



**State Committee of Urban
Development of the Republic
of Armenia**

NATIONAL ACTION PLAN ON HOUSING, URBAN DEVELOPMENT AND LAND MANAGEMENT

[WORKING DOCUMENT: DRAFT FOUR]



Elaborated within the Project

*Strengthening national capacities for sustainable housing and urban development in
countries with economies in transition, implemented in partnership*

by UNECE and UN-HABITAT

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List of Abbreviations

CB	Central Bank of the Republic of Armenia
EU	European Union
LA	Local authorities
LSGBs	Local self-governance bodies
MAB	Multi-apartment building
MF	Ministry of Finance of RA
MTAD	Ministry of Territorial Administration and Development of the Republic of Armenia
MEINR	Ministry of Energy Infrastructures and Natural Resources of the Republic of Armenia
MOA	Ministry of Agriculture of the Republic of Armenia
MOJ	Ministry of Justice of the Republic of Armenia
NSS	National Statistical Service of the Republic of Armenia
NUACA	National University of Architecture-Construction of Armenia
NUA	New Urban Agenda
PPP	Public-Private Partnership
SUDC	State Urban Development Committee adjunct to the Government of Armenia
SCREC	State Committee of Real Estate Cadastre adjunct to the Government of Armenia
SDG	Sustainable Development Goals
UN	United Nations
UNDP	United Nations Development Programme
UNECE	United Nations Economic Commission for Europe
UN-HABITAT	United Nations Human Settlements Programme
RA	Republic of Armenia

1. Background

The UNECE (lead agency) in partnership with UN-Habitat (implementing partner) initiated the project “Strengthening national capacities for sustainable housing in countries with economies in transition”. This UNDA-financed project has been implemented from 2014 to 2017 in Armenia, Moldova, Serbia and Tajikistan.

It is underpinned by the results of the survey carried out by the UNECE secretariat in 2012-2013. This work highlighted several key issues that need addressing in countries with economies in transition, such as: energy efficiency, housing affordability, reduced access to loans (for home ownership), and decreasing housing quality due to limited maintenance.

The key outputs of the project are context-adopted national action plans (NAPs) that are developed based on the results of the workshops, discussions and consultations with the Steering Committee, and a number of other supporting activities.

The main purpose of this NAP is to explain the situation of urban and housing development Armenia; to identify priorities for the improvement of national capacities concerning better sustainability of urban planning and land management as well as the development of the housing sector; and to support the dialogue and cooperation between key actors in the sector in Armenia.

2. Introduction

Country information

Armenia is a landlocked country located in the southern Caucasus and bordered by Georgia on the north, Azerbaijan on the east, Iran on the south, and Turkey on the west. The total area of the country is 29,743 km² (ranking 142th worldwide). 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%.

It has a highland continental climate with four seasons. Temperatures can vary considerably between seasons. Summers are generally hot, reaching 25°C, and in the Ararat valley temperature can climb to 40°C.

Armenia is an earthquake-prone country where earthquakes sometimes are accompanied by droughts or floods. One of the most devastating Spitak earthquake was occurred in 1988 (the force of the earthquake with a magnitude of M = 7.0 on the Richter scale). This devastating earthquake occupied 40% of the territory. In total, it hit 21 cities and 342 villages, while the town of Spitak was completely destroyed. According to official figures 25 000 people were killed, 140 000 became disabled, more than half a million people lost their homes, 40% of industrial capacity has been disabled.

In accordance with the classification of the World Bank Armenia belongs to a group of middle-income countries and according to World Development Indicators Armenia in 2014 occupies the position 137 in the world in terms of GDP.

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. Meanwhile, there are high unemployment, housing problems and low standards of living, which are the causes of migration from the earthquake affected areas of the country.

According to the amendments to the Constitution of the Republic of Armenia, adopted by referendum of 6 December 2015, Armenia is a sovereign, democratic, social state with a parliamentary system of government.

The country is divided into 10 marzes (provinces) (Aragatsotn, Ararat, Armavir, Gegharkunik, Kotayk, Lori, Shirak, Syunik, Tavush, Vayots Dzor) and Yerevan city and 915 communities.

Reason for the preparation of the NAP

Prior to independence announcement in 1991, housing, urban development and land management sectors in Armenia, as in most of the former Soviet Union republics, were exposed to the command economy during the Soviet era. Armenia is an independent country and its housing sector and territorial development had to be adapted to the transition from a centrally planned economy to a market economy with a new economic, social and territorial priorities, including the development of better conditions for decentralization or multipolar development. The formulation of urban development policy of Armenia is being passed according to the general requirements of sustainable development¹. The policy promotes the strengthening of the national sovereignty and formation of new society relations.

An analysis of situation and appropriate recommendations for housing and land management sectors were provided within the frames of the Country Profile Armenia on Housing Sector elaborated in 2001-2003 with the assistance of UNECE. They played a key role in the policy improvement and development processes of the above-mentioned sectors.

In the last 10-12 years have passed since the above-mentioned study and new challenges had appeared in spatial planning and housing policy. Thus, there was a great necessity to implement new study to identify new challenges and provide recommendations on actions to solve them.

In that context, the Government of Armenia requested UNECE to conduct its second Country Profile on Housing and Land Management in 2013. To support the efforts of the Government of Armenia, the UNECE Executive Secretary Christian Friis Bach signed two Memorandums of Understanding with the Ministry of Urban Development of Armenia, UNDP office in Armenia on 9 April 2015 for elaboration of the Country Profile on housing and land management and development of the smart city profile for Goris and the implementation of the policy recommendations suggested in the above-mentioned smart city profile for Goris. The Country Profile was finalized and published in February 2017. Based on the recommendations of that study was planned to prepare a National Action Plan on sustainable housing and urban development with practical recommendations for mitigating the existing problems and exploring the prospective opportunities identified in Country Profile.

The Action Plan on Housing, Urban Development and Land Management (hereinafter referred to as the Plan) is designed by the State Committee of Urban Development (SCUD) of the Republic of Armenia, aiming to introduce a roadmap on effective and efficient synergetic mechanism to improve the situation in housing, urban development and land management sectors.

The Plan is based on Geneva UN Charter on Sustainable Development, the recommendations formulated by the UNECE Committee on Housing and Land Management Experts (Country Profile 2015), RA 2014-2025 Strategic Program of Prospective Development (appendix of the RA Government N 442–N decision from 27 March 2014), as well as Government programme of the Republic of Armenia (Government decision N 1060 from 18 October 2016). Its scope is to support the local implementation of the New Urban Agenda and relevant SDGs. It also supports the local implementation of the four integrated

¹ RA 2014-2025 Strategic Program of Prospective Development

programming principles for UNDAF as well as provisions of the Paris Agreement on climate change.

The document is result-oriented with appropriate costs for actions, laying out measurable progress indicators for achieving set targets. In the same time, it offers a flexible implementation matrix, in order to permit the most suitable and efficient solutions for each particular circumstance.

The proposed measures are formulated to better address the existing priorities (mainly in housing sector) based on international best practices.

3. Acknowledgements

The document was prepared by national expert Mr. Arsen Karapetyan, Executive Director of “Development Solutions Institute” Foundation (DSIF) under the guidance of Mrs. Ruzan Alaverdyan, Chief Adviser to the Chairman of the RA SCUD, Ms. Tanya Arzumanyan, Head of Housing Stock Management and Communal Infrastructures Department of the RA SCUD and Mrs. Yevgenya Atayan, Adviser to Housing Stock Management and Communal Infrastructures Department of the RA SCUD.

General guidance for the work was provided by UNECE Committee on Housing and Land Management and UN-HABITAT within the joint Project “Strengthening national capacities for sustainable housing and urban development in countries with economies in transition”.

4. General overview of the current situation

4.1 General information on housing, urban development, population characteristics

Housing stock

Total residential area of housing stock of Armenia is 95.024 million square meters, of which 54.1% is urban housing. The total number of dwellings (apartments in multi-apartment buildings and individual houses) amounts to 863 307, of which 66% are in the cities and 34% - in rural areas. In urban areas 72% of the dwellings - the apartments in multi-apartment buildings. In villages, 92% of residential premises are individual (single-family) houses. In Yerevan, in 2014 the total number of dwellings was 283,571 and 75.2% of dwellings - the apartments in multi-apartment buildings.

The total number of multi-apartment buildings in Armenia is 18,964, 25.1% of which are in Yerevan. Proportion of buildings with an increased number of floors (nine or more) is relatively low - about 14%, almost all of them are in Yerevan.

Currently, 99.8% of the country’s multi-apartment housing stock is privatized. Almost 100% of multi-apartment buildings are objects of real estate in which different people and legal persons own the apartments and non-residential premises as well as the common shared property.

Buildings up to 5 floors are mainly built of stone, mostly from the traditional Armenian material - volcanic tuff. Multi-story buildings are mainly constructed of panel constructions. Before the Spitak earthquake the buildings were constructed with lower seismic resistance requirements. In recent years, construction of high-rise buildings is carried out by a monolithic frame construction technology to meet the higher requirements for seismic resistance and enclosing structures with improved thermal protection.

Armenia's housing stock, according to statistics, is relatively newly constructed. More than 60% of the buildings have a service life of at least 45 years.

Although statistics on the age of the housing stock looks quite prosperous, technical condition, especially of multi-apartment buildings, is in a critical concern. According to a survey of the state of multi-apartment buildings, conducted in 2007 by the order of the Ministry of Urban Development of Armenia, the state of the housing stock is mainly characterized as unsatisfactory. It requires that 75% of the roofs of multi-apartment buildings and drainage systems, 60% of the entrances to the buildings, more than 50% of in-building water supply systems, sewage systems, 50% of power supply systems, 35% of the foundations of buildings, 15% of elevators to be rehabilitated.

The reasons for the unsatisfactory technical condition of buildings, above all, are a long-term poor maintenance and lack of required repairs.

The problem is compounded by existence of poor seismic resistance of the large multi-apartment buildings. Overall, more than 50% of multi-apartment buildings needs renovation to improve their seismic resistance.

According to experts, most of the buildings constructed during the Soviet time by precast panel construction technology, does not meet modern requirements for thermal protection of buildings and require adequate repairs for improving their energy efficiency.

Housing provision

According to statistics floor area per person in housing for the citizens of Armenia is quite high - 31.6 m² per person. It is close to that of European countries. Floor area per person in housing in the countryside is a half time higher than in urban areas.

Despite the high statistical index of housing provision, the need for housing, according to experts, is very high and the actual figures of housing provision are lower than by statistics data. High rates of housing provision (floor area per person) are explained due to not so much by growth in the housing stock, but by housing provision polarization. Namely, about 30 000 families are homeless, of which, according to the census of 2011², 16 000 households (or 2% of the total number of households in Armenia) live in slums, and in buildings adapted for housing, 8 500 of these households live in urban areas. In addition, it is estimated that approximately about 30 000 families are in need for better housing conditions.

Demographic indicators

The demographic dynamics of Armenia is one of the most key factors in its economic development. According to World Development Indicators Armenia in 2014 occupies the 136 position in terms of population - 2,984,000 people.

During the entire post-Soviet period of the Republic of Armenia, an increasing proportion of the rural population, if accounted for 30.8% in early 1991, the rural population is 36.6%, in 2014.

The number of the Armenian population, despite the positive natural increase, decreases: the results of the 2011 census, it has decreased by 12.5% compared to the last census of the Soviet period (1989).

Recent years saw an increase in emigration from Armenia to Russia. According to the Federal Migration Service of Russia, the number of Armenian citizens in Russia as of 2 July 2015 was 532,300 (about 17.5 % of the Armenian population). Moreover, the size and share of the Armenian diaspora in the resident population of Russia is steadily increasing. According to the 2010 All-Russia population census, the Armenian population was 1,182,400 or 0.83 % of the Russian population. The Armenians represent the seventh largest group in the national composition of the Russian population. These factors account for a large amount of remittances sent by these individuals from Russia to Armenia,

² Habitat III National Report, Annex to Government Protocol Decision No. 38 of 11 September 2014.

steadily growing from USD 530.5 million in 2006 to USD 1,416 million in 2014³. Armenia is ranked number 10 in the world in terms of share of personal remittances in its GDP (19.0 % of GDP in 2010-2014)⁴.

Access to public services

Population access to electricity is 100% and to gas network – 95%. District heating has been preserved only in a small number of multi-apartment buildings. The residents rely predominantly on gas for heating with the majority using gas space heaters. Due to the relatively low price of natural gas, compared with electricity, the share of households using natural gas for their heating increased dramatically.

99.3% of the population in urban areas and 77.3% in rural areas have access to drinking water while 96.4% of the urban population and 17% of the rural population use sewage systems (Towards a National Strategy for Sustainable Sanitation in Armenia, 2014, OECD).

The centralized sewage system is accessible to an average of 68.5% of the population; in urban areas - 94.9% and in rural areas - 16.5%.

99.3% of the urban population and 63.3% of the rural population have adequate access to household waste collection system. In Yerevan, 100% of the population use the services of centralized collection of household waste.

Urban development

The regional disparities in Armenia only worsened, as the country moves from a centrally planned economy to a market economy. During recent years, the basic demographic and urban characteristics of Armenia are worsening– ageing of the population, constant decline of the number of inhabitants (internal and external migration), migration of both urban and rural population out of the country as well as migration of rural population to the bigger cities inside the country, thus fostering depopulation of villages and smaller towns. Another big problem stems from a large inflow of refugees.

The growth of the urban population of Armenia reflects the changing socio-economic landscape of the country during the last century. Despite the decline in recent years, the urbanization level in Armenia is still very high: more than 63% of the population lives in cities. More than half of the urban population is concentrated in Yerevan. Rapid urbanization leads to a number of problems, including in the area of governance at the national, regional and local levels, and necessitates the use of specific policy instruments to deal with them. The effectiveness of work on adaptation to urbanization hampered by lack of cross-sectoral cooperation.

In this point of view, the Armenian government has already adopted the policy supporting sustainable urban development via elaboration of various programs, standards and legislation for consideration of sustainable standards in urban planning documentation in RA.

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 towns and villages of Armenia. Focused efforts to solve this problem is through the promotion of inter-municipal cooperation and consolidation (associations) of communities.

The impact of spatial planning and urban development on the environment and disaster resilience consideration in spatial planning, aimed at reducing the risk of natural disasters, especially the issue of seismic risk and emergency management, is a key priority

³ Russian Federation, Central Bank of Russia. Website: <http://cbr.ru/statistics/Default.aspx?Prtid=tg>

⁴ World Bank, Personal remittances, received (% of GDP). Available from <http://www.armstat.am/en/?nid=126&id=08010&submit=Search>

in Armenia on all levels of government, from national and regional, to local, including big cities.

At the national level the General Settling Plan of the Republic of Armenia approved in 2003 by the Government of the Republic of Armenia. It defines the general strategic directions of the state policy in the field of urban planning. The program provides for measures to limit urban development in areas with elevated levels of development, which is mostly concentrated in cities (i.e. in 90% of the 49 urban communities of Armenia) and where it can harm the ecology of natural areas, in order to create more balanced settlement structure. At the regional level ("marzes") programs of territorial planning of individual regions were prepared. Monitoring of these documents is carried out at the regional level with funding provided by the state budget. 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." Today, master plans are approved for 43 of the 49 urban communities and 52 of the 866 rural settlements.

In addition to the seismic risk reduction strategies, adaptation to climate change is also an important task for Armenia.

One more concept - the concept of "Smart Cities", which appeared a few years ago, is closely linked with other models of cities' vision. 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 and effectiveness of the city services through innovative technologies and ICT applications in different sectors.

The project "Smart Cities" in Goris was launched in February 2015, beginning with the initial assessment mission by the UNECE experts, identification of key indicators for the city in collaboration with the Ministry of Urban Development of RA, Municipality of Goris, UNECE, UNDP and the Regional Environmental Centre Caucasus, Armenia's national office.

[4.2 Existing legal framework](#)

The spatial planning: the legal framework related to the development of inter-municipal cooperation and consolidation (associations) of communities, stipulated in the following documents:

- RA 2014-2025 Strategic Program of Prospective Development, emphasizes the role assigned to the cities, especially in eliminating disparities in the development of economic-urban utilization of the regions of Armenia;
- Number of Government decisions regulate the spatial planning sphere and play a key role in achieving the right balance between urban growth and conservation of environment for future generations.

Armenia has an extensive legal framework that allows to ensure the safety of historical and cultural environment as historical heritage on developed territories, and outside of settlements, as well as regulatory urban planning for the preservation of the architectural and cultural heritage.

Governing urban and spatial development policy in Armenia, with mechanisms to encourage collaboration between different government departments and various levels of government, already exist. These could be complemented by adopting a more comprehensive approach to policymaking to help align different spatial and sectoral policies. This is already reflected in urban spatial planning policies, but all sectors of public

policy have a spatial impact too. Encouraging sectoral policies to have a more explicit spatial dimension would help to improve their alignment with spatial planning policies by taking account of their interrelationships with other sectoral policies in the same place, to ensuring a more coherent approach to urban development.

The relations in the housing sector is currently governed by several laws, such as:

- Civil Code (1998);
- Land Code (2001);
- Law on the state registration of property rights (1999);
- Law on condominium (2002);
- Law on management of the multi-apartment building (2002);
- Law on property tax (2002);
- Law on local self-governance (2002);
- Law on local self-governance in Yerevan (2008);
- Law on land tax (1994);
- Law on renewable energy and energy saving (2004).

They have been repeatedly amended and added, however, the legislative framework of the housing sector cannot be considered sufficiently developed.

Housing legislation needs to be revised and updated to improve and enact comprehensive regulation of the housing sector with a view to further sustainable development, as well as determining the long-term strategic goals of development of the sector, the role, rights and responsibilities of the various participants of housing relations in the changing socio-economic conditions.

In part of land administration: Several important programs undertaken in the early years of independence, laid the foundation for effective land management in Armenia and contribute to the privatization of virtually all the land stock. Almost all agricultural land was transferred to private ownership, has completed work on the cartographic description of the whole territory of Armenia, was conducted full cadastral valuation of the land fund, secured property rights and a system of communication based on the effective registration of ownership of real estate. Nevertheless, more needs to be changed, especially in the elimination of deficiencies in land use, land consolidation and land market, which are based on land valuation per valuation of land and buildings separately. Armenia adopted a system of mass appraisal of real estate, but it does not include the market / actual value and therefore does not meet international standards and principles contained in the UNECE Guidelines 2001. To increase transparency and trust as a basis for valuation it is recommended to use the method of comparative analysis of sales (actual) price.

The conversion of land markets in Armenia is due to political considerations and targeted land policies. Public lands were transferred to private ownership; the current system of land valuation and taxation was introduced; and land ownership was secured. Furthermore, Armenia became one of the world leaders in property rights' registration and the transfer of real estate rights. The Government had the foresight to adopt a land law to substantiate this. According to internationally accepted standards, Armenia has always been considered a leader among the countries of the former Soviet Union in achieving higher land policy rankings.

[4.3 Institutional frameworks](#)

National level

The responsible national institutions for spatial development and housing are:

- *The State Urban Development Committee*, which is responsible for: spatial planning and urban development; construction; housing; inspection in the areas of urban planning, construction and public infrastructure,
- *The State Committee of Real Estate Cadaster*, which is responsible for: elaboration and implementation of the policies of the RA Government in maintaining the unified national cadaster of immovable property; elaboration of land policy, principles of management of land resources within the limits of its jurisdiction, implementation of state inspection supervision in land usage,
- *The Ministry of Finance*, which is responsible for: state budget planning and execution, the taxation system; the regulation of public property rights; the banking system; personal and property insurance,
- *The Ministry of Emergency Situations*, which is responsible for: the elaboration and coordination of the implementation of unified state policy in protection of the population during civil defense and emergency situations,
- *The Ministry of Nature Protection*, which is responsible for: the elaboration and implementation of the policies in the areas of environmental protection and sustainable use of natural resources.
- *The Ministry of Energy Infrastructures and Natural Resources*, which is responsible for: the elaboration and implementation of the policies in the energy sector and natural resource management.
- *The Ministry of Territorial Administration and Development*, which is responsible for the development of territorial policy and implementation of it, securing the proportions of territorial development of the Republic of Armenia, securing the implementation of social-economic development programs performed by the regional governors etc.

Local level

Local self-government bodies are responsible for: urban planning, development and maintenance of utilities, issuing building permits, supervision in maintenance of common shared property of multi-apartment buildings, ensuring conditions for social housing by adopting a local housing strategy. Local government exercises its authority for housing through its bodies, which most often are departments for urban planning, housing, property, infrastructure, economy and social protection.

The local directorate for both construction land and building is mainly responsible for urban plan implementation, and the development of land for construction.

5. Action Plan

The aim of developing a National Action Plan on housing and land management is aimed at creation of foundations for balanced and sustainable development of housing and land management through the measures addressing the existing problems, planning, and allocation of necessary resources for that purpose.

The draft Action Plan has been elaborated in line with recommendations of the Country Profile on Housing and Land Management from 2017 as well as with Geneva UN Chapter on Sustainable Housing and UN Sustainable Development Goals.

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

- Urban development policy
- Housing policy
- Housing utilities
- Construction
- Land and property relations
- Energy saving and energy efficiency in buildings.

Box 1. Interrelations between goals, objectives and actions

Goal	Objectives	Actions
Area 1. Urban Development		
<u>Goal 1.1</u> Ensure and promote an integrated and sustainable spatial planning and urban development	<u>Objective 1.1.1</u> Improve urban development legal framework and creation of a legal basis and mechanisms of regulation of urban development activity	<u>Action 1.1.1.1</u> Identify and analyze the existing problems in the urban development sector <u>Action 1.1.1.2</u> Improvement of legal framework of urban development sector and streamline the requirements for spatial planning documentation <u>Action 1.1.1.3</u> Elaboration of design task and appropriate norms for upgrading National Spatial Development Strategy <u>Action 1.1.1.4</u> Improvement of normative-technical framework of spatial planning directed to focusing on regulation of the spatial planning documentation elaboration and implementation <u>Action 1.1.1.5</u> Methodology elaboration for communities for evaluating the developed urban documentation's provisions implementation <u>Action 1.1.1.6</u> Reviewing and updating appropriate normative documents of urban development sector with ensuring requirements of reduction of disasters' risk
	<u>Objective 1.1.2</u> Update and finalize the implementation of the National Spatial Planning	<u>Action 1.1.2.1</u> Updating the National Spatial Development Strategy

	Strategy	<p><u>Action 1.1.2.2</u> Local spatial development complex (historical heritage protection, the natural disasters risk reduction and Environmental Management issues, smart development) documentations (including joint urban plans) elaboration and adoption</p> <p><u>Action 1.1.2.3</u> Elaboration of joint spatial planning documentations directed towards encouraging cooperation between communities and consolidation of communities</p>
	<p><u>Objective 1.1.3</u> Promote decentralization and strengthen local authorities in the field of spatial and urban planning</p>	<p><u>Action 1.1.3.1</u> Technical advice and assistance provision to local communities for capacity building in the field of urban and spatial planning</p> <p><u>Action 1.1.3.2</u> Introduction and implementation of monitoring system of the process of elaboration and implementation of urban development documentation</p> <p><u>Action 1.1.3.3</u> Possible revisions application to the elaborated master plans of urban settlements based on monitoring results</p>
Area 2. Housing Policy		
<p><u>Goal 2.1</u> Regulation of the existing issues in the sphere of housing</p>	<p><u>Objective 2.1.1</u> Improve legal framework for ensuring of effective and accountable multi-apartment buildings' management system</p>	<p><u>Action 2.1.1.1</u> Identify and analyze the existing issues in the multi-apartment buildings management sector</p> <p><u>Action 2.1.1.2</u> Development of legal acts because of the analysis</p>
	<p><u>Objective 2.1.2</u> Provide assistance in improving housing conditions for the families, who do not have opportunity to purchase apartments from the housing market</p>	<p><u>Action 2.1.2.1</u> Elaboration of corresponding legal acts (including the acts aimed at the establishment of social and affordable housing stock) directed towards improving housing conditions for the families, who do not have opportunity to purchase apartments from the housing market</p> <p><u>Action 2.1.2.2</u> Continually implement programs aimed at the establishment of social and affordable housing stock</p>
	<p><u>Objective 2.1.3</u> Determine further steps towards the improvement of housing conditions of the families living in the temporary constructions (shacks)</p>	<p><u>Action 2.1.3.1</u> Elaboration of legal regulations on the documentation process for temporary constructions (shacks)</p> <p><u>Action 2.1.3.2</u> Implementation of documentation process for</p>

		<p>regularization of families living in the temporary constructions (shacks) according to adopted regulation</p> <p><u>Action 2.1.3.3</u> With the help of documentation process results, securing measures according to adopted regulation aimed to improve the housing conditions of the residents of temporary constructions</p>
	<p><u>Objective 2.1.4</u> Clarification of roles of state and regional governance, local self-governance bodies for implementation of housing policy</p>	<p><u>Action 2.1.4.1</u> Elaboration and adoption of an appropriate legal act directed towards implementation of housing policy, as well as clarification of roles of a responsible body coordinating ongoing projects in housing sector and other bodies involved in the implementation process</p>
	<p><u>Objective 2.1.5</u> Formation of system of assessment of efficiency of implementation of the National Action Plan</p>	<p><u>Action 2.1.5.1</u> Defining the list of appropriate indicators in line with Sustainable Development Goals (SDG) and adoption of methodology for assessment of those indicators</p> <p><u>Action 2.1.5.2</u> Defining the indicators for assessment of efficiency of implementation of actions planned by the NAP</p>
	<p><u>Objective 2.1.6</u> Introduction of a functioning system of financial flows directed towards management, maintenance and operation of multi-apartment buildings</p>	<p><u>Action 2.1.6.1</u> Feasibility study on establishment of a credit guarantee institution and its establishment (if feasible)</p> <p><u>Action 2.1.6.2</u> Measures directed towards elaboration and testing of measures (including energy efficiency in buildings) for introduction of functioning mechanisms for provision of loan means</p> <p><u>Action 2.1.6.3</u> Study of international best experience and needs assessment with a goal of providing targeted subsidies to socially vulnerable families in direction of maintenance of multi-apartment buildings</p>
Area 3. Housing utilities		
<p><u>Goal 3.1</u> Support the management, maintenance and exploitation of multi-apartment buildings</p>	<p><u>Objective 3.1.1</u> Improvement of the professional qualifications and expertise of the multi-apartment buildings managers</p>	<p><u>Action 3.1.1.1</u> Development and launching of Master's and life-long learning academic professional programs in the specialization of "Manager of housing stock" in the institutions of higher education</p>
	<p><u>Objective 3.1.2</u> Ensure the information</p>	<p><u>Action 3.1.2.1</u> Development of the strategy of information</p>

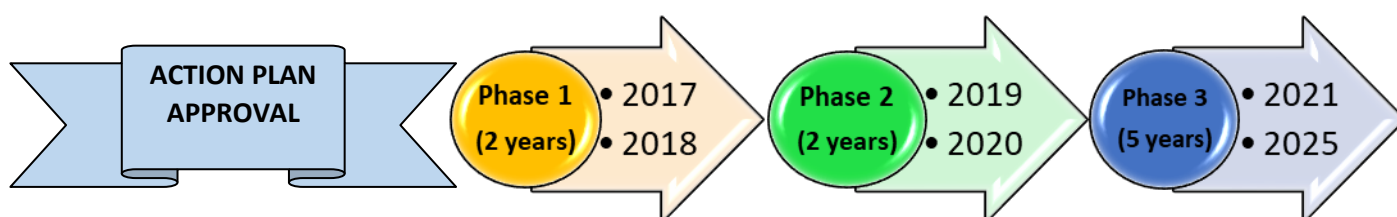
	dissemination about the owners' rights and responsibilities	dissemination on the management of multi-apartment buildings <u>Action 3.1.2.2</u> Registration of the multi-apartment buildings as a real estate unit, including common shared ownership assets
	<u>Objective 3.1.3</u> Establish systemic mechanisms for the reconstruction and restoration of the common shared ownership multi-apartment buildings assets	<u>Action 3.1.3.1</u> Within the framework of PPP (with condition of participation of multi-apartment buildings owners), approval of conceptual principles and directions for the reconstruction (renovation) of the common shared ownership assets of multi-apartment buildings with the implementation of modern technologies and energy efficient measures <u>Action 3.1.3.2</u> Implementation of pilot projects in accordance with the terms of references based on accepted directions and principles of support <u>Action 3.1.3.3</u> Based on the results of the pilot projects, develop a complete package to ensure the systematic implementation of the mechanisms: <ul style="list-style-type: none"> • define criteria for the necessary conditions for the provision of support, as well as for the assessment of competitive applications, • define criteria to determine the level of housing stock vulnerability based on the communities' territorial, social-economic and multi-apartment buildings housing indices, • develop technical solutions on the reconstruction (renovation) of flat and inclined roofs, addition of attic floors for the buildings planned based on the typical and multiple use designs, • develop and implement a priority program on the multi-apartment buildings reconstruction (renovation)
<u>Goal 3.2</u> Improvement of usability, seismic safety and reliability of multi-apartment buildings	<u>Objective 3.2.1</u> Improve the legislative field in part of issues of improvement of seismic resistance of multi-apartment buildings	<u>Action 3.2.1.1</u> Approve a strategy aimed to increase the seismic stability of multi-apartment buildings <u>Action 3.2.1.2</u> Revise the RA RABC 20-06-2014 building codes "Reconstruction, restoration and strengthening of buildings and structures. Main provisions"
	<u>Objective 3.2.2</u> Develop passports for all multi-apartment buildings	<u>Action 3.2.2.1</u> Adopt passport elaboration procedures for multi-apartment buildings and approve the passport form

		<p><u>Action 3.2.2.2</u> Development of an unified database and implementation procedure, introduction of the database, continuous update of the data based on passport elaboration of multi-apartment buildings</p>
<p><u>Goal 3.3</u> Implementation of resettlement measures for the residents of emergency multi-apartment buildings</p>	<p><u>Objective 3.3.1</u> Define the exact number of emergency multi-apartment buildings as well as the accurate number of residing families</p> <p><u>Objective 3.3.2</u> Provision of a package of complex measures necessary for the resettlement of residents from the stock of emergency multi-apartment buildings</p>	<p><u>Action 3.3.1.1</u> Define the priority of emergency multi-apartment buildings to be demolished</p> <p><u>Action 3.3.1.2</u> Conduct the assessment of resettlement costs for residents living in emergency multi-apartment buildings subject to be demolished first</p> <p><u>Action 3.3.2.1</u> Implement a resettlement program for those residents, who live in emergency multi-apartment buildings and the multi-apartment buildings to be demolished</p>
Area 4. Construction		
<p><u>Goal 4.1</u> Establishment of the environment promoting development of housing construction</p>	<p><u>Objective 4.1.1</u> Promote the primary housing market</p>	<p><u>Action 4.1.1.1</u> Provide tax privileges to individuals either purchasing apartments from developer organization or constructing individual residential house</p> <p><u>Action 4.1.1.2</u> Establish and manage the register of the newly constructed multi-apartment buildings and the multi-apartment buildings under construction, as well as including developer organizations</p>
	<p><u>Objective 4.1.2</u> Simplify the construction procedures</p>	<p><u>Action 4.1.2.1</u> Launch the electronic system for the provision of construction permits</p> <p><u>Action 4.1.2.2</u> Compile and publish a developer's guide</p>
Area 5. Land and property relations		
<p><u>Goal 5.1</u> Enhance the efficiency of land management system</p>	<p><u>Objective 5.1.1</u> Evaluation of the real estate value with the approach of transition from the cadastral value to the market values</p>	<p><u>Action 5.1.1.1</u> Introduction of new approaches of real estate valuation</p>
	<p><u>Objective 5.1.2</u> Land cadastre enhancement</p>	<p><u>Action 5.1.2.1</u> Elaboration of measures directed towards streamlining the process of updating the database of geospatial information</p>

		<u>Action 5.1.2.2</u> Development of the Concept Paper of Agricultural Land Consolidation
Area 6. Energy saving and energy efficiency in buildings		
<u>Goal 6.1</u> Improvement of energy efficiency in multi-apartment buildings	<u>Objective 6.1.1</u> Increase the energy efficiency and energy saving in the multi-apartment buildings being newly constructed	<u>Action 6.1.1.1</u> Setting up of compulsory requirements for energy characteristics of the multi-apartment buildings (for buildings under construction, reconstruction and repair) Normative-technical documents <u>Activity 6.1.1.2</u> Elaboration of action plan directed towards introduction of system for energy efficiency labelling of buildings <u>Activity 6.1.1.3</u> Defining of design requirements in accordance with principles of eco-design <u>Activity 6.1.1.4</u> Study of international best practice of nearly zero energy consumption buildings and elaboration of projects towards its introduction

6. Phases of implementation

Key measures, converted to action plan with the timeline for the implementation of the recommendations. Monitoring of implementation is also a part of the process (progresses should be fixed in regular reports). Taking into consideration the existing socio-economic and political context in the Republic of Armenia, the implementation of proposed actions will approach a gradual implementation framework, based on distinctive implementation stages. The action plan consists of three main phases, outlining the prioritization of the spheres under consideration. The phases are briefly described below.



Box 2. Prioritization of actions by the spheres under consideration

Areas, Actions	Phases of implementation		
	Period (phase) 1 2017-2018	Period (phase) 2 2019-2020	Period (phase) 3 2021-2025
1. Urban Development			
<u>Action 1.1.1.1</u> Identify and analyze the existing problems in the			

urban development sector			
<u>Action 1.1.1.2</u> Improvement of legal framework of urban development sector and streamline the requirements for spatial planning documentation			
<u>Action 1.1.1.3</u> Elaboration of design task and appropriate norms for upgrading National Spatial Development Strategy			
<u>Action 1.1.1.4</u> Improvement of normative-technical framework of spatial planning directed to focusing on regulation of the spatial planning documentation elaboration and implementation			
<u>Action 1.1.1.5</u> Methodology elaboration for communities for evaluating the developed urban documentation's provisions implementation			
<u>Action 1.1.1.6</u> Reviewing and updating appropriate normative documents of urban development sector with ensuring requirements of reduction of disasters' risk			
<u>Action 1.1.2.1</u> Updating the National Spatial Development Strategy			
<u>Action 1.1.2.2</u> Local spatial development complex (historical heritage protection, the natural disasters risk reduction and Environmental Management issues, smart development) documentations (including joint urban plans) elaboration and adoption			
<u>Action 1.1.2.3</u> Elaboration of joint spatial planning documentations directed towards encouraging cooperation between communities and consolidation of communities			
<u>Action 1.1.3.1</u> Technical advice and assistance provision to local communities for capacity building in the field of urban and spatial planning			
<u>Action 1.1.3.2</u> Introduction and implementation of monitoring system of the process of elaboration and implementation of urban development documentation			
<u>Action 1.1.3.3</u> Possible revisions application to the elaborated master plans of urban settlements based on monitoring results			
Area 2. Housing Policy			

<u>Action 2.1.1.1</u> Identify and analyze the existing issues in the multi-apartment buildings management sector			
<u>Action 2.1.1.2</u> Development of legal acts because of the analysis			
<u>Action 2.1.2.1</u> Elaboration of corresponding legal acts (including the acts aimed at the establishment of social and affordable housing stock) directed towards improving housing conditions for the families, who do not have opportunity to purchase apartments from the housing market			
<u>Action 2.1.2.2</u> Continually implement programs aimed at the establishment of social and affordable housing stock			
<u>Action 2.1.3.1</u> Elaboration of legal regulations on the documentation process for temporary constructions (shacks)			
<u>Action 2.1.3.2</u> Implementation of documentation process according to regulation			
<u>Action 2.1.3.3</u> With the help of documentation process results, securing measures aimed to improve the housing conditions of the residents of temporary constructions			
<u>Action 2.1.4.1</u> Elaboration and adoption of an appropriate legal act directed towards implementation of housing policy, as well as clarification of roles of a responsible body coordinating ongoing projects in housing sector and other bodies involved in the implementation process			
<u>Action 2.1.5.1</u> Defining the list of appropriate indicators in line with Sustainable Development Goals (SDG) and adoption of methodology for assessment of those indicators			
<u>Action 2.1.5.2</u> Defining the indicators for assessment of efficiency of implementation of actions planned by the NAP			
<u>Action 2.1.6.1</u> Feasibility study on establishment of a credit			

guarantee institution and its establishment (if feasible)			
<u>Action 2.1.6.2</u> Measures directed towards elaboration and testing of measures (including energy efficiency in buildings) for introduction of functioning mechanisms for provision of loan means			
<u>Action 2.1.6.3</u> Study of international best experience and needs assessment with a goal of providing targeted subsidies to socially vulnerable families in direction of maintenance of multi-apartment buildings			
Area 3. Housing utilities			
<u>Action 3.1.1.1</u> Development and launching of Master's and life-long learning academic professional programs in the specialization of "Manager of housing stock" in the institutions of higher education			
<u>Action 3.1.2.1</u> Development of the strategy of information dissemination on the management of multi-apartment buildings			
<u>Action 3.1.2.2</u> Registration of the multi-apartment buildings' as a real estate unit, including common shared ownership assets			
<u>Action 3.1.3.1</u> Within the framework of PPP (with condition of participation of multi-apartment buildings owners), approval of conceptual principles and directions for the reconstruction (renovation) of the common shared ownership assets of multi-apartment buildings with the implementation of modern technologies and energy efficient measures			
<u>Action 3.1.3.2</u> Implementation of pilot projects in accordance with the terms of references based on accepted directions and principles of support			
<u>Action 3.1.3.3</u> Based on the results of the pilot projects, develop a complete package to ensure the systematic implementation of the mechanisms: • define criteria for the necessary conditions for the provision of support, as well as for the			

<p>assessment of competitive applications</p> <ul style="list-style-type: none"> • define criteria to determine the level of housing stock vulnerability based on the communities' territorial, social-economic and multi-apartment buildings housing indices • develop technical solutions on the reconstruction (renovation) of flat and inclined roofs, addition of attic floors for the buildings planned based on the typical and multiple use designs • develop and implement a priority program on the multi-apartment buildings reconstruction (renovation) 			
<p><u>Action 3.2.1.1</u></p> <p>Approve a strategy aimed to increase the seismic stability of multi-apartment buildings</p>			
<p><u>Action 3.2.1.2</u></p> <p>Revise the RA RABC 20-06-2014 building codes "Reconstruction, restoration and strengthening of buildings and structures. Main provisions"</p>			
<p><u>Action 3.2.2.1</u></p> <p>Adopt passport elaboration procedures for multi-apartment buildings and approve the passport form</p>			
<p><u>Action 3.2.2.2</u></p> <p>Development of an unified database and implementation procedure, introduction of the database, continuous update of the data based on passport elaboration of multi-apartment buildings</p>			
<p><u>Action 3.3.1.1</u></p> <p>Define the priority of emergency multi-apartment buildings to be demolished</p>			
<p><u>Action 3.3.1.2</u></p> <p>Conduct the assessment of resettlement costs for residents living in emergency multi-apartment buildings subject to be demolished first</p>			
<p><u>Action 3.3.2.1</u></p> <p>Implement a resettlement program for those residents, who live in emergency multi-apartment buildings and the multi-apartment buildings to be demolished</p>			
<p>Area 4. Construction</p>			
<p><u>Action 4.1.1.1</u></p> <p>Provide tax privileges to individuals either purchasing apartments from developer organization</p>			

or constructing individual residential house			
<u>Action 4.1.1.2</u> Establish and manage the register of the newly constructed multi-apartment buildings and the multi-apartment buildings under construction, as well as including developer organizations			
<u>Action 4.1.2.1</u> Launch the electronic system for the provision of construction permits			
<u>Action 4.1.2.2</u> Compile and publish a developer's guide			
5. Land and property relations			
<u>Action 5.1.1.1</u> Introduction of new approaches of real estate valuation			
<u>Action 5.1.2.1</u> Elaboration of measures directed towards streamlining the process of updating the database of geospatial information			
<u>Action 5.1.2.2</u> Development of the Concept Paper of Agricultural Land Consolidation			
6. Energy saving and energy efficiency in buildings			
<u>Action 6.1.1.1</u> Setting up of compulsory requirements for energy characteristics of the multi-apartment buildings (for buildings under construction, reconstruction and repair) Normative-technical documents			
<u>Activity 6.1.1.2</u> Elaboration of action plan directed towards introduction of system for energy efficiency labelling of buildings			
<u>Activity 6.1.1.3</u> Defining of design requirements in accordance with principles of eco-design			
<u>Activity 6.1.1.4</u> Study of international best practice of nearly zero energy consumption buildings and elaboration of projects towards its introduction			

Box 3. Summary table for the Action Plan

National Action Plan in the areas of housing, urban development and land management of the Republic of Armenia for the period of 2017-2025

No.	Action	Document type	Term	Assigned Persons	Sources and Scope of Financing ⁵	Requirements to the results	Reporting and control	Relevant principles of the Geneva Charter on Sustainable Housing and SDGs
Global goal: Sustainable development of housing and land management								
Area 1. Urban Development								
Goal 1.1 Ensure and promote an integrated and sustainable spatial planning and urban development								
Objective 1.1.1 Improve urban development legal framework and creation of a legal basis and mechanisms of regulation of urban development activity								
1.1.1.1	Identify and analyze the existing problems in the urban development sector	Analytical document	2017-2018 (1-st phase)	SUDC adjunct to the GOA	Within SUDC adjunct to the GOA maintenance costs	Identified problems	Report	Chapter 3 , (a)-(vii) (xii), (xiii) SDG 11 , target 11.1
1.1.1.2	Improvement of legal framework of urban development sector and streamline the requirements for spatial planning documentation	RA Government's Decision SUDC adjunct to the GOA Chairman's order	2017-2020 (1-2 phases)	SUDC adjunct to the GOA	Within SUDC adjunct to the GOA maintenance costs	Revised and adopted legal acts and regulations directed towards regulation of identified problems in line with SDGs	Armenia Legal Information System website (www.arlis.am) SUDC adjunct to the	Chapter 3 , (a)-(vii) (xii), (xiii) SDG 11 , target 11.1

⁵Necessary financial means are presented according to rough estimates and are subject to adjustment during implementation of each measure.

						(Sustainable Development Goals and NUA (New Urban Agenda))	GOA official website	
1.1.1.3	Elaboration of design task and appropriate norms for upgrading National Spatial Development Strategy	RA Government's Decision	2017-2020 (1-2 phases)	SUDC adjunct to the GOA	Within SUDC adjunct to the GOA maintenance costs	Defining of prospective development principles and directions in line with current priorities of the country. Adopted norms	Armenia Legal Information System website (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 3, (a)-(vii) (xii), (xiii) SDG 11, tar 3& 9
1.1.1.4	Improvement of normative-technical framework of spatial planning directed to focusing on regulation of the spatial planning documentation elaboration and implementation	SUDC adjunct to the GOA Chairman's orders	2017-2020 (1-2 phases)	SUDC adjunct to the GOA	21 000 USD - State budget	Revised norms Mandatory requirements	SUDC adjunct to the GOA official website	Chapter 2, (d)-(i), (ii) SDG 11, tar 3& 8
1.1.1.5	Methodology elaboration for communities for evaluating the developed urban documentation's provisions implementation	SUDC adjunct to the GOA Chairman's decision	2017-2018 (1-st phase)	SUDC adjunct to the GOA	Within the maintenance costs of SUDC adjunct to the GOA	Adopted methodology	SUDC adjunct to the GOA official website	Chapter 3, (d)-(iv), (v) SDG 11, tar 3& 8
1.1.1.6	Reviewing and updating appropriate normative documents of urban development sector with ensuring requirements of reduction of disasters' risk	SUDC adjunct to the GOA Chairman's orders	2017-2025 (1-3-rd phases)	SUDC adjunct to the GOA RA MES, MEDI, WB (with consent), international organizations (with consent)	Within the maintenance costs of SUDC adjunct to the GOA	Construction of disaster resilience and seismic safe buildings and structures, ensuring of disaster resilience and clarification of requirements of existing, newly constructed buildings and structures	SUDC adjunct to the GOA official website	SDG 11, tar 8 &9

Objective 1.1.2 Update and finalize the implementation of the National Spatial Planning Strategy

1.1.2.1	Updating the National Spatial Development Strategy	The RA government's decision	2019-2020 (2-nd phase)	SUDC adjunct to the GOA interested bodies	73 000 USD - state budget (opportunity for support from development partners)	Updated National spatial development strategy	The official bulletin Armenia Legal Information System website (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 2 , (b)-(x) SDG 11 , targets 3, 7 & 8
1.1.2.2	Local spatial development complex (historical heritage protection, the natural disasters risk reduction and Environmental Management issues, smart development) documentations (including joint urban plans) elaboration and adoption	The RA government's decision SUDC adjunct to the GOA Chairman's order Decisions of Council of elders of community	2017-2025 (1-3-rd phases)	SUDC adjunct to the GOA	7000 000 USD, of which 3000 000 USD – Local budgets, 1280 000 USD – state budget, 2720 000 USD - extra-budgetary resources (for joint urban plans)	Appropriate Urban documentation developed up to 2021	The official bulletin Armenia Legal Information System website (www.arlis.am)SUDC adjunct to the GOA official website LA official websites	Chapter 2 , 13 (a)-(iii), (x) (b)-(xi), (xii) 14 (b)-(v), (xvi), (iii), (x) Chapter 3 , (a)-(ii), (vi) SDG 11 , targets 3, 4, 7 & 8
1.1.2.3	Elaboration of joint spatial planning documentations directed towards encouraging cooperation between communities and consolidation of communities	The RA government's decision SUDC adjunct to the GOA Chairman's order Decisions of Council of elders of community	2017-2025 (1-3-rd phases)	SUDC adjunct to the GOA	Within the limits of maintenance expenses of the SCUD under the Government of the Republic of Armenia and the corresponding community budgets	Ensuring efficient management of territories	SUDC adjunct to the GOA official website LA official websites	Chapter 3 , (c)-(iii) SDG 11 , targets 3, 4, 7 & 8
Objective 1.1.3 <i>Promote decentralization and strengthen local authorities in the field of spatial and urban planning</i>								
1.1.3.1	Technical advice and assistance provision to local communities for capacity building in the field of urban and spatial planning	Programme of training courses	2017-2025 (1-3-rd phases)	SUDC adjunct to the GOA Other interested bodies	Within the limits of maintenance costs of SUDC adjunct to the GOA and other interested state bodies (opportunity for support from development	Retrained and educated staff Improved public private partnership Regional integration	SUDC adjunct to the GOA and other interested bodies' official websites	Chapter 3 , (d)-(iii), (iv) SDG 11 , targets 3, 4, 7 & 8

					partners)			
1.1.3.2	Introduction and implementation of monitoring system of the process of elaboration and implementation of urban development documentation	The RA government's decision	2017-2025 (1-3-rd phases)	SUDC adjunct to the GOA Interdepartmental commission	- Within the limits of maintenance expenses of the SCUD under the Government of the Republic of Armenia and the corresponding community budgets -1400 000 USD - State budget for monitoring	Introduced monitoring system	SUDC adjunct to the GOA official website, LA official websites	Chapter 3 , (d)- (v), (vi) SDG 11 , targets 3, 4, 7 & 8
1.1.3.3	Possible revisions application to the elaborated master plans of urban settlements based on monitoring results	The RA government's decision	2017-2025 (1-3-rd phases)	SUDC adjunct to the GOA Interdepartmental commission	- Within the limits of maintenance expenses of the SCUD under the Government of the Republic of Armenia and the corresponding community budgets - 1 000 000 USD - State budget	Urban program adapted to changing conditions	SUDC adjunct to the GOA official website LA official websites	Chapter 3 , (d)- (v), (vi) SDG 11 , targets 3, 4, 7 & 8
Area 2. Housing Policy								
Goal 2.1 Regulation of the existing issues in the sphere of housing								
Objective 2.1.1 Improve legal framework for ensuring of effective and accountable multi-apartment buildings' management system								
2.1.1.1	Identify and analyze the existing issues in the multi-apartment buildings management sector	Analytical document	1st phase (2017-2018)	SUDC adjunct to the GOA	Within the limits of the maintenance expenses of the SUDC adjunct to the GOA	Identified issues	Report	Chapter 3 , 18(b), (vi) SDG 11 , target 8
2.1.1.2	Development of legal acts because of the analysis	Drafting the law and the secondary regulations ensuring their implementation	1st phase (2017-2018)	RA MOJ RA SUDC adjunct to the GoA NGOs International and national experts	Within the limits of the maintenance expenses of the RA MOJ	Approved law and secondary regulations	The official website of the RA National Assembly The website of the RA legal information system (www.arlis.am)	Chapter 3 , (b), (vi) SDG 11 , target 8

Objective 2.1.2 <i>Provide assistance in improving housing conditions for the families, who do not have opportunity to purchase apartments from the housing market</i>								
2.1.2.1	Elaboration of corresponding legal acts (including the acts aimed at the establishment of social and affordable housing stock) directed towards improving housing conditions for the families, who do not have opportunity to purchase apartments from the housing market	The RA government decree	1 st & 2 nd phases (2017-2020)	SUDC adjunct to the GOA	Within the limits of the maintenance expenses of the SUDC adjunct to the GOA	Approved legal acts	The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 2, (ii) SDG 11, tar
2.1.2.2	Continually implement programs aimed at the establishment of social and affordable housing stock	The RA government decree	1st, 2nd and 3rd phases (2017-2025)	The RA state authorized bodies	67 800 000 USD, out of which: •25 600 000 USD - the RA state budget •42 200 000 USD - the contribution of the citizens	Decrease the number of the households who need the improvement of housing conditions	SUDC adjunct to the GOA official website. The list of households with the improved housing conditions	Chapter 2, (i)-(ii) SDG 11, tar
Objective 2.1.3 <i>Determine further steps towards the improvement of housing conditions of the families living in the temporary constructions (shacks)</i>								
2.1.3.1	Elaboration of legal regulations on the documentation process for temporary constructions (shacks)	The RA government decree	1st phase (2017-2018)	SUDC adjunct to the GOA	-Within the limits of the maintenance expenses of the SUDC adjunct to the GOA	Approved legal act	The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 2, (b), (x) SDG 1, targ 2SDG 11, ta
2.1.3.2	Implementation of documentation process according to regulation	Graphs and tables	2 nd phase (2019-2020)	Regional Governor's Offices Municipalities	-Within the limits of the maintenance expenses of the Regional Governor's Offices of the Republic of Armenia -30 000 USD: community budgets	General information on the conditions, number and location of temporary constructions	Report on temporary constructions	Chapter 2, (b), (x) SDG 1, targ SDG 11, tar
2.1.3.3	With the help of documentation process results, securing measures aimed to improve the housing	The RA government decree	2nd phase	SUDC adjunct to the GOA	-Within the limits of the maintenance	Clarification of further steps on the	The website of the RA legal information	Chapter 2, (b), (x)

	conditions of the residents of temporary constructions		(2019-2020)		expenses of the SUDC adjunct to the GOA	sequential demolition of the temporary constructions as well as clarification of further steps regarding improvement of housing conditions of households living in temporary constructions	system (www.arlis.am) SUDC adjunct to the official website	SDG 1, target 11.1
Objective 2.1.4 <i>Clarification of roles of state and regional governance, local self-governance bodies for implementation of housing policy</i>								
2.1.4.1	Elaboration and adoption of an appropriate legal act directed towards implementation of housing policy, as well as clarification of roles of a responsible body coordinating ongoing projects in housing sector and other bodies involved in the implementation process	The RA law and the secondary regulations ensuring its implementation	2nd phase (2019-2020)	SUDC adjunct to the GOA	-Within the limits of the maintenance expenses of the SUDC adjunct to the GOA	Define clear roles of a responsible body coordinating ongoing projects in housing sector and other bodies involved in the implementation process	The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 3, (d), (iii) SDG 11, target 11.1
Objective 2.1.5 <i>Formation of system of assessment of efficiency of implementation of the National Action Plan</i>								
2.1.5.1	Defining the list of appropriate indicators in line with Sustainable Development Goals (SDG) and adoption of methodology for assessment of those indicators	Joint resolution of two responsible agencies	2nd phase (2019-2020)	SUDC adjunct to the GOA National Statistical Service of the RA	-Within the limits of the maintenance expenses of the SUDC adjunct to the GOA and the National Statistical Service of the RA	List of appropriate indicators and methodology for assessment of those indicators	The official websites of SUDC adjunct to the GOA and the National Statistical Service of the RA	Chapter 11, (b) SDG 17, target 17.1 Data, monitoring and accountability sub-targets

2.1.5.2	Defining the indicators for assessment of efficiency of implementation of actions planned by the NAP	SUDC adjunct to the GOA Chairman's order	2nd phase (2019-2020)	SUDC adjunct to the GOA	-Within the limits of the maintenance expenses of the SUDC adjunct to the GOA	Indicators for assessment of efficiency of actions	SUDC adjunct to the GOA official website	Chapter 11 (b) SDG 17, targets 17.1, 17.2, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00
Objective 2.1.6 <i>Introduction of a functioning system of financial flows directed towards management, maintenance and operation of multi-apartment buildings</i>								
2.1.6.1	Feasibility study on establishment of a credit guarantee institution and its establishment (if feasible)	Analytical document The RA government decree	2nd phase (2019-2020)	The Ministry of Finance of the RA SUDC adjunct to the GOA	For elaboration of the analytical document: -Within the limits of the maintenance expenses of the Ministry of Finance of the RA and the SUDC adjunct to the GOA For establishment of the guarantee fund: 1 250 000 USD, out of which: •625 000 USD- the RA state budget 625 000 USD: the contribution of the donor organizations	Established guarantee fund	The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website State registration certificate of guarantee fund	Chapter 3, (b), (vii) SDG 11, targets 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 11.10, 11.11, 11.12, 11.13, 11.14, 11.15, 11.16, 11.17, 11.18, 11.19, 11.20, 11.21, 11.22, 11.23, 11.24, 11.25, 11.26, 11.27, 11.28, 11.29, 11.30, 11.31, 11.32, 11.33, 11.34, 11.35, 11.36, 11.37, 11.38, 11.39, 11.40, 11.41, 11.42, 11.43, 11.44, 11.45, 11.46, 11.47, 11.48, 11.49, 11.50, 11.51, 11.52, 11.53, 11.54, 11.55, 11.56, 11.57, 11.58, 11.59, 11.60, 11.61, 11.62, 11.63, 11.64, 11.65, 11.66, 11.67, 11.68, 11.69, 11.70, 11.71, 11.72, 11.73, 11.74, 11.75, 11.76, 11.77, 11.78, 11.79, 11.80, 11.81, 11.82, 11.83, 11.84, 11.85, 11.86, 11.87, 11.88, 11.89, 11.90, 11.91, 11.92, 11.93, 11.94, 11.95, 11.96, 11.97, 11.98, 11.99, 12.00
2.1.6.2	Measures directed towards elaboration and testing of measures (including energy efficiency in buildings) for introduction of functioning mechanisms for provision of loan means	The RA government decree	1st phase (2017-2018) and 2nd phase (2019-2020)	SUDC adjunct to the GOA and Central Bank of Armenia Local self-governance bodies	-Within the limits of the maintenance expenses of SUDC adjunct to the GOA and the CBA (opportunity for support from development	Introduced mechanisms for provision of loan means	The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 3, (b), (vii) SDG 11, targets 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 11.10, 11.11, 11.12, 11.13, 11.14, 11.15, 11.16, 11.17, 11.18, 11.19, 11.20, 11.21, 11.22, 11.23, 11.24, 11.25, 11.26, 11.27, 11.28, 11.29, 11.30, 11.31, 11.32, 11.33, 11.34, 11.35, 11.36, 11.37, 11.38, 11.39, 11.40, 11.41, 11.42, 11.43, 11.44, 11.45, 11.46, 11.47, 11.48, 11.49, 11.50, 11.51, 11.52, 11.53, 11.54, 11.55, 11.56, 11.57, 11.58, 11.59, 11.60, 11.61, 11.62, 11.63, 11.64, 11.65, 11.66, 11.67, 11.68, 11.69, 11.70, 11.71, 11.72, 11.73, 11.74, 11.75, 11.76, 11.77, 11.78, 11.79, 11.80, 11.81, 11.82, 11.83, 11.84, 11.85, 11.86, 11.87, 11.88, 11.89, 11.90, 11.91, 11.92, 11.93, 11.94, 11.95, 11.96, 11.97, 11.98, 11.99, 12.00

					partners)			
2.1.6.3	Study of international best experience and needs assessment with a goal of providing targeted subsidies to socially vulnerable families in direction of maintenance of multi-apartment buildings	Analytical document	2nd phase (2019-2020)	RA MLSA SUDC adjunct to the GOA	Within the limits of the maintenance expenses of the RA MLSA and SUDC adjunct to the GOA 50000 USD for needs assessment, external financing sources (technical support)	Needs assessment for targeted assistance	Report	Chapter 3, (b.i) SDG 1, targ
Area 3. Housing Utilities								
Goal 3.1 <i>Support the management, maintenance and exploitation of multi-apartment buildings</i>								
Objective 3.1.1 <i>Improvement of the professional qualifications and expertise of the multi-apartment buildings (multi-apartment buildings) managers</i>								
3.1.1.1	Development and launching of Master's and life-long learning academic professional programs in the specialization of "Manager of housing stock" in the institutions of higher education	Master's and life-long learning academic professional programs	1st phase (2017-2018)	National university of architecture and construction of Armenia	17 000 USD, external financing sources (technical support)	Implemented projects	The approved annual academic program The official webpage of the National university of architecture and construction of Armenia	Chapter 3, (b.vi) SDG 16, ta
Objective 3.1.2 <i>Ensure the information dissemination about the owners' rights and responsibilities</i>								
3.1.2.1	Development of the strategy of information dissemination on the management of multi-apartment buildings	RA government decree	2nd phase (2018-2020)	SUDC adjunct to the GOA NGOs	<ul style="list-style-type: none"> • Within the limits of the maintenance expenses of the SUDC adjunct to the GOA • 45 000 USD, external financing sources (technical support) 	Define the exact steps and implement actions in accordance with those steps	Reports on seminars/workshops, video materials and other means of information	Chapter 3, (b.vi) SDG 16, ta
3.1.2.2	Registration of the multi-apartment buildings as a real estate unit, including common shared ownership assets	The certificate of ownership for real estate	From the 1st to the 3rd phase (2017-2025)	The State Committee of Real Estate Cadastre	1200 000 USD, external financing sources	The registration of joint ownership assets and ensuring accessibility to the information	A unified register/database of defining the rights and restrictions of the State Committee of Real Estate Cadastre	Chapter 3, (b.vi) SDG 16, ta

Objective 3.1.3 *Establish systemic mechanisms for the reconstruction and restoration of the common shared ownership multi-apartment buildings assets*

3.1.3.1	Within the framework of PPP (with condition of participation of multi-apartment buildings owners), approval of conceptual principles and directions for the reconstruction (renovation) of the common shared ownership assets of multi-apartment buildings with the implementation of new technologies and energy efficient measures	The RA government decree	1-st phase (2017-2018)	SUDC adjunct to the GOA	Within the limits of the maintenance expenses of SUDC adjunct to the GOA	Define conceptual principles and directions	The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 3, (a) SDG 11, targets 1 &
3.1.3.2	Implementation of pilot projects in accordance with the terms of references based on accepted directions and principles of support	Terms of references	2nd phase (2019-2020)	SUDC adjunct to the GOA	1050 000 USD, out of which: •210 000 USD – the RA state budget •835 000 USD –external financing sources for the implementation of the support project •5000 USD – the owners’ contribution	Ensure the feasibility of support measures as well as multi-apartment buildings’ modernization	Reports on implemented projects	Chapter 3, (a) SDG 11, targets 1 &
3.1.3.3	Based on the results of the pilot projects, develop a complete package to ensure the systematic implementation of the mechanisms: • define criteria for the necessary conditions for the provision of support, as well as for the assessment of competitive applications	The RA government decree	2nd phase (2019-2020)	SUDC adjunct to the GOA	Within the limits of the maintenance expenses of the SUDC adjunct to the GOA	Accurate criteria for the assessment of competitive applications	The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 3, (a) SDG 11, targets 1 &
	• define criteria to determine the level of housing stock	The RA government decree	2nd phase	SUDC adjunct to the GOA	Within the limits of the maintenance expenses	The community assessment based on	The website of the RA legal information	Chapter 3, (a)

	vulnerability based on the communities' territorial, social-economic and multi-apartment buildings housing indices		(2019-2020)		of the SUDC adjunct to the GOA	the vulnerability index	system (www.arlis.am) SUDC adjunct to the GOA official website	SDG 11, targets 1 &
	<ul style="list-style-type: none"> develop technical solutions on the reconstruction (renovation) of flat and inclined roofs, addition of attic floors for the buildings planned based on the typical and multiple use designs 	The decree of the Head of SUDC adjunct to the GOA	2nd phase (2019-2020)	SUDC adjunct to the GOA	Within the limits of the maintenance expenses of the SUDC adjunct to the GOA	The catalogue of technical solutions	SUDC adjunct to the GOA official website	Chapter 3, (a) SDG 11, targets 1 &
	<ul style="list-style-type: none"> develop and implement a priority program on the multi-apartment buildings reconstruction (renovation) 	The RA government decree	2 nd and 3 rd phases (2019-2025)	SUDC adjunct to the GOA	<p>Within the limits of the maintenance expenses of the State Committee on Urban Development (for elaboration of the program)</p> <p>11000 000 USD (for implementation of the program), out of which:</p> <ul style="list-style-type: none"> 1100 000 USD: the RA state budget 1100 000 USD: the community budgets 1100 000 USD: the contribution of the owners 7700 000 USD: external financing sources for the implementation of the support project 	<p>The approved project</p> <p>Reconstructed/renovated multi-apartment buildings</p>	<p>The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website</p> <p>The reports of the implemented projects</p>	Chapter 3, (a) SDG 11, targets 1 &

Goal 3.2 <i>Improvement of usability, seismic safety and reliability of multi-apartment buildings</i>								
Objective 3.2.1 <i>Improve the legislative field in part of issues of improvement of seismic resistance of multi-apartment buildings</i>								
3.2.1.1	Approve a strategy aimed to increase the seismic stability of multi-apartment buildings	The RA government decree	1st phase (2017-2018)	SUDC adjunct to the GOA	Within the limits of the maintenance expenses of the SUDC adjunct to the GOA	Define the priority directions for ensuring safety of population and stable and normal exploitation of buildings	The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 3, (c.iv) SDG 11, targets 9&
3.2.1.2	Revise the RA RABC 20-06-2014 building codes “Reconstruction, restoration and strengthening of buildings and structures. Main provisions”	The decree of the Head of the SUDC adjunct to the GOA	2nd phase (2019-2020)	SUDC adjunct to the GOA	15 000 USD: external financing sources (technical support)	Revised building codes	SUDC adjunct to the GOA official website	Chapter 3, (c.iv) SDG 11, targets 9&
Objective 3.2.2 <i>Develop passports for all multi-apartment buildings</i>								
3.2.2.1	Adopt passport elaboration procedures for multi-apartment buildings and approve the passport form	The decree of the Head of SUDC adjunct to the GOA	1st phase (2017-2018)	SUDC adjunct to the GOA	Within the limits of the maintenance expenses of SUDC adjunct to the GOA	Set documenting procedure and approved passport sample	SUDC adjunct to the GOA official website	Chapter 3, (c.iv) SDG 11, targets 9& 10
3.2.2.2	Development of an unified database and implementation procedure, introduction of the database, continuous update of the data based on passport elaboration of multi-apartment buildings	The RA government decree	3rd phase (2021-2025)	SUDC adjunct to the GOA	7400 000 USD, out of which: •2300 000 USD: the RA state budget •700 000 USD: the contribution of the owners •4400 000 USD: external financing sources for the implementation of the support project	Provision of reliable and comprehensive information about buildings and creation of basis for elaboration of target programs on buildings needed improvement of seismic reliability	SUDC adjunct to the GOA official website	Chapter 3, 18.c.iv SDG 17, target 17.19 Data monitoring and accountability sub-target
Goal 3.3 <i>Implementation of resettlement measures for the residents of emergency multi-apartment buildings</i>								

Objective 3.3.1 Define the exact number of emergency multi-apartment buildings as well as the accurate number of residing families								
3.3.1.1	Define the priority of emergency multi-apartment buildings to be demolished	The RA government decree	1st phase (2017-2018)	SUDC adjunct to the GOA	Within the limits of the maintenance expenses of the SUDC adjunct to the GOA	Compile the list of the multi-apartment buildings to be demolished first	The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 3, (b)-(c) SDG 11, tar
3.3.1.2	Conduct the assessment of resettlement costs for residents living in emergency multi-apartment buildings subject to be demolished first	Financial assessment	1st phase (2017-2018)	SUDC adjunct to the GOA	Within the limits of the maintenance expenses of the SUDC adjunct to the GOA	The accurate assessment of the required means	Report	Chapter 3, (b)-(c) SDG11, tar
Objective 3.3.2 Provision of a package of complex measures necessary for the resettlement of residents from the stock of emergency multi-apartment buildings								
3.3.2.1	Implement a resettlement program for those residents, who live in emergency multi-apartment buildings and the multi-apartment buildings to be demolished	Project applications	2nd phase (2019-2020)	SUDC adjunct to the GOA	21 000 000 USD, out of which: - 3300 000 USD: community budgets - 17700 000 USD: external financing sources	Ensure the secure housing space for the residents	SUDC adjunct to the GOA official website	Chapter 3, (b)-(c) SDG11, targets 1 &
Area 4. Construction								
Goal 4.1 Establishment of the environment promoting development of housing construction								
Objective 4.1.1 Promote the primary housing market								
4.1.1.1	Provide tax privileges to individuals either purchasing apartments from developer organization or constructing individual residential house	The RA law	1 st , 2 nd and 3 th phases (2017-2025)	The RA Ministry of Finance	Within the limit of maintenance expenses of the RA Ministry of Finance	Defined privileges	The website of the RA legal information system (www.arlis.am)	Chapter 2, (b.ii) Chapter 3, (b.xiv) SDG 11, targets 1&
4.1.1.2	Establish and manage the register of the newly constructed multi-apartment buildings and the multi-apartment buildings under	The RA government decree	1st, 2nd and 3rd phases (2017-	The State Committee of Real Estate Cadastre	Within the limits of the maintenance expenses of the State Committee of Real Estate Cadastre	Constantly renewed and updated database on developer	The website of the RA legal information system (www.arlis.am)	Chapter 2, (b.ii) Chapter 3, (b.xiv)

	construction, as well as including developer organizations		2025)			organizations and multi-apartment buildings under construction (constructed)		SDG 16, ta
Objective 4.1.2 <i>Simplify the construction procedures</i>								
4.1.2.1	Launch the electronic system for the provision of construction permits	A unified electronic system for issuance of construction permits	1st phase (2017-2018)	SUDC adjunct to the GOA	Within the limits of maintenance expenses of the SUDC adjunct to the GOA and the corresponding community budgets	Make the process of obtaining construction permits during the construction works available as well as lower the corruption risks	The corresponding window on the RA government's electronic governance website (www.e-gov.am)	Chapter 3, (b.xiii) SDG 16, ta
4.1.2.2	Compile and publish a developer's guide	The decree of the Head of SUDC adjunct to the GOA	1st phase (2017-2018)	SUDC adjunct to the GOA	Within the limits of maintenance expenses of the SUDC adjunct to the GOA	Unified information on the further steps of the construction processes	SUDC adjunct to the GOA official website	Chapter 3, (b.xiii) SDG 16, ta
Area 5. Land and property relations								
Goal 5.1 <i>Enhance the efficiency of land management system</i>								
Objective 5.1.1 <i>Evaluation of the real estate value with the approach of transition from the cadastral value to the market values</i>								
5.1.1.1	Introduction of new approaches of real estate valuation	The RA law and the secondary regulations ensuring its implementation	2017-2025 (1-3-rd phases)	RA MoF SCREC adjunct to the GOA	-Within the limits of maintenance expenses of the MoF and SCREC (elaboration of the draft law) -105 000 USD- the RA state budget (for the implementation of the system)	Update of the data on real estate values In the SCREC adjunct to the GOA based on the defined new approaches	Armenia Legal Information System website (www.arlis.am)	Chapter 2, (b.ii) Chapter 3, (b.xiv)
Objective 5.1.2. Land cadastre enhancement								
5.1.2.1	Elaboration of measures directed towards streamlining the process of updating the database of geospatial	The government's decision SCREC adjunct to the	2017-2025 (1-3-rd	SCREC adjunct to the GOA in	-Within the limits of maintenance expenses of the SUDC adjunct to	Appropriate geospatial database and cadaster maps	SCREC adjunct to the GOA Municipalities	Chapter 2, (b)-(ii)

	information	GOA Chairman's orders	phases)	partnership with LAs	the GOA and the corresponding community budgets -200 000 USD – the RA state budget (opportunity for support from development partners)			SDG 11, tar
5.1.2.2	Development of the Concept Paper of Agricultural Land Consolidation	The RA government's decision	2017-2025 (1-3-rd phases)	The RA MoA Other interested bodies	-Within the limits of maintenance expenses of MoA and another state interested bodies	Effective management of agricultural lands	The website of the RA legal information system (www.arlis.am) SCREC adjunct to the GOA official website	Chapter 3, (b.xiv) SDG 11, tar

Area 6. *Energy saving and energy efficiency in buildings*

Goal 6.1 Improvement of energy efficiency in multi-apartment buildings

Objective 6.1.1 Increase the energy efficiency and energy saving in the multi-apartment buildings being newly constructed

6.1.1.1	Setting up of compulsory requirements for energy characteristics of the multi-apartment buildings (for buildings under construction, reconstruction and repair) Normative-technical documents	The RA government decree Resolution of the SCUD	1st phase (2017-2018) and 2nd phase (2019-2020)	SUDC adjunct to the GOA The RA MEINR	Within the limits of the maintenance expenses of the SUDC adjunct to the GOA and the RA MEINR	Set compulsory technical requirements Normative-technical documents	The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 3, (a) SDG 7, targ SDG 13, ta 2 & 4
6.1.1.2	Elaboration of action plan directed towards introduction of system for energy efficiency labelling of buildings	The RA government decree	1 st phase (2017-2018)	SUDC adjunct to the GOA The RA MEINR	Within the limits of the maintenance expenses of the SUDC adjunct to the GOA and the RA MEINR	Adopted action plan	The website of the RA legal information system (www.arlis.am) SUDC adjunct to the GOA official website	Chapter 3, (a) SDG 7, targ SDG 13, ta 2 & 4
6.1.1.3	Defining of design requirements in accordance with principles of eco-design	The RA government decree	1 st phase (2017-2018)	SUDC adjunct to the GOA The RA	Within the limits of the maintenance expenses of the SUDC adjunct to	Adopted eco-design principles	The website of the RA legal information system	Chapter 3, (a) SDG 7, targ SDG 13, ta

				MEINR	the GOA and the RA MEINR		(www.arlis.am) SUDC adjunct to the GOA official website	2 & 4
6.1.1.4	Study of international best practice of nearly zero energy consumption buildings and elaboration of projects towards its introduction	Analytical document Elaborated investment projects	1 st phase (2017-2018) and 2 nd phase (2019-2020)	SUDC adjunct to the GOA The RA MEINR The RA MTAD	Within the limits of the maintenance expenses of the SUDC adjunct to the GOA, the RA MEINR and the RA MTAD	Creation of prerequisites for implementing of investment projects	The official websites of the SUDC adjunct to the GOA and the RA MTAD	Chapter3, (a) SDG 7, targ SDG 13, ta 2 & 4

7. Financial provision of the National Action Plan

By this National Action Plan appropriate measures (in total 49 measures) are envisioned for objectives to achieve. Measures are directed towards

- elaboration of legal acts, regulation of legal framework, analysis of existing issues, which will be covered by the expenses of appropriate state interested bodies and of communities, and
- fulfilment of several projects, which will require financing from state and community budgets and international organizations etc.)

In Box 4 is provided estimates for volumes and structure of expenses, including by funding sources for implementation of the Action Plan.

In total, the implementation of the Action Plan will require 120.6559 mln. USD, of which 16.9719 mln USD for 1st phase, 60.1042 mln. USD for 2nd phase and 60.1042 mln. USD for 3rd phase.

The costs related to the implementation of the Action Plan will be covered by the state budget (33.8189 mln USD), self-governance bodies (7.4301 mln USD), IFIs' and donors' funds, private investments and other sources (79.4069 mln USD).

The implementation of the Action Plan does not foresee the allocation of additional financial resources for the maintenance costs of the key implementing agencies.

A co-financing of 35.4019mln USD is expected to be covered by the donors and development partners. In this regard, the implementing agencies will be engaged into comprehensive negotiations and fundraising activities.

Box 4. Necessary investment means for implementation of National Action Plan

	TOTAL (1000 USD)	Of which per financing sources (1000 USD)		
		State budget	Community budget	Extrabudgetary sources
TOTAL	120,655.9	33,818.9	7,430.1	79,406.9
1-st phase (2017-2018)	16,971.9	6,291.0	681.7	9,999.2
2-nd phase (2019-2020)	43,579.8	7,417.3	4,296.0	31,866.5
3-rd phase (2021-2025)	60,104.2	20,110.6	2,452.4	37,541.2
<i>Of total volumes per areas</i>				
1. Urban planning	9,493.9	3,678.9	3,000.1	2,815.0
1-st phase (2017-2018)	1,805.4	534.3	666.7	604.4
2-nd phase (2019-2020)	1,877.4	511.3	666.7	699.4
3-rd phase (2021-2025)	5,811.1	2,633.3	1,666.7	1511.1
2. Housing policy - total	69,130.0	26,225.0	30	42,875.0
1-st phase (2017-2018)	15,081.7	5,688.9	15	9,377.8
2-nd phase (2019-2020)	16,381.7	6,313.9	15	10,052.8
3-rd phase (2021-2025)	37,666.6	14,222.2		23,444.4
3. Housing-communal services - total	41,727.0	3,610.0	4,400.0	33,717.0
1-st phase (2017-2018)	17.0			17.0
2-nd phase (2019-2020)	25,252.9	524.3	3,614.3	21,114.3
3-rd phase (2021-2025)	16,457.1	3,085.7	785.7	12,585.7
4. Construction	0	0	0	0
1-st phase (2017-2018)				

2-nd phase (2019-2020)				
3-rd phase (2021-2025)				
5. Land and property relations	305	305	0	0
1-st phase (2017-2018)	67.8	67.8		
2-nd phase (2019-2020)	67.8	67.8		
3-rd phase (2021-2025)	169.4	169.4		
5. Energy efficiency	0	0	0	0
1-st phase (2017-2018)				
2-nd phase (2019-2020)				
3-rd phase (2021-2025)				

8. Conclusion

EXPECTED OUTCOMES

1. Improving the condition of cities, other settlements that provide a comfortable and attractive environment for life;
2. Creating social prospects for improving housing conditions for different groups of the population depending on income;
3. Increasing the efficiency and quality of management of multi-apartment buildings, as well as increasing the responsibility / activity of owners of premises of multi-apartment buildings for the safety of property in common shared property, by promoting the development of the capacity of property managers through the provision of high-quality training courses and advisory services;
4. Reduction of the accumulated deficit of restorative investments in the housing sector, including the prevention of deterioration of the technical condition of the existing housing stock in terms of the level of unrecovered depreciation;
5. Reduction of energy consumption in the housing sector, by improving the legal and regulatory framework to promote the re-equipping of the existing stock of multi-apartment buildings with a view to ensuring their environmental acceptability and energy efficiency, and establishing requirements for energy efficiency certification for newly constructed and existing residential buildings;
6. Creation of an effective and accessible land management system that provides conditions for an effective assessment of real estate and sustainable land use;
7. The formation of an information system for the housing sector that provides the conditions for the provision of reliable and transparent information on the multi-apartment buildings necessary for the development of targeted programs aimed at enhancing the upkeep and seismic safety of buildings;
8. Collaboration with relevant international organizations, agencies and bodies of the United Nations and other stakeholders to ensure coherence in cooperation on issues related to the implementation of NAP objectives.

DIFFICULTIES AND RISKS FOR IMPLEMENTATION

There are several difficulties and risks, which can accompany the project during its implementation. In particular, they are as follow:

- Non-sufficient level of institutional capacity of actors involved in the housing and urban development sector;
- Estimation of the financial resources for implementation of the NAP and formation of the financing model;
- Non-clarity regarding financing and international support;
- Absence of baseline indicators;
- 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).

MONITORING OF THE NATIONAL ACTION PLAN IMPLEMENTATION

The State of Urban Development Committee adjunct to the GoA in cooperation with the State Committee of Real Estate Cadastre adjunct to the GoA will ensure the implementation of the National Action Plan.

Within the implementation context, the responsible institutions will cooperate with other central and local public authorities, non-governmental organizations, mass-media, as well as with the international organizations, donors and development partners.

An on-going monitoring and evaluation mechanism will be set up in order to measure and evaluate the implementation progress. The monitoring and evaluation process of the NAP implementation will be ensured through:

- a) Approval of the National Action Plan by the Government of Armenia with clear indication of deadlines and responsible persons for implementation of measures
- b) Operation of the Public Council established in May 2016 at the Chairman of the State of Urban Development Committee adjunct to the GoA in which several representatives of NGOs, mass media, constructors, architects and other interested parties are involved
- c) Monitoring the deadlines for particular activities and measures
- d) Annual progress reports, prepared by all engaged institutions
- e) Quarterly monitoring sessions by the Collegiums of both the State of Urban Development Committee adjunct to the GoA, and the State Committee of Real Estate Cadastre adjunct to the GoA
- f) Submission to the Government of the annual aggregated monitoring report related to the Action Plan implementation progress.

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