

Terms of Reference
National Rental Housing Expert

1. Background:

Habitat for Humanity (HFH) is an international nonprofit organization founded in 1976 as the world leader in addressing the housing challenges faced by vulnerable communities. Today HFH works in more than 70 countries worldwide to empower people in the poorest communities to overcome the chronic lack of decent housing. HFH works in close cooperation with local communities and partners to help people in need to build, repair and renovate their homes thus improving people's strengths and self-reliance through adequate shelter. HFH constantly seeks new affordable solutions to make homes safer, more energy efficient, provide water and sanitation solutions, mitigate effects of disasters and support housing microfinance. HFH also seeks to influence the way housing and related shelter issues are assessed, prioritized and funded by local, national and international governments and inter-government forums.

HFH started operating in Egypt in 1989 and is currently operating in more than 40 communities in 5 governorates across Egypt in partnership with strategic local partners and community members and has improved the lives of more than 48,000 households in more than 5 governorates in Egypt. Currently HFH Egypt is implementing a project to rehabilitate homes of the poorest families in Minya villages to provide families with safe, healthy, and dignified living conditions.

2. Objective of this consultancy:

Habitat for Humanity Egypt is seeking the services of a National Rental Housing Expert for inclusion of their CV in the Expression of Interest submission to UN-Habitat's *CALL FOR PROPOSALS: Towards Adequate Housing in the Arab Region: Evidence and Recommendations for Improving the Urban Rental Housing Market*.

If the proposal is selected, the consultant will lead the implementation of the national urban rental housing market profile in the selected pilot country, including field-level data collection, stakeholder consultations, and validation processes. The consultant will collaborate closely with the Regional Lead and the Housing Policy & Methodology Expert to adapt the regional framework to the national context, ensure methodological coherence, and generate evidence-based recommendations aligned with national housing policy priorities.

3. Scope of Work:

The Pilot Country National Expert will be responsible for the following:

- **Implementation of national-level research**
 - Lead field-level data collection, stakeholder consultations, and validation processes in the selected pilot country.
 - Ensure adaptation of the regional methodology to the national context, including local policy, legal, and market conditions.
- **Data analysis and reporting**
 - Analyze national rental housing market data and generate evidence-based insights.
 - Draft sections of the national urban rental housing market profile and contribute to integrated regional reporting.
- **Coordination with regional team**
 - Work closely with the Regional Lead and Housing Policy & Methodology Expert to maintain methodological coherence and quality standards.
 - Share progress updates, preliminary findings, and challenges with the regional team and UN-Habitat contacts.
- **Stakeholder engagement and validation**
 - Organize and facilitate consultations with national stakeholders, including government agencies, civil society, and private sector actors.
 - Ensure stakeholder feedback is incorporated into final deliverables.

4. Deliverables:

The consultant will be expected to deliver the following outputs, in coordination with the Habitat for Humanity Project Lead. *Deliverables are indicative and subject to adjustment after project award if selected*

- Inception report and data collection plan for pilot country.
- Primary data tools and compiled datasets.
- Draft and final Pilot Country Urban Rental Housing Market Profile.
- Case study inputs on local legal frameworks and rental dynamics.
- Validation workshop materials and summary report.
- Periodic technical updates and coordination meeting participation.

5. Timeline and payments:

The assignment will be implemented over 12 months, starting upon selection of the Expression of Interest if selected.

If selected, payments will be issued as per the payment schedule agreed upon with UN-Habitat, based on approved deliverables submitted to Habitat for Humanity Egypt. Key payment milestones may include submission of the pilot country inception report, draft profile, validation summaries, and final country report.

6. Consultant Qualifications:

- Based in one of the countries composing the Arab region.
- Advanced degree (Master's or higher) in Urban Planning, Housing Policy, Economics, Public Policy, or a related field.
- Minimum 6–8 years of experience in housing policy analysis and urban research in Egypt.
- In-depth knowledge of national housing and rental frameworks, urban governance, and local data sources.
- Proven experience conducting field-level research, stakeholder consultations, and primary data collection.
- Familiarity with informal housing and rental market challenges affecting low-income and vulnerable populations.
- Strong analytical and report-writing skills, capable of producing high-quality, policy-relevant outputs.
- Excellent communication skills in English; fluency in Arabic is required.
- Ability to coordinate with the Habitat for Humanity Project Lead, the Project Regional Lead, and the Housing Policy & Methodology Expert to ensure alignment between national and regional assessments.
- Active support of **HFHI Values**:
 - Humility** – We are part of something bigger than ourselves
 - Courage** – We do what's right, even when it is difficult or unpopular
 - Accountability** – We take personal responsibility for Habitat's mission

Safeguarding: HFHI requires that all consultants take seriously their ethical responsibilities to safeguarding our intended beneficiaries, their communities, and all those with whom we work. Managers at all levels have responsibilities to support and develop systems that create and maintain an environment that prevents harassment, sexual exploitation and abuse, safeguards



We build strength, stability, self-reliance and shelter.

the rights of beneficiaries and community members (especially children), and promotes the implementation of Habitat for Humanity's code of conduct

7. Application Process:

Interested consultants are invited to submit a proposal consisting of:

1. Technical Offer (60%):

- Consultant's CV highlighting relevant experience.
- Portfolio or links to previous similar work.

2. Financial Offer (40%):

- Gross Daily Rate (USD) including taxes.
- Proposed level of effort (number of days)

Applications must be sent to: hr@habitategypt.org

Subject line: "National Rental Housing Consultant". Closing Date for Applications is November 18, 2025

Habitat for Humanity Egypt

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