



Nabaa
NEIGHBOURHOOD STRATEGY
Bourj Hammoud, Lebanon

FOREWORD

“Building development to address the emergency” is the philosophy behind the intervention that the Italian Agency for Development Cooperation (AICS) is financing and realising together with the United Nations Human Settlements Programme (UN-Habitat).

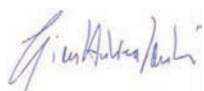
“Building development” because working to strengthen infrastructure and enhance public services in the marginal areas of Lebanese cities is, in the medium and long term, a principal road to a better quality of life for vulnerable groups of the population.

“Address the emergency” since the rapid and constant urbanisation of the country’s cities is a factor associated with social vulnerability in many metropolitan areas. Whilst urbanisation is an established trend in Lebanon, the process has surged over the last six years with the influx of over a million refugees fleeing the Syrian civil war.

The rapid increase in urban population is impacting on the daily life of host communities, adding stress to social and health infrastructure, on the local economic fabric and on the social organisation of the neighbourhoods.

For these reasons we consider that a multisectoral approach, that involves civil society and stakeholder institutions, as characterises this project, is the best tool to address the situation. Because of its structural characteristics in terms of duration and scale, the situation cannot be addressed as a mere emergency, but needs actions aimed at urban reshuffle, economic development and social growth.

From analysis of overall conditions in neighbourhoods from four cities, the production of profiles based on identified needs that can inform integrated solutions to social, economic and structural challenges, this is work that, with the support of AICS, UN-Habitat is committed to realising.



Gianandrea Sandri
Director of the Italian Agency for Development Cooperation (AICS), Beirut.

Bourj Hammoud is a municipal district with one of the most diverse populations in the country. It is also one of the most active and vibrant industrial and economic hubs.

Being on the northern boundary of the capital, this swampy area was home to a few farming families, until survivors of the Armenian Genocide were settled there by the authorities of the day. These and their descendants inhabited the area and constructed residences and businesses there. The area became a prosperous industrial and commercial zone that soon turned into an attraction point for job-seeking people from around the country and abroad.

Today, this densely populated area is facing several challenges due to the civil war, successive conflicts and general neglect. We are determined to overcome these challenges. We have already begun with dealing with some of the most urgent issues, as well as planning for the rehabilitation and improvement of our city.

In this context, the neighbourhood profile and the neighbourhood strategy could prove to be a valuable tool in helping to determine the most urgent needs, and in guiding partial or holistic interventions in ways that “fit the part into the master plan”.

We welcome this report, and highly appreciate the efforts that were put into it. We intend to make the most of it for the benefit of Bourj Hammoud and the Nabaa neighbourhood. We hope that UN-Habitat will work with us to extend the Nabaa profiling exercise to the remainder of Bourj Hammoud, a territorial unit that shares common conditions and challenges.



Mardig Boghossian
Mayor of Bourj Hammoud

On behalf of UN-Habitat Lebanon, I would like to express our deep appreciation to the Italian Cooperation for Development for their generous support, which made this document possible. I also acknowledge the commitment of the Municipality of Bourj Hammoud in facilitating the work of the team, contributing to the provision of data and reviewing drafts. I highly appreciate the involvement of community members and other actors in providing valuable inputs into the assessment and validation processes.

I would like to acknowledge the partnership with the University of Notre Dame (NDU), through which 42 students contributed to the field work, providing input in the building and infrastructure assessment. The on-going collaboration with ACTED which goes beyond this profiling exercise in Nabaa, is also recognised. Gratitude is due to community mobilisers who facilitated the work of the field team and encouraged the cooperation of community members.



Tarek Osseiran
Country Programme Manager at UN-Habitat Lebanon

CREDITS & ACKNOWLEDGEMENTS

The Nabaa Neighbourhood Strategy was prepared with information collected through a field assessment and interviews with local residents and key neighbourhood members. We wish to thank them for their contribution to the production of the Neighbourhood Profile for Nabaa, which provided the foundation for this current report.

The recommendations and validation of Nabaa local representatives group, gained through a series of meetings, is recognised. Participants were: Georges Krikorian (Municipality of Bourj Hammoud), Wael Zaayter (Activist/ Municipal Police Guard), Mohammad Hachem (El Ahliah School Director), Hayat Fakhreddine (Activist), Moussa Cherri (Mokhtar), Miled Aoun (Mar Takla School Director), Ferial Aoun (Mar Takla School Administrative), Rajaa El Zein (Syrian Refugee), Fawziye Blayble (Activist), Louis Saad and Christian Saker (ACTED Representatives), Elie Najjar, Ghassan Assaad and Issam Lamaa (Key Informants).

This report was written by Riham Kowatly, researched by Elie Mansour, Maryam Nazzal and Ali Saad, and designed by Julie Brun, all of UN-Habitat Lebanon.

Disclaimer :

UN-Habitat has developed this Neighbourhood Strategy based on the findings of the Neighbourhood Profile (UN-Habitat, 2016). The omission of potential interventions may be due to the selective scope of UN-Habitat and/or the current methodology, or may require further study.

*Nabaa Neighbourhood Profile (NP) (UN-Habitat, 2016) is a multi-sectoral diagnostic and analytical tool developed in coordination with communities, local authorities and other stakeholders to assess the vulnerabilities of the neighbourhood. See <https://unhabitat.org/lebanon/> or <http://data.unhcr.org/lebanon/> For further information including GIS data, contact info.lebanon@unhabitat.org.

WHAT IS A NEIGHBOURHOOD STRATEGY?

The Neighbourhood Strategy is a spatial and thematic phased response plan that is informed by the outcomes of the Neighbourhood Profile* (NP) (UN-Habitat, 2016) for the same area.

UN-Habitat Lebanon produces neighbourhood strategies as a basis for fostering coordinated action between partners to the Lebanon Crisis Response Plan and local authorities to enhance the response in urban neighbourhoods. The strength of the recommendations derives from their area-based nature. As an alternative to cohort-based or sector-based points of entry, the area-based approach starts with a defined geography in which integrated multi-sector and multi-stakeholder action and engagement may be advanced, potentiating optimal targeting, holistic programming and operational efficiencies. Substantively, the strategies focus on improving living conditions through community stabilisation, the upgrading of basic urban services and housing, and improving capacity for effective governance. Recommendations are phased in order of identified needs, irrespective of the actual or likely availability of funds.

The strategy suggests actions that respond to specific social, economic and urban challenges phased in the following format:

■ **Immediate Response:** An intervention that should be undertaken within six months due to its criticality for social stability or to emergency need in the realm of basic urban service provision.

■ **Short-term Response:** An intervention that should be undertaken within a year to mitigate further deterioration.

■ **Mid & Long Term Response:** An intervention that should be undertaken within two or four years respectively, due either to its secondary or tertiary priority level or to the time frame needed for its execution. General strategic directions likely to be of ongoing relevance may also be outlined under this response phase.

Interventions have been formulated with input from focus group discussions, local and municipal representatives. Validation was undertaken with a group of neighbourhood representatives. The Nabaa local representatives group was established by UN-Habitat Lebanon and is composed of key informants including Bourj Hammoud municipality representatives, municipal police, public administration (mukhtar), political parties, (I)NGOs, business owners, school principals, healthcare managers and activists. Focus groups were formed around different age, gender, and nationality groups.

Resources for implementation

Interventions proposed in this document require resources for implementation. There is a wide spectrum of resource types from the monetary to the non-monetary in nature and the local to non-local in origin.

Monetary resources can emerge from

- Local NGOs or municipal budgets, or private sector organisations (eg through Corporate Social Responsibility spending)
- Non-local national / international donors and NGOs, and various public sector budgets

Non-monetary resources can be

- Competences such as local volunteered community-based capacities
- Formal governance capital such as institutional powers vested in municipalities or regional/national state entities.

Monetary and non-monetary resources are to an extent interchangeable though interventions typically require a combination of both for implementation and sustainability. Monetary resourcing requirements set out against Section 3 Urban Upgrading interventions are indicative estimates, and do not specify sources of capital. Further, costs may be open to value engineering; specifically, optimal coordination of interventions in time and space can maximise impact per unit cost.

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EXECUTIVE SUMMARY

Nabaa is a poor residential area of Bourj Hammoud strategically located near the eastern gate of the centre of Beirut at an important cluster of principal roads connecting it to major hubs and regions. The neighbourhood's location, its attractive cheap local market, and the various production and technical skills of the community are assets to be capitalised on in strengthening the local economy and in improving its means of urban and social living.

As noted in the Neighbourhood Profile (UN-Habitat, 2016), Nabaa has transformed in recent years from a host community neighbourhood into a majority refugee one. This multi-sectoral assessment indicates that the over-densification of this low-income urban neighbourhood has sharply reduced quality of life, social stability, livelihood opportunities and basic urban services provision.

Improving gender equality, enhancing environmental safety for children and empowering youth can help foster a stabilised community. Addressing building conditions and basic urban services management, guided by identified gaps and challenges, has the potential to reinforce social stability by improving livelihood opportunities, the neighbourhood's accessibility, a more secure environment and better quality of life.

GOVERNANCE

Nabaa neighbourhood is located in Bourj Hammoud municipality. It is negatively impacted by limitations in the municipality's capacity and skills regarding provision of adequate infrastructure and basic urban services to its residents.

The majority of Nabaa's population now comprises refugees, and many Lebanese residents are registered to locations outside the neighbourhood for voting purposes. Neither group therefore participates in local municipal elections, creating a democratic deficit of a relatively intractable nature.

However, there is potential for improving governance for all in the neighbourhood through enhancing the financial and operational capacity of the municipality, and through neighbourhood engagement structures that respond to urban and social service needs, with the support of the municipality and in coordination with international and local NGOs, development actors and other stakeholders.



■ IMMEDIATE RESPONSE 6 months

- Establish a Regional Technical Office (RTO) under the mandate of the Union of Municipalities (UoM) comprising local experts and technical persons aiming at mobilising public and civil local actors, to address local needs collectively based on available resources. The RTO aims to strengthen local governance, enhance service delivery, and mainstream planned interventions.
- Establish a mechanism for regular coordination between the UoM, Bourj Hammoud Municipality, development agencies and Social Development Centres (SDCs).
- Leverage the municipality to establish a neighbourhood local committee (that builds on the local representatives group organised by UN-Habitat) and addresses its existing challenges and emerging needs through drawing on representative inputs from the resident population.
- Address perceptions amongst Nabaa's residents of marginalisation by Bourj Hammoud Municipality by establishing a coordination mechanism between the municipality and the local representatives group.

■ SHORT TERM RESPONSE 12 months

- Strengthen the presence of municipal police administering their roles (particularly addressing safety and security issues pertaining to women, children and youth).
- Establish a youth council with gender and age representation (age 15 -25) which facilitates organising recreational and awareness events that fosters social stability and inclusion.
- Strengthen committees within Bourj Hammoud Municipality by building their capacities to assess, regulate or monitor social and economic-related practices.
- Leverage the RTO to develop a work plan based on the Neighbourhood Strategy that will specify a sequence of steps and interdependencies with cost and timeframes to complete works. Reach agreement between the municipality and stakeholders, through a participatory approach with the community, on work plan priorities with actions required by all to ensure implementation.
- Empower the RTO to coordinate and communicate between different active stakeholders to identify needs and gaps of any planned interventions, some of which may fall outside the existing scope of work.

■ MID TERM RESPONSE 2 years

- Sustain the capacity of the municipality and RTO to audit and monitor local needs, through a participatory approach.

MAIN SPATIAL STRATEGIES



Main Social Stability Strategies

- Main Commercial Activity
- Potential Safe Space
- Main Children Gathering Area
- Under-bridge Potential Public Space
- Main Neighbourhood Entrance
- ↔ Neighbourhood Connectivity
- 📍 Landmarks

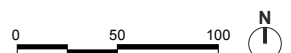
On-going Project

- 1 Public Garden (UN-Habitat)
- 2 Municipal Garden (UNDP)
- 3 Communal Space (ACTED)

Main Urban Upgrading Strategies

- Storm/Waste Water Network
- Deteriorated Road
- Unlit Road
- Buildings with Poorest Structural/Exterior and Common Area Conditions
- Buildings with No to Very Poor Connection to Infrastructure Services (Electricity, Waste, Storm and Potable Water)
- Prototype Street
- Dumping Site

Figure 1: Main strategies to mitigate vulnerabilities among Nabaa residents



SOCIAL STABILITY

Historically, Nabaa has been home to multiple nationalities starting with the Lebanese, Armenians and Arabs to present-day Syrian, Palestinian and Southeast Asian economic migrants and refugees. Its economic strengths relate to its geographical proximity to central Beirut and low-cost rental prices.

The Nabaa Neighbourhood Profile [NP] (UN-Habitat, 2016) population survey revealed that 63% of residents are Syrian refugees, living on average at 5.3 people/residential unit, while 33% are Lebanese, living at residential unit densities of 3.5 people on average. The remaining 4% are of various nationalities including PRL, PRS, Filipino, Sri Lankans, Indians and Bangladeshis. Demographic analysis show that Nabaa has transformed from a host community neighbourhood into a majority refugee one, with some streets inhabited completely by Syrian families. The local representatives group reported that the common skills profile shared between Syrian refugees and the host community may be giving rise to social tensions which can be observed throughout Nabaa.

The proposed community development process aims at reinforcing social stability, enabling access to livelihoods, empowering women and youth, protecting children, and mobilising the community to take collective action on - and generate solutions to - shared social and economic problems for community wellbeing.



SAFETY & SECURITY

Social tensions in Nabaa’s multi-national community have been observed and reported on during focus groups discussions. **Safety and security** concerns include informal security networks, pressure of street gangs, drug and alcohol abuse amongst youth, lack of accessible safe spaces and common harassment of women and girls. A study on Housing Land and Property Issues in Lebanon¹ (UN-Habitat, 2014) identified satisfaction amongst long-term residents about the fall in the number of single male residents linked to the post-2011 Syrian refugee influx, citing lower incidences of street violence and a healthier neighbourhood life. The tightly-knit social network amongst Syrian refugees has been reported as an important security net for that cohort. The predominantly family-orientated nature of the neighbourhood may now be capitalised on as a major asset for promoting social cohesion.

Reinforcing social stability within Nabaa requires:

Developing mechanisms for strengthening communities; addressing physical and non-physical obstacles to social integration and inclusion; promoting participation in social, cultural and political life regardless of nationality, gender and age and in accordance with Lebanese law; accessing safe spaces and enhancing social interaction through dialogue between refugees and host communities within the neighbourhood and with its surroundings.



Figure 2 : Open spaces around Nabaa
 (1) Vacant lot (5) Kids garden
 (2) Homentment Stadium (6) Municipal Garden (UNDP)
 (3) Bourj Hammoud Stadium (7) Saydeh public garden
 (4) Public sport field (8) Public garden
 Open spaces (green box) Sport field (blue box)
 Potential safe space (red box)



Figure 3 : Potential spaces within Nabaa
 (1) Public space project (UN Habitat)
 (2) Communal space project (ACTED)
 (3) Water tower space
 (4) Private vacant lots

IMMEDIATE RESPONSE 6 months

- Enhance communication between the municipality, neighbourhood committee and existing local governance actors (especially political parties) to discuss problems and opportunities pertaining to social cohesion within the neighbourhood.
- Build the municipality’s capacity to establish a system that enables community involvement in decision-making (eg focus groups discussions) to address social stability challenges and solutions within a participatory approach.
- Address issues related to insecure zones specifically highlighted by crime or social tensions (e.g. narrow alleys, unlit areas). (See Section 3 Urban Upgrading)
- Raise awareness of the need for safe and accessible streets where harassment (of females) is addressed through community campaigns and activities. (See Urban Upgrading section)
- Raise awareness of the role and duties of municipal police role in respect of community stakeholders and social service providers.
- Establish regular night patrols to mitigate safety and security risks.
- Create a community place for social meetings and events (eg abandoned fenced land (4). (See Figure 2)

SHORT TERM RESPONSE 12 months

- Develop a strategy to create a network of open safe spaces and green areas including the potentially available open spaces around Nabaa. (See Figure 1)
- Engage children and youth in street sports and recreational events that promote inclusive activities and the activation of public spaces (2). (See Figure 1)
- Increase access to safe communal spaces for women, men, girls and boys (eg create pocket space playgrounds for children) through locally relevant materials and labour practices with added features of an environment-friendly design.
- Help mitigate social tension within households and increase social integration within Nabaa community in existing public spaces (2) or outside Nabaa (as suggested by women focus groups). Build on the dominant cohousing residency pattern and social fabric of Nabaa by organising family-oriented recreational activities and awareness-raising campaigns for Syrian and Lebanese families. (See Figure 1)

¹ UN-Habitat Lebanon. (2014). Housing Land and Property Issues in Lebanon.



Example of pocket space - © UN Habitat 2016

MID TERM RESPONSE 2 years

- Institutionalise a collaborative system between the municipality, neighbourhood committee, youth council and local residents to support sustainable social stability frameworks that address social, political and economic equality.
- Create a community centre (eg Mar Takla School 300m2 open land) which can host diverse events and be utilised as an awareness-raising space for schools and NGOs. Implement children and youth initiatives (summer camps, artistic activities, sport initiatives etc.) to promote participation and sponsorship of youth in the community.
- Establish an analysis and reporting system within the municipality's (RTO) to monitor early warning signals and mainstream conflict sensitivity amongst partners so as to maintain services.

LOCAL ECONOMY

Nabaa holds a multinational community with various production and technical skills (eg tailoring, carpentry, mechanics etc.) and a local market that is considered cheaper than others in Bourj Hammoud and Beirut. In the post-2011 context, livelihoods in Nabaa are now more vulnerable given the neighbourhood's already low socio-economic status and increased density over this period. The commercial land use survey in the Nabaa Neighborhood Profile (UN-Habitat, 2016) indicates that its market is based on retail goods and services (83%) by number of premises, with the single largest sector being food and groceries (30% of retail goods and services premises); production and services workshops (17%), with the single largest sector being mechanics (30% of production and services workshops). Enabling livelihood protection and improving livelihood promotion is likely to be critical to elevating the socio-economic status amongst residents.

Strengthening the **local market and livelihood** opportunities includes:

Sustaining existing market streets; building entrepreneurial behavior among women and youth; addressing existing barriers to accessing market streets; as well as encouraging market consumer participation. Enhancing local development and income-generating opportunities can in turn help reduce unemployment rates and protect vulnerable people, particularly youth and women.

LOCAL MARKET

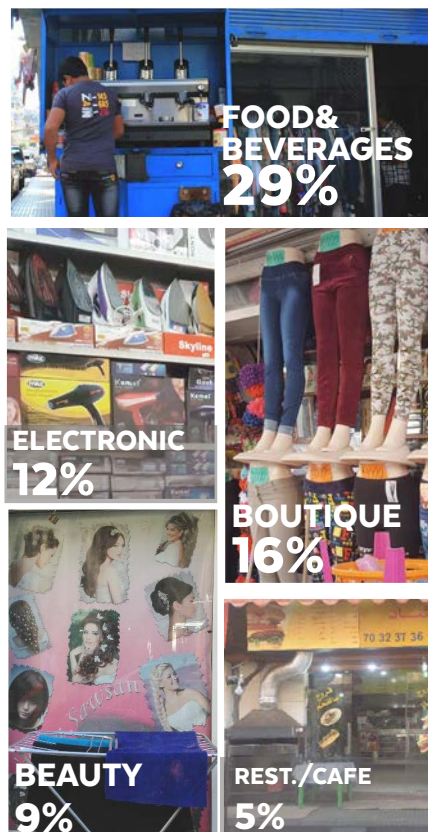


Figure 4 : Nabaa's major consumer goods enterprises

IMMEDIATE RESPONSE 6 months

- Leverage Bourj Hammoud Municipality to establish retail rules and regulations for all merchants (uniform rent strategies, signage etc.).

SHORT TERM RESPONSE 12 months

- Address infrastructure assets (See Section 3 Urban Upgrading) influencing enterprise activity and profit-making to support local development and promote inclusive growth.
- Develop a support system for renewable energy provision for workshops not able to operate due to electricity cuts and high generator prices.
- Build the capacity of (major) consumer goods enterprises (see Figure 3) with retail best practices (marketing, food safety, quality control, accounting and technical skills) to maximise consumer experience and sales uplifts skills.
- Connect business support and training centre(s) to help merchants according to their business' needs: noting that 47% businesses are new, 20% established and 33% mature (UN-Habitat 2016).

MID TERM RESPONSE 2 years

- Establish joint ventures between local artisans (see Figure 3) and major actors/corporate industrial enterprises in the local market for exchanging knowledge and expertise, outsourcing selected manufacturing work and recruiting the trained youth apprentices.
- Relocate production workshops (eg mechanics, carpenters etc.) which generate negative public health impacts within residential Nabaa to more suitable areas, ideally with better service provision, where they can also better undertake marketing activities (as suggested by the local representatives group).

LIVELIHOODS



Figure 5: Nabaa's major workshop types

IMMEDIATE RESPONSE 6 months

- Conduct an analysis focused on the capacities and employability of vulnerable youth, obstacles facing each or major sectors, market opportunities and recreational needs within the neighbourhood to derive context-sensitive economic empowerment interventions.

SHORT TERM RESPONSE 12 months

- Train youth in business management entry level basics including training tools such as; marketing, working conditions, accounting, procurement support. Orientate entrepreneurship to business sectors with potential to grow in response to local demand adopting approaches that position them well within the value chain.
- Establish apprentice opportunities between local artisans within Nabaa and local youth seeking vocational training.

MID TERM RESPONSE 2 years

- Build women's participation within professional vocations and encourage their involvement in the local economy. For instance, support innovative business ventures as well as existing ones such as boutiques (which make up 14% of commercial premises), beauty salons (9%) and tailor workshops (4%).
- Connect unemployed women and youth to international/local organisations for volunteer and social work opportunities.

A PROTECTIVE ENVIRONMENT FOR CHILDREN

The over-densification of the low-income, family-based and multi-cultural Nabaa neighbourhood generates **child protection risks**. Empowering key actors from the municipality and police to be more active in administering laws is important, as is engaging the participation of vulnerable families to address child protection issues such as education, labour, violence, abuse and exploitation in the public and households.



IMMEDIATE RESPONSE 6 months

- Assess threats to the safety of children's environments by further studying their social well-being and access to social services (health & education) within Bourj Hammoud and the surrounding area.
- Build capacity of the municipality's social services committee to ensure advocacy for child protection is established.
- Strengthen the relationship between the neighbourhood committee and Social Development Centres (SDCs) to ensure advocacy for child protection principles are present at all levels and jointly plan related interventions.



SHORT TERM RESPONSE 12 months

- Conduct door-to-door campaigns, school activities and/or community events for caregivers/educators to raise awareness on child education and labour, best practices and global standards in child protection (eg movie-making workshop, puppet show production, parent-child events).
- Enhance access to public spaces through designing safe pedestrian crossings, increasing advertising and organising events which engage Nabaa community. (See Figures 2 & 3)
- Establish better coordination between schools' administrations and municipal police to instigate a municipal police guard for each school who would help mitigate social tensions and circulation problems mainly after school time. This will contribute to a safe school environment.





Figure 6 : Schools within Nabaa

- | | |
|------------------------------|-----------------------------------|
| (1) Soeurs du Rosaire School | (5) Al Muwaten School |
| (2) Mar Takla School | (6) Al Tarakki School |
| (3) Al Ahlieh School | (7) Bourj Hammoud Public School 2 |
| (4) Al Sharki Siryan School | |

MID TERM RESPONSE 2 years

- Address risks to child health, safety and security such as overhead electric wires, poor wastewater and solid waste management etc. (See Section 3 Urban Upgrading).
- Tackle children’s common activity of spending leisure time playing in streets in terms of protection and safety risks. Create safe spaces that provide children with inclusive activities and support their social learning. Given constraints on creating playgrounds or finding public spaces in Nabaa; potential multi-use safe spaces options could include:
 - A multi-themed space-efficient playground or play structure on municipal land or on an abandoned lot.
 - Low maintenance recreational activities organised by NGOs at school playgrounds in afternoons/weekends with free entrance. (See Figure 6)
 - Sport competitions/tournaments between schools at their playgrounds.
 - Pocket playgrounds with alternative uses for horizontal and vertical surfaces, located at left-over spaces surrounded by mainly pedestrian rights of way.
 - Floor-marked themed games at tertiary roads with low to no vehicular access.
 - Awareness murals promoting a child-friendly environment.
- Assess feasibility and establish a multipurpose common space (eg proposed Mar Takla open land as a cultural centre) for children to play and develop skills necessary for well-being and social interaction.

GENDER EQUALITY

The main issues reported by women and girls in Nabaa are their limited access to the job market, as well as to participation in decision making, and their personal safety and security in public spaces in a context of space appropriate by males and by dominant gangs. Furthermore, an (implicit) social tension between Lebanese and Syrian women was reported. Women play a crucial role in caring for, sustaining and rebuilding their communities. To achieve **gender equality**, the empowerment of all women and girls and enforcement of their human rights must be upheld at all levels of government in processes that integrate their participation.



Example of bazar © UN Habitat 2016



© UN-Habitat / Elie Mansour - 2016



Abandoned water tower-Potential exhibition space & garden © UN-Habitat / Elie Mansour - 2017

IMMEDIATE RESPONSE 6 months

- Strengthen women’s decision making by ensuring their representation within local authorities acting in Nabaa.
- Promote attitudes and practices which are empowering and protective of women through conducting capacity building trainings and awareness-raising sessions with the community.
- Integrate gender equality through establishing and implementing monitoring of women protection issues in collaboration with the municipality and interested stakeholders.

SHORT TERM RESPONSE 12 months

- Establish mechanisms for strengthening social stability, promoting co-existence and enhancing social interaction by building on social collectors - events or community processes that bring the different parts of communities together (eg recreational and awareness events such as female community choir, Arab cultural festival, trips outside Nabaa etc. as suggested in women focus groups).
- Mitigate safety issues impeding women and girls from leaving the house (ie well lit streets, safe communal spaces).
- Provide basic business skills and training including accounting, small business set-up, procurement etc. to jobless women, promote their entry to the labour market (e.g. food processing project), and connect them to (I)NGOs active within Nabaa (eg volunteer and social work)
- Support skilled women to exhibit/sell their artisan crafts, organic products etc. in bazars in Bourj Hammoud area or by creating an exhibition space (eg rehabilitating the abandoned water tower,)

YOUTH EMPOWERMENT

High rates of unemployed youth with low completion of school and higher education learning are reported in dense low income Nabaa given scarcity and competition on job opportunities. In addition, alcohol and substance abuse was stated during focus groups and local representatives group meetings to be common and visible due to the neighbourhood's density. **Young females and males** in Nabaa are to be addressed as change agents by enabling their civic, economic and social participation at individual and organisational levels, through addressing their skills development, access to resources, critical awareness, and leadership skills.

Addressing existing juvenile delinquency, drug and alcohol abuse, and social conflicts can be achieved by promoting early intervention and prevention, highlighting youth's active role within society, provision of educational and economic opportunities, facilitating peace-building projects, awareness-raising, and active reporting and monitoring. The involvement of youth in participatory decision-making and development processes is vital to achieving sustainable development.



Example of mini basketball playground



Example of mini football playground

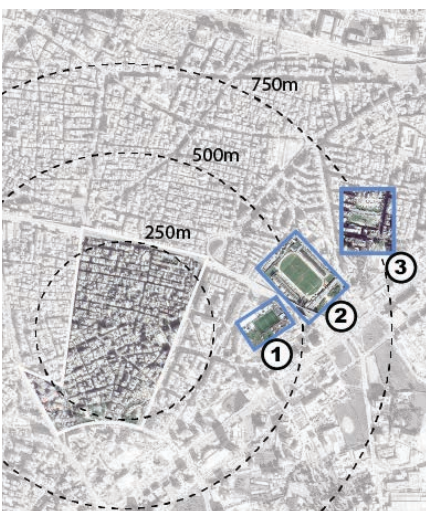


Figure 7 : Sports fields outside Nabaa
 (1) Bourj Hammoud Municipality football field
 (2) Public sport field
 (3) Homentment Basketball Field

IMMEDIATE RESPONSE 6 months

- Establish a youth council comprising of elected youth aged 15-25 to represent the views of young people in their area to the Neighbourhood Committee, local authorities and organisations.
- Conduct a study on youth capacity and skills in comparison to local market need so as to inform capacity building themes needed.

SHORT TERM RESPONSE 12 months

- Strengthen Municipality to develop out-reach programs to include youth participation in the development and roll out of local programs (eg collaborate with the youth council to organise awareness events targeting caregivers, schools etc.).
- Establish mechanisms for strengthening social stability, promoting co-existence and enhancing social interaction. Organise youth training events or initiatives on engaged citizenship, effective leadership and successful problem-solving.
- Bringing youth together in recreational and peace building activities (eg drama therapy workshops, youth entrepreneurs' competition, art workshops/events, music club or choir etc.).
- Foster youth initiatives such as sports tournaments for local youth to engage in sportsmanship at the nearby sport fields. Activate Bourj Hammoud Municipal Football Field to host the events. (See Figure 7)
- Train female and male youth to be playmakers by which they can coach and manage sport competitions.
- Identify and design mini sport courts (eg a half basketball court or a mini-football pitch) in potential spaces, after liaising about land tenure with the municipality.

MID TERM RESPONSE 2 years

- Assess and support the capacity of the Social Development Centres to address and respond to drug abuse.
- Train youth council to set up and administer summer play camps for younger youth/ children focused on enhancing their drive to become community ambassadors, leadership skills, and civic engagement and fostering gender equality and social inclusion.



URBAN UPGRADING

Urban upgrading aims at stabilising deteriorating conditions and improving living conditions in partnership with the local authorities, community and other stakeholders. The strategy focuses on local connectivity and improvement of potable water, storm water, wastewater, electricity and solid waste management to existing larger-scale networks and systems. Proposed works take into account phasing of interventions, where primary and secondary networking are suggested to be improved first. These interventions also seek to address issues negatively impacting shops and workshops in Nabaa. The strategy does not take into account the need for general maintenance and improvements of privately owned buildings, though it suggests interventions for substandard shelters.

Projects mentioned are detailed in terms of number of buildings impacted (🏠), number of residents and beneficiaries (👤) and number of (work)shops (🏢) which directly benefit from the interventions and estimated project costs (US\$).

ENHANCE BUILDING CONDITION & SERVICES
Enhance building structural condition and improve building connections to infrastructure services.

ADDRESS ELECTRICITY MANAGEMENT
Improve electricity networks and supply continuities for streets accessibility, safety and security.

IMPROVE WASTE WATER MANAGEMENT
Upgrade/separate/extend waste and storm water networks to mitigate flooding and enhance public health.

FACILITATE CIRCULATION
Enhance the neighbourhood's accessibility by addressing roads and sidewalks, and its connectivity to its surrounding.

PROMOTE SOLID WASTE MANAGEMENT
Meet solid waste collection needs, systematise its disposal and resolve informal dumping site

HOUSING

In the mid-1990s, due to a history of forced population displacement during the early years of the 1975-1990 civil war and a particularly skewed post-war resettlement policy, housing increased in the neighborhood. Many of the buildings had first been developed as self-built ground floor units during the 1950s, and expanded upwards incrementally as additional floors were added in the 1960s. A large number of property owners do not live in the neighbourhood and have gradually opted to delegate the management of their properties to a handful of local realtors. This trend has intensified since the onset of the Syrian refugee crisis and the departure of Lebanese families from the area. As a dense residential neighbourhood, Nabaa is composed of multi-storey apartment buildings mostly dating to the 1950s².

Proposed **housing** related interventions include addressing building structural conditions, improving common areas of buildings, and increasing potable water accessibility.

BUILDING STRUCTURAL CONDITIONS

Main structure | Skeleton | Foundations



Figure 8 : Building structural conditions (phased response)

- Severe structural hazards
- Substandard structural conditions
- Fair structural conditions

IMMEDIATE RESPONSE 6 months

- Establish a mechanism for municipality / RTO technical teams to monitor structural hazards of buildings, liaise with private owners and follow up on critical hazards (e.g. severely damaged foundation elements, columns, and load-bearing walls, beams or slabs).



51 1,180

SHORT TERM RESPONSE 12 months

- Structurally stabilise signs of distress by reinforcing cracks, leaks and visible water penetrations impacting vulnerable households.

187 4,441

MID TERM RESPONSE 2 years

- Perform patch and repair on all minor cracks and potential areas for water penetration impacting vulnerable households.

364 7141

EXTERIOR BUILDING CONDITIONS

Structure | Exterior walls | Roof | Windows | Balconies | Fixed features



Figure 9 : Building exterior conditions (phased response)

- Dilapidated exterior conditions
- Substandard exterior conditions
- Fair exterior conditions

IMMEDIATE RESPONSE 6 months

- Repair severely damaged walls, balconies with extensive failure and/or deflection, dilapidated windows/ doors, leaking roofs and unstable fixed features in buildings with vulnerable households.
- Identify solutions and temporary improvements for rooftop shelters of substandard buildings with the municipality and Ministry of Social Affairs.

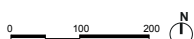


44 1,127

SHORT TERM RESPONSE 12 months

- Retrofit parts/assemblies that have started to fail due to infiltration of water and are showing visible signs of deterioration in buildings with vulnerable households.
- Establish a mechanism for the municipality's RTO to continue monitoring exterior building hazards.

218 5,139



² UN-Habitat Lebanon (2014), Housing Land and Property Issues in Lebanon

COMMON BUILDING AREAS

Means of Exit | Entrances | Lighting | Provisions for people with disabilities.



Figure 10 : Communal spaces conditions (phased response)

- No or damages gates
- Gates with major defects
- Gates with minor defects

IMMEDIATE RESPONSE 6 months

- Coordinate with building owners to install exit gates for security or to replace gates that do not function in severely distressed buildings.
- Coordinate with building owners to make entrances accessible at entrance level and remove all physical impediments blocking exits for fire safety that can be manually removed.
- Coordinate with building owners to address areas where lights do not function by replacing bulbs and/or replacing faulty wiring, fixtures and electrical connections (preferably using solar lighting).
- Engage the community in cleaning and maintaining buildings' common spaces which constitute a security threat as well as a safety risk for women, young girls and children (ie common harassment behaviour or children mixing with gang members at night).



57 1,737 145,000

SHORT TERM RESPONSE 12 months

- Coordinate with building owners to make entrances accessible at entrance level and remove all physical impediments blocking exits for fire safety that cannot be easily removed with assistance.
- Establish building maintenance committees which can ensure minor repair and routine maintenance of building common areas.

296 5,171 135,000

BUILDING CONNECTION TO POTABLE WATER SUPPLY



Figure 11 : Building connections to the potable water supply (phased response)

- Not connected
- Connected with serious defects
- Connected with minor defects

IMMEDIATE RESPONSE 6 months

- Connect buildings to domestic water supply network.



41 1,408 123,000

SHORT TERM RESPONSE 12 months

- Replace building pipes with major leakages or deterioration.

130 3,019 195,000

MID TERM RESPONSE 2 years

- Establish a maintenance committee to ensure minor repair and routine maintenance on building pipes is sustained.

416 7,942 470,000



© UN Habitat / Synne Bergby - 2016

HOUSING ISSUES

- Establish an information centre for mediation and legal advice addressing HLP² protection concerns.
- Leverage Municipality to work with shelter actors to establish rent and rehabilitation rules and uniform regulations for all housing brokers with necessary monitoring.



765 14,760

STORM & WASTE WATER MANAGEMENT

Address Nabaa's overloaded wastewater network and stormwater drainage issues (eg 82.5% of the gullies are non-functional) by phased upgrading for wastewater and stormwater network, raising hygiene awareness, and developing a maintenance plan. Adequate **wastewater and stormwater management** will help improve public health and enhance street accessibility and economic activities, whilst also protecting Beirut River's water course and wastewater discharge.

NETWORK CONDITIONS



	🏠	👥	\$
IMMEDIATE RESPONSE 6 months			
• Upgrade wastewater network and separate it from storm water - Line 1.	3,420		100\$/lm
• Remove the culvert Line 1, and upgrade stormwater networks in Lines 1 to 4 with all respective grates.	9,333		90\$/lm
• Develop maintenance plan with the municipality and neighbourhood committee.	14 760		10,000
• Conduct hygiene awareness-raising in the community and schools.			
SHORT TERM RESPONSE 12 months			
• Upgrade wastewater networks in Lines 2 to 8.	9,500		100\$/lm
• Upgrade stormwater networks in Lines 5 to 8.	4,060		90\$/lm
• Strengthen Municipality's RTO by building its capacity to assess and monitor emerging needs.			
MID TERM RESPONSE 2 years			
• Upgrade all internal wastewater/ stormwater arterials and connect them to previously installed lines.			WW 90\$/lm SW 80\$/lm
• Patch and repair all water ponding areas.	29		150\$/hole
LONG TERM RESPONSE 4 years			
• Promote integrated design and greenery for rainwater collection.			
• Upgrade stormwater collector and extend it to Beirut River. ³			120\$/lm
• Upgrade wastewater collector and extend it to waste water lifting station - Line 1.			120\$/lm

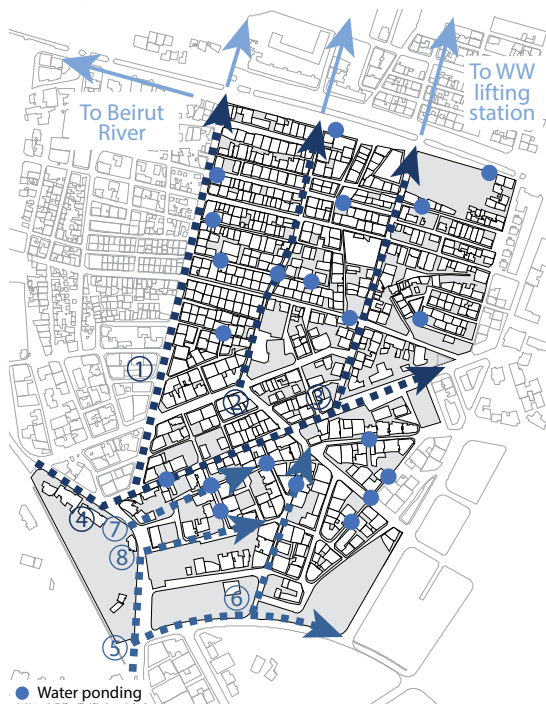
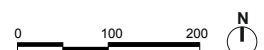


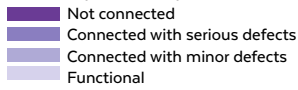
Figure 12 : Stormwater and wastewater networks response plan



BUILDING CONNECTIONS TO WASTEWATER NETWORK



Figure 13 : Building connections to wastewater network (phased response)



IMMEDIATE RESPONSE 6 months

- Connect buildings not connected to wastewater network in buildings with vulnerable households.
- Unclog blocked and flooding wastewater plumbing system in buildings with vulnerable households.
- Remove critical blockages that are flooding and discharging to basements or streets in buildings with vulnerable households.

SHORT TERM RESPONSE 12 months

- Repair wastewater plumbing system with major leakage problems.
- Connect wastewater pipes to septic tanks and/or network where possible.
- Address all blockages that flood and discharge within basements or streets.

MID TERM RESPONSE 2 years

- Repair wastewater plumbing system with minor leakages.
- Coordinate with building owners (& building maintenance committees) to perform routine maintenance to the plumbing system which is installed internally and/or on external walls and connect it to the network when necessary.



28 766 30,000

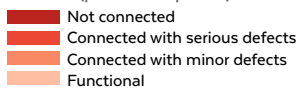
180 4,825 60,000

371 6,471 80,000

BUILDING CONNECTIONS TO STORMWATER NETWORK



Figure 14 : Building connections to stormwater network (phased response)



IMMEDIATE RESPONSE 6 months

- Connect buildings to stormwater network.
- Install stormwater pipes in buildings that lack them.
- Repair water leakage on external building walls (when leaking penetrates inside).

SHORT TERM RESPONSE 12 months

- Repair installed yet leaking stormwater pipes.
- Connect pipes to the network and mitigate discharge on street.

MID TERM RESPONSE 2 years

- Address street discharge from stormwater pipes installed on external walls.
- Establish a mechanism for the municipality's RTO to continue assessing and monitoring storm/wastewater network emerging issues.



35 804 25,000

215 5,511 75,000

380 6,950 60,000

ELECTRICITY MANAGEMENT

Electric infrastructure in Nabaa faces various challenges with illegal connections, haphazard wiring and polluting private generators which impact on safety and security, accessibility and economic activity. Addressing the safety of wire arrangements, private generators, electricity outages and dark streets, and the over-burdened network is key to enhancing living conditions, safety and productivity.

STREET ELECTRICITY



Figure 15 : Electricity management (phased response)

- * Private generator
- Orange line Tangled wires
- Red square Electric hazards
- Light orange line Minor lighting defects
- Dark orange area Unlit areas

IMMEDIATE RESPONSE 6 months

- Enhance safety through instalment of light fixtures in unlit streets, preferably with solar lighting.
- Advocate for temporary generator owners to power the lighting of streets during public electricity outages in areas with no solar power yet established.
- Take measures to address air and noise pollution from private generators in dense residential locations (eg filters, muted generators etc.).

14	1,484	1,600/fix.

SHORT TERM RESPONSE 12 months

- Enable the municipality/RTO to enhance safe accessibility within Nabaa by monitoring streets with minor lighting defects (with solutions preferably involving solar lighting).
- Address safety measures pertaining to electric wires which are installed externally with limited safety or weatherproofing measures.
- Address poor and medium condition power connections, in collaboration with MOEW & EDL by establishing a follow-up mechanism with the municipality / RTO.
- Study the condition of tangled wires, connections and safety measures, and plan a rewiring scheme and implementation plan in coordination with stakeholders (local committee, private generators, internet providers & municipality) in collaboration with MOEW & EDL.

127	7,335	1,600/fix 600/pole 250/bulb 150/battery
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MID TERM RESPONSE 2 years

- Rehabilitate/rearrange and repair electric connections (tangled wires, deflected poles etc.) which are dangerous to building residents and pedestrians and/or not connected to the network.

BUILDING CONNECTION TO PUBLIC/PRIVATE ELECTRICITY & TELECOM



Figure 16 : Building connections to electricity (phased response)

- Dark orange square Not connected
- Medium orange square Connected with serious defects
- Light orange square Connected with minor defects

IMMEDIATE RESPONSE 6 months

- Connect buildings to the electric grid.
- Replace wire connections which are dangerous to building residents, or remove those not connected to the network.

24	726	96,000

SHORT TERM RESPONSE 12 months

- Rearrange and repair electric wire connections which are dangerous to building residents and/or not connected to the network.

180	4,460	270,000
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MID TERM RESPONSE 2 years

- Initiate a pilot for solar power panels on rooftops of public institutions/social service buildings in Bourj Hammoud to reduce the dependency on generators.

CIRCULATION FACILITATION

Nabaa's ease of accessibility within and connection to Bourj Hammoud, surrounding industrial areas and Beirut is integral to capitalising on its economic opportunities. This entails rehabilitating deteriorated roads, keeping sidewalks accessible and improving the neighbourhood's **circulation and connectivity**.



Figure 17 : Road condition (phased response)

- Deteriorated roads
- Roads with minor signs of deterioration
- Prototype Streetscape
- ↔ Nabaa's connectivity to Bourj Hammoud
- Main neighbourhood entrances



Figure 18 : Sidewalk condition (phased response)

- Non existing sidewalks
- Sidewalks with major signs of deterioration

IMMEDIATE RESPONSE 6 months

- Rehabilitate roads with major signs of deterioration (deteriorated asphalt, potholes, water ponds etc.).

SHORT TERM RESPONSE 12 months

- Enhance Nabaa's internal accessibility by adding missing sidewalks needed in primary roads with high vehicular and pedestrian throughflow.
- Enforce regulations against blocking sidewalks adjacent to shops/workshops by goods or parked vehicles.
- Rehabilitate roads with minor signs of deterioration (deteriorated asphalt, potholes, water ponds etc.).
- Improve Nabaa's external connectivity to Bourj Hammoud through various interventions such as:
 - North side: Address the bridge dividing the neighbourhood by transforming the under-bridge area to an inviting public space with temporary interventions.
 - North side: Enhance access to municipal gardens north of Nabaa in Bourj Hammoud through designing safe pedestrian crossings (speed bumps, cats' eyes, painted road markings where necessary), increasing advertisement to visit the gardens, and organising events which are attractive to the Nabaa community.

MID TERM RESPONSE 2 years

- Plan and execute a prototype street (incorporating street lighting, paving, greening) located on a high visibility, intensely used thoroughfare (eg Mar Takla School street as requested by the local representatives groups).



Under-bridge green columns & basketball playground © UN Habitat

© UN Habitat / Rham Kowaily - 2016



85

242

SOLID WASTE MANAGEMENT

Address the poor **solid waste management** infrastructure, widespread on-street littering and the inadequate collection system by rehabilitating existing dumpsite, meeting solid waste collection needs, systematising disposal, raising awareness and supporting the municipality by building its capacity.

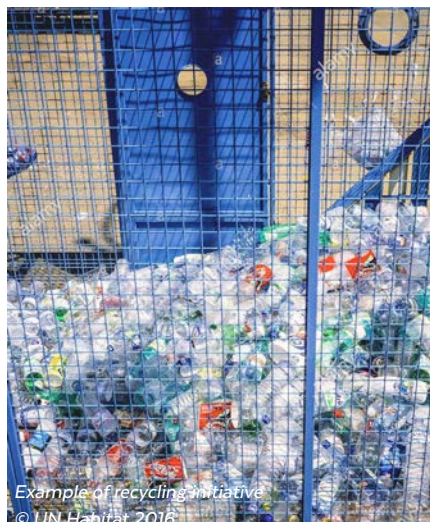


Major areas with streets littering

Figure 19 : Solid waste management (phased response)



© UN-Habitat / Elie Mansour - 2016



Example of recycling initiative © UN Habitat 2016

IMMEDIATE RESPONSE 6 months

- Rehabilitate the existing dumping site (DS) and support the municipality in shifting to proper dumping systems.
- Subsequently provide 5m³ dumpsters at existing dumping site.
- Pilot the provision of wheelie bins for a group of buildings as a substitute for placing the unwelcomed dumpsters in secondary & tertiary roads.
- Support the municipality in addressing gaps, monitoring interventions & launching an awareness campaign in the community and schools on solid waste management, 3Rs & an anti-littering campaign in coordination with the neighbourhood committee.
- Capitalise on existing informal sorting practices by establishing a system between the formal and informal solid waste management sectors.

14,760 50,000

 14,760 25,000

SHORT TERM RESPONSE 12 months

- Provide a recycling wheelie bin (240L) for each building.
- Upgrade the collection system through a well-defined schedule, in coordination with the municipality, private service providers and Nabaa residents.
- Leverage municipal law enforcement to administer fines on solid waste violations.

US\$40/Wheelie

MID TERM RESPONSE 2 years

- Establish adjacent to Bourj Hammoud controlled dumpsite a secondary sorting centre for recycling Bourj Hammoud solid waste.
- Support the municipality in developing an integrated waste management plan for a zero-waste strategy for all Bourj Hammoud.



Example of dumpsite intervention - © UN Habitat 2016

INTEGRATED APPROACH

The neighbourhood approach promotes multi-sectoral objectives integrated within a spatial framework. Figure 20 suggests key interfaces between urban upgrading and community development. Urban upgrading can advance agendas related to the concerns of safety and security, public health, accessibility and economy development, which may in turn positively impact on the development of the Nabaa community.

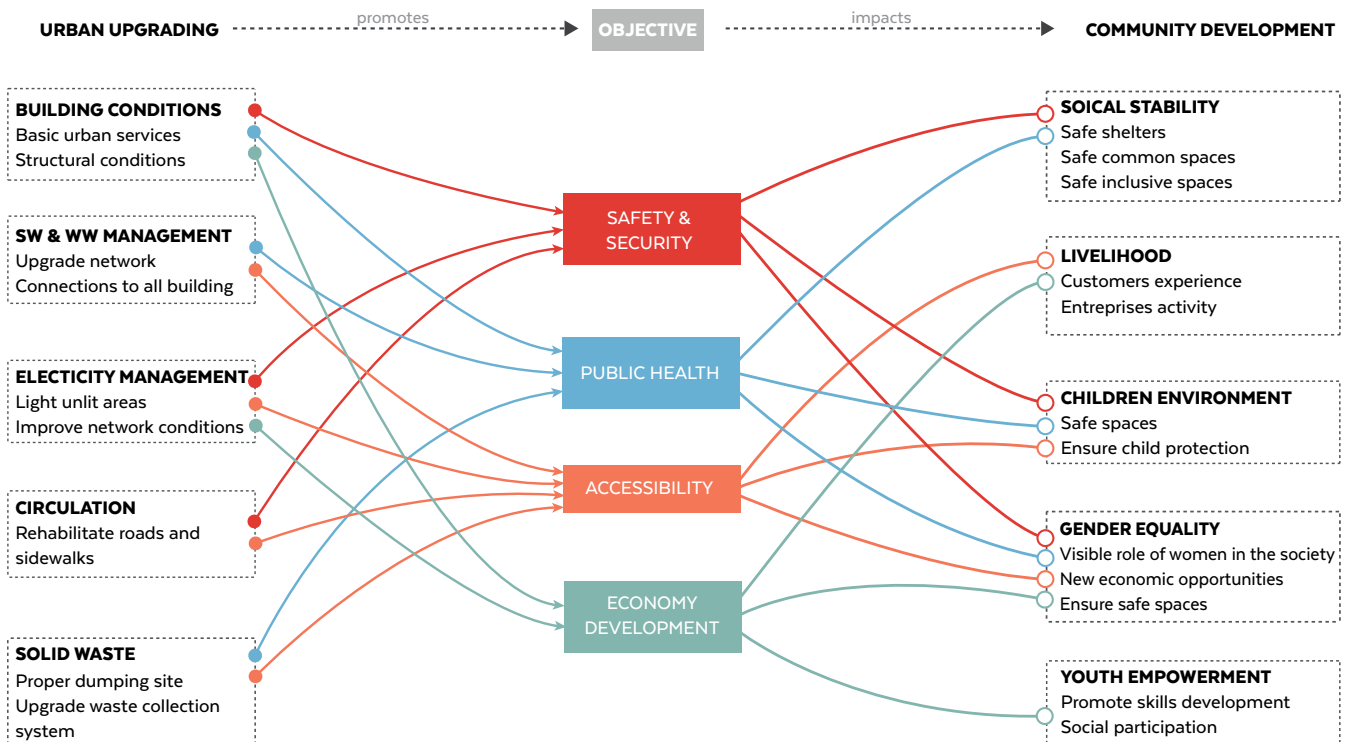


Figure 20 : Inter-linkages between urban upgrading interventions and community development responses

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