

# NATIONAL ACTION PLAN OF ARMENIA ON HOUSING, URBAN DEVELOPMENT AND LAND MANAGEMENT

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

UNECE/UN-HABITAT, Yerevan, Armenia  
11 September 2017

Arsen Karapetyan  
National Expert  
Director of "Development Solutions  
Institute" Foundation

# STRUCTURE OF PRESENTATION

- COUNTRY INFORMATION
- GENERAL INFORMATION ON HOUSING AND URBAN DEVELOPMENT
- ACTION PLAN: CONTENT, GOALS, OBJECTIVES
- PHASES OF IMPLEMENTATION
- PROPOSED MEASURES

# 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 km<sup>2</sup>
- 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 sometimes 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, 1 40 000 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 middle-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 m<sup>2</sup> (863000 dwellings), of which 54% is urban housing
- Multi-apartment housing stock is 27.6 million m<sup>2</sup> (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 m<sup>2</sup> 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 solid waste services 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

# NATIONAL ACTION PLAN: AIM, PRIORITY AREAS

- 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:

1. Urban development
2. Housing Policy
3. Housing and public utilities
4. Construction
5. Land and property relations
6. Energy saving and energy efficiency

# ACTION PLAN: CONTENT, GOALS, OBJECTIVES (1)

## Area 1: Urban Development

<b><u>Goal 1.1</u></b> <b>Ensure and promote a balanced and sustainable spatial planning and urban development</b>	<b><u>Objective 1.1.1</u></b> <i>Improve urban development legal framework and creation of a legal basis and mechanisms of regulation of urban development activity</i>
	<b><u>Objective 1.1.2</u></b> <i>Update and finalize the implementation of the National Spatial Planning Strategy</i>
	<b><u>Objective 1.1.3</u></b> <i>Promote decentralization and strengthen local authorities in the field of spatial and urban planning</i>

# ACTION PLAN: CONTENT, GOALS, OBJECTIVES (2)

## Area 2. Housing Policy

<b><u>Goal 2.1</u></b> <b>Regulation of the existing issues in the sphere of housing</b>	<b><u>Objective 2.1.1</u></b> Gradually restructure the current MAB management system
	<b><u>Objective 2.1.2</u></b> Provide assistance in improving housing conditions for the families, who do not have opportunity to purchase apartments from the housing market
	<b><u>Objective 2.1.3</u></b> <i>Determine further steps towards the improvement of housing conditions of the families living in the temporary constructions (shacks)</i>

# ACTION PLAN: CONTENT, GOALS, OBJECTIVES (3)

## Area 2. Housing Policy

<b><u>Goal 2.1</u></b> <b>Regulation of the existing issues in the sphere of housing</b>	<b><u>Objective 2.1.4</u></b> Clarification of roles of state and regional governance, local self-governance bodies for implementation of housing policy
	<b><u>Objective 2.1.5</u></b> <i>Formation of system of assessment of efficiency of implementation of the National Action Plan</i>
	<b><u>Objective 2.1.6</u></b> Introduction of a functioning system of financial flows directed towards management, maintenance and operation of multi-apartment buildings



# ACTION PLAN: CONTENT, GOALS, OBJECTIVES (4)

## Area 3: Housing and Communal Services

<b><u>Goal 3.1</u></b> <b><i>Support the management, maintenance and exploitation of multi-apartment buildings</i></b>	<b><u>Objective 3.1.1</u></b> <b><i>Improvement of the professional qualifications and expertise of the multi-apartment buildings (MAB) managers</i></b>
	<u>Objective 3.1.2</u> <i>Ensure the information dissemination about the owners' rights and responsibilities</i>
	<u>Objective 3.1.3</u> <i>Establish systemic mechanisms for the reconstruction and restoration of the common shared ownership MAB assets</i>

# ACTION PLAN: CONTENT, GOALS, OBJECTIVES (5)

## Area 3: Housing and Communal Services

<b><u>Goal 3.2</u></b> <b><i>Improvement of usability, seismic safety and reliability of MABs</i></b>	<b><u>Objective 3.2.1</u></b> <b><i>Improve the legislative field in part of issues of improvement of seismic resistance of MABs</i></b>
	<u>Objective 3.2.2</u> <i>Develop passports for all MABs</i>
<b><u>Goal 3.3</u></b> <b><i>Implementation of resettlement measures for the residents of emergency MABs</i></b>	<b><u>Objective 3.3.1</u></b> <i>Define the exact number of emergency MABs as well as the accurate number of residing families</i>
	<b><u>Objective 3.3.2</u></b> <i>Provision of a package of complex measures necessary for the resettlement of residents from the stock of emergency multi-apartment buildings</i>

# ACTION PLAN: CONTENT, GOALS, OBJECTIVES (6)

## Area 4. Construction

<b><u>Goal 4.1</u></b> <b><i>Establishment of the environment promoting development of housing construction</i></b>	<b><u>Objective 4.1.1</u></b> Promote the primary housing market
	<b><u>Objective 4.1.2</u></b> Simplify the construction procedures

## Area 5. Land and property relations

<b><u>Goal 5.1</u></b> <b><i>Enhance the efficiency of land management system</i></b>	<b><u>Objective 5.1.1</u></b> <b><i>Evaluation of the real estate value with the approach of transition from the cadastral value to the market values</i></b>
	<b><u>Objective 5.1.2</u></b> Land cadastre enhancement

# ACTION PLAN: CONTENT, GOALS, OBJECTIVES (7)

## Area 6. *Energy saving and energy efficiency*

### Goal 6.1

**Improvement of energy efficiency  
in MABs**

### Objective 6.1.1

Increase the energy efficiency  
and energy saving in the MABs  
being newly constructed

# PHASES OF IMPLEMENTATION





# PROPOSED MEASURES (2)

- By this National Action Plan appropriate measures (in total 48 measures) are envisioned for objectives to achieve the pre-defined goals
- 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.)



**THANKS FOR ATTENTION!**