



**USAID**  
FROM THE AMERICAN PEOPLE

# *Building Energy Efficiency Revolving Fund Assistance Program for the city of Aparan*

*Tigran Parvanyan, Program Consultant*

Municipal Network for Energy Efficiency,

Alliance to Save Energy/USAID



ALLIANCE TO  
SAVE ENERGY  
*Creating an Energy-Efficient World*



# *Current Status of Condominium Development in Armenia*

---



ALLIANCE TO  
SAVE ENERGY  
Creating an Energy-Efficient World

- **Laws and regulations**
  - Condominium and Multi-Apartment Building Management Laws
- **Building management Bodies Registered**
  - In 2005 there were a total of 828 registered, approximately 40-45% active
- **Services commonly provided**
  - Garbage removal
  - cleaning
  - water networks maintenance
  - mandatory sanitary services, etc
- **Common Problems & Issues**
  - Poor condition of common spaces
  - Absence of heating
  - Low consciousness of residents
  - Empty apartments
  - Different income level
  - The age of buildings

# *Housing stock in Aparan*

---



ALLIANCE TO  
SAVE ENERGY  
*Creating an Energy-Efficient World*

## **The housing stock consists of:**

- 26 multi-apartment buildings;
- 14 condominiums and 12 certified managers;
- The number of apartments in the buildings ranges from 8 to 50
- In average, 20% of the population is low-income

# *Purpose of the Program*



ALLIANCE TO  
SAVE ENERGY  
Creating an Energy-Efficient World

**Support the energy efficiency in residential sector based on condominium common used area and property renovation projects, including:**

- Isolation and optimization of building's heating system;
- Weatherization of entrance doors and windows;
- Weatherization of roofs;
- Elimination of losses from water supply and sewerage systems;
- Improved efficiency of electrical lighting, automatic regulation, replacement of bulbs;
- Implementation of other energy efficiency measures in the common use areas of the building.
- ***NOTE: The fund was also initially used for registration of new condominiums***

# *Key Stakeholders*

---



ALLIANCE TO  
SAVE ENERGY  
Creating an Energy-Efficient World

- **Aparan Multi-Apartment Building Management Bodies Association** – operation of the Building Energy Efficiency Revolving Fund Assistance Program
- **Alliance to Save Energy** – provision of technical assistance and general supervision.
- **Aparan Municipality** - general supervision, social assistance to low-income families, elimination of institutional barriers.
- **National Association of Condominium Owners** - methodological support, legal and contractual advice and consultancy in organizing of Revolving Fund operations and tenders.

# *Eligibility Criteria*



ALLIANCE TO  
SAVE ENERGY  
Creating an Energy-Efficient World

**In order to be eligible for funding the building has to satisfy the following requirement:**

- The level of deterioration should be no higher than 3<sup>rd</sup> degree
- The residents should invest not less than 10% of the total requested amount by themselves. The investments can be made both in monetary value and as a work-force
- The ratio of low-income population to the total number of residents in the building
- The completeness and the level of detail of the proposal
- The ratio of requested funds to the amount of funds collected during the financial year
- Credit payback schedule



ALLIANCE TO  
SAVE ENERGY  
Creating an Energy-Efficient World

# *Current Project Pipeline*

---

- 10 applications received
- The proposed projects include:
  - Roof repair
  - Thermal isolation of drinking water and sewage system
  - Renovation of entrance doors and windows
  - Installation of a gas meter for the existing local boiler house
- Project budget ranges from \$95 to \$400
- The condominium managers collect signatures from the residents in order to secure for themselves the payback of the credit in the required 6-month period

# *Expected Outcomes*

---



ALLIANCE TO  
SAVE ENERGY  
*Creating an Energy-Efficient World*

## **The expected outcomes of this project include:**

- Increased building energy efficiency
- Improved payment culture of the residents
- Self-sufficiency and sustainability of the Revolving Fund for future
- Increased attractiveness of the city for future larger-scale investments



ALLIANCE TO  
SAVE ENERGY  
*Creating an Energy-Efficient World*

---

*THANK YOU*