CLIMATE AND DISASTER RESILIENT CITIES PROJECT

Resettlement Framework

|  |  |
| --- | --- |
|  |  |
| **DocID:** | REP-URP-3 |
| **Revision:** | 02 |

**Revision History**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Rev | Date of Issue | Prepared by | Checked by | Approved by | Description of Change |
| 01 | 06.12.2021 |  |  |  | First submission |
| 02 | 07.08.2022 |  |  |  | Second submission |
| 03 | 20.09.2024 |  |  |  | Third Submission |

**Table of Contents**

[List of Tables 5](#_Toc179404243)

[List of Figures 6](#_Toc179404244)

[List of Abbreviations & Acronyms 7](#_Toc179404245)

[Executive Summary 8](#_Toc179404246)

[1 Introduction 10](#_Toc179404247)

[1.1 Project Overview 10](#_Toc179404248)

[1.2 Objectives of Resettlement Framework 12](#_Toc179404249)

[1.3 Scope of RF 12](#_Toc179404250)

[1.4 RF Methodology 13](#_Toc179404251)

[2 Project Description 17](#_Toc179404252)

[2.1 Purpose of the Project 17](#_Toc179404253)

[2.2 Location of the Project 17](#_Toc179404254)

[2.3 Components of the Project 19](#_Toc179404255)

[2.4 Nature of Sub-projects Under Component 2 21](#_Toc179404256)

[2.5 Project Implementation Arrangements 23](#_Toc179404257)

[2.6 Project Beneficiaries 23](#_Toc179404258)

[3 Policy, Legal and Regulatory Framework 25](#_Toc179404259)

[3.1 Zoning Law No. 3194 25](#_Toc179404260)

[3.2 Evaluation of Regulations Regarding the Registration of Illegal Buildings in the Scope of Preparedness for Disaster Risks 26](#_Toc179404261)

[3.3 Law No. 6306 on Transformation of Areas Under Disaster Risk 27](#_Toc179404262)

[3.4 Expropriation Law No. 2942 33](#_Toc179404263)

[4 International Environmental and Social Standards: World Bank Environmental and Social Standards 34](#_Toc179404264)

[4.1 Gap Analysis between Country Legal Framework and World Bank ESF 36](#_Toc179404265)

[5 Socio-economic Characteristics of Project Provinces 40](#_Toc179404266)

[5.1 Socio-economic Baseline 41](#_Toc179404267)

[5.2 Vulnerable Groups 69](#_Toc179404268)

[6 Eligibility and Categories of Project-Affected People (PAPs) 75](#_Toc179404269)

[6.1 Principles for Eligibility as per WB ESS1 and ESS5 75](#_Toc179404270)

[6.2 Eligibility Criteria 76](#_Toc179404271)

[6.3 Categories of Project Affected Persons 77](#_Toc179404272)

[6.4 Approximate numbers of PAPs 84](#_Toc179404273)

[7 Entitlements and Supports 85](#_Toc179404274)

[7.1 Main Principles as Per WB ESS1 and ESS5 85](#_Toc179404275)

[7.2 Entitlement for Support under the Project and Other Details 85](#_Toc179404276)

[7.3 Entitlement Matrix 90](#_Toc179404277)

[8. Preparation of Resettlement Plans (RPs) 94](#_Toc179404278)

[9 Institutional Arrangements 95](#_Toc179404279)

[9.1 Project Management Unit (PMU) 95](#_Toc179404280)

[9.2 Contractors 96](#_Toc179404281)

[9.3 Institutional Capacity 97](#_Toc179404282)

[10 Consultation Framework, Disclosure Strategy and Grievance Mechanism 98](#_Toc179404283)

[10.1 Grievance Mechanism Management Procedure 100](#_Toc179404284)

[10.2 Receiving & Registering Grievance 100](#_Toc179404285)

[10.3 Assessment of the Grievance 101](#_Toc179404286)

[10.4 Resolving the Grievance 102](#_Toc179404287)

[10.5 Close out of the Grievance 102](#_Toc179404288)

[10.6 GM contact information 102](#_Toc179404289)

[11 Monitoring and Evaluation 104](#_Toc179404290)

[11.1 Levels of Monitoring 104](#_Toc179404291)

[11.2 Monitoring Indicators 104](#_Toc179404292)

[12 Implementation Procedure, Budget and Schedule 106](#_Toc179404293)

[Annex 1. Social Assistance and Services Provided by the Central Government and Municipalities 107](#_Toc179404294)

[Annex 2. Social aid programs implemented by MoFSS 116](#_Toc179404295)

[Annex 3. Template for Resettlement Plans 121](#_Toc179404296)

List of Tables

[Table 1. List of Stakeholder Engagements Conducted During the Preparation of RF 14](#_Toc179404297)

[Table 2. List of Consultations held for the draft E&S Documents 15](#_Toc179404298)

[Table 2. GDP per Capita by Provinces, 2018-2020 17](#_Toc179404299)

[Table 3. Overview of Project Components and Budget 19](#_Toc179404300)

[Table 4. Socio-economic Development Rankings of the Districts of Istanbul 44](#_Toc179404301)

[Table 5. Population of Districts of Izmir 49](#_Toc179404302)

[Table 6. Socio-economic Development Rankings of the Districts of Izmir 51](#_Toc179404303)

[Table 7. Population of Districts of Kahramanmaras 56](#_Toc179404304)

[Table 8. Socio-economic Development Rankings of the Districts of Kahramanmaras 58](#_Toc179404305)

[Table 9. Population of Districts of Manisa 61](#_Toc179404306)

[Table 10. Socio-economic Development Rankings of the Districts of Manisa 64](#_Toc179404307)

[Table 11. Population of Districts of Tekirdag 66](#_Toc179404308)

[Table 12. Socio-economic Development Rankings of the Districts of Tekirdag 68](#_Toc179404309)

[Table 13. Population and Percentage of SuTP in Project Provinces 70](#_Toc179404310)

[Table 14. Rental Assistance Amounts (as of August 2024) 79](#_Toc179404311)

[Table 15. Entitlement Matrix 91](#_Toc179404312)

[Table 16. Workflow of the GM 101](#_Toc179404313)

[Table 17. Monitoring Indicators 104](#_Toc179404314)

List of Figures

[Figure 1. Project Provinces 11](#_Toc179404315)

[Figure 2. District Map of Istanbul 41](#_Toc179404316)

[Figure 3. Population Trends of Istanbul 42](#_Toc179404317)

[Figure 4. Population of Districts of Istanbul 42](#_Toc179404318)

[Figure 5. The Change in the Population Pyramid of Istanbul 43](#_Toc179404319)

[Figure 6. Migration Statistics of Istanbul 44](#_Toc179404320)

[Figure 7. Districts of Izmir 48](#_Toc179404321)

[Figure 8. Population Trends of Izmir 49](#_Toc179404322)

[Figure 9: The Change in the Population Pyramid of Izmir 50](#_Toc179404323)

[Figure 10. Migration Statistics of Izmir 51](#_Toc179404324)

[Figure 11. Districts of Kahramanmaras 55](#_Toc179404325)

[Figure 12. Population Trends of Kahramanmaras 56](#_Toc179404326)

[Figure 13. The Change in the Population Pyramid of Kahramanmaras 57](#_Toc179404327)

[Figure 14. Migration Statistics of Kahramanmaras 58](#_Toc179404328)

[Figure 15. Districts of Manisa 60](#_Toc179404329)

[Figure 16. Population Trends of Manisa 61](#_Toc179404330)

[Figure 17. The Change in the Population Pyramid of Manisa 62](#_Toc179404331)

[Figure 18. Migration Statistics of Manisa 63](#_Toc179404332)

[Figure 19. Districts of Tekirdag 65](#_Toc179404333)

[Figure 20. Population Trends of Tekirdag 66](#_Toc179404334)

[Figure 21. The Change in the Population Pyramid of Tekirdag 67](#_Toc179404335)

[Figure 22. Migration Statistics of Tekirdag 68](#_Toc179404336)

[Figure 23. Population of migrants and Syrians under temporary protection in Istanbul 71](#_Toc179404337)

[Figure 24. Share of Roma Population in Districts of Istanbul 73](#_Toc179404338)

[Figure 25. Project Management Unit Structure 96](#_Toc179404339)

# List of Abbreviations & Acronyms

|  |  |
| --- | --- |
| ARAAD | Transformation of Areas at Disaster Risk |
| CDRC | Climate and Disaster Resilient Cities |
| ESCP | Environmental and Social Commitment Plan |
| ESHS | Environment, Social, Health and Safety |
| ESIA | Environmental and Social Impact Assessment |
| ESMF | Environmental and Social Management Framework |
| ESMP | Environmental and Social Management Plan |
| ESS | Environmental and Social Standards |
| FGD | Focus Group Discussion |
| GDP | Gross Domestic Product |
| GRF | Grievance Registration Form |
| GM | Grievance Mechanism |
| GT | Government of Türkiye |
| IBRD | International Bank for Reconstruction and Development |
| IFC | International Finance Corporation |
| ILBANK | İller Bankası Anonim Şirketi |
| İŞKUR | Directorate General of Turkish Employment Agency |
| KOSGEB | Small and Medium-Sized Enterprises Development Organization |
| KPI | Key Performance Indicator |
| LMP | Labor Management Procedures |
| MM | Metropolitan Municipality |
| MoEUCC | Ministry of Environment, Urbanization and Climate Change |
| MoFSS | Ministry of Family and Social Services |
| PDoEUCC | Provincial Directorate of Environment, Urbanization and Climate Change |
| OHS | Occupational Health and Safety |
| OIZ | Organized Industrial Zones |
| PAP | Project Affected People |
| PDoEUCC | Provincial Directorate of Environment, Urbanization and Climate Change |
| PMU | Project Management Unit |
| Project | Climate and Disaster Resilient Cities (CDRC) Project |
| RF | Resettlement Framework |
| RP | Resettlement Plan |
| SASFs | Social Assistance and Solidarity Foundations |
| SEA/SH | Sexual Exploitation and Abuse/Sexual Harassment |
| SGK | Presidency of Social Security Institution |
| TOKI | Directorate of Housing Development Administration |
| TurkStat | Turkish Statistical Institute |
| UTP  WB | Urban Transformation Presidency  World Bank |
| WHO | World Health Organization |

# Executive Summary

This Resettlement Framework (RF) has been prepared by the Urban Transformation Presidency (UTP) on behalf of Government of Türkiye (GT) as part of the Climate and Disaster Resilient Cities Project (CDRC Project or Project), which is funded by the World Bank (WB). It has been developed in accordance with the *Environmental and Social Standard (ESS) 5 Land Acquisition, Restrictions on Land Use and Involuntary Resettlement* of the WB’s Environmental and Social Framework (ESF), as well as the national legislation of Turkiye. This RF is an integral part of the CDRC Project’s Environmental and Social Management Framework (ESMF).

The CDRC Project aims to support the GT in addressing challenges related to climate and disaster resilient-housing and infrastructure interventions. The Project focuses on the provinces of Istanbul, Izmir, Kahramanmaras, Manisa, and Tekirdag. It seeks to help the GT develop and establish an innovative approach for urban resilience that incorporates climate change and disaster risks considerations, as well as energy efficiency. This approach is designed to be scalable over time with various sources of financing.

The **Project Development Objective (PDO)** is to increase access to seismic and climate resilient housing, municipal infrastructure and services in Project provinces in Türkiye.

**Project Components.** The proposed Project will be implemented through five components. The Components and their respective implementing agencies responsible for their implementation of the components are as follows:

* **Component 1:** Institutional strengthening to enable conditions for urban resilience (UTP)
* **Component 2:** Expanding access to resilient housing (UTP)
* **Component 3:** Investments in climate and disaster resilient municipal infrastructure (ILBANK)
* **Component 4:** Project management, monitoring and evaluation
  + **Subcomponent 4a:** for Component 1, 2, and 5 (UTP)
  + **Subcomponent 4b:** for Component 3 (ILBANK)
* **Component 5:** Contingent Emergency Response Component (UTP)

**Purpose of the RF.** The main purpose of this RF is to minimize the social impacts of the proposed improvement, mitigate negative impacts and assist the Project Affected Persons (PAPs) to improve their living conditions. This document has been prepared to cover the activities to be carried out under Component 2 of the proposed Project, and it includes information on the proposed Project and the assessment of vulnerable groups, and potential impacts of the proposed Project on livelihood and socio-economic conditions in the target provinces of Istanbul, Izmir, Kahramanmaras, Manisa and Tekirdag where Component 2 will be implemented.

**Methodology used for the preparation for RF.** Fieldwork, qualitative and quantitative research methods were used; primary and secondary data were evaluated together.

Field visits and stakeholder engagements for RF studies were held on the following dates:

* Istanbul: 19-21 July 2022
* Izmir: 9-11 November 2021
* Kahramanmaras: 18-19 November 2021
* Manisa: 11-12 November 2021
* Tekirdag: 18-19 November 2021

**Project Beneficiaries.** The groups that will benefit from the proposed Project directly or indirectly are considered as project beneficiaries. The beneficiaries of the Project can be listed as follows:

* **Owners of risky buildings,** who will have taken precautions against disaster risk by using loans with appropriate interest rates within the scope of Component 2, and will have longer-lasting residences/workplaces reconstructed/reinforced according to the latest standards,
* **Tenants/limited real rights holders, supers** who will live and/or work in more resilient residences or workplaces that will be retrofitted/reconstructed within the scope of Component 2,
* **UTP directly in line with the technical support under Component 1, and the municipalities of the Project provinces; and indirectly, citizens and stakeholders of institutions** benefiting/receiving services from institutions that will benefit from such technical assistance, and
* **Citizens in the Project provinces** who will benefit from the positive environmental impacts of the Project.

The categorization of people and groups that will be subject to involuntary displacement within the scope of the project and who are covered by the entitlement matrix that was created is listed below.

* Owner or joint ownership
* Tenants
* Businesses (owners/tenants of the buildings/ workplaces)
* Workers/livelihoods affected (working for the business/workplaces who are the owners of the building)
* Workers/livelihoods affected users (working for the business/workplaces who are the tenants of the building)
* Vulnerable Groups (owner/tenant)
* Supers are entitled PAPs within the scope of the Project.

The entitlement matrix includes the definition of displaced persons and criteria for determining their eligibility for compensation and other resettlement assistance.

# Introduction

## Project Overview

The Climate and Disaster Resilient Cities Project (Project) will support the Government of Türkiye (GT) to develop and establish an innovative approach for urban resilience with climate change and disaster risks and energy efficiency considerations that can be expanded over time with various sources of financing. The cornerstones of this multi-faceted approach include the development of (i) a new financing mechanism targeting households for the durable retrofitting or rebuilding of risky residences/businesses, (ii) a methodology for prioritizing climate and disaster risk considerations in urban infrastructure investments and incorporating them into the design, and (iii) approaches to increase stakeholder participation.

The Project includes five components: (1) Institutional strengthening to enable conditions for urban resilience; (2) Expanding access to resilient housing; (3) Investments in climate and disaster resilient municipal infrastructure; (4a and 4b) Project management, monitoring and evaluation; and (5) Contingent Emergency Response Component (CERC). While Urban Transformation Presidency (UTP) will implement Components 1, 2, 4a and 5; İller Bankası Anonim Şirketi (ILBANK) will implement Components 3 and 4b.

This Resettlement Framework (RF) has been prepared by UTP to address resettlement issues in the Project activities that will be implemented under Component 2—a separate RF has been prepared by ILBANK to guide resettlement issues under Component 3.

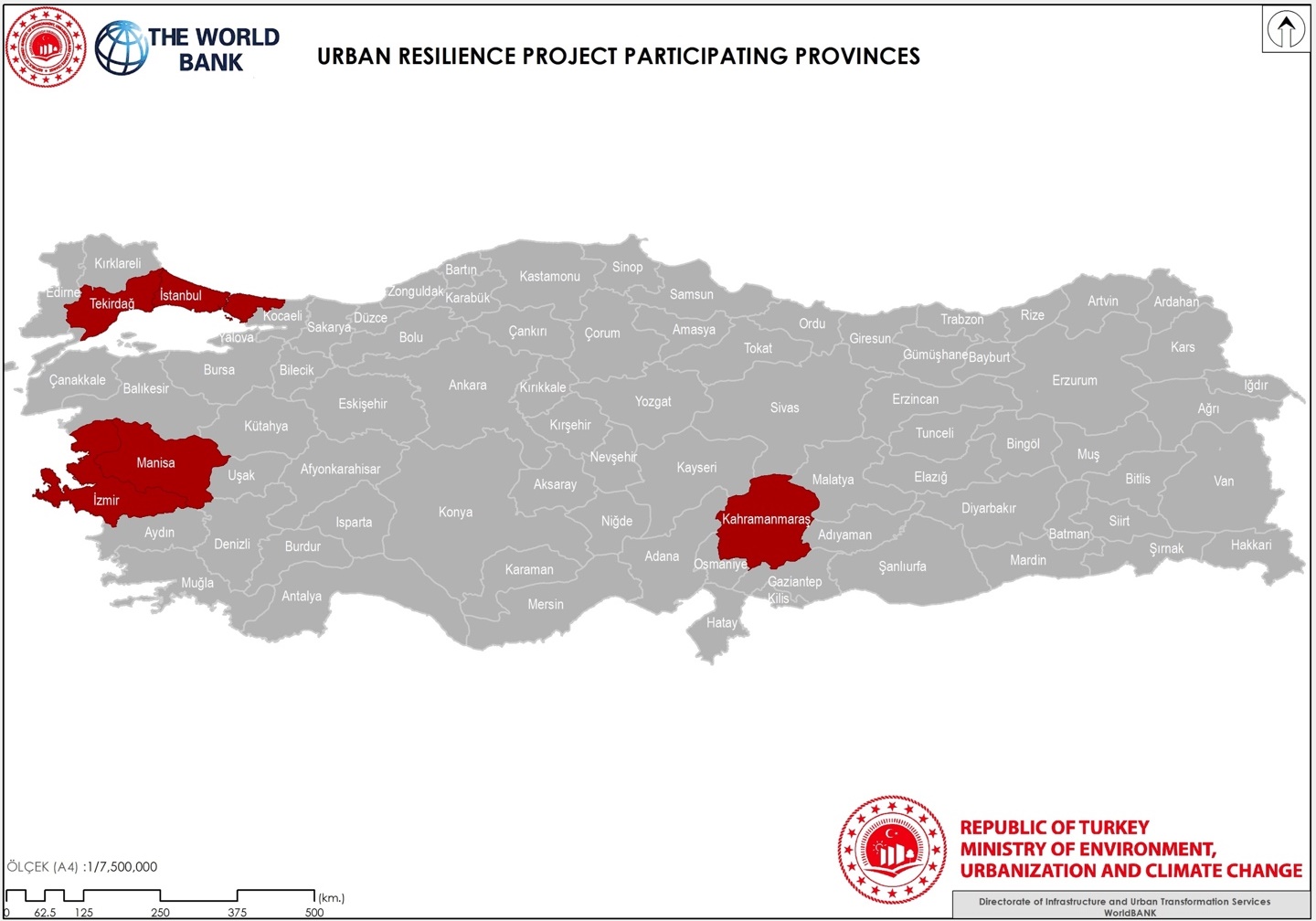
Component 2 will provide demand-side support for resilient housing/workspace in the Project provinces by financing loans (in Turkish liras) at below-market conditions for eligible housing unit/workplace owners to retrofit or reconstruct their risky housing/workspace units to meet standards defined in Turkish Building Earthquake Regulation.

The objective of this new financial product is to address the issue of limited affordability and access to finance for a specific niche market segment that is not served through the existing mortgage market (i.e., owners of risky housing/workspace units who cannot afford seismic retrofitting or reconstruction of their property) with the aim to save lives. As such, it is not intended to be rolled out to a wider market segment nor to become an integral part of the mortgage industry in Türkiye. In addition, World Bank (WB) funding will not be made available directly to finance developers or for the direct construction of buildings. The loans funded by International Bank for Reconstruction and Development (IBRD) under this Component will be channeled through participating commercial banks and will be paired with the government’s existing rental subsidies (which will continue to be financed by UTP with their own funds) to support families to relocate temporarily during the retrofitting or reconstruction process.

The Project is expected to demonstrate in selected provinces how this approach can put the government’s urban transformation policies into practice comprehensively. To this aim, Components 2 and 3 will benefit the provinces of Istanbul, Izmir, Kahramanmaras, Manisa and Tekirdag (Figure 1), which represent different typologies of highly vulnerable cities in terms of population, socio-economic development and capacity levels, as well as geographical locations. Component 1 will provide capacity building and technical assistance to the UTP and Project provinces.

**Eligibility and targeting:** Owners of units in residential or mixed-use buildings located in the Project provinces that are assessed as “risky” according to the provisions of Law 6306 will be eligible to apply for the loans financed under Component-2. This includes owners of units in multi-family buildings (who are expected to be the majority) as well as owners of single-family houses/workspaces. Owners of risky housing units are eligible to apply for the loans regardless of their income level; however, financial terms will be differentiated to provide incentives and ensure affordability of the loans for the vulnerable groups. In particular, middle to lower-income households (those whose household income are below a certain threshold, e.g., 4th or 3rd income quintile), those that only own one unit, and households that are female-headed or include persons with disabilities, deceased military/public servants, or retirees/elderly will be eligible for more favorable loan terms.

Figure 1. Project Provinces



A multidimensional vulnerability analysis using Statistics on Income and Living Conditions (SILC) 2019 cross-sectional data showed that in general, households in these target categories are relatively more vulnerable compared to the regional averages in Project provinces. In addition, in order to incentivize climate change mitigation and help reduce the energy bills of households, more favorable loan terms will also be provided within the scope of the Project to upgrade the energy performance of buildings from the energy performance class required by the Energy Performance in Buildings Regulation (05.12.2008 / 27075)—which is “C”— to a higher energy performance class (A or B).

Communications and outreach activities, which will be financed under Component 4 to make potential beneficiaries in the Project provinces aware of and elicit demand for the new loans, will have a particular focus on more vulnerable groups, including lower income and female-headed households, and highlight the benefits of resilient housing/workspaces retrofitting and reconstruction including energy efficiency measures.

**Loan terms:** A fixed, below-market interest rate determined based on affordability criteria, will be charged for the loans. There will be further (cumulative) interest rate deductions for eligible owners falling in the categories listed above and for those who want to retrofit/rebuild their risky buildings and achieve higher energy efficiency standards. The interest rates, maximum loan maturity, and maximum principal amounts will be agreed between the UTP and the participating commercial banks considering affordability while at the same time ensuring that payment capacity of households is adequately leveraged. All such loan terms shall be reasonable and acceptable to the WB and will be specified in the Project Operations Manual (POM), in addition to eligibility criteria and the application forms.

**Eligible expenditures:** The loan proceeds can only be used for civil works and consultant services required for the seismic and climate-resilient retrofitting or reconstruction of risky housing/workspaces units, including energy efficiency measures. UTP will continue to finance existing rental subsidies with their own funds.

## Objectives of Resettlement Framework

This RF defines the objectives, principles, procedures and measures that should be adopted before, during and after construction/rehabilitation that may require the physical or economic displacement of people and assets affected by the Project. The RF also provides guidance/instructions for preparing the Resettlement Plan, which will be prepared on the basis of meaningful consultations and stakeholder engagement.

As explained above, Component 2 of the project will provide demand-side support for resilient housing/workspaces in the Project provinces by financing loans at below-market conditions for eligible homeowners/workspace owners to retrofit or reconstruct their risky housing/workspaces to meet resilient building code and energy efficiency standards.

WB funding will not be made available directly to finance developers or for the direct construction of buildings. The eventual reconstruction/retrofitting of buildings will lead to the temporary displacement of homeowners/workspace owners; tenants and supers who live in these buildings will also need to relocate.

This RF focuses on Component 2 of the project. The aims of RF are as follows:

* Anticipate and avoid, or, where avoidance is not possible, minimize, mitigate and compensate adverse social and economic impacts resulting from land acquisition or restrictions on land use,
* Identify the land and income-based impacts of the project, where applicable,
* Develop and implement a fair, transparent and negotiated resettlement process in which all stakeholders and affected parties can participate,
* Define rental assistance, compensation and mitigation measures, consistent with national laws and international good practice, that allow to minimize the impact of land acquisition and compensate loss of income and livelihood,
* Establish appropriate management procedures and systems for the implementation and monitoring of the RF,
* Ensure compliance with World Bank standards in the implementation of physical and economic resettlement and compensation activities,
* Implement relocation and livelihood restoration activities together with affected parties,
* Disclosure of this RF to the stakeholders and ensuring their participation in the project processes through continuous consultation during the resettlement process,
* Develop and implement appropriate grievance procedures and mechanisms,
* Monitor (and, if necessary, revise) resettlement and restoration activities during and after resettlement, and
* Ensure that vulnerable people/groups receive adequate support when necessary.

## Scope of RF

While the project is not directly financing rehabilitation/construction of structures, participation in the program will require owners to temporarily relocate while their properties are being rehabilitated or reconstructed. In addition, tenants will need to relocate permanently[[1]](#footnote-2). This RF provides detailed information on the Project's impacts on affected people/assets and explains in more detail the approaches and measures to be adopted to prevent or minimize these impacts.

The local socio-economic context of the RF is prepared to describe and discuss the resettlement (physical or economic) impacts associated with Project activities.

Project activities will be implemented in accordance with WB Environmental and Social Standard (ESS) 1 (Assessment and Management of Environmental and Social Risks and Impacts) and 5 (Land Acquisition, Restrictions on Land Use and Involuntary Resettlement). This RF explains how to implement measures to minimize the resettlement impacts of the Project and how to monitor mitigation measures.

The RF will address the following:

* Identification and assessment of Project Affected Persons (PAPs) who will be directly or indirectly affected by the rehabilitation/reconstruction of risky buildings (owners, users of buildings without formal agreement, tenants, supers, etc.).
* Identification of fixed assets such as residential and commercial buildings that are affected by project rehabilitation/reconstruction activities.
* Developing a strategy and preparing a framework in line with WB ESS principles for entities and persons affected by land acquisition.

## RF Methodology

Within the scope of the Project, fieldwork, qualitative and quantitative research methods were used together. Primary and secondary data were evaluated jointly in the RF study carried out to plan the physical and economic resettlement that will be caused by the project.

In line with the data obtained from the MoEUCC (UTP)within the scope of the RF field study, stakeholders in five provinces were determined and the field work schedule was planned.

The WB's ESSs state that persons subjected to displacement should be assisted in achieving their pre-relocation or pre-project conditions. In line with these requirements and standards, the RF of the Project has been prepared.

Within the scope of the RF:

* Stakeholders have been identified,
* Socio-economic impacts of the project have been evaluated,
* PAPs and groups have been identified,
* In line with the potential environmental and social risks of the Project, an assessment has been made regarding the people directly or indirectly affected by the Project and the population exposed to resettlement.
* Vulnerable groups have been identified.

Following these evaluation studies, the rights of PAPs and groups were categorized, and the entitlement matrix (Table 15) was prepared.

Site visits and stakeholder engagements for the RF studies were carried out on the following dates.

* Istanbul: 19-21 July 2022
* Izmir: 9-11 November 2021
* Kahramanmaras: 18-19 November 2021
* Manisa: 11-12 November 2021
* Tekirdag: 18-19 November 2021

The interviews conducted within the scope of the field studies are given in Table 1. In general:

* All stakeholder engagements but the one held on 24 November 2021, were conducted through face-to-face meetings. The meeting on 24 November 2021 was held online.
* Settlements and neighborhoods where the possible vulnerable groups live mostly were visited,
* Settlements and local architecture and buildings were observed, photographed,
* Local resources and literature related to cultural and social structure were searched,
* All interviews were transcribed, analyzed and evaluated.
* Qualitative data obtained from the fieldwork, together with the quantitative and statistical data on the Project provinces, provided input to the report.

During the stakeholder engagements,

* General information was provided about the Project
* Opinions and suggestions about the Project and the transformation of risky buildings were obtained, and
* Socio-economic information on the related province/district/neighborhood was noted.

Table 1. List of Stakeholder Engagements Conducted During the Preparation of RF

| Date | Province | Stakeholders |
| --- | --- | --- |
| 24.11.2021 | Ankara | * UTP * World Bank * ILBANK * General Directorate of Marmara Urban Transformation Izmir Urban Transformation Department * Tekirdag PDoUTP * Manisa PDoUTP * Kahramanmaras MM * Manisa MM * Tekirdag MM |
| 26.11.2021 | Ankara | Ministry of Culture and Tourism, General Directorate of Cultural Heritage and Museums, Department of Boards |
| 26.11.2021 | Ankara | AFAD - Disaster and Emergency Management Presidency Planning and Risk Reduction Department |
| 27.11.2021 | Ankara | TMMOB Chamber of City Planners |
| 09.11.2021-11.11.2021 | Izmir | Izmir Development Agency |
| 09.11.2021-11.11.2021 | Izmir | Izmir Provincial Directorate of Environment, Urbanization and Climate Change |
| 09.11.2021-11.11.2021 | Izmir | Izmir Provincial Directorate of Disaster and Emergency |
| 09.11.2021-11.11.2021 | Izmir | Izmir Metropolitan Municipality Urban Transformation Directorate |
| 09.11.2021-11.11.2021 | Izmir | Kemalpaşa Municipality License and Inspection Directorate |
| 09.11.2021-11.11.2021 | Izmir | Bayraklı Municipality Building Control Directorate-Bayraklı Municipality Plan Project Directorate |
| 09.11.2021-11.11.2021 | Izmir | Menemen Municipality Urban Transformation Directorate |
| 09.11.2021-11.11.2021 | Izmir | Karabağlar Municipality |
| 09.11.2021-11.11.2021 | Izmir / Bornova District | Rafet Paşa Neighborhood, Office of the Mukhtar |
| 09.11.2021-11.11.2021 | Izmir / Karşıyaka District | Örnekkoy Neighborhood, Office of the Mukhtar |
| 09.11.2021-11.11.2021 | Izmir / Karşıyaka District | Semikler Neighborhood, Office of the Mukhtar |
| 09.11.2021-11.11.2021 | Izmir | TMMOB Chamber of Geological Engineers |
| 11.11.2021-12.11.2021 | Manisa | Manisa Provincial Directorate of Environment, Urbanization and Climate Change – Section of Infrastructure and Urban Transformation |
| 11.11.2021-12.11.2021 | Manisa / Yunus Emre District | Yeni Neighborhood, Office of the Mukhtar |
| 11.11.2021-12.11.2021 | Manisa / Salihli District | Kocaçeşme Neighborhood, Office of the Mukhtar |
| 11.11.2021-12.11.2021 | Manisa | KADEM Manisa Representative Office |
| 18.11.2021-19.11.2021 | Kahramanmaras | Kahramanmaras Metropolitan Municipality, Department of Reconstruction and Urbanization, Section of Reconstruction and Urban Transformation-Planning |
| 18.11.2021-19.11.2021 | Kahramanmaras | ASAM- (Association of Solidarity with Asylum Seekers and Migrants) |
| 18.11.2021-19.11.2021 | Kahramanmaras | TMMOB Chamber of Civil Engineers |
| 18.11.2021-19.11.2021 | Kahramanmaras | TMMOB Chamber of Geological Engineers |
| 18.11.2021-19.11.2021 | Tekirdag | Tekirdag Metropolitan Municipality – Section of Infrastructure Coordination |
| 18.11.2021-19.11.2021 | Tekirdag | Süleymanpaşa Municipality Urban Transformation Branch, Infrastructure Branch Directorate |
| 18.11.2021-19.11.2021 | Tekirdag / Süleymanpaşa District | Aydogdu Neighborhood, Office of the Mukhtar |
| 18.11.2021-19.11.2021 | Tekirdag | Çorlu Municipality Section of Reconstruction and Urbanization, Directorate of Plans and Projects, Section of Building Control |
| 09.12.2021 | Ankara | Municipalities, provincial directorates, water and sewerage administrations, ILBANK and WB representatives of the cities within the scope of the project |
| 19.07.2022 | Istanbul | Istanbul Directorate of Infrastructure and Urban Transformation |
| 19.07.2022 | Istanbul | Kadıköy Municipality |
| 19.07.2022 | Istanbul | Üsküdar Municipality |
| 19.07.2022 | Istanbul / Kağıthane District | Hamidiye Neighborhood, Office of the Mukhtar |
| 20.07.2022 | Istanbul | Istanbul Metropolitan Municipality, Earthquake Risk Management and Urban Improvement Department |
| 20.07.2022 | Istanbul | Esenler Municipality |
| 20.07.2022 | Istanbul / Zeytinburnu District | Sümer Neighborhood, Office of the Mukhtar |
| 20.07.2022 | Istanbul | Kadıköy Roma Community Coordinator |
| 21.07.2022 | Istanbul | Earthquake Strengthening Association |
| 21.07.2022 | Istanbul / Çekmeköy District | Çamlık Neighborhood, Office of the Mukhtar |
| 21.07.2022 | Istanbul / Kartal District | Orhantepe Neighborhood, Office of the Mukhtar |

The draft versions of the environmental and social (E&S) documents prepared for the CDRC Project were disclosed on the MoEUCC’s official webpage on March 18, 2023, for a 15-day review period. Following this disclosure, separate consultations were conducted in the project provinces, according to the schedule provided below.

Table 2. List of Consultations held for the draft E&S Documents

|  |  |
| --- | --- |
| **Date for Consultation** | **Province** |
| 03.04.2023 | Istanbul (Anatolia) |
| 04.04.2023 | Istanbul (Europe) |
| 05.04.2023 | Tekirdag |
| 07.04.2023 | Kahramanmaras |
| 10.04.2023 | Izmir |
| 11.04.2023 | Manisa |

This RF has been revised to include the outcomes of the consultations and redisclosed[[2]](#footnote-3) along with the other E&S documents of the Project.

# Project Description

## Purpose of the Project

The proposed Project aims to support the GT in tackling the challenges related to climate and disaster resilient housing and infrastructure interventions, focusing on the provinces of Istanbul, Izmir, Kahramanmaras, Manisa, and Tekirdag. It will support GT to develop and establish an innovative approach for urban resilience with climate change and disaster risks and energy efficiency considerations that can be scaled up over time with various sources of financing.

The Project Development Objective (PDO) of the Project is to increase access to seismic and climate resilient housing, municipalinfrastructure and services in Project provinces in Türkiye.

## Location of the Project

The project will focus on increasing urban resilience in the provinces of Istanbul, Izmir, Kahramanmaras, Manisa and Tekirdag (Figure 1). These provinces are highly vulnerable to the impacts of disasters and climate change and have many risky areas that require urgent urban resilience investments. These provinces were selected based on their socio-economic profiles, vulnerable population, GDP per capita figures, different geographic areas, municipal capacities, exposure to different types of natural disasters (e.g., earthquakes) and on-site redevelopment potential. General information about these provinces is provided below.

Istanbul is the most populated city in Türkiye, serving as the country's economic, cultural and historic hub. The city straddles the Bosphorus strait, lying on both Europe and Asia. Its total area[[3]](#footnote-4) is 5,461 km2 and this metropolitan city has a population of over 15.8 million residents as per 2021 data[[4]](#footnote-5), comprising approximately 19% of the population of Türkiye. Istanbul is the most populous city in Europe and the world's thirteenth-largest city. The per capita Gross Domestic Product (GDP) of Istanbul was 97,950 ₺ in 2020, taking first place in the country.

Izmir is located in the west of Türkiye and in the middle of the Aegean Region's coastline, with a total area of 11,891 km2 and a population of approximately 4.4 million in 2021 and per capita GDP of Izmir was 70.010 ₺ in 2020.

Kahramanmaras, is located in the Mediterranean region with a total area of 14,520 km2 and a population of 1.2 million. Kahramanmaras ranks 48th among 81 provinces in Türkiye in terms of general welfare and ranks 63rd in terms of income and welfare. Per capita GDP of Kahramanmaras is below national average with 39,416₺.

Manisa, located in the Aegean region, has an area of 13,339 km2 and a population of 1.5 million in 2021. Per capita GDP of Manisa was 59.442 ₺ in 2020, which was below the national average.

Tekirdag is located in the West Marmara region of Türkiye and has a total area of 6,190 km2 and a population of 1.1 million in 2021. Tekirdag ranks 30th among 81 provinces in terms of general welfare. Per capita GDP of Tekirdag was ₺84,522 in 2020, which was above the national average of ₺60.525.

Table 2. GDP per Capita by Provinces, 2018-2020

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Provinces** | **Per capita GDP (₺)** | | | **Per capita GDP ($)** | | |
| 2018(r) | 2019(r) | 2020 | 2018(r) | 2019(r) | 2020 |
| **Türkiye** | **46,172** | **52,286** | **60,525** | **9,793** | **9 208** | **8,598** |
| Istanbul | 76,932 | 86,723 | 97,950 | 16,317 | 15,272 | 13,914 |
| Izmir | 54,905 | 60,505 | 70,010 | 11,645 | 10,655 | 9,945 |
| Kahramanmaras | 28,718 | 33,977 | 39,416 | 6,091 | 5,983 | 5,599 |
| Manisa | 44,458 | 49,407 | 59,442 | 9,429 | 8,700 | 8,444 |
| Tekirdag | 63,077 | 70,801 | 84,522 | 13,378 | 12,468 | 12,006 |

*Source*: TurkStat, Gross Domestic Product by Provinces, 2018-2020

*Note*: (r) Figures were revised for the years.

All five Project provinces are vulnerable to both disasters and climate change. However, since this RF is prepared for Component 2 and the activities under Component 2 consists of retrofitting/reconstruction of risky buildings which are defined according to Law no. 6306, this RF specifically focuses on the impacts of earthquakes. The most destructive earthquakes in the project provinces are summarized below.

Istanbul: In the earthquake of magnitude Mw 7.4 that took place on August 17, 1999, 1.823 residences and 326 workplaces were severely damaged in the Avcılar district alone, and approximately 4,000 buildings throughout Istanbul were severely damaged, and a total of 981 people lost their lives in the Avcılar and Bağcılar districts.[[5]](#footnote-6)

Izmir: In the earthquake with a magnitude of Mw 6.6 that occurred on October 30, 2020, 8 buildings were collapsed in Bayraklı district, and 752 collapsed / heavily damaged buildings were detected in 27 districts in total. 117 people died in the earthquake.[[6]](#footnote-7)

Kahramanmaras: On February 6, 2023, two very large earthquakes of magnitude (Mw) 7.8 and 7.5[[7]](#footnote-8),[[8]](#footnote-9) occurred nine hours apart on different fault lines in the southern region of Türkiye and northern Syria, which are referred to as the “Kahramanmaraş earthquakes”. 11,020 aftershocks, including fourteen over magnitude 5.5[[9]](#footnote-10) have occurred. The earthquakes affected 11 provinces, where around 14.01 million (16.5 percent) of Türkiye’s population live, including Adana, Adıyaman, Diyarbakır, Elazığ, Gaziantep, Hatay, Kahramanmaraş, Kilis, Malatya, Osmaniye and Şanlıurfa. As of March 1, 2023, 45,089 fatalities have been reported and 1,971,589 people displaced.[[10]](#footnote-11)

Manisa: In the earthquake with a magnitude of Mw 5.4 that occurred on January 22, 2020, although there were no deaths or injuries, minor damages occurred in 1,729 buildings, moderate damage in 159 buildings, and severe damage in 761 buildings.[[11]](#footnote-12)

Tekirdag: In the earthquake with a magnitude of Ms 7.4 that occurred in 1912, 24,980 buildings were collapsed and 2,836 people lost their lives.[[12]](#footnote-13)

## Components of the Project

**The Project has five components.** Overview of Project components, implementing agencies and costs are given in Table 3.

Table 3. Overview of Project Components and Budget

|  |  |  |
| --- | --- | --- |
| **Component** | **Name and Implementing Agency** | **Project Cost and IBRD Financing (in million EUR)** |
| **1** | Institutional strengthening to enable conditions for urban resilience (UTP) | 6 |
| **2** | Expanding access to resilient housing (UTP) | 317 |
| **3** | Investments in climate and disaster resilient municipal infrastructure (ILBANK) | 167 |
| **4** | Project management, monitoring and evaluation  For Components 1, 2, and 5 (UTP)  For Component 3 (ILBANK) | 10  7.5  2.5 |
| **5** | Contingent Emergency Response Component (CERC) (UTP) | 0 |
| **Total** | | **500** |

The project components are described below:

**Component 1 – Institutional strengthening to enable conditions for urban resilience:** The aim of this component is to strengthen the institutional framework for urban resilience and to establish a scalable and sustainable approach to climate and disaster resilience investments in provinces in Türkiye.

Component 1 will provide technical assistance to UTP and selected local government institutions, including Project provinces as well as additional municipalities vulnerable to disaster risks, to strengthen their capacity to develop, implement, and monitor green and resilient urban transformation programs. It will finance consultant and non-consulting services, training, and goods for, inter alia: (i) the preparation of municipal urban transformation strategies for selected provinces vulnerable to climate and disaster hazards, jointly with local government officials, including city-wide climate and disaster risk assessments to inform spatial plans and investment prioritization, definition of financing modalities, implementation plans, and citizen engagement strategies for green and resilient urban transformation; (ii) the improvement of systems and procedures for managing, monitoring, and evaluating urban transformation programs with the involvement of relevant stakeholders at national and local levels, including spatial hazard and climate risk datasets; (iii) the preparation and execution of targeted capacity building programs (including training, study tours, etc.) for UTP and municipal staff on relevant topics such as conducting disaster and climate risk assessments, integration of energy efficiency measures into resilient housing design, and use of green and nature-based solutions to mitigate climate and disaster risks in the urban environment; and (iv) the strengthening of UTP’s capacity to provide technical support to homeowners applying for the loans provided under Component 2 during all stages of the resilient housing retrofitting or reconstruction process, especially on technical and legal matters, and to carry out technical verification and inspections during housing reconstruction.

**Component 2 – Expanding access to resilient housing: *This RF document has been prepared for Component 2. This component to be implemented under the responsibility of UTP will structure financing to support private households to increase the seismic resilience of residences located outside the urban transformation areas targeted by the proposed Project.***

This Component will provide demand-side support for resilient housing in the Project provinces by financing loans at below-market conditions for eligible owners to retrofit or replace (i.e., demolish and reconstruct) their risky housing units / workplaces to meet resilient building code standards (at least the Turkish Building Earthquake Regulation that entered into force on January 1, 2019) and energy efficiency standards. The purpose of this new financial product is to address the issue of limited affordability and access to finance for a specific market segment that is not served through the existing mortgage market, i.e., owners of risky housing units / workplaces who cannot afford seismic retrofitting or reconstruction of their property, with the aim to save lives. The new pilot program is expected to increase the effectiveness and efficiency of resilient housing support programs as well as improve the targeting of support to vulnerable groups. Additionally, the Component can help create more systematic ways to increase financing for resilient building nationally by engaging with private sector. Financing under Component 2 will not be made available directly to finance developers or for the direct construction of buildings. Funds under this Component can provide beneficiaries with financial support to access longer-term soft loans or low-interest loans to finance resistant housing construction or retrofitting. The loans funded by the World Bank under this Component will be channeled to eligible homeowners through participating commercial banks and will be paired with the government’s existing rental subsidies program (which will continue to be financed by MoEUCC (UTP) with their own funds) to support families to relocate temporarily during the retrofitting or reconstruction process. (See description above)

Eligibility and targeting: Owners of housing or commercial units in residential or mixed-use buildings located in urban areas of the Project provinces that are assessed as “risky” according to the provisions of Law 6306 are eligible to apply for the loans financed under this Component. This includes owners of units in multi-family buildings (who are expected to be the majority) as well as owners of single-family houses/workspaces. Owners of risky housing units are eligible to apply for the loans regardless of their income level; however, financial terms will be differentiated to provide incentives and ensure affordability of the loans for the vulnerable groups. In particular, middle to lower-income households (those whose household income are below a certain threshold, e.g., 4th or 3rd income quintile), those that only own one unit, and households that are female-headed or include persons with disabilities, deceased military/public servants, or retirees/elderly will be eligible for more favorable loan terms. In addition, within the scope of the Regulation on Energy Performance for Buildings, more favorable loan terms will be provided for upgrading to a higher energy efficiency standard (Class A or B Energy Performance Certificates) than required by the 2019 building codes (Class C Energy Performance Certificate) to incentivize climate change mitigation and help reduce household energy bills.

Loan terms: A fixed, below-market interest rate determined based on affordability criteria, will be charged for the loans. There will be further (cumulative) interest rate deductions for eligible owners falling in the categories listed above and for those who want to retrofit/rebuild their risky buildings and achieve higher energy efficiency standards. The interest rates, maximum loan maturity, and maximum principal amounts will be agreed between the MoEUCC (UTP) and the participating commercial banks considering affordability while at the same time ensuring that payment capacity of households is adequately leveraged. All such loan terms shall be reasonable and acceptable to the WB and will be specified in the POM, in addition to eligibility criteria and the application forms.

Eligible expenditures: The loan proceeds can only be used for civil works and consultant services required for the seismic and climate-resilient retrofitting or reconstruction of risky housing/workspaces units, including energy efficiency measures. MoEUCC (UTP) will continue to finance existing rental subsidies with their own funds.

**Component 3 – Investments in climate and disaster resilient municipal infrastructure:** Component 3 will support Ilbank to on-lend loans with longer maturities and lower interest rates than the comparable domestic market to the Metropolitan Municipalities of Manisa, Istanbul, Izmir, Sakarya, and Kayseri and their affiliated utilities to undertake infrastructure investments that increase resilience against the impacts of climate-related and/or seismic hazards. ILBANK will be the Financial Intermediary (FI) for this component and eligible metropolitan municipalities and affiliated utilities will be sub-borrowers. ILBANK will ensure the financial viability of the sub-borrowers per standard practice. The Component will finance works, goods, non-consulting and consultant services for: (i) demand-driven resilient and green municipal infrastructure investments in the eligible provinces, and (ii) technical assistance to sub-borrowers to strengthen their capacity to plan, prepare, and implement infrastructure investments that mainstream climate and disaster risk considerations.

Subproject eligibility and prioritization. Sub-projects eligible for financing under this Component include, inter alia: the construction or rehabilitation of stormwater, drainage, and flood management systems, of water and wastewater systems and treatment plants, and of urban transport systems bridges. Additionally, subprojects will need to fulfill the following eligibility criteria: (i) contribute to improvements in climate and disaster resilience in the provinces based on existing risk assessment studies , (ii) be aligned with existing municipal plans and policy documents (such as city development plans, climate action plans, transport master plans, disaster risk reduction plans, etc.); (iii) be complementary to other investments being financed in the provinces; (iv) be demand and needs driven; (v) be technically feasible; (vi) economically and financially viable; (vii) demonstrate substantial readiness; and (viii) be in compliance with the WB fiduciary requirements and Environmental and Social Standards. Any municipal investment with high environmental or social risks will not be eligible for financing. Prioritization among eligible subprojects will consider how subprojects contribute to climate mitigation and adaptation, adopt innovative and integrated approaches to building resilience, create demonstrative impacts for increased inclusion, and have a high degree of readiness for implementation.

Technical assistance to sub-borrowers. Technical assistance will focus on subproject management and implementation support, including subproject design, procurement, contract management, construction supervision, environmental and social management, monitoring and evaluation, outreach and citizen engagement.

**Components 4a and 4b – Project management, monitoring and evaluation:** Component 4 will have two sub-components that finance consultant and non-consulting services, goods, training, and operating costs as required by ILBANK and UTP to implement the project per WB policies and guidelines, including but not limited to monitoring and evaluation, reporting, procurement, financial management, and disbursement, environmental and social management, grievance mechanisms, as well as communication and outreach activities especially for Component 2 to ensure potential beneficiaries, in particular women and lower-income households, are aware of the resilient housing program and its benefits. This Component will also support annual assessments of how the new mechanism to support resilient housing/workspaces retrofitting or reconstruction is performing to identify adjustments and course-correction during implementation as needed.

**Component 5 – Contingent Emergency Response Component (CERC):** This Component is included in accordance with World Bank Operational Policy/Bank Procedure 10.00 (Investment Project Financing), paragraphs 12 and 13, for contingent emergency response through the provision of immediate response to an Eligible Crisis or Emergency, as needed. It will allow the GT to respond promptly and effectively to an eligible emergency or crisis, that is a natural or human-made disaster or crisis that has caused or is likely to imminently cause a major adverse economic and/or social impact by requesting a rapid reallocation of project funds. An Operations Manual for this Component will be prepared by UTP.

The direct beneficiaries of the Project will be: (i) homeowners receiving the resilient housing loans and people who reside or work in risky residential and mixed-use buildings in Istanbul, Izmir, Manisa, Kahramanmaras and Tekirdag that will be transformed with support from the Project, and (ii) people who will have access to continuous service provision due to more climate and disaster-resilient municipal infrastructure in Istanbul, Izmir, Manisa, Sakarya, and Kayseri. Other beneficiaries will include staff of UTP, ILBANK, Project provinces, as well as other municipalities who would benefit from the technical assistance and capacity building activities under Components 1 and 3.

## Nature of Sub-projects Under Component 2

As indicated above, UTP is responsible for implementing Components 1, 2, 4a and 5 of the Project,. This RF provides guidance on addressing involuntary resettlement under Component 2. This Component will provide demand-side support for resilient housing in Project provinces by financing loans at below-market conditions for eligible owners to retrofit or replace (i.e., demolish and reconstruct) their risky housing units / workplaces to meet standards in Turkish Building Earthquake Regulation and resilient building code and energy efficiency standards. UTP will pay from its own resources any fees to commercial banks as required to administer the mortgage loan funds on its behalf, including to and recollect repayment from beneficiaries on behalf of UTP. The loans funded by IBRD will be paired with existing rental subsidies funded by UTP to provide families with adequate resources to relocate temporarily during the retrofitting or reconstruction process.

The first requirement determined for subprojects within the scope of Component 2 is that the buildings have been identified as risky structures within the scope of Law no. 6306 and have met the legal conditions for transformation.

Accordingly, non-eligible subprojects[[13]](#footnote-14) which will not be financed by the loans provided by the WB, and therefore excluded from the scope of this Project, are listed below (and are listed in ESMF Annex 1):

* Any subproject that includes buildings that have a cultural heritage designation
* Any subproject for facilities with an exclusively commercial character, including private, commercial, and entertainment facilities as further detailed in the POM[[14]](#footnote-15)
* Any subproject that would have impacts on natural habitats (ESS6), biodiversity conservation and sustainable management of living natural resources, such as alteration of environmentally important areas, including wetlands, native forests, grasslands, and other critical natural habitats and ecosystem services.
* Any subprojects for which in-situ transformation is not possible.
* Any buildings which are not registered as risky buildings within the scope of Law no. 6306.
* Risky buildings within designated Disaster Exposed Areas.
* Any Type III subprojects (see below), whose designation as “risky” building and **demolishing works were completed before October 1, 2020**.
* **Any subproject** which would be classified as “High Risk”[[15]](#footnote-16) in terms of environmental and/or social risks as outlined below.

Sub-projects under Component 2 are divided into three types according to their activities, as described below:

* **Type-I:** Subprojects that have been identified as risky structures but have not been demolished, and demolition and reconstruction activities will be carried out accordingly.
* **Type-II:** Subprojects that have been identified as risky structures but have applied for a loan for retrofitting instead of demolition and reconstruction, and for which only retrofitting activities will be carried out.
* **Type-III:** Subprojects that have been demolished after being registered as a risky structure and only reconstruction activities will be carried out under Component 2.[[16]](#footnote-17)

The risk category of subprojects will be determined according to four criteria: (i) type and scale, (ii) location, (iii) sensitivity and (iv) size. The criteria to be considered in the classification of a subproject within the scope of Component 2 as “High Risk” are defined below.

Within the scope of the “**Type and Scale**” criterion, the existence of the following conditions may place the subproject in the “High Risk” category:

* **Irreversible alteration or impact of environmentally important areas** such as wetlands, native forests, meadows and other critically important natural habitats and ecosystem services due to the subproject,
* Subproject activities require **discharges and emissions** that will cause direct pollution and large enough to cause deterioration of environmental components such as air, water and soil,
* Subproject activities will **consume or transform the ecosystem** or its components,
* Subproject activities will change the **hydrological cycle** measurably,
* Subproject activities which could lead to **significant livelihoods loss or social conflict**,
* The subproject activities will include the use or management of dangerous substances to a degree that cannot be managed with the prescribed management and capacity.

Within the scope of the “**Location**” criterion, the existence of the following conditions may place the Project in the “High Risk” category:

* The subproject is located in **sensitive and valuable ecosystems and habitats** of high importance,
* The subproject is located within areas designated as **Cultural Heritage**, such as urban sites (most likely within the scope of the project),
* The subproject is located in **areas subject to intensive development activities** or where there are **conflicts over the allocation of natural resources** and/or other significant social conflicts, and along watercourses, in aquifer recharge areas or in storage basins used for drinking water supply.

Within the scope “**Sensitivity**” criterion, the existence of the following conditions may place the Project in the “High Risk” category:

* The subproject will affect **endangered species and their habitats**, as well as sensitive areas such as protected areas or sites,
* The subproject will have an impact on **international waterways**,
* The subproject will affect **sensitive buyers** who are currently under heavy environmental and social pressure (pollution, health and safety, security, etc.).

During the evaluation of the “size” criterion, in order for a subproject to be designated as “High Risk”, the relevant residual impacts must be high even when the mitigation measures given in Table 26 of ESMF are anticipated to be implemented, considering also the other criteria in an integrated manner.

## Project Implementation Arrangements

The responsibility for general project management and coordination will belong to the Urban Transformation Presidency of MoEUCC. UTP was established as an affiliated institution of the MoEUCC reporting to the Minister of MoEUCC pursuant to Presidential Decree No. 153, dated October 16, 2023. UTP is the legal successor of the MoEUCC’s General Directorate of Infrastructure and Urban Transformation Services (GDIUTS), which has been established in 2011 to manage the transformation of areas under disaster risk and carry out its activities in close cooperation with other relevant affiliated institutions of the MoEUCC, including Directorate of Housing Development Administration (TOKİ), ILBANK and local authorities. As legal successor of GDIUTS, UTP is also the main institution responsible for the implementation of the Law on Transformation of Areas Under Disaster Risk (Law No. 6306).

## Project Beneficiaries

The groups that benefit from the Project directly or indirectly are considered as project beneficiaries. Therefore, the beneficiaries of the Project can be listed as follows:

* **Owners** of risky buildings, who will not only take precaution against disaster risk but also will own longer-lasting residences/workplaces reconstructed/retrofitted according to the latest standards, by using loans with appropriate interest rates under Component 2,
* **Tenants[[17]](#footnote-18) /** **limited real rights holders[[18]](#footnote-19) / supers** who will reside and/or work in more resilient buildings that will be retrofitted/reconstructed under Component 2,
* **Directly the UTP and municipal administrations in the Project provinces** in line with the technical support under Component 1, and indirectly **the citizens** who will benefit from the said technical support thorough benefiting/getting service from the UTP, selected municipalities, and relevant institutions, and **stakeholders of the relevant institutions**, and
* **Citizens** who will be indirectly exposed to less pollution in the Project provinces, in line with the positive impacts of the Project listed in Section 5.3 of the ESMF[[19]](#footnote-20) (for example, changing heating system to natural gas through reconstruction of a risky building whose heating system is coal).
* **Members of Building Cooperatives** voluntarily come together to transform their buildings through a collective and democratically controlled initiative. Especially after severe earthquakes, it has been observed that the owners of the buildings with medium to heavy damage have established various building cooperatives to facilitate the transformation of their buildings. The members of these cooperatives constitute the potential beneficiaries of the CDRC project.

# Policy, Legal and Regulatory Framework

Article 46 of the Constitution of the Republic of Türkiye deals with expropriation issues in the 3rd paragraph of Chapter 3 titled “Social and Economic Rights and Responsibilities”. The article states that if a development project serves the public interest, the government has the authority to initiate and execute an expropriation process. All hydroelectric, airport, highway and other roads and similar large-scale infrastructure projects are considered for public benefit and form the basis of Article 46. The article refers to the Expropriation Law.

There is no constitutional principle regarding resettlement in Türkiye. However, Articles 44 and 56 of the Constitution are indirectly related to resettlement activities. Article 44 deals with land ownership and stipulates the government's responsibility to protect the landless. Article 56 affirms the right of everyone to live in a healthy environment.

## Zoning Law No. 3194

The Law No. 3194 on Zoning was accepted by the Turkish Grand National Assembly on 03.05.1985. The Law entered into force by being published in the Official Gazette dated 09.05.1985 and numbered 18749.

Article 8 of the Zoning Law determines the principles in the preparation and implementation of the plans.

The principles and articles of the law relevant to the project are listed below.

*a) Regional plans; When deemed necessary, the State Planning Organization makes or has the regional plans prepared to determine the socio-economic development trends, the development potential of the settlements, sectoral targets, the distribution of activities and infrastructures.*

*b) Zoning Plans; it consists of the Master Zoning Plan and the Implementation Zoning Plan. If available, the master and implementation zoning plans of the places within the municipality's borders are prepared or made by the relevant municipalities by ensuring that they comply with the regional plan and environmental plan decisions. It goes to validness by being approved by municipal council.*

*… (i) The plans to be made in places other than the municipality and the adjacent area are made or made by the governorship or the relevant person. Governorship enters into force if approved by appropriate.*

*… (ii) Changes to be made in approved plans are also subject to the above procedures. A copy of the finalized zoning plans is sent to the Ministry. The zoning plans are public. It is the responsibility of the relevant authorities to ensure openness. The Mayor's Office and the civil authorities copy all or part of the zoning plan, or make booklets and reproduce them and give them to those who want it, for a fee to be determined.*

*d) Only spatial strategy plans, environmental plans and zoning plans decisions are complied with in land use and construction.*

*…*

*f) Urban minimum standards may be determined by the environmental plan in line with the principles determined by the Ministry. Decisions regarding the implementation are determined in the implementation development plan according to the principles determined by the Ministry, taking into account the conditions of the region, the general characteristics of the area where the parcel is located, the nature and need of the building, accessibility, sustainability, impact on the environment and giving its measurements.*

*g) Ministry; Works and processes and construction materials related to spatial planning, map and parceling, survey and project design, issuance of building permit and occupancy permit, preparation of energy identity certificate by relevant administrations, public institutions and organizations and real and legal persons; It is authorized to inspect, to take action on violations, to make changes and approve them to eliminate the violations and make them compatible with the legislation, to issue and seal the construction holiday report, to take and carry out the demolition decision, and to issue administrative sanctions against the relevant persons.*

*Among these duties, the tasks related to issuing and sealing the building holiday report, preparing a report on the decision of demolition and supervision are performed by the personnel holding the auditor certificate in the central and provincial organizations of the Ministry. Those concerned are obliged to submit all kinds of information and documents requested by the Ministry auditors, within the required time. The selection, training, duties, powers and responsibilities, working procedures and principles of the Ministry auditors are determined by the Ministry.*

Article 9 of the Zoning Plan Law defines the authority of the MoEUCC in Zoning Plans. The relevant article of the Law states as follows:

*Article 9 – When deemed necessary, the Ministry, when deemed necessary, makes the necessary plans and changes to be made due to disasters affecting public life or for the implementation of the Slum Law or the zoning plans for infrastructure, superstructure and transmission lines related to public buildings and energy facilities. To carry out or have the whole or part of the metropolitan zoning plans concerning more than one municipality, or the zoning and settlement plans in or around the railway or highway passing, an airport or an air or seaway connection, by informing the relevant municipalities or other administrations in this way and by cooperating when necessary. is authorized to change and approve ex officio.*

The Zoning Law also defines the practice of tawhid (unification), which is an important practice within the scope of the Climate and Disaster Resilient Cities Project. The principles regarding the application of tawhid, defined as the conversion of two or more parcels into one parcel, are set out in Article 15;

*Article 15 – Allotment or consolidation of these parts of real estates that coincide with places reserved for public services such as roads, squares, green fields, parks and car parks according to the zoning plans is not allowed. It is obligatory that allotment or unification to be made in places where the zoning parceling plan has been completed should comply with these plans. The minimum front widths and sizes of the parcels to be made in places where parcel fronts are not determined in the zoning plans are determined according to the principles specified in the regulation. In areas other than the zoning plan, small allocations are not allowed in the amounts to be determined in the regulations.*

The zoning law also includes the regulations on the construction start time and licensing, occupancy permit, structures started in violation of the license and its annexes, temporary structures in places reserved for public services, measures and obligations related to construction, repair and garden arrangement, concierge apartments and shelters, parking lots.

## Evaluation of Regulations Regarding the Registration of Illegal Buildings in the Scope of Preparedness for Disaster Risks

In the urbanization process in Türkiye, rapid migration from rural to urban has brought along some problems, including irregular urbanization. In this process, illegal construction, which increased in the cities, emerged as one of these problems.

In the urbanization process of Türkiye, which has been going on since 1950 and accelerated after 1980, illegal settlements have emerged in the areas inside the cities, which concentrated on the peripheries of the cities and with the growth of the cities over time. The slums built by the people who migrated to the empty areas of the cities, treasury lands or municipal lands without permission have become the neighborhoods and districts of the cities, and the areas with dense population.

The buildings in these areas contain many risks, especially in the cities that are prone to disasters and in disaster situations, due to their poor material quality and poor physical conditions.

Arrangements made in order to reduce the risks posed by these buildings, which have increased in Turkish cities until today and can become riskier by adding additional floors, to register the structures, to identify and transform unqualified and irregular housing, have come to the fore.

**Slum Law No. 775**

The Slum Law No. 775 is a law that has been prepared and put into effect in order to enable the transformation of slums, most of which are seen as risky structures, especially in provinces with disaster risk. In accordance with the Law No. 6306 on the Transformation of Areas Under Disaster Risk, with the decision of the Council of Ministers "On Providing Aid to Those Who Use Risky Buildings Without Owners, Tenants or Limited Real Rights within the Scope of Law No. 6306", those living in slums will be able to benefit from rental assistance and will be able to benefit from the housing or property they will acquire under the law. It has become possible for businesses to benefit from low-interest loan support.

The scope and description of the law are given as follows;

Article 1 – The provisions of this law shall apply to the rehabilitation and liquidation of existing slums, prevention of re-construction and measures to be taken for these purposes.

Article 2 – The term (slum) mentioned in this law refers to unauthorized constructions built on land or plots that do not belong to them without the consent of the owner, regardless of the legislation and general provisions regulating zoning and construction works.

Article 4 – Foundation immovable properties with and without buildings, which are located within the rehabilitation, liquidation and prevention zones of slums, outside the scope of the second paragraph of Article 3, become the property of the relevant municipalities to be used for the purposes specified in this law, under the following conditions and by paying the price in accordance with the general provisions: a) The cost of land and plots; It is determined by agreement between the relevant municipality and the Foundations Administration, taking into account the characteristics of the city, town and region where it is located, the state of the public services and facilities that have been made or to be made, and other issues. b) If there is any building belonging to the Foundations Administration on these lands and plots, the cost of this building is also taken into account. c) Disputes regarding the price are settled by the local courts of first instance with a simple procedure. These disputes cannot prevent the registration of title deed. The Foundations Administration and the title deed offices are obliged to notify the relevant municipalities within 2 months at the latest, upon their request, the lists clearly stating the type, quantity, location and other characteristics of the foundation immovable properties. Municipalities may request the registration of these immovable properties in whole or in stages, according to their own financial strengths and programs. Foundation immovable properties necessary for public services and facilities to be built by the State or other public legal entities in the aforementioned regions are also transferred to these Administrations in accordance with the above principles.

Article 5 – If necessary, privately owned lands and plots located within the municipalities' slum rehabilitation and liquidation areas or coinciding with the prevention zones to be re-established in accordance with the provisions of this law, and if there is a building or any other facility in them, these structures and facilities, as specified in this law. With the permission of the Housing Development Administration, they can purchase or expropriate in agreement with their owners, to use them for other purposes.

## Law No. 6306 on Transformation of Areas Under Disaster Risk

The process related to the retrofitting/reconstruction of risky structures in Türkiye is regulated by “Law No. 6306 on Transformation of Areas Under Disaster Risk” (hereinafter referred to as “Law No. 6306” or simply “Law”) and “Implementation Regulation of Law No. 6306” (hereinafter referred to as the "Implementation Regulation").

In the first article of the Law, the purpose of the Law is defined as “to determine the procedures and principles regarding the improvement, evacuation and renewal in areas under disaster risk and on lands and areas with risky structures outside these areas in order to create healthy and safe living environments in accordance with the norms and standards of science and engineering”. In the law, these procedures and principles are defined in three basic frameworks: "reserve building area", "risky area" and "risky structure".

*Reserve building area: Areas determined by the Ministry ex officio or upon the request of TOKİ or the Administration, to be used as a new settlement area in applications to be carried out in accordance with this Law,*

*Risky area: An area determined by the President that carries the risk of causing loss of life and property due to the ground structure or the construction on it,*

*Risky structure: A structure that is inside or outside the risky area, has completed its economic life, or is at risk of collapse or severe damage, which is determined on the basis of scientific and technical data.*

Within the scope of the project, “risky structures outside the areas that have been determined as reserve building areas, risky areas and/or urban transformation areas” will be financed. Accordingly, the provisions of the Law No. 6306 and the implementing regulation that should be evaluated within the scope of the Project are summarized in the following paragraphs.

**Risk Identification**

Identification of risky buildings is done principally by the building owners or their legal representatives, at their own expense, within the framework of the procedures and principles set forth in the Implementation Regulation.

Within the scope of the law, the risky building detection process starts with the application of any of the building owners[[20]](#footnote-21) to the relevant licensed institution, and upon the acceptance of the application by the relevant licensed institution, the building record is created by obtaining the "Building Identity Number" through the MoEUCC’s / UTP’s, ARAAD information system for about the building, and subsequently, the report for the said structure prepared by technical examinations in accordance with the procedures and principles specified in the "Principles Regarding the Risky Building Detection" presented in Annex-2 of the Implementation Regulation, signed with electronic signature by the relevant licensed institution and sent to the relevant Administration through the ARAAD information system.

**Risky Structure Detection**

According to the Annex-2 Principles Regarding the Risky Building Detection, the reports regarding the buildings which are determined as risky by the Licensed Institution/Organization through application of the owners, are submitted to the relevant Governorate (Provincial Directorate of Urban Transformation Presidency[PDoUTP]) by the Licensed Institution/Organization, or to the Administration[[21]](#footnote-22) (Municipality) in case the UTP transfers its authority. The reports are reviewed by the relevant PDoUTP or the Municipality, and if any deficiencies are detected, they are sent back to the Licensed Institution/Organization for necessary corrections. In the event that no deficiencies are detected, or the deficiencies are corrected, risky buildings are reported to the Directorate of Land Registry within ten working days at the latest.

**Informing the Owners**

After any building is determined as "risky building" within the scope of the Law No. 6306, and the risky structure is identified by the relevant PDoUTP or by the Administration in case of transfer of authority, the relevant land registry directorate will register the real estate in the declarations section of the land registry. A "risky building annotation" is placed, and the necessary notifications are made to the real and personal rights holders via the e-Government Gateway. Additionally, a report (in Annex-6 of the Implementing Regulation) containing the determination of the risky building is posted on the building and announced in the relevant mukhtar's office for fifteen days. Risky structure announcements are considered notified to the real and personal rights holders on the last day of the announcement in the mukhtar's office. Risky buildings are also announced on the Presidency's website[[22]](#footnote-23) for fifteen days.

Thus, with the risky building annotation placed in the declarations section of the land registry, it is ensured that the building poses a risk in terms of life and property safety in transactions such as purchase, sale and rental. Additionally, it is highly likely that tenants or limited real rights holders residing in the risky building will be aware of the risky transactions made regarding the building.

**Objection to Risky Building Detection**

The owners of the building or the legal representatives of the building can object to the risky structure determination issue with a petition to the Directorate in the place where the risky building is located (or to the Administration in case of transfer of authority by the UTP). It is checked by the PDoUTP or the Administration whether any objections are made within the period of the objection. Pursuant to the provision "Objections not filed within the time limit and objections not filed by the owner of the building or, in case of the owner's death, by the heirs, shall not be processed", it is necessary to check whether the objection is made within the objection period. Objection petitions and reports regarding the objectionable determination are sent to the Directorate in the province where the technical committee authorized for that province is located, by the Directorate or the Administration at the location of the building. Checked objections will not be processed if they do not comply with the above-mentioned conditions.

In order to evaluate the objections to be made against the risky building detections, competent technical committees are assigned where deemed necessary by the UTP. The technical committee is comprised of seven members, with the participation of four members reported from universities and three members, two of whom are civil engineers and one of them a geology or geophysics engineer, working in the organization of the MoEUCC or UTP.

In case of an objection to the detection of a risky structure, the Technical Committee examines whether the risky structure determination report has been prepared in accordance with the Principles Regarding the Detection of Risky Structures in Annex 2, with all its technical aspects, regardless of the reason for the objection shown in the objection petition. In case of technical deficiencies in the risky structure detection report, it is decided to send the report to the licensed institution or organization for necessary corrections. After all the deficiencies in the report are eliminated, the final decision on whether the building is risky or risk-free is made according to the condition and characteristics of the building at the time of the risky structure determination. If deemed necessary, the technical committee may personally inspect the object of objection on site, or may request an on-site inspection of the structure from the Directorate or, in case of delegation of authority by the UTP, from the Administration. Decisions taken by the technical committee are written by stating their technical reasons; signed by the chairman and members. All decisions taken by the technical committee are notified to the Administration that makes or has made the determination, and only the final decision is notified to the objecting owner. If the risk status of the structure changes according to the final decision taken by the technical committee, the decision is also sent to the UTP. Against the risky structure determination report, which is decided by the technical committee, no re-examination is made upon the objection made by another owner. However, it is also possible to appeal to the risky structure determination described in the Law and Implementation Regulation, or to apply to the judiciary if it is considered that the risky structure detection works and procedures cause victimization or loss of rights.

**Demolition of Risky Buildings**

In the event that the risky structure is identified, the Directorate requests the relevant Municipality to make the necessary notifications and demolish the risky structure. Notifications to real and personal right holders regarding the evacuation and demolition of buildings within the scope of the Law are made by issuing a report (Annex 7/A of the Implementation Regulation) on evacuation and demolition in risky buildings. This report is posted on the building, notified to the owners via the e-Government Gateway and announced in the relevant mukhtar’s office for fifteen days. The procedure for eviction and demolition is considered notified to the owners of real and personal rights on the last day of the announcement in the mukhtar's office. Additionally, the buildings to be evacuated are announced on the Presidency’s webpage[[23]](#footnote-24) for fifteen days.

For the demolition of the risky structure, the Administration will request the owners to evacuate and demolish the risky structures within a period not exceeding ninety days. If the structure is not evacuated and demolished within this period, the administrative authorities will carry out the evacuation and demolition. The demolition license is issued within six working days without the consent of the owners, upon the application of one or more of the owners, after it is confirmed that the building to be demolished has been evacuated, and the electricity, water and natural gas services have been shut down. Additionally, a demolition supervisor and an engineer of record must be appointed for buildings with a height of more than 21.50 meters.

At the end of this period, if the risky structures are not demolished by the owners, the relevant institutions and organizations are requested not to provide electricity, water and natural gas to the risky structures and to stop the services provided. Upon the request of the municipality, it is obligatory for the relevant institutions and organizations to stop the services such as electricity, water and natural gas provided to risky structures. In such cases, evacuation and demolition of risky structures from people and goods; It is made or arranged to be done by the Municipality with the support of the law enforcement to be provided by the local authorities. At this stage, the risky structures that cannot be demolished are reported to the Provincial Directorate by the municipality in three-month periods, and the structures that cannot be demolished are demolished or arranged to be demolished by the UTP or municipality. The owners are responsible for the costs of the evacuation and demolition made or commissioned by the UTP or the municipality in proportion to their shares[[24]](#footnote-25).

**Post Demolition Process and Application**

After the demolition of the risky building, since it has become a land, the risky structure annotation in the declaration section of the land registry of the immovable is canceled by the relevant land registry directorate, upon the notification of the UTP or Administration, based on the documents regarding the demolition of the risky building. All the works and practices to be carried out in the parcel after the risky building annotation is canceled are still carried out within the scope of the Law.

In parcels where risky buildings are located, without seeking the requirement of demolition of the buildings and regardless of whether they are a stakeholder in the risky building or not, the decision on their allotment, division, abandonment, creation and registration to the land registry processes, re-construction of a new building, sale of shares, re-utilization in return for flat or revenue sharing and/or other methods is taken by absolute majority of the stakeholders in proportion to their shares. This decision, together with the proposal including the terms of the agreement, is notified to those who disagree with the decision. In this notification, it is stated that if the decision and the offer are not accepted within fifteen days, the land shares will be sold by auction method to other stakeholders who have reached an agreement, not less than the fair value to be determined or to be made to be determined by the UTP and if they are not sold to the stakeholders who agreed they will be sold to third parties on the condition that they agree on processing pursuant to the concluded agreement. Afterwards, in line with the procedure determined in the Implementing Regulation, the sale of the land shares of the owners who do not agree with the decision taken with absolute majority of the stakeholders in proportion to their shares is carried out by the Directorate or, if the authority has been transferred, by the Municipality. When the sales transactions are completed, the implementation starts.

**Specific Provisions and Practices Regarding Risky Construction Process**

***Structures and Buildings Where the Process Can Be Applied***

Risky structures are detected in accordance with the Principles Regarding the Detection of Risky Structures in Annex-2 of the Implementation Regulation. Risky structure detection as specified in the Implementation Regulation; it can be made about structures that can be used on their own, that are covered and that people can enter and that allow people to sit, work, have fun or rest or worship, and structures that serve to protect animals and goods. Buildings that are under construction but are not inhabited and structures whose structural integrity has been disrupted due to being abandoned or partially demolished cannot be subject to risky structure determination.

***Provisions Related to Blocking the Process***

According to the Law, a criminal complaint may be filed with the Office of the Chief Public Prosecutor, in accordance with the relevant provisions of the Turkish Penal Code No. 5237, depending on the action and state of affairs committed against those who prevent the detection, evacuation, demolition and other operations (e.g. valuation) of risky structures. In addition, criminal and disciplinary provisions are applied to public officials who do not fulfill the requirements of their duties regarding the detection of risky structures, the evacuation and demolition of risky structures. On the other hand, the owners may request risky structure detection for their unlicensed structures. In other words, in order to be able to request risky structure detection, it is not considered whether the structures are licensed or unlicensed.

***Retrofitting Rather Than Demolition of Risky Buildings***

In the event that the risky structure is to be strengthened instead of demolished, within the given periods of not more than ninety days for the risky structure to be demolished; It is necessary for the owners to determine that the retrofit is technically possible, to take a strengthening decision as specified in the Condominium Ownership Law, to have a retrofitting project prepared and to obtain a license within the framework of the zoning legislation. After the retrofit work is completed within the period to be determined by the administration issuing the license according to the nature of the strengthening to be made, an application is made to the Directorate to remove the risky structure annotation in the land registry.

***Guarantees and Termination Procedures***

If real and private law legal entities are applying on the parcels where the risky building(s) are located, a guarantee of 10% of the approximate cost of the building must be given to the Administration before the construction license is obtained by the construction contractor who undertakes the construction work.

If a contract has been signed between the owners and the contractor company, but the construction work of the new building has not been started, it is possible to terminate the contracts in accordance with the provisions of the fourteenth paragraph of Article 6 of the Law. On the other hand, in order to carry out the termination procedures, first of all; despite the fact that the right holders have fulfilled their obligations in accordance with the provisions of the contract to start the construction work within one year from the date of the contract signed with the last contracted owner, and there is no judicial or administrative decision or similar valid reason to prevent the construction work, due to reasons arising from the contractor the construction work of the new building has not been started and alternatively a decision must be taken with absolute majority of the owners (no requirement as to form is needed for this decision) in proportion to their shares.

In this case, if an application is made to the relevant Provincial Directorate together with the decision taken with absolute majority of the owners for the termination of the contracts and the information and documents indicating that the construction work has not started due to the reasons arising from the contractor company, it can be examined whether the termination conditions are fulfilled.

**Rental Assistance and Other Supports under Law 6306**

According to the Law and Implementing Regulation, the following parties may be supported as described below:

* Rental assistance can be provided to the owners of the buildings evacuated by agreement. The duration of assistance is 18 months in *risky buildings outside the risky area.*
* According to the Decision Regarding Assistance to Those Who Use the Buildings Within the Coverage of Law No. 6306 Without Being Owner, Tenant or Having Limited Real Rights, which was enacted by the Council of Ministers Decision No. 2016/8663 within the scope of the Law, it is possible to provide following rental assistances in risky buildings:
* 18 months for *those who are entitled,*
* Twice the monthly rental assistance for slum owners.
* The beneficiaries of Type III sub-projects approved by the UTP can also apply retrospectively to receive rental support[[25]](#footnote-26).
* Rental assistance can be given to those residing in risky buildings or operating workplaces as limited real rights holders, five times the determined monthly rent, and to those residing or operating workplaces as tenants, twice the determined monthly rent amount in lumpsum.
* Five times the monthly rent assistance can be paid to the supers of the risky building who are residing in the supers’ flat of the risky building in question.
* Interest support can be given to those whose building is determined to be risky and who will use loans from banks to build or acquire their residence or workplace with their own means. Principles regarding interest support are determined by Presidential Decree.
* Tenants who want to buy a house can benefit from interest support, provided that they have lived in the risky structure for at least 1 year.
* After the risky building process, municipalities do not charge fees for the new construction area up to one and a half times the existing construction area, regardless of the change in function, in the event that real persons and private entities makes implementations to the parcels where the risky buildings are located.
* Instead of rental assistance, temporary housing or workplace can be allocated from the date of evacuation until the completion date of residences and workplaces, to the owners of the buildings evacuated by agreement, if possible.

As a final note, it should be noted here that, only one of the implementations (i.e., interest support or rental assistance) is utilizable within the scope of Law and Implementing Regulation provisions. In other words, relevant party cannot benefit from both rental assistance and interest support[[26]](#footnote-27).

***Some Provisions Regarding Rights and Practices After Demolition of Risky Buildings***

Once a building has been demolished, the land remains; once the building is rebuilt and all owners retain their rights to the land and rebuild condominium, the previous condominium servitude or condominium is canceled ex officio by the relevant land registry directorate upon the request of the UTP, without seeking the consent of the relevant parties, by making a valuation with its previous qualification or by specifying the terms of the agreement made with the owner in the land registry, and registered in the name of the owners in proportion to their shares.

The nature of the buildings is registered ex officio according to the current situation. All kinds of annotations that restrict or prohibit the rights in kind and personal rights and the right of assignment in the registry of these immovables continue on the shares.

The specified rights and annotations that are in the deed do not prevent the transactions related to unification, subdivision, area correction, division, creation, abandonment, registration, construction servitude and condominium establishment, and the consent of the owners and relevant persons is not sought in these transactions. For new buildings, the rights and annotations specified at the stage of construction servitude and condominium establishment are continued only on the independent sections that will fall to the owner who is liable for the said rights and annotations, without seeking consent.

In risky buildings, on the parcels where the buildings are located, before the buildings are demolished, the consolidation of the parcels, individual or combined or application on the basis of the zoning island, allotment, abandonment, creation and registration to the land registry, re-building, sale of shares, flat or revenue sharing and other procedures, Re-evaluation is decided by absolute majority of the stakeholders in proportion to the shares they hold, regardless of whether they are shareholders of the structure or not.

The land shares of those who do not agree with this decision are sold by auction method, after determining the current value by the UTP, and not less than this value, to other stakeholders who have reached an agreement.

If the sale to the stakeholders cannot be realized in this way, the sale process is repeated until the sale is made to the other stakeholders who made an agreement or to third parties on the condition that they accept the transaction in accordance with the agreement made with the decision of the stakeholders who made the agreement. In the event that the lands or land shares of the owners who do not agree with the decision taken with absolute majority of the stakeholders in proportion to their shares, are sold to third parties other than the stakeholders who have agreed, until the sale is made in accordance with the Law, it is obligatory for the purchaser to notify the electronic notification address to the land registry office in order for the registration process to be carried out.

In one parcel;

* In case there is more than one risky building and all of these buildings are identified as risky buildings, the implementations to be carried out after demolition are decided by absolute majority of all owners in proportion to their shares, regardless of whether they are shareholders of the building or not,
* If there is more than one building and some of these buildings are identified as risky structures;
  + The applications to be carried out are decided by absolute majority of the structures that are determined to be risky in proportion to the shares they own,
  + The construction license to be issued for the reconstruction of the buildings identified as risky is issued upon the request and consent of only the owners of risky buildings, not all owners, provided that the rights of other owners are not adversely affected,
  + In the construction servitude to be established for the reconstruction of risky structures, only the request and consent of the owners of the risky structures is sought, provided that the other owners do not affect the land share, and
  + If it is possible to allocate the area where the buildings identified as risky are located, from the area where the risk-free or risky structures have not been determined, allotment, division, abandonment, creation and registration to the land registry are done ex officio.

## Expropriation Law No. 2942

As stated in Article 1 of this Law; When and if necessary in the public interest;

* Expropriation of immovables belonging to real or legal persons subject to private law,
* calculation of expropriation fee,
* registration of the immovable property and its commons in the name of the expropriation administration,
* recovery of unused immovable assets,
* It includes mutual rights and obligations and procedures and methods for resolving disputes related to them.

Article 1 – This Law; In cases where the public interest requires, the procedures to be carried out in the expropriation of immovable properties owned by real and private legal entities by the State and public legal entities, the calculation of the expropriation cost, the registration of the immovable property and the right of easement in the name of the administration, the recovery of the unused immovable property, the transfer of immovable property between the administrations, mutual rights and obligations and the procedures and methods of settlement of disputes based on them. The provisions of this Law shall also apply in expropriations to be made on behalf of real and private legal entities based on their special laws.

# International Environmental and Social Standards: World Bank Environmental and Social Standards

The World Bank Environmental and Social Standards (ESSs) describe standards for identifying, assessing and mitigating social and environmental risks and impacts associated with projects supported by the WB through Investment Project Financing. In this sense, it determines the requirements to be met within the scope of the Project.

Nine of the ESSs (as ESS7 is not relevant) are relevant to the Project will be implemented throughout its life cycle:

* ESS1: Assessment and Management of Environmental and Social Risks and Impacts
* ESS2: Labor and Working Conditions
* ESS3: Resource Efficiency and Pollution Prevention and Management
* ESS4: Community Health and Safety
* ESS5: Land Acquisition, Restrictions on Land Use and Involuntary Resettlement
* ESS6: Conservation of Biodiversity Conservation and Sustainable Management of Living Natural Resources
* ESS8: Cultural Heritage
* ESS9: Financial Intermediaries, and
* ESS10: Stakeholder Engagement and Information Disclosure.

The priority standards within the scope of the RF document are ESS1 and ESS5. However, the directly related standards are ESS’s 1, 2, 4, 5 and 10.

ESS1 Assessment and Management of Environmental and Social Risks and Impacts**:**

The World Bank requires that the environmental and social risks and impacts of projects supported by the WB be assessed, managed and monitored to ensure that projects are environmentally and socially sound and sustainable. ESS1 applies to all projects supported by the WB through Investment Project Financing.

The ESS1 identifies the Borrower's responsibilities for assessing, managing and monitoring the environmental and social risks and impacts associated with each phase of a project.

Objectives of ESS1 are as follows[[27]](#footnote-28);

(i) identify, assess and manage the environmental and social risks and impacts of the project in a manner consistent with ESSs;

(ii) adopt the mitigation hierarchy approach

a) Anticipating and avoiding risks and impacts,

b) To minimize the risks and impacts or to reduce them to acceptable levels in cases where it is not possible to avoid them,

c) after risks and impacts are minimized or mitigated, mitigate and

(d) compensate or offset where significant residual impacts remain, where technically and financially feasible

(iii) take differentiated measures to avoid adverse impacts being disproportionately **imposed on the disadvantageous;**

(iv) when it is appropriate to utilize national environmental and social institutions, systems, laws, regulations and procedures in the evaluation, development and implementation of projects; and

(v) Promote improved environmental and social performance in ways that recognize and enhance the Borrower's capacity.

In accordance with the requirements of ESS1, the Borrower;

(i) carry out an environmental and social assessment of the proposed subprojects,

(ii) undertake stakeholder engagement and share appropriate information in accordance with ESS10;

(iii) Develop an Environmental and Social Commitment Plan (ESCP) and implement all measures and actions outlined in legislation, including the ESCP

(iv) Provide monitoring and reporting of the project's environmental and social performance against ESSs.

ESS2 Labor and Working Conditions

The objectives of the ESS2 are: (i) to promote safety and health in the workplace; (ii) promote fair treatment, non-discrimination and equal opportunity for project workers; (iii) appropriately protect workers, including women, persons with disabilities, children (of working age pursuant to ESS2) and vulnerable workers such as migrant workers, contract workers, community workers and primary supply workers; (iv) prevent all forms of forced and child labor; (v) uphold the principles of freedom of association and collective bargaining of project workers in accordance with national laws; and (vi) provide accessible tools for project workers to raise concerns in the workplace. The applicability and scope of application of ESS2 depends on the environmental and social assessment described in ESS1 and the type of employment relationship between the Borrower and project workers.

The ESS will include a description of the following; (i) employment terms and conditions, non-discrimination and equal opportunity, and the management of working conditions and worker relations, including workers' organizations (such as the development and implementation of workforce management procedures applicable to the project); (ii) labor protection, including setting a minimum age for workers, prohibiting child and forced labor; (iii) grievance mechanism (for workers); (iv) occupational health and safety; (v) contract workers; (vi) community workers; and (vii) primary supply workers.

ESS4 Community Health and Safety

It addresses potential health, safety and security risks and impacts on project-affected communities and Borrowers' associated responsibilities to prevent or minimize them, with particular attention to vulnerable people. For the purposes of ESS4, the primary objective is to prevent adverse impacts on the health and safety of project-affected communities throughout the project lifecycle, from both routine and non-routine conditions.

The applicability of ESS4 depends on the environmental and social assessment described in ESS1.

ESS4 requirements cover: (i) infrastructure and equipment design and safety (including the safety of dams), safety of services, traffic and road safety, ecosystem services, community health and safety, including management and safety of hazardous materials, and emergency response preparedness and response; and (ii) security personnel.

ESS5 Land Acquisition, Restrictions on Land Use and Involuntary Resettlement

The objectives of ESS5 are: (i) to avoid involuntary resettlement or, when unavoidable, to minimize involuntary resettlement by exploring project design alternatives; (ii) avoid forced eviction; (iii) mitigate the unavoidable negative social and economic impacts of land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets with replacement costs, and (b) assisting displaced persons in their recovery or at least restoration efforts, and livelihoods; and living standards, in real terms, to pre-displacement levels or levels prior to the start of project implementation, whichever is higher; (iv) improve the living conditions of the physically displaced poor or vulnerable by ensuring adequate shelter, access and use of services and facilities; (v) design and conduct resettlement activities as sustainable development programs by providing sufficient investment resources to enable project-affected people (PAPs), due to the nature of the project, to directly benefit from the project; and (vi) ensuring that resettlement activities are planned and implemented with appropriate information disclosure, meaningful consultation and informed participation of those affected. The applicability of ESS5 is dependent on the environmental and social assessment described in ESS1 and applies to permanent or temporary physical and economic displacement resulting from land acquisition or land use restrictions undertaken or implemented in connection with project implementation described in ESS5.

ESS5 requirements cover the preparation and implementation of a resettlement framework or plan that will form the basis for: (i) general requirements such as suitability classification, project design, compensation and benefits for affected persons, community engagement, grievance mechanism, planning and implementation; (ii) physical and economic displacement; (iii) cooperation with other responsible bodies or sub-national jurisdictions; and (iv) technical and financial assistance.

**ESS10 Stakeholder Engagement and Information Disclosure**

The objectives of ESS10 are: (i) to establish a systematic approach to stakeholder engagement that will help Borrowers identify stakeholders and build and maintain a constructive relationship with them, in particular project-affected parties; (ii) to assess the level of stakeholder interest and support for the project and to enable stakeholders’ views to be taken into account in project design and environmental and social performance; (iii) to promote and provide means for effective and inclusive engagement with project-affected parties throughout the project life cycle on issues that could potentially affect them; (iv) to ensure that appropriate project information on environmental and social risks and impacts is disclosed to stakeholders in a timely, understandable, accessible and appropriate manner and format; and (v) to provide project-affected parties with accessible and inclusive means to raise issues and grievances, and allow Borrowers to respond to and manage such grievances.

ESS10 applies to all projects supported by the WB through Investment Project Financing. The Borrower will engage with stakeholders as an integral part of the project’s environmental and social assessment and project design and implementation, as outlined in ESS1. For the purpose of this ESS, “stakeholder” refers to individuals or groups who: (i) are affected or likely to be affected by the project (project-affected parties); and (ii) may have an interest in the project (other interested parties).

ESS10 requires Borrowers to engage with stakeholders throughout the project life cycle, commencing such engagement as early as possible in the project development process and in a timeframe that enables meaningful consultations with stakeholders on project design. The nature, scope and frequency of stakeholder engagement will be proportionate to the nature and scale of the project and its potential risks and impacts. Borrowers will engage in meaningful consultations with all stakeholders. Borrowers will provide stakeholders with timely, relevant, understandable and accessible information, and consult with them in a culturally appropriate manner, which is free of manipulation, interference, coercion, discrimination and intimidation.

The process of stakeholder engagement will involve the following, as set out in further detail in ESS10: (i) stakeholder identification and analysis; (ii) planning how the engagement with stakeholders will take place; (iii) disclosure of information; (iv) consultation with stakeholders; (v) addressing and responding to grievances; and (vi) reporting to stakeholders. The Borrower will maintain and disclose as part of the environmental and social assessment, a documented record of stakeholder engagement, including a description of the stakeholders consulted, a summary of the feedback received and a brief explanation of how the feedback was taken into account, or the reasons why it was not.

## Gap Analysis between Country Legal Framework and World Bank ESF

There are some gaps between international standards (World Bank ESSs) and national legislation. It should be noted that, as the project will not be directly financing civil works, not all aspects of ESS5 are relevant. The gaps are in the following subjects:

* Avoidance and Minimization
* Census and Basic information
* Cut-off Dates
* Valuation Methodologies – Full Exchange Value and Compensation for lands and fixed assets
* The necessity of preparing a Resettlement Action Plan
* Compensation before land acquisition/relocation
* Treatment of squatters / informal land users
* Precautions for Sensitive Persons
* Migration Support
* Monitoring and Evaluation (M&E)
* Community Engagement / Consultation / Negotiation / Level and timing of participation
* Information Disclosure
* Project Level Grievance Mechanisms (GM).

**Avoidance and Minimization**: There is no provision in the Expropriation Law No. 2942 regarding resettlement avoidance and minimization.

**Census and Basic information**: Turkish Law require the preparation of an inventory of assets.

Land acquisition by expropriation requires the preparation of a census (full count) of affected immovable assets and a full list of their owners.

Expropriation compensation is provided to legal title holders in accordance with the Expropriation Law No. 2942. In order to prevent new arrivals from settling in the expropriation area, the public benefit decision announcement posted in the office of the mukhtar of village is used as the cutoff date in large-scale investment projects. In order to prevent fraudulent claims, a digital cadastre and population registration system based on the current addresses of the individuals are used.

**Valuation Methodologies – Full Replacement Value and Compensation for Loss of Buildings**: Buildings are compensated using construction costs given by reference values and market values as defined by the MoEUCC. However, depreciation and demolition costs are deducted from the calculated values.

**Requirement to prepare a Resettlement Action Plan**: No legal provision compels the Project owners to prepare a resettlement action plan under Turkish Law.

**Loss of Job**: National legislation only compensates for loss of property and/or structure. It does not require livelihood restoration measures.

**Rights and regulations for squatters/informal land users**: The Slum Law Implementation Regulation, prepared in accordance with Article 36 of the Slum Law No. 775, defines the support to be made to municipalities and individuals and the principles in the implementation of the law. According to this regulation, the following assistance can be provided to individuals:

1. land allocation,
2. loan allocation from the slum fund,
3. in-kind assistance,
4. technical assistance and other conveniences,
5. housing aid.

**Measures against Vulnerable Persons**: The Expropriation Law does not specify vulnerable groups. However, according to the Turkish Constitution, the State guarantees its citizens to lead their lives in peace and security, and also encourages them to reach a higher socio-economic standard of living. In this context, the State applies various rules and measures to protect and support its needy, weak, helpless and orphaned citizens.

**Transition Livelihood Support (TLS)**: Transitional support is only available for government-assisted resettlement.

**Monitoring and Evaluation**: There are no provisions for the implementation or monitoring of the effects of expropriation or resettlement.

**Disclosure:** Public participation meetings are held as part of the EIA process in accordance with national EIA Regulation requirements. This allows for some degree of consultation with Project affected communities during the scoping phase of the national EIA process.

Upon completion, the EIA disclosure is mandatory. The public disclosure/information meeting is officially announced 10 days before the meeting.

**Project Level Grievance Mechanisms (GM):** Expropriation involves the mandatory allocation of immovable property by the State for the public benefit. However, the Expropriation Law No. 2942 allows the owner of the immovable subject to expropriation and other interested parties to file a lawsuit against the expropriation procedure or the appraised value and material errors in the courts of appeal. Reference can also be made to the Law No. 3071 on the Use of the Right to Petition and the Law No. 4982 on the Right to Obtain Information. Documents/information are provided to the applicants quickly, effectively, and accurately, with the exceptions set forth in this law.

In general, it is envisaged to close the main differences between WB EAs and national environmental and social legislation as follows:

**For ESS1:** Environmental and social assessment studies specific to subprojects;

* Preparation of ESMPs for each province (Details within the scope of the Project are included in the ESMF of the Project),
* Evaluation of non-eligible subprojects,
* Implementation of environmental and social screening, integrated with the above assessment,
* Subsequently, identification and preparation of relevant environmental and social assessment & management tool. This can be a neighborhood level ESIA / subproject specific ESMP Checklist/ Type III subproject specific Environmental and Social Action Plan, which will be prepared as per to the outcomes of the E&S Audit and/or combination of them, and
* Implementation of relevant environmental and social assessment and management tool(s) during the relevant demolition/retrofitting/reconstruction stage.

With the implementation of the above process, it is aimed to close the gap between ESS1 and national legislation.

**For ESS2:** The Labor Management Procedure (LMP) is being developed as part of the Environmental and Social Framework documents. The LMP will also provide guidance on necessary mitigation or management practices, such as the worker grievance mechanism, code of conduct, as envisaged in the ESS2 and relevant World Bank EHS guidelines. The LMP developed for the project will be implemented in a subproject-specific manner; minimum requirements will be met.

In accordance with the LMP developed, each contractor who will undertake any retrofitting/reconstruction work will be responsible for collecting, evaluating and if possible, resolving complaints/concerns/opinions/ suggestions expressed by any stakeholder including workers. Besides, the LMP includes the Code of Conduct which will be applicable to all kinds of personnel working within the scope of the Project, including contractors’ workers. Contractors are responsible for raising awareness and educating all workers about the procedures and principles in the CoC and grievance mechanism.

**For ESS3:** Risks and impacts related to ESS3 will be addressed primarily through ESMPs that will be integrated into each subproject by implementing the process described for ESS1. Sub-management plans such as Pollution Prevention and Waste Management will also be prepared for each province and integrated in a way that is specific to subprojects.

**For ESS4:** Risks and impacts related to ESS4 will be addressed primarily through ESMPs and sub-management plans that will be integrated into each subproject by implementing the process described for ESS1. Sub-management plans (e.g., Community Health and Traffic Management Plan etc.) will be developed as part of the ESMPs, depending on the level of risks/impacts to be identified for each situation.

**For ESS5:** The Resettlement Framework (RF) was developed as part of the Environmental and Social Framework documents. It provides guidance for the preparation of the Resettlement Plans RPs. For each subproject, the RP will be implemented in line with the subproject requirements.

**For ESS6:** The subprojects that have significant adverse impacts on Critical Habitat or key biodiversity areas will be ineligible for the project support. This assessment will be carried out through the process described for ESS1. However, it should be noted that the management of issues such as air emissions and waste disposal that indirectly affect biodiversity and the ecosystem will be carried out through the implementation of the relevant ESMPs and other environmental and social documents.

**For ESS7:** This standard does not apply to the Project.

**For ESS8:** The Project shall not finance any activities on the registered objects of cultural heritage or in their immediate vicinity from where Project activities may cause physical damage of cultural heritage objects or have adverse aesthetic impacts on them. However, impacts on the unknown elements of cultural heritage may not be excluded. Therefore, the Chance Find Procedure (See Annex 13 of ESMF) shall be implemented for all subprojects for possible issues during construction.

**For ESS9:** Commercial bank(s) will be administering funds on behalf of UTP, rather than acting as Financial Intermediaries. Therefore, ESS9 does not apply to Components 1, 2, 4a and 5 of the Project. For Component 3, ILBANK has prepared an ESCP, ESMF, RF and SEP. They are also preparing an Environmental and Social Management System.

**For ESS10:** The Stakeholder Engagement Plan (SEP) is part of the ESF documents and will be used throughout Project implementation, including general information disclosure about subprojects and grievance mechanism.

# Socio-economic Characteristics of Project Provinces

The social status of the Project provinces were evaluated under two headings:

* Socio-economic baseline,
  + Population and migration,
  + Socio-economic development,
* Vulnerable groups.

The **socio-economic baseline** of provinces presented under two subsections (i) population and migration, and (ii) socio-economic development. Under population and migration subsection, information related to population, annual growth rate of population, change in the population pyramid and migration statistics are given.

Under socio-economic development subsection, the results of the Socio-Economic Development Ranking of Provinces and Regions Research which was carried out by the General Directorate of Development Agencies of the Ministry of Industry and Technology is presented. In this research, the districts are classified in six development levels. In the first development-tier, which covers the most developed districts, there are districts from Marmara, Central Anatolia, Aegean and Mediterranean regions in general. These districts are ranked in the top 56. Majority of these districts are in the most developed provinces of Türkiye. It is understood that the net migration rate of these districts is generally positive in direct proportion to their socio-economic development, and they receive in-migration from other settlements. These districts are districts with strong industrial infrastructure, attraction centers in terms of tourism, whose basic infrastructures have been completed, and which have higher education, health and life quality values compared to other districts.

Second-tier developed districts are mostly the districts of metropolitan provinces, touristic districts and central districts of non-metropolitan provinces that are not included in the first-tier. It can be stated that there are districts that have developed with the effect of being close to the developed districts, the socio-economic advantages provided by tourism and the opportunities in the central districts. Although there are districts with high agricultural production among the districts at this tier, it is seen that employment is concentrated in the manufacturing industry and service sectors. However, the share of employment in these sectors lags behind the districts in the first tier. In these districts, the education variables related to socio-economic development and representing human capital are above the country average.

When the distribution of the 3rd tier districts within Türkiye is examined, it is seen that the employment shares in the manufacturing industry and service sectors have started to decrease, starting with the third tier developed districts. Approximately 10 percent of the manufacturing industry employment in Türkiye belongs to the districts at this level.

Districts in the 4th tier constitute 6.2 percent of the country's population. As a result of their socio-economic development levels, it is seen that the net migration values of 163 of 205 districts in this level are negative and they give net migration to other settlements in total. The share of the districts in this level, where the employment share in the manufacturing industry and services sectors is low, in the total agricultural production is around 17 percent.

Under the field findings subsection, main findings obtained during site visits are summarized.

Finally, section of **vulnerable groups** presents categories of vulnerable groups and information on Roma population, and migrants and Syrians under temporary protection in these Project provinces obtained through reports or site visits.

Data is obtained from TurkStat, and the institutions visited such as development agencies, municipalities and others, and the stakeholder interviews and focus group meetings held during these site visits.

The institutions and stakeholders visited are given in the section 1.4 of this RF.

## Socio-economic Baseline

### Istanbul

Istanbul is the city with the highest population in Türkiye. With its population of 15,840,900 in 2021, it inhabits 19% of the Turkiye’s total population. It has 39 districts as shown in Figure 2.

Figure 2. District Map of Istanbul

Graphical user interface, application

Description automatically generatedGraphical user interface, map

Description automatically generated

**Population and Migration**

Figure 3 shows the change in population in years with annual growth rate of population of Istanbul and Türkiye. As shown in the chart, the population of Istanbul has continuously increased from 12,573,836 in 2007 to 15,840,900 in 2021 albeit a slight decrease in 2020. 50.1% of the population is male and 49.9% is female.

When the annual growth rate of population of Istanbul is compared to annual growth rate of population of Türkiye, it is seen that while between 2009 and 2015 the growth rate of population of Istanbul was higher than the growth rate of population of Türkiye, after 2015, it showed variances among years—it peaked in 2019 with the highest rate of 29.53‰ of the past 10 years which is followed by a great decrease of -3,67‰ in 2020. Although, there is no official report for the decrease in 2020, deaths and changes in residences related to COVID-19 might be among the reasons—some people lost their jobs and some people preferred to live in less densely populated areas, using the opportunities in online education and work.

Figure 3. Population Trends of Istanbul

*Source:* TurkStat, The results of Address Based Population Registration System, 2007-2021

The distribution of the population in 2021 by districts is given in Figure 4. As shown on the map, the districts with the highest population in Istanbul are Esenyurt and Küçükçekmece districts. The population of these districts are 977,489 and 805,930 respectively and the least populated districts of Istanbul are Çatalca, Şile, and Adalar with population of 76,131, 41,267 and 16,372 respectively.

Figure 4. Population of Districts of Istanbul

Map

Description automatically generated

*Source:* TurkStat, The results of Address Based Population Registration System, 2021

Consistent with its population, Istanbul is also the province with the highest population density in Türkiye with 3,049 persons/km2 in 2021[[28]](#footnote-29)—the second-ranked province has a population density of only 563 persons/km2. High numbers of job opportunities is the most important reason for this high population density in the city.

The age pyramid of Istanbul is given in Figure 5. When the population pyramids of 2007 and 2021 is compared, it is seen that both the fertility and the death rates were decreased. Related with the change in the structure of the population pyramid, the median age of Istanbul was increased from 29.2 in 2007 to 33.4 in 2021. The respective figures for Türkiye are 28.3 and 33.1[[29]](#footnote-30).

Figure 5. The Change in the Population Pyramid of Istanbul

|  |  |
| --- | --- |
|  |  |

*Source:* TurkStat, The results of Address Based Population Registration System, 2007 and 2021

The percentage of adults at working age of 25 to 64 among the total population in Istanbul also increased from 53.2 percent to 56.8 percent between 2007 and 2021.

Migration is another factor that effects demographics. Istanbul is the province with the highest number of in-migrants in 2021 with 385,328. However, as it is shown in Figure 6, it also has negative net-migrations due to considerable size of out-migrations which shows that the population of Istanbul increases due to natural growth.

Economic factors are the leading factors in both in and out migration of Istanbul. While the diversity and abundance of job opportunities attract people from other provinces to Istanbul, high living costs and recessions in economy affecting tourism and construction sectors leads to out-migration[[30]](#footnote-31). Other factors affecting in-migration are opportunities in education and socio-cultural environment.

Figure 6. Migration Statistics of Istanbul

*Source:* TurkStat, The results of Address Based Population Registration System, 2012-2021

**Socio-economic development**

According to the Research for the Socio-Economic Development Ranking of Provinces and Regions conducted by the Ministry of Industry and Technology, in 2017, Istanbul is the most developed province of Türkiye being the center of industry, production and finance. While 52 percent of Turkiye's exports are carried out from Istanbul, approximately 36 percent of manufacturing industry workplaces and half of the parcels produced in OIZs across the country are located in Istanbul. In addition, 42.5 percent of total bank loans and nearly 40 percent of total savings deposits in Türkiye are located in Istanbul, and 46.8 percent of tax revenues in Türkiye are collected from Istanbul.

In a similar study conducted at district level in 2022, out of 39 districts of Istanbul, 29 of them were categorized in the first group and 10 of them were categorized at the second group (See Table 4).[[31]](#footnote-32)

Table 4. Socio-economic Development Rankings of the Districts of Istanbul

| District | Overall rank | | | Rank within the Province | | | Tier | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 2004 | 2017 | 2022 | 2004 | 2017 | 2022 | 2004 | 2017 | 2022 |
| Şişli | - | 1 | 1 | - | 1 | 1 | - | 1 | 1 |
| Beşiktaş | - | 2 | 3 | - | 2 | 2 | - | 1 | 1 |
| Kadıköy | - | 4 | 4 | - | 3 | 3 | - | 1 | 1 |
| Bakırköy | - | 5 | 6 | - | 4 | 4 | - | 1 | 1 |
| Fatih | - | 8 | 7 | - | 5 | 5 | - | 1 | 1 |
| Ataşehir | - | 21 | 9 | - | 11 | 6 | - | 1 | 1 |
| Başakşehir | - | 16 | 10 | - | 7 | 7 | - | 1 | 1 |
| Beyoğlu | - | 18 | 12 | - | 9 | 8 | - | 1 | 1 |
| Ümraniye | - | 17 | 13 | - | 8 | 9 | - | 1 | 1 |
| Sarıyer | - | 28 | 14 | - | 13 | 10 | - | 1 | 1 |
| Üsküdar | - | 19 | 16 | - | 10 | 11 | - | 1 | 1 |
| Tuzla | - | 13 | 19 | - | 6 | 12 | - | 1 | 1 |
| Maltepe | - | 41 | 20 | - | 20 | 13 | - | 1 | 1 |
| Beylikdüzü | - | 29 | 23 | - | 14 | 14 | - | 1 | 1 |
| Pendik | - | 42 | 24 | - | 21 | 15 | - | 1 | 1 |
| Esenyurt | - | 33 | 26 | - | 15 | 16 | - | 1 | 1 |
| Bahçelievler | - | 34 | 28 | - | 16 | 17 | - | 1 | 1 |
| Zeytinburnu | - | 35 | 29 | - | 17 | 18 | - | 1 | 1 |
| Bağcılar | - | 37 | 33 | - | 18 | 19 | - | 1 | 1 |
| Kartal | - | 52 | 35 | - | 24 | 20 | - | 1 | 1 |
| Bayrampaşa | - | 48 | 36 | - | 22 | 21 | - | 1 | 1 |
| Kağıthane | - | 57 | 38 | - | 25 | 22 | - | 2 | 1 |
| Küçükçekmece | - | 39 | 39 | - | 19 | 23 | - | 1 | 1 |
| Güngören | - | 62 | 50 | - | 27 | 24 | - | 2 | 1 |
| Büyükçekmece | 12 | 25 | 51 | 1 | 12 | 25 | 1 | 1 | 1 |
| Eyüpsultan | - | 64 | 54 | - | 28 | 26 | - | 2 | 1 |
| Adalar | - | 58 | 55 | - | 26 | 27 | - | 2 | 1 |
| Beykoz | - | 51 | 61 | - | 23 | 28 | - | 1 | 1 |
| Avcılar | - | 78 | 66 | - | 30 | 29 | - | 2 | 1 |
| Gaziosmanpaşa | - | 82 | 85 | - | 31 | 30 | - | 2 | 2 |
| Çekmeköy | - | 108 | 86 | - | 33 | 31 | - | 2 | 2 |
| Esenler | - | 152 | 90 | - | 36 | 32 | - | 2 | 2 |
| Silivri | 60 | 71 | 94 | 3 | 29 | 33 | 2 | 2 | 2 |
| Sancaktepe | - | 132 | 95 | - | 35 | 34 | - | 2 | 2 |
| Sultangazi | - | 218 | 161 | - | 38 | 35 | - | 2 | 2 |
| Arnavutköy | - | 238 | 167 | - | 39 | 36 | - | 3 | 2 |
| Çatalca | 107 | 128 | 169 | 4 | 34 | 37 | 2 | 2 | 2 |
| Şile | 110 | 100 | 176 | 5 | 32 | 38 | 2 | 2 | 2 |
| Sultanbeyli | 50 | 204 | 183 | 2 | 37 | 39 | 2 | 2 | 2 |

*Source*: Ministry of Industry and Technology; General Directorate of Development Agencies, Research for the Socio-Economic Development Ranking of Districts, 2004, 20017 and 2022

Note: In 2004, the districts that were within the borders of Istanbul Metropolitan Municipality at that time were accepted as developed centers and were excluded from the scope of the research. Since the border of Istanbul Metropolitan was changed to the provincial border in 2012, all districts were included in the research in the reports prepared in the following years.

**Field findings**

In Istanbul, the authorities of UTP related to urban transformation were transferred to district municipalities in 2014.

Although the risky structure is determined separately for each building, in general, buildings built before 2000—because they do not comply with the Turkish Building Earthquake Regulation—and that have completed their economic life are considered risky structures. Risky structures in Istanbul are mainly located in Üsküdar, Esenler, Avcılar, Ataşehir, Beyoğlu, Şişli, Maltepe, Kadıköy and Küçükçekmece districts.

The buildings, which were built by obtaining a license in accordance with the zoning plan and legislation in force at the time it was built, and which are determined to be risky later, cannot be transformed or the transformation rates of these buildings remain at very low rates due to the decrease in construction areas as per the decisions taken in the later approved zoning plans. Therefore, in order to promote the transformation in these buildings, the decision of determining the construction area, not according to the current zoning plan, but according to the zoning rights when the license was obtained, was approved by Istanbul Metropolitan Municipality and started to be implemented by the district municipalities. For example, if the number of floors of a building that is licensed and occupied but later determined as a risky building has been reduced in the zoning plans made later, the floor permit during the reconstruction of that building is given according to the number of floors in the license, not according to the existing zoning plans.

The size of the building and the parcel on which the building is located also has an effect on the transformation of the building. In the first years of transformation of risky buildings, the larger parcels and the buildings with more floor area rights in the zoning plan than the existing floor areas were transformed because it was more profitable for the contractors. In this phase, since most of the contracts with the contractors were made in “return for flat”, the building owners did not have to pay extra amount to the contractors, and they even received additional moving or rental assistances from the contractors in addition to the assistance they received from UTP. Although, some of the floor areas of the housing units has decreased in the contracts made in “return for flat”, since their value increased compared to the past and the floor area of the original housing unit was big enough to cover this reduction, the decrease in the surface area of ​​these new flats did not pose a problem for the flat owners. However, since these advantageous locations are no longer available and most of the contracts with contractors are now made in “return for price”, building owners see it as a disadvantage to be involved in the transformation unless the floor rights of their existing buildings increase in the zoning plans. Therefore, in order to accelerate the transformation process and encourage building owners to come to an agreement among themselves, Istanbul Metropolitan Municipality amended the plan notes[[32]](#footnote-33) of 1/5000 scale master development plans, that if the owners of more than one building agree among themselves and merge their parcels and if the size of the merged parcel exceeds 500 m², then the floor area of the new building to be rebuilt may be allowed to be up to 15% more than the floor area allowed in the zoning plan, and the district municipalities have started to amend the plan notes of the 1/1000 scaled implementation zoning plans accordingly.

Although the retrofitting/reconstruction of risky buildings will certainly save many lives in case of a disaster and provide solutions to some infrastructure problems such as parking lots, main issues encountered during the field study are summarized in the following paragraphs.

**Issues related to finance/economy:**

* **Unexpected financial burden.** As stated in the previous sections, the application of only one building owner is sufficient to put the building in transformation—if it is determined as risky. However, there are cases where some of the other building owners could not afford the burden of retrofitting/reconstruction (i.e., they might already be repaying another loan or receiving social assistance, or they might have very low level of income especially retirees and peoples with fixed income)
* **High loan repayments.** Retrofitting/Reconstruction of risky buildings requires high amount of financing which cannot be met through the existing finance market. In order to prevent the illegal use of the loan to be provided within the scope of the project, instead of giving the loan directly to the owners or contractors, the loan should be deposited in the bank and the progress payments should be paid directly from the bank to the contractor according to the agreement made with the contractor.
* **Reconstruction vs. retrofitting.** Both the municipalities and the building owners have little or no knowledge about retrofitting and even there are district municipalities that oppose retrofitting. However, this approach should be evaluated comprehensively considering factors like time, money and environmental considerations.
* **Increased value of housing units.** In neighborhoods where site-type housing is implemented more within the scope of risky area-based transformation, it is preferred to wait for risky area-based transformation instead of risky building-based transformation, since the value of the housing units with the same characteristics in site-type housing is higher than the housing units of the standalone buildings on the street.
* **Buildings as investment tools.** Those who own housing units / workplaces for investment rather than need for shelter/work are reluctant to retrofit/reconstruct their risky buildings as it means paying extra money for the investment they have already acquired.

**Issues related to zoning plans and infrastructure:**

* **Discrepancies with the zoning plans.** If one of the owners of the building applies for risk detection and if the building is detected as risky building, then this building will be mostly demolished according to the current legislation. However, if the building is not compatible with the current zoning plans, then there might be some cases where reconstruction is not possible.
* **Illegal buildings.** Although the exact percentage in the existing building stock is not known, illegal buildings are one of the most important obstacles to risky building-based transformation in Istanbul. For example, if 3 floors of a 7-storey building are illegal and there are 2 housing units on each floor, when this building is demolished and rebuilt, only the owners of eight housing units will remain, and the owners of the other six housing units will have to relocate permanently.
* **Buildings that are unlicensed or not in compliance with the zoning legislation.** There are many potentially risky buildings in Istanbul that are unlicensed or do not comply with the zoning legislation. When the owners of these buildings want to retrofit their buildings, they cannot obtain reinforcement licenses from the municipalities because their structures are not in compliance with the zoning legislation. However, in some cases, the incompatibilities are quite minor such as a balcony covered with Pimapen or seven centimeters longer building edge.
* **Attached buildings.** Because the walls of some attached buildings—although not legal—are common, in some cases the demolition of the adjacent building may leave the other building temporarily unwalled.
* **Burden on infrastructure.** In some neighborhoods, the existing floor number of buildings is less than the number of floors permitted in the current zoning plans. When these buildings are reconstructed, it puts pressure on the infrastructure as the number of dwellings increases.

**Issues related to livelihood:**

* **Relocation of businesses.** During the retrofitting/reconstruction of risky buildings, business owners have to leave their workplaces that have been operating in the same neighborhood for 30-50 years. In addition to concerns about the rent and the location of the new workplaces, they also experience loss of customers due to the interruption of their activities, even if they return to the same building.
* **Transformation of workplaces to housing units.** Some contractors give housing units to former workplace owners in the reconstructed building instead of a workplace.

**Issues related to communication:**

* **Disinformation on transformation.** Due to the fact that the projects related to the transformation of risky buildings are not explained to the citizens well, the citizens are dissatisfied with the projects.
* **Disputes among building owners.** Sometimes the owners who have the financial resources or who have problems with the other housing unit / workplace owners in the building apply for risky building detection without informing the other housing unit / workplace owners in the building, and other owners can be in a very difficult situation because they are aware of this situation when the building is determined to be risky. In some cases, after the building is determined to be risky, the agreement process among the building owners takes a long time. Currently, there are housing unit / workplace owners whose structures have been demolished and have been waiting for the auction to be sold for 4-5 years. Therefore, in order to eliminate such problems, it is suggested as a solution for the owners to sign an agreement protocol among themselves before starting the procedures regarding the risky structure determination. However, in this case, since the risky building is not determined, the risky building will not be demolished, and since there is no compelling reason because the building is not demolished, the owners may not feel pressure to agree among themselves, and as a result, the transformation pace of the risky building will decrease.

### Izmir

Izmir, being the socio-cultural and economic center of the Aegean Region, receives in-migrants from many provinces of Türkiye, has an increasing population and is gradually expanding its metropolitan area. It has 30 districts. Map of Izmir with its districts is given in Figure 7.

Figure 7. Districts of Izmir

Graphical user interface, application

Description automatically generatedMap

Description automatically generated

**Population and Migration**

Izmir is the third largest city in Türkiye with its population reaching 4.4 million as of the end of 2021. The population of Izmir has increased regularly every year since 2007. Izmir's population, which was 3,739,353 in 2007 went up to 4.425.789 in 2021. 49.7% of the population is male and 50.3% is female. The population trends of Izmir are shown in Figure 8.

Figure 8. Population Trends of Izmir

*Source:* TurkStat, The results of Address Based Population Registration System, 2007-2021

The area of Izmir is 11,891 km2 and the population density of the province is 369 person/km2.[[33]](#footnote-34)

When the distribution of the population according to the districts is evaluated, while the most populated district of Izmir is Buca (507,773), the least populated district is Karaburun (11,329).

Table 5. Population of Districts of Izmir

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| District | Total Population in 2021 | Male population | Female population | Population ratio in the province |
| [BUCA](https://www.nufusune.com/buca-ilce-nufusu-izmir) | 517.963 | 257.169 | 260.794 | 11,70% |
| [KARABAĞLAR](https://www.nufusune.com/karabaglar-ilce-nufusu-izmir) | 478.788 | 235.862 | 242.926 | 10,82% |
| [BORNOVA](https://www.nufusune.com/bornova-ilce-nufusu-izmir) | 452.867 | 224.889 | 227.978 | 10,23% |
| [KARŞIYAKA](https://www.nufusune.com/karsiyaka-ilce-nufusu-izmir) | 347.023 | 162.189 | 184.834 | 7,84% |
| [KONAK](https://www.nufusune.com/konak-ilce-nufusu-izmir) | 336.545 | 164.439 | 172.106 | 7,60% |
| [BAYRAKLI](https://www.nufusune.com/bayrakli-ilce-nufusu-izmir) | 296.839 | 147.606 | 149.233 | 6,71% |
| [ÇİĞLİ](https://www.nufusune.com/cigli-ilce-nufusu-izmir) | 209.951 | 104.609 | 105.342 | 4,74% |
| [TORBALI](https://www.nufusune.com/torbali-ilce-nufusu-izmir) | 201.476 | 101.543 | 99.933 | 4,55% |
| [MENEMEN](https://www.nufusune.com/menemen-ilce-nufusu-izmir) | 193.229 | 98.451 | 94.778 | 4,37% |
| [GAZİEMİR](https://www.nufusune.com/gaziemir-ilce-nufusu-izmir) | 137.856 | 69.308 | 68.548 | 3,11% |
| [ÖDEMİŞ](https://www.nufusune.com/odemis-ilce-nufusu-izmir) | 132.769 | 66.077 | 66.692 | 3,00% |
| [KEMALPAŞA](https://www.nufusune.com/kemalpasa-ilce-nufusu-izmir) | 112.049 | 56.978 | 55.071 | 2,53% |
| [BERGAMA](https://www.nufusune.com/bergama-ilce-nufusu-izmir) | 104.980 | 52.773 | 52.207 | 2,37% |
| [MENDERES](https://www.nufusune.com/menderes-ilce-nufusu-izmir) | 104.147 | 52.432 | 51.715 | 2,35% |
| [ALİAĞA](https://www.nufusune.com/aliaga-ilce-nufusu-izmir) | 103.364 | 56.673 | 46.691 | 2,34% |
| [TİRE](https://www.nufusune.com/tire-ilce-nufusu-izmir) | 86.758 | 42.773 | 43.985 | 1,96% |
| [BALÇOVA](https://www.nufusune.com/balcova-ilce-nufusu-izmir) | 80.513 | 39.422 | 41.091 | 1,82% |
| [URLA](https://www.nufusune.com/urla-ilce-nufusu-izmir) | 72.741 | 36.339 | 36.402 | 1,64% |
| [NARLIDERE](https://www.nufusune.com/narlidere-ilce-nufusu-izmir) | 63.438 | 31.253 | 32.185 | 1,43% |
| [SEFERİHİSAR](https://www.nufusune.com/seferihisar-ilce-nufusu-izmir) | 52.507 | 26.270 | 26.237 | 1,19% |
| [ÇEŞME](https://www.nufusune.com/cesme-ilce-nufusu-izmir) | 48.167 | 24.477 | 23.690 | 1,09% |
| [DİKİLİ](https://www.nufusune.com/dikili-ilce-nufusu-izmir) | 46.587 | 23.254 | 23.333 | 1,05% |
| [KİRAZ](https://www.nufusune.com/kiraz-ilce-nufusu-izmir) | 43.674 | 22.172 | 21.502 | 0,99% |
| [BAYINDIR](https://www.nufusune.com/bayindir-ilce-nufusu-izmir) | 40.049 | 19.937 | 20.112 | 0,90% |
| [SELÇUK](https://www.nufusune.com/selcuk-ilce-nufusu-izmir) | 37.689 | 18.771 | 18.918 | 0,85% |
| [GÜZELBAHÇE](https://www.nufusune.com/guzelbahce-ilce-nufusu-izmir) | 37.572 | 18.481 | 19.091 | 0,85% |
| [FOÇA](https://www.nufusune.com/foca-ilce-nufusu-izmir) | 33.611 | 18.642 | 14.969 | 0,76% |
| [KINIK](https://www.nufusune.com/kinik-ilce-nufusu-izmir) | 28.513 | 14.191 | 14.322 | 0,64% |
| [BEYDAĞ](https://www.nufusune.com/beydag-ilce-nufusu-izmir) | 12.197 | 6.128 | 6.069 | 0,28% |
| [KARABURUN](https://www.nufusune.com/karaburun-ilce-nufusu-izmir) | 11.927 | 6.179 | 5.748 | 0,27% |

*Source:* TurkStat, The results of Address Based Population Registration System, 2021

The change in the population pyramid of Izmir between 2007 and 2021 is shown in Figure 9. The percentage of adults at working age of 25 to 64 within the total population in Izmir has increased from 54.9 percent to 56.8 percent between 2007 and 2021.

Figure 9: The Change in the Population Pyramid of Izmir

|  |  |
| --- | --- |
|  |  |

*Source:* TurkStat, The results of Address Based Population Registration System, 2007 and 2021

Migration statistics of Izmir is given in Figure 10. When the migration data of Izmir is evaluated, it is seen that there is a mutual migration movement with the provinces of Istanbul and Ankara. Izmir both out-migrates to Istanbul and Ankara and also in-migrates from these provinces. In addition, Izmir has a similar population exchange with the surrounding provinces in its immediate vicinity. Manisa, Aydin, Balikesir, Mugla and Denizli can be counted among the nearby cities that out-migrate to Izmir.

While in-migration to Izmir from big cities can be defined as the in-migration of the population whose education level and economic situation are relatively good, the in-migration from nearby provinces and under-developed provinces that lays in East-North and Central Anatolia can be defined as chain migration based mainly on citizenship relations and to find a job, to live in a city with better educational-social conditions. The provinces that out-migrate to Izmir at most are the ones located in the Eastern and Southeastern Anatolia which are Diyarbakır, Mardin, Erzurum, Van, Sanliurfa.

Figure 10. Migration Statistics of Izmir

*Source:* TurkStat, The results of Address Based Population Registration System, 2012-2021

**Socio-economic development**

According to the Socio-Economic Development Ranking of Provinces and Regions Research, conducted by the Ministry of Industry and Technology, General Directorate of Development Agencies in 2017, Izmir ranked third among the first-tier developed provinces and maintained its ranking in 2003 and 2011.

It is seen that the provinces in first-tier, which include the most developed provinces, generally increase the welfare levels of other provinces around them.

In addition to the socioeconomic development ranking of the provinces, the socioeconomic development rankings of the districts also reveal the characteristics of the study area. While Konak district is among the first-level developed districts in Turkey in the study conducted in 2017, it is also in the ranked first in the development ranking within the province of Izmir.

Table 6. Socio-economic Development Rankings of the Districts of Izmir

| District | National Development Ranking | | Development Ranking in Izmir Province | | Development Level | |
| --- | --- | --- | --- | --- | --- | --- |
| 2004 | 2017 | 2004 | 2017 | 2004 | 2017 |
| Konak | - | 6/970 | - | 1/30 | - | 1 |
| Balçova | - | 12/970 | - | 2/30 | - | 1 |
| Bornova | - | 20/970 | - | 3/30 | - | 1 |
| Çeşme | 19/872 | 22/970 | 2/19 | 4/30 | 2 | 1 |
| Çiğli | - | 43/970 | - | 5/30 | - | 1 |
| Karşıyaka | - | 44/970 | - | 6/30 | - | 1 |
| Gaziemir | - | 45/970 | - | 7/30 | - | 1 |
| Aliağa | 5/872 | 54/970 | 1/19 | 8/30 | 1 | 1 |
| Güzelbahçe | - | 77/970 | - | 9/30 | - | 2 |
| Narlıdere | - | 80/970 | - | 10/30 | - | 2 |
| Bayraklı | - | 92/970 | - | 11/30 | - | 2 |
| Urla | 43/872 | 93/970 | 3/19 | 12/30 | 2 | 2 |
| Foça | 79/872 | 115/970 | 8/19 | 13/30 | 2 | 2 |
| Buca | - | 121/970 | - | 14/30 | - | 2 |
| Seferihisar | 61/872 | 130/970 | 5/19 | 15/30 | 2 | 2 |
| Karabağlar | - | 133/970 | - | 16/30 | - | 2 |
| Selçuk | 75/872 | 146/970 | 7/19 | 17/30 | 2 | 2 |
| Kemalpaşa | 62/872 | 153/970 | 6/19 | 18/30 | 2 | 2 |
| Torbalı | 54/872 | 156/970 | 4/19 | 19/30 | 2 | 2 |
| Karaburun | 84/872 | 172/970 | 9/19 | 20/30 | 2 | 2 |
| Menemen | 142/872 | 178/970 | 12/19 | 21/30 | 2 | 2 |
| Menderes | 124/872 | 181/970 | 10/19 | 22/30 | 2 | 2 |
| Dikili | 130/872 | 182/970 | 11/19 | 23/30 | 2 | 2 |
| Tire | 174/872 | 192/970 | 13/19 | 24/30 | 3 | 2 |
| Bergama | 180/872 | 209/970 | 14/19 | 25/30 | 3 | 2 |
| Ödemiş | 199/872 | 236/970 | 15/19 | 26/30 | 3 | 3 |
| Kınık | 418/872 | 417/970 | 17/19 | 27/30 | 3 | 3 |
| Bayındır | 392/872 | 477/970 | 16/19 | 28/30 | 3 | 4 |
| Beydağ | 450/872 | 562/970 | 18/19 | 29/30 | 3 | 4 |
| Kiraz | 644/872 | 623/970 | 19/19 | 30/30 | 4 | 4 |

*Source*: Ministry of Industry and Technology; General Directorate of Development Agencies, Research for the Socio-Economic Development Ordering of Districts, 2004, 20017 and 2022

Note: In 2004, the districts that were within the borders of Izmir Metropolitan Municipality at that time were accepted as developed centers and were excluded from the scope of the research. Since the border of Izmir Metropolitan was changed to the provincial border in 2012, all districts were included in the research in the reports prepared in the following years.

**Field findings**

Approximately 40% of the building stock of Izmir Province is located in 11 central districts (Balçova, Bayraklı, Bornova, Buca, Çiğli, Gaziemir, Güzelbahçe, Karabağlar, Karşıyaka, Konak and Narlıdere). Considering that 70% of the total population is located in these 11 central districts and according to the observations made during the field visit and the information received from the interviewed stakeholders, only 12% of the buildings in these 11 central districts were constructed in conformance to the post-1998 legislation; It can be said that the majority of risky buildings are concentrated in the central districts.

Based on the field studies and stakeholder interviews in Izmir, the prominent features of the districts can be summarized as follows.

All districts of Izmir are heterogeneous. There are both qualified and risky residences in each district. There are also socially risky or regular areas in every district.

**Bayraklı**: Bayraklı, one of the central districts of Izmir, was the most affected district in the Izmir earthquake in 2020. In Bayraklı, the ratio of residences/workplaces that may be risky due to the nature of the building is high. The main reason for this is that most of the construction in the district was completed before 2000 and the building inspection process for these buildings has not been completed. This situation should be considered as a common source of risk for all buildings built before 2000 throughout Izmir. The population density of Bayraklı district is high. The increase in population density also leads to insufficient infrastructure in the district. Bayraklı is a district with a high rate of young population. It is considered as a priority district in terms of urban transformation needs.

**Konak:** Konak District is one of the biggest districts of Izmir and it is a heterogeneous district where both the disadvantaged population and the high-income population live. This district can also be considered as a district where there are residential areas that will respond to urban transformation.

**Karşıyaka**: In Karşıyaka, another District affected by the 2020 earthquake, buildings with heavy, medium and little damage were detected. Karşıyaka can be considered as a district where the number of buildings completed before 2000 is high, and the number of renovated buildings is also high.

**Karabaglar:** Urban transformation project is being carried out in two areas in the district. Karabaglar is mostly populated by in-migrants. Most of the buildings in the district are low-quality residences/workplaces that were built before the building inspection regulations before 2000. The district is an area where furniture, shoes and small manufacturing are concentrated, and low-income households live predominantly.

**Buca**: Buca, which is the largest district of Izmir in terms of population, is a district that receives in-migration and its population is increasing rapidly. In Buca, there are many buildings before 2000, which need both new housing projects and urban transformation.

**Torbalı:** Torbalı, located in a region where industry is concentrated, is an economic development region where the organized industry and furniture sector are dominant. The region receives intense in-migration from the Eastern provinces. Ayrancılar neighborhood is a region where new residences/workplaces are built and the district center expands towards here. The presence of industrial areas such as furniture and OIZ has been a factor in Izmir being the district where the population coming from less developed provinces and Eastern Provinces has settled. Therefore, it can be said that tenancy is higher than property ownership.

**Çiğli:** Çiğli, as an area advancing from Karşıyaka to Manisa, is an area where both agricultural and industrial economic activities are carried out. When the population mobility is examined, it has been determined that according to the evaluations of the Development Agency, it has the characteristics of a transition zone as one of the areas where the in-migrant population first settled. However, due to the fact that it is a region that receives in-migration, the number of housing projects is high.

**Bornova:** Rafet Paşa Neighborhood, located within the borders of Bornova, is a neighborhood that was formed mostly by in-migration in the 1980s. The houses are very old and usually have 4 floors. Population density is high. Generally, there are buildings built by adding floors on the side of the owners. The entry of excavation trucks into the streets may pose a risk due to the narrowness of the roads.

**Menemen:** In addition to being a developing area, Menemen is a district that receives in-migration since it is on the pass road. Tenancy is higher than property ownership since it constantly migrates, is close to universities, and the number of workers is high.

Most of the buildings in Menemen District were built between 1985 and 2000. For this reason, it is an important issue that the majority of Menemen District gain resilience with urban transformation. Applications are made frequently from all over Menemen within the scope of Law No. 6306. Applications for urban transformation are made especially from the central neighborhoods such as İsmet İnönü, Camikebir, Tülbentli, Esatpaşa, Kazımpaşa and Seydinnasrullah. It is a district on the transit route of Menemen District, close to Bird Paradise, easy to access and clean air. Within the scope of the High-Speed Train Project, the station is also planned to be built in this district. The construction industry is intense and there are many construction projects. In the district, which has a heterogeneous structure, there are also cotton and corn warehouses besides the industry. The textile industry has developed. That's why it migrates. Asarlık neighborhood in Menemen District is a neighborhood formed mostly by in-migration from Southern and Eastern Anatolia. Menemen has a population of 45,000 and mostly consists of buildings that have been licensed later. The people in this region are mostly temporary and insecure in constructions or as workers; women work in daily jobs such as picking spinach and cotton.

**Selçuk:** It is a district where mostly protected areas are concentrated. It is developing for tourism as one of the tourist attraction centers.

**Ödemiş:** It is a district where rural livelihood resources are predominant. In agriculture and animal husbandry activities, mainly cattle breeding is carried out. Since there is no district that receives in-migration, mostly the local population of the district lives. Especially in the city center, there are neighborhoods that were built before 2000 and can respond to the transformation in order to strengthen urban resilience.

**Tire:** The most important problem in Tire, there are many old buildings in the center of the district. In Tire, which is a district that receives in-migration, agriculture and animal husbandry are also intensely carried out along with industry. Since the population with a high-income level is dense and their livelihoods have a diverse structure, new housing production is also high. There is population mobility from aging urban areas to new residences. It is a district where urban transformation is needed and there are dense pre-2000 buildings.

**Kemalpaşa:** It is a district that continues to receive in-migration. There is cherry production in the district. Since industry and agriculture are intertwined, industrial, residential and agricultural areas coexist.

**Urla:** There are many historical and protected structures in the district. After the pandemic permanently living population has increased. Since Urla is a rapidly developing district and center of attraction, it has become a self-transforming area.

**Seferihisar:** Inner areas that are not close to the sea such as Tepecik and Çolak İbrahim neighborhoods are more suitable for transformation.

**Güzelbahçe:** In the last 10 years, there has been a significant increase in housing prices. It is a district where urban transformation continues.

**Karaburun:** It is a touristic area with protected areas.

**Çeşme and close settlements:** Gumuldur, Urkmez, Ozdere; These are the neighborhoods where the middle-income people live. There are old buildings.

In general, the following conditions came to the fore in stakeholder interviews and field studies;

* Narlıdere, Hatay, Üçyol District, Karşıyaka-Girne Street are places where mostly retired people reside.
* Izmir is not a city where it is possible to produce new land.
* Slums were not destroyed in the earthquake. The damage was higher in urbanized areas with multi-storey buildings.
* Urban transformation practices are being realized in most parts of the Karabağlar District. The construction works was completed in one phase and planning studies in the remaining areas is being carried out.
* More island-based transformation continues in adjacent areas.
* Since the buildings built before the year of 2000 have not passed the technical inspection and their projects are made and implemented without building inspections, they are defined as buildings with a high probability of being risky.
* More than 60% of Izmir can be defined as a slum area. These areas are not only the single-storey detached buildings, but also the densely populated areas of apartment-like structures built with illegal floors. These areas are considered to be areas where risky buildings are concentrated, since the building quality is low and the number of floors is higher than defined in the zoning plans.

In the focus group meeting held at the İzmir Provincial Directorate of Environment, Urbanization and Climate Change, stakeholders provided their perspectives on the socio-economic state of some of the neighborhoods:

* Gültepe neighborhood is an area with large families. The rate of illegal floors and buildings is high.
* Aegean Neighborhood: It is a residential neighborhood. It is a neighborhood with a high rate of poor population.
* Karşıyaka, Buca, Bornova, Konak Districts are districts with high socio-economic status.
* Bornova District: It is a region where there are also illegal constructions. There are also social risks as industry and houses are intertwined in Naldöken District.
* Semikler neighborhood is a residential neighborhood with a high rate of poor population. 30% of the buildings are unlicensed, infrastructure is insufficient and there is no building stock. The roads are narrow.
* Çamdibi Neighborhood: The houses are very old and risky structures. The roads are very narrow. There is a residential texture where ambulances and firefighters cannot enter the side streets.
* Kemeraltı 1st and 2nd site old city area. It is a region subject to a conservation development plan.
* There is an urban transformation area of 43 hectares in Narlıdere. It is a region where treasury lands and private lands coexist.
* Bayraklı District is one of the areas where the need for transformation is highest. Multi-ownership structure is high in small parcels.

### Kahramanmaras

Kahramanmaras, which has the eighteenth province of Turkey in terms of population has 11 districts as shown in Figure 11.

Figure 11. Districts of Kahramanmaras

Graphical user interface, application

Description automatically generatedMap

Description automatically generated

**Population and Migration**

The population of Kahramanmaras which was 1.004.414 in 2007 increased regularly and reached 1.171.298 in 2021. 50.8% of the population is male and 49.2% is female. The annual growth rate of population of Kahramanmaras is generally higher than the Türkiye as shown in Figure 12.

Figure 12. Population Trends of Kahramanmaras

*Source:* TurkStat, The results of Address Based Population Registration System, 2007-2021

Kahramanmaras, which has an area of 14,520 km2, has a population density of 82 person/km2.[[34]](#footnote-35)

The ranking of the districts of Kahramanmaras by population size is shown in the Table 7. While the central districts, Onikisubat and Dulkadiroğlu, are in the first two places in terms of population size, Ekinözü has the least population.

Table 7. Population of Districts of Kahramanmaras

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| District | Total Population in 2021 | Male population | Female population | Population ratio in the province |
| Onikişubat | 448,317 | 224,415 | 223,902 | 38.28% |
| Dulkadiroğlu | 223,532 | 114,316 | 109,216 | 19.08% |
| Elbistan | 141,977 | 72,335 | 69,642 | 12.12% |
| Afşin | 80,138 | 40,759 | 39,379 | 6.84% |
| Türkoğlu | 78,588 | 41,875 | 36,713 | 6.71% |
| Pazarcık | 69,879 | 35,207 | 34,672 | 5.97% |
| Göksun | 51,255 | 25,954 | 25,301 | 4.38% |
| Andırın | 31,765 | 16,163 | 15,602 | 2.71% |
| Çağlayancerit | 22,893 | 11,760 | 11,133 | 1.95% |
| Nurhak | 12,323 | 6,389 | 5,934 | 1.05% |
| Ekinözü | 10,631 | 5,603 | 5,028 | 0.91% |

*Source:* TurkStat, The results of Address Based Population Registration System, 2007-2021

The distribution of the population of Kahramanmaras by age groups is given in Figure 13.

Figure 13. The Change in the Population Pyramid of Kahramanmaras

|  |  |
| --- | --- |
|  |  |

*Source:* TurkStat, The results of Address Based Population Registration System, 2007 and 2021

Considering the net migration rate of Kahramanmaras it is seen that the population of Kahramanmaras is decreasing due to migration (Figure 14). However, the high birth rate reveals the population growth.

Figure 14. Migration Statistics of Kahramanmaras

*Source:* TurkStat, The results of Address Based Population Registration System, 2012-2021

**Socio-economic development**

Kahramanmaras is a province where agriculture and industry come together. However, the employment participation rate is 47%, which is below the average of Türkiye (50.8%).

According to 2016 data, the total employment rate of the employees in agriculture is 1.38%. The total employment rate of the employees in industry is 37.68. The total employment rate of the employees in the services is 55.71%. While the share of Kahramanmaras in provincial industry GDP is 1.1% within Türkiye's industrial GDP, the per capita industrial GDP value is still below the Türkiye average and is 6,701 TL (2014). When the data is evaluated, it indicates an unbalanced socio-economic distribution in Kahramanmaras.

The rate of literate population aged 6 and over in Kahramanmaras increased from 88.7% in 2009 to 91.6% in 2014, but it was below the Turkish average of 88.2% and 92.6% in literacy rates.

According to the Socio-Economic Development Ranking Research of Provinces and Regions, conducted by the Ministry of Industry and Technology, General Directorate of Development Agencies in 2017, Kahramanmaras is among the fifth-tier developed provinces and ranks 58th among all provinces. The index value of all the provinces in the fifth tier is negative, expressing the provinces with a low level of development. In 2003 and 2011, when the study was carried out, Kahramanmaras was determined as the 48th and 60th provinces, respectively, within the scope of socio-economic development level.

The socio-economic development rankings of the districts of Kahramanmaras are presented in Table 8.

Table 8. Socio-economic Development Rankings of the Districts of Kahramanmaras

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| District | National Development Ranking | | Development Ranking in Tekirdag Province | | Development Level | |
| **2004** | **2017** | **2004** | **2017** | **2004** | **2017** |
| Dulkadiroğlu | - | 145/970 | - | 1/11 |  | 2 |
| Onikişubat | - | 233/970 | - | 2/11 |  | 3 |
| Elbistan | 236/872 | 339/970 | 1/9 | 3/11 | 3 | 3 |
| Afşin | 476/872 | 549/970 | 2/9 | 4/11 | 3 | 4 |
| Pazarcık | 593/872 | 627/970 | 4/9 | 5/11 | 4 | 4 |
| Türkoğlu | 613/872 | 729/970 | 5/9 | 6/11 | 4 | 5 |
| Göksun | 572/872 | 744/970 | 3/9 | 7/11 | 4 | 5 |
| Nurhak | 671/872 | 745/970 | 6/9 | 8/11 | 5 | 5 |
| Andırın | 707/872 | 760/970 | 7/9 | 9/11 | 5 | 5 |
| Ekinözü | 788/872 | 849/970 | 9/9 | 10/11 | 6 | 5 |
| Çağlayancerit | 768/872 | 853/970 | 8/9 | 11/11 | 6 | 5 |

*Source*: Ministry of Industry and Technology; General Directorate of Development Agencies, Research for the Socio-Economic Development Ordering of Districts, 2004, 20017 and 2022

Note: The center district of Kahramanmaras was divided into two districts, namely Dulkadiroglu and Onikişubat in 2012.

As the data in the Table 8 reveals, after the central district of Kahramanmaras was divided into two in 2012, Dulkadiroğlu and Onikisubat districts were determined as the first two districts in the socio-economic development ranking in the study conducted in 2017. These districts are also central districts. After this modification, there was no remarkable change, apart from the statistically reflected alterations.

**Field findings**

The prominent issues related to urban transformation in Kahramanmaras were as follows:

* Kahramanmaras Disaster Risk Reduction Plan was created within the framework of 3 different purposes and works were started.[[35]](#footnote-36)
* The fact that urbanization and infrastructure do not develop at the same pace causes the infrastructure to be insufficient, especially in neighborhoods with high population density,
* The resettlement of many Syrians under temporary protection in the recent years has changed the demographic, sociological and economic structure of the province.
* With the migration from rural areas and other cities to Kahramanmaras, housing need arises to a large extent. An important part of this need has been tried to be met with illegal and shanty settlements. As a result of such irregular construction, imbalances in the use of urban areas and social problems arise together with infrastructure problems.
* The area where Kahramanmaras city center was established is generally the filling (alluvial) ground formed as a result of the floods from Ahır mountain. While the first settlements were on the slopes of Ahır mountain, they later spread towards the plain. In the settlement opened on the plain, the ground water is close to the surface. Since the ground water is close to the surface and the soil type is filling, the bearing capacity of the ground is low.
* It can be stated that the rent aids provided within the scope of the current loan conditions in Kahramanmaras are not sufficient in the center, but they are deemed more sufficient in the far districts since the rents there are lower.
* During the meeting with the PDoEUCC, it was evaluated that the neighborhoods in distant districts such as Pazarcık, Çağlayancedid, Elbistan and Göksun are more suitable for the Project.
* It has been stated that there are lawsuits filed due to disputes in the risky structure transformation process, and therefore, there are practices that are interrupted or stopped due to legal processes.
* Dulkadiroğlu district and Namık Kemal neighborhood are the places where risky structures are concentrated outside the risky area, although it has been stated that the applications mostly come from the west of the city center. The main reasons for this were economic factors, but high level of education and more developed awareness were also stated as a major factor.
* According to the information obtained during the field studies, Dulkadiroğlu is the district with the riskiest structures. There are also risky structures in Onikisubat District.

### Manisa

Manisa is located on a fertile basin and hence agricultural activities are carried out intensively in the majority of the districts of Manisa, which are 17 in total. In addition, being close to Izmir contributes to the rapid development of the province. Manisa is the second industrial and commercial center of the Aegean Region. Map of Manisa is shown in Figure 15.

Figure 15. Districts of Manisa

Graphical user interface, application

Description automatically generatedMap

Description automatically generated

**Population and Migration**

Manisa is the fourteenth province of Türkiye in terms of population size. The population of Manisa, which was 1,319,920 in 2007, approached 1,456,626 million by the end of 2021. 50.2% of the population is male and 49.8% is female. The annual growth rate of population of Manisa is similar to annual growth rate of population in Türkiye except the fluctuations between 2008 and 2011. The population trend of Manisa is shown in Figure 16.

Figure 16. Population Trends of Manisa

*Source:* TurkStat, The results of Address Based Population Registration System, 2007-2021

The area of Manisa is 13,339 km2 and the population density is 111 person/km2.[[36]](#footnote-37) According to population size, the most populous district of Manisa is Yunusemre and the least populous district is Köprübaşı.

Table 9. Population of Districts of Manisa

| District | Total Population | Male population | Female population | Population ratio in the province |
| --- | --- | --- | --- | --- |
| Yunusemre | 257.993 | 129.885 | 128.108 | 17,71% |
| Akhisar | 176.000 | 88.452 | 87.548 | 12,08% |
| Turgutlu | 172.413 | 86.677 | 85.736 | 11,84% |
| Şehzadeler | 167.661 | 85.253 | 82.408 | 11,51% |
| Salihli | 164.710 | 81.969 | 82.741 | 11,31% |
| Soma | 111.218 | 55.752 | 55.466 | 7,64% |
| Alaşehir | 105.380 | 53.876 | 51.504 | 7,23% |
| Saruhanlı | 56.166 | 28.272 | 27.894 | 3,86% |
| Kula | 43.421 | 21.419 | 22.002 | 2,98% |
| Demirci | 37.699 | 18.907 | 18.792 | 2,59% |
| Kırkağaç | 37.021 | 17.639 | 19.382 | 2,54% |
| Sarıgöl | 35.766 | 17.746 | 18.020 | 2,46% |
| Gördes | 26.858 | 13.221 | 13.637 | 1,84% |
| Selendi | 19.505 | 9.741 | 9.764 | 1,34% |
| Ahmetli | 16.807 | 8.401 | 8.406 | 1,15% |
| Gölmarmara | 15.197 | 7.661 | 7.536 | 1,04% |
| Köprübaşı | 12.811 | 6.337 | 6.474 | 0,88% |

*Source:* TurkStat, The results of Address Based Population Registration System, 2007-2021

The percentage of adults at working age of 25 to 64 among the total population in Manisa was increased from 51.7% to 54.3% between 2007 and 2021 (Figure 17).

Figure 17. The Change in the Population Pyramid of Manisa

|  |  |
| --- | --- |
|  |  |

*Source:* TurkStat, The results of Address Based Population Registration System, 2007 and 2021

Population analysis made by the Development Agency with the evaluation of population data sheds light on both the migration process and the change in age groups;

“While the median age is 30.1 across the country, this value is higher in Manisa and the surrounding provinces. The population projection made by TurkStat gives a clue about the quality of the workforce that Manisa and its surroundings will have in 2023. Accordingly, the population in Manisa, which is older than the country in general, will maintain this structure in 2023. The median age is increasing due to factors such as the prolongation of the average life expectancy and the migration of the young population out of the Region.”[[37]](#footnote-38)

The migration statistics of Manisa is given in Figure 18. Manisa is a province that both out-migrates to and in-migrates from Izmir. However, there are also in-migrants from less developed provinces due to industrial areas. Regarding the structure of the migrating population, it should be noted that the share of qualified population in Manisa's migration is quite high.

Figure 18. Migration Statistics of Manisa

*Source:* TurkStat, The results of Address Based Population Registration System, 2012-2021

**Socio-economic development**

Considering the economic structure in the province, it is seen that the number of employers or self-employed workers is high. The rate of employers or self-employed in Manisa constitutes 27% of all employees. According to TurkStat 2011 Population and Housing Survey, the rate of paid, salaried or casual employees is 55%, the rate of self-employed is 27%, and the rate of unpaid family workers[[38]](#footnote-39) is 18%.

According to the economic reports of the Development Agency regarding Manisa, there are 7 OIZs in total, 4 of which are in production. In addition to the OIZs in Manisa Merkez (Yunusemre), Akhisar, Salihli and Turgutlu, Soma OIZ and Akhisar Olive and Olive Oil Derivatives (Specialized) and Kula Deri (Specialized) OIZs were established.

Electrical equipment and food sectors stand out in the manufacturing sector. Electrical equipment manufacturing has a share of 19%. This sector is followed by the production of food products with a share of 18%, based on the high agricultural yield and intensive agricultural activities in the province.

The importance of agricultural activities in livelihoods is also seen in the data. Manisa ranks second among the surrounding provinces in terms of plant production. The area covered by olive trees stands out in the areas covered by perennial plants in the province. While the share of such areas is 26.3% throughout the country, it is 48.2% in Manisa.

According to the Socio-Economic Development Ranking of Provinces and Regions Research conducted by the General Directorate of Development Agencies of the Ministry of Industry and Technology in 2017, Manisa province is in the category of second level developed provinces. Manisa has been identified as the 23rd province in Türkiye in terms of socio-economic development level. The socio-economic development level rankings of the districts of Manisa and the socio-economic development rankings of the districts within the Province of Manisa are presented in Table 10.

Table 10. Socio-economic Development Rankings of the Districts of Manisa

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| District | National Development Ranking | | Development Ranking in Manisa Province | | Development Level | |
| **2004** | **2017** | **2004** | **2017** | **2004** | **2017** |
| Yunusemre\* | - | 63/970 | - | 1/17 |  | 2 |
| Soma | 117/872 | 150/970 | 2/15 | 2/17 | 2 | 2 |
| Şehzadeler\* | - | 171/970 | - | 3/17 |  | 2 |
| Akhisar | 178/872 | 184/970 | 4/15 | 4/17 | 3 | 2 |
| Turgutlu\* | 82/872 | 189/970 | 1/15 | 5/17 | 2 | 2 |
| Salihli | 136/872 | 202/970 | 3/15 | 6/17 | 2 | 2 |
| Demirci | 439/872 | 316/970 | 11/15 | 7/17 | 3 | 3 |
| Alaşehir | 284/872 | 362/970 | 5/15 | 8/17 | 3 | 3 |
| Kula | 366/872 | 415/970 | 9/15 | 9/17 | 3 | 3 |
| Sarıgöl | 446/872 | 429/970 | 12/15 | 10/17 | 3 | 3 |
| Gördes | 594/872 | 434/970 | 14/15 | 11/17 | 4 | 3 |
| Kırkağaç | 398/872 | 445/970 | 10/15 | 12/17 | 3 | 3 |
| Saruhanlı | 363/872 | 481/970 | 8/15 | 13/17 | 3 | 4 |
| Köprübaşı | 539/872 | 495/970 | 13/15 | 14/17 | 4 | 4 |
| Ahmetli | 300/872 | 527/970 | 6/15 | 15/17 | 3 | 4 |
| Gölmarmara | 354/872 | 584/970 | 7/15 | 16/17 | 3 | 4 |
| Selendi | 689/872 | 621/970 | 15/15 | 17/17 | 5 | 4 |

*Source*: Ministry of Industry and Technology; General Directorate of Development Agencies, Research for the Socio-Economic Development Ordering of Districts, 2004, 20017 and 2022

Note: The center district of Manisa was divided into two districts, namely Yunusemre and Sehzadeler in 2012.

When the data in Table 10 is evaluated, after 2004 and after the changes made in 2012, Yunusemre and Şehzadeler districts were ranked high in socio-economic development. These districts are also central districts. In Gölmarmara and Ahmetli Districts, which are the two districts with a decline in development ranking, the main source of income is agricultural activities and it can be stated that the decrease is due to deficiencies in terms of creating added value in agricultural activities.

**Field findings**

The prominent issues related to urban transformation and building quality in Manisa can be listed as follows;

* The fact that the Manisa Organized Industrial Zone grows day by day and the number of facilities increases also causes a rise in the demand for labor and this is a factor in the continuation of migration to the city. This situation also causes the need for new development areas for the city. When the general problems in Manisa are evaluated, the priority situations can be described as follows;
  + Provincial and district centers receive intense in-migration,
  + The cramped structure of the city center,
  + Manisa is located in the earthquake zone,
* Social, economic and cultural interaction with Izmir has a positive impact on the social development of Manisa, settlement areas between Manisa and Izmir are developing rapidly, and livelihoods are diversified with the combination of industry and agriculture.
* Manisa Akhisar is a district where both agriculture and industry are developed. It is a district that receives in-migration because of the opportunities it has. Its population, which was 79,230 in 2007, increased to 86,047 by 2020.
* Manisa Yunusemre is the central district and the district with the fastest growing population.
* An area of 69.34 ha, within the borders of Laleli and Mesir Neighborhoods in Manisa Province, Yunusemre District, was declared as "Risky Area" with the decision of the Council of Ministers dated 08.04.2015 and numbered 2015/7599 within the scope of the “Law on Transformation of Areas under Disaster Risk”.
* An area of 10.81 ha within the borders of Lalapaşa and Mutlu neighborhoods in Manisa Province, Yunusemre District, has been announced as "Risky Area" with the decision of the Council of Ministers dated 08.04.2015 and numbered 2015/7561 within the scope of the "Law on Transformation of Areas under Disaster Risk".
* Manisa and its diistricts Soma, Sarıgöl, Salihli, Kırkağaç, Alaşehir, Ahmetli are settlements located on active faults.
* The determinations set forth in the 1/100,000 Scale Environmental Plan for the Izmir-Manisa Planning Region point to the importance of on-site transformation for Manisa.
* The establishment of Celal Bayar University and the emergence of cherry production and sales as a new agricultural activity in recent years have played an important role in Demirci district, which is one of the districts with an increasing socio-economic development level. When the districts with the most risky structures are evaluated, central districts such as Şehzadeler, Turgutlu and Yunusemre and Saruhanlı district can be specified as risky districts.

### Tekirdag

The economic structure in the province is developing mainly industry. There are thousands of industrial establishments in Çerkezköy, Çorlu, Ergene, European Free Industrial Zone, Hayrabolu, Malkara, Muratlı, Türkgücü, Velimeşe, Kapaklı and Çorlu-Çerkezköy region. It has 11 districts. The map of Tekirdag is given in Figure 19.

Figure 19. Districts of Tekirdag

Graphical user interface, application

Description automatically generatedMap

Description automatically generated

**Population and migration**

Tekirdag is the 21st populous city in Türkiye. Despite the significant drop in 2009, the annual growth rate of population of Tekirdag is higher than the annual growth rate of population of Türkiye and Tekirdag ranks second among 81 provinces in the annual growth rate of population ranking. The population of Tekirdag, which was 728,396 in 2007, increased to 1.113.400 at the end of 2021, 51.2% of the population is male and 48.8% is female. The population trend of Tekirdag is shown in Figure 20.

Figure 20. Population Trends of Tekirdag

*Source:* TurkStat, The results of Address Based Population Registration System, 2007-2021

The population density of Tekirdag, which has a surface area of 6,190 km2, is 176 person/km2.[[39]](#footnote-40)

According to its population size, Çorlu has a larger population than Süleymanpaşa, which is the central district, and is the first district in terms of population. Marmaraereğlisi is the district with the lowest population in Tekirdag.

Table 11. Population of Districts of Tekirdag

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| District | Total Population in 2021 | Male population | Female population | Population ratio in the province |
| Çorlu | 284.907 | 145.330 | 139.577 | 25,59% |
| Süleymanpaşa | 210.547 | 106.592 | 103.955 | 18,91% |
| Çerkezköy | 196.736 | 101.592 | 95.144 | 17,67% |
| Kapaklı | 130.813 | 67.830 | 62.983 | 11,75% |
| Ergene | 66.028 | 34.313 | 31.715 | 5,93% |
| Malkara | 51.616 | 26.335 | 25.281 | 4,64% |
| Saray | 50.394 | 25.718 | 24.676 | 4,53% |
| Şarköy | 33.062 | 16.627 | 16.435 | 2,97% |
| Hayrabolu | 31.245 | 16.129 | 15.116 | 2,81% |
| Muratlı | 29.716 | 15.160 | 14.556 | 2,67% |
| Marmaraereğlisi | 28.336 | 14.729 | 13.607 | 2,54% |

*Source:* TurkStat, The results of Address Based Population Registration System, 2021

Distribution of the population of Tekirdag by age groups is given in Figure 21.

Figure 21. The Change in the Population Pyramid of Tekirdag

|  |  |
| --- | --- |
|  |  |

Source: TurkStat, The results of Address Based Population Registration System, 2007 and 2021

Tekirdag is both sending out and receiving migration. Tekirdag send the majority of its migration to Istanbul. Edirne and Kırklareli are other provinces where in and out migration are experienced.

The most important reason for the population increase in Tekirdag province was the internal migration flows that occurred due to the development of industry in Çorlu and Çerkezköy districts after 1990 (see Figure 22). Parallel to this, between the years 1990-2000, the unplanned construction increased rapidly.

Figure 22. Migration Statistics of Tekirdag

*Source:* TurkStat, The results of Address Based Population Registration System, 2012-2021

**Socio-economic development**

According to the Socio-Economic Development Ranking of Provinces and Regions Research conducted by the Ministry of Industry and Technology, General Directorate of Development Agencies in 2017, Tekirdag province is among the first-tier developed provinces and ranks 9th in Türkiye.

The socio-economic development rankings of the districts of Tekirdag between 2004 and 2017 are presented in Table 12.

Table 12. Socio-economic Development Rankings of the Districts of Tekirdag

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| District | National Development Ranking | | Development Ranking in Tekirdag Province | | Development Level | |
| **2004** | **2017** | **2004** | **2017** | **2004** | **2017** |
| Çorlu | 15/872 | 24/970 | 1/8 | 1/11 | 1 | 1 |
| Çerkezköy | 29/872 | 26/970 | 3/8 | 2/11 | 2 | 1 |
| Süleymanpaşa\* | 44/872 | 75/970 | 4/8 | 3/11 | 2 | 2 |
| Saray | 154/872 | 157/970 | 6/8 | 4/11 | 2 | 2 |
| Muratlı | 111/872 | 199/970 | 5/8 | 5/11 | 2 | 2 |
| Malkara | 252/872 | 219/970 | 8/8 | 6/11 | 3 | 2 |
| Marmaraereğlisi | 18/872 | 234/970 | 2/8 | 7/11 | 2 | 3 |
| Şarköy | 166/872 | 254/970 | 7/8 | 8/11 | 2 | 3 |
| Hayrabolu | 267/872 | 310/970 | 9/8 | 9/11 | 3 | 3 |
| Ergene | - | 311/970 | - | 10/11 | - | 3 |
| Kapaklı | - | 363/970 | - | 11/11 | - | 3 |

*Source*: Ministry of Industry and Technology; General Directorate of Development Agencies, Research for the Socio-Economic Development Ordering of Districts, 2004, 20017 and 2022

Note: The name of the center district of Tekirdag was changed into Süleymanpaşa in 2012.

**Field findings**

Rapidly increasing industrialization after 1990 led to unplanned industry and urbanization in Tekirdag. The prominent issues related to urban transformation and building quality in Tekirdag obtained from site visits are listed as follows;

* Tekirdag Metropolitan Municipality Department of Earthquake Risk Management and Urban Improvement conducts earthquake resistance tests on buildings within the project area in cooperation with the Tekirdag Branch of the Chamber of Civil Engineers.
* By the Presidency's decision published in the Official Gazette in January 2021, an area of 14.5 hectares in Altınova neighborhood was declared as Urban Transformation and Development Project Area.
* In addition to unplanned urbanization, unplanned industrialization is also a significant problem.
* Tekirdag Province still continues to receive labor migration. Unskilled and skilled labor migration is high.
* Population coming from rural areas increases the population density in urban areas. In a way, this increases the demand for unqualified buildings and provides rental income for the owners of these houses. In this case, on-site transformation and the transformation of potentially risky residences are delayed.
* When the districts with the most risky structures are evaluated, Süleymanpaşa central district and Çorlu come to the fore.

## Vulnerable Groups

Although the demographic structure and socio-economic conditions of the areas where the Project will be implemented differ, there are similar vulnerable groups in each province which are:

* Women-headed households
* Disabled people,
* Elderly persons,
* Poor households (including those with many children) & people without any social security insurance (including unemployed young population, households with child workers),
* Migrants / Syrians under temporary protection / Ethnic groups,
* Persons and groups whose livelihoods are dependent on the structures subject to the Project who will be permanently displaced, economically and physically (e.g., supers).

All vulnerable groups listed above, whether they are owners, tenants or limited real rights holders, will be defined as beneficiaries within the scope of the Project. Detailed information on vulnerable groups are presented in Section 6.3.1.8 of this RF. In addition, measures were defined for all vulnerable groups within the scope of the Project, and stakeholder engagement activities were planned.

In this section, baseline information will be presented on “Migrants / Syrians under temporary protection / Ethnic groups” under two headings as migrants and Syrians under temporary protection, and Roma population.

### **Migrants and Syrians under Temporary Protection**[[40]](#footnote-41)

Households with migrants and Syrians under temporary protection who are residing/working as owners or tenants in the project provinces will be able to benefit from supports or rental assistance when they meet the conditions for applying for credit or assistance.[[41]](#footnote-42)

As of October 2022, the number of Syrians under temporary protection in Turkiye is 3,622,486. While 1.5 percent of Syrians live in temporary shelters, 98.5 percent of them live in cities and villages. Istanbul, which is among the project provinces, is the province hosting the highest number of Syrians under temporary protection with 551,676. However, according to the percentage of Syrians in the provincial population, it ranks 16th among 81 provinces with 3.4 percent. The number and percentage of Syrians living in the project provinces and the ranking of the provinces in terms of both number and percentage of Syrians are given in Table 13.

Table 13. Population and Percentage of SuTP in Project Provinces

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Province** | **Population of Province** | **Population of SuTP** | **Percentage of SuTP** | **Rank of the province in terms of population of SuTP** | **Rank of the province in terms of percentage of SuTP** |
| Istanbul | 15.840.900 | 551.676 | 3,37% | 1 | 16 |
| Izmir | 4.425.789 | 148.655 | 3,25% | 8 | 18 |
| Kahramanmaras | 1.171.298 | 97.118 | 7,66% | 11 | 8 |
| Manisa | 1.456.626 | 14.389 | 0,98% | 22 | 37 |
| Tekirdag | 1.113.400 | 12.719 | 1,13% | 27 | 36 |

*Source*: <https://www.goc.gov.tr/gecici-koruma5638>. Date of Access: October 20, 2022.

49 percent of Syrians under temporary protection are under the age of 18 and 46 percent are women.

As of the end of 2021, the number of international protection applications made to Turkiye is 26,256[[42]](#footnote-43) and the number of irregular migrants apprehended in 2022 is 230,546 as of October 2022. The top three nationalities of the irregular migrants apprehended are Afghans with 42 percent, Syrians with 16 percent and Pakistanis with 6 percent, respectively.

According to the Comprehensive Vulnerability Monitoring Exercise,[[43]](#footnote-44) which aims to assess the socio-economic vulnerability of the migrant population, the most vulnerable migrant groups are female-headed households, Afghan households and newcomers.

* Women-headed households: The ratio of women-headed households among the total migrant households is 12 percent and half of these households are single-parent families. According to the survey conducted
  + Adult women are much less likely than men to speak Turkish or receive any formal education.
  + While 42 percent of women-headed households do not have a working member in the household, this rate is 15 percent in men-headed households.
  + While 60 percent of women-headed households are in multidimensional poverty, this rate is 39 percent in male-headed households.
  + While 9 percent of women-headed households consume food below acceptable standards, this rate is 2 percent in men-headed households.
* Afghan households: While Syrians make up 90 percent of the migrants in Turkiye, Iraqis make up 42 percent and Afghans make up 5 percent. [[44]](#footnote-45) Afghan refugees are more likely to experience registration problems, and Afghan and Iraqi men are less likely to join the workforce than Syrians. While 76 percent of Afghans are in multidimensional poverty, this rate is 54 percent for Iraqis and 38 percent for Syrians. Similarly, while 3 percent of migrants in Turkiye consume food below acceptable standards, this rate is 18 percent among Afghans.
* Newcomers: Newcomers to Turkiye are more vulnerable than those who came to Turkiye at least six months ago.

In the same study, the first four areas where refugees are deprived or vulnerable were identified as housing, food, education and child labor.

* Housing: 70 percent of refugees live in housing that does not meet minimum humanitarian standards such as privacy, natural light and ventilation, security and basic facilities.
* Food insecurity: 3 percent of migrants in Turkiye consume food below acceptable standards.
* Education: 28 percent of school-age children (6-17 years old) do not go to school because they work, do not have official records, cannot afford textbooks, transportation, stationery, etc., or face bullying, etc. This rate is higher in female-headed households.
* Child labor: 17 percent of male refugees under the age of 18 do work as child labor.

Additional information on the existing situation of migrants in some of the Project provinces obtained through field studies or desktop research are presented below.

**Istanbul:** According to a study conducted by International Organization for Migration in 2019, there are 1,660,395 migrants and Syrians under temporary protection living in Istanbul where 58% of them are Syrians, followed by Afghans (7.7%), Uzbeks (5.1%), Turkmens (4.6%) and other nationalities (24.6%)[[45]](#footnote-46). The top five districts ranked by the population of migrants and Syrians under temporary protection are Esenyurt, Fatih, Başakşehir, Bağcılar and Sultangazi respectively (see Figure 23).

Figure 23. Population of migrants and Syrians under temporary protection in Istanbul

Map

Description automatically generated

*Source:* Prepared by consultant using data in Baseline Assessment in Istanbul province: Analysis Report: May-July 2019. International Organization for Migration.

The socio-economic situations of migrants in top-most five districts where migrants and Syrians under temporary protection are intensely populated—and the Project activities will be carried—are summarized in the following paragraphs. [[46]](#footnote-47),[[47]](#footnote-48)

*Esenyurt:* There are 214,205 migrants and Syrians under temporary protection living in the district. Syrians constitute 60 percent of the migrant population. The main reasons that Esenyurt is the most preferred district by migrants and Syrians under temporary protection are (i) presence of people of various socioeconomic status, (ii) presence of relatives and friends who have settled in the district before, and (iii) diversity of employment sectors. Migrants and Syrians under temporary protection are mostly employed in service and industry sectors.

*Basaksehir:* There are 107,203 migrants and Syrians under temporary protection living in the district. Syrians constitute 62 percent of the migrant population. The important factors that make Esenler district preferred by migrants and Syrians under temporary protection are (i) multicultural structure of the district, (ii) feeling safe due to the existing building complexes (rather than standalone buildings on the streets), (iii) affordable rents, (iv) high potential of newly built houses in terms of social life, (v) presence of relatives and friends who have settled in the district before, (vi) ease of transportation to other districts, and (vii) employment opportunities provided by the organized industrial zone and other industrial facilities in the district. Most of the migrants and Syrians under temporary protection with low-income levels reside in squatters or illegal housings since the rents are more affordable and mostly work in industrial facilities as unregistered employees.

*Bagcilar:* There are 107, 055 migrants and Syrians under temporary protection living in the district. Syrians constitute 74 percent of the migrant population. Affordability of rents is the main factor that make Bagcilar district preferred by migrants and Syrians under temporary protection. There are also illegal hostels for workers in the district. Migrants and Syrians under temporary protection are mostly employed in textile and shoe-making sectors.

Sultangazi: There are 83, 521 migrants and Syrians under temporary protection living in the district. Syrians constitute 76 percent of the migrant population. Most of the migrants are irregular migrants. The important factors that make Sultangazi district preferred by migrants and Syrians under temporary protection are (i) strong social networks, (ii) ease of finding housing units to rent, (iii) job opportunities, (iv) low socioeconomic status of people living in the district, and (v) welcoming of host communities. While Syrians under temporary protection are mostly employed in textile manufacturing, construction and furniture manufacturing and painting, Afghan and Pakistani nationals work in paper and scrap collecting, and animal husbandry, and Uzbek and Turkmen nationals work in shoe and textile manufacturing.

Esenler: There are 76,228 migrants and Syrians under temporary protection living in the district. Syrians constitute 77 percent of the migrant population. The important factors that make Esenler district preferred by migrants and Syrians under temporary protection are (i) ease of finding housing units to rent, (ii) ease of transportation to other districts, and (iii) job opportunities. Migrants and Syrians under temporary protection are mostly employed in textile sector.

**Kahramanmaras:** Migrants and Syrians under temporary protection mostly live in areas where the old and low-quality structures of the cities are dense. These areas can also be considered as places where risky structures are concentrated. Neighborhoods where migrants and Syrians under temporary protection live and where risky structures are concentrated are also neighborhoods where the poor local population lives.

The number of migrants and Syrians under temporary protection in Kahramanmaras is around 98,000 according to official figures, but it is stated that the real number is around 100,000.

### Roma population

Within the scope of the project, the Roma were evaluated as the ethnic group that stands out in terms of vulnerability. Roma population, who is one of the beneficiaries of the Project as tenant, apartment worker, or building owner, will be able to participate in the process by benefiting from the rights and supports defined in Section 7.

Roma population generally lives in the most disadvantaged areas and in the poorest districts of cities. The main policy areas that Roma should receive support from, which are stated in the “Strategy Document for Roma Population” of the Ministry of Family and Social Policies, and the observations made during the preparation of the strategy document regarding these policy areas are as follows: [[48]](#footnote-49)

* Education: Roma children cannot benefit from education opportunities sufficiently and their absenteeism is high. Some Roma children are unable to continue their education because their families cannot afford to pay for their education or they have to work to support their families, while some of the children who attend school drop out because they think they are facing social exclusion.
* Employment: There is not enough data on the situation of Roma population in the labor market. However, the general opinion and observations are that Roma population mostly work in precarious, unqualified and low-status jobs. Thus, their income is not regular and is far from satisfying the needs of their families.
* Shelter: The houses they live in are physically inadequate. In fact, Roma population mostly live in makeshift barracks that they have built themselves, on public lands or private lands. In the urban transformation area projects carried out in the past to improve the living environment of the Roma, the problems of integration with the society and employment of the Roma population have increased, since the houses were built usually far from the city center and are multi-storey.
* Health: Both the general health literacy of Roma population and—although varies from region to region—the level of awareness of health services they can benefit from is generally low.
* Social services and social assistance: The low employment level of Roma population and the fact that they work in temporary/precarious jobs bring along the risk of poverty. Since they do not have the ability to pay premiums, they are generally not included in the social insurance system and are not supported through the social service and assistance system.

As a general opinion, it has been accepted that these observations do not differ between provinces. Additional findings obtained through field and office studies carried out within the scope of the preparation of this RF are given in the following paragraphs.

**Istanbul:** There are approximately 480 thousand Roma residing within Istanbul. Çatalca district has the highest share of Roma population (30.3%) with respect to total population. It is followed by Arnavutköy (8.1%), Gaziosmanpaşa (7.8%), Fatih (7.6%), Ataşehir (6.4%), Büyükçekmece (6.2%) and Esenyurt (5.2%). The share of Roma population in the rest of the districts of Istanbul is below 5% (See Figure 24).

Figure 24. Share of Roma Population in Districts of Istanbul

Chart

Description automatically generated with medium confidence

*Source*: İBB Kültür Varlıkları Daire Başkanlığı and Istanbul Planlama Ajansı. 2020. *Istanbul Roman Çalıştayı* *2019*. Istanbul: Istanbul Metropolitan Municipality. Page 14.

The main considerations of Roma regarding urban transformation are[[49]](#footnote-50):

* **Lack of zoning plans.** Some neighborhoods where Roma are densely populated do not have a zoning plan.
* **Poor physical condition of buildings.** Some Roma living in tents and barracks are vulnerable to natural disasters. In addition, although they do not live in tents and barracks, the buildings where some of the Roma live are in a very poor condition and should be reinforced in terms of earthquake risk.

**Risky building vs. risky areas.** Although there are different opinions on this subject, it is generally seen that it is more appropriate to reconstruct existing risky buildings on the basis of buildings instead of areas in the transformation of risky buildings. In the implementations made on the basis of risky-area, the increase in the value of the newly constructed buildings causes social segregation and Roma cannot live in these buildings. In addition, they cannot continue their previous social life, which they were accustomed to, in these restructured regions, and their social networks are interrupted.

**Izmir:** In the interviews held in Izmir within the scope of field studies, the neighborhoods in Bayraklı where the Roma population, working predominantly in the informal sector, live were given as an example. The Roma population living in the Ege neighborhood is in the middle of the newly built high business centers. Ornekkoy neighborhood is another district where Roma people are concentrated. According to the mukhtar of Ornekkoy, the Roma mostly work in basket weaving and scrap scavenging.

While the Roma population in Tire is mostly integrated with the urban structure and works intensively in agricultural activities, the Roma people in Menemen mostly reside in Ağadır and Kazımpaşa neighborhoods, which are urban protected areas. Among the Roma in Menemen, 60% are property owners and 40% live in treasury land or barracks.

**Manisa:** Roma population lives in the neighborhoods of the city with low structural quality. The living standards and building qualities of the houses in which the Roma live in Şehzadeler, Yunusemre, Saruhanlı, Kırkağaç and Soma districts are very low.

**Tekirdag:** The majority of Roma population lives in the Aydoğdu neighborhood of Suleymanpasa district and Kore neighborhood of Çorlu district. Their social networks are strong in themselves, and they do not have many relations with other segments of the society. Crowded families live in unqualified, small buildings.

# Eligibility and Categories of Project-Affected People (PAPs)

## Principles for Eligibility as per WB ESS1 and ESS5

Before setting out the eligibility criteria for PAPs, it is important to understand the urban transformation process. This process for risky building is usually a voluntary process that is initiated with an individual building risk assessment by a licensed evaluator at the request of a homeowner as per existing regulations under the Law No. 6306, except for cases where buildings are deemed at risk of imminent collapse. Any homeowner can request a building assessment by a licensed company or institution at any time if they are concerned about the safety of their building, but it is not mandatory. The right holders themselves pay for this assessment. The building risk assessment report prepared by the licensed company/institution are submitted to the relevant Provincial Directorate of Urban Transformation Presidency (PDoUTP) (or the relevant Municipality in case the UTP transfers its authority) for review. If the PDoUTP notes any deficiencies in the report, they return it to the licensed evaluator for necessary revisions. If the report is acceptable to the PDoUTP and deems the building as “risky”, this risk classification is reported to the Directorate of Land Registry within ten working days. The relevant land registry directorate puts a “risky building annotation” in the declarations section of the land registry of the property and notifies all owners of units in this building. Owners are requested to notify tenants and limited real right holders. Owners may appeal the risk designation of their building within 15 days of notification. In the case of an appeal, a technical committee consisting of seven members with participation from universities, civil and geology/geophysics engineers will be formed to examine whether the risk assessment report was prepared in accordance with the principles under the Law No. 6306. If the review of the technical committee concludes that the building should not have been designated as risky, this is reported to the UTP. If the review of the technical committee confirms the building as “risky”, the urban transformation process proceeds as per the provisions of the Law No. 6306. In case of an objection at any point in the process, legal remedy is open to owners[[50]](#footnote-51).

Once a building is confirmed as risky, owners are granted a period of at most 90 days to eviction and demolition of the building. The law requires that agreement on the reconstruction of the risky building be reached by absolute majority of the owners in proportion to their shares. If the building is not demolished by owners by the end of this period, the relevant institutions and organizations are requested to suspend electricity, water and natural gas services to the risky buildings. At this point, after 90 days, municipalities have the right to evict people living in the risky building (at the cost of the owners), but this rarely happens in practice. In most cases, owners of a building that they think may be risky start negotiations among each other and with a developer well before even requesting the risky building assessment.

The units/shares of opposing owners (i.e., minority of the decisions taken about the demolition and reconstruction) are first offered for sale to the other owners in the building. If other owners are not interested or there is no agreement, the UTP is informed, and a property value assessment is done by a licensed appraiser. The second negotiation process starts internally in the building to ensure that other owners can buy these units at a price not less than the value identified by the licensed appraiser. If there is still no agreement, then these units are put up for auction and can be bought by third parties (e.g., developers) for a fair market price which cannot be lower than value identified by the licensed appraiser. Opponents who feel they did not receive a fair price for their unit can submit complaints to the UTP or go to the court. The developer cannot obtain a construction permit from the municipality unless opposing owners have been bought out and there is a management plan signed by all owners of a building (including share and location of unit). A construction permit is a requirement for owners to obtain a Project-financed loan.

While the housing units/workspaces in buildings are being rehabilitated or reconstructed, owners who have opted not to sell their housing units/workspaces will need to relocate temporarily. Tenants will be considered as people who are permanently displaced, even if they agree at a later stage with the owners to rent the housing units/workspace they vacated.

The World Bank's ESS5 includes measures to address and mitigate risks arising from involuntary resettlement within the scope of implemented projects and covers any involuntary land acquisition. It is important to emphasize that owners of buildings are not being involuntarily resettled under the project. They may either sell their property or receive benefits under the Project (loans and rental assistance) to finance the rehabilitation/reconstruction of their buildings. However, tenants will have to relocate involuntarily – and permanently in most cases – so that buildings can be retrofitted/reconstructed. Normally, tenants would be notified of the termination of the lease and then relocate on their own. The Project provides two months rental assistance to them (with additional social assistance for vulnerable tenants).

Supers and others who live and work in buildings which, due to the Project activities, result in lost employment and accommodation, are also a key group in terms of involuntary resettlement (economic displacement, in particular). The Project provides five months’ rental assistance to supers residing in the supers’ flat of the risky building they are working and must move out of the apartments. For supers who do not live in the buildings in which they work, but lose their jobs, the project will provide social assistance (e.g., training, employment opportunities).

The World Bank ESS5 sets out the three eligibility criteria given below:

I. Those who have official rights to the land,

ii. Those who do not have an official legal right to the land at the time of the census[[51]](#footnote-52), but have a right to such land or assets, provided that they are recognized under national law,

iii. Those who do not have rights to the land they occupy or use[[52]](#footnote-53).

The World Bank lays out the following policies regarding involuntary resettlement;

(a) Involuntary resettlement should be avoided or minimized as far as possible by exploring all viable alternative project designs,

(b) Where resettlement cannot be avoided, resettlement activities should be designed and implemented as sustainable development programs, providing adequate investment resources for people displaced by the project to receive a share of the benefits of the project. Displaced persons should be meaningfully consulted and given the opportunity to participate in the planning and implementation of resettlement programmes, and

(c) Displaced persons should be assisted in improving their livelihoods and living standards or at least restoring them, in real terms, to pre-relocation levels or, if higher, to levels they had before project implementation began.

According to WB ESS5, if there is physical relocation between Project impacts, the Resettlement Plan or Resettlement Framework should include and define the following measures;

(i) Providing support to displaced persons during relocation (relocation allowance),

(ii) Compensation for the loss of land and assets on the land at the cost of full replacement value and assisting PAPs in improving or at least restoring their previous standard of living, income earning capacity and production levels. As explained above, the project is not financing land acquisition per se, but project activities will lead to temporary displacement of owners and permanent relocation of tenants and some supers and thus the project includes measures to assist PAPs in improving or at least restoring their previous standard of living.

ESS 1 and 5 cover everyone affected by the Project and calls for particular attention to the needs of vulnerable people.

## Eligibility Criteria

Within the scope of the Project, in case of a gap between Turkish legislation and the requirements of WB ESSs, compliance with WB ESSs will be ensured.

ESS5 is the standard that defines the management of the impacts of Projects on land and on communities and persons related to the land and together with ESS1 it forms the basis for the RF, identification of Project-affected persons and groups and definition of entitlement and eligibility criteria within the scope of the Project.

The ESS5 definition of involuntary resettlement covers two key areas.

* **Physical resettlement** refers to physical displacement, relocation and/or loss of shelter of people as a result of project-related land purchases and/or land use restrictions.
* **Economic resettlement** refers to economic displacement, loss of income or other livelihoods due to loss of assets or access to assets.

WB experience shows that involuntary resettlement under development projects often poses serious economic, social and environmental risks if not mitigated.

These risks are;

* Disruption of production systems, loss of means of production and/or sources of income,
* Moving the people and groups affected by the project to environments where they can apply their productive skills less and where there is more competition for resources,
* With the weakening of community solidarity relations and social networks, it may manifest as the disintegration of kinship groups, a decrease or loss of cultural identity, traditional structure and mutual aid potential.

UTP’s assessment is that the bulk of the physical and economic displacement in the project is related to the temporary relocation of owners whose structures are being reconstructed/rehabilitated and tenants who relocate permanently. Project activities may also result in temporary lack of access to areas around structures that are being reconstructed/rehabilitated. UTP will ensure that Contractors minimize such access restrictions, provide alternate routes of access and ensure that any damage to nearby structures is repaired and restored to a pre-construction state.

In line with these requirements and standards, this RF has been prepared.

While preparing the RF;

* Stakeholders have been identified,
* Socio-economic impacts of the project have been evaluated,
* Project Affected persons and groups identified; Within the RF, an assessment of the people directly or indirectly affected by the Project and the population exposed to displacement was made in line with the potential environmental and social risks of the Project.
* Vulnerable groups have been identified.

Following these evaluation studies, the rights of the people and groups affected by the Project were put forward by categorizing them.

## Categories of Project Affected Persons

Based on the field surveys, stakeholder interviews and desktop studies conducted within the scope of the project, the persons and groups that will be exposed to displacement have been identified.

In the studies to identify the groups affected by the project, a common approach covering all the provinces has been put forward by evaluating the findings obtained from the field studies of the Project provinces, together with the data of the social and economic current situation.

### Evaluation of Displaced Persons and Project Affected People (PAPs)

The categorization of people and groups that will be subject to voluntary and involuntary displacement within the scope of the project is as follows:

1. Owners or Shareholders
2. Tenants
3. Limited Right Holders
4. Informal users
5. Workplaces/employers,
6. Employees
7. Vulnerable groups

Specifically, financial support will be provided to the groups stated above within the scope of this Project;

* 18-months rental assistance[[53]](#footnote-54) to risky building owners (apartment or workplace),
* Two-months rental assistance to tenants (apartment or workplace), with additional social support for vulnerable tenants,
* Five months' rental assistance for supers who will have to move from the supers’ flat of the risky building that they are residing and working, and social support for supers who are not residing in the supers’ flat of the risky building that they are working and will lose only their jobs as a result of rehabilitation or transformation,
* Five months’ rental assistance to limited real rights holders who reside or operate a workplace in risky building.

Detailed evaluations of these groups and the current situation according to the provinces are presented in the sub-headings.

#### Owners or Shareholders

In line with the objectives of Component 2 of the Project, property owners are one of the main beneficiaries of the project and are the group that will be subject to temporary relocation while their housing units / workspaces are being retrofitted/reconstructed.

Ownership status is a common category in all five provinces.

People who have built illegal structures on land they do not own or lease will not be included in the project. People who have built additional floors without a license and who are also land shareholders registered in title deed will not be able to access financing under the project to re-build the extra floor; they may be able to finance the reconstruction/rehabilitation of the additional floor through other means – and only with proper zoning permission.

Shareholders are also considered as property owners within the scope of the Project.

#### Tenants

Tenants are included in the category of both affected by the Project and entitled to support within the scope of the project. The tenants of the dwellings subject to urban transformation can receive relocation support for permanent relocation. Since the tenant is not given a guarantee, such as renting the same flat in the new building to be built, the relocation of the tenants should be considered as permanent rather than temporary displacement.

Rental prices in Türkiye have increased rapidly in the last year. With the rapidly rising rents in the last quarter of 2021, tenants who have to leave their house as a tenant may face higher rents. It should be taken into account that the rental prices vary according to the location, the nature of the building, features such as the seaside, a valuable land, central location and its width. Considering these evaluations and approaches, it can be stated that the rental support amounts determined by the UTP at the provincial level are based on the averages for the current situation. Rental assistance has been determined based on establishing a transparent, consistent and fair compensation mechanism for all owners and tenants affected by urban transformation. In general, rental assistance does not cover the entire rent for each unit. UTP considers that any additional rental support other than the national subsidy program may have negative effects especially for people outside the scope of the Project such as increases in rental prices and rent speculation.

Rental supports to be given as a high amount within the scope of the project may increase the housing prices especially in areas where low-income households live, and negatively affect the vulnerable groups living there. Therefore, rental assistance at the provincial level was determined based on averages, excluding outliers. This situation was brought to the agenda during the institution visits and stakeholder meetings held in 5 provinces and the risks of high rent subsidies, especially for poor neighborhoods and households, were mentioned.

The amount of support given for 2023 is given in the Table 14.[[54]](#footnote-55)

Table 14. Rental Assistance Amounts (as of August 2024)[[55]](#footnote-56)

|  |  |  |  |
| --- | --- | --- | --- |
| **Province Name** | **Entitlement (rental fee, TL)** | | |
| **Owner (monthly payment)** | **Tenant (lump payment)** | **Limited Real Rights Holder (lump payment)** |
| **Istanbul.** | 5,500.00 TL | 11,000.00 TL | 27,500.00 TL |
| Ankara, Antalya, Bursa, **Izmir.** | 4,500.00 TL | 9,000.00 TL | 22,500.00 TL |
| Adana, Aydın, Balıkesir, Denizli, Diyarbakır, Erzurum, Eskişehir, Gaziantep, Hatay, **Kahramanmaras**, Kayseri, Kocaeli, Konya, Malatya, **Manisa,** Mardin, Mersin, Muğla, Ordu, Sakarya, Samsun, Şanlıurfa, **Tekirdag**, Trabzon, Van | 32,750.00 TL | 7,500.00 TL | 18,750.00 TL |
| Adıyaman, Afyonkarahisar, Ağrı, Aksaray, Amasya, Ardahan, Artvin, Bartın, Batman, Bayburt, Bilecik, Bingöl, Bitlis, Bolu, Burdur, Çanakkale, Çankırı, Çorum, Düzce, Edirne, Elazığ, Erzincan, Giresun, Gümüşhane, Hakkari, Iğdır, Isparta, Karabük, Kastamonu, Karaman, Kars, Kırıkkale, Kırklareli, Kırşehir, Kilis, Kütahya, Muş, Nevşehir, Niğde, Osmaniye, Rize, Siirt, Sinop, Sivas, Şırnak, Tokat, Tunceli, Uşak, Yalova, Yozgat, Zonguldak. | 3,000.00 TL | 6,000.00 TL | 15,000.00 TL |

#### Limited Right Holders

Under this Project, the limited real right owner is related to users who have "usufruct" right. Usufructural right is called the right to benefit (use) a whole real estate owned by someone else. Persons who have registered this right in the land registry are limited real rights holders and are called beneficial owners. For example, if a father, who is the formal owner of an apartment or workspace, avails the use of his apartment/workspace to his child and registers it on the title deed, the child is considered as limited real right holder. The condition for this consideration is that the child has to reside in the apartment or use the workspace.

#### Informal Users

Under this Project, owners of buildings built on their own land without a license, although a license is required are considered as the owners of risky buildings and benefit from rental assistance for 18 months.

A second category of informal users is those who live in unregistered apartment floors or in unregistered annexes of buildings. There are floors that have a building registration certificate but are not included in the title deed, that is, only the right of use has been given, and the apartments on these floors are only rented, not sold. Households residing in these flats as tenants will also be considered as tenants and will receive 2 months rental assistance within the scope of the Project (with additional social assistance for vulnerable tenants).

#### Workplaces/Employers

Workplaces can benefit from the conditions of ownership, tenant or entitlement defined above, as owners or tenants or as limited real rights holders.

In addition to this entitlement, workplaces located in structures that may be included in the Project can also be considered as a segment that may face loss of livelihood, whether they are property owners, tenants or informal tenants.

When owners or tenants of workplaces are subject to temporary or permanent relocation, risks and impacts include:

* Loss of customers and acquisition of new customers: Due to relocation, if it has to move to a more remote district, it may take a certain time to acquire new customers.
* Loss of employees: Employees of the workplace, which had to move to a remote area, may want to leave the job due to additional costs that may arise due to reasons such as transportation, a need for new employees may arise,
* Loss of revenue: The customer potential in the new location may be insufficient or the need may be lower
* Increase in expenses: Renovation of the new workplace, signboard, renovation expenses of the workplace, moving, etc. will be faced with an increase in expenses due to processes,

If the owner of the workplace cannot find a new workplace, he may have to wait for the completion of the renovated building.

#### Employees

The economic negativities reflected in the workplaces and the effects of displacement may also directly affect the employees.

* For the employees of the workplaces, additional expenses such as transportation etc. may occur due to the move of the workplace to a remote area.
* The workplace may reduce the number of its employees due to additional expenses, job loss may occur,
* The workplace may be temporarily closed, and temporary unemployment may occur.

For this reason, employees in workplaces that are subject to urban transformation will be subject to compulsory temporary or permanent economic displacement.

#### Vulnerable Groups

The Project will assess project-affected vulnerable groups living in Istanbul, Izmir, Kahramanmaras, Manisa and Tekirdag provinces. The following groups are potentially vulnerable when taking into consideration adverse economic, social and other risks and impacts:

* Women-headed households
* Disabled people,
* Elderly persons,
* Poor households (including those with many children) & people without any social security insurance (including unemployed young population, households with child workers),
* Migrants / Syrians under temporary protection / Ethnic groups,
* Persons and groups whose livelihoods are dependent on the structures subject to the Project who will be permanently displaced, economically and physically (e.g., supers.

All vulnerable groups listed above whether are owners, tenants or limited real rights holders, will be defined as beneficiaries within the scope of the Project. Resettlement Plans will include more specific criteria for vulnerability, such as income, economic status and poverty indicators. Poverty is a cross-cutting issue for all vulnerable groups. One of the key poverty criteria is to have an income below the minimum wage[[56]](#footnote-57).

Apart from this common criterion, the criteria specific to vulnerable group categories are explained under the following headings.

**Women-headed households**

The participation of women in socio-economic life may differ depending on the social, economic and cultural conditions of the place of residence. Being a decision maker within the scope of the project may also differ according to provinces and even districts.

Insufficient participation of women in the project process is considered as one of the social and economic risks of the Project.

Women are the group most directly affected by their living conditions and housing situation. For this reason, it is necessary to support the meaningful participation of women in the project, establish information exchange mechanisms that will enable them to be one of the main decision makers with regard to urban transformation, and to inform women directly about the project information and stakeholder meetings.

Women-headed households can be considered as a vulnerable group disadvantaged by the impacts of the Project. One of the primary reasons for this is the negative impact on livelihoods.

Considering that women's participation in employment is lower than men, based on the socio-economic status of the provinces, it can be said that women headed households are more disadvantaged. Such disadvantages are exacerbated by the fact that the urban transformation process could result in women and their families being displaced from social life, the workplace, and the institutions where their children or themselves are educated. This could cause them to be separated from social support networks, increase their expenses, and decrease their quality of life.

Therefore, the project will encourage their meaningful participation in the Project, to identify and operate appropriate tools to maintain information exchange and stakeholder relationship during the Project process, and to provide appropriate support defined within the scope of the Project.

In addition to economic and social indicators of vulnerability, other considerations for beneficiary support of women-headed households include:

* If they have to move to a distant area to the schools of their dependent children,
* If the transportation cost increases because it must be moved to a place far from the workplace, it will be considered as a beneficiary within the scope of the Project.

**Disabled people**

The project will ensure the full participation of disabled people in the project. Disabled residents are considered as PAPs affected by Project as well as being shareholders, tenants or informal users.

Persons with disabilities are considered as vulnerable, both as persons affected by the Project and as beneficiaries of the Project. Alternative accessible tools will be defined to support the meaningful participation of disabled people in the Project process to establish information exchange mechanisms that will enable them to be one of the main decision makers in the process of being involved in urban transformation, and to directly inform disabled persons about stakeholder meetings to be made within the scope of the Project. The grievance mechanism and stakeholder participation process to be established within the scope of the project will be structured to include the disabled population.

If a disabled individual is the owner or tenant of the building subject to the Project, he or she will be subject to temporary or permanent displacement. In this case, the participation of disabled right holders in social life and employment could be difficult, i.e., their expenses may increase, they may stay away from social life, they may be disconnected from social support networks or economic areas. Thus, their quality of life could decrease. Necessary measures will be taken and implemented to prevent such impacts.

Households with a disabled person will be considered vulnerable. In addition to economic and social indicators of vulnerability, other considerations for beneficiary support would be:

* If they have to move to a distant area to the schools of their dependent children,
* If the transportation cost increases because it has to be moved to a place far from the workplace, it will be considered as a beneficiary within the scope of the Project.

**Elderly persons**

Although being elder is not considered as a vulnerable condition by itself, there are people who need care, are ill, etc. Elderly people are considered as a vulnerable group within the scope of the Project.

The elderly population has been evaluated both as a retired population with limited livelihoods and in the middle and lower-middle income group, and as a disadvantaged group that will be subject to temporary or permanent involuntary displacement within the scope of the project when they live alone.

During stakeholder meetings and visits to the office of the mukhtars and neighborhoods in Izmir, it was revealed that the majority of the elderly population who retired from a job bought their houses with their retirement savings and paid additional rent, travel expenses, etc. within the scope of the Project. It was stated that they would not have sufficient funds for extra expenses.

For this reason, the prevention of the impacts of the Project that will make it difficult for the right holders to participate in social life and employment or increase their expenses will cause them to stay away from social life, social support networks or economic area during the urban transformation process. This could increase their expenses, expose risks in the process of participating in urban life, and decrease the quality of life. Necessary measures will be taken and implemented to mitigate project impacts.

In addition to economic and social indicators of vulnerability, other considerations for beneficiary support for elderly-headed households would be:

* If they have to move to a distant area to the schools of their dependent children,
* If the transportation cost increases because it has to be moved to a place far from the workplace, it will be considered as a beneficiary within the scope of the Project.

**Poor households (including those with many children) & people without any social security insurance (including unemployed young population, households with child workers)**

When the poor and people without any social security insurance are subject to temporary or permanent involuntary displacement as a property owner, shareholder, tenant or informal user, they are considered as a disadvantaged group as they would not have sufficient funds for extra expenses such as additional rent payment, travel expenses etc.

For this reason, poor rights holders' participation in social life and employment becomes more difficult or their expenses increase, they can be separated from social and support networks or economic areas, education and health opportunities during the urban transformation process. Their expenses could increase, and other risks could arise in the process of participating in urban life. Necessary measures will be taken and implemented to prevent project-related impacts such as decreased quality of life.

**Migrants / Syrians under temporary protection / Ethnic groups**

Migrants, Syrians under temporary protection and ethnic groups were evaluated as both beneficiaries and project-affected people that will be subject to involuntary resettlement within the scope of the Project. They are vulnerable tenants who would be entitled to project support measures, as is the case with other vulnerable groups.

Turkiye signed the 1951 Genova Convention with a “geographical restriction” by using its right of choice for place which has been stipulated in Article 1 of the Convention. In this context, the Law on Foreigners and International Protection, which entered into force in 2013, established international protection status within the scope of the concepts of “refugee”, “conditional refugee” and “subsidiary protection”, and grants refugee status to persons only those coming from Europe (member states of the Council of Europe and other countries determined by the President) and who meet the “refugee” conditions defined in the 1951 Convention. Detailed definitions in the Law on Foreigners and International Protection No. 6458 are given below.

*Refugee*  is a person who as a result of events occurring in European countries and owing to well-founded fear of being persecuted for reasons of race, religion, nationality, membership of a particular social group or political opinion, is outside the country of his citizenship and is unable or, owing to such fear, is unwilling to avail himself or herself of the protection of that country; or who, not having a nationality and being outside the country of his former residence as a result of such events, is unable or, owing to such fear, is unwilling to return to it.

*Conditional Refugee* is a person who as a result of events occurring outside European countries and owing to well-founded fear of being persecuted for reasons of race, religion, nationality, membership of a particular social group or political opinion, is outside the country of his nationality and is unable or, owing to such fear, is unwilling to avail himself or herself of the protection of that country; or who, not having a nationality and being outside the country of former habitual residence as a result of such events, is unable or, owing to such fear, is unwilling to return to it. Conditional refugees shall be allowed to reside in Turkey temporarily until they are resettled to a third country.

Person under *Subsidiary Protection* is a foreigner or a stateless person, who neither could be qualified as a refugee nor as a conditional refugee, shall nevertheless be granted subsidiary protection upon the status determination because if returned to the country of origin or country of [former] habitual residence would

a) be sentenced to death or face the execution of the death penalty;

b) face torture or inhuman or degrading treatment or punishment;

c) face serious threat to himself or herself by reason of indiscriminate violence in situations of international or nationwide armed conflict;

and therefore is unable or for the reason of such threat is unwilling, to avail himself or herself of the protection of his country of origin or country of [former] habitual residence.

The term “**migrant**” used in the definition of vulnerable groups of this Project includes refugees, conditional refugees and persons under subsidiary protection status, as well as persons who entered and remained in Turkey illegally, which are considered within the scope of irregular migration. [[57]](#footnote-58)

In addition, Syrians who came to Turkiye with a mass influx due to the events that started in Syria in 2011 are defined as “**Syrians under temporary protection**” in the national legal framework and are used in the same way in the Project.

Based on the stakeholder interviews migrants and Syrians under temporary protection are unlikely to be owners of housing units or workspaces due to social, economic and legal conditions or constraints; however, since they can be tenants or limited real rights holders, they will be entitled as in other vulnerable group categories.

The definition of ethnic group is explained in various sources as follows:

An ethnic group or ethnicity describes a group of people who identify with each other on the basis of common characteristics that distinguish them from other groups. Ethnic groups can share a common and different culture, religion, language. Sociologically, an ethnic group can be defined as a group that has significant differences from the social norms, lifestyle and cultural characteristics, and has different elements and practices from the others.

Within the scope of the project, households defined within the ethnic group may be entitled as owners, tenants, limited real rights holders, since they do not have any legal or socio-economic difference or constraint.

Migrants, Syrians under temporary protection and ethnic groups often live in low-quality residences located in urban areas with low land value or outdated areas. These groups, which are the poor and marginalized population in the cities, work predominantly in temporary and precarious informal business areas, and continue their social and economic lives in social networks in certain areas of the cities.

However, within the scope of the project, in case of involuntary displacement, there is a need to eliminate the impacts of the project that will cause them to being away from social life, health and education opportunities and social or economic support networks. Without support, they could face increased risks in participating in urban life, and a decreased quality of life. Therefore, necessary measures will be taken and implemented.

**Persons and Groups whose Livelihoods are Dependent on the Structures Subject to the Project who will be permanently displaced, economically and physically (e.g., supers)**

Supers and others[[58]](#footnote-59) who live in buildings providing maintenance and other support are included in this group.

Regardless of whether the property is registered or not, supers make up a significant proportion of those whose livelihood depends on the properties subject to the Project and are considered as a vulnerable group that is disadvantaged by the project.

This group works in different ways. Supers and others who live in the common areas of the apartments with their families and provide the maintenance, cleaning and daily shopping of the apartment residents, mostly by using domestic labor, are not defined as the right holders in the transformation process of the residences subject to the Project. This group should be considered as PAPs who will be subject to permanent displacement, as these individuals or households are not guaranteed to continue working as a janitor in the new building to be rebuilt.

Apartment workers and janitors are also considered to be people or households that are negatively affected economically by the Project and lose their livelihoods, although they are under similar conditions with the unofficial tenants/users of the houses that will be included in the urban transformation in the Project regarding the right to housing. In addition, the following entitlement is defined in the Rent Assistance Guide:

Those residing in a risky building as a super will be able to benefit from the rent if they certify that they are working as a super (with notary approved decision book, monthly service breakdown obtained from SGK) in the risky building in question. However, in case the rent entry cannot be made to Transformation of Areas Under Disaster Risk Information System (AARAD) due to the supers' flat not appearing in the Risky Building Detection Report, the requests of the beneficiaries can be evaluated following the correction of the number of independent living units in the Report by the licensed institution issuing the Report and the approval of the Report by the Directorate/Municipality.

## Approximate numbers of PAPs

Within the scope of the project, it is planned to transform 8 thousand to 12 thousand residences. Since it is not possible to know the number of flats and households in the residences, an assessment can be made regarding at least how many PAPs will be affected by the project.

The lowest number of PAPs that can be directly affected by the conversion of 8 thousand to 12 thousand houses within the scope of the project can be calculated according to the average household size of Türkiye.

The average household size of Türkiye is 3.30 people in 2020. Based on this figure, it can be stated that the number of PAPs that can be affected by the Project will be between 26,000 and 39,600 people, but the final number could be higher.

# Entitlements and Supports

## Main Principles as Per WB ESS1 and ESS5

The Project will aim to achieve the following objectives with the support provided to beneficiaries, in line with the World Bank's ESS1 and ESS5 targets:

* Avoid involuntary economic and physical displacement or, when unavoidable, minimizing such displacement,
* Avoid forced eviction,
* Mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions of land use by (a) providing timely financial and other support for relocation and (b) assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

Considering that the decision by owners to take part in the project is based on the principle of voluntariness, different types of right holders have been identified based on the current situation of the groups and people affected by the Project.

Compensation proposals and mitigation measures for these beneficiaries are developed as follow;

* Will not harm the sense of social justice,
* Move PAPs to at least pre-project status,
* Applicable,
* Sustainable,
* Transparent,
* Compatible with project effects,
* Will not adversely affect the efficiency and execution of the project,
* Consulted and accepted options by PAPs.

## Entitlement for Support under the Project and Other Details

During the implementation phase of the RF, it is accepted as a basic principle that people who are temporarily or permanently displaced as a result of project activities should not be in a worse socio-economic situation than their current situation.

Permanent or temporary physical and/or economic displacement will occur within the scope of the project[[59]](#footnote-60). Therefore, the measures developed for the people affected by the Project are planned within the following scope:

* Avoidance of adverse impacts from physical resettlement
* Avoidance of adverse impacts from economic resettlement
* Restoration of lost livelihoods
* Other mitigation measures.

While determining the principles on rental assistance the status of the beneficiary PAPs due to the above effects also determines the level of compensation and support to which they are entitled. Therefore, PAPs have been evaluated in the following categories:

* Persons who have official legal rights over the buildings subject to transformation,
* Persons who do not have official legal rights over the buildings subject to transformation, but whose requests are or may be accepted under national laws.
* Persons who do not have any recognized legal rights or claims on the structures subject to transformation, but whose claims are or may be accepted under national laws.

### Urban Transformation Interest Support and Beneficiaries

"Urban Transformation Interest Support" are interest supports within the scope of the "Law No. 6306 on Transformation of Areas Under Disaster Risk", which envisages the transformation of structures under disaster risk.

The people who can benefit from the interest support are as follows:

* Rights holders who want to rebuild their houses,
* Limited real rights holders or tenants, provided that they reside in risky buildings for at least one year.

### Supports to be Provided to Residences and Workplaces

The beneficiaries whose structures are subject to retrofitting or reconstruction within the scope of the Project can benefit from both loan support and rental assistance.

Tenants and limited real right holders will be entitled to rental support with the inclusion of residences and workplaces where they reside/work in the urban transformation, within the scope of the Project.

Other supports and implementations under the scope of this topic are provided below:

* Rental assistance to the owners: Rental assistance will be provided to the owners of the residence/workplace in the determined amount for 18 months. If they are required to wait longer to return to their rehabilitated/reconstructed apartments/workspaces, the Contractors carrying out the works shall pay for their rental assistance until they can return to their apartments/workspaces.
* Rental assistance to owners of illegal buildings/structures: Owners of buildings built on their own land without a license, although a license is required are considered as the owners of risky buildings and can benefit from rental assistance for 18 months.[[60]](#footnote-61) A second category of informal users is those who live in unregistered apartment floors or in unregistered annexes of buildings. There are floors that have a building registration certificate but are not included in the title deed, that is, only the right of use has been given, and the apartments on these floors are only rented, not sold. Households residing in these flats as tenants will also be considered as tenants and will receive 2 months rental assistance within the scope of the Project (with additional social assistance if they are vulnerable tenants). People who have built illegal structures on land they do not own, or lease will not be included in the project. People who have built additional floors without a license and who are also land shareholder registered in title deed will not be able to access financing under the project to rebuild the extra floor; they may be able to finance the reconstruction/rehabilitation of the additional floor through other means – and only with proper zoning permission.
* Rental assistance to tenants: It will be paid to those residing as tenants in the residence/workplace, based on the monthly rental assistance amount determined for the owners in the province where the building is located; rental assistance equivalent to two months’ rent will be paid in one installment. Vulnerable tenants will receive additional social assistance. Tenants will also be advised when a building is identified as risky or the landowner has decided to apply for a loan to rehabilitate or rebuild the building/apartment/workspace. This will allow them more time to look for another place to rent and to move.
* Rental assistance to the owners of limited real rights: Based on the monthly rental assistance amount determined for the owners in the province where the building is located, five months’ rental assistance will be paid in one installment to those residing in the residence/workplace as the owner of limited real rights. Tenants will also be advised when a building is identified as risky or the landowner has decided to apply for a loan to rehabilitate or rebuild the building/apartment/workspace.
* Rent assistance for supers: Those who live in a risky building as a super, will benefit from five months’ rent assistance by documenting that they are working as a super with a notarized decision book or monthly service breakdown obtained from SGK. Supers who do not live in the supers’ flat but lose their jobs will be able to benefit from social assistance.
* In the case of real persons and legal entities of private law, on parcels with risky buildings, after the risky construction process, municipalities do not charge fees and charges for the new construction area up to one and a half times the existing construction area, regardless of the change in function.

### Income and Livelihood Improvement Supports

Within the scope of the project, housing loan support and livelihood improvement support will be provided especially to the tenant PAPs.

Housing Loan Support

Within the scope of the project, buildings will be rehabilitated/reconstructed and entitlement has been defined in order to support the tenants who were living in these buildings to become homeowners by benefiting from the government's existing interest-supported loan program under Law 6306.

PAPs affected by the Project will be able to benefit from these housing loans with interest rates subsidies provided by the UTP in order to contribute to the improvement of the living conditions of the tenants after the Project, to support the tenants who want to buy their own housing instead of rented housing, to contribute to the improvement of the livelihoods of the Project-affected households.

Livelihood Improvement Support

The additional supports to be applied for tenants in apartments and workplaces exposed to involuntary resettlement due to the project are in-kind supports as support for finding a new apartment to rent, moving support for elderly or disabled households, skill improvement trainings or supports etc.

In this context, livelihood supports are planned with the following approach:

* Participation support to PAPs will be provided for entrepreneurship training, vocational training, on-the-job training and grant support trainings provided by Stakeholders such as İŞKUR, KOSGEB, Development Agency that support the local economy in the project implementation provinces,
* Providing awareness trainings for PAPs who want to have a job, such as savings, budget management, to reduce expenses and improve livelihoods,
* Providing capacity building, savings and budget management trainings to support the livelihood of PAPs who are operators, responsible and owner of the workplaces affected by the project
* Developing cooperation with İŞKUR for registration with İŞKUR, accessing employment opportunities, with priority given to unskilled or semi-skilled PAPs, to carry out information and guidance activities to increase the awareness and capacity of PAPs.

### Compensation and Additional Social Support for Vulnerable Households

Vulnerable groups will benefit from the above-described supports if they are the owners, shareholders or tenants of the structures involved in the transformation within the scope of the Project. In addition, additional support and compensation rights are introduced for these vulnerable groups, who are more disadvantaged compared to other segments of the society, as they are more difficult to compensate for loss of livelihood and other social and economic losses when they faced with risk or a crisis.

Compensation and supports will be provided in order to keep the livelihoods and income levels of PAPs included in the vulnerable group that will be affected by the Project at a minimum pre-Project status and, if possible, to improve upon them.

Persons and groups defined under the Section 6.3.1.8 Vulnerable Groups are as follows:

* Women-headed households
* Disabled people
* Elderly persons
* Poor households (including those with many children) & people without any social security insurance (including unemployed young population, households with child workers)
* Migrants / Syrians under temporary protection / Ethnic groups
* Persons and groups whose livelihood dependent on the structures subject of the Project who will be permanently displaced, economically and physically (e.g. supers).

Supers who are residing in the supers’ flat of the risky building they are working and have to leave their apartments, but will otherwise keep their jobs, will receive five months’ rental assistance. Supers who do not live in the buildings in which they work but lose their employment temporarily or permanently will receive social assistance, including support in finding new employment elsewhere.

The PMU social team will assist vulnerable tenants and supers who do not live in the buildings in which they work but lose their employment temporarily or permanently in moving, finding places to live/work and availing themselves of various social programs, including family benefits, training and supporting in looking for temporary or permanent employment. Such social assistance would include:

* moving support from the current residence/workspace to a new residence/workspace
* assistance in finding a new apartment to rent
* provision of information on and support in accessing relevant social programs (e.g., transportation to/from work, scholarships for children, etc.)
* skill improvement trainings or supports,
* assistance in finding temporary or permanent employment

Detailed information about the social services and benefits provided by the central government and municipalities is given in Annex-1 and Annex-2.

The PMU social unit will maintain detailed records on the resettlement of vulnerable tenants and supers, including information on the social assistance they have received, apartments/workspaces to which they have been relocated and, where relevant, livelihood restoration. UTP will ensure that vulnerable tenants have located a place to live or work after vacating their residences/workspaces. UTP will also ensure that supers who do not live in the buildings in which they work but lose their employment temporarily or permanently will receive support to find temporary or permanent employment if they require it. No vulnerable tenant should be left homeless as a result of project activities. No super who does not live in the buildings in which they work but lose their employment temporarily or permanently should be permanently unemployed as a result of project activities. Reconstruction/rehabilitation works will not commence until: 1) the owners have begun to receive the first of their 18 monthly assistance payments, and tenants, limited real rights holders and supers have received all of their rental assistance from UTP and, where applicable, moving assistance for the vulnerable tenants and supers. In addition, UTP should demonstrate that they have provided support to vulnerable tenants and supers on accessing other social support measures; and 2) the PAPs have vacated the apartments/workspaces. UTP will notify PAPs as soon as possible about impending evictions, typically 85 days in advance of their departure.

The project will be closely supervised, commencing with an initial review of the resettlement process six months after the effective date of the loan during project supervision, and followed by annual reviews on the resettlement process, including a particular focus on vulnerable tenants and supers. In addition, at the mid-point of implementation, UTP will also undertake an independent review of the resettlement process (See Section 8 below).

In summary, for the property owners and tenants of the structures that will be rehabilitated/reconstructed within the scope of the Project and the vulnerable groups/supers from the Project;

* To arrange the loss of livelihoods and expenses arising from the project,
* To ensure that vulnerable groups stay in their social and economic life areas,
* Supporting them to maintain their pre-project conditions,
* To prevent additional costs arising from the project,
* Arrangements and supports are planned in order to eliminate the impact caused by the project.
* Additional interest discounts will be provided on the Project loan support for property owners belonging to the vulnerable groups affected by the Project.
* Preferential access to Project construction employment opportunities will be offered in order to prevent income reductions and improve the vulnerable groups. These possibilities include;
  + To ensure that PAPs primarily benefit from the procurement of goods, services and employment opportunities that will arise within the scope of the project,
  + Identify the affected workplaces as priority service and/or goods providers and compensating for potential loss of customers through this prioritization
  + To ensure that PAPs benefit from employment opportunities that will develop within the scope of subprojects in line with their qualifications and job opportunities.
  + Providing assistance to tenants to find places they can rent to live or work.
* The Resettlement Plans will also explain how the assistance will be coordinated by UTP, including responsible agencies, programs, budgets, timelines etc.
* The rental assistance and social support process will be monitored carefully, in particular with regard to vulnerable tenants and supers; additional measures to support the PAPs may be put in place as and when required.

### Conditions of Supports and Compensations

**Rental Assistance to Owners**

Owners (including owners with joint ownership) will apply for rental assistance for risky residences and workplaces with the following basic information and documents.

1. Application petition,
2. If the applicant is a legal person, the signature circular of the person authorized to represent the company,
3. Address Information Report 2 or a letter from the relevant municipality stating that the risky building has been evacuated,
4. Deed document and Current Real Estate Record,
5. The documents required for the demolition information of the risky building will be provided through the ARAAD Information System.

**Rental Assistance in Shared Ownership**

In the shareholding ownership: In the event that the property is transformed into shared ownership, rental assistance will be provided to the owners in proportion to their shares. If the property has not been converted into shared ownership, the owners may be given rental assistance in proportion to their shares, based on the share rates specified in the inheritance certificate or the building property tax return showing the share rates or the court decision showing the share rates.

**Limited Real Rights Holders Rent Aid**

1. Limited real rights holders residing in a risky structure will apply for rental assistance with the following basic information and documents:
   1. Application petition,
   2. Title Deed document showing limited real right ownership and Current Immovable Record of the real estate (Deeds with freehold/temporary construction servitude will have an annotation showing limited real right ownership.),
   3. Address Information Report showing the old and new addresses of residing in the building and evacuating the risky building on the date the Building Identification Number was obtained through the Information System (ARAAD)
   4. Registration of the information about the demolition of the building to the Information System
   5. Ziraat Bankası A.Ş. A copy of the current TL passbook.
2. Owners of limited real rights with workplaces with a risky structure will apply for rental assistance with the following basic information and documents;
   1. Application petition,
   2. Signature circular of the person authorized to represent the company,
   3. Title Deed document showing limited real right ownership and Current Real Estate Record of the real estate (There will be an annotation showing limited real right ownership in condominium/condominium servitude title deeds.)
   4. ARAAD Information System records and other additional documents will be required.

Limited real rights holders applying with the above conditions can be beneficiaries of rental assistance in risky buildings within the scope of Transformation of Areas Under Disaster Risk No. 6306.

**Resettlement and Relocation Assistances**

1. Tenants residing in a risky structure will apply for rental assistance with the following information and documents:
   1. Application petition,
   2. Tenant's ARAAD Documents requested through the Information System
   3. ARAAD Information System records.
2. Tenants operating a workplace with a risky structure:
   1. Application petition,
   2. Signature circular of the person authorized to represent the company,
   3. Tenant's ARAAD Documents requested through the Information System
   4. ARAAD Information System records and other additional documents will be requested.

**Resettlement and Relocation Rental Assistance for Supers and others with apartments in risky buildings**

PAPs working as apartment attendants in buildings subject to urban transformation will be able to benefit from two months’ rental assistance as tenants. If they must vacate their apartments and also lose their employment permanently, they will be able to benefit from six months’ rental assistance.

In case the rent entry cannot be made to the ARAAD Information System due to the absence of the apartment attendant's flat in the Risk Detection Report, the number of independent sections will be corrected by the licensed institution issuing the Risk Detection Report. Following the approval of the Risk Determination Report of the Directorate/Municipality, the requests of the beneficiaries will be evaluated.

### Temporary Loss

PAPs working as supers in buildings subject to urban transformation and residing in the supers’ flat of that building will be able to benefit from five months’ rental assistance.

Temporary losses that may occur during the project process will appear as temporary economic and physical displacement. Losses that may arise temporarily will be arranged with the rental support to be given to the owners and shareholders, and the rental supports to be provided to the apartment officials, owners with limited rights, and tenants, the titles of which are given above.

## Entitlement Matrix

As a result of the analyzes and evaluations, the entitlement matrix was developed. The supports defined above and the PAPs/ beneficiaries who can benefit from these supports are given together under this title.

The entitlement matrix includes the definition of persons to be permanently or temporarily displaced, their compensation and support, and criteria for determining their eligibility for other resettlement assistance.

In addition to the compensation and support listed in Table 15, all eligible people will receive legal or administrative support in filing any applications and petitions required in order to prove their eligibility status, with fees waived or reimbursed for such applications.

Table 15. Entitlement Matrix[[61]](#footnote-62)

| **Impact** | **Title holder** | **Physical** | **Economic** | **Temporary** | **Permanent** | **Compensations and Supports** |
| --- | --- | --- | --- | --- | --- | --- |
| Temporary physical displacement | Owners with full or joint ownership[[62]](#footnote-63)  Submitted a petition to receive a rental subsidy or interest rate discount within one year following the demolition of their building, as officially allocated by Law No. 6306. However, if a Type-III subproject is approved under the CDRC project financing, the Ministerial Decree dated 04.08.2024 will apply[[63]](#footnote-64). | X |  | X |  | Credit support (World Bank loan)  Up to 18 months Rental assistance to owners while awaiting rehabilitation or interest rate discount support under the scope of Law no. 6306[[64]](#footnote-65), |
| Permanent physical displacement | Tenants[[65]](#footnote-66) | X |  |  | X | 2 months’ rental assistance or interest rate discount support under the scope of Law no. 6306 for tenants |
| Temporary displacement | Businesses (owners of the buildings/workplaces) | X | X | X |  | Credit support  Up to 18 months Rental assistance to owners or interest rate discount support under the scope of Law no. 6306[[66]](#footnote-67),[[67]](#footnote-68) |
| Permanent economic displacement | Businesses (tenants of the buildings/ workplaces) | X | X |  | X | 2 months’ rental assistance or interest rate discount support under the scope of Law no. 6306 for tenants |
| Temporary or permanent physical or economic displacement | Limited real rights holders | X | X | X | X | 5 months’ rental assistance or interest rate discount support under the scope of Law no. 6306 for limited real rights holders |
| Temporary economic displacement | Workers/ livelihoods affected (working for the business/workplaces who are the owners of the building) |  | X | X |  | Income and Livelihood Improvement Supports, such as assistance in finding temporary employment; skills training. |
| Permanent displacement | Workers/ livelihoods affected users (working for the business/workplaces who are the tenants of the building) | X |  |  | X | Income and Livelihood Improvement Supports, such as assistance in finding permanent employment; skills training. |
| Temporary physical and economic displacement | Vulnerable Groups (owner) | X |  | X |  | In addition to entitlement provided to all owners, as listed above:  Additional interest discount on Project loan support for vulnerable property owners,  Income and livelihood improvement supports such as assistance in finding a new apartment to rent, moving support for elderly or disabled households, skill improvement trainings or supports |
| Permanent physical and economic displacement | Vulnerable Groups (tenant)[[68]](#footnote-69) | X | X |  | X | Rental support amount corresponding to 2-month rental assistance  Income and livelihood improvement supports, such as moving assistance from the current residence/workspace to a new residence/workspace, providing assistance in finding a new apartment to rent, providing support in accessing relevant social support programs (e.g., transportation to/from work, scholarships for children, etc.) skill improvement trainings or supports, assistance in finding temporary or permanent employment |
| Temporary or permanent physical or economic displacement | Supers | X | X |  | X | Rental assistance for 5 months for supers and others who lose their apartments, but not their employment  For supers who lose their employment, Income and livelihood improvement supports: assistance in finding temporary or permanent employment |

## 8. Preparation of Resettlement Plans (RPs)

Once the project has identified owners and tenants who will be required to leave the apartments/workspaces they own or rent – whether temporarily or permanently – UTP will prepare, consult upon, clear with the World Bank and disclose the Resettlement Plans (RPs). The RPs will either cover an entire city, with addenda for each building or neighborhood, or they will be prepared at the building or neighborhood level, whichever is most efficient. The RPs will be prepared on the basis of meaningful consultations and stakeholder engagement and in compliance with the requirements of the RF. Rehabilitation/construction or other project activities with environmental and social impacts will commence only after the PAPs have received their entitlements and RPs have been implemented in accordance with the RF.

UTP will do an initial review of the resettlement process six months after the effective date of the loan. Then, the annual performance review of the resilient housing activities in Component 4a – which includes a review of environmental and social management – will assess progress on resettlement. This would include a focus on vulnerable tenants’ relocation to new accommodation and supers’ relocation to new accommodation, where necessary, and/or employment in those cases where they lose part or all of their employment as a result of project activities.

At the Project mid-term review, UTP will engage an independent social consultant to review the resettlement aspects, with a focus on outcomes for vulnerable tenants and supers, per ToRs acceptable to the WB.

The RPs will include a budget for implementation.

The RP template is included in Annex 3.

# Institutional Arrangements

## Project Management Unit (PMU)

PMU shall be managed by the Project Director and be responsible for procurement, financial management, urban development, disaster risk management, environmental and social issues (including the issues in ESMF, and LMP, RF and SEP such as OHS, stakeholder engagement and GM), as well as for communication, monitoring and evaluation issues.

In addition, individual specialists will be hired to be based on UTP PMU head office and to be based on each province as detailed below:

* Four (4) personnel, i.e., one environmental specialist, one OHS specialist and two social specialists (one for community engagement and other for relocation related issues) to work in the PMU head office in UTP,
* • Three (3) personnel, i.e., one environmental specialist and one social specialist (specialized on community/stakeholder engagement), and one OHS specialist to work continuously only for the Project in the Project office established in Izmir Department of Urban Transformation,
* Three (3) personnel, i.e., one environmental specialist and one social specialist (specialized on community/stakeholder engagement), and one OHS specialist to work continuously only for the Project in the Project office to be established in Manisa PDoUTP,
* Three (3) personnel, i.e., one environmental specialist and one social specialist (specialized on community/stakeholder engagement), and one OHS specialist to work continuously only for the Project in the Project office to be established in Tekirdag PDoUTP,
* Three (3) personnel, i.e., one environmental specialist and one social specialist (specialized on community/stakeholder engagement), and one OHS specialist to work continuously only for the Project in the Project office to be established in Kahramanmaras PDoUTP,
* Three (3) personnel, i.e., one environmental specialist and one social specialist (specialized on community/stakeholder engagement), and one OHS specialist to work continuously only for the Project in the Project office to be established in General Directorate of Marmara Urban Transformation at Asian side, and
* Three (3) personnel, i.e., one environmental specialist and one social specialist (specialized on community/stakeholder engagement), and one OHS specialist to work continuously only for the Project in the Project office to be established in General Directorate of Marmara Urban Transformation at European side.

These specialists will work in coordination. Joint responsibilities of province based individual specialists and PMU head office are presented below.

* Assessing the documents related to issues such as permits to be obtained, protocols to be made, personnel to be assigned within the scope of national environmental, social and OHS legislation,
* Conducting field visits to perform monitoring of the activities to be implemented in the scope of ESMF and province based ESMPs to be prepared,
* Performing successive reporting activities as described in Section 11 and in ESMF,
* Ensuring preparation of neighborhood level ESIAs, if needed,
* Site-specific implementation of the actions in their responsibility in the prepared SEP, LMP, RF/RP documents and supervision of the activities described in the ESMP Checklist to be prepared by Contractor for each subproject,
* Site-specific implementation of the actions in their responsibility and supervision of the activities to be described in the neighborhood level ESIAs to be prepared, if needed,
* Ensuring realization of E&S Audits and preparation/implementation of Environmental and Social Action Plans as described in ESMF for Type III subprojects, if needed, and following of the defined corrective actions,
* Notification of each accident/incident successively to the Project Director and WB
* Guiding and supporting during preparation and implementation processes of the ESMP Checklists to be prepared by the subproject contractors in terms of quality of the said documents, and ensuring adequacy of the subproject Environmental, Health, Safety and Social (ESHS) personnel of the Contractors who will continuously implement the ESMP Checklists at subproject site.

Figure 25. Project Management Unit Structure

## Contractors

For the subprojects under Component 2, the contractors and the risky building owners shall make a contract. However, the risks related to the use of loan will be managed by the UTP, and the UTP will approve the applications of the beneficiaries deemed eligible for the loan allocation. Within that scope, a Commitment Letter was prepared by UTP as an annex of contract between right holders and the Contractors. The sample of the Commitment Letter is provided in ESMF.

Accordingly, the contractor will be responsible for implementation of the province based ESMPs to be prepared by PMU, preparation & implementation of the subproject Environmental Method Statements, implementation of neighborhood level ESIAs (if required) and hiring an ESHS expert for on the site implementation of said documents. It will be preferable for the personnel in question to have the ESF experience. However, hiring an ESHS expert with the ESF experience is not always possible. Therefore, the occupational health and safety expert whose service must be taken in accordance with national legislation, will be hired and will be trained within the scope of environmental & social aspects as per to the scope presented in ESMF and to be detailed in province based ESMPs. Besides, the PMU individual specialists in the provinces will continuously support contractors’ ESHS experts regarding fulfillment of contractors’ responsibilities included in SEP, RF, LMP, and GM.

Contractors and Contractor ESHS personnel will be responsible from;

* Along with the implementation of the mitigation measures defined in the province based ESMPs, neighborhood level ESIAs (if needed), and subproject specific Environmental Method Statements, reporting the implementation of these measures to the PMU individual specialists in the provinces in each month,
* Ensuring that the trainings defined in the province based ESMPs are given to the subproject employees and informing them about their responsibilities,
* Inspecting the work sites of subprojects daily in line with national legislation and the ESF requirements and presenting evidence of relevant inspections to PMU individual specialists in the provinces; and
* The SEP prepared for the project will be responsible for fulfilling their own responsibilities during the implementation of the RF and LMP specific to the relevant subproject (for example, an issue that can be resolved by the contractor corrective action during the implementation of the SEP and the grievance mechanism, or the resolution of any complaints of the contractor employees; will be the responsibility of the contractors with the support of PMU individual specialists).

## Institutional Capacity

The PMU will ensure that both UTP personnel and the individual Environmental & OHS and social specialists to be recruited are provided with relevant trainings as part of Component 4, including the ESF requirements and, as a minimum, the following:

* OHS, environmental and social assessments
* Risk categorization and E&S impact screening, ESMP & ESIA preparation, RP preparation
* Specific aspects of the implementation and monitoring of environmental and social risk management, including waste management and OHS management
* Stakeholder engagement and grievance mechanism
* Measures on the SEA/SH and Gender-Based Violence
* Code of conduct and
* Monitoring and reporting

The PMU will ensure that the following trainings will be given and related documents will be provided to the UTP personnel, who are not specialists in environment, OHS and social issues, as well as to the personnel of the units responsible for environmental, OHS and social issues in the relevant Provincial Directorates and, if necessary, to the personnel of the infrastructure and urban transformation units of the Provincial Directorates:

* The World Bank Environmental and Social Framework
* The Project-specific tools, i.e., ESMF, LMP, SEP and RF
* Environmental and social assessment methods,
* Community health and safety
* Stakeholder engagement and close out of grievances
* Code of conduct, and
* Measures on the SEA/SH and Gender-Based Violence

Moreover, although the trainings of the inspection companies within the scope of the current national Building Inspection System legislation and the applications within the scope of this legislation are quite detailed within the scope of processes such as design, architecture and construction technique—as the details are given under section 2.2.1 of the ESMF—, additional detailed training will be given for (i) all personnel, (ii) occupational physicians and health professionals, and (iii) occupational safety specialists, who will work within the scope of current OHS legislation and subproject activities—namely demolition/strengthening/reconstruction activities. However, training to be provided to contractors should also be in line with the WB EHS and WBG EHS General and Sectoral Guidelines.

In addition to training on how to comply with environmental and social requirements for the subproject as a whole, contractors should train their employees on how to comply with applicable mitigation requirements when performing their work. In addition to the OHS training, other environmental and social trainings (e.g. Code of Conduct, waste management and sanitation) will be described in detail in the ESMPs to be prepared for each province.

# Consultation Framework, Disclosure Strategy and Grievance Mechanism

Disclosure is one of the fundamental steps of stakeholder engagement.

The following methods and materials will be used within the scope of engagement from the scoping phase of the project to the completion of the transformation of risky structures.

**Consultation Meetings:** Consultation meetings will be held as needed throughout the project process. Detailed information about the project will be given and questions and opinions of stakeholders will be evaluated. Consultation meetings will be held as needed during periods or issues that require the Project's consultation with stakeholders. In cases where consultation is required, consultations will be carried out using online tools during the Covid-19 process, and stakeholder consultations can be made face-to-face with the conditions after the new normalization process. In these meetings, the current developments of the project will be explained, information will be given about the resettlement / relocation process, and ideas and expectations will be discussed during these processes.

**In-Depth Interviewing:** In-depth interviewing is a qualitative research technique that involves intensive individual interviews with a small number of participants to examine their perspectives on a particular idea, program or situation. In this case, in-depth interviews will be conducted with stakeholders such as national and local government agencies/organizations, cooperatives etc. to analyze the potential impacts of the Project and to evaluate their expectations/advice. In-depth interview interviews are planned to be held online through online tools during the Covid-19 process instead of face-to-face meetings.

**Focus Group Discussion**: Focus group discussions (FGDs) can be conducted when there is a need for data collection and qualitative fieldwork during the monitoring process. FGDs, which are held in the form of face-to-face meetings, can be carried out online during the COVID-19 or face-to-face if conditions allow after the new normalization process. FGD is an effective way to bring together people from similar experiences to discuss a specific topic related to the Project.

**Socio-Economic Research:** Economic and social conditions affect each other positively or negatively. There is a direct connection between economic factors such as livelihoods of the society, income level, job and unemployment and social life. Therefore, economic parameters determine social standards. Within the scope of the project, research will be carried out in order to reveal the socio-economic status of stakeholder groups.

**Surveys:** Survey studies will be used when data collection is required during the Project process, and it is planned to be carried out online through online tools during the Covid-19 process.

**Presentations:** Visual material will also be used during the informing phase of the stakeholders. Presentations containing summaries of written documents will be made.

**Project Brochure:** At the first stage, brochures/flyers with information about the Project, communication channels and announcements and will be left in the common public areas in the surrounding settlements, in the office of the mukhtars, in the municipalities, in the provincial directorates, and in the professional chambers.

**Grievance Mechanism (GM):** The GM will be open to all stakeholders throughout the duration of the project, including recording grievances, taking action for resolution, and closing grievances by proving necessary information.

**Letter/mail:** Project brochures, postings, reports or announcements can be sent by mail, courier or letter when necessary, so that stakeholder groups or individuals who do not have access to the Internet, smart phones, social media or e-mail so that they can access Project information.

**Hotline**: There will be a hotline that all stakeholders can use to voice their concerns and complaints. This method is important in terms of solving the urgent problems of the stakeholders and being fast.

**Corporate Website**: The corporate website provides announcements, Project documents, reports and contact information for further information requests.

Within the scope of the stakeholder engagement, oral, written and visual tools can be used as information tools.

**Social Media:** Within the scope of social media tools, the MoEUCC's website (<https://csb.gov.tr/>), project website (https://kentseldirenclilik.csb.gov.tr/) and the social media accounts (https://twitter.com/csbgovtr) will be used as tools to disseminate the announcements of the Project. In addition, following the initiation of the Project, if needed, social media accounts can be created to convey announcements, announcements and developments specific to the Project.

**COVID-19 Conditions:** The COVID-19 epidemic has affected the whole world and measures such as wearing masks and maintaining social distance in society have become the new normal of our daily lives. If the COVID 19 pandemic conditions continue during the operation phase of the project and the implementation of this SEP, the stakeholder engagement plan and its activities will be aligned and implemented in accordance with the guidelines of relevant and responsible national and international organizations such as WHO, Ministry of Health and MoEUCC.

Within the scope of SEP, face-to-face meetings will be held in accordance with mask and social distance rules of Ministry of Health (MoH) and World Health Organization (WHO). In cases where face-to-face meeting is not possible due to the COVID- 19 conditions, online interview methods can also be used. In addition, it will be ensured that the meetings to be held will be organized in open areas, in accordance with social distance and other regulations of MoH and WHO.

Apart from these measures, other practices outlined in the “Interim Advice for IFC Clients on Safe Stakeholder Engagement in the Context of COVID-19” and the World Bank ESF/Safeguards Interim Note: COVID-19 Considerations In Construction/Civil Works Projects note will also be used on planning stakeholder engagement activities.

Stakeholder and public information meetings, brochures, posters and advertisements are the written and visual tools to be used in the information process.

The project official website is the most useful and effective mechanism for communication and information, by containing different information sources.

These tools are also defined in detail in the SEP document of the Project.

An online information meeting was held on 24 November 2021 and the participants are given below.

* Ministry of Environment, Urbanization and Climate Change
* World Bank
* ILBANK
* Istanbul Provincial Directorate of Infrastructure and Urban Transformation
* Izmir Provincial Directorate of Environment, Urbanization and Climate Change
* Tekirdag Provincial Directorate of Environment, Urbanization and Climate Change
* Manisa Provincial Directorate of Environment, Urbanization and Climate Change
* Kahramanmaras Metropolitan Municipality
* Manisa Metropolitan Municipality
* Tekirdag Metropolitan Municipality

In this information meeting, general information about the project was given and the evaluations of the participants about the project were received.

Field works were conducted as follows;

* Istanbul: 19-21 July 2022
* Izmir: 9-11 November 2021
* Manisa: 11-12 November 2021
* Tekirdag: between 18-19 November 2021
* Kahramanmaras: 18-19 November 2021.

In field studies, detailed information were obtained on the below listed subjects from the relevant institutions such as Provincial Directorates of Environment, Urbanization and Climate Change, Development Agencies, AFAD, relevant departments and directorates of municipalities, and Mukhtars,

* Specific practices in the provinces related to the transformation of risky structures,
* Responsibilities of different parties within the scope of Law No. 6306 and related Implementation Regulation,
* The way the Law and Implementation Regulation is implemented in the field, positive and negative situations encountered,
* In which districts and neighborhoods in the provinces, the owners of the buildings can respond to the loan,
* In which districts and neighborhoods more risky buildings can be found,
* Regions where vulnerable groups live in provinces,
* Building stock of the provinces,
* Waste storage capacity of provinces and
* The current situation, which can be evaluated within the scope of the Project, both environmental and social, in particular the environmental risks that have occurred or may occur in the risky building transformation, OHS risks and how these risks are managed and audited.

In addition to the above mentioned engagement activities, the process steps to be followed in order to explain and update the RF by receiving feedback from the stakeholders are as follows;

* The electronic copy of the RF draft will be published on the project website and the websites of the UTP.
* Hard copies of the draft RF will be sent to the municipalities and district governorships of the districts to which the affected settlements are affiliated.
* Information meetings will be held for all mukhtars, where the contents of the RF will be presented in a simplified and accessible manner.
* Information meetings will also include organizations that represent vulnerable groups (organizations for disabled persons, women, migrants etc).

Mukhtars will be invited by letter to be sent. The following will be included in the written document and within the scope of the meeting:

* How to reach the draft RF (district governorships, website)
* It is possible to make changes by giving feedback to the RF draft.
* The need to communicate this right to PAPs
* Feedback channels (e-mail, mail, phone)

RF feedback phone line, e-mail address and postal address will be determined. Stakeholders will be also able to give feedback to district governorships through petitions.

## Grievance Mechanism Management Procedure

The Grievance Mechanism (GM) is an arrangement that provides channels for project stakeholders to provide feedback and/or voice their concerns and grievances about project activities.

In accordance with the international requirements, a GM has been established to receive, resolve and follow up the concerns and complaints of the project-affected and relevant stakeholders within the scope of the Project.

The PMU, which will be established under the UTP, will be accessible to stakeholders and will respond to all complaints as soon as possible.

Stakeholders will be able to use ALO 181, CIMER, hotline, face-to-face meetings, grievance registration forms and the website contact form to voice their grievances.

The steps to be followed during the grievance management will be as follows;

## Receiving & Registering Grievance

* All complaints received by the relevant administration through the telephone line, contact form or other channels will be recorded using the Grievance Registration Form (GRF) and a hard copy of the form will be given to the complainant. The completed form will be entered into the PMU grievance registration system of the UTP within the same business day.
* If the GRF cannot be filled, the following basic information will be recorded:
  + Complainant's first and last name (complainants also have the right to register an anonymous complaint);
  + The subject of the grievance;
  + Place of grievance;
  + Contact information (phone / mobile number, address, e-mail, etc.);
  + Organization name (if relevant)
  + Date and time
* Project teams will complete the GRF according to the information provided and register the grievance.
* All corrective actions suggested by the complainant will be recorded through the GRF.

Table 16. Workflow of the GM

| Workflow steps | Name of Step in Data File System: “Status of Notification” | Principles and Standards |
| --- | --- | --- |
| Receiving the complaint | Notification has been received. | Complaints can be made verbally or in writing using any of the tools described in the section “Stakeholder Engagement Program and Methods” of SEP. |
| Registering the complaint | The notification has been saved. | Incoming complaint is recorded within 2 days at the latest to the GM database system. System will automatically define the complaints to the site specialists according to Provinces. |
| Evaluation | It is under evaluation. | Site Social Specialists will conduct the initial complaint assessment immediately after the complaint is registered to define the subject of the complaint and convey it to the relevant unit or authority for investigation. |
| Confirmation notification of receipt of complaint | The complainant was informed that the notification was received. | The complainant will be notified that the grievance has been received and recorded. Feedback will be sent based on the transmission method of the complaint (mail, telephone, etc.). |
| Assign/ take action | The action is assigned. | Site Social Specialist will assign the complaint to the relevant unit or person who needs to develop a solution according to the complaint, and define his or her task. |
| Research / Review | It is in the research/review phase. | The relevant unit will develop a solution and corrective action within 15 days, obtain the necessary approvals, and report the result to the Site social specialist. |
| Communicating feedback to the stakeholder | Final feedback was given to the stakeholder. | Corrective action will be explained to the complainant, consulted and agreed. |
| Implementation of corrective action | The action has been taken. | The existing complaint will be eliminated by applying a solution / corrective action. |
| Closing the complaint | Actions regarding notification are closed. | It will be determined that the existing problem or complaint has been resolved / approval of the complainant will be obtained, and then the complaint will be closed within 30 days at the latest from the date of registration. |

## Assessment of the Grievance

* All grievances are reviewed to be classified according to whether they are genuine or not related to project activities. If the issues/disputes raised are not related to the project activities, guidance is provided to the Complainant to contact the relevant person. Eligible Complaints will be answered in accordance with the project's social and environmental standards.
* All Grievances received via hotline, email, face-to-face meetings/communications are recorded and project teams contact the Grievance owner to explain the response process within two (2) Business Days after registration.
* The GM will include a channel to receive and address confidential complaints related with Sexual Exploitation and Abuse/Sexual Harassment (SEA/SH) with special measures in place to ensure confidentiality and sensitive treatment of such complaints, as well as measures to ensure such complaints are handled in accordance with national or local laws.
* The PMU has fifteen (15) Business Days to investigate and respond to grievances. If the situation requires a more complex investigation, the Complainant will be provided with updated information describing the necessary actions and possible timeline for resolving the Grievance.

## Resolving the Grievance

* Necessary corrective actions will satisfy the complainant.
* All parties agree on corrective actions throughout the resolution process.
* The PMU aims to resolve each complaint within thirty (30) Business Days after responding, which may be extended by written order of the UTP.
* Complainants may appeal the decision of the GM. The processing, hearing and report on the appeal’s outcome shall be concluded within 30 Business Days of the receipt of the appeal.
* Complainants can apply to the court when they are not satisfied with the decision of the PMU or the UTP regarding their complaints.

## Close out of the Grievance

Evidence of the corrective actions taken (photographs or other evidence documents on the Site, pertaining to the subject) is collected and a “Grievance Closure Form” is signed between the PMU and the Complainant.

### Registration and Evaluation of Anonymous Complaints

When both external and internal stakeholders have issues, concerns or difficulties in providing their contact information and identity information, the complaints submitted by the stakeholders will be evaluated and recorded as anonymous complaint or anonymous suggestion. Stakeholders will be able to submit all their wishes and complaints to the request – complaint hotlines without specifying their names.

As another method, they can convey their complaints about the Project by any other defined communication tool they prefer, without giving their name and contact address.

Complaints received anonymously will be evaluated by implementing the steps defined in the workflow. Within the scope of the complaint, it will be evaluated by going through the investigation/examination processes and each stage will be processed into the complaint mechanism system. Third parties will not be informed about complaints that should be kept confidential, and no official notification/return will be made.

Although there will be no official feedback on the solution to be applied when the complaint is finalized, if it is a matter that needs to be informed to the public and if deemed necessary, it will be announced to the stakeholders via joint boards/public and general communication tools.

## GM contact information

Channels to be used by stakeholders to formally voice their grievances are as follows:

ALO 181: The MoEUCC examines complaints, notices and information requests from 81 provinces of Türkiye, intervenes and carries out inspections. Citizens can send their complaints and notices about environmental problems, air, water, soil, radioactive pollution, urban transformation, noise and waste by calling Alo 181. The notifications recorded from the call center are transferred to the relevant General Directorates regarding the legislation area of the MoEUCC and their answers are received through the system. The information received from the relevant units on the subject is transferred to the applicant via telephone by the authorized person in the call center. In this way, citizens are given feedback as soon as possible about the records they leave. Stakeholders can also contact UTP for any complaints, notices and information requests by calling this number.

CIMER will be able to make all kinds of requests, complaints, notices, opinions and suggestions of the stakeholders within the scope of the project, as well as their applications regarding their right to information, by using all communication channels through CIMER.

Hotline: Stakeholders can call the phone number 0 (312) 410 10 00 and request a contact with a contact person.

Face to face: Stakeholders can convey their complaints to the relevant staff of the PMU face to face.

Web page contact form: a project specific website will be established.

It should be noted here that as a final note, the stakeholders and affected parties will be made aware from the GM through the web page to be established and especially through awareness campaigns and information disseminations -such as advertisements, brochures, posters etc. to be prepared and disseminated.

**World Bank Grievance Redress System:**

Communities and individuals who believe that they are adversely affected by a WB supported project may submit complaints to existing project-level grievance mechanisms or the WB’s Grievance Redress Service (GRS). The GRS ensures that complaints received are promptly reviewed in order to address project-related concerns. Project affected communities and individuals may submit their complaint to the WB’s independent Inspection Panel which determines whether harm occurred, or could occur, as a result of WB non-compliance with its policies and procedures. Complaints may be submitted at any time after concerns have been brought directly to the WB’s attention, and WB Management has been given an opportunity to respond. For information on how to submit complaints to the WB’s corporate GRS, please visit <http://www.worldbank.org/en/projects-operations/products-and-services/grievance-redress-service>.

For information on how to submit complaints to the World Bank Inspection Panel, please visit [www.inspectionpanel.org](http://www.inspectionpanel.org).

# Monitoring and Evaluation

The monitoring procedure designed within the scope of RF and to be carried out during the Project includes internal and external monitoring activities.

## Levels of Monitoring

### Internal Monitoring

Internal monitoring activities carried out within the institution with monthly reports are the activities carried out with the reports prepared within the implementing institution and showing that the Project is implemented according to the commitments and standards.

Monthly monitoring reports will be prepared and presented as progress reports that will include numerical, statistical and quantitative data, not qualitative evaluations.

### Monitoring to World Bank

Project monitoring reports, which will be carried out by PMU, will also be prepared, including the qualitative evaluations of the project, which will be carried out quarterly. This quarterly monitoring report will include the following results of the Project:

* current situation,
* evaluation of the differences between the foreseen and the current situation in the planning process,
* evaluation of the current socio-economic conditions of PAPs, including any problems in the resettlement process,
* stakeholder interviews

UTP will notify the WB immediately if they are encountering difficulties (i) with owners and tenants receiving the rental assistance in a timely manner; (ii) ensuring that vulnerable tenants and supers receive social assistance and/or are able to relocate to residences/workspaces, or, where relevant, receive assistance in locating new employment opportunities.

## Monitoring Indicators

Table 17. Monitoring Indicators

| Monitoring Subject | Key Performance Indicators (KPIs) | Monitoring Frequency | Responsible Parties |
| --- | --- | --- | --- |
| Internal Monitoring | * Distribution of the number of completed subprojects by provinces * Distribution of the number of ongoing subprojects by provinces * Distribution of the number of subprojects evaluated by provinces in case of application * Number of temporarily physically displaced PAPs * Number of permanently physically displaced PAPs * Number of permanent economically displaced PAPs * Number of temporary economically displaced PAPs * Number and total amount of loan support for resettlement * Number and total amount of rental assistance to the owners * Number and total amount of rental assistance in shared (collaborative) ownership * Number and total amount of rental assistance for limited real rights holders. * Number and total amount of Resettlement and Relocation Assistance (for tenants) * Number of PAPs benefiting from housing loan support * Number and content of Income and Livelihood Improvement Supports implemented * Number and percentage of vulnerable tenants and supers who have moved to new residences/workspaces * Number of Planned Income and Livelihood Improvement Supports and their contents * Number and total amount of Income and Livelihood Improvement Supports * Number of Income and Livelihood Improvement Supports participants * For vulnerable property owners, number and total amount benefiting from additional interest discount on Project loan support * Information on relocation support for vulnerable tenant households; number of beneficiaries and total amount of support amount corresponding to 2-month rental support; relocation residences/workspaces of vulnerable tenants and supers * Number and total of rental assistance for supers who have to relocate permanently * Number of supers receiving income and livelihood improvement supports * Number of supers who obtained new employment after they ended their current employment as a result of project activities * Number of stakeholder consultations (types of stakeholders, issues raised/discussed and gender distribution of participation) and feedback from the consultations, * Number and types of complaints about resettlement issues. * Identification of nonconformity and suitability of solutions | Monthly | PIU  Provincial Directorate  Central Social Specialist  Site Social Specialist |
| Monitoring to World Bank | Semi-Annually | UTP  PIU  Central Social Specialist  individual Specialist |

# Implementation Procedure, Budget and Schedule

The social experts in the Project provinces who are assisting vulnerable PAPs will provide information and guidance on existing municipal and government social programs for which they may be eligible as they go through the resettlement process. The information and guidance will be provided at three-tiers:

* As soon as the application of the one of the owners of the risky building to benefit from the Project fund is accepted, the social expert in the Project province will be notified and s/he will put information and guidance posters to the building in question within five workdays. These posters will include the categories of beneficiaries, vulnerable groups and their rights within the Project. The posters will also include the social services and aids that they can apply for (see Annex 1 and Annex 2) and the ways that they can apply to those services and aids, including contact information of the social experts in the Project provinces in case they need more information or assistance to apply those social services and aids.
* The social experts in Project provinces will also contact the manager of the risky building within five workdays to have information if there are existing conflicts between the owners and/or the tenants, workers and if there are any vulnerable groups that reside or work in the building that will be retrofitted/reconstructed. In case of existing conflicts and vulnerable groups, the social expert will implement the procedures stated in the relevant Resettlement Plan.
* The information and guidance posters will also be hanged in the office of the mukhtars upon the commencement of the Project (in addition to all relevant institutions such as municipalities, governorates, etc), and mukhtars will be informed that they should feel free to contact with social experts in the Project provinces in any existing or potential social conflicts and presence of vulnerable groups that reside/work in the buildings that will be transformed within the Project. Social experts will also meet with mukhtars regularly. the intervals of these meetings will be determined according to the number of buildings that are transformed using the funds provided by the Project in that neighborhood.

The costs of the social experts to be hired in PMU (2 for Central Office and 6 for cities) will be covered from the Project budget under Component 4a. Since, these social experts will also be responsible for management of other social issues—not only resettlement related issues—the budget table is given in Section 9 of ESMF of this Project.

# Annex 1. Social Assistance and Services Provided by the Central Government and Municipalities

**Social Assistance and Services Provided by the Central Government**

**Ministry of Family and Social Services**

**Ministry of Family and Social Services** is the public institution responsible for the development and implementation of policies and strategies at the national level regarding social services and assistance, the regular and effective execution of aid activities for the segments of the society in need of social assistance and protection, and the provision of cooperation and coordination between relevant public institutions and organizations and voluntary organizations in this field.[[69]](#footnote-70)

The unit responsible for social assistance in the Ministry of Family and Social Services is the **General Directorate of Social Assistance**, this general directorate is responsible for (i) coordinating and implementing the necessary studies in order to determine the policies and strategies to be implemented at the national level in the field of social assistance, (ii) Enforcement of the Law No. 3294 on Encouraging Social Assistance and Solidarity, (iii) payment of any kind of social assistance to be provided under the name of monthly, compensation, wage, aid or any other name to those who are foreseen to be helped with public resources in the legislation, and carrying out the works related to the processing of the aforementioned aid and payments in the database, in cooperation with other units and relevant public institutions and organizations, (iv) carrying out the procedures for monitoring all kinds of social assistance and payments made by other public institutions and organizations in the database, (v) carrying out the works related to the Social Assistance Information System and (vi) determining the procedures and principles regarding the income determination tests to be taken as a basis for entitlement to social assistance, the implementation of these tests in cooperation with Social Assistance and Solidarity Foundations.

The social assistance programs implemented by the Ministry for people in need are listed below. [[70]](#footnote-71) The amount of aid and application requirements of these programs are given in Annex-2.

* Family
  + Multiple birth assistance
  + Regular cash assistance program for widowed women
  + Orphan and orphan aid
  + Regular Cash Assistance Program for Military Families
  + Soldier Child Aid
  + Disaster-Emergency Assistance
  + Job Orientation Assistance
  + Getting Started Help
  + Aid for Relatives of Martyrs and Veterans
  + Death Benefit
* Shelter – Food
  + Food Aids
  + Soup kitchens
  + Shelter aid
  + Social Housing Project
  + Fuel Aid
  + Natural Gas Consumption Support
  + Electricity Consumption Support
* Disabled – Elderly
  + Elderly Pension
  + Disability Pension
  + Disabled Needs Aid
* Health
  + Conditional Health Benefits
  + Chronic Disease Assistance
  + Payments to silicosis patients
  + Electricity Consumption Support for Chronic Patients
* Education
  + Conditional Education Aid
  + Educational Material Help
  + Student housing-transportation-meal aid
  + Aid for Higher Education Students
  + Miscellaneous Education Aid
  + Kindergarten / Kindergarten help

The benefits provided by Family and Social Services are based on the Social Assistance and Solidarity Encouragement Law No. 3294, the Social Services Law No. 2828, and the Law No. 2022 on Pensions for the Needy, Weak and Lonely Turkish Citizens Over 65. The basic concepts related to these Laws are given in the following sections.

**Social Assistance and Solidarity Encouragement Law No. 3294**

The basic law regarding social assistance in Turkey is **the Social Assistance and Solidarity Encouragement Law No. 3294**. The purpose of this law is “to help the citizens who are in poverty and need, and the people who have been accepted or come to Turkey for whatever reason, to ensure the distribution of income in a fair way by taking measures to reinforce social justice, to encourage social assistance and solidarity. is to.” This law covers the

* Citizens who are in poverty and needy, who are not subject to social security institutions established by law and who do not receive monthly and income from these institutions, and persons who will be made useful to the society and can be made productive if a small aid or education and training opportunity is provided temporarily,
* According to the criteria to be determined by the Fund Board, although being subject to social security institutions established by law or presidential decree, or being paid a pension or income by these institutions; Those who are poor and needy among people whose per capita income in the household is less than 1/3 of the monthly net minimum wage determined for those over the age of 16, and
* victims of all kinds of emergencies and disasters, relatives of martyrs and veterans.

**Social Assistance and Solidarity Foundations (SASFs)** were established in every province and district in accordance with Law No. 3294, and cash and in-kind aids are given to citizens in need through these foundations.

The procedures and principles regarding directing the beneficiaries of regular cash social assistance programs implemented by social assistance and solidarity foundations to work or vocational training have been determined by the **Regulation on the Employment of Social Assistance Beneficiaries**, which came into force after being published in the Official Gazette dated 22.06.2017 and numbered 30104. Accordingly, people in need who meet the conditions specified in the regulation are registered in the **İŞKUR** system in order to benefit from work, vocational training or other active labor force programs. İŞKUR, among other objectives, is a public institution that has adopted the mission of increasing employability and **providing temporary income support** to those who lost their jobs by contributing to the **development of professional skills and experience of the workforce** and working on determining labor market policies.[[71]](#footnote-72)

**Social Services Law No. 2828**

The basic law on social services in Turkey is **the Social Services Law No. 2828**. The purpose of this Law is “to regulate the principles and procedures regarding the establishment, duties, powers, responsibilities, activities and incomes of the social services taken to families, children, disabled, elderly and other persons in need of protection, care or assistance, and the organization established to carry out these services”, and it covers “those who benefit or can benefit from social services”. According to the **Regulation on Social and Economic Support Services**, which was prepared on the basis of this Law and entered into force after being published in the Official Gazette dated 03.03.2015 and numbered 29284, the following principles should be considered in the social and economic support service to be provided to support families in the care of children and young people who are in poverty and cannot meet their basic needs and have difficulty in sustaining their lives.

*a) Carrying out professional work with families and children to eliminate the material and social deprivations of families arising from their own constitution and environmental conditions and beyond their control,*

*b) Raising living standards by providing the necessary guidance and support in identifying and solving social problems in the process of meeting the needs of young people and their families,*

*c) Establishing coordination and cooperation between public institutions and organizations and voluntary organizations engaged in aid activities, ensuring cooperation, making the existing resources operational in the most efficient way by using the social aid database of public or private institutions,*

*ç) Prioritizing the children and youth in need of protection in the implementation of social and economic support services, and if the demand for economic support is too high to be met with budgetary means; evaluating the priority on the basis of urgency, degree of neediness and order of application,*

*d) Bringing the family or relatives of the child in need and the young people in need of economic support to conditions where they can continue their lives by their own means as soon as possible,*

*…*

*f) Providing, monitoring and guiding social and economic support in line with the criterion of neediness and the principle of the best interests of the child,*

*g) Of those who request economic support, if they do not have a special condition that prevents them from working or have a health-related disability, they have applied to a vocational training course or to the Provincial Directorate of Labor and Employment Institution,*

*…*

*ı) Ensuring the attendance of children who benefit from social and economic support services and children who are within the scope of compulsory education but could not continue their education for various reasons…*

Social **service centers** affiliated to the Ministry of Family and Social Services have been established in order to perform the social service intervention and follow-up specified in the Law No. 2828, and to provide protective, preventive, supportive, developing, guidance and counseling-oriented social services for children, young people, women, men, disabled, elderly individuals and their families, together with the principle of ease of access to services, and when necessary in collaboration with the public institutions and organizations, local governments, universities, non-governmental organizations volunteers. [[72]](#footnote-73)

**Law on Pensions for Needy, Powerless and Lonely Turkish Citizens who are over the age of 65**

Within the scope of the Law No. 2022 on Paying Pensioners to the Needy, Powerless and Lonely Turkish Citizens who have completed the age of 65, pension is paid for the Turkish citizens who

* are over the age of 65 and determined to be in need by the SASFs
* prove that they are disabled in a way that they cannot continue their life without the help of others, with a health board report, and who are determined to be needy by the SASFs and over 18 years old,
* have proved their disability with a health board report, have completed the age of 18, have not been placed in a job by the İŞKUR despite their request, and have been determined to be needy by the SASFs,
* have not completed the age of 18 and have been proven to be disabled with the health board report, and are determined to be in need by the SASFs,

as long as the neediness continues.

**General Directorate of Foundations**

The General Directorate of Foundations (GDoF), affiliated to the Ministry of Culture and Tourism, provides charitable services listed below in order to fulfill the charitable conditions in the foundation charters:[[73]](#footnote-74)

* Needy pension
* Soup kitchen
* Educational aid and scholarship services
* Dry food aid

The conditions for applying for these aids and the aids provided are summarized in the table below.

| **Aid** | **Terms of Use** | **Amount** | **Termination of Assistance** |
| --- | --- | --- | --- |
| Needy pension | Needy children who do not have a mother or father and needy people with a disability of 40% or more will receive a needy pension if they have.   * No social security * Not having any income or pension, * Not being taken care of by court order or law, * The absence of income-generating movable and immovable property, or the fact that the average monthly income to be obtained from them does not exceed the amount of the needy pension. | In the first six months of 2023, 2,432,81 TL will be paid monthly to each of the disabled and orphan children in need. | In case of the death of the pensioners, elimination of neediness or being taken into care, orphan boy or girl completing the age of 18 (20 if s/he studies in formal high school, and 25 if s/he studies in formal university) or detection of a luxury class vehicle registered on them or if the automobile insurance or market value of the vehicle they hold a license exceeds 170 times the amount of the needy pension, the pensions are terminated. |
| Soup kitchen | Those who   * do not have social security or whose household income is not more than the net minimum wage, * are paid in accordance with the Law No. 2022. | * The soup kitchen offers 3 hot meals a day (Istanbul only) * The roasts are distributed in 81 city centers in vacuumed packages of 1 kg. | In case of death, elimination of neediness or taking care of those who benefit from the soup kitchen, and if no food is taken from the soup kitchen for 10 uninterrupted days without informing, the service is terminated. |
| Secondary education aid | Assistance is given to students studying in official and formal primary, secondary and high schools affiliated to the MoNE.  Students who study in a private school or open secondary / high / vocational high school, have another sibling in their family who receive VGM education assistance, receive gratuitous education aid and scholarship from public institutions, and receive a needy pension from VGM cannot benefit from scholarship. | During the period they receive educational aid, 200.00 TL educational aid is provided for 9 months (October, November, December, January, February, March, April, May, June) in each education period. |  |
| Higher education scholarship | Scholarships are given to needy higher education students studying at universities in Turkey.  Students who have income or work at a permanent job and earn at least the minimum wage, study at the police academy and military school, study for an additional period of time at the educational institution they are studying, are master’s and doctorate students, receive gratuitous educational aid and scholarships from public institutions, receive the needy pension from the GDoF, and those whose scholarship was terminated due to failure while benefiting from a higher education scholarship in the academic year preceding the academic year applied for cannot benefit from scholarship. | 650,00 TL is given for 8 months (October, November, December, January, February, March, April, May). | In case of termination of the student status, having a cumulative grade point average of less than 2.0 out of 4.0 in the previous academic year, having a finalized conviction with a prison sentence of 6 months or more, heavy imprisonment, except for those whose sentence was suspended for any crime, being suspended from the higher education institution for at least one semester, not submitting the transcript to the relevant Regional Directorate in due time, freezing his registration for any excuse, and losing scholarship while studying in scholarship programs at foundation universities, the scholarship is terminated. |
| Dry food aid | Those who   * do not have social security or whose household income is not more than the net minimum wage, * are paid in accordance with the Law No. 2022. | * Type A (14 kg) for families of 1-2 people, * Type B (21.5 kg) for families of 3-4 people and * Type C (28.5 kg) for families of 5 or more | In case of death, elimination of neediness or taking care of the beneficiaries of dry food aid, and if the package is not received for 3 months without informing, the service is terminated. |

**Ministry of Labor and Social Security**

Unemployment allowance is given to people who despite their willingness, ability, health and competence to work, lost their job while working in a workplace covered by the **Unemployment Insurance Law No. 4447**, based on a service contract and insured, without any willful or fault action and declare that they are ready to work by applying to the İŞKUR.According to Article 50 of Law No. 4447, daily unemployment benefit is 40% of the insured's average daily gross earnings calculated by taking into account the earnings subject to premium for the last four months. The amount of unemployment allowance calculated in this way cannot exceed 80% of the gross amount of the monthly minimum wage applied for workers over the age of 16 according to Article 39 of the Labor Law No. 4857. In the same article, the period of payment of unemployment benefit is stated as follows:

*For those insured unemployed worker who are subject to a service contract for the last 120 days before the end of the service contract, if they paid unemployment insurance premium and worked as*

1. *insured for 600 days within the last three years, unemployment benefits are paid for 180 days,*
2. *insured for 900 days within the last three years, unemployment benefits are paid for 240 days,*
3. *insured for 1080 days within the last three years, unemployment benefits are paid for 300 days.*

**Social Assistance and Services for Syrians Under Temporary Protection and Those with International Protection Status**

**Social Assistance and Services for Syrians Under Temporary Protection:** According to Article 26 of the **Temporary Protection Regulation** published in the Official Gazette dated 22.10.2014 and numbered 29153, “health, education, access to the labor market, social services and assistance, translation and similar services can be provided to foreigners within the scope of this Regulation”. As stated in the first paragraph of Article 30 of the same regulation, “those in need among the foreigners can benefit from social assistance within the framework of the procedures and principles to be determined by the Social Assistance and Solidarity Encouragement Fund Board specified in the third article of the Social Assistance and Solidarity Encouragement Law No. 3294”. Furthermore, as stated in the second paragraph of Article 30, the social services and assistance to be provided inside and outside the temporary accommodation centers to those with special needs within the scope of the Regulation and the psychosocial support activities to be provided to these foreigners are carried out under the control and responsibility of the **Ministry of Family and Social Services**.

**Social assistance and services for persons with International Protection Status:** According to Article 106 of the **Regulation on the Implementation of the Law on Foreigners and International Protection** published in the Official Gazette dated 17.03.2016 and numbered 29656, the applicants or international protection status holders who are in need, and their access to social assistance and services are determined by the governorships according to the following criteria:

a) Having shelter.

b) Regular income status.

c) The number of family members s/he is responsible for.

ç) Movable and immovable property in Turkiye or in origin country.

d) Whether s/he receives help from her/his relatives living in Turkiye or in origin country.

e) Whether s/he receives assistance from public institutions and organizations, other foundations, associations and private organizations.

f) Whether s/he has health insurance or not.

g) Whether s/he has any disability or illness.

ğ) Other matters to be determined by the Administration.

Social assistance and service support that can be given to those in need is provided in accordance with the procedures and principles determined by the Ministry of Interior and the MoFSS.

**The social assistance and services currently provided by the MoFSS and the GDoF for Syrians under temporary protection and persons with international protection status are listed in the table below.**

| **Aid** | **Scope of the Aid** | **Who Benefits?** | **Amount** | **Payment Term** | **Institution** |
| --- | --- | --- | --- | --- | --- |
| Shelter – Food | **Social Cohesion Assistance (ESSN)**  It is an aid program funded by the EU, implemented in partnership between the International Federation of Red Cross and Red Crescent Societies (IFRC), the Turkish Red Crescent Society and MoFSS. | Foreigners who are residing outside the temporary accommodation centers, meet the conditions of at least one of the needy and demographic criteria, have an identification number starting with 99, have a temporary protection status, international protection status, international protection applicants or humanitarian residence permit. | 230 TL | Payments are made monthly. | Ministry of Family and Social Services |
| Education | **Conditional Education Assistance for Foreigners**  It is an aid program funded by EU and implemented in partnership with the United Nations Children's Fund (UNICEF), the Turkish Red Crescent Society, MoNE and MoFSS. | Syrians and all other foreign children residing outside the temporary accommodation centers, and who are in need, not absent more than 4 days (80%) in a month, studying in schools affiliated to MoNE or in temporary education centers | Between kindergarten and 8th grade:   * 100 TL/month for female students * 90 TL/month for male students   Between 9th and 12th grades:   * 150 TL/month for female students * 130 TL/month for male students | Payments are made every 2 months. | Ministry of Family and Social Services |
| Education | **Foreign student scholarship**  Scholarship given to foreign national higher education students who have come to Turkiye for education. | Scholarships are not given to students who do not have a permit to stay in Turkiye, who receive educational aid from other institutions, who study for an additional period in the educational institution they are studying, or who are studying in master's and doctoral programs. | 650.00 TL | Educational aid is provided for 9 months (October, November, December, January, February, March, April, May, June) in each education period. | General Directorate of Foundations |

**Social services and aids provided by municipalities**

According to paragraph (a) of the 14th article of the Municipal Law No. 5393, the duties and responsibilities of the metropolitan and district municipalities include providing social services and assistance to their fellow citizens and providing them with professions and skills.

Social services and aids provided by the metropolitan municipalities of the project provinces and that can be used within the scope of the project are specified separately under the title of each province.

**Istanbul**

The social benefits offered by the Istanbul Metropolitan Municipality (IMM) and their brief explanations are listed below.[[74]](#footnote-75)

* Aid for Reverse Migration: It is an aid offered to families who come to Istanbul for various reasons, who cannot hold on economically and socially in the city, and who do not have the means to return to their hometown, but who wish to return when financial means are available.
* Cash Supports to Those in Need: Cash social service for individuals and families who are in need of social and economic support.
* Social Support Istanbul Card: Food support is provided to the needy family/individual to be used in the contracted markets, in the amount and payment period deemed appropriate as a result of the social examination.
* Public Dairy Support: It is aimed to give children the habit of drinking milk and to support the development of bones, teeth and brains through a balanced diet. Within the scope of this program, 8 liters of UHT milk per month (2 liters per week) per child of age between 3-6 of families receiving in-kind and cash assistance are distributed, so that they can drink milk every day.
* Goods Support: The family/individual, who are in need is provided with goods in line with their needs.
* Young University Student Support: Financial support is provided to associate degree and undergraduate students and/or their families who are residing in Istanbul and who need financial support in terms of income, in accordance with the provisions of the IMM Regulation on Social Affairs and Aid Principles.
* Education Support So You Can Read: Cash education support is provided once a year to all martyrs, orphans, orphans and disabled students who receive education and training in primary, secondary, high school and rehabilitation centers in Istanbul, provided that they document their status.

Applications of all families and individuals who want to benefit from social and economic support models are received via 153 White Desk or [https://socialyardim.ibb.gov.tr/](https://sosyalyardim.ibb.gov.tr/). The socio-economic status of the families/individuals applying for support is evaluated through the social examinations made by the professionals. As a result of the social examination, individuals and families who need socio-economic support are supported in line with their needs.[[75]](#footnote-76)

Social Services Department provides service with 20 social service points listed below.[[76]](#footnote-77)

|  |  |  |  |
| --- | --- | --- | --- |
| European side | |  | Anatolian side |
| * Eyüpsultan * Bağcılar * Bahçelievler * Başakşehir * Esenler * Gaziosmanpaşa | * Güngören * Beyoğlu * Küçükçekmece * Sultangazi * Zeytinburnu * Büyükçekmece |  | * Üsküdar * Ataşehir * Kartal * Pendik * Ümraniye |

**Institute Istanbul İSMEK:** Institute Istanbul İSMEK provides vocational, personal development, fine arts, and handicrafts and craft trainings. [[77]](#footnote-78)These trainings are conducted both face-to-face and online. Courses are given for a total of 8360 programs in 1,118 classrooms in 152 centers in 39 districts.

**Services provided within the scope of urban transformation:**

On behalf of the people who apply for the renewal of the possible risky structure through the Istanbul Renewal Platform (<https://istanbulyenileniyor.com/>), KİPTAŞ makes an effort to provide financial advantage to the beneficiaries with a long-term payment plan at as low interest rates as possible, by making surety meetings with the banks.

**Izmir**

Izmir Metropolitan Municipality provides support to those who are in need of social and economic inadequacy, the elderly, orphans, relatives of martyrs, veterans, disabled people and their families, as well as citizens who have been harmed during natural disasters and pandemics through the aid commission. The supports given are Food Package Aid, Cash for Holiday Aid, Transportation Card Support, Clothing Aid, Goods Aid, Fuel Aid, Natural Disaster Cash Aid. [[78]](#footnote-79)

**Kahramanmaras**

With the Dermankart project put into service by Kahramanmaraş Metropolitan Municipality, citizens in need can meet their needs from the market they want. Money is deposited to the card in certain periods and the card holder is informed via SMS. Grocery shopping for elderly and disabled citizens is made by the personnel in charge and delivered to their addresses. [[79]](#footnote-80) Other social aids made by Kahramanmaraş Metropolitan Municipality in 2021 are bread, household goods, food packages, clothing, stationery, wood, bus tickets, potatoes, water and tube aids. [[80]](#footnote-81) These aids are made in all districts of Kahramanmaraş.

In addition, vocational training courses are organized in Afşin, Andırın, Türkoğlu, Onikisubat, Dulkadiroğlu, Göksun and Ekinözü districts in cooperation with Kahramanmaraş Metropolitan Municipality, Public Education Directorate, Provincial Directorate of National Education and Sütçü İmam University.

**Manisa**

Manisa Metropolitan Municipality provides social assistance to poor, homeless and needy citizens through Food Banks. This service is offered in all districts of Manisa. In addition, in-kind and monetary aid is provided to citizens who have suffered as a result of natural disasters and fires, and goods assistance is provided to families whose belongings have become unusable.[[81]](#footnote-82)

Vocational courses are given in the youth centers located in the central districts of Şehzadeler and Yunusemre and in Sarıgöl, Alaşehir and Selendi districts.[[82]](#footnote-83)

**Tekirdag**

Tekirdağ Metropolitan Municipality provides in-kind and cash assistance to citizens in need. [[83]](#footnote-84) Vocational training courses are given in the course centers in Süleymanpaşa, Şarköy, Saray, Çorlu and Ergene districts.[[84]](#footnote-85)

**Social Assistance Information System Database**

Two national legislations come to the fore regarding the monitoring of social assistance and the assessment of impacts. These are the Decree Law No. 633 on Certain Arrangements in the Field of Social Services and the Presidential Decree No. 102 on the Implementation, Coordination, Monitoring and Evaluation of State Aids.

**Social Assistance Information System Database was created based on the Republic of Turkey Identity Number, in an integrated structure with other relevant databases.**

With the Decree Law No. 633 on Certain Arrangements in the Field of Social Services, a Social Assistance Information System Database was created based on the Republic of Turkey Identity Number, in an integrated structure with social security and other relevant databases, for the purpose of identifying people within the scope of social services and benefits, Providing data for the formulation of national policies and strategies and for determining social benefits according to objective beneficiary criteria, prevention of duplicate social assistance and coordination in this area. According to the following paragraphs of the same article

*(2) Units of the Ministry of Family and Social Services, public institutions and organizations and foundations established according to the provisions of the Law No. 3294 are obliged to inquire from the Database before the aid is given, in order to determine whether the people they will help are entitled to social assistance or not, and to enter the information on the type and amount of aid provided, including other members of the family, and the duration of the grant, and the other issues determined by the regulation into the Database, simultaneously with the creation of the documents that approve the aid.*

*(3) The Ministry may share the information kept in the Database with the public institutions and organizations, local administrations and the Turkish Red Crescent Society within the framework of the procedures and principles to be determined*.

In addition, according to the **Presidential Decree on the Implementation, Coordination, Monitoring and Evaluation of State Aids** numbered 102**,** public institutions and organizations and public enterprises, which are authorized and responsible for executing the state aid implementation directly or indirectly, prepare annual monitoring reports on state aid practices. In the annual monitoring report prepared, information and evaluations about the budget realizations, the state of reaching the targets, the impact assessment regarding the implementation period, the risks encountered, the problems, the opinions of the beneficiaries, the opinions on the continuation of the implementation and making it more effective, and the information and evaluations about the actions taken regarding the issues specified within the scope of the previous year's evaluation report are included.

# Annex 2. Social aid programs implemented by MoFSS[[85]](#footnote-86)

| **Category** | **Scope** | **Who Benefits?** | **Amount** | **Payment Term** |
| --- | --- | --- | --- | --- |
| Family | **Multiple Birth Assistance** is aimed at supporting the nutritional and self-care needs of households in need with children between the ages of 0-2 who were born with multiple births. | Households with a per capita income of less than 1/3 of the net minimum wage | 400 TL | Payments are calculated for each month and are made at every 2 months. |
| Family | **Regular Cash Assistance Program for Widowed Women** is aimed at women who do not have social security in the household, who are in need within the scope of Law No. 3294, and who have lost their last legal spouse. | Women in need within the scope of Law No. 3294, who lost their last legal spouse. | 1000 TL | Payments are calculated for each month and are made at every 2 months. |
| Family | **Orphan Aid** is the cash aid provided for children whose mother, father or both have died and who are in need within the scope of Law No. 3294. | Children in need within the scope of Law No. 3294, whose mother, father or both have passed away | 600 TL | Payments are calculated for each month and are made at every 2 months. |
| Family | **Regular Cash Assistance Program for Military Families** is carried out in order to support the families of soldiers who are doing their national duty, who do not have social security and who are in need within the scope of Law No. 3294, during their military service. | Spouse if the soldier is married, mother or father if the solider is single | 800 TL | Payments are calculated for each month and are made at every 2 months. |
| Family | **Soldier Child Aid** are cash aids provided for children who do not have social security and are in need within the scope of Law No. 3294, but whose father is in the military. | Children who do not have social security and are in need within the scope of Law No. 3294 and whose father is in the military | 350 TL | Payments are calculated for each month and are made at every 2 months. |
| Family | **Disaster-Emergency Aids** are aids made by SASFs to meet basic needs such as food, clothing and shelter in case of disasters and emergencies. | Citizens affected by disaster and/or emergency (without seeking the condition of neediness within the first month from the date of occurrence of the event) | It is determined by the SASF Board of Trustees, taking into account the urgent and basic needs. | It is determined by the SASF Board of Trustees, taking into account the urgency of the situation. |
| Family | **Recruitment Assistance** is given to persons between the ages of 18-55 residing in households benefiting from regular social assistance programs within the scope of Law No. 3294, and who are evaluated as workable by SYDV and reported to İŞKUR. | Social assistance beneficiaries, who are notified to the Integrated Social Assistance Information System through İŞKUR, can benefit within 30 days from the date of notification. | In the number and amount determined by the Board of Trustees of SASF; a maximum of 3 times within a year and a maximum of 10% of the monthly net minimum wage. | It is determined by the Board of Trustees of SASF. |
| Family | **Getting Started Assistance** is given to persons between the ages of 18-55 residing in households benefiting from regular social assistance programs within the scope of Law No. 3294, who are evaluated as workable by SYDV and reported to İŞKUR and who are placed in a job with social security. | Social assistance beneficiaries whose information about starting a job is seen in the Social Security Institution records by the review made on the Integrated Social Assistance Information System can benefit from it within 60 days. | The amount corresponding to 1/3 of the gross minimum wage. It can be used once in the same year. | It is determined by the Board of Trustees of SASF. |
| Family | **Aids for Martyrs' Relatives and Veterans** are provided to martyrs' relatives and veterans, regardless of their social security and neediness, in line with their basic needs, in a non-continuous manner.  (Applications for shelter assistance—which are continuous by nature—are evaluated within the framework of the procedures and principles regarding accommodation assistance) | Martyrs' relatives and veterans | It is determined by the Board of Trustees of SASF according to needs. | It is determined by the Board of Trustees of SASF. |
| Family | **Death Benefit** is an aid program for citizens, who are in need within the scope of Law No. 3294 and whose relative/relatives died on or after April 15, 2022. | Turkish citizens within the scope of Law No. 3294, whose relatives have passed away | 1,237.81 TL  (It increases periodically at the rate of increase in the civil servant salary coefficient.) | Payments are one-time. |
| Shelter – Food | **Food Aids** are aids provided throughout the year in case of need, and especially before the month of Ramadan and Eid al-Adha, in order to meet the basic needs such as food of families who are in need within the scope of Law No. 3294. | Households in need without social security within the scope of Law No. 3294 and households with social security but whose per capita income is less than 1/3 of the net minimum wage | It is determined according to need. | Before the month of Ramadan and Eid-al-Adha, and in case of need, aid can be provided throughout the year. |
| Shelter – Food | **Soup kitchens** are the services provided in places where unemployment and poverty are evident, to people who are determined to be in need within the scope of Law No. 3294, who are elderly, disabled, sick and who are not in a position to cook at home (those who do not have the necessary cooking tools, homeless people, etc.). | Persons who are old, disabled, sick and who are not in a position to cook at home (those who do not have the necessary cooking tools, homeless, etc.) within the scope of Law No. 3294 | It is served as a hot meal. | Hot meals are served daily. |
| Shelter – Food | **Housing Aids** are the aids, that are in kind or in cash given to the citizens who are in need and who are living in old, neglected and unhealthy houses that cannot be inhabited, for the maintenance and repair of their houses, the construction of reinforced concrete / prefabricated houses and the purchase of household goods within the scope of disasters. | Having any of the special conditions such as old age, disability, single-parent family, being widowed, as well as having a house to repair or having full share deed of the land in house constructions | * 0 TL-75,000 TL for home repairs, * 0 TL-150.000 TL for prefabricated house constructions, * 0 TL-200.000 TL for reinforced concrete house constructions | Board of Trustees of SASF. |
| Shelter – Food | **Social Housing Project** provides construction of houses by the Mass Housing Administration for citizens who are in need and who do not have social security. | Households meeting the application requirements (no new application is accepted) | Social housing is provided on a reimbursement basis | Repayments are 100 TL per month for 1+1 residences; It is completed in 270 months, 130 TL for 2+1 residences. |
| Shelter – Food | **Fuel Aids** are aids made in the form of delivering the coals provided free of charge from the General Directorate of Turkish Coal Enterprises to the households who are in need within the scope of the Law No. 3294. | Households in need without social security within the scope of Law No. 3294 and households with social security but whose per capita income is less than 1/3 of the net minimum wage | The amount of coal to be distributed to the households is determined by the Ministry of Treasury and Finance, taking into account the climatic conditions of the region, the distribution amounts of the previous years and the heating values of the coal. | Before the winter months, deliveries are made according to the shipment schedule determined by the General Directorate of Turkish Coal Enterprises. |
| Shelter – Food | **Natural Gas Consumption Support** is the support provided to households who are in need either within the scope of Law No. 3294 or periodically and cannot meet their basic needs. | Persons residing in the district/town where natural gas supply is provided and having a natural gas subscription registered in their household with a prepaid or postpaid meter, who pass the pre-selection criteria and whose entitlement decision has been given by SASF. | The amounts vary between 900 TL and 2,500 TL per year per household for the year 2022, within the scope of the list prepared on the basis of the thermal map according to the climatic conditions of the region. | The amounts determined based on the thermal map are realized in two periods. |
| Shelter – Food | **Electricity Consumption Support** is provided to households in need who benefit from regular social assistance programs within the scope of Laws No. 3294 and 2022. | Households whose entitlement decision regarding receiving regular social assistance within the scope of Laws no. 3294 and 2022 is still continuing. | From 01.01.2022   * 75 kWh per month for 1-2 person households, * 100 kWh per month for 3-person households, * 125 kWh per month for 4-person households, * 150 kWh per month for households with 5 or more people   In return, cash support is provided. | Payments are made monthly. |
| Disabled – Elderly | **Pension for the Elderly** is the aid provided to citizens over the age of 65 who do not have social security and whose monthly income per capita is less than 1/3 of the net minimum wage, taking into account the person and her/his spouse. | Citizens over 65 years old | 1.997.70 TL for the period of 2023 | Payments are made monthly. |
| Disabled – Elderly | **Pension for the Disabled** is the aid provided to citizens who do not have social security and whose per capita income in the household is less than 1/3 of the net minimum wage. | Citizens with a disability report of 40% or more | For the period of 2023   * 40%-69% disability pension 1,594.70 TL, * 70% and above disability pension 2,392.05 TL | Payments are made monthly. |
| Disabled – Elderly | **Pension for the Relatives of the Disabled** is the aid provided to citizens who do not have social security and whose per capita income in the household is less than 1/3 of the net minimum wage. | Persons under the age of 18 who have at least a mild level of special needs or have a relative with a disability of 40% or more | 1,594.70 TL for the period of 2023 | Payments are made monthly. |
| Disabled – Elderly | **Aids for the Needs of Disabled** are aids that will facilitate the integration of disabled citizens into society and meet their needs for all kinds of equipment. | Disabled citizens | It is determined by the Board of Trustees of SASF. | It is determined according to need. |
| Health | **Conditional Health Benefits** are the aids provided to families who do not have social security and who are in need within the scope of Law No. 3294, on the condition that they send their children to health check-up, and expectant mothers go to health check-up during pregnancy and give birth in hospital. | Children aged 0-6 and pregnant women | 200 TL per month during pregnancy, 100 TL per month for the child,  500 TL for one time if the delivery is made in the hospital,  300 TL per month for the first 2 months following the birth for conditional puerperiu , | Payments are calculated for each month and are made every 2 months. |
| Health | **Chronic Disease Aid** is a regular cash aid program developed for patients suffering psycho-social and financial loss due to tuberculosis and SSPE disease. | Persons whose disease information is obtained from the Public Health Management System approved by the SYDV Board of Trustees | 3.336.03 TL | Payments are made monthly. |
| Health | **Electricity Consumption Support for Chronic Patients** is the support provided to patients within the scope of Law No. 3294, who do not receive home care assistance under the Law No. 2828 and who are dependent on the device due to their chronic illness. | Persons who do not receive Home Care Assistance and who have to continue their lives dependent on the device due to their chronic illness within the scope of Law No. 3294 | Within the scope of Electricity Consumption Support, monthly support is provided up to 260.19 TL (equivalent to 150 kWh) depending on the consumption level of the device. | Electricity Consumption Support payments are made monthly. |
| Education | **Conditional Education Aids** are aids provided to families who do not have social security and are in need within the scope of Law No. 3294, on the condition that their children continue their formal education and that they won’t be absent more than 4 days in a month during the months when the school is open. | Families with children of primary and secondary school age | * Primary education male students 90 TL per month, female students 100 TL per month * Secondary education male students 130 TL per month, female students 150 TL per month | Payments are calculated for each month and are made every 2 months. |
| Education | **Educational Material Aid** is the aid provided at the beginning and throughout each academic year to meet the stationery, apron, bag and similar basic school needs of the primary and secondary school children of the families in need within the scope of Law No. 3294. | Households in need without social security within the scope of Law No. 3294 and households with social security but whose per capita income is less than 1/3 of the net minimum wage | It can be determined by the SASF Board of Trustees according to the needs and can be done with the financial means of the Foundation. | Aid is delivered at the beginning of each academic year and when needed. |
| Education | **Student Housing-Transportation-Meal Assistance** is the assistance provided to primary and secondary school students for their transportation, food, subsistence and accommodation needs, who are outside the bussed education system of the MoNE and within the scope of Law No. 3294. | Households in need without social security within the scope of Law No. 3294 and households with social security but whose per capita income is less than 1/3 of the net minimum wage | It is determined by the Board of Trustees of SASF according to needs. | It is met every day in both academic years. |
| Education | **Aids for Higher Education Students** are non-regular in-kind/cash aids provided to students who study in higher education institutions and within the scope of Law No. 3294, in order to meet their basic needs. | Households in need without social security within the scope of Law No. 3294 and households with social security but whose per capita income is less than 1/3 of the net minimum wage | It can be determined by the Board of Trustees of SASF according to the needs and can be done with the financial means of the Foundation. | It is determined by the Board of Trustees of SASF. |
| Education | **Various Educational Aids** are material aids provided to students who are in need within the scope of Law No. 3294, and who are attending primary and secondary schools, in order to prepare for secondary and higher education exams. | Households in need without social security within the scope of Law No. 3294 and households with social security but whose per capita income is less than 1/3 of the net minimum wage | It is determined according to need. | Assistance is provided at the beginning of each academic year and when needed. |
| Education | **Kindergarten Aid** is the assistance provided to the children aged 3-5 of the households that are the beneficiaries of social assistance according to the Law No. 3294 and who attend the official kindergarten affiliated to the MoNE. | Among the social assistance beneficiaries, those who have benefited from social assistance in the last year while registering their child in the official kindergarten / kindergarten affiliated to the MoNE (Except for pandemic, natural disaster, etc.) | The expenses that the parents are obliged to pay are paid directly to the MoNE by the MoFSS. No payment is made to parents. | It is transferred to the MoNE's account by the MoFSS in quarterly increments. |

# Annex 3. Template for Resettlement Plans

The following is a template for Resettlement Plans (RPs) prepared under the Climate and Disaster Resilient Project (Project). Where the issues are already covered in the Resettlement Plan (RF), the RP may reference the RF or summarize the key issues.

* *Description of the project*. General description of the project and identification of the Project area.
* *Identification of Potential impacts:* (a) the project components or activities that give rise to displacement, explaining why the selected land must be acquired for use within the timeframe of the project; (b) the zone of impact of such components or activities; (c) the scope and scale of land acquisition and impacts on structures and other fixed assets; (d) any project-imposed restrictions on use of, or access to, land or natural resources; (e) alternatives considered to avoid or minimize displacement and why those were rejected; and (f) the mechanisms established to minimize displacement, to the extent possible, during project implementation.
* *Objectives.* The main objectives of the resettlement program.
* *Census survey and baseline socio-economic studies.* The findings of a household-level census identifying and enumerating affected persons, and, with the involvement of affected persons, surveying land, structures and other fixed assets to be affected by the project. The census survey also serves other essential functions: (a) identifying characteristics of displaced households, including a description of production systems, labor, and household organization; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population; (b) information on vulnerable groups or persons for whom special provisions may have to be made; (c) identifying public or community infrastructure, property or services that may be affected; (d) providing a basis for the design of, and budgeting for, the resettlement program; (e) in conjunction with establishment of a cutoff date, providing a basis for excluding ineligible people from compensation and resettlement assistance; and (f) establishing baseline conditions for monitoring and evaluation purposes. Additional information/analysis on the following subjects may be required to supplement or inform the census survey: (a) the patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project; and (b) social and cultural characteristics of displaced communities, including a description of formal and informal institutions (e.g., community organizations, ritual groups, nongovernmental organizations (NGOs)) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.
* *Legal framework.* The findings of an analysis of the legal framework, covering: (a) the scope of the power of compulsory acquisition and imposition of land use restriction and the nature of compensation associated with it, in terms of both the valuation methodology and the timing of payment; (b) the applicable legal and administrative procedures, including a description of the remedies available to displaced persons in the judicial process and the normal timeframe for such procedures, and any available grievance mechanisms that may be relevant to the project; (c) laws and regulations relating to the agencies responsible for implementing resettlement activities; and (d) gaps, if any, between local laws and practices covering compulsory acquisition, imposition of land use restrictions and provision of resettlement measures and ESS5, and the mechanisms to bridge such gaps.
* *Institutional framework.* The findings of an analysis of the institutional framework covering: (a) the identification of agencies responsible for resettlement activities and NGOs/CSOs that may have a role in project implementation, including providing support for displaced persons; (b) an assessment of the institutional capacity of such agencies and NGOs/CSOs; and (c) any steps that are proposed to enhance the institutional capacity of agencies and NGOs/CSOs responsible for resettlement implementation. 9.  Eligibility. Definition of displaced persons and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cutoff dates.
* *Assistance for PAPs.* A description of the proposed types and levels of rental and other assistance measures.
* *Community participation.* Involvement of displaced persons (including host communities, where relevant): (a) a description of the strategy for consultation with, and participation of, displaced persons in 62 the design and implementation of the resettlement activities; (b) a summary of the views expressed and how these views were taken into account in preparing the RP; (c) a review of the resettlement alternatives presented and the choices made by displaced persons regarding options available to them; and (d) institutionalized arrangements by which displaced people can communicate their concerns to project authorities throughout planning and implementation, and measures to ensure that such vulnerable groups as indigenous people, ethnic minorities, the landless, and women are adequately represented.
* *Implementation schedule.* An implementation schedule providing anticipated dates for displacement, and estimated initiation and completion dates for all RP activities. The schedule should indicate how the resettlement activities are linked to the implementation of the overall project.
* *Costs and budget.* Tables showing categorized cost estimates for all resettlement activities, including allowances for inflation, population growth, and other contingencies; timetables for expenditures; sources of funds; and arrangements for timely flow of funds, and funding for resettlement, if any, in areas outside the jurisdiction of the implementing agencies.
* *Grievance mechanism (GM).* The RP describes affordable and accessible procedures for third-party settlement of disputes arising from displacement or resettlement; such GMs should take into account the availability of judicial recourse and community and traditional dispute settlement mechanisms.
* *Monitoring and evaluation.* Arrangements for monitoring of displacement and resettlement activities by the implementing agency, supplemented by third-party monitors as considered appropriate by the WB, to ensure complete and objective information; performance monitoring indicators to measure inputs, outputs, and outcomes for resettlement activities; involvement of the displaced persons in the monitoring process; evaluation of results for a reasonable period after all resettlement activities have been completed; using the results of resettlement monitoring to guide subsequent implementation.
* *Arrangements for adaptive management.* The plan should include provisions for adapting resettlement implementation in response to unanticipated changes in project conditions, or unanticipated obstacles to achieving satisfactory resettlement outcomes. When project circumstances require the physical relocation of residents (or businesses), RPs require additional information and planning elements. Additional requirements include transitional assistance. The RP describes assistance to be provided for relocation of household members and their possessions (or business equipment and inventory). The plan describes any additional assistance to be provided for households choosing cash compensation and securing their own replacement housing, including construction of new housing. If planned relocation sites (for residences or businesses) are not ready for occupancy at the time of physical displacement, the plan establishes a transitional allowance sufficient to meet temporary rental expenses and other costs until occupancy is available.
* *Consultation on relocation arrangements.* The RP describes methods of consultation with physically displaced persons on their preferences regarding relocation alternatives available to them, including, as relevant, choices related to forms of compensation and transitional assistance, to relocating as individual households families or with preexisting communities or kinship groups, to sustaining existing patterns of group organization, and for relocation of, or retaining access to, cultural property (e.g., places of worship, pilgrimage centers, cemeteries).
* *Loss of access to land or resources, where applicable.* For those whose livelihood is affected by loss of land or resource use or access, including common property resources, the RP describes means to obtain substitutes or alternative resources, or otherwise provides support for alternative livelihoods.
* *Livelihood Support.* For all other categories of economically displaced persons, the RP describes feasible arrangements for obtaining employment or for establishing a business, including provision of relevant supplemental assistance including skills training, credit, licenses or permits, or specialized equipment. As warranted, livelihood planning provides special assistance to women, minorities or vulnerable groups who may be disadvantaged in securing alternative livelihoods.
* *Consideration of economic development opportunities, where feasible.* The RP identifies and assesses any feasible opportunities to promote improved livelihoods as a result of resettlement processes. This may include, for example, preferential project employment arrangements, support for development of specialized products or markets, preferential commercial zoning and trading arrangements, or other measures. Where relevant, the plan should also assess the feasibility of prospects for financial distributions to communities, or directly to displaced persons, through establishment of project-based benefit-sharing arrangements.

1. Some tenants may return to the rehabilitated/reconstructed structures, but, for the purposes of rental and other relocation assistance, they are considered as those who are permanently leaving their apartments/workspace. [↑](#footnote-ref-2)
2. https://kentseldirenclilik.csb.gov.tr/ingilizce-dokumanlar-i-108261 [↑](#footnote-ref-3)
3. The area of all five provinces was obtained from https://www.harita.gov.tr/il-ve-ilce-yuzolcumleri [↑](#footnote-ref-4)
4. The population of all five provinces was obtained from TurkStat, Address Based Population Registration System, 2021 [↑](#footnote-ref-5)
5. Istanbul Governorship Provincial Directorate of Disaster and Emergency, Istanbul Provincial Disaster Risk Reduction Plan.

   <https://istanbul.afad.gov.tr/kurumlar/istanbul.afad/PDF-Dosyalar/irap_istanbul.pdf> [↑](#footnote-ref-6)
6. Izmir Governorship Provincial Directorate of Disaster and Emergency, Izmir Provincial Disaster Risk Reduction Plan.

   https://izmir.afad.gov.tr/kurumlar/izmir.afad/E-KUTUPHANE/Il-Planlari/Izmir-IRAP.pdf [↑](#footnote-ref-7)
7. Based on figures from the United States Geological Survey [↑](#footnote-ref-8)
8. Bogazici University Kandilli Observatory and Earthquake Research Institute estimate magnitudes as 7.7 and 7.6. [↑](#footnote-ref-9)
9. Up until March 15, 2023, https://tdvms.afad.gov.tr/event\_spec\_data [↑](#footnote-ref-10)
10. Adapted from Global Rapid Post-Disaster Damage Estimation (GRADE) Report “February 6, 2023 Kahramanmaraş Earthquakes, Türkiye Report”, GFDRR, WB. February 20, 2023 and updated with the Press Bulletin No.36 of AFAD on March 3, 2023. https://www.afad.gov.tr/kahramanmarasta-meydana-gelen-depremler-hk-36 [↑](#footnote-ref-11)
11. Manisa Governorship Provincial Directorate of Disaster and Emergency, Manisa Provincial Disaster Risk Reduction Plan.

    https://manisa.afad.gov.tr/kurumlar/manisa.afad/Haberler/2021/IRAP/MANISA-IRAP.pdf [↑](#footnote-ref-12)
12. Tekirdag Governorship Provincial Directorate of Disaster and Emergency, Tekirdag Provincial Disaster Risk Reduction Plan.

    https://tekirdag.afad.gov.tr/kurumlar/tekirdag.afad/Kutuphane/TEKIRDAG\_IRAP\_.pdf [↑](#footnote-ref-13)
13. The full exclusion list is included in the Project Loan Agreement available online at: https://documents1.worldbank.org/curated/en/099750001032340852/pdf/P1730250ab07ac03009f0101cf959365ecc.pdf?\_gl=1\*1inzjq5\*\_gcl\_au\*MTgxNzk2MzQyNC4xNzIyOTQ1MjUw. The most relevant items are included here as a reference. [↑](#footnote-ref-14)
14. The sub-loans are for housing and small business that are located in residential buildings/mixed use buildings but not to retrofit or reconstruct standalone businesses. [↑](#footnote-ref-15)
15. A “High Risk” rating generally would entail the following impacts (a) significantly impact on human populations, including settlements and local communities (b) alteration of environmentally important areas, including wetlands, native forests, grasslands, and other “critical” natural habitats and ecosystem services; (c) direct pollutant discharges that are large enough to cause degradation of air, water or soil, endangered species and “critical” habitats; (d) largescale physical disturbances of the site and/or surroundings; (e) extraction, consumption or conversion of substantial amounts of forest and other important natural habitats, including above and below ground and water-based ecosystems; (f) measurable modification of hydrologic cycle; and (g) hazardous materials in more than incidental quantities. It should be noted here that, as the whole Project is rated as “High Risk” due to social risks, sub projects with “high risk” in terms of social risks will not be ineligible. Therefore, professional judgement will be used to identify “high risk” categorization in terms of environmental aspects during screening phase. [↑](#footnote-ref-16)
16. Type III subprojects would require an environmental and social audit, as set out in the ESMF prepared by UTP. [↑](#footnote-ref-17)
17. Tenants who will not return to their residences/workplaces are not considered as Project beneficiaries. However, these tenants will receive assistance to move to another residence/workplace. [↑](#footnote-ref-18)
18. Under this Project, the definition of the limited real right holder is related to the users who have the "usufruct" right. The usufruct right is the right to benefit (use) the whole of a real estate owned by someone else. Persons who have registered this right in the land registry are the owners of “limited real rights” and "beneficial rights" and named "owner". [↑](#footnote-ref-19)
19. The ESMF of the CDRC Project is available at: <https://kentseldirenclilik.csb.gov.tr/ingilizce-dokumanlar-i-108261> [↑](#footnote-ref-20)
20. In the event that there is a title deed with a land share, since the temporary construction servitude or freehold has not been established in accordance with the Condominium Ownership Law No. 634, the application for the risk determination of the structure on the land can be made by the person who is the owner of the structure and has a land share. On the other hand, if the building on the land belongs to someone else and if this is stated in the land registry, the application for the risk determination can only be made by the owner of the structure (not by the owner of the land). [↑](#footnote-ref-21)
21. In the Law and the Implementing Regulation, the Administration refers to “Municipalities within the boundaries of municipalities and adjacent areas, special provincial administrations outside these boundaries, metropolitan municipalities in metropolitan provinces and, if authorized by the UTP, district municipalities within the boundaries of metropolitan municipalities”. Since all of the provinces within the scope of the Project are metropolitan cities, the “Administration” shall be used as the Municipality within the scope of the Project. [↑](#footnote-ref-22)
22. <https://altyapi.csb.gov.tr/> [↑](#footnote-ref-23)
23. <https://altyapi.csb.gov.tr/> [↑](#footnote-ref-24)
24. Expenses are followed up and collected from the owners in accordance with the provisions of the Law No. 6183 on Collection Procedure of Public Receivables. [↑](#footnote-ref-25)
25. As per the Ministerial Decree dated 04.08.2024, the beneficiaries of Type III sub-projects approved by the UTP who have not previously received rental assistance or interest rate buydown can apply for rental assistance. They can benefit from this assistance under the conditions specified in Article 16 of Implementation Regulation of the Law No 6306 and the Rental Assistance Guide, even if the one-year application window following the demolition of the building has passed. [↑](#footnote-ref-26)
26. It is important to note that this will be different under the proposed Project, i.e. homeowners will be eligible to receive both the rental assistance **and** the favorable loan under the Project. [↑](#footnote-ref-27)
27. https://documents1.worldbank.org/curated/en/142691530216729197/ESF-Guidance-Note-1-Assessment-and-Management-of-Environmental-and-Social-Risks-and-Impacts-English.pdf [↑](#footnote-ref-28)
28. TurkStat, The results of Address Based Population Registration System, 2021 [↑](#footnote-ref-29)
29. Ibid. [↑](#footnote-ref-30)
30. https://haber.sol.org.tr/turkiye/Istanbul-2018de-210-bin-net-goc-verdi-258422 [↑](#footnote-ref-31)
31. Sanayi ve Teknoloji Bakanlığı, Kalkınma Ajansları Genel Müdürlüğü, İlçelerin Sosyo-ekonomik Gelişmişlik Sıralaması Araştırması, 2022. [↑](#footnote-ref-32)
32. The plan notes consist of the explanatory provisions of the zoning plans, which cannot be displayed on the zoning plans. Spatial plans are accepted as a whole with maps prepared in accordance with the plan scale, plan notes and plan report. [↑](#footnote-ref-33)
33. TurkStat, The results of Address Based Population Registration System, 2021 [↑](#footnote-ref-34)
34. TurkStat, The results of Address Based Population Registration System, 2021 [↑](#footnote-ref-35)
35. On February 6, 2023, two very large earthquakes of magnitude (Mw) 7.8 and 7.5 occurred nine hours apart on different fault lines in the southern region of Türkiye and northern Syria, which are referred to as the “Kahramanmaraş earthquakes”. The most extensive damage to buildings and infrastructure occurred in Hatay, Kahramanmaraş, Gaziantep, Malatya and Adıyaman provinces, which are home to around 6.45 million people (around 7.4 percent of the population). Of the total damages, 36 percent occurred in Hatay province (population 1.69 million), followed by 17 percent in Kahramanmaraş province (population of 1.18 million) and 14 percent in Gaziantep province (population of 2.15 million). (Global Rapid Post-Disaster Damage Estimation (GRADE) Report “February 6, 2023 Kahramanmaraş Earthquakes, Türkiye Report”, GFDRR, WB. February 20, 2023) [↑](#footnote-ref-36)
36. TurkStat, The results of Address Based Population Registration System, 2021 [↑](#footnote-ref-37)
37. https://zafer.gov.tr/Portals/0/dys/faaliyetler/planlama/yegep/eksen-bazinda-yegepler/manisa/insan-ve-toplum.pdf [↑](#footnote-ref-38)
38. https://stats.oecd.org/glossary/detail.asp?ID=2813 [↑](#footnote-ref-39)
39. TurkStat, The results of Address Based Population Registration System, 2021 [↑](#footnote-ref-40)
40. When the term “migrant” is used alone in this section, it also includes Syrians under temporary protection. [↑](#footnote-ref-41)
41. The definitions of migrants and Syrians under temporary protection are given in Section 6.3.1.8 “Vulnerable Groups” [↑](#footnote-ref-42)
42. There is no official statistics regarding the number of people living in Turkiye whom are under international protection, and their nationality. [↑](#footnote-ref-43)
43. Comprehensive Vulnerability Monitoring Exercise published by WFP in January 2020, <https://docs.wfp.org/api/documents/WFP-0000112161/download/?_ga=2.108333829.666977054.1666982013-248894017.1666982013> [↑](#footnote-ref-44)
44. These data were taken from the 4th Stage of the Comprehensive Vulnerability Monitoring Study, and up-to-date official statistics could not be reached. [↑](#footnote-ref-45)
45. Baseline Assessment in Istanbul province: Analysis Report: May-July 2019. International Organization for Migration. [↑](#footnote-ref-46)
46. Baseline Assessment in Istanbul province: Analysis Report: May-July 2019. International Organization for Migration. [↑](#footnote-ref-47)
47. Although Fatih is the second most preferred district in Istanbul by migrants and Syrians under temporary protection, since the whole area of this district is under cultural protection zone and hence no Project activities will be carried out on such protection zones, the socio-economic structure of this district is not given. [↑](#footnote-ref-48)
48. Ministry of Family and Social Policies, General Directorate of Family and Community Services. Strategy Paper for Roma Population (2016-2021). April 2016. Ankara

    Access address: http://www.sp.gov.tr/upload/xSPTemelBelge/files/wZYtU+Roman\_Vatandaslara\_Yonelik\_Strateji\_Belgesi\_2016-2021\_.pdf [↑](#footnote-ref-49)
49. İBB Kültür Varlıkları Daire Başkanlığı and İstanbul Planlama Ajansı. 2020. *İstanbul Roman Çalıştayı* *2019*. İstanbul: İstanbul Metropolitan Municipality. [↑](#footnote-ref-50)
50. It is at this point that tenants would be notified that the building is likely to be reconstructed/retrofitted. [↑](#footnote-ref-51)
51. https://thedocs.worldbank.org/en/doc/837721522762050108-0290022018/original/ESFFramework.pdf#page=67&zoom=80 : “Where land acquisition or restrictions on land use are unavoidable, the Borrower will, as part of the environmental and social assessment, conduct a census to identify the persons who will be affected by the project, to establish an inventory of land and assets to be affected, to determine who will be eligible for compensation and assistance, and to discourage ineligible persons, such as opportunistic settlers, from claiming benefits.” [↑](#footnote-ref-52)
52. Informal tenants in buildings that will be reconstructed/rehabilitated will receive the same benefits as formal tenants. [↑](#footnote-ref-53)
53. As per the Ministerial Decree dated 04.08.2024, the beneficiaries of Type III sub-projects approved by the UTP who have not previously received rental assistance or interest rate buydown can apply for rental assistance. They can benefit from this assistance under the conditions specified in Article 16 of Implementation Regulation of the Law No 6306 and the Rental Assistance Guide, even if the one-year application window following the demolition of the building has passed. [↑](#footnote-ref-54)
54. Will be effective after April 1, 2023. [↑](#footnote-ref-55)
55. Please visit the following link to check the most up-to-date rental subsidy amounts: <https://altyapi.csb.gov.tr/finansal-destekler-i-4708> [↑](#footnote-ref-56)
56. See https://www.csgb.gov.tr/asgari-ucret/asgari-ucret-2022/ [↑](#footnote-ref-57)
57. Although foreigners who enter and stay in Turkiye through legal means, which are considered within the scope of regular migration, are also defined as migrants according to the legislation, these people are not defined as vulnerable group. However, these people are among the beneficiaries of the Project. [↑](#footnote-ref-58)
58. These could include doorkeepers, guards, janitors, attendants, officials, workers, etc. [↑](#footnote-ref-59)
59. See: Table 15 Entitlement Matrix [↑](#footnote-ref-60)
60. In cases where owners may have to wait more than 18 months to return to their reconstructed/rehabilitated apartments/workspaces, the Contractor will be required to pay the rental assistance above and beyond 18 months until they can move into the reconstructed/retrofitted structure. [↑](#footnote-ref-61)
61. All support mentioned in the matrix will be applied for only one unit belonging to the same owner. [↑](#footnote-ref-62)
62. This includes owners of buildings built on their own land without a license, although a license is required. They are considered as the owners of risky buildings and benefit from rental assistance for 18 months. [↑](#footnote-ref-63)
63. As per the Ministerial Decree dated 04.08.2024, the beneficiaries of Type III sub-projects approved by the UTP who have not previously received rental assistance or interest rate buydown can apply for rental assistance. They can benefit from this assistance under the conditions specified in Article 16 of Implementation Regulation of the Law No 6306 and the Rental Assistance Guide, even if the one-year application window following the demolition of the building has passed. [↑](#footnote-ref-64)
64. In cases where owners may have to wait more than 18 months to return to their reconstructed/rehabilitated apartments/workspaces, the Contractor will be required to pay the rental assistance above and beyond 18 months until they can move into the reconstructed/retrofitted structure. [↑](#footnote-ref-65)
65. This includes tenants who live in unregistered apartment floors or in unregistered annexes of buildings. There are floors that have a building registration certificate but are not included in the title deed, that is, only the right of use has been given, and the apartments on these floors are only rented, not sold. [↑](#footnote-ref-66)
66. In cases where owners may have to wait more than 18 months to return to their reconstructed/rehabilitated apartments/workspaces, the Contractor will be required to pay the rental assistance above and beyond 18 months until they can move into the reconstructed/retrofitted structure. [↑](#footnote-ref-67)
67. As per the Ministerial Decree dated 04.08.2024, the beneficiaries of Type III sub-projects approved by the UTP who have not previously received rental assistance or interest rate buydown can apply for rental assistance. They can benefit from this assistance under the conditions specified in Article 16 of Implementation Regulation of the Law No 6306 and the Rental Assistance Guide, even if the one-year application window following the demolition of the building has passed. [↑](#footnote-ref-68)
68. This includes vulnerable tenants who live in unregistered apartment floors or in unregistered annexes of buildings. There are floors that have a building registration certificate but are not included in the title deed, that is, only the right of use has been given, and the apartments on these floors are only rented, not sold. [↑](#footnote-ref-69)
69. Presidential Decree No. 1 on the Organization of the Presidency [↑](#footnote-ref-70)
70. [https://www.aile.gov.tr/sygm/programlarimi z /social-yardim-programlarimiz/](https://www.aile.gov.tr/sygm/programlarimiz/sosyal-yardim-programlarimiz/) . Access Date: January 10, 2023 [↑](#footnote-ref-71)
71. https://www.iskur.gov.tr/kurumsal-bilgi/ [↑](#footnote-ref-72)
72. Regulation on Social Service Centers Article 1. [↑](#footnote-ref-73)
73. https://www.vgm.gov.tr/faaliyetler/hayir-hizmetleri/muhtac-ayligi [↑](#footnote-ref-74)
74. https://socialhizmetler.ibb.gov.tr/mudurlukdetay.aspx?ID=2 [↑](#footnote-ref-75)
75. https://socialhizmetler.ibb.gov.tr/mudurlukdetay.aspx?ID=2 [↑](#footnote-ref-76)
76. https://socialhizmetler.ibb.gov.tr/iletisimnoktalari.aspx [↑](#footnote-ref-77)
77. https://enstitu.ibb.istanbul/portal/IBB-enstitu-istanbul.aspx [↑](#footnote-ref-78)
78. https://www.izmir.bel.tr/tr/ayni-ve-nakdi-yardimlar/910/4092 [↑](#footnote-ref-79)
79. https://kahramanmaras.bel.tr/foto-galeri/derman-kart [↑](#footnote-ref-80)
80. https://kahramanmaras.bel.tr/kurumsal/faaliyet-raporlari/2021-yili-faaliyet-raporu [↑](#footnote-ref-81)
81. https://manisa.bel.tr/upload/teskilat/dosya/73e99a16973d4f91898a5d71b30af229.pdf [↑](#footnote-ref-82)
82. https://manisa.bel.tr/upload/teskilat/dosya/73e99a16973d4f91898a5d71b30af229.pdf [↑](#footnote-ref-83)
83. https://www.tekirdag.bel.tr/content/WebSource/file/faaliyet\_raporu/2021\_yili\_idare\_faaliyet\_raporu.pdf [↑](#footnote-ref-84)
84. https://temek.tekirdag.bel.tr/kurs\_merkezleri [↑](#footnote-ref-85)
85. [https://www.aile.gov.tr/sygm/programlarimiz/social-yardim-programlarimiz/](https://www.aile.gov.tr/sygm/programlarimiz/sosyal-yardim-programlarimiz/) . Access Date: January 26, 2023 [↑](#footnote-ref-86)