

Terms of Reference

Regional Rental Lead Consultant

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 60 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 seeks a Regional Lead Consultant to lead the regional assessment of urban rental housing markets across the Arab region and to co-develop the methodology for national rental housing profiling.

The consultant will serve as the principal technical lead for the regional research component and will work closely with the Housing Profile Methodology Expert to translate conceptual and empirical insights into a robust regional assessment and specialized rental methodology.

The consultant will lead the regional analytical workstream and coordinate technical inputs from supporting experts, including the Housing Profile Methodology Expert and other research support roles.

3. Scope of Work:

The Regional Rental Lead Consultant will be responsible for the following:

Scoping and Familiarization Phase

- Conduct structured desk review of global and regional literature on rental housing systems, regulation, affordability, informal rental, displaced populations, and climate-linked housing vulnerability.
- Review Arab-region housing evidence, including ANHP outputs, Adequate Housing assessments, and UN-Habitat and World Bank reports.
- Integrate insights from UHPH's ongoing Jordan rental assessment.
- Produce an annotated scoping note outlining analytical dimensions and preliminary recommendations for the indicator framework.

Joint Development of the Rental Methodology

- Co-develop, in close coordination with the Housing Profile Methodology Expert, a tailored methodology for assessing urban rental housing markets, based on UN-Habitat's Housing Profile Practical Guide including indicator frameworks, data collection protocols, and analytical guidance.
- Contribute substantive thematic analysis to inform indicator development.
- Develop data collection protocols and stakeholder engagement tools.

Regional Data Collection and Comparative Assessment

- Conduct comparative analysis of rental laws, rent control mechanisms, eviction frameworks, and landlord-tenant regulations.
- Analyze subsidy systems and affordable rental programs.
- Compile rental price data, affordability indicators, demographic and displacement pressures.
- Conduct stakeholder mapping and key informant interviews.
- Develop country case studies using HFH's case study template.

Expert Group Meeting

- Present draft findings and methodology.
- Lead technical presentation of findings and methodology at the Expert Group Meeting.
- Facilitate structured discussions and synthesize expert feedback into actionable revisions.

Finalization and Dissemination

- Finalize the Regional Assessment Report.

Habitat for Humanity Egypt

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- Refine the rental methodology following validation.
- Support preparation of policy brief, PowerPoint presentation, and evidence brief.

The consultant will report to the Habitat for Humanity Project Lead and will coordinate closely with the Housing Profile Methodology Expert and other project consultants.

4. Deliverables:

The consultant will be expected to deliver the following outputs, in coordination with the Habitat for Humanity Project Lead:

- Inception report outlining analytical framework and team coordination.
- Draft and final indicator framework for rental housing assessment
- Draft and final Methodology for Assessing Urban Rental Housing Markets (including indicators, data collection guidance, and analytical framework)
- Draft Regional Assessment Report (including case studies and preliminary recommendations)
- Inputs to EGM dissemination materials
- Final Regional Assessment Report (incorporating EGM feedback)

5. Timeline:

The assignment will take place from June 2026 until end of June 2027. The assignment will follow a phased approach aligned with key project milestones roughly as follows:

Months 1-2: Scoping phase and inception report; **months 3-6:** Methodology development and indicator framework; **months 6-9:** Regional data collection and draft assessment and the expert group meeting; **months 10-12:** Finalization of regional assessment and methodology, development of policy brief, and launch of the regional assessment and methodology via webinar.

6. Level of Effort and Payment:

The level of effort for this assignment is estimated at 65-75 working days over the duration of the consultancy. Payments will be issued as per the following payment schedule, based on approved deliverables submitted to Habitat for Humanity Egypt, as follows:

- 1st payment: 25% upon submission of inception report;
- 2nd payment: 50% upon submission of final indicator framework and methodology;
- 3rd payment: 25% upon submission of final regional assessment report and policy brief;

7. Consultant Qualifications:

- Based in one of the countries composing the Arab region¹.
- Advanced degree in Urban Planning, Housing Policy, Economics, Development Studies, or related field.
- Minimum 15 years of professional experience in housing policy analysis and rental housing research, preferably in the Arab region.
- Demonstrated expertise in rental housing regulation, affordability analysis, and comparative housing policy.
- Experience leading multi-country or regional research assignments.
- Strong qualitative and quantitative research skills.
- Excellent writing skills in English; Arabic required.
- 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 the rights of beneficiaries and community members (especially children), and promotes the implementation of Habitat for Humanity’s code of conduct*

8. Application Process:

Interested consultants are invited to submit a proposal consisting of:

1. **Technical Offer (70%):**

- Consultant’s CV highlighting relevant experience.
- A brief technical proposal (2–3 pages) outlining the consultant’s understanding of the assignment and proposed approach to implementation.

2. **Financial Offer (30%):**

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

9. Evaluation of Applications:

¹ Please note that consultants based in Egypt will be required to submit an electronic invoice in compliance with local regulations and provide a valid Tax ID.

Technical Evaluation (70%)

- Relevant professional experience in housing policy and rental markets (25%)
- Experience in leading regional or multi-country research assignments (15%)
- Quality and relevance of previous work (10%)
- Understanding of the assignment and proposed approach (technical proposal) (20%)

Financial Evaluation (30%)

- Competitiveness and clarity of the proposed daily rate and total cost.

Applications must be sent to: hr@habitategypt.org

Subject line: "Regional Rental Lead Consultant".

New application deadline: June 1st, 2026