



IDP Housing Strategy and Working Plan

2010

Government of Georgia
Ministry of Refugees and Accommodation



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Summary

There are approximately 88,000 IDP families in Georgia (251,000 people) and in order to create conditions for their dignified and safe return, and to support their decent living conditions while they remain IDPs the Government of Georgia developed the State Strategy for IDPs. Under the second goal there are 2 components:

- Improvement of living conditions by providing durable housing solutions (DHS) to IDPs.
- Improvement of socio-economic conditions of IDPs.

The Government of Georgia, with the help of donors, has addressed the housing needs of most IDP families of the August 2008 conflict with Russia as well as of approximately 18,000 IDPs from the conflicts of 1990-1993. At present, 27,000 IDP families of 1990-1993 still live in Collective Centres in extremely dire conditions, and 30,000 IDP families of 1990-1993 live in private accommodation.

For 2010-2011, funds have been made available by USAID (USD 39 million), the European Union (Euro 27 million) and KfW (Euro 3 million). These funds will help to address the situation of approximately 7,500 IDP families, mainly through construction of new flats and rehabilitation of Collective Centres.

The main options for the provision of durable housing for the remaining IDPs are:

- Rehabilitation of existing buildings (Collective Centres, uncompleted buildings, purchase of privately-owned buildings): the remaining scope is limited.
- Construction of new buildings: projections show that new buildings need to be constructed for 19,500 IDP families, costing approximately €235 million.
- Financial support to IDP families in durable housing solution provided by themselves: at the last stage of the durable housing scheme, the remaining 30,000 IDPs families will be offered financial compensation, totalling approximately €198 million.

Socio-economic improvement and integration programs will target the 30,000 IDP families that will leave their temporary residences as well as other IDPs needing support. The projected cost of these programs will cost approximately €18.75 million.

Introduction

Basic statistics

From the conflicts in 1990 – 1993 (so called old IDPs, old caseload OCL) and August 2008 (new IDPs, new caseload NCL) there are registered 250,658 people, 87,112 families (rate 2,877) as IDPs in Georgia:

- In the private sector 58 %: 137,448 people, 47,638 families, (rate 2,885);
- In CCs 42%: 113,210 people, 39,474 families (rate 2,868).

Out of a total figure of 250,658 people, 87,112 families:

- Double IDPs: (new IDPs with status before new displacement) 2,574 people, 895 families;
- Registered new IDPs: (from August 2008) 16,223 people, 5,623 families;
- Registered old IDPs: (from 1992-93) 231,861 people, 80,594 families.

Strategic aims, Legal framework and coordination mechanisms

In order to provide long-term and sustainable solution to the needs of IDPs from the conflicts in the 1990s, on 2 February 2007, the Government of Georgia endorsed the State Strategy on IDPs by Decree 47. The Annex to the State Strategy, adopted on December 2008 by Governmental Decree 854, integrated the population displaced as a result of the August 2008 war into the overall State IDP Strategy.

The State Strategy on IDPs envisages the preparation and regular updating of the Action Plan. The first Action Plan for Implementation of the State Strategy on IDPs (2009-2012) was approved by Government Decree #489 on 30 July 2008, then updated and adopted by governmental decree #403 28 May 2009. The latest update was approved by the Steering Committee and was adopted by Government in May 2010. The Action Plan further builds on the findings and priority needs identified in the Joint Needs Assessment ([Annex #1 Joint Needs Assessment](#)) and benefits from a broad consultation process. The Action Plan as a living document is undergoing updates based on consultations which identify findings and lessons learned and good practices identified during the implementation of the State Strategy.

The State Strategy on IDPs assigned the leading role, responsibility and coordination function for the elaboration of programs and monitoring outcomes of their implementation to the Ministry of Refugees and Accommodation. A Steering Committee was established to manage the implementation with members from relevant ministries and main donor organizations and meets monthly.

A regular coordination meeting has been established by the MRA which is open to all stakeholders and which is designed to coordinate the operationalization of the Action and Work plans.

The State Strategy on IDPs has 2 goals:

- (i) to create conditions for the dignified and safe return of IDPs
- (ii) to support decent living conditions for the displaced population and their participation in society through 2 components:
 - Improvement of living conditions by providing durable housing to IDPs
 - Improvement of socio-economic conditions of IDPs

These 2 last components are supported by several activities common for both components, including creation and operation of the IDP data base, and development and implementation of the Communication Strategy, including the creation of a Call Centre and Reception Centre for IDPs.

The implementation of the State Strategy is planned in three stages in which all IDPs in need receive a Durable Housing Solution in an environment that provides opportunities for sustainable socio-economic integration. The overall classifications of these Durable Housing Solutions are:

Stage I (2008-2010):

Transferring ownership of living spaces in currently occupied CCs to IDPs with or without rehabilitation. Those CCs should be in compliance with the minimum standards¹ ([Annex #3 Standards of DHS](#)) and provide adequate opportunities for sustainable integration;

Rehabilitation and transferring of ownership of appropriate idle buildings to IDPs. These solutions should be in compliance with minimum standards and provide adequate opportunities for sustainable integration;

Stage II (2010-2012)

Based on needs and in consultation with IDPs, in the regions as well as the Steering Committee (which includes the Ministry for Regional Development) new apartment's blocks will be constructed in areas which provide sustainable integration and livelihood opportunities. IDPs will be selected based on the "Guiding Principles, Criteria and Procedures Governing the Process of Durable Housing Allocation" ([Annex #2 Key principles of DHS](#)). Ownership of apartments will be transferred to IDP families;

Stage III (2011-2012)

One time monetary support to arrange housing on own initiative

Monetary support to improve current IDP owned and occupied housing

Social housing for the most vulnerable IDPs also includes the vulnerable non IDP population and is an overarching activity throughout all 3 stages

Implementation policies and principles

For the implementation of the Action Plan a number of policies and guiding principles have been developed through and approved by the Steering Committee mechanism and its Temporary Expert Groups, involving experts and stake holders from governmental, nongovernmental and international organisations.

For selection of beneficiaries: "Guiding Principles, Criteria and Procedures Governing the Process of Durable Housing Allocation" document has been prepared and is presently in the process of adoption. After approval this document will form an integral part of the Action Plan.

The overall guiding principle is to enable IDPs to remain in their current location and/or residence, should they so choose, by providing them with durable housing solutions locally. Priorities in durable housing allocation are founded on the principle of fairness and prevention of pull factors. See [Annex #2 Key principles of DHS](#)

The overall legal framework governing this process follows provisions of the Administrative Code, and accordingly allocation of durable housing will be decided upon by the Regional MRA offices and IDPs can appeal against these decisions to the MRA. In cases of further complaint administrative case before the court can be initialized.

For minimum standards on housing: the 'Standards for Rehabilitation, Conversion or Construction Works for Durable Housing for IDPs' document was developed and approved by the Steering Committee on 17 September, 2009 and acknowledged by the Government on 30 October, 2009. It is the guideline for the durable housing solution, as for rehabilitation of CCs and idle buildings as well for construction of apartment

¹ 'Standards for Rehabilitation, Conversion or Construction Works for Durable Housing for IDPs' [Annex #3 Standards of DHS](#)

blocks. The goal is to ensure adequate housing for all IDPs. No IDP housing should fall below these standards; housing that does not meet these standards cannot be considered a durable housing solution. See [Annex #3 Standards of DHS](#)

Achievements from 09.2008-04.2010

As of the end of the first quarter of 2010 the following results of the Acton Plan have been achieved.

IDPs of August 2008: The Government of Georgia, together with donors, assisted the IDPs of August 2008 in various ways in their housing needs (see [Annex # 6 Needs summary](#) for details):

- 4,379 houses were constructed (in 38 New Settlements).
- 1,598 apartments were rehabilitated/purchased.
- 1,686 IDP families received one-time financial assistance (US\$ 10,000) to support their individual durable housing solution (to buy apartments with their contribution, etc.)

A total of **7,663** (4,379 + 1,598 + 1,686) IDP families (22,108 IDPs) received a durable housing solution

IDPs of the 1990-1993 conflicts: The Government of Georgia, together with donors, assisted the IDPs from 1990 - 1993 in various ways in their housing needs (see [Annex # 6 Needs summary](#) for details):

- 245 CCs are in the process of being rehabilitated with a total capacity of accommodating 5,538 IDP families
- 62 derelict buildings have been rehabilitated with a total capacity of accommodating 1,731 IDP families
- 253 CCs are in the process of being transferred to IDPs without rehabilitation with a total capacity of accommodating 8,904 IDP families

A total of **16,173** (5,538 + 1,731 + 8,904) IDP families (46,384 IDPs) have received or are in the process of receiving their DHS. Out of that figure 7,818 IDP families (22,422 IDPs) have already received a certificate verifying that they own their apartments.

About 895 families are so called double beneficiaries (displaced both in 1990 – 93 and August 2008 conflicts) and have already benefited from durable housing projects in 2008 or received compensation. These IDPs are therefore included in statistics relating to new IDPs

In total **23,836** (7,663 + 16,173) IDP families, both old and new, have received assistance towards their DHS.

See annex #4 Rehabilitated CCs and idle buildings in 2009 by MDF (

[Annex #4 Rehabilitation of IDP apartments and provision of engineering infrastructure \(01.03.2009 _ 31.05.2010\)](#)) and [Annex #5](#) DHS status in April 2010.

Needs for Durable Housing Solutions

New IDPs have, apart from a small number of special cases, received their DHS. The following calculations therefore concern old IDPs (231,861 people, 80,594 families).

Approximately 43%, (35,000 families) live in CCs and the remaining 57% (47,000 families) in Private Accommodation²

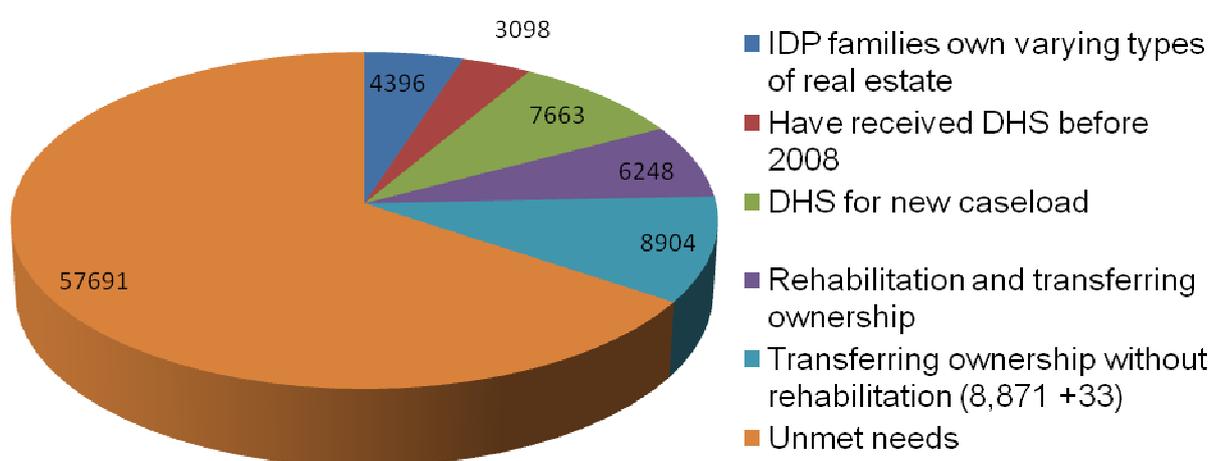
There are approx. 7,500 (4,396 + 3,098) IDP families (26,500 IDPs) from the private sector with no need of durable housing solutions. They have been able to provide for themselves (4,396 IDP families own varying types of real estate: 3,782 apartments, 614 land plots with houses, 8 commercial properties. These will

² IDPs living in the private sector are defined as those IDPs who have not formally been provided accommodation by the GoG. E.g. IDPs who live in rented or owned houses/ apartments or with relatives or friends. A planning assumption has been made that all IDPs who are not living in CCs live in the private sector.

receive one time monetary assistance at the final stage of the third phase of the AP) or have been provided with permanent accommodation (3,098 IDP families had become beneficiaries of different types of durable housing solutions projects before 09.2008, housing vouchers, financial compensation, etc) and therefore do not qualify for government housing support.

Taking into account the 16,173 families that have already been assisted, an estimated 57,000 IDP families (17,000 from CCs and 40,000 from the private sector) will be beneficiaries of the AP to be provided with DHS.

For IDPs in the private sector it is unknown how many will need a new housing opportunity and how many will be able to stay in their present location and benefit from monetary support in stage III of the AP to have their DHS.



Looking at the Collective Centers of the original 1,540 CCs 498 have been turned into DHS and are no longer regarded as CCs. Of the remaining 1,042 (1,540 – 498) there is the possibility of creating DHS in only a limited number (see next section). For a variety of reasons in accordance with Government of Georgia legislation such as being in a dangerous condition the remainder will need to be closed and the inhabitants provided with new housing opportunities.

It is estimated that there are 161 CCs with 2,370 families (6,706 IDPs) in this category. See [Annex # 9 Collapsing CCs](#).

See [Annex # 6 Needs summary](#) also broken down into regional figures.

Options for Durable Housing Solution

To fulfil the needs summarized above the Action Plan envisages the following main options:

Existing buildings presently used as CCs and occupied by IDPs.

(AL 2.1.2.2³) Rehabilitate and transfer ownership of flats in state owned CCs.

This option is mainly used in the regions. 245 CCs⁴ of this category have been completed or are in process of providing 6,248 DHS⁵. The average cost per living unit is 7,000 USD. Lead time of rehabilitation is 6 - 9 months plus 1-6 months for ownership transfer to be completed.

The remaining available buildings under this category are estimated to be 72 with a potential for 867 housing units.

(AL 2.1.2.3) Buy back, rehabilitation and transfer of ownership of flats in privately owned CCs.

This option is planned to be used mainly in the regions. No CCs of this category have yet been utilized. The available buildings under this category are estimated to be 30 with a potential 1,200 housing units. The cost of rehabilitation of these CCs based on initial assessment is within budget guidelines.

Experience of MDF in rehabilitation of Collective Centres and uncompleted buildings shows that this costs approximately 12,400 GEL per IDP family and is the most cost-effective solution (standard for rehabilitation is 17,000 GEL)

(AL 2.1.2.8) Transfer ownership of flats in state owned CCs without rehabilitation.

This option is mainly used in Tbilisi. 252 CCs of this category have been completed or are in the process of providing 8,871 DHS. Lead time is 1-6 months. The remaining available buildings under this category are estimated to be 80 with a potential 1,500 housing units.

(AL 2.1.2.9) Buy back, transfer of ownership of flats in privately owned CCs without rehabilitation.

This option is mainly used in Tbilisi. 1 CC of this category has been completed and is in process of providing 33 DHS. The average cost per living unit is 5,200 USD. Lead time is 1-3 months. The remaining available buildings under this category are estimated to be 16 with a potential 207 housing units.

The number of total remaining CCs under this section is 212 (18 + 68 + 30 + 80 + 16).

Existing buildings or partly finished buildings not presently used for IDP accommodation:

(AL 2.1.2.4) Rehabilitation and transfer of ownership of unused / incomplete state-owned buildings

62 Buildings of this category have been completed or are in process. It is anticipated that they will provide 1,731 DHS. The average cost per living unit is 7,000 USD. Lead time is 6-12 months. The remaining available buildings under this category are estimated to be 78 (assessment is not done) with potential of 1000 housing units.

For IDPs from August 2008 1,460 apartments were rehabilitated and transferred to IDPs.

(AL 2.1.2.5) Buy back unused / incomplete privately owned buildings, rehabilitate and transfer ownership to IDPs.

This option has not yet been utilized. The estimated available buildings under this category are 5 with potential of about 300 housing units.

The number of total remaining CCs under this section is 83 (78 + 5).

New buildings

(AL 2.1.3.2) Build low-storey (2-5 storey) apartment blocks and transfer ownership of flats to IDPs.

³ Refers to the Action Line in the Action Plan.

⁴ All figures are as of end of first quarter 2010.

⁵ All figures under the assumption of 100% acceptance of privatization by IDPs

The average cost is 30,000 USD per family (excluding costs of land and including infrastructure), lead time is 18 months – 2 years. The scope is limited only by funding requirements. At present 32 blocks are being built in Poti and 10 in Tskaltubo, planned to be finished mid 2011, funded by EU providing 1,111 DHS.

(AL 2.1.3.3) Build individual houses for the IDPs.

In the western regions of Georgia as well as in other regions this option could be used. The houses will be transferred into private ownership (within 30,000 GEL per family). The lead time is 18 months and scope is mainly limited by funding requirements. So far this option has been used for the new IDPs (4,379 houses), for the OCL 20 individual houses have been constructed in Imereti with funds from the Italian Government.

Other options

(AL 2.1.2.6) Buy individual houses / flats and transfer them into ownership of IDPs

This option is problematic due to the effects it has on the housing market especially if tried on a larger scale. For the NCL 138 houses / flats were purchased at an average cost of 7,000 USD.

(AL 2.1.4.4.) Social housing for vulnerable IDPs

In 2008-2009 in cooperation with SDC 4 buildings were constructed with 28 apartments, out of which 16-17 apartments are available for the most vulnerable IDP families

The construction of 12 blocks (with 94 apartments) for the most vulnerable IDPs (588) and non-IDP population (40%) is in the process in Tbilisi, Batumi, Kutaisi, Zugdidi, Gori, Rustavi and Bolnisi.

Monetary assistance:

These options are to be employed during the third phase of AP subject to available financial resources.

(AL 2.1.4.2) Assist those IDP families, who have a possibility to buy living spaces and need partial financial assistance. A maximum of 17,000 GEL may be provided.

(AL 2.1.4.3) Assist those IDP families who have living spaces in their private ownership to refurbish their apartments or to cover bank loans (less than 10,000 GEL per family). According to preliminary assessments the number of such families is approximately 5,000

(AL 2.1.4.4) Tailor made and affordable accommodation programs are available for the most vulnerable IDPs in line with their vulnerabilities, needs and capacities paying particular attention to female headed households. This project will supplement and strengthen other housing solutions by identifying and assisting the most vulnerable and is regarded as a GoG priority.

Overall Strategic Plan

In order to ensure appropriate and sustainable solutions for IDPs, the State Strategy and Action Plan provides strategic guidance for programs supporting their re-integration into mainstream Georgian society. Action lines combine durable housing and alternative solutions where there are strong potentials for socio-economic integration. The ultimate goal is integration, which means that durable housing solutions must be complemented with development oriented activities which include also host communities. Job opportunities are a key element of sustainable integration.

The fulfilment of the 3 phases is planned in the following manner:

First phase.

During 2010 phase I is to be completed by fully utilising the remaining CCs (212 CCs) and idle buildings (83 buildings are listed as idle and assessments have been undertaken for a limited number to date) that have the potential to be converted into DHS with or without rehabilitation. This is the most cost-effective approach and as such will be maximized.

Out of the remaining 830 (1,042 – 212) CCs there are 161 CCs that are in such poor structural condition that rehabilitation will be more expensive than new construction. 266 CCs are planned to be returned to their original use. 403 in private ownership that cannot be bought back and converted into DHS will need to be emptied and returned to the owner.

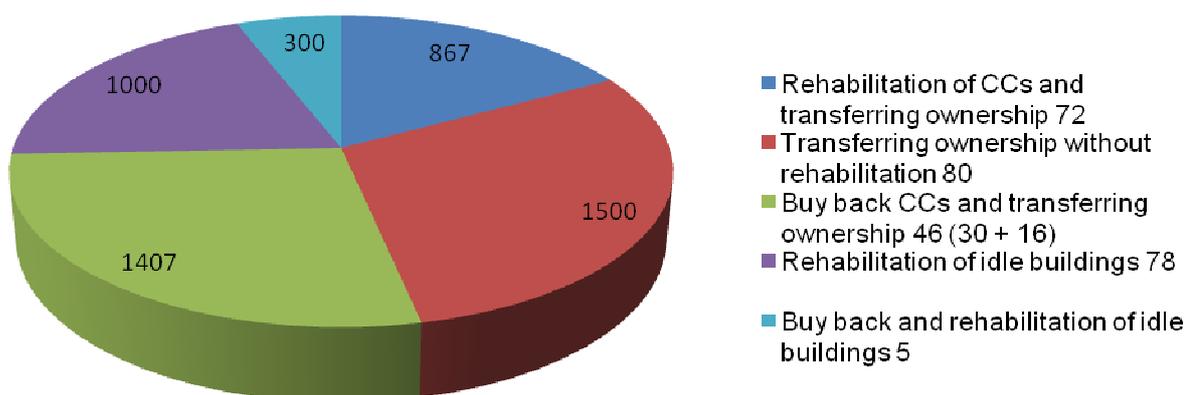
Therefore, the remaining buildings with potential for inclusion in phase I are limited and at this stage it is estimated that it will benefit approximately 6,000 IDP families, in 295 (212 + 83) CCs and idle buildings (technical assessment is ongoing and not all of 295 buildings will be suitable for DHS).

The plans for each building type and costs are given in the table below.

DHS solution type	Remaining potential planned for activation		Budget Million USD	Funding and remarks
	N of CCs	N of Families		
Rehabilitate and transfer ownership of flats in state owned CCs.	72	867	6	USAID
Transfer ownership of flats in state owned CCs without rehabilitation.	80	1500	10,3	
Buy back, rehabilitate and transfer ownership of flats in privately owned CCs.	30	1200	8,3	USAID, GoG
Buy back and transfer ownership of flats in privately owned CCs without rehabilitation	16	207	1,4	
Rehabilitate and transfer of ownership of unused / incomplete state-owned buildings	78	1000	6,9	USAID
Buy back unused / incomplete privately owned buildings, rehabilitate and transfer ownership to IDPs.	5	300	2,1	USAID, GoG
Total Planned DHS in Phase 1 during 2010 and 2011.	281	5,074	35⁶	

Priority is given to CCs that are structurally unstable or for other reasons, such as causing a health and safety risk to the inhabitants. For these inhabitants alternative DHS will need to be created.

⁶ For calculation is used past cost figures of rehabilitated CCs and Idle buildings (per family 12,400 GEL (rate 1.8))



Second phase

The second phase considers the construction of new apartment blocks or individual houses as the current supply of existing buildings is limited. Sites of new settlements will be / have been selected carefully based on the following selection criteria:

To maintain the existing integration in the regions / municipalities where IDPs are currently living;

To provide not only housing solutions but also an appropriate environment with strong potential for sustainable integration vis a vis job opportunities and adequate access to social services. Taking into account that resettlement of IDPs in new areas means bringing new capacities and demands on existing resources, resettlement without adequate regional and local development projects could exacerbate existing host community problems and create tensions between IDPs and host communities;

To ensure voluntary decision making by IDPs the process of selecting sites of resettlement will be based on assessments and the principle of full consultations with beneficiaries, development stakeholders and potential host communities and authorities.

It is the working hypothesis that new buildings will be constructed for 27,000 IDP families (the remaining 17,000 in CCs to be closed and 10,000 from PA) during phase 2 at the total cost of 440 million USD.

As of the first quarter of 2010 the following projects are ongoing or in the detailed planning stage:

Location	Project name and description	N of families	Donor	Cost of contract GEL	Remarks and start / finish time
Poti	Construction of 30-house living settlement in Poti and provision of roads, engineering network and other facilities.	1 088	EC	32,528 919	07.12.2010 30.06.2011
Poti	Construction of 2-house living settlement in Poti and provision of roads, engineering network and other facilities.	80	EC	2 424 794	31.12.2010 31.06.2011
Tskaltubo	Construction of 10-house living settlement in city Tskaltubo and provision of roads, engineering	352	EC	8 973 325	04.03.2010 04.09.2011

	network and other facilities.				
	Construction of 100-house living settlement in Poti and provision of roads, engineering network and other facilities.	3,006	KfW, GoG		Funds needs to be accumulated. 01.07.2010 01.03.2012
Sum		4526			

The selection of further project sites will be undertaken following careful analysis of and consultations around IDP needs and integration opportunities (as outlined above and elaborated further in the section on Community selection policy and plan in part 2 of this document).

To complete planning and construction of new apartment blocks can take approximately two years. The GoG therefore considers it a priority that, following site and beneficiary selection and commitment of funding projects for the remaining 17,800 IDP families that the AP plans to target in phase II are operationalized as quickly as possible.

Locations for reintegration support programs will be based on an informed analysis of impact of re-integration projects in selected new locations on employment and social welfare of both IDPs and host communities alike. In this context, new settlements should be located in economically viable and fast-growing cities which at the same time have a pronounced track record of co-habitation with IDPs. All these are important to preclude potential friction between newly-resettled IDPs and local residents. The Government must be also prepared to satisfy demands of IDPs who prefer to stay in their current places of residence.

Proceeding from the above, at this stage three main locations have been selected for the purpose of construction of residential buildings for IDPs. Samegrelo, together with Tbilisi, is heavily populated by IDPs (80% of IDPs live in these two areas). Two of the main principles of the durable housing solution under the Action Plan are sustainability of the solution and maintaining existing integration. Poti represents an important city in Samegrelo with strong development opportunities providing a sustainable basis for housing solutions. The majority of IDPs living in Samegrelo, in common with IDPs living in other regions, prefer to stay in the same region where their integration will be smoother. From these points of view Poti together with Zugdidi represents potentially an attractive solution.

So far funds are available for 32 residential blocks that will be built in Poti, on Georgia's Black Sea littoral. Thereafter, respectively 20 and 10 new residential blocks shall be built in Zugdidi and Tskaltubo. This provides accommodation to 2,200 IDP families.

Design works are also progressing for another 100 new residential blocks with approximately 3,500 apartments, bringing the total to 5,700 families.

In coordination with MRA, MoRDI and municipalities, a housing needs appraisal is underway and its completion will help inform the number of additional residential blocks to be constructed.

Rational behind selection of Poti for construction 132 apartment blocks that will provide 4,500 apartments for IDPs in need

Overarching Strategy

The Government of Georgia will utilize a strategy combining regional development with the re-integration of IDPs. This will provide opportunities for Government and donor supported regional development in areas designated for IDP re-integration. This strategy regards IDPs as a development resource as opposed to a problem and seeks to maximize the use of the skills and capacities which they bring to the re-integration area.

Needs in the region:

IDP families in need of durable housing solution in Poti are about 2000. 2,500 families will be resettled from other parts of Samegrelo (overall need in region is about 10,000)

Social ground:

Not only IDPs from other districts but also IDPs living in Poti will reside in new houses. The number of IDPs living in Poti is already quite large so another stream of IDPs should not cause any social problems with local inhabitants.

While the infrastructure in Poti is large enough to serve the increase in population it does require upgrading and improvement. In line with the strategy of using the re-integration process as a development opportunity the GoG will provide 20 million GEL for infrastructure improvements in connection with IDP reintegration programs.

Economic ground:

Governmental as well as private investments in infrastructure will provide additional job and business opportunities to the inhabitants of Poti both in short-term and long term. Thus, by the completion of the house-construction (in 2 years) the demand for an increase in the workforce will be met by the number of the new inhabitants. The increased economic activity will encourage not only directly created vacancies for the job-seekers but indirect opportunities in service industries such as cafes, restaurants, shops, hairdresser's and other micro services. NGOs and other economic/livelihood program providers will be encouraged to work with existing businesses to develop and fill market needs in order to provide long term and sustainable livelihoods.

Industrial area

Fencing works are already completed in the designated industrial area, the main entrance is constructed and the construction of the customs is underway and will be finished in the beginning of May.

12 companies are registered in the industrial area. Once the industrial area is provided with electricity and water, the companies will begin functioning.

Over the next 4-5 months the process of population employment will take place gradually. 3,000-4,000 persons will be hired for the directly created vacancies and in total the targeted number of employed people will be 8,000-9,000 (see [Annex #11 Details of Constructions Works in Poti](#)).

Third Phase

The third phase will focus on IDPs that are not in need of a direct durable solution but will be beneficiaries of alternative one time monetary support to facilitate their sustainable integration into society and their dignified living conditions.

A comprehensive cost-benefit analysis will be undertaken to assess the effects of all options and financial support based on the analysis could be provided to 30,000 IDP families (50% in Tbilisi; 50% outside Tbilisi).

Whereas for the Government the costs of financial compensation are about half of the cost of the construction of new buildings, a complete assessment should also include factors such as the effect on the real estate market (especially in Tbilisi), regional development, employment (part of the IDPs may use the financial compensation to start business and/ or to re-settle in rural areas and take up their original farming activities), possibilities of IDPs to contribute themselves to buy/rent accommodation, etc.

Funding Plan

At present, donor funding for durable housing has been secured as follows:

- EC: IDP Part III: Euro 43.5 million, of which Euro 27 million will be allocated to durable housing.
- USAID: \$42 million, of which \$39 million (equivalent to Euro 27.9 million) is foreseen for rehabilitation of Collective Centres/ other buildings and for improving infrastructure in new settlements.
- KfW: Euro 2.8 million (subject of discussion).

These available funds will cover needs of 5,200 IDP families. Still there will remain 22,000 IDP families in need of direct housing solution and 30,000 IDP families in need of one time monetary support. The funding gap is € 463 million.

Role and Responsibilities of actors

MRA Tbilisi:

It is the responsibility of the Ministry to exercise executive powers towards the fields of social and legal protection, migration control and accommodation of IDPs. Within the frames of its competences, the Ministry develops and implements a unified state policy. In terms of IDP support the MRA's main responsibilities (while taking into account the country's political, socio-economic and demographic situation) fall into the categories of: monitoring of IDP migration flow caused by emergencies such as war, natural or manmade disasters and epidemics, organizing IDP temporary or durable shelter, creating conditions for adaptation-integration and social protection, provide emergency assistance, organize, manage and monitor the IDP accommodation process, organize return of IDPs and support their rehabilitation-adaptation process.

In the DHS process the MRA is responsible for:

- Selecting buildings for DHS, selection of beneficiaries of DHS based on developed selection criteria, coordination of the formulation and implementation of the AP, coordination of the IDP needs assessment, dealing with IDP complaints, obtaining, recording and transferring data relevant to the implementation of the AP, update of joint IDP data base and other issues.

MRA Regional offices:

Regional divisions represent the MRA in the regions. They implement GoG IDP policy in the field, are engaged in implementation of the AP, are focal points for municipalities and in the first instance in providing solutions to and addressing the needs of IDPs.

In the DHS process MRA Regional offices are responsible for:

- Liaison with IDPs in the relevant region regarding the progress of the DHS process, selecting buildings and beneficiaries for DHS in accordance with agreed selection criteria, facilitation and monitoring of implementation of projects under the AP in the regions, coordination of the IDP needs assessment, obtaining, recording and transferring data relevant to the implementation of the AP, updating the joint IDP data base and other issues.

MoRDI and municipalities:

The Ministry of Regional Development and Infrastructure of Georgia develops implements and coordinates the regional development policy of Georgia. This coordination involves regional governments and municipalities which form the main MoRDI partners. Municipalities play a key role in the local integration of IDPs. Taking into account the unique needs of IDPs their sustainable integration means that their needs are addressed in a comprehensive manner which provides opportunities of employment, adequate access to social services and full participation in local political and cultural life.

In the DHS process MoRDI and municipalities are responsible for:

- Selecting buildings for DHS together with MRA, selection of beneficiaries of DHS in cooperation with the MRA leadership, coordination of regional project implementation which fall under the AP and other related issues.

MDF:

The Municipal Development Fund of Georgia is a legal entity of public law, the objective of which is to support the strengthening of the institutional and financial capacity of local government units. This includes (but is not limited to) investing in local infrastructure and services, improving the primary economic and social services for the local population (communities), developing renewable energy (micro power plants and geothermal) sources, creating a sustainable economic basis for refugees, rehabilitating irrigation and drainage systems, provision of low-interest loans to legal entities and physical persons of Georgia in the framework of the

Government Program, Technical Assistance for Foreign and Georgian organizations seeking to develop business in Georgia, and the rehabilitation of war damage.

The fund is responsible for the management of projects for the rehabilitation of damage caused to personal property as well as infrastructure as a result of conflict, provision of temporary and permanent shelters for IDPs and supporting the creation of appropriate IDP living conditions.

In addition the Fund cooperates with local self-government units and populations, foreign and Georgian legal entities and persons, mobilizes financial resources from international organizations, donor agencies and foreign countries, central and local governments and other organizations.

In the DHS process MDF is responsible for:

- Assessment of selected buildings for DHS, contracting of construction companies, ensuring that rehabilitation and construction standards adopted by SC are applied, monitoring quality of the work conducted and other related issues.

Donors:

It was the donor community which took the major responsibility for allocating financial and material aid and ensuring that appropriate planning and implementation of humanitarian programmes for IDPs. UN agencies, particularly UNOMIG for the peace process, UNHCR which was granted a special mandate for working with IDPs by the UN Secretary-General, UNDP, UNICEF, WFP and others played an important role to assist Government of Georgia in coping with the situation. Assistance of the US Government through USAID with its implementing partner NGOs such as Save the Children, IRD Counterpart, Care, Mercy Corps and others was also significant. The European Commission Humanitarian Office (ECHO) was an active humanitarian player for several years.

Donors allocated funding to international organizations as well as building capacities of newly established local NGOs and Community-based organisations providing sub-grants for small scale activities. In the period of the humanitarian crisis, activities were concentrated mostly on distribution of humanitarian aid, (food and non-food items). Particularly strong were local NGOs in the Samegrelo and Imereti regions of Georgia due to the high concentration of IDP population there. Lately, by the end of the 1990s and beginning of the 21st century donors moved to the trend of substituting humanitarian aid with development-oriented programmes to avoid creating dependency on external support. In that period, the local NGO sector was already stronger and more experienced and some think-tank NGOs with qualified staff became active. Immediately before the 2008 August events, a move towards phasing out was apparent in some donors and international NGOs (many left the country or reduced significantly their operations), however the new crisis caused a re-activation of programmes for IDPs, including humanitarian aid, shelter programmes, and allocation of new funds at the Donors Conference in Brussels and other relevant mechanisms.

For the implementation of the State Strategy international donors have provided assistance in the sum of 219.9 million USD up to the end of 2008. This assistance is crucial in addressing IDP needs in an appropriate, comprehensive and sustainable manner.

In the DHS process Donors are responsible for:

- Providing fund under their pledge to implement the State Strategy for IDPs and the Action Plan, in coordination with GoG and MRA leadership ensure that projects are designed and implemented in the line with strategic documents.
- Designing and agreeing strategies with the MRA and the wider GoG through the Steering Committee to operationalize and implement the Action Plan.

NGOs:

NGOs play a variety of important roles in complementing, informing and implementing the State Strategy, the Action Plan and supporting the MRAs activities. These activities include (but are not limited to): information raising activities, providing legal advice and implementing livelihood, agriculture, infrastructure and housing rehabilitation work. In the 2008 crisis NGOs played a crucial role in mobilising resources for the emergency shelter and care of IDPs. The MRA is working closely with NGOs in the TEGs and different working groups.

NGOs were directly involved in development of the State Strategy for IDPs and in development of the Action Plan for implementation of the State Strategy. They are also main partners of the MRA in needs assessment exercises and the involvement of IDPs in the development processes in the field of displacement.

In the DHS process NGO's are responsible for:

- Participation in the coordination mechanism (MRA Coordination unit collects the data regarding ongoing projects and projects in pipeline) for implementing the Action Plan to avoid duplication of NGO, GoG and other's programs.;
- Provision and implementation of IDP support programs in line with the Action Plan.

Steering committee:

The Steering Committee is an MRA-led decision and recommendation making body formed to coordinate joint efforts by the Government of Georgia and international organizations in operationalizing and implementing the State Strategy for IDPs and its Action Plan.

The Steering Committee functions on the following inter-related levels:

- a) Decision making level (the Steering Committee) consisting of: the Ministry for Refugees and Accommodation (MRA), Ministry of Labour, Health, and Social Affairs, Ministry of Justice, Ministry of Finance, Municipal Development Fund, EU, USAID, SDC, UNHCR, UNDP Resident Coordinator, , World Bank
- b) NGO Technical advisory level (Expert Groups) tasked, as needed, to provide information and technical assistance to inform the decisions and recommendations of the Steering Committee members.

In the DHS process SC is responsible for providing a partnership forum for the MRA, other GoG Ministries, key donors and stakeholders to:

- Oversee timely and coordinated implementation of the Action Plan and DHS projects;
- Insure transparency of national and international efforts to implement DHS projects;
- Evaluate progress towards achievement;
- Identify key priorities for further development of DHS projects;
- Recommend decisions to the GoG on strategic issues relating to the Action Plan;
- Elaborate recommendations for the Government of Georgia regarding DHS issues.

Building and Community Selection Policy and Plan

The priority in selecting durable housing solutions is given to those alternatives, which:

- Are cost effective;
- Provide solutions in accordance with standards developed and approved;
- Provides strong opportunities for local integration;
- Creates an environment conducive to increased employment opportunities and access to acceptable and accessible social services.

The selection of communities demonstrates particular importance to the needs of and opportunities for IDP integration in a given location. A strong preference is given to maintaining existing integration. Resettlement options will be explored in cases when the potential for sustainable solutions in a given location is limited.

Durable housing solutions are provided in CCs, idle buildings and in newly constructed apartment blocks. In CCs IDPs will generally continue to live in their current locations. In the case of rehabilitated idle buildings and new-build apartment blocks IDPs will be resettled from other locations. The key principle is to strike a balance between the provision of housing solutions in the same municipality or region in which IDPs currently reside and the provision of strong integration opportunities re-settlement regions.

Not all locations offer the desired level of integration opportunity to IDPs and not all locations where IDPs currently reside can feasibly provide durable housing solution.

In selecting new sites of IDP resettlement and integration all principles should be respected that are given in "Guiding Principles, Criteria and Procedures Governing the Process of Durable Housing Allocation" (See [Annex #2 Key principles of DHS](#)). These principles are: IDP Voluntary and informed decision making; IDP participation; Family unity; Special protection of Separated Children / Unaccompanied Minors; Housing conditions offered meets rehabilitation/ construction standards approved by the SC / Government; Relocation within the current displacement area; unless the IDP expressed explicit wish to relocated elsewhere in Georgia; Each building providing adequate accommodation to certain number of physically challenged and vulnerable families/ individuals; Individual requests of IDPs in providing durable solutions outside the package offered by the MRA will be assessed on the individual merits; Transparency of the Durable Housing process; Access to documentation and public services

In the selection of existing idle buildings that are planned to be rehabilitated and in the construction of new apartment blocks 'Standards for Rehabilitation, Conversion or Construction Works for Durable Housing for IDPs' (See [Annex #3 Standards of DHS](#)) should be as well respected.

IDP beneficiary Selection Policy and Plan

MRA central office and MRA regional divisions in cooperation with municipalities are responsible for informing IDPs as potential beneficiaries about alternative durable housing solutions when IDPs are applying for offered DHS. The "Guiding Principles, Criteria and Procedures Governing the Process of Durable Housing Allocation" governs the criteria and procedure as to whom, how and why beneficiaries are selected. Criteria for durable housing allocation can be divided into objective (condition of living) and subjective (family vulnerability).

Objective criteria

Criteria below are listed according to order of priority for durable housing allocation. Each criterion bears a number of points that will be part of the total score of one IDP family. The living space will be allocated according to the given criteria in newly constructed buildings as well as in rehabilitated/reconstructed buildings and in buildings bought from private owners. Should the need arise to prioritize among the applicants, those whose vulnerability score is higher will be given preference.

The criteria will follow the principles that IDPs' integration is preferred in the regions where they are temporarily living and that priority will be given to IDPs:

- In structurally unsound Collective Centres
- Under threat of eviction
- In Collective Centres that are important the Government and/or local authority buildings
- In Collective Centres that cannot be converted into living places

For each criterion preference will be given to the IDPs with serious diseases (persons with disabilities), pensioners, family members of the persons that died in the war for territorial integrity of Georgia and the veterans of the war for territorial integrity of Georgia.

Undistributed living spaces in certain administrative-territorial units should be distributed among those IDPs living in private accommodation on the same territory.

Subjective criteria

Subjective criteria i.e. family vulnerability will be taken into consideration while processing each case. To each degree of vulnerability a certain amount of points will be allocated that will be added to the total score of the family.

The subjective criteria and additional scoring ensures prioritization of disabled persons in comparison with other IDPs eligible for housing. The disabled person, except from total amount of score will have additional amount of points.

The level of disability is defined by medical-social expertise and it is reflected in the expert's decision.

Communications Plan

Description of how the various target audiences of this plan are to be held informed and educated to be able to take "informed decisions"

1. Raising IDP awareness, providing them with access to legal consultations

Inform the population of the implementation of the State Strategy and AP, including progress on implementation but also raising their awareness of the "reforms" (e.g. transition from IDP allowance to Social Targeted assistance) and housing options available, but also increase the level of information on job opportunities available to IDPs. Ensure State-provided information is fully understood by IDP families on behalf of their children. Discuss and introduce the activities that support the information provision on available services and programmes thought for the return and reintegration of those conflict affected population from Abkhazia and Ossetia residing currently outside of Georgia. Through partnership with credible national and international NGOs provide information and legal counseling to IDPs, and to assist and guide them through community mobilization activities that would facilitate IDP participation in all activities of the AP.

Ensure IDP involvement in implementation of the AP. Organize consultation meetings and round tables (periodically). Active collaboration with Media

2. Support civil society involvement in implementation of the AP and transparency

Organize public monthly meetings with NGOs, donor and international organisations, political organizations, students and other interested parties

Support mass media involvement, inform them about important projects, organize round tables and trainings for journalists (twice per year), Media competition on the important issues about IDPs, prepare TV clips and newspaper articles on implementation of AP, that will be available for all IDPs

3. Increase the communication and level of awareness of the municipalities and the regional/local representations of MRA offices on all activities linked with the implementation of the AP.

Representatives of the municipalities (Focal Points working on IDP issues) and local MRA offices have meetings on monthly bases to update and inform them on the implementation of the Action Plan and on all relevant policy decisions.

Privatization process plan

There are different scenarios for privatisation:

- Privatization of CCs without rehabilitation;
- Privatization of CCs after rehabilitation;
- Privatization of apartment/house after settlement into rehabilitated idle or newly constructed building.

Process of transfer of ownership (property) to IDPs is given in Action Plan.

Plan of privatization follows DHS. MRA has a mobile team who is evaluation the problems in privatization process, receives complains and provides consultations when needed to IDPs. TEG for IDP protection is periodically working on the privatization assessment process using NGOs (for example NRC and GYLA) as independent monitors.

Socio-economic development plan

The State Strategy envisages the social integration of IDPs, a reduction in their dependency on State support orienting the state assistance to a needs based one and integration of vulnerable IDPs into targeted social assistance schemes. As indicated in the Joint Needs Assessment and Global Needs Assessment, the social integration measures and livelihood opportunities are strongly interlinked, and only multi sector strategic response to this problem will provide salient long term solutions.

Refining State social program in a way that ensures inclusion and continuing social support to the most vulnerable IDPs by analyzing and recommending methodologies of switching from status based assistance to vulnerability based are topics of the TEG which is scheduled to be created 2010. Following this, financial assistance to IDP will not be based upon their rights as an IDP (status) but instead will be based upon their social and economic vulnerability within the wider context of the GoG social support system (vulnerability based). Criteria and policies will be developed in cooperation with relevant Ministries and other Government bodies in consultation with the Steering Committee. IDPs will be informed in a structured and comprehensive manner and well in advance of changes (if any) in respect of potential changes to benefits they may receive on the account of their IDP status. A group of experts will be appointed by the MRA led Steering Committee to look into the matter of transition from status to vulnerability based support from legal and operational perspectives and present its findings and recommendations for the way forward.

The MoLHSA and WHO have developed a continuous coordination mechanism to exchange information, identify the gaps in the health care provision for IDPs and to avoid duplication of activities among partners, including local and international NGOs, UN agencies, donor organizations and other stakeholders. Reduction of IDPs' dependence on the State includes a number of measures that are designed to try to increase employment among both male and female IDPs through a number of economic activities in both urban and rural settings. These measures will aim to facilitate sustainable livelihoods of IDPs while also providing economic and livelihood opportunities to host communities in re/integration areas.

The MRA is currently developing a livelihood coordination mechanism in close collaboration with MRA partner international donor organizations. The aim of the coordination mechanism is information-collection regarding the ongoing/planned/pipeline livelihoods activities being funded by donors and implemented by Government, IOs and NGOs. This information mechanism will, when developed provide coordination, information and more easily identify needs gaps in IDP socio-economic condition and integration support. See [Annex #10 Principles of socio-economic integration](#)

Monitoring and Quality assurance plan

A general monitoring report regarding the implementation of the Action Plan is prepared annually. This consists of three elements DHS, Socio-economic integration and the information campaign. The first represents an aggregated figure of provided DHS and estimated needs, second information represents a summary of livelihood and related projects and the third summary relates to the information campaign. See [Annex # 6 Needs summary](#)

The quality of construction and rehabilitation in DHS is monitored by the MDF. Construction companies provide a one year warranty for the quality of parts and standard of workmanship. Should a problem be detected by beneficiaries or other interested parties, the MRA collates these complaints and together with the MDF informs the relevant construction company and ensures the rectification of them by the construction company.

The rehabilitation and construction standards approved by the SC oblige the GoG and donors which hire implementing organizations to stipulate the use of these standards in contracts. The MRA is the body that receives complaints from beneficiaries or other interested parties and offers solutions to the complainant, analyses the case and any reasons for non-compliance.

Data foundation

Implementation of the state strategy for IDPs and the Action Plan should be based on adequate information and relevant data. One of the main activities of the Ministry of Refugees and Accommodation is to maintain regularly and update the unified IDP database utilising data from the Hotline, IDP reception centre, MRA regional representatives and MRA mobile groups. In addition the IDP database is updated regularly in cooperation with other public agencies:

- From the Civil Registry Agency update information on - person's identification details, citizenship and deaths, births or other cases;
- From the National Agency of Public Registry update information - about real estate of IDP's private ownership and registration of living spaces under durable housing solution programs;
- From the Ministry of Labour, Health and Social Affairs - Update data about beneficiaries of social programs and various social status;
- From the Ministry of Finance - Collect information about employed IDPs.

The MRA has developed the reporting mechanism to facilitate monitoring of implementation of the AP. This mechanism includes specific routine reports that should be generated by the MRA and based on that the progress report is prepared periodically.

Annex #1 Joint Needs Assessment

Table 1. Financial needs for IDP housing (US\$)

Item	Needs until March 2009 1)	Needs until March 2010 2)	Needs until Sept. 2011 2)	Total
Housing construction/ shelter rehab.	157	260	349	766
Non-food items for 12,000 households	7	-	-	7
Supporting costs	5	8	10	23
Total	169	268	359	796

1. Related to damage related to the August 2008 conflict.
2. Related to durable housing for IDPs of 1990-1993.

Table 2. Donor pledges and disbursements as per 219.9 (US\$) 1)

	Donor	Comm.	Total disb.	Disb. 2008	Disb. 2009	Perc. Disb.	Sign date	End date	Status
Regional and Municipal Infrastructure Development Project (IDP housing component)	WB	10.0	6.0		6.0	60	10.08	06.13	Completed, remainder will be added to EC funds for IDP infrastructure (Euro 3 mln.)
Emergency Rehabilitation of IDP Housing in Western Georgia	KfW	8.7				0	12.08	03.11	Ongoing, will be financed retroactively
Housing for IDPs of August 2008	GTZ	11.3	11.3		11.3	100	12.08	10.09	Completed
IDP Housing I	EC	12.7	13.9	13.9		100	12.08	12.08	Completed
IDP Housing II	EC	72.6	55.5		55.5	76	06.09	06.13	Ongoing
IDP Housing – Infrastructure III	EC	57.7							2010-2012, to be signed shortly
IDP housing and related infrastructure	USA	42.0							Consultation underway
Total		219.9	86.7	13.9	72.8	39			

1. Commitments: exchange rates – date of signing
2. Disbursements: exchange rates – date of actual disbursement

In Section 2 of the Action Plan, the updated assessment of the needs of durable solutions is presented and in Section 3 the IDP Housing Action Plan 2010-2011. The status and progress of the durable housing activities is presented in Annex 4.

In Section 4 the IDP Socio-economic Action Plan 2010-2011 is dealt with and in Section 5 the supporting activities (data base and communication strategy).

Annex #2 Key principles of DHS

GUIDING PRINCIPLES, CRITERIA AND PROCEDURES GOVERNING THE PROCESS OF DURABLE HOUSING ALLOCATION

INTRODUCTION

The overall coordination of durable housing processes is performed by the Steering Committee.

The following Guiding principles, criteria and Procedures that govern the process of durable housing allocation are approved by the Steering Committee.

The latter ensures uniformity of the whole process that will ensure consistency in applicable procedures country wide and provide opportunity for fair complaint procedures, should IDPs feel their needs were not addressed in line with said procedures.

Priorities in durable housing allocation are founded on the principle of fairness and prevention of pull factor. Logically the needs of those living in most dire conditions are addressed firstly.

The overall legal framework governing the whole process follows provisions of the Administrative Code. This enables a person to file a claim in the MRA or the Government of Georgia, or the MRA and the court. In addition, the procedures should be adjusted to civil rights defined by Administrative Code of Georgia.

Particular attention will be paid to outreach IDPs informing them of principles and criteria they should undergo. Information about the process will be publicly available and inserted complaint mechanisms will hopefully reduce feeling of injustice among the applicants.

GUIDING PRINCIPLES

Long-term housing solution process will be implemented based on the following criteria:

- **Voluntary decision**

Guiding Principles on Internal Displacement (in further text “Guiding Principle”), principle 28.1. “Competent authorities have the primary duty and responsibility to establish conditions, as well as provide the means, which allow internally displaced persons to return voluntarily, in safety and with dignity, to their homes or places of habitual residence, or to resettle voluntarily in another part of the country.” No coercion: physical force, harassment, intimidation, denial of basic services, or closure of CCs or other facilities without an acceptable alternative will be used during the durable housing process to force IDPs to make decision.

- **Informed decision**

IDPs have the right to have full, unbiased and correct information on all opportunities and alternatives available that would facilitate her/his informed decision making.

In that vein the Ministry of Refugees and accommodation will perform mandatory counselling and awareness rising of all IDPs benefiting from the durable housing. The latter to will organised and conducted in a most structured and transparent way that will ensure provision of correct, timely and comprehensive information to IDPs.

- **IDP participation**

Guiding Principle 28.2. “Special efforts should be made to ensure the full participation of internally displaced persons in the planning and management of their return or resettlement and integration.” Adherence to this principle will be ensured by providing quality information and involving IDPs (women and youth particularly) in all the processes from planning to execution.

- **Family unity**

Guiding Principle 17, 1. “Every human being has the right to respect of his or her family life. 2. To give effect to this right for internally displaced persons, family members who wish to remain together shall be allowed to do so”. A household composition will be a subject of verification against the official records of the Ministry of Refugees and Accommodation, Civil Registry Agency data base but can also be verified by a spot check of representatives of the Local Commission. (See procedures section).

- **Special protection of Separated Children / Unaccompanied Minors**

Durable housing needs of Separated Children will be dealt with special care and treatment taking into account their special needs. In all cases of Separated Children or Unaccompanied Minors the social welfare services will be involved and where possible family unification procedures are initiated prior allocation of durable housing. The whole process shall be governed by the principles of best child interest and family unity.

- **Housing conditions offered meets rehabilitation/ construction standards approved by the SC / Government**

Guiding Principle on Internal Displacement, Principle 18, 1. “All internally displaced persons have the right to an adequate standard of living”. The Government of Georgia approved a set of rehabilitation / construction standards which should ensure provision of adequate standard of living. All the recipients of durable housing have the right to be allocated living unit that meets those standards. To this end, where possible, IDPs will be offered to visit and assess conditions of new housing opportunities.

- **Relocation within the current displacement area; unless the IDP expressed explicit wish to relocated elsewhere in Georgia**

Every IDP has the right to liberty of movement and freedom to choose his or her residence (Guiding Principle 14).

Given that Internally Displaced Persons have lived in their place of displacement for a protracted period of time primary objective is to offer them durable housing solution within their displacement municipality / city. However, should the IDP explicitly wish so, latter can be offered in another part of Georgia.

- **Each building providing adequate accommodation to certain number of physically challenged and vulnerable families/ individuals**

Vulnerable persons and families, such as elderly and physically challenged will enjoy special attention in housing unit allocation to ensure appropriate access facilities in the said buildings exist. The unit allocation will be made in a way that vulnerable are part of a community and as such can enjoy community support. Therefore, in each durable housing building a certain number of apartments will be allocated to vulnerable IDPs.

- **Transparency of the Durable Housing process**

Humanitarian organizations and other appropriate actors will be given opportunity to assess the above-mentioned principles are followed. Guiding Principle 30 specifies that, “All authorities

concerned shall grant and facilitate for international humanitarian organizations and other appropriate actors, in the exercise of their respective mandates, rapid and unimpeded access to internally displaced persons to assist in their return or resettlement and reintegration.”

- Access to documentation and public services

Some immediate measures will be taken to ensure that IDPs resettled in new locations have the full access to all public services. All necessary changes in the IDP database will be done in due time to make sure IDP exercise their rights in new locations. Guiding Principle 20 spells out the rights of IDPs to documentation

CRITERIA FOR IDPS DURABLE HOUSING

Criteria below are listed according to order of priority for durable housing allocation. Each criterion bears a number of points that will be part of the total score of one IDP family.

The living space will be allocated according to the given criteria in newly constructed buildings as well as in rehabilitated/reconstructed buildings and in buildings bought from private owners.

The necessary condition for meeting the claim of IDP household is that the space requested by the applicant has to be accordance with the parameters provided in the “Approved Standards of the Rehabilitation of Collective Centers, Reconstruction and Construction for the purpose of providing IDPs with Long-term Housing Solutions”.

The hierarchy of criteria provided below lays out the priority of the criteria which will be applied in times of allocating the space for competing applicants. The allocation of space in newly constructed buildings as well as in rehabilitated/reconstructed buildings and in buildings bought from private owners will be based on the given criteria.

In individual cases when the sequence of criteria is identical for the competing applicants, priority will be given to those who meet other criteria too. (In case the latter criteria also coincide their hierarchical sequence will be considered)

1. The IDP’s temporary living residence (the IDP’s registration place) should be in the same administrative-territorial unit where building (to be allocated among IDPs) is situated.
2. The IDPs living in CCs under threat of collapse and in those CCs which are dangerous for IDPs’ health.
3. The IDPs living under threat of eviction from CCs to be privatized in the nearest future.
4. IDPs living in CCs that are important objects for Government or/and local municipalities for different purposes.
5. The IDPs living in CCs that were not built for living purposes and are not and cannot be converted into living places.
6. The IDPs who, in newly-built, rehabilitated and reconstructed buildings, occupy less space (in temporary use) than defined by the norms according to the standards for rehabilitation, reconstruction and construction approved by the SC.

- For each criterion preference will be given to the IDPs with serious diseases (persons with disabilities), (disability – limited activity of a person caused by health problems that is characterized by restriction of self-service, movement, orientation, contact, self-control, learning and labor ability.), pensioners, family members of the persons that died in the war for territorial integrity of Georgia, the veterans of the war for territorial integrity of Georgia.

- Undistributed living spaces in certain administrative-territorial unit should be distributed among the IDPs living in private accommodation on the same territory. Filing of applications from IDPs living in private accommodation, elaboration on these documents and making decisions should be processed according to the principles, criteria and procedures given above.

- In exceptional cases and in case of full coincidence of principles, preference should be given to the person whose application was received earlier. If the date is identical as well, the preference will be defined according to the alphabetical order.

- In order to simplify the process related to use of criteria, each criterion should be equal to certain points. In order to avoid overlapping of high level criteria by total score of low level criteria (that will finally cause ignoring of preference defined by criteria), the points corresponding to each criterion should be higher than the total score of all following low-level criteria. Besides, the score of social criterion should be added to the score of each criterion (the total score of social criterion equals 15).

Number of Scores According to the Criteria

N	Criterion	Points
1	The IDP's temporary living residence (the IDP's registration place) should be in the same administrative-territorial unit where building (to be allocated among IDPs) is situated.	272
2	The IDPs living in CCs under threat of collapse and in those CCs which are dangerous for IDPs' health.	136
3	The IDPs living under threat of eviction from CCs to be privatized in the nearest future.	68
4	IDPs living in CCs that are important objects for Government or/and local municipalities for different purposes.	34
5	The IDPs living in CCs that were not built for living purposes and are not and cannot be converted into living places.	17
6	The IDPs who, in newly-built, rehabilitated and reconstructed buildings, occupy less space (in temporary use) than defined by the norms according to the standards for rehabilitation, reconstruction and construction approved by the SC.	1

In addition to that for the purpose of prioritizing disabled persons and persons with health problems over other applicants except from total amount of score will have additional amount of points.

The level of disability is defined by medical-social expertise and it is reflected in the expert's decision.

Amount of Scores for Disabled Persons and Persons Enjoying other Social Privileges

Vulnerability	Points
Person with strongly expressed disability	5
Person with considerably expressed disability	4
Veterans of war for territorial integrity of Georgia and family members of persons died in war for territorial integrity of Georgia	3
Persons whose family is comprised only of pensioners	2
Person with moderately expressed disability	1

PROCEDURES

1. MDF and MoRDI systematically (once a month) provide the MRA and the Commission with the data about newly constructed or rehabilitated buildings (the names of administrative units, addresses, type of buildings: newly built, rehabilitated, old buildings, living place or former place constructed not for living purposes, number of storey, area in square meters etc.) periodically (once a month) or upon request.
2. The MRA with the help of its regional offices and local municipalities informs IDPs living in CCs situated in concrete administrative unit about the available living spaces to be allocated. IDPs are informed also on deadlines for receiving the applications. At the same time, the IDPs should be given sufficient time for application submission (time for decision-making, obtaining any additional information, collection of all supporting documents etc).
3. The distribution of rehabilitated and newly built living spaces is performed by the local commissions (MRA regional offices and local municipalities and in Tbilisi MRA IDP department and district representatives of Tbilisi city hall). The commission ensures receiving of housing applications, processing of received application and making decisions about rejecting or approving the applications. The relevant decision is made and approved by the minutes of the commission meeting. The minutes are signed by the representatives of MRA regional offices, local municipalities, districts of Tbilisi city hall and MRA IDP department. The signatures are proved by the organizations' stamps. According to the decision of the commission the relevant individual administrative-legal act on approving the application will be issued by the head of MRA regional office (In Tbilisi by the MRA Minister). The above-mentioned act represents the basis for housing the applicant and his/her family members in concrete living spaces.
 - Receiving the applications means checking the forms and in case of need conducting consultations with IDPs in order to achieve the proper filling of application forms which will show the clear position of the applicant.
4. With an aim of partial or complete abolition or change of the commission's decision, the interested party should process the appeal in accordance with the rule defined by the general

administrative code of Georgia. The appeal should be submitted to higher administrative body and then to the court in one month period.

APPLICATION FOR DURABLE HOUSING

For the Attention of Applicants: The data indicated by the applicants will be checked against data bases of MRA and other governmental organizations. In case of finding inaccuracies in the presented data, the application will not be considered.

1. Name, surname, place of birth, date of birth, personal number of the applicant;
2. Name, surname, place of birth, date of birth, personal number of the applicant's family members;
3. The number of family members;
4. The number of adult family members;
5. The number of adolescent family members;
6. The number of the family members with strongly expressed disability;
7. The number of the family members with considerably expressed disability;
8. The number of veterans of war for territorial integrity of Georgia and family members of persons died in war for territorial integrity of Georgia;
9. The number of persons whose family is comprised only of pensioners;
10. The number of persons with moderately expressed disability;
11. The address of the applicant and his/her family members according to the IDP card;
12. The current address of the applicant and his/her family members;
13. If the building where the IDP is registered according to his/her IDP card is an apartment house, hotel, sanatorium, kinder garden, entrepreneur's space, administrative building of organization/institution, barrack type building or other;
14. Space in square meters where the IDP is registered according to the IDP card;
15. The addresses of the requested living space;
16. Signature of all adult eligible members of household;
17. Date of filling out the application form.

Annexes:

1. The copies of ID cards of the applicant and his/her family members;
2. The copies of IDP cards of the applicant and his/her family members;
3. The birth certificates of the adolescent family members;
4. The certificate of disability for the members with serious diseases.

Annex #3 Standards of DHS

Guidance Note

Standards for Rehabilitation, Conversion or Construction Works for Durable Housing for IDPs

The goal of the '*Standards for Rehabilitation, Conversion or Construction Works for Durable Housing for IDPs*' (attached) is to ensure adequate housing for all IDPs. No IDP housing should fall below these standards; housing that does not meet these standards cannot be considered a durable housing solution.

The overall guiding principle is to enable IDPs to remain in their current location and/or residence, should they so choose, by providing them with durable housing which conforms to the standards set out in the attached document.

In the event an IDP family's living conditions fall below these standards and rehabilitation of their place of residence in line with these standards is not feasible, an alternative durable housing solution, which conforms to these standards, must be secured for them. An exception to the aforementioned is where an IDP family makes a genuinely informed decision to waive their right to alternative accommodation and expresses a wish to remain in their current accommodation.

These standards provide guidance to:

- IDPs by informing them of their rights related to securing adequate housing, and providing them with a tool to hold the government and partner organizations accountable to these standards in the implementation of the durable housing program outlined in the IDP Action Plan;
- The Government and the IDP Steering Committee in planning, implementing and overseeing the durable housing program outlined in the IDP Action Plan, including (but not limited to):
 - Assessing the feasibility of rehabilitating or adapting existing collective centres for conversion into durable housing, and resulting categorization of CCs;
 - Converting existing idle buildings into durable housing for IDPs;
 - Constructing new, durable housing for IDPs;
- Government and all implementing organizations, including contractors, undertaking housing rehabilitation, adaptation, conversion or construction projects as part of the IDP Action Plan.

In buildings to be rehabilitated (as opposed to new or idle buildings), some families occupy more living space than specified by the standards. In cases where there are found to be gross inequities among IDP households, as regards living space, in buildings where this space is needed to accommodate other IDP families, a transparent process must be instituted, whereby the community can devise an equitable solution for addressing these inequities.⁷

Actors (whether governmental, private contractors, or international agencies / NGOs) implementing housing projects should ensure the genuine participation and inclusion of the beneficiaries in design and implementation. While the modalities will differ depending on the housing solution (rehabilitation, conversion or construction) such consultation must take place.

In all cases, the works' implementer is responsible for ensuring that provision is made, either directly or through a third party, to support the occupants in establishing procedures and developing the skills required to manage the communal maintenance and repair of common spaces and any building-specific systems which require regular servicing or maintenance (such as septic tanks).

Where an IDP household contains one or more persons with disabilities, the design of the accommodation (including the building's common areas) will ensure its accessibility and support its use by the individual(s) with disabilities, incorporating features such as low-level and accessible toilets and bathrooms, wider doorways and ramps for wheelchair access etc. Where technically not feasible in the individual's current place of residence, an alternative durable housing, which meets disability accessibility standards, must be found.

⁷ This process must be truly representative of the community and include safeguards to protect the rights of vulnerable or socially excluded individuals. Independent monitors are critical to ensure the credibility of the process.

As a general principle, external disabled access should also be provided for all other buildings wherever possible.

Standards for Rehabilitation, Conversion or Construction Works for Durable Housing for IDPs*

Parameter	Units	Standards		Comments	
		<i>Minimum standards for New and idle buildings</i>	<i>Minimum standards for Rehabilitation of Occupied Collective Centers</i>		
Living space (excluding bathroom)	m ² per flat	25 - 35 m ²	An area greater than 15 m ² for one person + additional 5-8 m ² per additional person.	One room flat	One or two persons
		40 - 45m ²		Two room flat	Three to four persons
		50 - 60m ²	Unless technically not feasible or rejected by the beneficiary family (see guidance note), person per room guidelines <u>must</u> be met.	Three room flat	Five to six persons
		Additional 5 m ² per additional person			For each additional person (in a family of more than 6 people)
Bathroom**	bathroom	1 in flat	1 designated private and lockable bathroom on the same floor	per flat	Toilet + shower with hot water + hand washbasin with hot water. Floor drain for the shower. Adequate ventilation Tiled floor and walls Washable paint elsewhere Humidity resistant ceiling
Kitchen**	kitchen	1	1	per flat	Sink + stove (two rows of tiles behind the sink to form splash back)
Windows	window per room	1	1	No blind rooms (for living space)	Double glazed windows
Heating		1	1	Appropriate and adequate heating provision in each flat. Consider individual gas or wood furnace or kitchen woodstove with efficient and adequate smoke removal to outside.	

Chimney				Wood stove and furnace chimneys should vent to an outside area where fumes will be disbursed. Chimney should be permanently fixed and sealed through outside wall or window and should terminate at a distance from the building in accordance with the State Standards (1977) on construction.
Walls				The existing partition where possible should be kept. If new partitions must be built, soundproofing and use of light material (knauf type) to be specified.
Walls finish		Painted wall-paper		Washable paint to be used in kitchen
Floor				Laminated floor where floor needs to be changed underfloor covering where necessary
Electrical System	system	1	1	Electrical systems to be designed and installed using assumption that each family accommodation unit will use at least two high wattage appliances in the winter in addition to the standard household electrical appliances.
Building envelope and common areas**				Repairs of roof, stairwells, structural walls, pavement, facades, water pumps to a standard that prevents further damage to the building fabric, contributes to the safety of the residents and eliminates hazards, e.g.: banisters and handrails on staircases, waterproof roof, patching of facades, etc. Particular care should be paid to ensuring common areas are free of hazards such as protrusions likely to cause injury. Adequate shatterproof glass to be used in common areas.
General facilities	water and sewage			Internal installations must at a minimum be in accordance with relevant legislation and Water/Sanitation authority standards
				The external networks are the responsibility of the local authorities. Contractor or contractee should arrange external connections
	electrical network			Internal installations must at a minimum be in accordance with relevant legislation and Electricity authority standards
				The external networks are the responsibility of the local authorities. Contractor or contractee should arrange external connections
gas			Internal installations must at a minimum be in accordance with relevant legislation and gas authority standards	
			External connections are the responsibility of the the local authorities. Contractor or contractee should arrange connections	
Protection against hazardous materials				All buildings may potentially contain hazardous construction material, such as: asbestos, paints containing lead, PCB containing electrical transformers, etc. If the presence of hazardous material is suspected, an assessment survey should be undertaken by an organization with relevant expertise. In cases where hazardous materials are found, these should be removed or contained in accordance with established safety standards.

*

All rehabilitation, conversion and construction must be implemented in compliance with Georgian legislation, guidelines and procedures on construction, as a minimum.

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Where an IDP household contains person(s) with disabilities, the housing design will ensure its accessibility and support its use by individual(s) with disabilities.

Annex #4 Rehabilitation of IDP apartments and provision of engineering infrastructure (01.03.2009 _ 31.05.2010)

Project/Region/District	Number of buildings	Number of apartments	Cost (GEL)
Tbilisi	3	73	1,037,861
Kakheti	4	141	2,292,195
Kvemo Kartli	20	518	6,715,682
Mtskheta-Mtianeti	6	197	1,617,446
Shida Kartli	23	419	4,742,276
Samtske-Javakheti	5	675	3,285,310
Imereti	45	1,742	21,898,740
Achara	14	377	6,670,471
Samegrelo	166	3,099	41,249,396
Total (I)	286	7,241	89,509,376

Annex #5

Type of solution (DHS/Compensation)	Completed/ongoing			
	N of build./ aprtm/house	Families	IDPs	Privatized
Old IDPs				
Rehabilitate and transfer of state owned CCs	245	5 538	19 775	1 242
Transfer of state owned CCs without rehabilitation	253	8 904	31 164	6 576
Purchase, rehabilitate and transfer of privately owned CCs	1	33	115	
Rehabilitate and transfer to IDPs idle state-owned buildings	62	1 731	6 058	
Building individual houses	20	20	73	
Total (Old)		16 226,0	57 185,0	7 818,0
New IDPs				
Purchase, rehabilitate and transfer of apartments		1 598	4 583	
Build houses (settlements)	3 979	3 979	11 410	
Compensation		1 684	4 333	
Build houses	300	300	860	
Build houses	100	100	287	
Total (New)	400	7 661	21 473	

Annex # 6 Needs summary

HOUSING SOLUTIONS FOR THE IDP ACTION PLAN - CURRENT STATUS AND PROJECTIONS

DATE: April 2010

Average Nu of IDP/Fam. =	IDPs in need (as per existing statistics)	Old	New with Status	New without status	Total with Status
	2.70	IDP families	80,735	6,779	1,400
	IDPs	232,688	18,272	3,774	250,960

IDPs supported (as per Completed +Planned measures)	Old	New	Total
IDP families	23,561	8,031	
IDPs	82,858.0	21,441	

IDPs left in need (after Completed +Planned measures)	Old	New	Total
IDP families	57,174	148	
DPs	149,830	605	

Source of funding	#	Type of solution (DHS/Compensation)	Completed/ongoing				Planned				Indicative Plan				TOTAL				Comments (dates, donors, etc.) per numbered columns	
			Old IDPs	# of build./aprtm/house	Families	IDPs	Cost (Million GEL)	Privatized	# of build./aprtm/house	Families	IDPs	Cost (Million GEL)	# of build./aprtm/house	Families	IDPs	Cost (Million GEL)	# of build./aprtm/house	Families		IDPs
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
GOG/ EU / USAID/ KFW	1	Rehabilitate and transfer of state owned CCs	245	5,538	19,775		1,242	18	523	1,831		300	7,300	25550		73	1,239	3,944		(9): Part of donor funds (Euro 50 million) will be used.
	2	Transfer of state owned CCs without rehabilitation	253	8,904	31,164		6,576	80	1,500	5,250		333	13,100	45850		160	2,696	9,436		
	3	Purchase and transfer ownership of privately owned CCs to IDPs without rehabilitation										10	700	2450		10	700	2,450		
	4	Purchase, rehabilitate and transfer of privately owned CCs	1	33	115			4	236	826		20	700	2450		23	431	1,509		
	5	Rehabilitate and transfer to IDPs idle state-owned buildings	62	1,731	6,058			14	408	1,428		115	3,700	12950		67	1,561	5,464		
	6	Purchase idle privately owned buildings, rehabilitate and transfer them to IDPs.						2	142	497		15	500	1750		17	358	1,253		
	7	Buy individual houses and flats										1000	1,000	3500		1000	1,000	3,500		

		transfer them into ownership																	
	8	Building apartment buildings					142	4,526	15,841	199.9	550	20,000	70000		692	15,474	54,159		(9): 27(EU)+20(USAID)+3 (KFW)= Euro 50 million, equivalent to GEL 117.5 million (with rate 1 Euro= 2.35 GEL),
	9	Building individual houses	20	20	73						520	520	1820			500	1,747		
	10	One time monetary support/Compensation														-	-		
		Total (Old)		16,226.0	57,185.0	-	7,818.0	260.0	7,335.0	25,673.0	199.9	2,863.0	47,520.0	166,320.0	-	2,042.0	23,959.0	83,462.0	-
		New IDPs																	
	6	Purchase and transfer of apartments																	
	7	Purchase, rehabilitate and transfer of apartments		1,598	4,307														
	8	Purchase and transfer of houses																	
	9	Build houses (settlements)		3,979	10,725														
	10	Compensation		1,684	4,333			370	997										
	11	Infrastructure																	
Germany	12	Build houses	300	300	809														
Turkey	13	Build houses	100	100	270														
?	14																		
		Total (New)	400	7,661	20,443	0	0	0	370	997	0	0	-	0	0	0	-	-	0
		Total (All)	400.0	23,887.0	77,628.3	-	7,818.0	260.0	7,705.0	26,670.3	199.9	2,863.0	47,520.0	166,320.0	-	2,042.0	23,959.0	83,462.0	-

Annex # 7 list of CCs that could be used for DHS

CCs in Imereti region and Gori district

ID	Full address	Type of CC	NN of families	Type of ownership	Owner	Preliminary technical assessment**
687	Georgia, Imereti, Kutaisi, # 12 S. Gugunava Str.	E-Technology High School	84	State-owned	Ltd "Dasavletis tskali"	Rehabilitation Is possible
2755	Georgia, Imereti, Kutaisi, # 8 of II Lane of Nikea Str,	Kindergarten "Aisi"	23	State-owned		Good
1375	Georgia, Imereti, Kutaisi, # 58 I. Chavchavadze Ave.	Music School 44	215	State-owned		The project is being prepared by KfW
2186	Georgia, Imereti, Kutaisi, #12 of II Block of M. Bukhaidze str.	Ltd "Teachers training institute"	156	State-owned		After rehabilitation, the number of apartments will decrease and not all the families will be satisfied
482	Georgia, Imereti, Kutaisi, # 27 Meskhi Str.	Dispenser	74	State-owned		Rehabilitation is possible
342	Georgia, Imereti, Kutaisi, # 57 G. Shervashidze Str.	Kindergarten 30	36	State-owned	Local self-governing unit	Rehabilitation is possible
857	Georgia, Imereti, Kutaisi, # 12 Nikea Str.	Cooperation college	194	State-owned		The project is being prepared by KfW
1007	Georgia, Imereti, Kutaisi, # 15 Nikea Str.	Culinary school	108	State-owned	Local self-governing unit	Rehabilitation is possible
234	Georgia, Imereti, Kutaisi, # 1 Sul Khan-Saba Ave.	Kindergarten 1 Avangardi	45	State-owned	Local self-governing unit	Norwegians are going to rehabilitate it
330	Georgia, Imereti, Kutaisi, # 47a Sul Khan-Saba Ave.	Kindergarten 23	33	State-owned	Local self-governing unit	Rehabilitation is possible
2449	Georgia, Imereti, Kutaisi, Gumati left Settling	2-nd Public school pensionnat of Gumati	131	State-owned		Rehabilitation is possible. Most of the IDPs request to get living spaces somewhere else instead of rehabilitation
725	Georgia, Imereti, Kutaisi, # 47 Avtomshenebeli Str.	Home for the disabled people	45	State-owned		Rehabilitation is possible, outer sewerage should be fixed
2957	Georgia, Imereti, Kutaisi, #23 Ketevan Tsamebuli Str.	Asylum	58			Rehabilitation is expensive
495	Georgia, Imereti, Kutaisi, #16 Z. Chavchavadze str.	Kindergarten "Tsugrumela"	89			Rehabilitation is possible

2751	Georgia, Imereti, Kutaisi, #5 Suvorovi Str.	Kindergarten "Martve"	19		Kindergarten "Martve"	Rehabilitation is possible, with common sanitary fittings, outer sewerage should be fixed
197	Georgia, Imereti, Kutaisi, # 41 Avtomshenebeli Str.	Hotel of Airport	43	State-owned		Rehabilitation is possible
227	Georgia, Imereti, Kutaisi, # 41 Avtomshenebeli Str.	Hostel of Airport	65	State-owned		Rehabilitation is possible
2081	Georgia, Imereti, Kutaisi, # 143 L. Asatiani Str.	Kindergarten of "Leather shoes"	27	State-owned	Local self-governing unit	Rehabilitation is possible
404	Georgia, Imereti, Kutaisi, # 13 Nikea Str. I Lane	Kindergarten 22	37	State-owned	Local self-governing unit	Rehabilitation is possible
399	Georgia, Imereti, Kutaisi, Akhlagazrdoba Ave. V Lane	Children camping	42	State-owned	Local self-governing unit	Rehabilitation is possible
425	Georgia, Imereti, Kutaisi, # 7a I. Chavchavadze Ave.	Kindergarten 5	40	State-owned	Local self-governing unit	Rehabilitation is possible
436	Georgia, Imereti, Kutaisi, # 13 Avtomshenebeli Str.	Education 1 Kindergarten	5	State-owned	Local self-governing unit	Rehabilitation is possible
1114	Georgia, Imereti, Kutaisi, # 3 Sh. Lezhava Str.	House of young tourists	53	State-owned		Rehabilitation will be expensive
2855	Georgia, Imereti, Kutaisi, # 6 R. Tabukashvili Str.	Hotel "Zeskho"	80			Rehabilitation is possible
1761	Georgia, Imereti, Kutaisi, #8 R. Tabukashvili Str.	Hotel "Mtis broli"	179		#2 Building Administration of Saksamtokimia	Rehabilitation is possible
1519	Georgia, Imereti, Kutaisi, # 79 B. Bukia Str.	Hotel "Kolkhida"	76	State-owned		Rehabilitation is possible, the apartments does not need to be plastered, There is soil water in the basement, outer sewerage should be fixed
1754	Georgia, Racha-Lechkhumi-Svaneti, Tsageri, Tsageri, # 66 Sh. Rustaveli Str.	Hotel "Lechkhumi"	46	State-owned	Gamgeoba Municipality	Rehabilitation is possible
1209	Georgia, Imereti, Samtredia, Samtredia, # 27 Vazha-Pshavela Str.	Railway colonization	65	State-owned	Ministry of Economic Development Of Georgia, Ltd "Georgian Railways"	Requires demolition, there is water in the basement, rehabilitation is not reasonable
1667	Georgia, Imereti, Samtredia, V. Didi Jikhaishi	LPPL N. Nikoladze Professional education centre	206	State-owned	Ministry of Education and Science of Georgia	Only one CC may be rehabilitated and the families from 2 CCs should only be accommodated only in one.

668	Georgia, Imereti, Tkibuli, Tkibuli, # 1 Sh. Tsirekidze Str.	Industrial College	60	Private	Ltd "Miler and Company"	Rehabilitation is possible
1747	Georgia, Imereti, Terjola, Terjola, # 18 I. Chavchavadze Str.	Sapovnela	142	State-owned	Ltd "Janmrteloba"	Rehabilitation is possible
1951	Georgia, Imereti, Terjola, V. Zeda Simoneti	Simoneti	19	State-owned	Ltd "Janmrteloba"	Rehabilitation is possible
573	Georgia, Imereti, Vani, V. Shuamta	Professional School of Vani	86	State-owned	Ministry of Education and Science of Georgia	Rehabilitation is possible, Outer sewerage does not work
466	Georgia, Imereti, Bagdati, Bagdati, # 80 Sh. Rustaveli Str.	Professionally school of Bagdati	40	State-owned	Ministry of Education and Science of Georgia	35 families live in the CC, 13 apartments are occupied by IDPs and other by non-IDPs
580	Georgia, Imereti, Ckaltubo, V. Geguti	Kindergarten of Vartsikhe HES	31	State-owned	Ministry of Economic Development Of Georgia	Rehabilitation is possible
444	Georgia, Imereti, Zestafoni, Zestafoni, #3 of II lane of Pirosmani str.	Kindergarten 3	13			Rehabilitation is possible
2023	Georgia, Imereti, Kutaisi, #1 K. Leselidze Str.	Jsc "Intourist"	213	Private	Jsc "Intourist", Ltd. "Intourist" and Edisher Kvernadze	Rehabilitation is possible
1489	Georgia, Imereti, Ckaltubo, V. Qvitiri	Camping (Jsc "qvitiri")	49	Private		Rehabilitation is possible
	Georgia, Imereti, Kutaisi, # 4 T. Shevchenko Str.	Kutmsheni #2	17	Private		Rehabilitation is possible
2356	Georgia, Shida Kartli, Gori, Gori, #63 I. Sukhishvili Str.	Auto park "Gori"	383	Private		3-storey block, 86 one-room apartments and 8 2-room apartments. Rehabilitation is possible, but after some changes not all the families will be satisfied with the apartments

CCs in Samegrelo Region:

ID	Full address	Type of CC	N of IDP families
Abasha			
341	Georgia, Samegrelo - Zemo Svaneti, Abasha, V. Norio	Kindergarten Gankari	4
1957	Georgia, Samegrelo - Zemo Svaneti, Abasha, V. Sepieti	School Sepieti	1
766	Georgia, Samegrelo - Zemo Svaneti, Abasha, V. Kvatana	Kindergarten of Kvatana	19
1081	Georgia, Samegrelo - Zemo Svaneti, Abasha, V. Pirveli Maisi	Teacher's House	2
2600	Georgia, Samegrelo–Zemo SvaneTi, Abasha, Abasha, # 1 Prangishvili Str.	Seeds factory	9
1437	Georgia, Samegrelo - Zemo Svaneti, Abasha, Abasha, #9 Tamar Mefe Str.	Repair office	8
Martvili			
2793	Georgia, Samegrelo - Zemo Svaneti, Martvili, Martvili, # 150 Mshvidobis Str.	Building-repair office	9
1948	Georgia, Samegrelo–Zemo SvaneTi, Martvili, Martvili, # 20 M. Gorki Str.	Seismological Station	3
565	Georgia, Samegrelo - Zemo Svaneti, Martvili, V. Sergieti	Library	4
1470	Georgia, Samegrelo - Zemo Svaneti, Martvili, V. Bandza	Hospital	3
1326	Georgia, Samegrelo - Zemo Svaneti, Martvili, V. Bandza	Kindergarten	1
1323	Georgia, Samegrelo - Zemo Svaneti, Martvili, V. Abedati	Kindergarten	2
1196	Georgia, Samegrelo - Zemo Svaneti, Martvili, V. Vedidkari	fish industry	17
217	Georgia, Samegrelo - Zemo Svaneti, Martvili, V. Vedidkari	Auto garage	4
2728	Georgia, Samegrelo - Zemo Svaneti, Martvili, V. Vedidkari	Kindergarten Vedidkari	4
413	Georgia, Samegrelo - Zemo Svaneti, Martvili, V. Lekhaindrao	Kindergarten	3
283	Georgia, Samegrelo - Zemo Svaneti, Martvili, V. Tamakoni		4
1343	Georgia, Samegrelo - Zemo Svaneti, Martvili, V. Didi Chkoni	Kindergarten	3
1179	Georgia, Samegrelo - Zemo Svaneti, Martvili, V. Didi Chkoni, Industry	Kindergarten	4
Chkhorotsku			
532	Georgia, Samegrelo–Zemo SvaneTi, Chkhorotsku, V. Egiarzeni	nurse office	
2390	Georgia, Samegrelo - Zemo Svaneti, Chkhorotsku, B. Chkhorotsku, #7 of I lane of Stalini str.	Kindergarten 2	48
941	Georgia, Samegrelo–Zemo SvaneTi, Chkhorotsku, V. Akhuti	Kindergarten of Legersame	5
860	Georgia, Samegrelo–Zemo SvaneTi, Chkhorotsku, V. Choga	2-nd office of Choga	2
1026	Georgia, Samegrelo–Zemo SvaneTi, Chkhorotsku, V. Choga	Seeds factory	2
2613	Georgia, Samegrelo–Zemo SvaneTi, Chkhorotsku, V. Mukhuri	Administration building of bee-keeping	8
1308	Georgia, Samegrelo - Zemo Svaneti, Chkhorotsku, V. Lesichine	Quarters of industry of Rustaveli	9
2219	Georgia, Samegrelo - Zemo Svaneti, Chkhorotsku, V. Lesichine	Quarters of tea factory	28
1790	Georgia, Samegrelo - Zemo Svaneti, Chkhorotsku, B. Chkhorotsku, #78 Z. Nachkebia Str.	Bran factory	4
Khobi			
1911	Georgia, Samegrelo - Zemo Svaneti, Khobi, V. Chaladidi	Building of water industry	4
3023	Georgia, Samegrelo - Zemo Svaneti, Khobi, V. Chaladidi	Kindergarten of V. Chaladidi	7

282	Georgia, Samegrelo - Zemo Svaneti, Khobi, Khobi, #24 T. Sakhokia Str.	CCA 8	6
2369	Georgia, Samegrelo - Zemo Svaneti, Khobi, V. Akhali khibula	Kindergarten of V. Akhali Khibula	14
917	Georgia, Samegrelo - Zemo Svaneti, Khobi, Khobi, #1 Chaladideli str.	KMK (Office of Communal industry)	7
2641	Georgia, Samegrelo - Zemo Svaneti, Khobi, V. Nodjikhevi	Kindergarten of Nodjikhevi	2
1003	Georgia, Samegrelo - Zemo Svaneti, Khobi, V. Bulitskuri	Golden Fleece	4
1324	Georgia, Samegrelo - Zemo Svaneti, Khobi, V. Patara Poti	Hospital of Patara Poti	19
1027	Georgia, Samegrelo - Zemo Svaneti, Khobi, V. Patara Poti	Quarters of industry	9
2679	Georgia, Samegrelo - Zemo Svaneti, Khobi, V. Pirveli Khorga	Kindergarten of Pirveli Khorga	7
1085	Georgia, Samegrelo - Zemo Svaneti, Khobi, V. Nodjikhevi	PMK 12 mobile mechanized column	2
1086	Georgia, Samegrelo - Zemo Svaneti, Khobi, Khobi, #9 T. Kajaia	PMK 19 mobile mechanized column	6
2792	Georgia, Samegrelo - Zemo Svaneti, Khobi, Khobi, #15 T. Kajaia	Building Administration	7
2893	Georgia, Samegrelo - Zemo Svaneti, Khobi, V. Torsa Dgvaba	Experimental station	2
2979	Georgia, Samegrelo - Zemo Svaneti, Khobi, Khobi, #234 Ts. Dadiani Str.	Ltd "Football Club "Kolkheti"	11
2224	Georgia, Samegrelo - Zemo Svaneti, Khobi, V. Nodjikhevi	Kindergarten of Tea Factory	21
934	Georgia, Samegrelo - Zemo Svaneti, Khobi, Khobi, settlement of Kolkheti	Industry of Kolkheti	100

CCs that will not be transferred to IDPs		
Nº	Address	Type of CC
Tsalenjikha Municipality		
1	V. Sachino	Kindergarten
2	V. Nakifu	Kindergarten
3	V. Vale	Kindergarten
4	B. Jvari, # 9 Sajaia Str.	Kindergarten #1
5	B. Jvari, # 1 Kantaria Str	Kindergarten #2
6	V. Vale	Kindergarten
7	V. Lia	Kindergarten
8	V. Fakhulani	Kindergarten
9	# 11 T. Mepe Str.	Kindergarten #1
10	# 20 Rustaveli Str.	Kindergarten #2
11	# 3 Kiacheli Str.	Kindergarten #3
12	# 68 Tsminda Nino Str.	Kindergarten #4
13	# 9 T. Mepe Str.	Fire station
14	# 15 T. Mepe Str.	Musical school
Senaki Municipality		
1	V. Nosiri	Kindergarten
2	V. Teklati	Kindergarten
3	V. Zvelisenaki	Kindergarten
4	Tabidze Str.	Kindergarten #1
5	Akaki Eliava Str.	Kindergarten #3

6	Gamsakhurdia Str.	Kindergarten #6
7	V. Teklati	House of culture
8	Rustaveli Str.	Sport school
Zugdidi Municipality		
1	V. Koki	Hospital
2	V. Oktomberi	Kindergarten #2
3	V. Rukhi	Kindergarten "Gvirila"
4	V. Ganmukhuri	Library
5	V. Kakhati	Gamgeoba
6	V. Koki	Gamgeoba
7	V. Akhalabastumani	Office
8	V. Kortskheli	Office
9	V. Odishi	Office
10	V. Orsantia	Office
11	V. Tsaishi	Office
12	V. Orsantia	Kindergarten
13	V. Akhalabastumani	Kindergarten
14	V. Chitatskari	Kindergarten
15	V. Zedaetseri	Kindergarten
16	V. Samgona	Kindergarten
17	V. Urta	Kindergarten
18	V. Chitatskari	Kindergarten #1
19	V. Orsantia	Kindergarten #1
20	# 225 Gamsakhurdia Str.	Kindergarten #1
21	# 177 Rustaveli Str.	Kindergarten #10
22	# 19 Tseli Partizanebi Str.	Kindergarten #11
23	# 2 Janashia Str.	Kindergarten #24
24	# 7 Gamsakhurdia Str.	Kindergarten #25
25	# 43 Tbilisi Str.	Kindergarten #27
26	# 83 Gamsakhurdia Str.	Kindergarten #3
27	V. Oktomberi	Kindergarten #3
28	# 3 Mirtskhulava Str.	Kindergarten #5
29	# 148 Kostava Str.	Kindergarten #6
30	# 8 Tsereteli Str.	Kindergarten #7
31	# 10 Egrisi Str.	Kindergarten #9
32	V. Kahkati	Kindergarten of Kvemo Kakhati

Annex # 8 Idle buildings that could be used for DHS

List of Carcass Blocks (Rehabilitation is possible)						
#	City, District	Address	Name of the Building	Property	Number of Accommodated Families*	Preliminary Technical Conclusion**
Tbilisi						
1	Isani-Samgori	Varketili 3, II	#204 b/b	state-owned	18	Rehabilitation is possible
2	Isani-Samgori	Zemo Fonichala	#204 b/b	state-owned	30	Rehabilitation is possible
3	Isani-Samgori	Eldari #5	School #109	state-owned	90	Non-IDP, socially vulnerable 90 families reside, there are 4 high-ceiling blocks, beyond the limits
4	Isani-Samgori	B.Khmelnitsky #49	School #188	state-owned	7	Rehabilitation is possible
5	Isani-Samgori	Didi Lilo Settlement	Former Building of Police	state-owned	8_10	Rehabilitation is possible
6	Isani-Samgori	Vazisubani Settlement	#165 Nursery-School	state-owned		Rehabilitation is possible
7		Sakviri str. #12	"Eitski" Building (3rd floor)	state-owned	30	Out of order: needs cardinal reconstruction, has cracks, the roof and the floor has to be changed; maintenance of toilet/bathroom is problematic.
Rustavi						
1	Rustavi	Lomouri str. # 6	Vocational Institution	state-owned	40_45	Rehabilitation is possible
2	Rustavi	Tbilisi str. # 28	Tourist Base	state-owned	15_20	Rehabilitation is possible
3	Rustavi	Saakadze str. #3	"Hyprozem"	private	100	Rehabilitation is possible
Kareli						
1	Kareli		Vocational-technical School Building	state-owned		Rehabilitation is possible
Khashuri						
1	Khasuri		Hospital Building	state-owned		Unfinished carcass blocks, the project is prepared, 110 flats with overall space of 6,575 sq.m,value 3,32m GEL. (30,255 GEL/flats).
Kutaisi						
1	Kutaisi	Sulkhan-Saba str.#10	"Avangardi" Buildings	state-owned	110	Rehabilitation is possible
2	Kutaisi	Avtomshenebeli str.	Machinery Factory, 3rd district	semi-private		Rehabilitation is possible
3	Kutaisi	Gamsakhurdia str.		private		Rehabilitation is possible
4	Kutaisi	Gugunava str.	Cooperative Block	private	42	Rehabilitation is possible
5	Kutaisi	Nikea str.	Polyclinic Block	state-owned		Deaf walls and non-standard small windows, needs cardinal reconstruction, beyond the limits
6	Kutaisi	Nikea str. #10		state-owned	48	Rehabilitation possible
7	Kutaisi	Nikea str. #47		private	70	Rehabilitation possible

8	Kutaisi	Avtomshenebeli str.	"Kutmsheni"	state-owned		Rehabilitation possible
9	Kutaisi	Sulkhan-Saba str.	"Sarkmeli"	state-owned		Rehabilitation possible
10	Kutaisi	Akhalgazrdoba ave.	Tractor Buildings	state-owned	65	Rehabilitation is possible,
						the project is available
11	Kutaisi	Chavchavadze ave.		state-owned		height of ceiling 4,5m. needs cardinal reconstruction, beyond the limits
Khobi						
1	Vil. Pirveli Khorga		Agricultural Building	state-owned	8_10	High amount of work, small number of families, beyond the limits
2	Vil. Kvemo Kvaloni		Agricultural Building	state-owned	7_8	
3	Vil. Pirveli Maisi		Agricultural Administrative Building	state-owned	7_8	
4	Vil. Kvemo Kvaloni		"Kolkhidmsheni" Admin. Building	state-owned	10_12	
5	Vil. Torsa		Agricultural 2nd house	state-owned	4_5	
6	Vil. Torsa		Agricultural Building	state-owned	8_10	
Zugdidi						
1	Vil. Anaklia		Club Building	state-owned	14_16	needs cardinal reconstruction
2	Vil. Narazeni-Khetsera		Agricultural Building	state-owned	4	6 apartments are repaired out of 7 in this building. One block consisted of 4 families, needs reconstruction. If not consistent with the limits, the population agrees to partial rehabilitation.

Annex # 9 Collapsing CCs

ADDRESS	CCs that cannot be rehabilitated, First Category (very urgent)	CCs that cannot be rehabilitated, Second Category (less urgent)	Other reasons
Samegrelo-Zemo Svaneti			
Samegrelo Zemo-Svaneti region, Tsalenjikha region, Sachino village	Requires demolition		
Samegrelo Zemo-Svaneti region, Tsalenjikha, Khobeli str.	Requires demolition		
Samegrelo Zemo-Svaneti region, Tsalenjikha region, Tsminda Nino str.	Requires demolition		
Samegrelo Zemo-Svaneti region, tsalenjikha region, pakhula village	Requires demolition		
Samegrelo Zemo-Svaneti region, Tsalenjikha, Kiacheli str	Requires demolition		
Samegrelo Zemo-Svaneti region, Tsalenjikha region, Fakhula village	Requires demolition		
Samegrelo Zemo-Svaneti region, Abasha region, Kvatana village	Requires demolition		
Samegrelo Zemo-Svaneti region, Abasha region, ckema village	Requires demolition		
Samegrelo Zemo-Svaneti region, Abasha region, Sujuna village	Requires demolition		
Samegrelo Zemo-Svaneti region, Abasha region, Ontopo village	Requires demolition		
Samegrelo Zemo-Svaneti region, Abasha region, Kolobani village	Requires demolition		
Samegrelo Zemo-Svaneti region, Abasha region, Norio village	Requires demolition		
Samegrelo Zemo-Svaneti region, Abasha region, Naesakovo	Requires demolition		
Samegrelo Zemo-Svaneti region, Zugdidi region, Shamgona village	Requires demolition		
Samegrelo Zemo-Svaneti region, Zugdidi region, Ingiri village	Requires demolition		
Samegrelo Zemo-Svaneti region, Zugdidi region, Akhalkakhati	Requires demolition		
Samegrelo Zemo-Svaneti region, Zugdidi region, Koki	Requires demolition		
Samegrelo Zemo-Svaneti region, Zugdidi region, Ganmukhuri	Requires demolition		
Samegrelo Zemo-Svaneti region, Zugdidi region, Ganmukhuri	Requires demolition		
Samegrelo Zemo-Svaneti region, Zugdidi region, Ganmukhuri	Requires demolition		
Samegrelo Zemo-Svaneti region, Zugdidi region, Shamgona village	Requires demolition		
Samegrelo Zemo-Svaneti region, Zugdidi region, Orsi	Requires demolition		
Samegrelo Zemo-Svaneti region, Zugdidi region, Tsaishi			is not functioning

Samegrelo Zemo-Svaneti region,Zugdidi region,Ergeta	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Orsantia	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Darcheli	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Chakvinji			is functioning
Samegrelo Zemo-Svaneti region,Zugdidi region,Orsantia			is not functioning
Samegrelo Zemo-Svaneti region,Zugdidi region,Urta	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Urta	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Shamgona village	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Jikhaskari	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Rukhi			is not functioning
Samegrelo Zemo-Svaneti region,Zugdidi region,Rukhi			is not functioning
Samegrelo Zemo-Svaneti region,Zugdidi region,Orulu	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Chitackhari			is not functioning
Samegrelo Zemo-Svaneti region,Zugdidi region,Oktomberi			is functioning
Samegrelo Zemo-Svaneti region,Zugdidi region,Akhalsofeli			is functioning
Samegrelo Zemo-Svaneti region,Zugdidi region,Chkaduashi	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Ingiri village	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Anaklia	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Oktomberi	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Rike	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Ingiri village	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Ingiri village	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Anaklia	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Akhalkakhati	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi region,Didinedzi			is functioning
Samegrelo Zemo-Svaneti region,Zugdidi region,Ergeta			is functioning
Samegrelo Zemo-Svaneti region,Zugdidi region,Kakhati			is functioning
Samegrelo Zemo-Svaneti region,Martvili region,Khunci	Requires demolition		
Samegrelo Zemo-Svaneti region,Martvili region,Tamakoni			Requires demolition

Samegrelo Zemo-Svaneti region, Martvili region, Najakhao			Requires demolition
Samegrelo Zemo-Svaneti region, Martvili region, Sergieti			Requires demolition
Samegrelo Zemo-Svaneti region, Martvili region, Vedidkari			Requires demolition
Samegrelo Zemo-Svaneti region, Martvili region, Bandza			Requires demolition
Samegrelo Zemo-Svaneti region, Martvili region, Abedati			Requires demolition
Samegrelo Zemo-Svaneti region, Martvili region, Bandza			Requires demolition
Samegrelo Zemo-Svaneti region, Martvili region, Najakhao			Requires demolition
Samegrelo Zemo-Svaneti region, Martvili region, Chkoni			Requires demolition
Samegrelo Zemo-Svaneti region, Martvili region, Vedidkari			Requires demolition
Samegrelo Zemo-Svaneti region, Abasha, Tavisupleba str. N177			Requires demolition
Samegrelo Zemo-Svaneti region, Abasha, Tamar MeFe st. N12			Requires demolition
Samegrelo Zemo-Svaneti region, Abasha, Rustaveli str. N7	Requires demolition		
Samegrelo Zemo-svaneti region, Zugdidi, Moskovi str. N5	Requires demolition		
Samegrelo Zemo-svaneti region, Zugdidi, Gori str.	Requires demolition		
Samegrelo Zemo-svaneti region, Zugdidi, Dadiani str. N8	Requires demolition		
Samegrelo Zemo-svaneti region, Zugdidi, Beria str. N2			is not functioning
Samegrelo Zemo-svaneti region, Zugdidi, Univercity str. N1			is functioning
Samegrelo Zemo-svaneti region, Zugdidi, Tolstoi str. N30			is functioning
Samegrelo Zemo-svaneti region, Zugdidi, A.Khelaia str. N5			is functioning
Samegrelo Zemo-svaneti region, Zugdidi, Meurneoba	Requires demolition		
Samegrelo Zemo-svaneti region, Zugdidi, ese buas str. N5			is functioning
Samegrelo Zemo-svaneti region, Zugdidi, Janashia str. N2			is not functioning
Samegrelo Zemo-svaneti region, Zugdidi, Gamsakhurdia N83	Requires demolition		
Samegrelo Zemo-svaneti region, Zugdidi, Tsereteli str. 8			is functioning
Samegrelo Zemo-svaneti region, Zugdidi, Khorava str. N2			is functioning
Samegrelo Zemo-svaneti region, Zugdidi, Kostava str. N30			is functioning
Samegrelo Zemo-svaneti region, Zugdidi, Kobuleti str. house 35			
Samegrelo Zemo-svaneti region, Zugdidi, Chavchavadze str.			is functioning
Samegrelo Zemo-svaneti region, Zugdidi, Rustaveli str. N177	Requires demolition		

Samegrelo Zemo-svaneti region,Zugdidi,Tsiteli Partizanebi str. N19	Requires demolition		
Samegrelo Zemo-svaneti region,Zugdidi,Papanini str. house N1			is functioning
Samegrelo Zemo-svaneti region,Zugdidi,Faipuris settlement N			is functioning
Samegrelo Zemo-svaneti region,Zugdidi,Kedia str. N1	Requires demolition		
Samegrelo Zemo-svaneti region,Zugdidi,Makharadze str. N6			is not functioning
Samegrelo Zemo-svaneti region,Zugdidi,Sokhumi str. N40			is functioning
Samegrelo Zemo-svaneti region,Zugdidi,school N14			is functioning
Samegrelo Zemo-svaneti region,Zugdidi,Bukia str. 3			is functioning
Samegrelo Zemo-svaneti region,Zugdidi,Odishi			is not functioning
Samegrelo Zemo-svaneti region,Zugdidi,Kuji str. house N8			is functioning
Samegrelo Zemo-svaneti region,Zugdidi,Gamsakhurdia N225			is not functioning
Samegrelo Zemo-svaneti region,Zugdidi,Guramishvili str. N5			is functioning
Samegrelo Zemo-svaneti region,Zugdidi,Antelava str.			is functioning
Samegrelo Zemo-svaneti region,Zugdidi,Gamsakhurdia str.	Requires demolition		
Samegrelo Zemo-svaneti region,Zugdidi,tbilisi streetN43	Requires demolition		
Samegrelo Zemo-svaneti region,Zugdidi,Egrisi str. N10			is functioning
Samegrelo Zemo-svaneti region,Zugdidi,A.Khelaia str. N1	Requires demolition		
Samegrelo Zemo-Svaneti region,Zugdidi,Faipuris settlement			is functioning
Samegrelo Zemo-Svaneti region,Zugdidi,Pirveli Maisi str. N11			is functioning
Samegrelo Zemo-Svaneti region,Zugdidi,	Requires demolition		
Tbilisi			
Tbilisi,Isani, Tsinandali st.N9	Requires demolition		
Tbilisi,Digomi,block 6		Requires demolition	
Tbilisi,Didube st. N18		Requires demolition	
Tbilisi,Samgori district	Requires demolition		rehabilitated by IDPs own funds
Tbilisi,Chubinishvili st. N30		Requires demolition	
Tbilisi,Samgori district Joresi st.7a		Requires demolition	
Tbilisi,Isani district, B. Khmelnitski st.38		Requires demolition	
Tbilisi,Isani district, Vazisubani		Requires demolition	
Tbilisi,Vake district, Nutsubidze st.77	Requires demolition		
Tbilisi,Isani district, Mevele st.N 17		Requires demolition	
Tbilisi,Tsabadze st.N2	Requires demolition		
Tbilisi,Trikotaji st. N3	Requires demolition		
Tbilisi,Trikotaji st. N3	Requires demolition		
Tbilisi,Nutsubidze st.N56	Requires demolition		

Tbilisi, Ketevan Tsamebuli st. N 25		Requires demolition	
Tbilisi, Chavchavadze Avenue N 80	Requires demolition		
Tbilisi, Moscow Avenue N9		Requires demolition	
Tbilisi, Varketili block 3a N327		Requires demolition	
Tbilisi, Nutsubidze block 4	Requires demolition		
Tbilisi, Moscow avenue N24a		Requires demolition	
Tbilisi, Agmashenebeli avenue N60		Requires demolition	
Tbilisi, Moscow avenue N19		Requires demolition	
Tbilisi, Chubinashvili st N52		Requires demolition	
Tbilisi, Samgori st. N8	Requires demolition		
Tbilisi, Iumashevi st. N5		Requires demolition	
Tbilisi, Chavchavadze avenue N49b	Requires demolition		
Tbilisi, Zedazeni st. N2	Requires demolition		
Tbilisi, Chichinadze st N1		Requires demolition	
Tbilisi, Nutsubidze st. N56	Requires demolition		
Tbilisi, Ketevan Tsamebuli st. N 71	Requires demolition		
Tbilisi, Chavchavadze avenue N56	Requires demolition		
Tbilisi, Nutsubidze st. N56	Requires demolition		
Tbilisi, Kedis Komuna st. N3	Requires demolition		
Tbilisi, Kairos st. N20		Requires demolition	
Tbilisi, Nutsubidze st. N56	Requires demolition		
Tbilisi, Tsothe Dadiani st N319	Requires demolition		
Tbilisi, Ninoshvili st. N57	Requires demolition		historical building
Tbilisi, Delisi st N24	Requires demolition		
Tbilisi, Jikia st. N18	Requires demolition		
Tbilisi, Maruashvili st. 50		Requires demolition	
Tbilisi, Achara st. N10	Requires demolition		
Tbilisi, Javakhishvili st. N118	Requires demolition		
Tbilisi, Iumashevi st. N5		Requires demolition	
Tbilisi, Trikotaji st. N3	Requires demolition		
Tbilisi, Rionhesi st. N67	Requires demolition		
Tbilisi, Zhgenti st. N1		Requires demolition	
Tbilisi, Kairos st. N15		Requires demolition	
Tbilisi, Varketili 3 block 6		Requires demolition	
Tbilisi, Isani district		Requires demolition	
Tbilisi, Nutsubidze st. N56	Requires demolition		
Tbilisi, Khetaguri st. 1		Requires demolition	
Kvemo Kartli			
Georgia, Bolnisi District, Ratevani			with its original function (post)
Georgia, Gardabani District, Kojori		cannot be rehabilitated	
Georgia, Gardabani District, Lemshveniera		cannot be rehabilitated	
Georgia, Gardabani District, Resort of Council of Ministers			private property
Georgia, Rustavi, Megobroba avenue N32			private property
Georgia, Rustavi, Baratashvili st. N27			with its original function

			(dispensary)
Shida Kartli			
Georgia, Borjomi, Meskheta st. N63/2	Requires demolition		
Georgia, Khashuri, Kvishkheti	Requires demolition		
Georgia, Khashuri, Chumateleti	Requires demolition		
Georgia, Khashuri, Surami, Agmashenebeli st.100	Requires demolition		
Georgia, Gori, Sukhishvili st 63	Requires demolition		

Annex #10 Principles of socio-economic integration

Principles of socio-economic integration

The 2010 socio-economic conditions update is based on 2009 experiences. It includes refined objectives based on these experiences and a better understanding of available resources, mechanisms and IDP preferences. It is the 2009 Action Plan map with additional guidelines and explanations of stakeholder thinking on how to achieve improved socio-economic conditions and integration of IDPs. As a living document, this update is expected to be modified again when there is new impact information in hand and IDPs will profit from improved project focus and design.

Privatized housing is considered a pre-condition for income generation to be successful. This objective is therefore linked and should be implemented in coordination with Objective 1 of the AP. The Update has been refined to meet the needs of IDPs and progress beyond humanitarian assistance. New socio-economic guidance gives special attention to vulnerable people, including women, while minimizing dependence on State support and maximizing an understanding and use of market and best practice private sector-led development principles in project design.

The Update of the section of the AP focused on socio-economic conditions recognizes a need for flexibility in its application. The Update with its additional guidance is intended to keep all stakeholders on the same field of play, coordinating in design and implementation through the MRA and with each other, and feeding ideas back through the MRA that will enrich new revisions of the AP.

Successful implementation of the Update will rely on strong coordination by the MRA to minimize the real possibility that any of the many stakeholders will depart from AP priorities, principles and guidelines and newly established MRA coordination. The MRA has made a good start at information-collection about the livelihoods work being funded by donors and implemented by Government, IOs and NGOs. This information mechanism needs to be further developed, so the MRA can provide coordination and more easily identify gaps in IDP socio-economic condition and integration support.

MRA coordination will ensure equal attention to all three objectives of the AP, i.e. not only housing, but also socio-economic conditions of IDPs plus information issues. MRA coordination, analyses and support of Update programming decisions will help stakeholders understand and meet the challenges of ensuring adherence to guidelines and standards. The MRA and its Steering Committee will likewise ensure good monitoring of implementation and feedback to implementers as advisable on the findings of the impact of programs.

Donors and their implementing partners are expected to design and implement with creativity and innovation, recognizing the importance of flexibility in interpretation of the Update, with activities staying within the standards and guidelines that are established by the MRA and in the Update. The MRA in its coordination role for the implementation of Objective 2 will specifically look to other actors (donors, UN agencies, NGOs, private sector, etc.) to implement this part of the AP.

The MRA underscored the need for greater focus and more elaboration in 2010 of the AP's 2nd objective of improving the socio-economic condition of IDPs. With multiple donors and more than 25 INGOs involved in project design and implementation, the Steering Committee has recognized that achievement of AP Objective 2's targets for socio-economic integration improvement will not only require the MRA to be a strong coordinator. The MRA with its Temporary Expert Group (TEG) support will also need to work closely with IDPs who contribute ground-level views of programs, i.e. from a different perspective, which when combined with the views of stakeholders can generate productive changes in favor of IDP socio-economic conditions and integration.

The 90,000 IDP families that will require some type of livelihoods support have different skills, resources, access to land, etc. Some will be potential entrepreneurs while others will be better suited to being an employee, civil servant or farmer, or pursue another livelihood. Given that there are also many different approaches to improving socio-economic conditions and IDP integration the Update will not include all

possible project designs, but rather will be limited to more general guidance leaving design to fit this guidance, including the MRA *Guiding Principles for Livelihood Projects*.

The MRA and Steering Committee also understand that as project initiatives are designed to be more mainstream in nature and implemented according to the MRA *Guiding Principles for Livelihood Projects*, implementation and coordination of the AP will become more sophisticated and complex with the passage of time.

Basic and General Guidance for Implementation of Objective 2

(NOTE: Sub-Activity and specific changes are shown on the AP spreadsheet.)

1. Livelihood programs should target both IDP and host communities and not one or the other and ensure equality of access to participation and employment and to better promote integration rather than additional separation;
2. The AP should allow for initiatives that target individuals and others that target groups as long as benefits are accessible, e.g. employment or credit to IDPs and non-IDPs equally, and IDPs should have the same employment opportunities as non-IDPs, for example when there are reconstruction/rehabilitation works in the regions, organizations should employ both locals and IDPs;
3. Initiatives should be market-driven and self-sustaining. (Note: Designers and implementers should have a complete awareness of the MRA's *Guiding Principles for Livelihood Projects* and full understanding of its content.);
4. Initiatives should be region specific and no project designs should assume that "one size fits all" nationally or for all IDPs with varying education and skill levels;
5. Initiatives should not be isolated, but rather part of a full chain of assistance. (Placed here only as an example: a project might start with vocational education or other training and only end when the IDP has a secure job.)
6. Grants for new business starts generally should not be provided to risk taking entrepreneurs as they do not enhance performance by a grantee with little of his/her own capital to lose, whereas loans and equity capital with an outside investor and participation may be appropriate.
7. Another form of finance may be indicated rather than microfinance in market-led, demand-driven projects that are not specifically for micro-business, e.g. short-term financing, such as suppliers' credit, overdraft facilities for working capital, accounts receivable discounting, and subsidized or guaranteed, long or short term finance for fixed capital or cash flow support for new IDP businesses and others on a one-time basis:
8. Value, supply or market chain initiatives are good and will be much more effective if they are longer-term in duration than 2009 humanitarian support type livelihood projects and if they provide support through all phases of the project until beneficiaries become self-sustaining without further support;
9. Funding agencies should coordinate and divide responsibilities among themselves to support different phases of the business growth and sustainability or livelihood growth process;
10. Project implementers should cooperate and work more closely with municipalities;
11. Region-specific surveys linked to municipalities should be performed to provide useful data and information that will be able to inform project design;
12. Assisting local businesses, as the most likely potential employers of IDPs, may be better than promoting new business development in the IDP communities, and should be analyzed before new business promotion and investment are supported;
13. There should be more effort to integrate IDPs in the "cheap credits" and vocational education state programs;
14. Non-formal, pre-school and after school business, career and vocational awareness education and training should be provided to IDP children and youth as many will not continue on to the university level; and,
15. Information dissemination through regional TV is understood to be an effective media to raise IDP awareness of socio-economic improvement program opportunities.

Annex #11 Details of Constructions Works in Poti

Poti City

Population in Poti – 55 000;
 Families – 16 000;
 Women– 29 550
 Men – 25 450
 Total area – 66 square km
 Residence area used by the population – 1 500 000m²:
 Among these:
 Multistory buildings – 360 000m²
 Private houses – 1 120 000m²

Persons with capacity to work from 21 to 65 years of age – 31 910
 Total number of the employees – 21 000
 Number of IDPs in Poti – 7 304
 IDPs represent 6.8% of the city population
 Number of employed IDPs – 1 500
 IDPs with capacity to work from 21 to 65 years of age – 4 797

Projects to be Implemented

1. City gasification project

- a) Installation of the high pressure main line from Senaki to Poti – 60 million GEL
 Project activities have been started and will be finished in December 2010
 Number of employees – 200
 b) Building of the city gasification internal net – 30 million GEL
 Timeframe – 2010-2011
 Number of people to be employed – 100

2. Rehabilitation of internal water supply net – 21 million GEL
 Timeframe: beginning of May 2011
 Number of people to be employed – 100

3. Rehabilitation of the sewage system – 80 million GEL
 Timeframe: 2011 – 2012
 Number of people to be employed – 300

4. Building of 32 block houses for IDPs
 The construction works have been started – they will be finished in June 2011
 Number of people to be employed – 450

Self-government City of Poti Work to be done in 2010

	Types of works	2010	Comment
1	Construction of a theatre building– II stage	100,0	Ongoing
2	Building of a sport hall	100,0	Ongoing
	2. Capital refurbishment of the house facets	730,0	Ongoing

1	Rukhadze str. #5		
2	Chkondideli str. #18		
3	Plekhanovi str. #24		
4	Miqaberidze str. #4, #6		
5	Tavdadebuli str. #11		
	3. Capital refurbishment of the house roofs	284,4	Ongoing
1	Rustaveli Turn #12 (metal-tile)		
2	9 April Alley #19		
3	Chkheidze str. #4		
4	Nikoladze bank (sanapiro) #47		
5	Akaki str. #110		
6	9 April Alley, #30 repair the roof with metal-tiles	70,0	
7	Partial capital repair of the following buildings damaged as a result of natural calamities – Administrative Building of Municipality, Tavdadebuli str. #7, 9 April Alley #27, #33, Kostava str. #22, Chvchavadze str. #156, #158	20,0	
	4. Covering the Houses with Soft Roofs	118,0	Ongoing
1	Rukhadze str. #5		
2	Chavchavadze str. #144		
3	Gegidze str. #7		
4	Guria str. #183, #185		
5	Berdianski str. #30		
6	Chavchavadze str. #148 covering the multistory building with the soft roof	18,0	
	5. Capital Refurbishment of the House Sewage Systems	88,9	Ongoing
1	Sarsania str. #30, #32		
2	Plekhanovi str. #28, #30, #32		
3	Nikoladze bank (sanapiro) #43, #45		
4	Chanturia str. #9	11,0	
	6. Arrangement of Sewage System Net	700,0	Tender has been announced
1	Konstantine str. (between Guramishvili str. and Kuibishevi str.)		
2	Ingorokhva str.		
3	Kakulia str. (between Amiranashvili str. and Fazisi str.)		
4	Pre-school Institution #6 (Ninoshvili deadlock)		
5	Besiki str.		

6	Jorjadze str.		
7	Rustavi str.		
8	Atoneli str. (from Rustaveli turn to Ninoshvili str.)		
9	Pushkini str. (from Vazha Fshavela str. to Zestafoni str.)		
10	Gabunia str. (from King Tamar str. up to the sea)		
11	Pazisi str. (from Constitution str. to the main channel)		
12	Saakadze str. (from Qobuleti str. to Chavchavadze deadlock)		
13	Nabadi section up to Rioni (CHavchavadze str.) arrangement of ground covered channel		
14	Zambakhidze str. (from Baratashvili str. up to the Gallery)		
	7. Asphaltting the Streets	1115,8	Tender has been announced
1	King Parnavaz str.		
2	26 May str. (from Rustaveli turn up to Lolua str.)		
3	Atoneli str. (from Rustaveli turn to Zambakhidze str.)		
4	Illia str. (from Agzmashenebeli str. to Berdianski str.)		
5	I and II deadlocks of Sarsania str.		
6	Repairing St. Nino str., Rekvava str., D. Aghmashenebeli str., Chanturia str. and the railway bridge		
	8. Asphaltting the Streets (transfer)	2000,0	Ongoing
1	Paliashvili str., Tabidze str., Kldiashvili str., Marjanishvili str., Chaladideli str., Gigo Didia str.		
	9. Gravelling and Grading the streets	20,0	Ongoing
1	Terminal sections of Kazbegi and Sarsania streets		
	10. Arrangement of Sport Playgrounds	450,0	Tender has been announced
1	Motserelia str.		
2	Mzareuli str.		
3	Berdianski str.		
4	Leningradi str.		
5	Baratashvili str.		
6	Rehabilitation of the existing sport playgrounds		
	11. Construction of Pump Stations	200,0	Not started yet
1	Besiki str. (close to river Kaparcha)		
	12. Refurbishment works	695,0	Tender has been announced
1	Refurbishment of multistory house yards (Chavchavadze and Maltakva settlements, 9 April Alley, Samegrelo str. Tavdadebuli str.)		

	13. Street Lighting Works	600,0	Tender has been announced
1	Installation of light posts from the 7 th km section up to the Dry Bridge		
2	Installment of the posts brought down in other streets (Kazbegi str, Petre Iberi str., Erekle II str., Dumbadze str., Chekhovi str., Mzareuli str., Adjara str., Kakulia str., Nutsubidze str. and the terminal section of Kostava str.)		
3	Installment of posts on the following streets: Chkondideli str., Ostrovski str., Zudgigi str., Akhlagazrdoba str., Quchishvili str., Sabcho str., Cheluskinelebi str., I May str., Sergi Danelia str., Tabidze deadlocks, Svaneti str., Plekhanovi str., Meunargia str., Tolstoy str., Besiki str., Furtzeladze str., Pushkini str., Illia str., Racha str., Miqaberidze str., Ingorokva str., Qobuleti str., eErtoba str., Danelia str., Paichadze str., Paliastomi str., and Mtskheta str.		
	14. Other Construction Sites	481,1	
1	Refurbishment of the house walls on Plekhanovi str. #26, #28, 9 April Alley #15, Samegrelo str. #22- A and Petre Iberi str. #7	27,1	Ongoing
2	Fortification of the house on 9 April Alley #8	11,0	Ongoing
3	Putting tarmac/concrete on Samegrelo street	18,0	Not started yet
4	Arrangement of iron-concrete sockets on the 9 April Alley (connection with the sea)	200,0	Ongoing
5	Capital repair of the central stadium administrative building	90,0	Not started yet
6	Projecting of the Administrative Building of the City Hall	100,0	Not started yet
7	Petre Iberi str. #83 refurbishment of the house walls	10,0	Not started yet
8	Capital refurbishment of #13 preschool institution	25,0	Not started yet