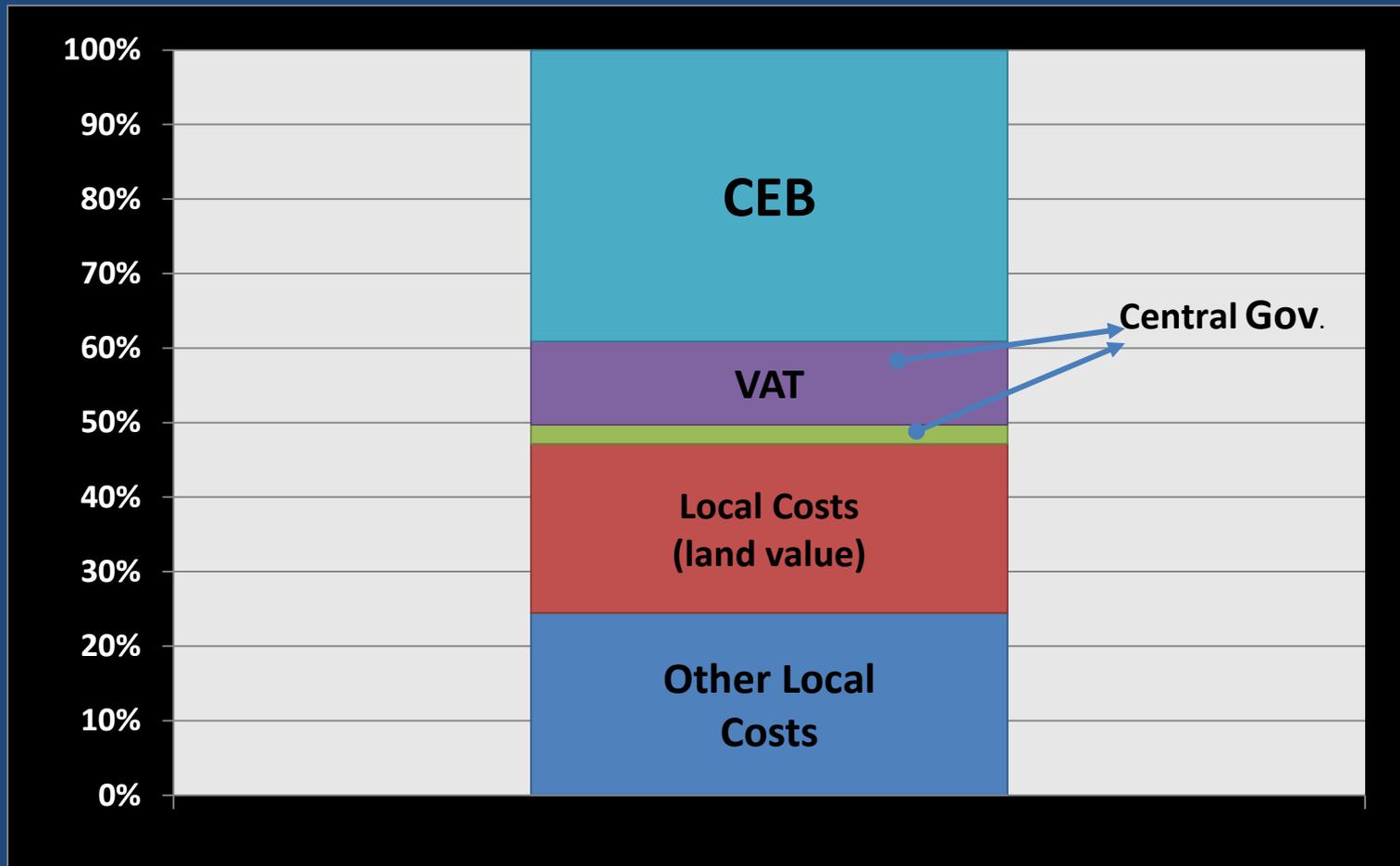


Social Housing Project

- Social housing project implemented– some figures
 - 1,140 social housing units
 - 8 participating municipalities, divided into three clusters;
 - Big scale municipalities: Tirana and Durres 730 units in total;
 - Medium scale municipalities: Elbasan, Fier and Korca – 290 units in total;
 - Small scale municipalities: Berat, Kavaja and Peshkopi – 120 units in total

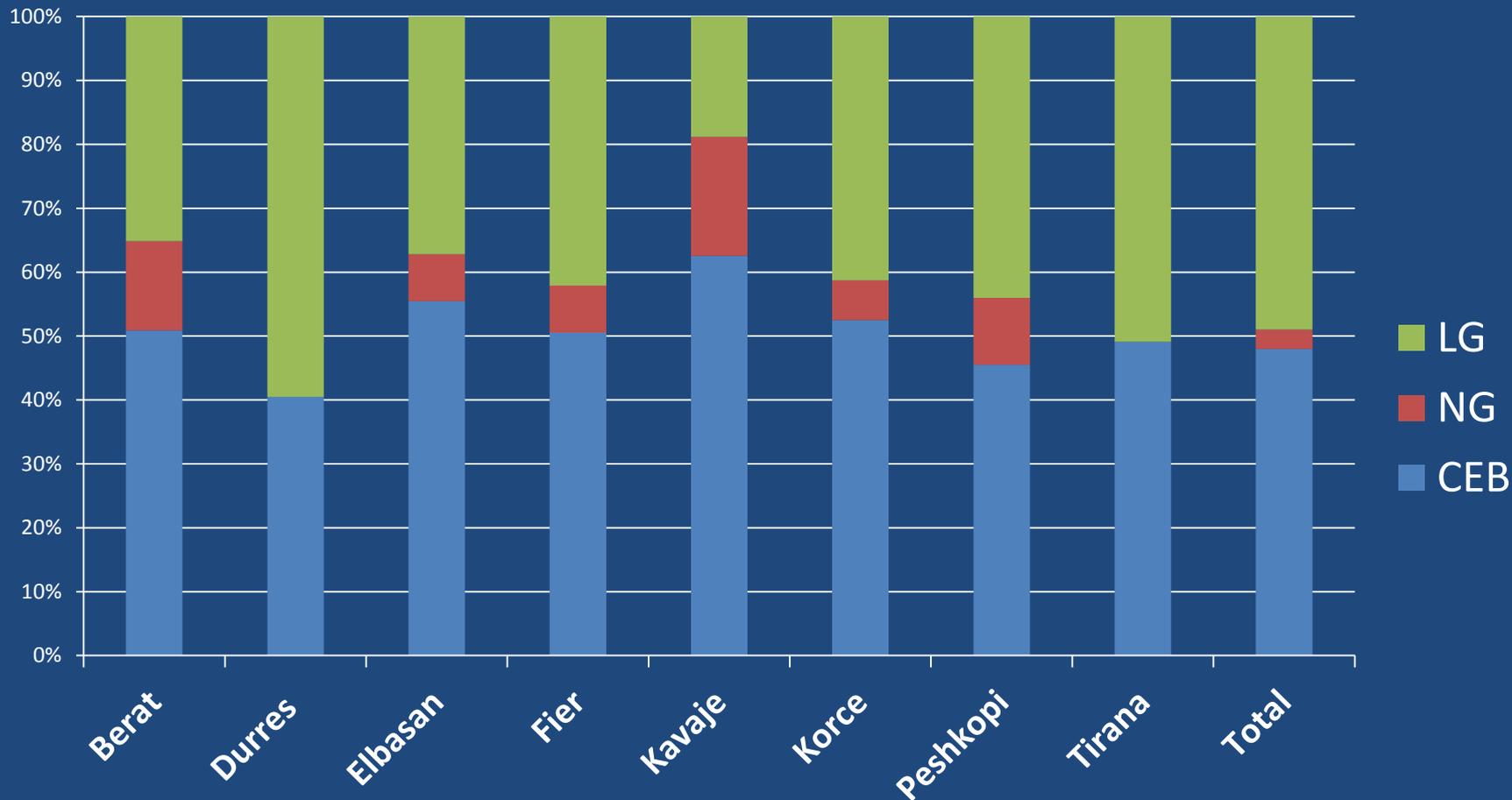
Social Housing Project: (36 million Euro)

Source of financing and percentage



Social Housing Project

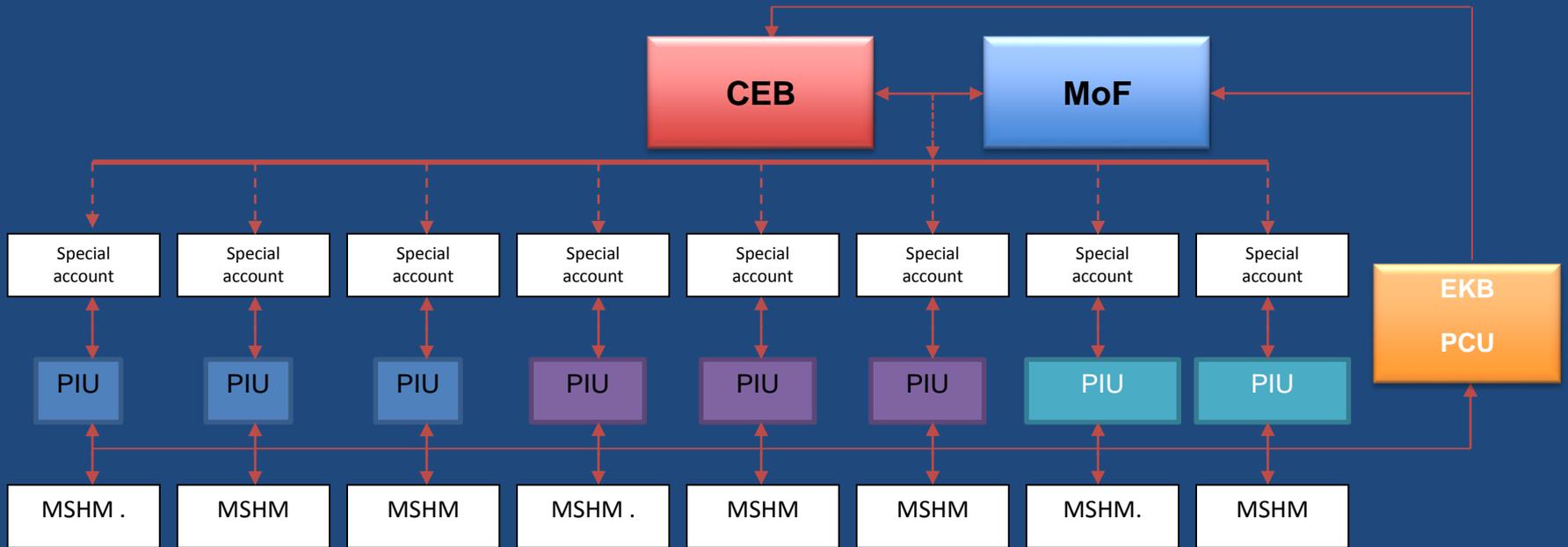
Source of financing for each municipality



Social Housing Project – The model

- Local government ownership – participating with local costs;
- Assistance from Ce.Go. to small and medium size LoGo;
- Implementing the main provisions of Lo.Go. law:
 - Local borrowing;
 - Transfer of properties;
 - Account keeping;
 - Procurements & construction;
 - Registration of the property;
 - Housing allocation;
 - Operation & Management

The model: (1) Structure of the project



Legend

- Disbursement of funds
- Monitoring, financial reporting & TA
- MSHM – Municipal Social Housing Mgmt Units

Social Housing Project – the challenges

- Capacities of local government to manage:
 - Project design, procurement and construction;
 - Different sources of financing;
 - Setting rents and subsidy levels;
 - Allocation of social housing units;
 - Operating and management
- Addressing the challenges:
 - Training, workshops, day-to day correspondence for capacity building

A new proposal

Preliminary costs (excluding land costs) EURO

Building works	17 178 321
Service area construction cost	1 252 201
Infrastructure costs	1 586 546
Planning & building approvals	512 665
Consultants	482 821
Management	236 390
Total	21 248 944

Division of contribution for investments

State budget	1 586 546	7%
Local Budget	512 665	2%
CEB	17 661 142	83%
EKB	1 488 591	7%
TOTAL	21 248 944	100%

loan repayment	- 1 014 241
Income from rent	687 133
Income from business	75 132
Income from housing allowance	251 976