



Social Housing Projects of Tbilisi

Vakhtang Lomjaria

Head of Economic Development Department

Tbilisi City Hall

Homeless registration and shelter/ housing provision

Program name - Tbilisi Homeless Housing Program

Program objective - Provide shelter / living space

Problem-solving steps and process, current conditions

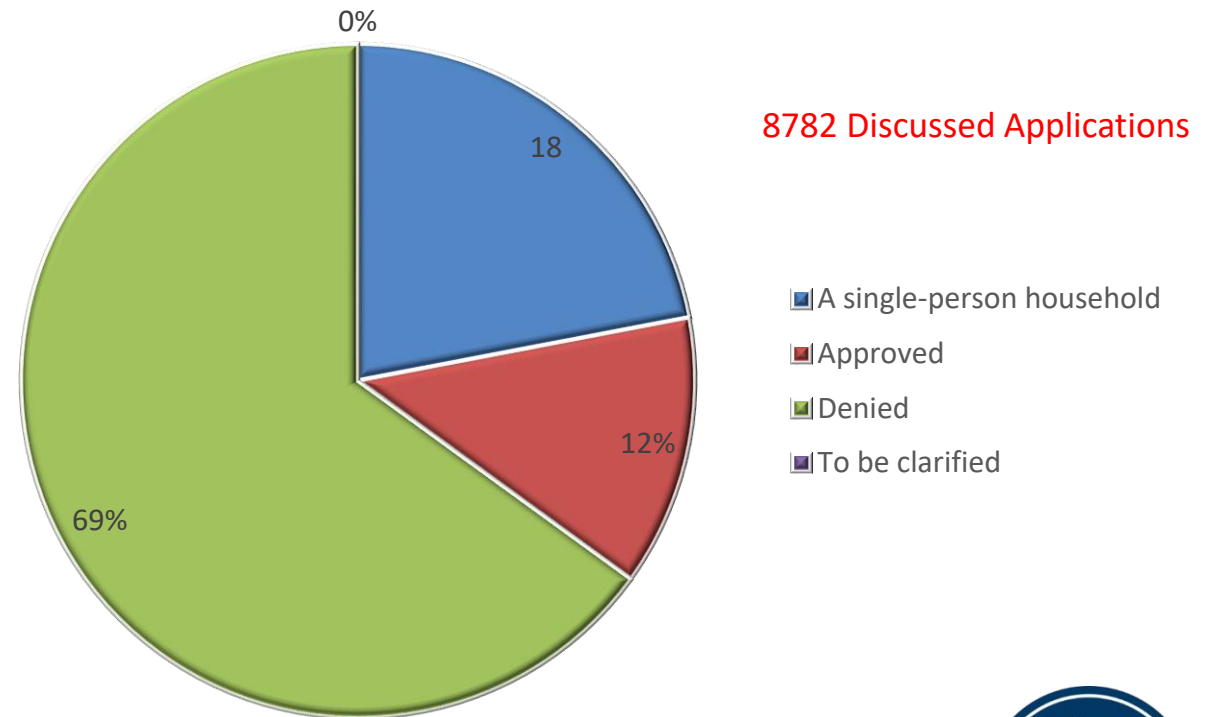
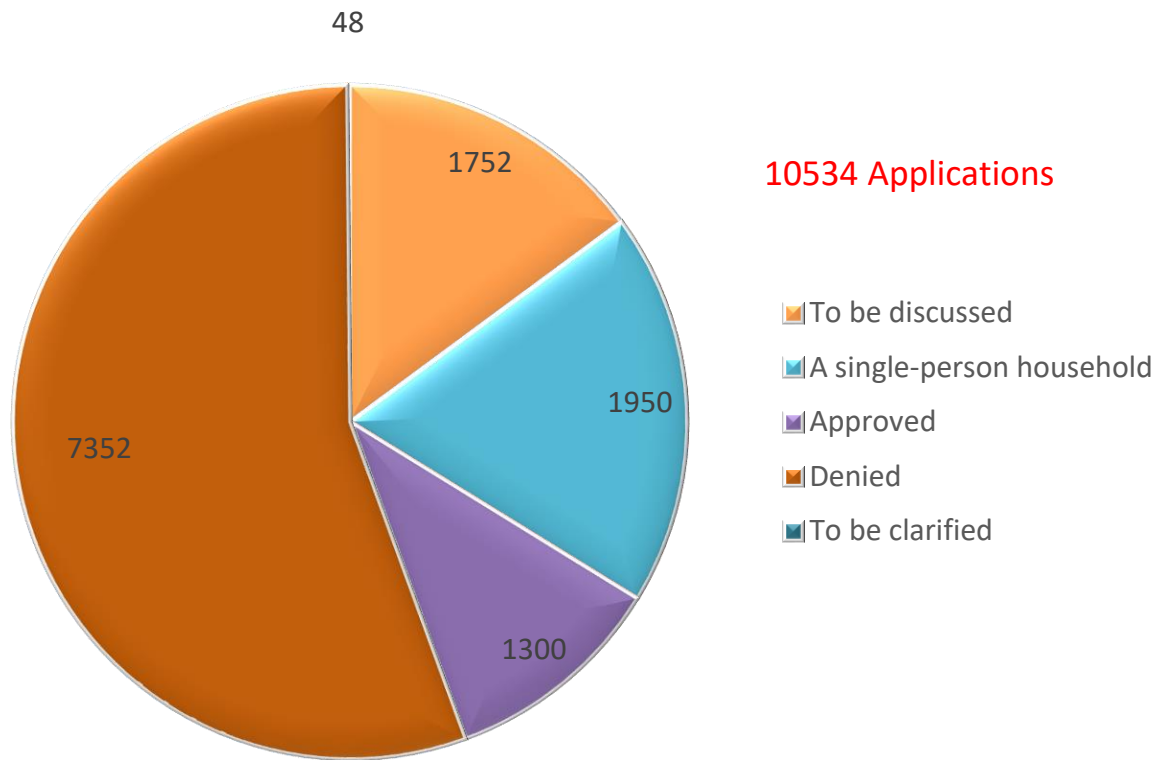
- The Rule for Homeless Registration and Providing Shelter and Housing in the Territory of Tbilisi Municipality first approved on November 27, 2015, by Resolution 28-116
- A commission for the registration of the homeless and provision of shelter space was established in Tbilisi City Hall in 2015

Selection criteria for beneficiaries:

- Registered in Tbilisi
- Does not have the right of ownership on a residential space
- Does not have the necessary income to provide housing and minimum subsistence
- Does not own any real estate



Since the approval of the rules on Homeless Registration and Provision of Shelter Space in Tbilisi, 11 201 families have applied to the City Hall with a request for homeless registration. The documentation for 667 families was incomplete.





- 103 apartments were purchased for residential use in 2022 and 2023
- The purchase of 5 additional apartments has already been agreed with the government, and registration procedures are underway.





- NNLE Tbilisi Municipal Shelter was established in 2015
- The 75-apartment social housing was built in Orkhevi settlement in 2015 and 2016
- Promise of the mayor of Tbilisi : “*No homeless Tbilisian should be left without municipal housing*”2021



Evaluation of beneficiaries with points:

- Living conditions – 1-2 points
- Other factual circumstances – 1-2 points
- Severely or significantly disabled family members - 3 points
- Veterans – 1 point
- Who lost the breadwinners – 2 points
- Single-Parental Status - 3 points
- A family with 3 or more children under the age of 18 - 3 points
- Honorable citizens – 1 point
- A Family benefiting from the program - Compensation for Residents of Demolished Houses - 3 points



Current Project - The Orkhevi social housing is in a state of disrepair and at this stage Tbilisi City Hall is in the process of evicting families from there on rent, so that later apartments will be purchased for them as well. (again with the right to use).





Improving the quality of life for beneficiary families:

- **Psycho-social rehabilitation**
- **Development of social skills**
- **Promotion of educational programs**
- **Promotion of employment**
- **Provision of medical services**
- **Food provision (in the shelter)**





Trainings:

- Development of social skills
- Personal development
- Healthy lifestyle
- Juvenile justice
- Stress
- Trafficking
- Violence
- Civil education
- Women's rights
- Seniority



Project for replacement of dilapidated multi-apartment residential buildings



Objectives

- Replacement of dilapidated multi-apartment residential buildings with new, sustainable and energy efficient ones
- High safety standards
- Maintained and healthy urban areas
- Significant growth of real estate value

The project started in 2021 and active negotiations are currently underway with up to 40 addresses.



Construction cost - 6,199,330.00 GEL
Number of families - 36 (2076.34 m²)
Address - Tbilisi, Samgori dist., III, VII, N12

2022-2024



Construction cost of the Project: **6,199,330.00 GEL**
The renovated apartment will be given to - **36 families (2076.34 m²)**

Construction is underway at 3 addresses, new housing projects have been announced at 12 addresses.
Active negotiations are underway with the owners of the remaining addresses.



Construction cost - 7,336,116 GEL
Number of families - 29 families (1398 m²)
Address - Tbilisi, Samgori dist., Kaloubani st. N18

2023-2025



Construction cost of the Project: **7,336,116 GEL**
The renovated apartment will be given to - **29 families (1398 m²)**



Construction cost - 6,475,669 GEL
Number of families - 19 families (2034.7 m²)
Address - Tbilisi, Saburtalo dist., gamrekeli st. 6

2023-2026



Construction cost of the Project: **6,475,669 GEL**
The renovated apartment will be given to - **19 families (2034.7 m²)**



Projection cost - 250 000 GEL

Number of families - 36 families

Address - Tbilisi, Samgori dist., III, IV, N6

2023-2026



Cost of the Project: **250000 GEL**

The renovated apartment will be given to - **36 families**



Projection cost - 198 000 GEL

Number of families - 44 families

Address - Tbilisi, Samgori dist., III, X, N9

2023-2026



Cost of the Project: **198000 GEL**

The renovated apartment will be given to - **44 families**



Projection cost - 180 000 GEL

Number of families - 38 families

Address - Tbilisi, Nadzaladevi dist., Mukhranis st., 9g

2024-2027



Cost of the Project: **180000 GEL**

The renovated apartment will be given to - **38 families**



Projection cost - 130 000 GEL

Number of families - 31 families

Address - Tbilisi, Chughureti dist., Toidze st., 50-52-54a

2024-2027



Cost of the Project: **130000 GEL**

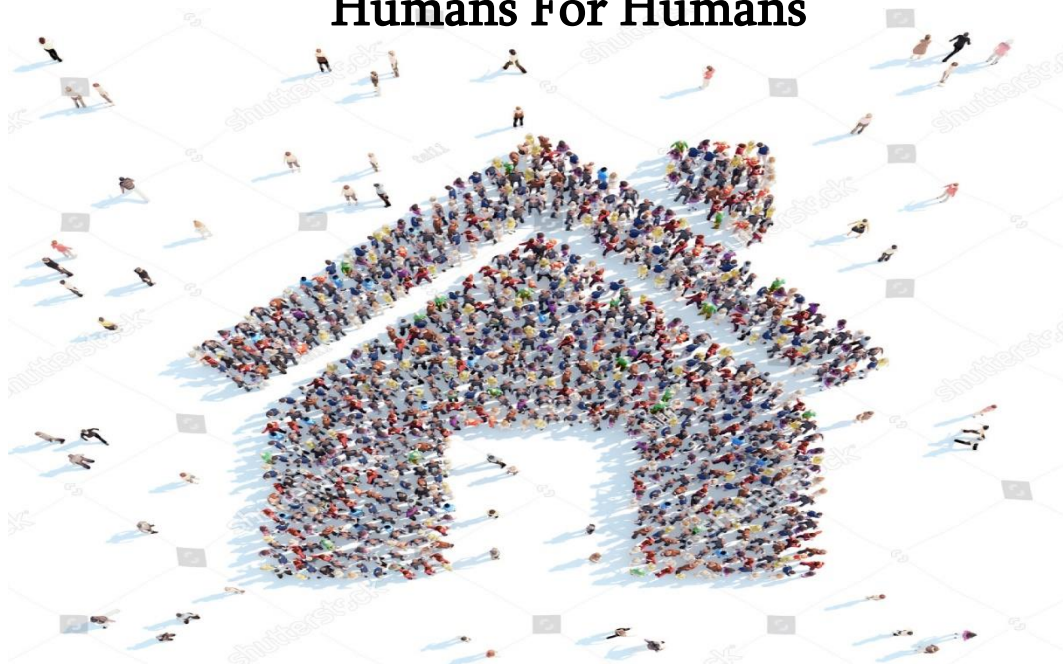
The renovated apartment will be given to - **31 families**



There are **three Social Housing** (Multi-apartment) location in Tbilisi: Orkhevi, Didi Dighomi and Varketili.

Nowadays **108 Social Houses** are on the balance of Tbilisi Municipality.

Humans For Humans





Project for replacement of dilapidated multi-apartment residential buildings

N(N)LE Tbilisi Development Fund
Tbilisi Municipality City Hall, Georgia
2023





Objectives of the implementation of the replacement project

- Dilapidated residential buildings are an existential challenge in the capital;
- Most of the housing fund in the capital has expired;
- The City Hall of the Tbilisi Municipality implemented reinforcement-strengthening measures, which were mainly aimed at removing the risks of collapse, which represented a temporary measure;
- Taking into account the practice accumulated over the years, it became necessary to introduce new approaches and replace damaged houses;
- replacement of dilapidated multi-apartment residential buildings with new and sustainable buildings;
- Ensuring safe city planning for human life and health;
- Taking care of the appearance of the capital.





Basic conditions of the project for replacing dilapidated houses

- The program envisages the replacement of only those buildings with multi-apartment residential function, the degree of damage of which is category V, IV or III;
- The written consent of all owners is required to participate in the program;
- The project of replacement of dilapidated houses is implemented by the Tbilisi Development Fund;
- The government of Tbilisi Municipality makes a decision on the replacement of a dilapidated house;
- In a new building constructed on the site of a dilapidated house, the owner will be given a space of at least the same volume (according to the actual size);





Results of the project

Replacement of a dilapidated house implies complete dismantling and construction of a new residential house taking into account the existing urban environment;
During the construction process, the municipality pays the owner rent;
The project started in 2021 and active negotiations are currently underway with up to forty addresses;
Construction is underway at three addresses, new housing projects have been announced at twelve addresses, Active negotiations are underway with the owners of the remaining addresses;
The budget of the program and the number of projects to replace dilapidated houses are increasing every year.





Thank You For Your Attention

