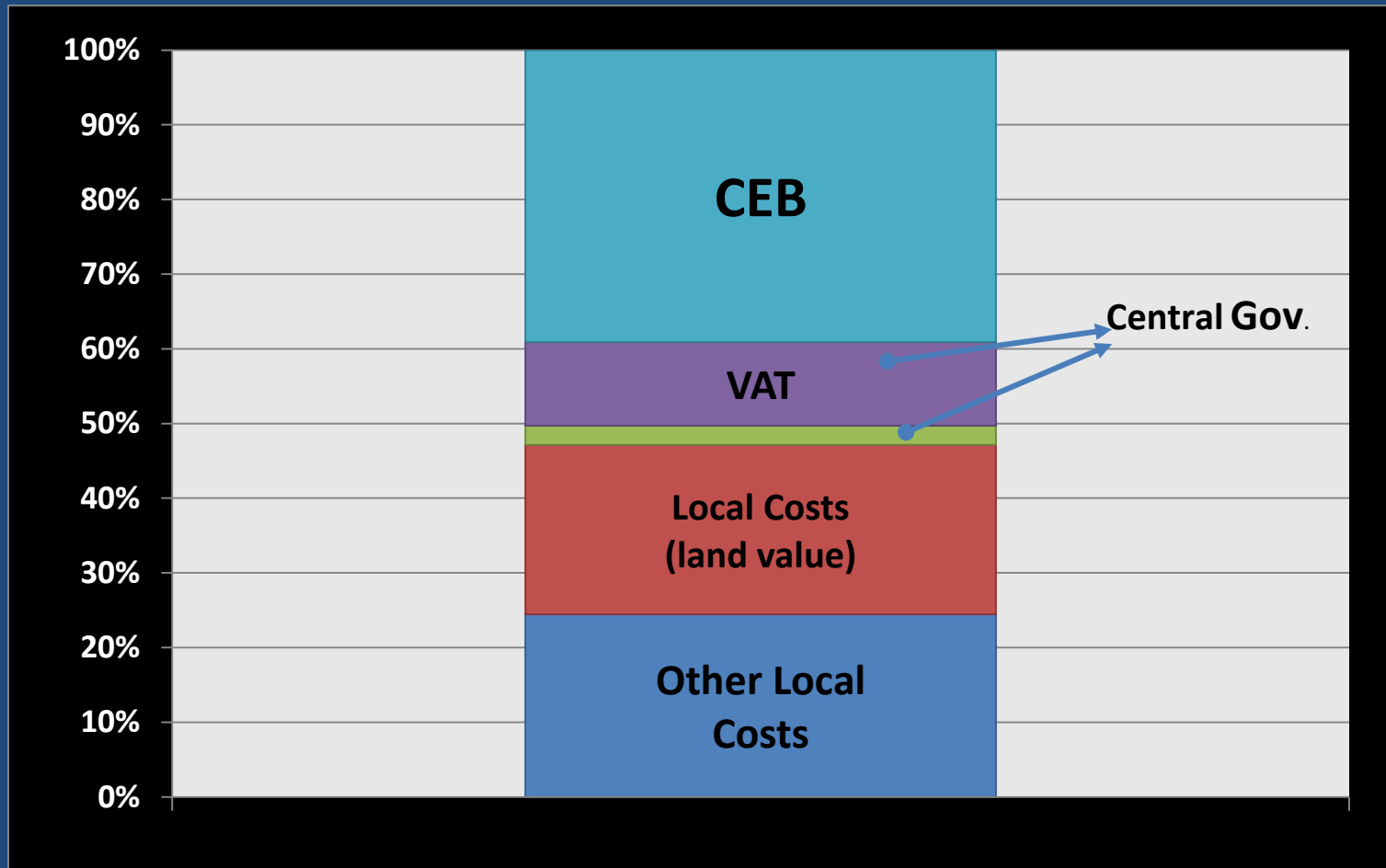


# Social Housing Project

- 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

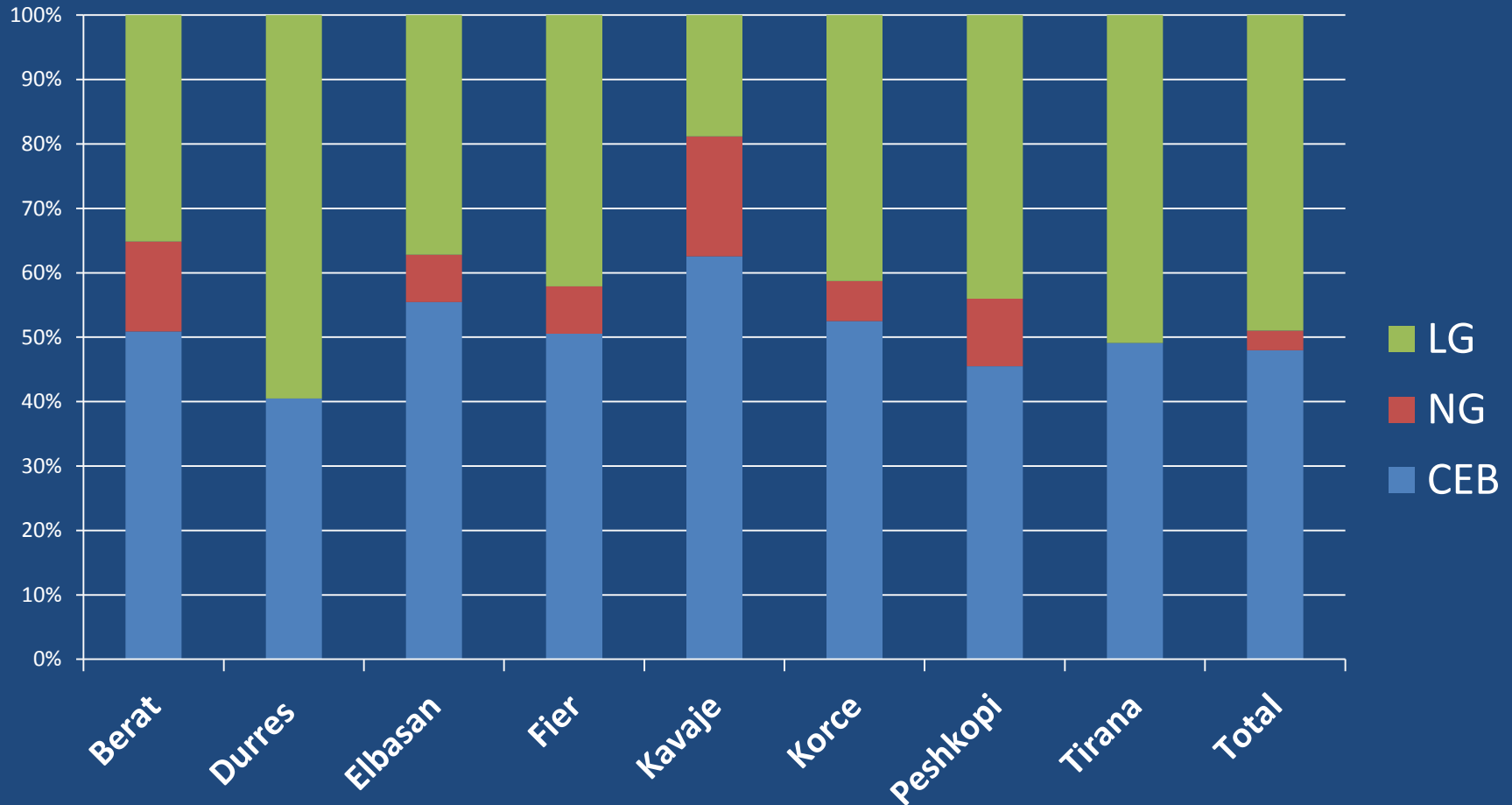
# Social Housing Project: (36 million Euro)

## Source of financing and percentage



# Social Housing Project

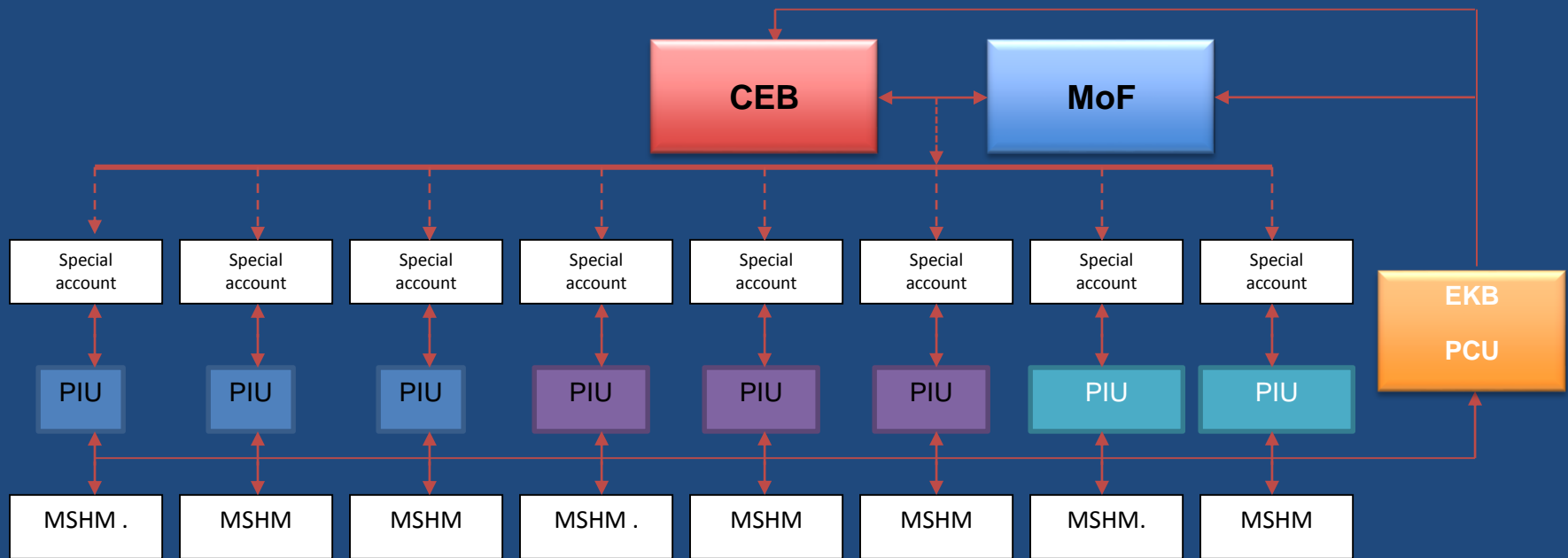
## Source of financing for each municipality



# 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
<b>Total</b>	<b>21 248 944</b>

## 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%
<b>TOTAL</b>	<b>21 248 944</b>	<b>100%</b>

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