

“A Social Housing Feasibility Study, Tirana Municipality”

Feasibility Study for Tirana Municipality with the purpose of assessing the need for investments for improving housing and living conditions of vulnerable population in Tirana Municipality.

Context

In Albania, there is a perception that traditional social economic aid systems are unable to cope with diverse socio-economic challenges that are creating new kinds of vulnerability characterized by the emergence of mass unemployment and precarious working conditions for those in the labor market. Homelessness in Albania has many faces: young couples unable to afford the rising housing costs in the capital city, victims of domestic violence lacking a safe place, returned immigrants lacking alternative housing options, multi families living a single dwelling unit, members of the Roma and Egyptian community etc. As a result, there is a need to re-evaluate the traditional social housing schemes, going beyond the provision and management of a dwelling, and include much broader and complex tasks such as neighborhood management, and social services to tenants with special needs, and generally a stronger involvement in local communities.

Methodology

The methodology used for designing this proposal has combined both quantitative and qualitative data.

1. Univariate analysis will be conducted to examine the situation of applicant homeless target groups in proposed local governments, the scoring system, the data system, the budget for social housing, the inventory of housing units, sources of housing fund and the number of applicants and beneficiaries by social housing program. Content analysis should be conducted to examine laws, decisions, directives, orders, and normative acts as well as the need for capacity building programs.
2. Formulating affordable social housing policies in line with the Policy Document on Social



Inclusion 2016-2020 and Social Housing Strategy 2015-2025 is a necessary imperative. Targets should be set following consultation on housing demand and needs assessment which will also consider location, type and size of housing required. This typology includes indicators of housing adequacy, such as the technical dimension (building quality, structural stability, adequate lighting, wastewater removal and sanitation, drinking water supply, etc.), the social dimension (adequate privacy, overcrowding), the location dimension (housing which allows access to employment, healthcare, education, transport, etc.) and the legal dimension (security of tenure) and the financial dimension (affordability of housing).

Deliverables

- **Report** on Social housing situation in Municipality of Tirana, focused on:
 - a. Residential, industrial property market analysis.
 - b. Need and demand analysis (see the explicatory table below).
 - c. Identification of several potential areas for social housing purposes.
 - d. General information about technical specifics of the areas indicated (topography, seismicity, geology, hydrogeology, road infrastructure, waste water, electricity etc)

- **Final Feasibility study** with appropriate recommendations/incorporations of the Municipality of Tirana and MUD.
- Urbanistic Study in accordance with the current laws and regulations.
- Consultancy report on Findings and recommendations.

MAIN FACTS

DONORS:

- ✓ UNDP

PARTNERS:

- ✓ Municipality of Tirana

DURATION:

June 2016 – December 2016

BENEFICIARIES:

- ✓ Homeless

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