



National Social Housing Association



***Partnership between ASBA Foundation and
Dilijan Community for the Modernization of
the Town's Housing Stock***

14 October, 2014

ASBA MISSION

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- ▶ *ASBA - National Social Housing Association is an Armenian non-profit foundation which aims at promoting sustainable housing development for low and middle income families in Armenia.*
 - ▶ *ASBA Foundation was established in 2010 as a result of Armenian-Dutch partnership.*
 - ▶ *Since 2013, ASBA has been an associate member of CECODHAS Housing Europe.*
 - ▶ **Mission**
To create opportunities for the Armenian citizens to have reliable and affordable housing.

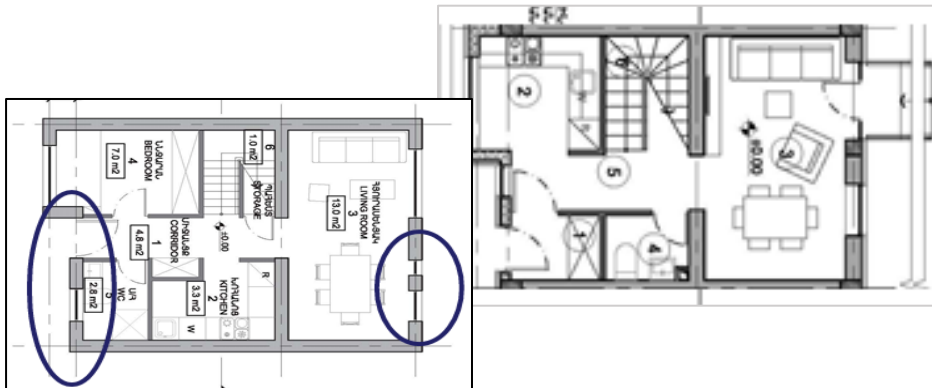
Dilijan project

- ▶ The first investment initiative in the area of social and affordable housing in Armenia,
- ▶ The project was initiated in partnership with Dilijan Municipality.
- ▶ The Municipality allocates the plot of land and unfinished structure on favorable terms, as well as provides with necessary infrastructures.
- ▶ The project is being implemented in several phases. The first phase assumes construction of about 50 apartments and unfinished structures on **1.1 ha plot of land**. During the second phase of the project 150 more apartments will be constructed on **3.3 ha total land plot**.
- ▶ The apartments are designed for renting out or selling to medium and modest income families.
- ▶ The project was launched with the financial support from Dutch social housing organisations.



Specific Features

- ▶ *The first energy saving social housing project which was also introduced in the framework of the Solar Decathlon Europe 2014 competition,*
- ▶ *Energy-efficient solutions have been developed in the framework of INOGATE – ESIB Project with the following outcomes:*
 - ✓ 220,361 kWh annual energy saving,
 - ✓ 100 000-150 000 AMD savings on inhabitant's annual expenditure,
 - ✓ 13% expansion of domestic premises,
 - ✓ 80 kWh/sq.m. heat demand in heating season (instead of 180 kWh /sq.m.).



Specific Features

► Affordable and Quality Housing



► Modern and Safe Infrastructures



Specific Features

- ▶ A participatory principle for day-to-day management and maintenance of the quarter



- ▶ New culture of living
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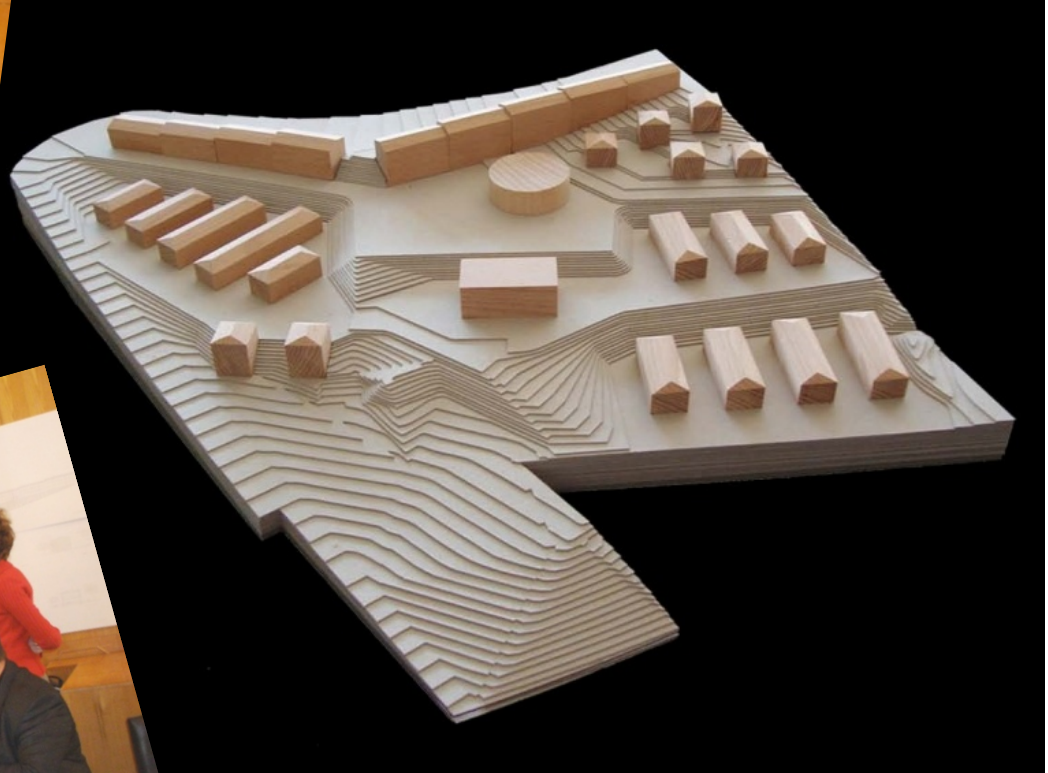
Cooperation between Dilijan Municipality and Community



1. Signing the Cooperation Agreement and the First Meeting with the Community at the Project Location



2. Discussion on the Preliminary Project Design at the Town Hall



*Preliminary project design by
Martino Pedrozzi, Switzerland*

3. Project Localization and Elaboration of the Final Version together with the Municipality



*Project design by Storaket
architectural studio*



***Preliminary
version of the
project design***



***Energy-efficient project
design***



4. Energy Efficiency Evaluation of the Project and Discussion on the Redesigned Project with the Community

5. Meeting with the Community at the end of the Project's 1st Phase to Present Project Terms and Pricing Policy



***We look forward to seeing you in
Dilijan Housing Complex!***

