Refugee Access to Livelihoods and Housing, Land, and Property

May 2019
UGANDA

CONTEXT
Uganda is currently hosting the largest number of refugees in the region with over 1.2 million refugees and asylum seekers, primarily from South Sudan, the Democratic Republic of Congo (DRC), and Burundi. Recently arrived refugees have joined Rwandese, Somali, and other refugees that have lived in Uganda for decades. Due to the large number of refugees, the range of countries of origin, and the varying lengths of displacement, there are key information gaps on how access to or lack of housing, land, and property (HLP) for refugees impact their potential for sustainable livelihoods.

In partnership with Norwegian Refugee Council (NRC), REACH conducted an assessment from 3 December 2018 to 15 March 2019 to collect baseline data on refugees’ access to livelihoods and HLP. The assessment aims to provide a better understanding of the conditions of refugee access to livelihoods and HLP, the linkages, and other factors influencing sustainable livelihoods and potential movement within Uganda.

METHODOLOGY
A mixed methods approach was used, driven by a household-level structured survey, semi-structured key informant interviews (KIs) and focus group discussions (FGDs). The quantitative household-level survey produced results representative for the refugee population in 30 refugee settlements (considered as 25 due to five combined settlements in Adjumani) across 11 districts, as well as select divisions of Kampala (Makindye, Kampala Central, and Kawempe) with a 95% confidence level and 10% margin of error at the settlement level for all questions asked to the entire sample size. A total of 3,165 households were interviewed for this assessment. All questions referring to a subset are footnoted.

KIs and FGDs were used to triangulate the data and provide context to quantitative findings. KIs targeted settlement leadership, including Office of the Prime Minister (OPM) commandants and UNHCR staff, refugee welfare committee leaders, district local government officials, and key partners working in relevant sectors. Semi-structured FGDs were stratified by gender and conducted with refugee and host community groups in each location.

Findings in this factsheet are representative of refugee households living in Kyaka II refugee settlement. A total of 119 refugee households were interviewed in Kyaka II.

POPULATION PROFILE OF REFUGEES IN UGANDA

Demographics

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<th>Female</th>
<th>Age</th>
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<td>2%</td>
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Female-headed households (HHs): 67%
Average household size: 7

Displacement demographic

Top countries of origin:
1. South Sudan (65%)
2. DRC (27%)
3. Burundi (3%)
4. Somalia (2%)

BRIEF OVERVIEW OF KYAKA II IN KYESEGEGWA DISTRICT

Kyaka II settlement was established in 2005 to receive the remaining population of Kyaka I following the mass repatriation of Rwandan refugees the same year. After this movement, Kyaka I was closed. Mid-December 2017, renewed violence in DRC led to a new refugee influx into Uganda, with an estimated 17,000 new refugee arrivals in Kyaka II.

HHs WITH VULNERABLE MEMBERS

- Unaccompanied/dependent child, orphan: 13%
- Disabled members: 43%
- Pregnant / lactating women: 34%
- Female-headed HHs: 34%
- HHs reporting member with persons with specific needs (PSN) card: 26%

HHs reporting some members are not registered as refugees:

- 3% of HHs reporting HLP issues aggregated by district

TOP 3 HLP CHALLENGES

- Land accessed for cultivation: 50%
- Housing: 40%
- Land accessed for housing: 30%

1. Figures based on United Nations High Commissioner for Refugees (UNHCR) and Office of the Prime Minister (OPM) population figures updated as of April 2019.

2. This question was only asked to the 17% of respondents facing HLP challenges. The level of confidence may thus be lower than 95%.

3. Respondents could answer more than one option for this question.
HHs perceiving themselves at risk of eviction: 60%

**TENURE ARRANGEMENTS**

% of HHs by shelter tenure:
- 73% Owned by the head of the household
- 16% Owned jointly between household members
- 5% Owned by the spouse
- 2% Owned by other family members (rent free)
- 2% Owned by neighbors (rent free)
- 2% Rented

0% of HHs have documentation proving ownership or legal occupancy of shelter.

% of HHs by methods of shelter acquisition:
- Construct: 89%
- Acquire: 11%

Of the 89% of HHs that reported constructing their shelter, most commonly reported ways of acquiring materials:
- Purchased: 70%
- Nature: 61%
- Assistance: 50%

**SHELTER CHALLENGES**

39% of HHs reported shelter damage. Of those, the most commonly reported parts of the shelter damaged are:
- Damage to roof: 85%
- Damage to wall material: 28%
- Damage to floor: 9%

57% of HHs reported not being able to conduct repairs. Of those, the most commonly reported reasons include:
- No money for repair: 100%
- Material not available: 19%

% of HHs reporting members do not feel safe in their current shelter:
- Female: 21%
- Male: 18%

**LAND**

**ACCESS TO LAND**

% of HH reporting:
- Accessing land where shelter is located: 96%
- Accessing land in a separate plot: 5%

Method of accessing land around shelter plot:
- 98% OPM/UNHCR allocation
- 2% Renting to access someone else’s land

5% of HHs reported accessing land outside their shelter. Of those, the most commonly reported methods of accessing that land are:
- 100% OPM/UNHCR allocation

**USE OF LAND FOR CULTIVATION**

52% of HHs reported using their shelter plot for cultivation. Of those, the following reported on sufficiency of the land to provide food for the HH in the most recent harvest:
- 93% Insufficient
- 7% Sufficient

**FORMAL AGREEMENTS**

Of the 2% that access land around shelter plot through renting, free access, or ownership, 100% of HHs that have a formal agreement to access the land

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4 The Government of Uganda allocates land for residential and agricultural purposes, to refugees, irrespective of ethnicity and origin. This is done via OPM with the support of UNHCR.
**HLP Challenges**

17% of HHs reported facing HLP challenges. Of those:

**Most commonly reported areas of HLP issues (% of HLP issues):**
- Land accessed for cultivation: 50%
- Housing: 40%
- Land accessed for housing: 30%

**Most commonly reported types of HLP issues (% of HLP issues):**
- Housing plot: 39%
- Plot given was unusable: 29%
- Land grabbing: 21%

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**PROPERTY**

32% of HHs reported having no property at all. Out of the 68% who do:

**HHs with income-generating property:** 28%

**Most commonly reported type of property:**
- Solar panel: 39%
- Livestock: 32%
- Physical structure for shop/small business: 9%

80% of property items are owned by one owner.

Proportion of those by sex of owner:
- 34% Female
- 66% Male

16% of HHs that own property/assets reported having documentation proving ownership or legal access.

% of HHs owning number of income-generating property items:
- 72% Zero income-generating items
- 19% One income-generating item
- 9% Two income-generating items

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**ACCESS TO INFORMATION**

Most commonly reported sources and types of information HHs access:

**Source**
- Family and friends: 52%
- Refugee Welfare Committee: 49%
- OPM/UNHCR: 34%

**Type of information**
- Food distribution: 87%
- Registration: 66%
- Availability of services: 34%

89% of HHs reported trusting the information they receive.

Most commonly reported information needs of HHs by area:
- Food distribution: 70%
- Registration: 53%
- Availability of services: 43%
HHs reporting perceived livelihoods challenges:

LIVELIHOODS SOURCES
Out of the 87% of HHs who reported having a source of income, the most commonly reported sources are:

- Cash assistance: 44%
- Farming: 21%
- Casual labour: 17%

Most commonly reported livelihood groups HH members participate in:

- Farmers’ group: 22%
- Village Savings and Loan Associations: 16%
- Savings and Credit Cooperative Organizations: 9%

Most commonly reported livelihoods challenges:

- Lack of work opportunities: 55%
- Lack of skills/qualifications: 42%
- Lack of credit to start/continue a business: 40%

SKILLS AND ASPIRATIONS
82% of HHs have men of working age and 96% of HHs have women of working age. Of those:

Most commonly reported livelihoods skills gained in country of origin:

- Farming: 67%
- Livestock: 32%
- Casual labour: 31%

Most commonly reported livelihoods aspirations:

- Driving: 43%
- Tailoring: 40%
- Hairdressing: 38%
- Farming: 30%

MOVEMENTS WITHIN UGANDA

PAST MOVEMENTS
% of HHs that had at least one member move in the year prior to data collection:

- Of those:
  - Types of destinations:
    - urban area: 57%
    - rural area: 29%
    - another refugee settlement: 14%
    - another site in the same refugee settlement: 29%

Most commonly reported reasons for moving:

- Presence of health services: 43%
- Joining other family members: 29%
- Plant crops/cultivate land: 29%

MOVEMENT INTENTIONS
% of HHs that have at least one member planning to move in the 6 months following data collection:

- Of those:
  - Types of destinations:
    - urban area: 100%
    - rural area: 100%
    - another refugee settlement: 100%
    - another site in the same refugee settlement: 100%

Most commonly reported reasons for planned movement:

- Presence of employment opportunities: 100%
- Possibility of buying other property: 100%

50% of the HHs with at least one member who moved reported that they receive resources from the member that moved.