN-Habitat field observations, Lattakia Governorate)



## HOSTING

Hosting is usually a temporary shelter option for newly arriving IDPs in Latakia. Long term hosting is only observed in three neighbourhoods:

- 1. Al Quds:** Idleb community hosting IDPs from Idleb rural areas for the last two years. Most of whom are low income families working in the construction sector or occupying small retail businesses.
- 2. Al Ouaina:** families hosting middle income relatives from Kessab since April 2014.
- 3. 7<sup>th</sup> of April:** families receiving relatives coming back to Latakia in reverse migration since 2011 and who are mostly occupying public services jobs.

## NON-RESIDENTIAL SHELTERS INCLUDING UNFINISHED BUILDINGS

Almost 3% of IDPs are living in rented offices and shops in the heart of the city. Some of these families combine residential and income generation uses in these shelters.

Only 1% of IDPs occupy unfinished buildings, which are mostly located in two neighbourhoods (Tashreen and Ugarit). This shelter option is much less common than in other Syrian cities receiving IDPs, despite the fact that the number of unfinished buildings in Latakia hosting neighbourhoods was actually increasing. Some of the factors that explain this low rate are:

- 1. Shelter standards in the unfinished apartments in the traditional informal areas are highly sub-standard. Despite changes and arrangements that displaced families may introduce to the living space including the provision of informal water and electricity supply, **necessary water storage and sanitation, insulation and hygiene up-grades are difficult to implement.****
- 2. Lack of formal approvals by owners for occupying unfinished buildings is a challenge (as in the case in most Governorates and Syrian cities). Lack of agreements is adding to protection issues for IDPs as they risk the introduction or increase of rents, evictions or exploitation by owners. Owners are also not consulted on the types of building upgrades. In many cases, owners are refusing to allow the use of semi-permanent materials due to the risk of losing property rights to the IDPs.**
- 3. Most of the unfinished building owners are still inside the city, closely monitoring their properties and hence the level of squatting is low.**
- 4. Most of the occupied unfinished buildings in other Syrian cities are in public social housing projects. Latakia has very few unfinished blocks of this type of public housing (Interview with the Mayor of Latakia, May 2014).**

The Governorate of Latakia estimates that only 9% of IDPs are being hosted by Lattakian families which in fact may be an underestimation especially in Al Quds neighbourhood, which is a major absorbent of IDPs (observations of UN-Habitat team during site visit to the neighbourhood, April 2014).

**Although it is extremely challenging to identify the category of hosted IDPs, UN-Habitat estimates that 50% of Al Quds IDPs (4,500 families) are being hosted.**



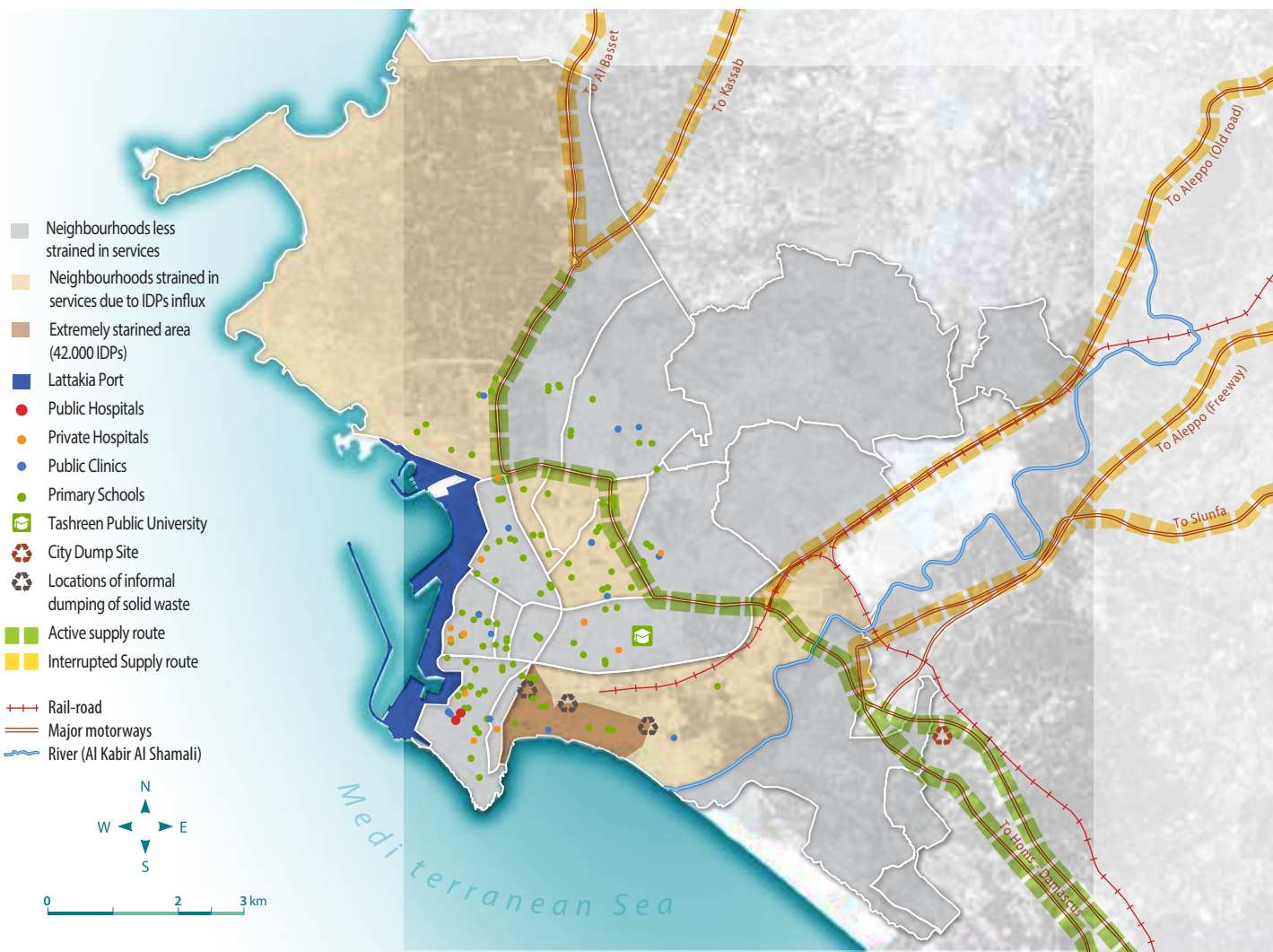
*A family living in an unfinished building at Al Quds neighbourhood. Hiba.M@UN-Habitat 2014*



*Unfinished housing space arranged by a displaced family. Hiba.M@UN-Habitat 2014*



## MAP 4: DISTRIBUTION OF CITY BASIC SERVICES AND AREAS OF STRAINS



Most of the IDPs in Lattakia have settled in the neighbourhoods that were least serviced before the crisis. Poverty, affordability of life costs and shelter and social networks are the main factors affecting IDPs choices of neighbourhoods. Some of the IDPs also sought settling in neighbourhoods where they had the potential to develop new housing units or rooms' extensions. This however has exerted pressures on the services and infrastructure in the neighbourhoods that were least prepared for the influx of IDPs. Both local community and the IDPs are currently lacking basic services including health, education, and water supply in the 4 major hosting neighbourhoods.

### WATER AND SANITATION

Lattakia has always suffered from lack of drinking water during the summer and autumn seasons, despite the high rainfall rates in the region. Weak water management systems and a lack of investment in water catchments and storage projects in the rural areas surrounding the city have resulted in huge annual losses in renewable drinking water resources. Although 98.6% of Lattakia houses have improved water networks (CBS, 2009), the city's daily water supply did not exceed 12 hours in dry seasons

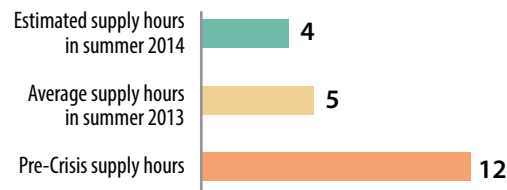
before the crisis. The recent increase in population has resulted in a drop in a 40% in water supply (Figure 23). The increase of informal housing units in some locations is straining current network capacity; especially in 7<sup>th</sup> of April and Al Thawra neighbourhoods. This condition is expected to deteriorate further during the summer of 2014 as the past winter season was dry, minimizing sources of Al Seen, is city's main water resource located in Tartous Governorate,. Water supply has dropped from 14 m<sup>3</sup>/sec to only 6 m<sup>3</sup>/sec (Public Water Company, 2014).

Almost 95% of housing units in the city were connected to the city's sewerage network (CBS, 2009), but recent informal housing expansions may decrease this rate. However, the city did not have a waste water treatment facility, and was simply discharging sewerage water on the city's northern shore (adjacent to resorts areas). The increase in the daily discharge rate will certainly deepen environmental and hygiene hazards.

In the mostly impacted neighbourhoods by the influx of IDPs, the local authorities were unable to make substantial investments to improve the supply of services, including water and sanitation. The gap in the water supply has been partially bridged by

the increase in the role of private suppliers. Most of these suppliers are depending on local wells as a source for their commercial activity, providing non-potable water for the areas that are less supplied from the public network. However, prices of this commercial water started to increase significantly in the past weeks by the start of the hot season, and currently, 1 qum of drinking water costs 15 USD in neighbourhoods like 7th of April and Al Thawra.

Figure 23: Changes in daily water supply hours (Public Water Company)

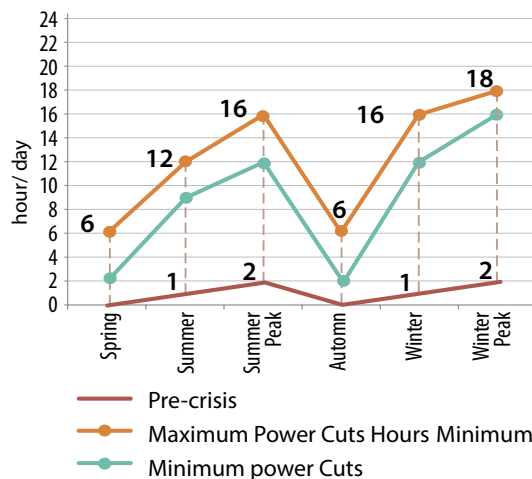


ELECTRICITY 

Due to the weather conditions on the Mediterranean coast, Lattakia was dependent on electricity for heating and air conditioning of housing and commercial spaces prior to the current crisis (most Syrian urban settlements rely more on diesel for heating). Given the seasonal surges in demand, Lattakia used to experience 2 hours of outage in summer and winter even before the crisis.

Currently, all city neighbourhoods are evenly subject to electricity blackouts which range from 6 to 18 hours per day depending on the seasonal demand as shown in Figure 24. Long power outages is affecting all businesses, and increase operation costs due to the need to run alternative generators, especially in the neighbourhoods that generate most of the population income where markets, clinics and professional services are located: Al Sheikh Daher, Al Ouaina, and Tashreen University neighbourhoods.

Figure 24: Duration of Power Cuts (hours/ day)



All health care infrastructure in the city is functional, including 2 public hospitals, 11 private hospitals and 9 public clinics (Map 4). An increase in the number of private clinics has been observed especially in the city's commercial neighbourhoods such as Al Sheikh Daher, Al Ouaina and Tashreen University. Hundreds of displaced professionals have started new private health care businesses to meet the increased demand. Although Lattakia enjoyed high rates of per capita bed capacity (240 people per operational bed, as compared to 1610 in Aleppo or 519 in Homs) (Ministry of Health, 2012), health services are severely strained due to the following reasons:

- Noticeable drop in the operational bed capacity took place due to the population increase, and to increased demands on the city's capacity from other areas within the Governorate. Figure 25 shows increase in number of people per operational bed from 240 in 2010 to 335 in 2014;
- Spatial distribution of health care facilities does not match post crisis population distribution, which is placing high transportation costs on people in need (Map 4);
- Low daily electricity supply rate is interrupting private clinics operations and causing delays in service delivery and increase in health care costs;
- Disease outbreaks, especially in collective shelters due to overcrowding. Some parts of the city also suffered from unprecedented outbreaks of lice and skin diseases during summer 2013, mainly in the areas of emerging population increase.

Figure 25: Bed capacity per-capita in private and public facilities

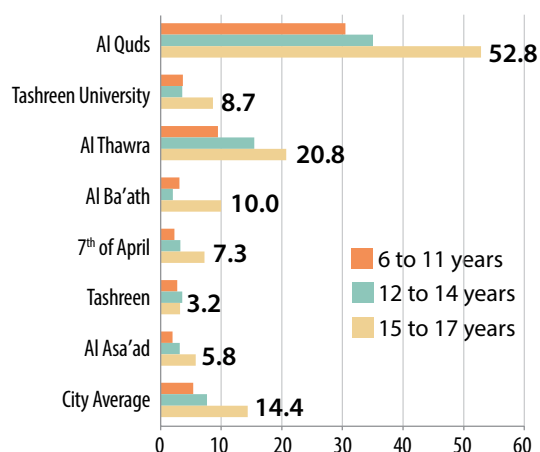


EDUCATION 

29,200 students have newly enrolled in the public primary education system. This has resulted in an increase in the average number of students per classroom from 27 to 45. IDPs movement to Latakia has added strains on the educational facilities and most are operating double shifts to accommodate the growing population. Only 10% of Lattakia schools had 2 shifts in 2011; currently, 70% of schools are operating in two shifts despite the fact that number of teachers have significantly increased and could efficiently cope with the demand, as many of the «opposite migrants», especially females, were public sector teachers, and they were allowed to relocate their duty location into Lattakia (Lattakia Governorate, 2014). (Map 4)



Figure 26: Pre-crisis drop-out rates in neighbourhoods mostly receiving IDPs (% , CBS, 2009)



In addition, it is important to highlight that Al Quds neighbourhood had the highest pre-crisis drop-out rates in the city. Currently the local community in Al Quds is hosting nearly 42,000 IDPs of similar social background which may imply an increase in the drop-out rates in this neighbourhood both for local community and IDPs. (Figure26)

Number of enrolled students in Tashreen Public University has increased from 55,900 students in 2010 to 85,300 in 2013. This is a result of increasing number of students from different affected Governorates such as Aleppo and Euphrates public universities.

## SOLID WASTE

Collection capacity is under severe pressure due to the increased amount of solid waste generated by the IDP influx. The municipality reported doubling of waste production from 400 to 850 tons per day. This increase reflects both population growth and increase in the economic activities by the IDPs. Despite the availability of the collection vehicles, the lack of fuel supplies combined with a significant decrease in the number of operational laborers are adding to pressures on daily garbage collection, especially in Al Quds, Ugarit, and Tashreen neighbourhoods. Map 4 shows locations of three informal dumpsites that have emerged inside urban areas.

The municipality was planning to establish a new landfill in 2012. Budget limitations and technical challenges stopped the works and forced the municipality to continue to operate the old dumpsite at Al Bassa (Map 4). This site poses serious environmental hazards, since that the site is located close to an important source of water for agricultural production south of Lattakia city and it lacks basic site arrangements for environmentally safe disposal. Recent update from the city municipality claims that the new landfill site will be operational before the end of 2014.



## AREA: A

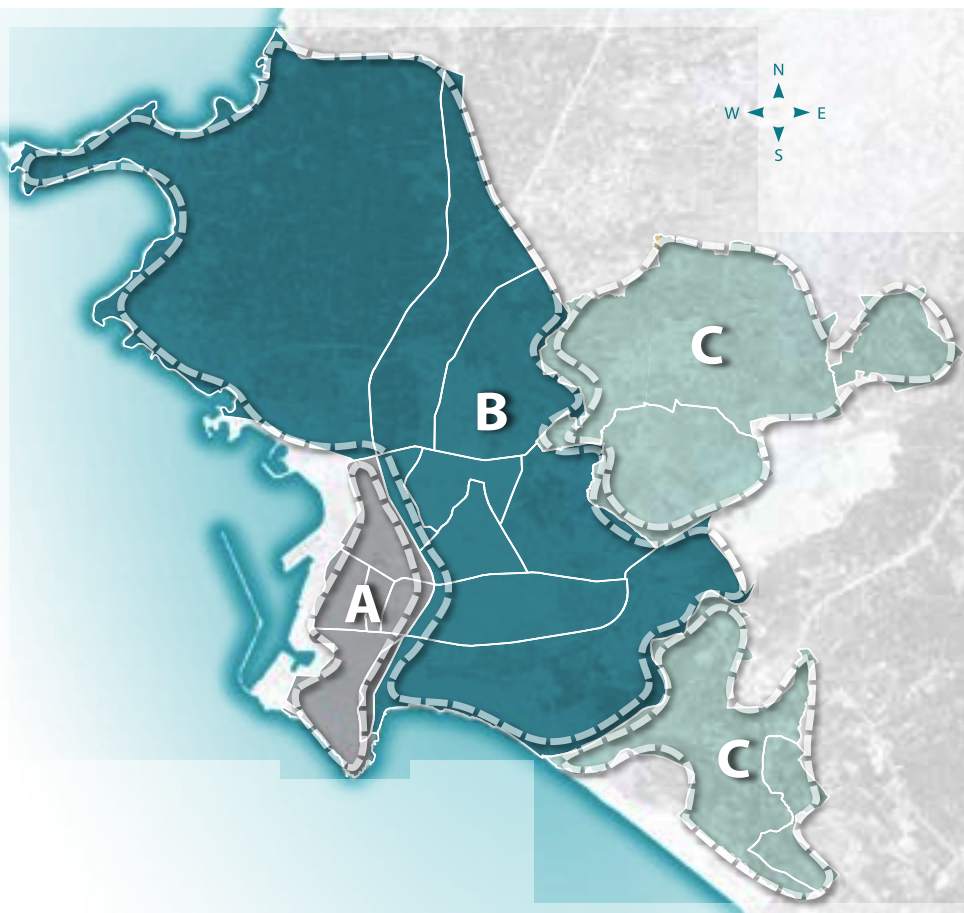
**LESS IMPACTED AREA WITH STRAINED SERVICES, HOSTING MIDDLE INCOME IDPS**

## AREA: B

**HIGHLY IMPACTED AREA, HOSTING MOST VULNERABLE IDPS WITH INCREASED INFORMAL HOUSING**

## AREA: C

**MEDIUM IMPACTED AREA, SECONDARY SETTLEMENTS HOSTING MOSTLY INTRA-GOVERNORATE IDPS AND "DISPLACED" INDUSTRIAL INVESTMENTS**



	AREA: A	AREA: B	AREA: C
<b>Urban description</b>	Modern high density residential and commercial neighbourhoods	High density residential area, dominated by informal housing	Low density suburbs, annexed to municipality
<b>Original pre crisis population</b>	196,900	239,600	24,000
<b>Current population</b>	210,050	358,900	30,900
<b>Total IDP population</b>	13,100	119,280	7,900
<b>Original population income group</b>	Upper and middle income	Middle and low income, with very low income in the informal housing areas	Low income
<b>Vulnerability of hosted IDPs</b>	Middle income IDPs	Low and very low income, less serviced	Very low income
<b>Current population density levels</b>	400 persons/ha	205 persons/ha	56 persons/ha
<b>Basic services strain level</b>	Low strained area	Highly strained area	Medium strain area
<b>Predominant IDP shelter types</b>	Renting in residential buildings, shops and offices	Renting, hosting, and unfinished buildings	Buying and renting
<b>Average monthly rent (USD)</b>	170 USD	90 USD	50 USD
<b>Electricity supply hours per day</b>	18 hours per day	12 hours per day	12 hours per day
<b>Access to food and markets</b>	Accessible	Limited accessibility	Limited accessibility
<b>Garbage collection</b>	Operative	Partially operative	Partially operative
<b>Health facilities and services</b>	Accessible	Partially accessible	Partially accessible
<b>Educational facilities</b>	Accessible	Partially accessible	Accessible



## NEIGHBOURHOOD DESCRIPTION

### AREA: A

#### LESS IMPACTED AREA WITH STRAINED SERVICES, HOSTING MIDDLE INCOME IDPS

- Acceptable level of **municipal services** is still provided as compared to other city areas, including waste collection, and enforcement of building regulations. Informal housing activities are very limited.
- **Markets** are expanding, increase in local demand due to the influx of IDPs and the city dependency on the area markets is supporting retail businesses. IDPs investing in the traditional markets and competing local investments, informal street trading is also widespread.
- **Internal mobility** is seriously interrupted due to road blocks and lack of public transportation's coping capacity, services and markets are less accessible for low income inhabitants and IDPs. Concentration of city's public and private **health infrastructure** and clinics in the area. Capacity of these health facilities is constrained by electricity shortage, and health service is seriously strained due to the increase of inhabitants. Health care professionals coming from Aleppo are opening new businesses and are competing with local professionals. 51 schools exist in this limited area out of the city 100 schools.
- **Schools are less stretched** when compared to the rest of the city or to other services, as number of hosted IDPs in the area is generally limited. Most of the IDPs are renting in residential buildings or commercial spaces; 4 folds **increase in rental current prices** and 1.5 fold increase in fixed prices due to the increase in the housing and commercial demand. Local community renters impacted, and only middle income IDPs are attracted to the area.

### AREA: C

#### MEDIUM IMPACTED AREA, SECONDARY SETTLEMENTS HOSTING MOSTLY INTRA-GOVERNORATE IDPS AND "DISPLACED" INDUSTRIAL INVESTMENTS

- Accommodation of vulnerable intra-governorate IDPs mainly through renting and hosting by relatives. Vulnerability of hosting community is exacerbated by the implications of hosting and population increase.
- Lack of essential basic services, specifically health and education as these peri-urban areas were unprepared for the current demand.
- Expansion in the construction sector due to increase in the housing demand, leading to occupation of master plans areas that were originally targeting 25 years of expansion.
- Emergence of industries initiated by the displaced investments from Aleppo, which is straining local natural resources and changing urban environment, but also providing sources of income in the form of basic labour occupations.

### AREA: B

#### HIGHLY IMPACTED AREA, HOSTING MOST VULNERABLE IDPS WITH INCREASED INFORMAL HOUSING

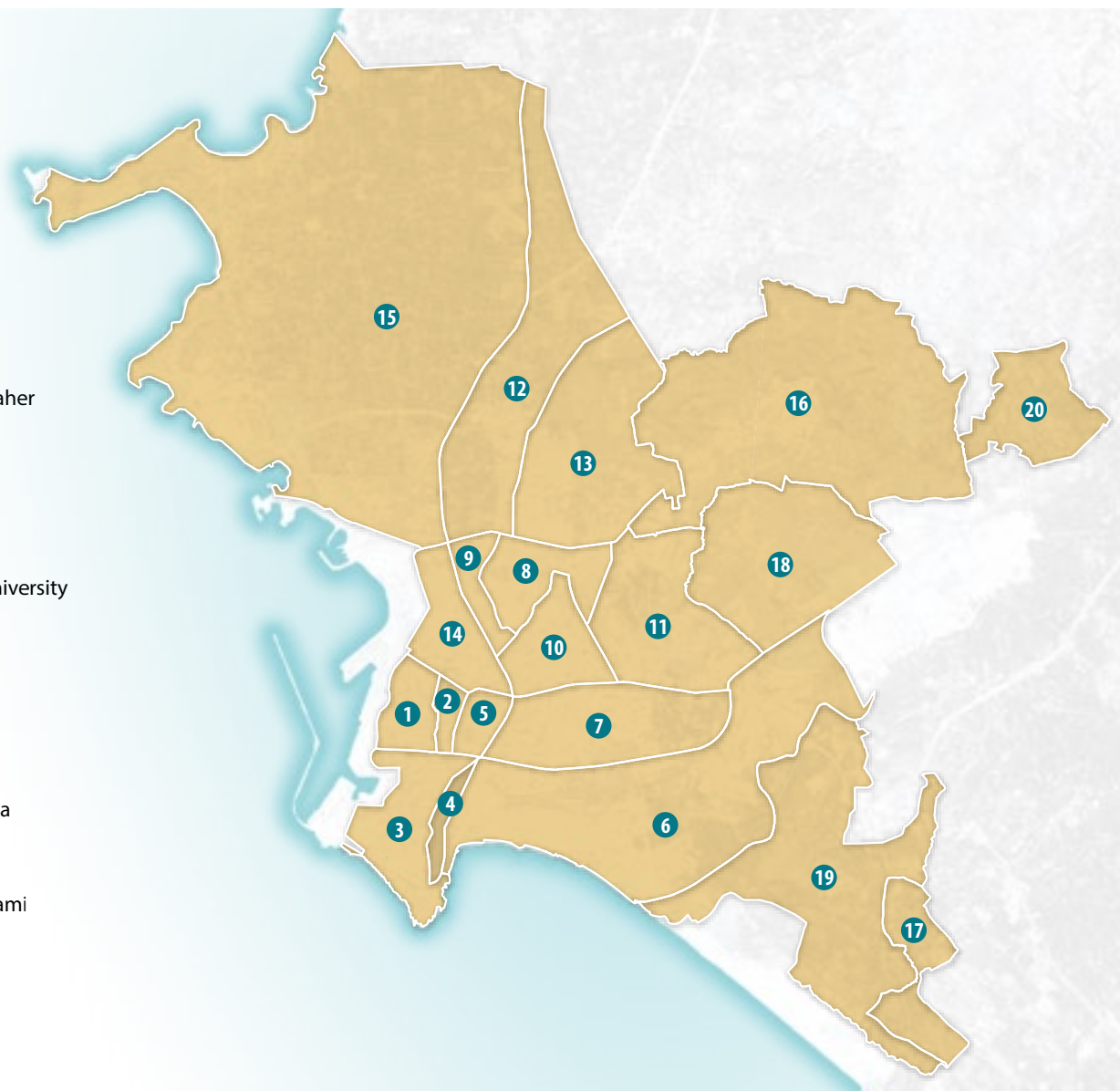
- Interruption of municipal services, especially **solid waste collection** due to increase in waste production and lack of coping capacity.
- **Pressure on educational facilities** due to increase in number of students, and increase in drop-out rates in some neighbourhoods, especially among IDPs. 44 schools exist in the area out of the city 100 schools. Doubling of population in some of the area neighbourhoods is causing pressure on facilities. Drop-out increased in Al Quds and Al Thawra neighbourhoods, mainly among IDPs.
- Lack of medical services, and inaccessibility to the available health care facilities in the city (Area A) due to transportation and mobility constraints, which is adding to the costs of service acquisition.
- Local shortages in water supply due to strains on the network capacity and emerging demand, with **increase in the water supply deficit** expected in the coming summer season.
- **Informal housing growth** is continuing, with lack of adequate enforcement of master plan regulations and building codes, and major urban short and long term implications, including current **inadequacy of water and electricity supplies** in areas where demand is unaccounted.



ISSUE		PRIORITY
<b>CITY</b>		
<b>Area: A</b>		
<b>Shelter</b>	<ul style="list-style-type: none"> <li>Majority of the IDPs are renting, which is contributing to the inflation of rental prices and pressing on the resources of both the IDPs and local community.</li> <li>Increase in evictions due to rental prices increase, which is forcing many displaced households to search for non-residential spaces for shelter.</li> <li>Occupation of non-residential buildings by IDPs, mainly office spaces that lack basic space arrangements.</li> <li>Current plan for building transitional shelters on empty land for over 200 families. These settlements may expand and will result in additional strains on sewage and water network.</li> </ul>	<ul style="list-style-type: none"> <li>Identify efficient approaches to support vulnerable families renting in the Area.</li> <li>Provide adequate shelter assistance to the IDPs in non-residential buildings, including kitchen kits, water storage means, and bathing space arrangements.</li> </ul>
<b>Health</b>	<ul style="list-style-type: none"> <li>Extreme strains on the public health centres as the Area facilities are providing services to almost all city occupants.</li> </ul>	<ul style="list-style-type: none"> <li>Provide assistance to local public health authorities to reinstate capacity.</li> </ul>
<b>Area: B</b>		
<b>Shelter</b>	<ul style="list-style-type: none"> <li>IDPs renting and hosted in residential and non-residential accommodations.</li> <li>Increase in informal housing extensions, sub-standard shelter spaces are arranged to accommodate the IDPs mostly through renting and hosting.</li> <li>Nearly 330 displaced households are occupying unfinished buildings, mostly located in Al Thawra and 7th of April neighbourhoods.</li> </ul>	<ul style="list-style-type: none"> <li>Provide support for identification and optimization of buildings for IDPs including unfinished and un-used public and private buildings.</li> <li>Provide shelter assistance for vulnerable IDPs through preparing additional shelter options for medium term, including assistance for unfinished buildings and arrangements of sub-standard residential spaces.</li> </ul>
<b>Livelihoods and food</b>	<ul style="list-style-type: none"> <li>Vulnerable local communities in Al Quds and 7th of April neighbourhoods are hosting displaced relative families.</li> <li>Pre-existing vulnerabilities in the hosting areas exacerbated.</li> <li>Poor diversity of food products in the markets, inaccessibility to infant formula and cooking fuel due to lack of income.</li> <li>High unemployment, low income generation and increase in informal economic activity.</li> </ul>	<ul style="list-style-type: none"> <li>Support productive sectors, including small businesses and capacity building through vocational training programmes.</li> <li>Ensure continued supply of fuel and essential supplies.</li> <li>Support regeneration of the local economy through cash based inter sectoral assistance.</li> </ul>
<b>Health</b>	<ul style="list-style-type: none"> <li>Increased difficulty and cost to access services.</li> <li>Limited access to medical professionals, especially impacting vulnerable households.</li> <li>Communicable diseases such as diarrhea illnesses and skin diseases are fairly common in hosting areas, especially in Al Quds.</li> </ul>	<ul style="list-style-type: none"> <li>Support solutions for local medical services in the areas where IDPs are grouping.</li> <li>Support provision of medicine, including vaccinations and communicable diseases treatment.</li> </ul>
<b>Education</b>	<ul style="list-style-type: none"> <li>Excessive pressure on available school infrastructure. This is unclear and vague</li> <li>Increase in drop-out rates in Al Quds and 7th of April neighbourhoods especially among female students or due to income pressures forcing families to send the children to the labour market.</li> <li>Inaccessibility to educational materials (textbooks, pens, etc..)</li> </ul>	<ul style="list-style-type: none"> <li>Ensure continued operation of education services for all levels. This is unclear and vague</li> <li>Coordinate education attendance support programmes with household and community assistance interventions.</li> <li>Support accessibility to educational materials before the coming semester.</li> </ul>
<b>Waste</b>	<ul style="list-style-type: none"> <li>Widespread uncollected waste on streets leading to public health hazards.</li> <li>Increase in waste generation and quantity due to population increase.</li> <li>Reduced municipal waste collection and disposal capacity.</li> </ul>	<ul style="list-style-type: none"> <li>Increase waste collection and disposal capacity and enhance access in areas where waste collection is less efficient.</li> <li>Support municipality in waste reduction and waste separation and engage local private sector in garbage collection.</li> <li>Community advocacy campaigns on hazards of free dumping and society participation in collection operations.</li> </ul>
<b>Municipal Services</b>	<ul style="list-style-type: none"> <li>Lack of urban information system necessary to monitor emerging urban trends and phenomena.</li> <li>Lack of Municipal capacity to control illegal housing expansion.</li> </ul>	<ul style="list-style-type: none"> <li>Provide Municipal information management tools and initiate capacity building programmes at Governorate and Municipal levels.</li> <li>Develop Municipal capacity to monitor informal encroachments.</li> </ul>
<b>Water and sanitation</b>	<ul style="list-style-type: none"> <li>Severe shortage of water supply in most of the newly developed informal areas due to unaccounted demand.</li> <li>Pressure on sewage pipes in collective centres and high density neighbourhoods.</li> </ul>	<ul style="list-style-type: none"> <li>Emergency rehabilitation of water infrastructure required.</li> <li>Water conservation and management measures to be developed to alleviate strain on supply.</li> <li>Support to local drinking water private sector providers.</li> <li>Replacement and upgrading of sewage pipes in high priority areas.</li> </ul>
<b>Area: C</b>		
<b>Shelter</b>	<ul style="list-style-type: none"> <li>Vulnerable local families are hosting vulnerable intra-governorate IDPs.</li> </ul>	<ul style="list-style-type: none"> <li>House hold support to hosting families to relieve strain and improve living conditions.</li> </ul>
<b>Livelihoods</b>	<ul style="list-style-type: none"> <li>High unemployment, income generation decreasing.</li> <li>Inaccessibility of local community to emerging industrial activity.</li> </ul>	<ul style="list-style-type: none"> <li>Support capacity building programmes for the unemployed youth to increase local employment rates.</li> <li>Support productive sectors, enclosing small businesses.</li> </ul>
<b>Food</b>	<ul style="list-style-type: none"> <li>Vulnerable families unable to access needed food supplies.</li> <li>Rising food prices.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure secure and continued access for food supplies.</li> <li>Increase humanitarian assistance in the Area for both the IDPs and the hosting community.</li> </ul>

# NEIGHBOURHOODS OF LATTAKIA

- 1 Al Sheikh Daher
- 2 Al Ouaina
- 3 Al Sulaiba
- 4 Al Tabiat
- 5 Al Qalaa
- 6 Al Quds
- 7 Tashreen University
- 8 Al Thawra
- 9 Al Barath
- 10 7<sup>th</sup> of April
- 11 Tashreen
- 12 Ugarit
- 13 Besnada
- 14 Al Jumhouria
- 15 Al Asaad
- 16 Squbeen
- 17 Sheikh Al Hami
- 18 Sunju'wan
- 19 Al Bassa
- 20 Rodo



Lattakia City - Hiba.M@UN-Habitat 2014





CITY PROFILE **LATTAKIA**  
May 2014

City profiles will be updated every three months and be available online at:  
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*Adding floors to existing buildings - Hiba.M@UN-Habitat*

**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