

NATIONAL ACTION PLAN OF ARMENIA ON HOUSING, URBANISM AND LAND MANAGEMENT

*Strengthening national capacities for sustainable housing, urban development
and land management: development, implementation and monitoring of the
national action plans*

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Arsen Karapetyan
*National Expert
Director of “Development Solutions Institute”
Foundation*

Tanya Arzumanyan
*Head of housing fund management and
communal infrastructures department of the
State Committee of Urban Development at
the Government of the RA*

STRUCTURE OF PRESENTATION

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COUNTRY INFORMATION (1)



- Located in South Caucasus without access to seas
- Bordered by Georgia, Azerbaijan, Turkey and Iran
- Sovereign, democratic, social state with a parliamentary system of government (amendments to RA Constitution adopted by referendum held on 6 December 2015)
- Population: 2,984,000 people (65% urban population)
- The country is divided into 10 marzes (provinces) and 915 communities
- Capital is Yerevan
- Area: 29.800 km²
- Most of the territory of the country is the highland with mountains
- Agricultural land accounts for 68.9% of land area, forest land – 11.2%

COUNTRY INFORMATION (2)

- The climate in Armenia is continental
- Earthquake-prone country accompanied by droughts or floods
- The Spitak devastating earthquake (1988) seized 40% of the territory (21 cities and 342 villages; town of Spitak was completely destroyed) and 40% of industrial capacity has been disabled
- 25 000 people were killed, 140 000 became disabled, more than 0.5 million people lost their homes
- General problems of post-communist transition in Armenia have been compounded by the Spitak earthquake
- Long-term effects of this tragedy continue to be felt until now: industry in the affected areas has not been fully restored
- High unemployment, housing problems and low standards of living are the causes of migration from the country
- In the group of low-income countries (in the position 137 in the world in terms of GDP)



GENERAL INFORMATION ON HOUSING AND URBAN DEVELOPMENT (1)



Housing stock

- Total residential area is about 95 million m² (863000 dwellings), of which 54% is urban housing
- Multi-apartment housing stock is 27.6 million m² (18917 buildings with 434353 apartments), of which 94% is in urban communities
- Currently, 99.8% of the country's multifamily housing stock is privatized
- 8000 MABs are managed by owners' management bodies
- Buildings up to 5 floors are mainly built of stone, mostly from - volcanic tuff
- Multi-storey buildings are mainly constructed of panel



GENERAL INFORMATION ON HOUSING AND URBAN DEVELOPMENT (2)



- In recent years is carried out by a monolithic frame construction technology to meet the requirements for seismic resistance
- More than 60% of the buildings have a service life of at least 45 years
- Technical condition, especially of multi-apartment buildings, is in a serious concern
- 40% of energy saving potential is in building sector (402,000 toe)
- The problem is compounded by poor seismic resistance of the large multi-apartment buildings.

Housing provision

- 31.6 m² floor area per person



GENERAL INFORMATION ON HOUSING AND URBAN DEVELOPMENT (3)



- The need for housing, according to experts, is very high (despite the high statistical index of housing provision)
- About 30 thousand families are homeless, of which 16 thousand households live in slums (2011 survey)
- About 30 thousand families are in need for better housing conditions

Access to public services

- Population demand for electricity and gas is fully satisfied
- Limited district heating to small number of multi-apartment buildings
- Access to drinking water and sewage systems is high
- Access to household waste & sanitation is mostly adequate



GENERAL INFORMATION ON HOUSING AND URBAN DEVELOPMENT (4)



Urban development

Despite the decline in recent years, the urbanization level in Armenia is still high: more than 63% of the population live in cities. More than half of the urban population is concentrated in Yerevan (the capital)

In this point of view, in order to foster the equalizations of urban development, the policy supporting sustainable urban development has already been adopted by the Armenian government (for 2014-2025)

One of the challenges to regional development and efforts to decentralize powers and responsibilities to the local level, is a relatively small size of most of the settlements of Armenia. Focused efforts to solve this problem through the promotion of inter-municipal cooperation and consolidation (associations) of communities

Urban documentation structure

At the national level General Program of Settling approved in 2003 by the Republic of Armenia, defines the general strategic directions of the state policy in the field of urban planning

GENERAL INFORMATION ON HOUSING AND URBAN DEVELOPMENT (5)

At the regional level ("marzes") projects of territorial planning of separate regions are to be prepared

Monitoring of these documents is carried out at the regional level. This work is funded from the state budget

Local level Urban planning activities within the administrative boundaries of a community governed by the general plan of the community (village) and the draft zoning of urban development activities, which are "urban development program documentation."

Other concepts

Disasters risk mitigation: In addition to the seismic risk strategies, adaptation to climate change is also an important task for Armenia (developed legislation and normative framework for regulating the field).

Historical heritage protection and rehabilitation: Armenia has an extensive legal framework that allows to ensure the safety of historical and cultural environment as a historical heritage on developed territories, and outside of settlements.

Environmental Management issues: Considered in urban documentation as part of impact evaluation from antropogenic activities

Smart cities: It is a comprehensive approach to planning and construction, while maintaining an environmentally friendly, affordable public transport, high quality air and water and effective waste management



ACTION PLAN: CONTENT, GOALS, PRIORITIES (1)



- The **aim** of developing a NAP - creation of foundations aimed at balanced and sustainable development of housing and land management, through the allocation of steps to address the existing problems of implementation and of the necessary resources

The Action Plan includes recommendations on all key areas, such as:

- Urban development policy
- Housing and public utilities
- Housing Policy
- Construction
- Land and property relations

ACTION PLAN: CONTENT, GOALS, OBJECTIVES (2)

Area 1: Urban Development

<u>Goal 1</u> Ensure and promote a balanced and sustainable spatial planning and urban development	Objective 1.1 Improve Urban legal framework, finalizing creation of a legal basis and mechanisms of regulation of urban development activity
	<u>Objective 1.2</u> Updating and finalization of implementation of the National Spatial Planning Strategy
	<u>Objective 1.3</u> Complete the process of provision of municipalities with appropriate and functioning urban planning documentation
	<u>Objective 1.4</u> Promote decentralization and strengthen local authorities in the field of spatial and urban planning

ACTION PLAN: CONTENT, GOALS, OBJECTIVES (2)

Area 2: Housing and Communal Services

<u>Goal 1</u> Support the management, maintenance and exploitation of multi-apartment buildings	<u>Objective 1.1</u> Improvement of the professional qualifications and expertise of the multi-apartment buildings (MAB) managers
	<u>Objective 1.2</u> Ensure the information dissemination about the owners' rights and responsibilities
	<u>Objective 1.3</u> Establish systematic mechanisms for the reconstruction and restoration of the common shared ownership MAB assets

ACTION PLAN: CONTENT, GOALS, OBJECTIVES (2)

Area 2: Housing and Communal Services

<u>Goal 2</u> Improvement of usability, seismic safety and reliability of MABs	<u>Objective 2.1</u> Improve the legislative field for the improvement of MAB reliability
	<u>Objective 2.2</u> Develop passports for all MABs
	<u>Objective 2.3</u> Increase the energy efficiency and energy conservation in the MABs being newly constructed
<u>Goal 3</u> Implementation of resettlement measures for the residents of emergency MABs	<u>Objective 3.1</u> Define the exact number of emergency MABs as well as the accurate number of residing families
	<u>Objective 3.2</u> Provision of a package of measures necessary for the resettlement of residents from the stock of emergency multi-apartment buildings

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ACTION PLAN: CONTENT, GOALS, OBJECTIVES (2)

Area 3. Housing Policy

<u>Goal 1</u> Regulation of the existing issues in the sphere of housing	<u>Objective 1.1</u> Gradually restructure the current MAB management system
	<u>Objective 1.2</u> Provide assistance in improving housing conditions for the families, who do not have opportunity to purchase apartments from the housing market
	<u>Objective 1.3</u> Determine further steps towards the improvement of housing conditions of the families living in the temporary constructions (cottages)

ACTION PLAN: CONTENT, GOALS, OBJECTIVES (2)

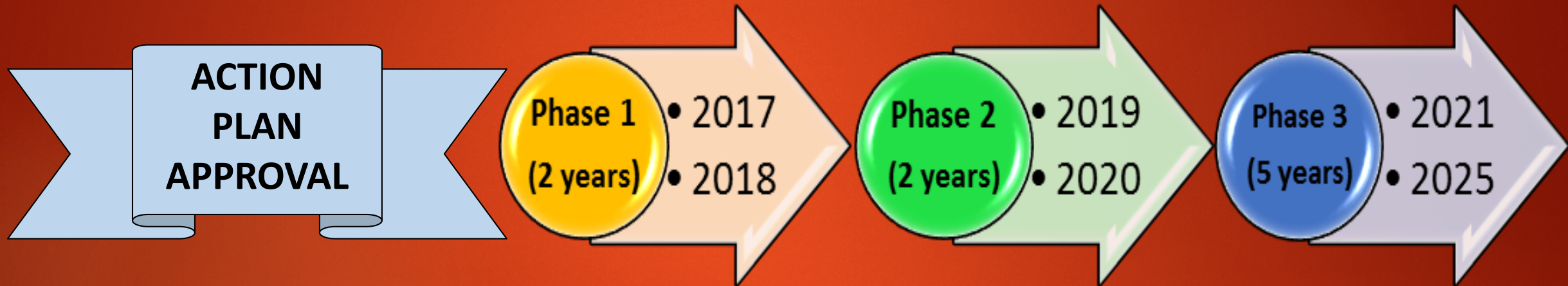
Area 4. Construction

<u>Goal 1</u> Establishment of the environment promoting the development of housing construction	<u>Objective 1.1</u> Promote the primary housing market
	<u>Objective 1.2</u> Simplify the construction procedures

Area 5. Land and property relations

<u>Goal 5</u> Enhance the efficiency of land management system	<u>Objective 5.1</u> Evaluation with the approach of transition from the cadastral value of the market values
	<u>Objective 5.2</u> Land cadastre enhancement

PHASES OF IMPLEMENTATION



PROPOSED MEASURES (1)

- By this Action Plan appropriate measures (in total 41 measures) are envisioned for objectives to achieve the pre-defined goals
- Some works have been fulfilled regarding implementation measures (in line with Country Profile's recommendations), particularly

in urban development area:

- amendments to the RA Law "On the administrative and territorial division of the Republic of Armenia" (related to consolidation of communities)
- Legally adopted a new definition "Projects of spatial planning at micro-regional level, including territory occupied by more than one community"

in housing and communal services area:

- Draft law "On amendments into the law on "Management of multi-apartment building" has been elaborated and in the process of discussion among interested parties
- Conceptual principles and directions for the restoration (renovation) of the common shared ownership assets of MAB with the implementation of new technologies and energy efficient measures within the framework of PPP (with the participation of MAB owners) has been elaborated and in the process of discussions among interested parties

in construction area:

- electronic system for the provision of construction permits has been elaborated, in the process of implementation
- developer's guide has been elaborated



PROPOSED MEASURES (2)



- Measures are directed towards
 - elaboration of legal acts, regulation of legal framework, analysis of existing issues , which will be financed by maintenance expenses of appropriate state interested bodies and of communities, and
 - fulfilment of several projects, which will require financing from state and community budgets as well as external funds (e.g. international organizations etc.)

NECESSARY INVESTMENT MEANS FOR IMPLEMENTATION OF NATIONAL ACTION PLAN

	TOTAL (1000 USD)	Of which per financing sources (1000 USD)				
		State budget	Community budget	Extra- budgetary sources	Of which	
					Citizens	Donor organiza- tions
TOTAL (based on rough estimates)	121,857.0	35,695.0	7,430.0	78,732.0	44,005.0	34,727.0
1-st phase (2017-2018)	17,810.9	7,130.0	681.7	9,999.2	9,377.8	621.4
2-nd phase (2019-2020)	43,141.7	7,654.3	4,296.0	31,191.5	9,697.1	21,494.4
3-rd phase (2021-2025)	60,904.4	20,910.7	2,452.4	37,541.3	24,930.2	12,611.1



DIFFICULTIES AND RISKS FOR IMPLEMENTATION

- Non-sufficient level of institutional capacity
- Low level of willingness and motivation of involved parties for cooperation
- Limitations for implementation of established programs and obligations during transition to new political system (parliamentary form of government)
- Lack of financing and international support (i.e. limited necessary means for implementation of the NAP)
- Absence of baseline indicators



MONITORING OF THE ACTION PLAN IMPLEMENTATION



- Approval of the National Action Plan by the Government of Armenia with clear indication of deadlines and responsible persons for implementation of measures
- Through operation of the Public Council established in May 2016 at the Chairman of the State Committee of Urban Development in which several representatives of NGOs, mass media, constructors, architects and other interested parties are involved

THANKS FOR ATTENTION!