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Project

Durable Housing Solution for Socially- and Housing-Vulnerable Refugees and Locals

Project name

Social Housing in Supportive Environment

Country	Armenia
Region/town	Goris
GIS data (WGS 84)	X:39°31'13" y:46°19'58"
Project type	New construction
Typology	Apartments' building
Approach	Contracted construction
Beneficiaries	Vulnerable locals and refugees
Climate	Temperate-mountainous with mild snowy winters and hot summers
Special constraint	Earthquake
start / end of project	2005 / 2007
Country GNP	3361 USD/cap



Partners

Organization (donor)	SDC, Principality of Liechtenstein, Municipality of Goris
IO/NGO partners	UNHCR
GO partners	Ministry of Labour and Social Affairs of the Republic of Armenia, Ministry of Urban Development, Administration of Syunik Region, Municipality of Goris (Syunik Region)

Context to project

Initial Situation	International support to reinforce Armenia's efforts is required, as there are still some 9'000 refugees or some 3'100 families (estimates of the Government of Armenia) are residing in collective centres (CCs) and other types of temporary, largely substandard shelter in Yerevan and other ten regions of the country.
Goals, Beneficiaries	<p>The goal of the project was to support the Government of Armenia in the reform process of decentralization, social protection and social housing. Two specific objectives of the project are:</p> <ol style="list-style-type: none"> 1. To promote "Social Housing in Supportive Environment" method as a policy approach in Armenia 2. To provide permanent housing for 26 beneficiaries in social house in supportive environment in Goris. <p>The newly build Social House in Supportive Environment accommodated twenty six vulnerable people, including sixteen refugees and ten local people. All of them were living for decades in collective center (former old hotel, destroyed, without water, sewerage and heating systems) and temporary shelters (metal bunkers, garages, without elementary sanitary conditions). A family of six persons is also living in the social house, helping to create a "supporting environment" in the house. Soon after the relocation to the building, all beneficiaries mentioned "significant changes" in their life and social situation.</p>



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Implementations/Results

The pilot SHSE project implemented in Goris was a successful experiment in the country which yielded immediate results and created opportunities for long-term change impact. The most tangible results include:

- 26 people received a permanent apartment in contemporary houses, equipped with modern facilities for decent living and leisure time;
- Goris town municipality received two modern buildings, which laid the foundation for creation of social housing stock in the community;
- The concepts of social housing and social housing in supportive environment were successfully introduced in Armenia. Local authorities and government officials adopted the idea for future planning and development;
- A concept of Social Housing was developed by the Ministry of Urban Development with support of SDC for further consideration of the Government of Armenia.
- A concept of decentralized social service delivery was introduced to the local service providers in Syunik region.
- A concept of Social House in Supportive Environment was accepted by the Ministry of Labor and Social Affairs as innovative and efficient approach for organizing social care of elderly people.

Social Housing in Supportive Environment (SHSE)

SHSE is an innovative project approach to provide housing assistance to the socially and economically most vulnerable categories of population such as homeless, displaced persons (refugees, internally displaced), elderly persons, self-supporting single parents, disabled persons, and multi-children families, minorities and marginalized individuals and groups. The SHSE approach helps by creating an adequate and sustainable housing solution with a socially supportive environment. SHSE represents an integrated, open and effective approach where the emotional and physical well being of beneficiaries is the priority.

Link to official SHSE website <http://shse.hannes.ch/index.htm>

Reference data (comparative)

Land plot	650 m ²	Number of blocks	2
Apartments per blocks	1 st block-6, 2 nd block-8	Number of apartments	13 for beneficiaries 1 for host family
Beneficiary / apartment	1-8	Total beneficiaries ¹	26
Size of apartment (ben.)	21.3-46.65 m ²	Other facilities	1 common room 7 storages 1 Laundry
Ground floor (incl. Walls)	156,25m ²	Floor levels	2
Total building surface	1'111 m ²	Heated surface	471 m ²
Volume (outside dim.)	2742,19m ³		
Gross residential floor area ²	625 m ²	Surface / beneficiary	24 m ²
		Volume / beneficiary	60 m ³
Total cost ³	CHF 376'450	Investment ⁴ /beneficiary	CHF 14'500 / beneficiary

¹ including host families

² area devoted to residence, including common room and circulation areas on residential floor

³ building construction cost (furniture not included)

⁴ beneficiaries' renewal not included. Housing stock owned by the Municipality



Approach to results

Initial Situation

Goris is a small town with population of twenty-three thousand people located in the southern part of Armenia. Today Goris is an important intersection between Armenia and Iran, Armenia and Karabakh. Goris is a poor rural town, with major economic activities being in agriculture, services and food processing. During the recent war over Karabakh, the town accepted and gave a shelter to thousands of refugees and IDP. Despite the efforts of the Government of Armenia and international donor organizations, a vast number of refugees and IDP are still living in temporary houses, collective centers and hostels without elementary sanitary and hygiene conditions.

Despite the overall economic growth in the country, the Government of Armenia still lacks funding to address all priority needs. In a situation of shrinking humanitarian assistance and centralized budget allocations, the local leaders and communities are looking for the most efficient and effective ways to address social and housing needs of refugees, elders and other vulnerable groups of population. Social Housing in Supportive Environment has been successfully tested in Goris as a contemporary approach to address poverty housing.

Approach

Support Government of Armenia in establishment of social protection and social housing for most vulnerable population through promotion of "Social Housing in Supportive Environment" model, aiming in providing temporary housing for beneficiaries and host families

Problems/Constraints

Social housing policy development is a priority in the Government agenda. However, SHSE approach within the national policies and programs has not yet been achieved.

Lessons learned

Stakeholder participation and commitment is all stages of the project including the construction are critical factor for a successful implementation and sustainability of these types of projects.

Beneficiary selection, transition and accommodation processes are important components of the project. They require allocation of necessary resources, including time, and facilitated partnership of major stakeholders.

Management and sustainability plan should be more precisely developed at the beginning of the project and updated at the end. The facility should be owned and managed by an entity which has already or is capable of developing necessary capacity and resources.

Policy component of SHSE projects can increase both sustainability of the project results and deepen potential impact of investment made for the population of the country, but should be considered as mid-term goal requiring certain allocation of resources and time in post-implementation phase.

Certain reluctance to share the common space such as kitchen and sanitary facility were observed among the beneficiaries.

Evaluation

SHSE model represents an extreme case of social housing for the most vulnerable which bridges the gap between market rent and affordable rent almost entirely by subsidy. Social housing approaches must be designed within a framework of long-term strategy for transformation towards a more balanced housing market.

Legal framework

Political attachment

Municipality of Goris, Syunik Region

Type of ownership

After completing construction work, beneficiary assessment and selection process the ownership of the houses built within the SHSE project transfers to the local government/municipality.



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Construction information

cost repartition

		CHF	%
A	Preparation of design, design inspection	15'400	4,1%
B	Technical inspection	9'622	2,6%
C	Other costs (tender announcement, copying, translations, sign board, Audit etc)	8'376	2,2%
D	Construction	343'052	91,1%
1	Land construction works	14'864	4,3%
2	Concrete and iron-concrete works	98'402	28,7%
3	Walls and partitions	15'842	4,6%
4	Roof	20'042	5,8%
5	Floors	39'408	11,5%
6	Windows and doors	17'883	5,2%
7	Internal finishing works	33'441	9,8%
8	External finishing	9'603	2,8%
9	Architectural part of the basement floor	10'556	3,1%
10	Internal Network of Supply of cold and hot water (including cellar)	4'877	1,4%
11	Heating and air-conditioning (including cellar)	11'906	3,5%
12	Internal sewage network (cellar)	11'301	3,3%
13	Internal electricity network (in the cellar)	12'180	3,6%
14	Internal telephone networking	1'109	0,3%
15	Installation of television network	849	0,2%
16	Improvement of yards	3'867	1,1%
17	Added works	37'011	10,8%
	Total of construction	343'052	100%
	TOTAL (A+B+C+D)	376'450	100%

Urban planning

Distance to : villages
Public transport 50m

For further information

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Recommended Institutions:	
Recommended partners:	
Recommended books/reports:	
Relevant other projects (links):	



Relevant illustration

