TERMS OF REFERENCE
Consultancy Services
Research Study/Final Evaluation on Impact of Settlement-Based Approach (SBA)
Version: July 2025
PR: 81500858 / Ref 25-Bei-0014

1   Background Information

1.1   Background on the Context

The Syrian crisis, now in its fourteenth year, has positioned Lebanon as the country with the highest number of refugees per capita, accommodating an estimated 1.5 million Syrian refugees and a substantial population of Palestinian refugees. Lebanon faces an unprecedented socio-economic crisis, further aggravated by the impacts of the COVID-19 pandemic, the Beirut port explosion and resurgence of active conflict. This crisis has profoundly affected refugees, host communities, and other vulnerable groups such as migrant workers, leading to increased poverty, difficulties in accessing livelihoods, and challenges in meeting basic needs. The prioritization of protection needs, including legal safeguards and specialized services, has diminished, leaving these populations increasingly at risk.

The shelter situation in Lebanon underwent significant changes due to escalating conflict in the region. From October 2023 to September 2024, the conflict displaced around 100,000 internally displaced persons (IDPs) over the year, who mainly resided with relatives, acquaintances, or through rental schemes, with others in 15 collective shelters. The conflict was relatively controlled until September 2024, when it severely escalated. By mid-October 2024, mass displacement occurred, with over one million people forced to move, leading to overcrowded shelters. By October 4, most of Lebanon's nearly 900 government-established shelters were at full capacity, leaving many to sleep in public spaces. By mid-October to November 2024, shelters expanded but were quickly overwhelmed as the number of internally displaced persons surged to 186,400 across shelters, with many at maximum capacity. This period saw disruptions in education as schools were repurposed as shelters, and health services struggled with damaged or overwhelmed facilities.

As a ceasefire took effect from late November, displaced individuals began returning to their areas, although many found their homes uninhabitable or destroyed. By late December, approximately 828,978 people had returned, but 201,000 remained displaced, with shelters still housing about 9,000 individuals.

The housing situation in Lebanon during this time evolved from emergency aid distribution and support to recovery efforts. Initially, there was an acute crisis of space and resources, with shelters becoming overburdened. As the ceasefire took effect, there was a gradual shift towards recovery and return, although many remained displaced due to extensive damage to residential areas. The humanitarian response was continuously adapted to address both the immediate needs of the displaced and the challenges of their potential return to damaged homes.

The situational change in Syria in December 2024 had a notable impact on the shelter situation in Lebanon, particularly concerning the movement of displaced persons toward the Baalbek-Hermel region. Approximately 90,000 new arrivals from Syria were reported in the Hermel area of Baalbek Governorate since December 8, 2024.. This movement toward Baalbek-Hermel led to changes in shelter utilization, with some collective shelters decommissioned due to the return of IDPs, while the influx of Syrian refugees necessitated additional shelter accommodations. Baalbek-Hermel became a focal point for shelter needs due to its proximity to the Syrian border and the historical ties between the communities.

1.2   NRC's Activities and Presence

The Norwegian Refugee Council (NRC) supports people affected by displacement living in Lebanon and advocates for their rights inside the country, regionally and internationally. NRC also implements activities with local partners to extend its access to people in need. NRC established its programme in Lebanon in 2006 in response to the July war, with the country office being located in Beirut, with field offices in South (Tyre, Saida), North (Tripoli and Akkar), Bekaa (Zahle) and Beirut and Mount Lebanon (Beirut). NRC implements programmes in Shelter, Water, Sanitation and Hygiene (WASH), Information, Counselling & Legal Assistance (ICLA), Education, Youth, Livelihood and Food Security (LFS)).

1.3   NRC's Intervention Specific to the Research

In 2018, NRC made a shift in its shelter and settlements strategy from emergency response to including more elements of urban and sustainable development by adopting principles of settlement-based approach (or Area-based approach as it is also known globally). The first phase of the SBA was implemented under Shelter IV (2020-2022) in 5 municipalities.

1) Mhammara, Akkar;
2) Mishmish, Akkar;
3) Aarsal, Baalbaq El Hermel;
4) Saadnayel, Bekaa;
5) Sarafand, Saida

NRC is implementing the approach for a second time on a full scale from 2023 to 2025 in 8 municipalities (SBA phase 2 or Shelter V project).

The SBA Phase 2 (Shelter V) projects includes various activities. The SBA phase 2 / Shelter V covers 8 neighbourhoods in 7 municipalities. The areas are located in Akkar governorate, North governorate, Bekaa governorate, Baalbeck Hermel governorate, Beirut-Mount Lebanon (BML), and South governorate. The selected municipalities are as follows:

1) Mhammara, Akkar;
2) Mishmish, Akkar;
3) Aarsal, Baalbaq El Hermel;
4) Qabb Elias, Bekaa
5) Aain Baal, Sour;
6) Bissariye, Saida;
7) Chehime, Chouf

The following activities of Module 1 to 3 would need to be considered within the research study:

Module 1 – Settlement-Based Approach

The overall objective of the activities under this module is to improve the access of vulnerable and marginalised households to affordable, adequate and sustainable housing solutions and community infrastructure.

The research study will be targeting module 1 specifically, and therefore below are key results and objectives:

Result 1)   **Direct housing upgrading/assistance:** The direct housing upgrades would depend on the needs of each household and will range from creating new housing units to the renovation of sub-standard housing and shared areas.

Result 2)   **Cash for Rent:** Financial assistance coupled with the signing of a lease agreement and tenure monitoring, targeting vulnerable households who live in adequate shelters and are at risk of eviction.

Result 3)   **Community infrastructure:** the improvement of the public services that serves the population and affects the adequacy of the housing in the designated areas of intervention, such as street lighting, pavements, water and wastewater connections, improvements in solid waste management, etc. NRC plans to implement small to medium housing-related infrastructure upgrades in the four areas.

Module 2 – Direct Assistance to Municipalities

The overall objective of the activities under this module is to enhance the resources and systems of municipalities with the aim of improved service provision. NRC will assist municipalities in their capacity to respond to localized emergencies and the housing needs of

their communities through the provision of in-kind and technical assistance that improves their preparedness (e.g., Disaster Risk Management plans and GIS integration components).

Module 3 – Legal protection

The overall objective of the activities under this module is to improve security of tenure and legal protection of vulnerable households in the areas of intervention. NRC will conduct due diligence activities, facilitate lease arrangements and intervene with collaborative dispute resolution activities, in addition to providing legal protection services on HLP, civil documentation, legal residency and employment rights to the broader community.

NRC is looking to engage a research institution or group to better document learnings and evaluate by an external party the effectiveness and impact of the approach during shelter V. It will cover 7 neighborhoods; 2 in North/Akkar, 2 in Bekaa, 1 in Mount Lebanon and 2 in the South.

2   Purpose of the Research and Intended Use

With the overall programme goal that 'Vulnerable communities have improved living conditions, access to adequate and safe housing, increased legal protection and capacity to manage disaster risks and emergency response', the main purpose of the research is to study the impact of the programme on specific correlates and hypothesized outcomes.

NRC seeks to explore the short-term impact (upon completion of the project) of SBA on improving the living conditions and wellbeing of vulnerable communities residing in the identified neighborhoods. The impact will be assessed from the views of the community from a bottom-up approach specifically focusing on participation and social networking/cohesion, housing market, local economy, and services.

In addition to the above, the research team is expected to a) map unintended outcomes (positive and negative) that are not captured in SBA logframe, and b) review the logframe accordingly.

NRC acknowledges the significant contextual changes that have occurred throughout the implementation of the Shelter V SBA project (2022–2025). In particular, the escalation of hostilities along the southern border with Israel since late 2023 has impacted municipalities in the South, creating new displacement patterns and increasing pressure on local infrastructure and shelter

systems. Concurrently, the evolving situation in Syria, particularly the developments in December 2024, triggered a wave of returns to areas such as Arsal, requiring a recalibration of NRC's shelter support in the Bekaa. Meanwhile, certain areas in the North have remained more stable, with different contextual dynamics and less displacement pressure.

These rapid and significant contextual shifts, however, present challenges for measuring impact consistently across locations. In particular, they complicate comparative analysis between baseline and endline assessments, as the operating environment and population needs have evolved considerably across time and geography. As such, results must be interpreted with a strong contextual lens, recognizing that impact may manifest differently across varied and shifting operational settings.

3 Scope and Lines of Inquiry

3.1 Scope:

The research study would include an endline study and data collection/analysis approximately 6 to 9 months following the project's implementation phase.

The research will focus on measuring the impact of SBA approach in the four following main topics and related research questions:

1) Engagement and Participation of various stakeholders:
   - How do the SBA community engagement tools and approach affect the level of participation within the community by various stakeholders?
2) Social Cohesion amongst and within different population groups:
   - What is the community perspective on SBA project activities and its beneficiary selection approach effect on social networking between different population groups (between refugee populations and host communities, and amongst different Lebanese groups)?
3) Local economy, markets and livelihood:
   - From the perspective of housing project participants and non-participants (residents of the neighbourhood), how does the cash assistance provided as part of the beneficiary-driven housing upgrading approach of SBA impact the local neighborhood and municipality's economy, markets, and livelihood opportunities? And to what extent?
   - How have the rental schemes employed (rent-free/ occupancy free of charge, rent reduction and rent freeze) in exchange of the housing upgrading assistance, affected the tenants in securing their tenure, property owners and local (neighborhood and municipality level) rental market in improving their livelihood?
   - Analysis of the impact of economies of scale generated by the OFC and SBA models Specifically, exploring how replicating these approaches on a scale may influence local market dynamics, such as construction costs, rental price trends, and the availability of

affordable housing, and whether broader implementation could lead to cost efficiencies or unintended market distortions.

- What are beneficiaries' perspectives on rental schemes employed (rent-free/ occupancy free of charge, rent reduction and rent freeze) in exchange of the housing upgrading assistance on improving security of tenure?
  - o What are owners' perspectives on rental schemes employed (rent-free/ occupancy free of charge, rent reduction and rent freeze) in exchange of the housing upgrading assistance on improving their livelihood?
  - o What are beneficiaries' perspectives on rental schemes employed (rent-free/ occupancy free of charge, rent reduction and rent freeze) in exchange of the housing upgrading assistance on improving security of tenure?

4) Affordable Rental Housing Market:
   - *The impact of rental schemes employed (rent-free /Occupancy free of charge, rent-reduction and rent freeze) in exchange for the housing upgrading assistance in encouraging the property owners and improved local (neighborhood and municipality level) rental market. Are there other possibility and more effective ways to improve affordable rental housing market that the SBA approach could integrate?*

3.2   Lines of Inquiry

Upon the selection, the research team (RT), represented by a Principle Investigator (PI), will work together with NRC team in designing the study, setting the conceptual framework, agreeing on the hypothesis and primary and secondary research questions for the main research topics as mentioned above. The research team will also be in charge of recruiting and training enumerators and data collection at the field level. Additionally, the research team will be responsible for data analysis and producing research reports and presenting the results in the relevant forums as requested.

The research team will be responsible for paying transportation for their field teams, transportation and refreshments for beneficiaries attending data collection activities. The research team will secure venues and arrange the logistics of all data collection activities in all neighborhoods.

4   Methodology

The SBA intervention will target all vulnerable populations and nationalities residing in the targeted neighborhoods regardless of their status or nationalities including Lebanese, Syrian refugees, Palestinian refugees in Lebanon, Palestinian refugees from Syria, and other migrants. As such, the research will be targeting the same beneficiaries through mixed methodology samples.

To answer the primary and secondary research questions, NRC teams will work closely with the research team to develop a study design and methodology, which will primarily focus on

qualitative methods to answer the overall study objectives, and quantitative methods to specifically answer the research questions on 'local economy, markets and livelihood', 'rental housing market', and 'emergency recovery'. The qualitative component will help better understand the impact of the intervention on the neighborhood through exploring the experiences of different groups within the targeted populations at a communal level, and better explain abstract measures such as social cohesion, among others. The quantitative component will provide figures and associations on the specified research questions, with prediction of variables contributing to the causal pathway of results caused by the intervention. The research will also benefit from outcome monitoring data collection carried out by NRC teams during the programme lifetime as secondary data sources to be part of the endline analysis conducted by the research team.

NRC has collected data on all HHs in each of the neighborhoods through a holistic and comprehensive quantitative door-to-door Multi-Sectoral Needs Assessment (MSNA) data that includes <u>several sectors like health, livelihood and income, shelter, WASH, protection/ICLA, education</u> The MSNA data was collected prior to starting the programmatic implementation, and therefore it will serve as Baseline data for the current study. NRC has also collected outcome monitoring data on a set of indicators against the logframe, of which will also serve as an important secondary source.

At a minimum, the methodology is expected to include **but not be limited to the below, as we encourage suggestions of methodologies:**

- Desk review of key documents, including additional analysis of existing qualitative and quantitative programme data collected by NRC team including MSNA (Multi-sectoral need assessments) if needed;
- Extensive literature review related to the topics under study through evidence from academic research as well as humanitarian platforms at national (Lebanon), regional (MENA) and global levels;
- Semi-structured interviews with key informants including key NRC staff, partners, and local authorities at the inception/ conceptualization phase (not part of the actual data collection phase);
- Establish community working groups in each neighborhood that represent different characteristics of the neighborhood population, set-up in-person meetings with (of multipurpose including but not limited to: consulted to co-design the research framework and tools, validate results collected from other sources, primary data source, etc.) at endline;
- Utilize participatory methods to seek the views and perceptions of the targeted populations to capture views of direct and indirect beneficiaries at a community level through different qualitative data collection techniques including at most Focus Group Discussions (FGDs), In-depth Interviews (IDIs), Community working groups, in addition to other techniques as per the need based on the final methodology to be determined in the inception report;

- In-person household survey. Sample size should ensure statistical power representation at the neighborhood level;
- Develop a quantitative survey that includes psychometrically and contextually validated scales if/as needed to measure construct variables, in addition to other sections such as demographics, etc.;
- Integrate secondary data collected by NRC outcome monitoring activities into the endline analysis;
- Conduct semi-structured interviews with key informants including key NRC staff, partners, local authorities as municipality and other government stakeholders, community actors, Community-Based Organizations (CBOs), etc., during the actual data collection phase;
- All data collection components (Household surveys, interviews, IDIs, FGDs, community workshops, etc.,) including recruitment and training of the enumerators to be implemented and coordinated by the research team. The research team will be fully responsible to plan, communicate, invite, prepare, and conduct all data collection components. NRC team will only assist in facilitating communication with community key stakeholders as needed;
- Follow a sequential data collection approach where data collection is done through phases to allow for interim and continuous analysis of qualitative data and thus adapt the tools accordingly. It will be decided during the inception phase whether qualitative or quantitative data to be collected first. The quantitative tools will be prepared at the inception phase; however, if the qualitative data is collected first, the qualitative results will help in revising the quantitative tools during the data collection phase;
- Specify use universal and/or validation of newly developed metrics to measure SBA impact in the four main topics the four thematic areas (social cohesion, social engagement, local economy/livelihoods, and housing/rental schemes).
- The methodology and collected data should aim to include a variety of perspectives disaggregated by location, nationality, direct and indirect beneficiaries, vulnerability level, gender, and disability, among others that will be defined during the inception phase;
- Design a research matrix that maps the research questions and sub-questions, how each question will be answered, data collection means, how to analyze;
- Propose a detailed plan of analysis that includes details explaining how the analysis will be done, which statistical tests will be used for each of the variables (regression analysis is required to confirm causality), segregation levels, how the triangulation will be executed, etc.
- Analysis in the reports shall present results a) at each neighborhood level, and b) national level (overall for the entire programme). Analysis in the report will follow the structure below:
  - At neighborhood level
  - Summary at national level
  - Recommendations at neighborhood and national level

5   Research Follow Up and Learning

NRC follows up research studies with a management response, and its implementation is subsequently tracked. This will include the documentation of key learning, which will be shared with the relevant Head Office technical advisor for circulation to NRC country offices. This research study will contribute to NRC's organizational learning and adaptation of the SBA approach, which will feed into the annual strategic planning process. Key findings will be reported to NRC's senior management team in Oslo.

Output expected from the research will add to the body of knowledge in the literature on how Area-based Approach can be implemented and optimized, with expected results based on each context factors.

6   Deliverables and Deadlines

The following table is a summary of expected main deliverables and estimated timelines:

Phase	Task	Responsible	Estimated Date
Conceptual & Planning (Inception Report)	Interviews with key NRC staff	RT	Week 1-2
	Desk review of programme documents and data including MSNA shared by NRC	RT	Week 1-2
	Literature review and literature synthesis on relevant topics under study	RT	Week 1-2
	Visit all neighborhoods, spend half or full day at the neighborhood; conduct transient walks, meet with stakeholders, identify naturally occurring groups/meetings, visit community establishments or and form community working groups (1 in each neighborhood)	RT	Week 3-4
	Agreeing on hypothesis and primary and secondary research questions	RT & NRC	Week 3-4
	Design of research study, methodology, conceptual framework	RT	Week 3-4
	Design quantitative and qualitative research tools	RT	Week 4-5

	• Time-series outcome monitoring tool(s) will be designed by NRC and supported from the RT		
	Run power analysis to determine the sample size based on the research design	RT	Week 4-5
	Draft plan of analysis	RT	Week 4-5
	Prepare and deliver an in-person initial conceptualization workshop to share methodology, field work plan, and tools' logic to NRC. Follow-up meeting will be required to further discuss the final methodology and plan.	RT	Anytime during the inception phase
Inception report revision and approval	Submit an inception report that includes: summary of the desk/literature review, research design, conceptual framework, research matrix, plan of analysis, tools, and field work plan as primary sections, in addition to other supportive sections. *Inception report is expected to go through two rounds of revisions by the RT.*	RT	Week 6
	Revision of inception report by NRC	NRC	Week 7-8
	Amendment of inception report by research team	RT	Week 9-10
	Finalization/ approval of inception report	NRC	Week 10
Data collection and	Recruit and train enumerators	RT	Week 8-10
	Pilot test research tools (data collection)	RT	Week 11
	Pilot test research tools (analysis, interpretation, assess psychometric properties, and adaptation)	RT	Week 12

preliminary analysis	Draft pilot report (before data collection starts)	RT	Week 12
	Recruit participants for qualitative data collection	RT	Week 12-15
	Collect qualitative data	RT	Week 13-15
	Analyze qualitative data (thematic analysis)	RT	Week 13-16
	Collect quantitative data	RT	Week 17-18
	Analyze quantitative data (statistical)	RT	Week 19
	Prepare and deliver an in-person validation workshop on the endline preliminary results for NRC	RT	Week 20
Final report	Submit a endline draft report. *Endline report is expected to go through at least two rounds of revisions by the RT until accepted by NRC.*	RT	Week 20-22
	Revision of endline report by NRC	NRC	Week 23-24
	Amendment of endline report by research team	RT	Week 25
	Finalization/ approval of endline report	NRC	Week 26
	Present results with key messages/gaps and recommendations emanating from the analysis and submit endline final report	RT	Week 27

The research team will share with NRC the anonymous quantitative and qualitative data collected.

7   Roles and responsibilities:

NRC:
- NRC will provide the research team with a sample frame of all neighborhoods' HHs under the study.
- NRC will provide the research team with contact information of local and sub-local authorities in the neighborhoods. The research team will directly coordinate with neighborhoods' focal points independent from NRC. While it is the sole responsibility of the research team to identify the sample

and set-up data collection plans and implementation, NRC will try to support facilitating geographic access to neighborhoods for the first visit of the research team.

Research Team:

- The research team is responsible for the design, implementation and data collection activities and will provide a draft sampling approach in the technical bid at the procurement stage. The research team is also expected to be context knowledgeable and sensitive to data collection criticality with vulnerable individuals.
- The research team is expected to identify the research sample independently (as mentioned above, NRC will support this activity through providing the sample frame and contacts of neighborhoods' focal points).
- The research team is expected to organize the data collection independently (including calling the research participants and inviting them to attend FGDs, or visiting them at their homes/meeting points for In-depth interviews (IDIs), having transient walks in the neighborhoods to identify naturally occurring groups, etc.; identifying suitable and accessible locations for data collection; organizing transportation for the research team and the research participants and covering all expenses related to their travel).
- The research team will provide NRC with de-identified transcripts in English and Arabic for ALL primary data collected through the various data collection tools for data quality control procedures by NRC. Transcripts need to be categorized per every beneficiary/stakeholder group, per every set of questions, and geography. The transcripts' template should be designed (in coordination with NRC team) to include codes for proper tracking of information in the FGDs. Collaborating with local consultants or Sub-contracting data collection is permissible; however, the lead research team must ensure their qualification and proven experience is submitted as part of the technical proposal review process. **The research team is expected to cover transportation fees for research participants (including their caregivers) to and from the data collection venue – this is a common practice in Lebanon; 10USD per participant.**
- **The research team is expected to cover transportation fees for the research team members to and from the data collection locations (venues and/or participants' homes).**
- **The research team is expected to also provide basic refreshments (water, coffee) during data collection activities (at venues and when visiting participants at their homes - if needed).**
- **The research team is expected to provide all the tools and equipment including but not limited to tablets for data collection, stationery, flip charts, software licenses and other items necessary to complete the assignment**

8   Disclaimer*

The Terms of Reference (ToR) outlined herein serve as a guiding framework for the scope of work, objectives, and lines of enquiry. However, it is important to note that the lines of enquiry specified are subject to change based on evolving contextual factors, unforeseen circumstances, or emerging priorities. Such adjustments will be made to ensure the relevance, accuracy, and effectiveness of the work undertaken. Any amendments to the lines of enquiry will be communicated promptly and agreed upon to maintain alignment with the overarching goals of the project or initiative."

9   Timeframe

Proposals should present a detailed budget for the number of expected working days over the entire period.

The indicative timeframe for the research is as follows:

- September-Oct 2025 – selection of academic institution/ research team
- Mid-Dec 2025 – delivery of research plan/ tools (inception report)
- Jan 2026 – completion of endline data collection phase
- March 2026 – delivery of endline analysis results (endline report)
- May 2026 – finalization of the endline report.

*Bidders can propose their own timeline. In case of deviation from the above projected timeline, please provide justification. **The assignment should end within up to 7 months from contract signature.**

In event of serious problems or delays, the Principle Investigator should inform NRC immediately. Any significant changes to review timetables shall be approved by both parties.

10   Application Process and Requirements

The complete tender dossier in the English language can be downloaded from NRC e-tendering website using the link shared in the tender notice and before the deadline
For a detailed list of the documents comprising the bid please refer to the Invitation to Bid that you can download from NRC e-Tendering website using this **LINK**.

11 Minimum Qualifications and Professional Experience

NRC seeks expressions of interest from universities, faculties within universities, academic research institutes/centers, research labs, individual or joint application of researcher(s), ideally with the following skills/qualifications and expertise:

1. Sound and proven experience in conducting impact studies;
2. Proven experience of conducting research, including for humanitarian and/or development projects;
3. Experience in research for shelter and settlement, housing, Housing-Land-Property (HLP);
4. Experience in social networking, social cohesion, livelihood and markets;
5. Experience in research for community-led programs (locality, localization, microeconomy, etc.)
6. Experience of designing quantitative and qualitative data collection methods;
7. Preferrable record of publication in peer-reviewed journals;
8. Fluency in written and spoken English is required;
9. Fluency in spoken Arabic for at least one member of the research team is a plus;
10. Prior experience in Lebanon/Middle East;
11. International applicant would require presenting evidence of affiliation or partnership with a Lebanese counterpart. The lead researcher will also be expected to be in Lebanon at key points during the research.

Additional, desirable knowledge, includes:

- Proven experience of conducting research in shelter and settlement sector within humanitarian and/or development projects in Lebanon or Middle East.

12 Proposal Evaluation Criteria

Proposals will be evaluated in two stages:
- **Technical Evaluation** – 70% weight with a minimum passing score of 49/70 points.
- **Financial Evaluation** – 30% weight

Bidders are strongly advised to prepare their proposals in line with the criteria below. **Generic responses will receive low scores.** All claims must be supported by clear, verifiable evidence. Missing or vague information will result in lower scores.

Tips for Bidders
- Use the same numbering/titles as below in your proposal.
- Provide specific examples, references, and documentation for every criterion.
    1. Clearly link your methodology to the Terms of Reference and the scope of work.

Criteria[1]	Weight

Quoted Professional Service Fee
 	
    1. The research team size is flexible to the bidder's structure. However, the overall budget calculation should not exceed cost for a research team composed beyond one main researcher and two research assistants.
    2. The estimated necessary data collection team would be 3 data collection teams, each with 10 members including enumerators and supervisors; 1 team in North, 1 in Bekaa, and 1 team for BML and South.
	30%

Criteria 1: PROPOSAL/BID QUALITY: (26 points)
 	
    1. Quality of methodology1: Overall coherence, relevancy/feasibility and robustness of research design.
    2. Innovative methodologies- aside from surveys-KIIs-FGDs (example: community mapping, community involvement, participation etc.).
    3. Suggested specific universal tools be use OR plan to validate newly developed tools to measure the four thematic elements (theme 1: social cohesion; theme 2: Social engagement; theme 3: local economy, markets, and livelihood; theme 4: housing and rental schemes).
    4. Detailed plan of analysis linked to the research design and to each of the 4 themes under study.
    5. Desk review and quantitative analysis of the MSNA and outcome monitoring data to identify indicators for measure baseline values for the four thematic topics.
    6. Sample size calculation/power calculation based on inferential plan of analysis.
    7. Presentation/writing skills shown in bid including simple language, clarity, using visuals to convey messages, etc.
    8. Workplan with proper time allocation for each deliverable
	70%

Criteria 2: CAPACITY: (27 points)
 	
    1. Extent of quantitative research experience - i.e., Designing surveys, pilot testing and validating surveys, utilizing different levels of advanced statistical techniques, etc.
    2. Extent of qualitative research experience - i.e., Participatory qualitative data collection, using qualitative analysis softwares, etc. research experience.
    3. Extent of experience managing primary data collection teams/activities in communities using door-to-door approaches- i.e., Recruiting enumerators team, developing and delivering surveys training and/or supervising data collection firms, setting quality control and data verification methods, etc.
    4. Experience working with various UN agencies, INGOs.
    5. Presence of institutional data quality control and ethical guidelines.
    6. Quality of previous research reports (e.g. write up, methodology, executive summary, and conclusions).	

Criteria 3: RELEVANCE: (17 points)
 	
    1. Themes' specific experience (theme 1: social cohesion; theme 2: Social engagement; theme 3: local economy, markets, and livelihood; theme 4: housing and rental schemes).
    2. Experience in research/evaluation for community-led programs (locality, localization, microeconomy, etc.), experience of theories of change.
    3. Experience in research/evaluation for shelter and settlement, housing, urban planning studies, Housing-Land-Property (HLP).
    4. Lebanon/MENA specific experience.	

Minimum passing Technical Score 49 / 70 points	

End of ToR

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[1] Bidders are encouraged to develop and submit a separate checklist based on the proposal evaluation criteria.