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HOUSING POLICY, RESIDENTIAL BUILDING MANAGEMENT AND ENERGY EFFICIENCY IMPROVEMENT ISSUES IN ARMENIA



SAMVEL SRAPYAN

Head of Housing Stock Management and Communal Infrastructures Division of the RA Ministry of Urban Development

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HOUSING POLICY

Since the declaration of independence of Armenia, along with a series of problems, the Government faced housing problems of refugees and families left homeless in the result of natural and man-made disasters (earthquake, landslide, military actions, etc.).

The housing policy of homeless families is divided into 2 main chronological phases:

- **1st phase:** 1991-2000, allocation of apartments through direct financing in housing construction

- **2nd phase:** since 2000, applying program approach for facilitating a solution to housing issues by special-purpose financial support.



CURRENT POLICY

Special-purpose public programmes regulate issues related to the improvement of housing conditions of the following beneficiaries:

- families left homeless in the result of natural and man-made disasters
- homeless families of fallen (dead) or disabled servicemen (freedom fighters)
- persons in a refugee-like situation
- residents of unsafe apartment buildings subject to demolition
- persons deprived of parental care in childhood and pensioners living alone.



In order to solve the aforementioned issues, about 20 000 families got the chance to improve their housing conditions under programmes implemented with the support of the government during the period 2000-2012.

CURRENT ISSUES

Despite the realized activities, the main issue still remains actual. In particular, the following needs to be regulated:

- Families included in the framework of special-purpose public support programmes, but not given any solution yet
- Families left homeless by different reasons, who are excluded from the framework of special-purpose public support programmes
- Persons who have been granted refugee status and received asylum in the Republic of Armenia since 2000 (citizens of Syria, Iraq and of other countries)
- Housing conditions of families living in overcrowded (4 and more persons in a room) or shared apartments.

According to the most recent statistics, residential floor space security index per capita in the Republic constitutes 28.3 sq.m.

According to expert estimations, there are 30 000 families left homeless and at least 30 000 families needing improvements in their housing conditions.



PROJECTS AIMING AT THE FORMATION OF SOCIAL HOUSING STOCK

A series of projects have been implemented in the framework of cooperation with international organizations for the formation of social housing stock, in particular,

- projects implemented with the support of the UN High Commissioner for Refugees (UNHCR) office in the communities of Darbnik, Armavir marz and Kasakh, Kotayk marz, Armenia
- Swiss Agency for Development and Cooperation (SDC) Office in Armenia funded the implementation of 3 pilot projects on Social Housing in Supportive environment in Yerevan and Goris cities for the period 2006-2012
- Government-funded Social Housing Complex in Maralik town, Shirak marz, Armenia
- National Social Housing Association (ASBA) established in partnership with the Netherlands is currently implementing the first investment project aimed at the formation of social rental and affordable housing (in Dilijan, Vanadzor, Ashtarak and Hrazdan cities)



HOUSING PROGRAMMES BEING IMPLEMENTED WITH THE SUPPORT OF THE GOVERNMENT

The Government supports in implementing:

- **Affordable housing programmes for**

- young professionals
- young scientists
- public servants

- **Programmes on improving housing conditions of**

- families left homeless in the result of natural and man-made disasters,
- homeless families of fallen (dead) or disabled servicemen (freedom fighters),
- residents of unsafe apartment buildings subject to demolition,
- persons granted refugee status and received asylum in the Republic of Armenia



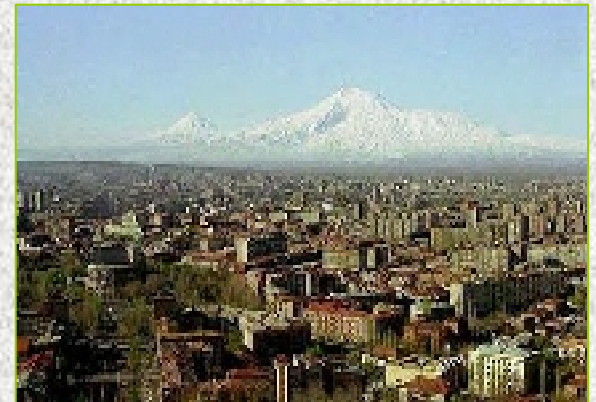
STRATEGIC PLAN FOR THE FORMATION OF SOCIAL HOUSING STOCK

- Urgent solution of problems regarding the improvement of housing conditions of socially deprived persons, as well as of those included in special groups
- Assistance in attracting investors and promoting PPPs in the implementation process of projects aimed at the formation and development of social housing stock
- Implementing target programmes by applying stage approach based on housing demand of persons included in different social groups
- Ensuring target orientation and intended use of social housing stock
- Ensuring continuity of the adopted target programmes
- Promoting cooperation with government bodies, communities and authorities or organisations providing social services
- Ensuring public awareness and participation in the project implementation process
- Exception from continuous dependence on social assistance and social guardianship through developing self-help skills and demonstrating personal activity

Residential Buildings Management Issues

According to the most recent statistics, 94.3 mln sq.m. housing stock is available in Armenia, of which:

- residential buildings:
27.5 mln sq.m.
(18974 buildings and 435.5 thousand apartments)
- private houses:
66.8 mln sq.m. (426.6 thousand houses).

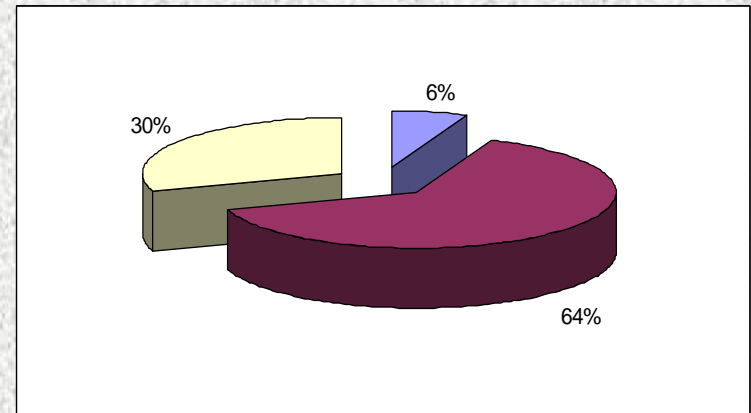


MAIN ISSUES EXISTING IN THE SECTOR

- **Mismanagement of residential building stock and poor level of transparency in the activities of respective government bodies,**
- **Poor level of owners' perception and awareness of their rights and liabilities to common shared ownership**
- **Inefficiency of cash flow for residential housing stock management, maintenance and exploitation**
- **High level of physical deterioration in residential housing stock**

Physical condition of the housing stock:

good - 6%
fair - 64%
bad - 30%



POLICY CARRIED OUT IN THE SECTOR

The RA Government approved a 5-year Strategic Plan for the Improvement of Apartment Buildings' Management, Maintenance and Exploitation in 2011 which stipulates

- the main principles of reforms in the areas of residential building stock management, maintenance and exploitation
- the stages of applying new governance model
- public support forms and mechanisms

One of the preconditions for effective implementation of the strategic plan is the improvement of the legal framework regarding residential housing stock, i.e. improving main laws regulating the sector. The latter is envisaged in the timeline and is still in the development process.

RESIDENTIAL ENERGY EFFICIENCY IMPROVEMENT ISSUES

Issues related to improving ES and EE in apartment buildings and in other structures are one of the priorities of the RA Government policy, on the assumption of

- efficient use of energy resources
- importance of environmental conservation and reduction in greenhouse gas emissions

More significance is attached to energy saving issues in the context of continuous increase in energy resource prices and because it's considered to be one of the elements of the country's energy security

Residential sector accounts for more than 35% of electricity and more than 25% of thermal energy consumed in the country's economy, as well as more than 40% of greenhouse gas emissions caused by the latter falls.

LEGISLATION REGULATING THE SECTOR

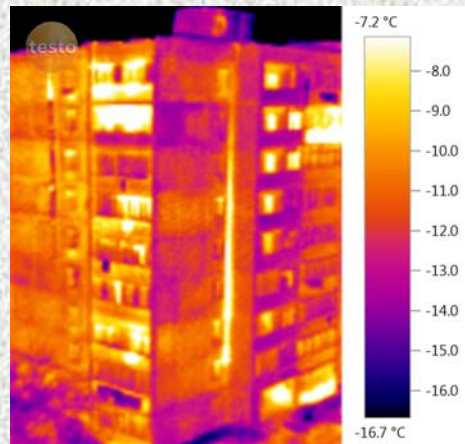
- The RA Law on Energy, the RA Law on Energy Efficiency and Renewable Energy, the RA Law on Urban Development, the RA Law on Apartment Building Management and the RA Law on Condominiums»
- National Program on Energy Saving and Renewable Energy, 2007
- National Action Plan for Energy Efficiency adopted in 2010
- 5-year Strategic Plan for the Improvement of Apartment Buildings' Management, Maintenance and Exploitation adopted in 2011
- Concept of Normative-Technical and Urban Development Documentation System, 2010
- In the meanwhile, great significance is attached to the Regional Strategy for Sustainable Housing and Land Management for 2014-2020 adopted by the UN Economic Commission in 2013.

EXISTING MAIN ISSUES

- No residential EE or ES requirements (performance) covered by the RA Law on Urban Development and by other legal acts existing in urban development sector
- No precise requirements specified for residential EE in the legal framework in force
- No public awareness strategy on energy saving issues available, in particular, lack of practice to provide consumers with information on buildings' energy performance

ONGOING PROJECTS

- Since 2010, the RA Ministry of Urban Development and the RA Ministry of Nature Protection has implemented Improving Energy Efficiency in Buildings Project with the support of the UNDP and Global Environmental Fund
- European Bank for Reconstruction and Development is supporting the Ministry to implement the Project on Energy Efficiency Improvement in Residential Buildings Management
- German KfW bank is planning to implement ES and EE projects in public schools
- Armenia Renewable Resources and Energy Efficiency Fund is implementing ES and EE projects in public facilities.



ACTIVITIES FOR THE DEVELOPMENT OF THE SECTOR

- Improvement of normative and legal framework which will facilitate the application of European and international practices in ES and EE sector
- Creating necessary conditions for promoting local production of EE materials
- Integrated planning for applying ES and EE approaches in buildings
- Making constructors aware of advantages and importance of applying ES and EE approaches
- Creating necessary conditions for Armenia's active participation in programmes being implemented by the UN and other international organisations.

THANK YOU

RA MINISTRY OF URBAN DEVELOPMENT

www.mud.am

e-mail: info@mud.am

