



# Refugee & Migrant Emergency in Europe

CITY OF ATHENS SHELTER ANALYSIS



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## INTRODUCTION

CRS has also complete in-depth urban shelter assessment in Athens, which identified different building typologies, and potential cost/benefit analysis for each approach. Key findings include:

- The city of Athens due to the economic crisis has an estimated 1800 vacant spaces in the center ranging from entire vacant building blocks to individual flats and storefronts.
- A large percentage of this number belongs to various public sectors such as ministries, the national insurance company, municipalities, etc., that are left unused, redundant and in poor condition.
- The remaining belong to the private sector either to individual owners or to small private partnerships that do have the funds to restore, rent or develop as well as increasing costs due to recent increases in tax liabilities.

A large number of different shelter typologies can be found in the center from large office buildings, entire housing blocks that are vacant to street-level storefronts that can be used for potential shelter options. CRS has identified multiple options ranging from some that are move in ready to others that will require some physical upgrades, and has gotten positive feedback from interested landlords and private owners willing and ready to negotiate lease agreements for temporary accommodation

**Residential blocks:** Entire housing blocks can be found but it not as easy. A few can be found round the center of Athens especially in the areas of Victoria, Patisia etc. An average size would be 800-900 sqm over 6-7 floors including 10-15 flats. This is a very good option to explore and develop since no change of use is needed, flats are already compartment zed and it is easy to manage. Many would need restoration since most of them are either unused for years or half built. Some apartment blocks can be found that are fully renovated and ready to use with minimal modifications but in a higher price. Average price for fully restored would 4-5 euros/sqm and for not restored 3-4 euros/sqm or even less. Owners are



very open to negotiation since they either don't have the funds to restore them while paying high property tax or in the case of having them fully restored not being able to rent them. In the case of large buildings to be made into shelter provision for neighborhood acceptance is imperative.

**Vacant Hotels:** Entire vacant hotels can be found in the center most around the area of Omonia, Gerani, Patisia etc. Most are of average size of 1500 sq. m and a minimum of 25 rooms. Privately owned vacant hotels are a recommended option to explore and develop since no change of use is needed, the space is already divided into rooms it's easy to manage. This is an option for more temporary shelter since most rooms are small and do not have kitchens. Communal kitchen can be easily made and as well as including more programmes into the shelter type due to the many communal spaces that hotels have. Many would need restoration since most of them have been unused for years. Price varies in this case depending on quality and the owner. Average fully restored spaces could go up to 8-9 euros/sqm and for not restored 3-4 euros/sqm or even less. Owners are very open to negotiation since they either don't have the funds to restore them while paying high property tax or are not able to sell properties given the glut in the supply side of the market in Athens at the time being.

**Office buildings:** Usually they are large office buildings built in the 70s-90s of a minimum of 1000 sq. m laying over 6-9 floors. These structures have a flexible floor plan allowing flexibility in design and types of shelter, allowing a multiplicity of programs to be added in the building. In the case of it belonging to a private owner many can be found and

in a very good price of about 3-4euros per sq. m. The negotiation is easy but a small restoration is most probably needed as well as a change of use. Currently the government is looking into speeding the process of changing the use to residential through the planning office. In the case of the public sector owning a office building potentially it could be a good option since the space could be granted for free but the negotiation process would be long. In the case of large buildings to be made into shelter provision for neighborhood acceptance is imperative.

## BACKGROUND/CONTEXT

In 2015, Europe experienced an unprecedented influx of 1 million people. Greece became the primary entry point for migrants and refugees attempting to reach Northern Europe with an estimated 850,000 people<sup>1</sup> arriving in the Greek Aegean islands of Lesbos, Samos, Chios, Kos and Leros<sup>2</sup> in 2015. The majority of the people have travelled from Turkey on dangerously small boats resulting in 488 deaths as of March 22, 2016<sup>3</sup>. Over 90% are coming from conflict zones of Syria, Iraq and Afghanistan. Approximately 149,208 refugees and migrants have arrived in Greece as of March 24, 2016, compared to approximately 12,441 people arriving over the same period of 2015. Recently, there has been a gradual increase in the percentage of women and children arriving; new arrivals to date in 2016 have been composed of 38% children, 21% women and only 41% men<sup>4</sup>. The average duration of the trip for a migrant from Syria and Afghanistan is 58 and 48 days respectively.<sup>5</sup>

Until recently, Greek authorities allowed refugees and migrants to proceed to the Greek mainland after being registered at “hot spot” reception centers and to remain in Greece legally for up to 30 days, while only Syrians, Iraqis and Afghans were permitted to enter Macedonia for onward travel to Northern Europe (see map above). However, on February 24, 2016, Austria and its neighboring Balkan states put in place more restrictive border control measures to stem the influx of refugees and migrants, and on March 10, 2016, the border was completely closed. As a result, UNHCR estimates that approximately 50,000 refugees and migrants are currently stranded in Greece with approximately 12,000 in the northern border town of Eidomeni, 4,800 on the five islands, over 12,000 in the Athens-Port of Piraeus area, and others throughout government sites in Northern/Center Greece.<sup>6</sup> Approximately, 1,500 people are stranded in the transit center of Tabavnoce inside Macedonia and limited numbers of refugees/migrants are stranded in Serbia. A large proportion of those stranded in the three countries are Afghan nationals.

On March 17, 2016, the European Union (EU) reached a deal with Turkey to return all new irregular migrants arriving in the Greek islands to Turkey. In exchange, the EU has agreed to resettle refugees from Turkey, loosen visa restrictions on Turkish citizens traveling to the EU, and providing 3 billion euros of support to the Turkish government. Implementation of the deal has begun in earnest; as Greek authorities have started detaining all new arrivals from Turkey at the hot spot reception centers on the islands. As such, those arriving after March 20 are being detained at the hot spots with the objective of returning all refugees/migrants to Turkey.

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<sup>1</sup>Figures on the migration flows are available at:  
<http://data.unhcr.org/mediterranean/country.php?id=83> and  
<http://refugeeinfo.eu/>

<sup>2</sup>Please also refer to the Regional Refugee and Migrant Response Plan for Europe (RMRP for Europe 2016) – Eastern Mediterranean and Western Balkans Route:  
<http://reliefweb.int/sites/reliefweb.int/files/resources/RMRPforEurope2016.pdf>

<sup>3</sup> <http://data.unhcr.org/mediterranean/regional.php>

<sup>4</sup> <http://data.unhcr.org/mediterranean/regional.php>

<sup>5</sup> UNHCR Factsheet: Profiling of Afghan and Syrian Arrivals on Greek Islands in February 2016

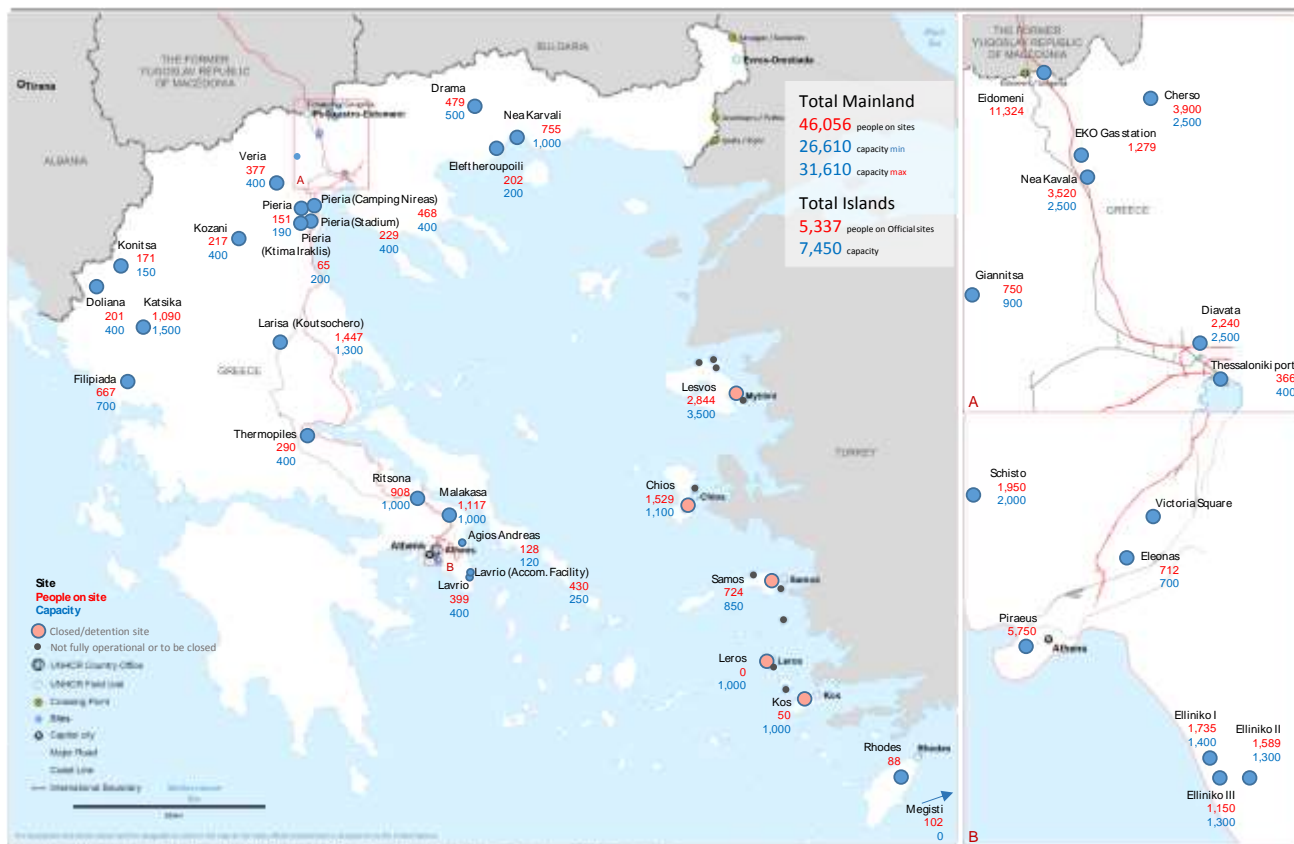
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<sup>6</sup> UNHCR report “Europe Refugee Emergency Site locations in Greece as of 22 march 2016 08:00 a.m. EET”

# Europe Refugee Emergency

## Site locations in Greece

As of 31 March 2016 08:00 a.m. EET



Based on figures from the Coordination Centre for the Management of the Refugee Crisis as of 31/03/2016 08:00 a.m. Eastern European Time.

Online map with additional information: <http://www.unhcr.gr/sites>

on the islands.<sup>7</sup> The majority of sites on the mainland are government-built emergency tent settlements where a

As the diagram above illustrates, for the approximately 50,000 refugees/migrants who arrived in Greece prior to March 20, the Greek government will provide three options:

1. Applying for asylum to Greece
2. Applying for relocation to another European country
3. Returning to their country of origin voluntarily

## LIMITATIONS IN THE GOVERNMENT'S RESPONSE

According to UNHCR, the Greek government currently has capacity to shelter around 30,000 refugees/migrants in 30 official government-run sites on the mainland and 7,500

<sup>7</sup>UNHCR Site Map: March 26, 2016  
<http://data.unhcr.org/mediterranean/country.php?id=83>  
 \*Data taken from UNHCR interactive map, <http://rrse-smi.maps.arcgis.com/apps/MapSeries/index.html?appid=d5f377f7f6f2418b8ebadaae638df2e1>, which compiles basic information on the existing sites on the mainland; the information is updated on a regular basis; however, changes might occur in between reporting periods. The source for information on the number of people currently residing is from the Government. For questions, please contact: [papachri@unhcr.org](mailto:papachri@unhcr.org).  
 Figures indicate the name of site: presence based on last update.

**Total Mainland**  
 46,056 people on sites  
 26,610 capacity min  
 31,610 capacity max

limited amount of services (food, WASH, health care) are provided and are currently below SPHERE standards. Additionally, many of the sites are occupied beyond capacity, are not appropriately designed for long-term stays beyond a few weeks, and are located in isolated areas away from urban centers. An estimated 5,010 people are currently living in sub-standard conditions in the terminal buildings at the Port of Piraeus. According to UNHCR, the government is exploring the creation of a total of 40 sites designed for longer-term stays and improved humanitarian conditions, but no information has been provided regarding timelines for completion. As capacity at the government sites expands, the government plans to evacuate refugees/migrants from unofficial, spontaneous settlements such as public squares and parks. The government is currently in charge of site management and is not requesting or allowing NGOs to provide services inside the camps at this time.

Although the implementation of the EU-Turkey deal is likely to halt the flow of new arrivals into Europe, many challenges remain for meeting the basic needs of the tens of thousands of refugees/migrants that remain on the Greek mainland. First, processing asylum-seeker applications, relocation requests, voluntary returns, and deportations is expected to be a lengthy ordeal. For example, according to Asylum services, approximately 1,631 people have formally requested relocation to a third country and 569-implemented transfers have taken place. In light of the recent terrorist attacks in Paris and Brussels, the prevailing political pressures in Western Europe may contribute further to the reticence to take in refugees. Second, despite its efforts to respond to the increasing needs on the mainland, the Greek government's capacity to provide basic services to the refugees/migrants is limited, as it faces an extreme domestic economic crisis with 25% unemployment rates and more than 2.5 million of its own citizens living under the poverty line. Third, successful implementation of the deal depends on Turkey's ability to stem the trafficking of new migrants onto the Greek islands. Since the EU-Turkey summit, thousands of migrants continue to arrive on the islands.<sup>8</sup> If Turkey is unable to crack down on smugglers, this could overwhelm the Greek government's capacity to receive and process migrants on the islands.

In light of the above, significant humanitarian gaps will remain in Greece over the coming months as the Greek

authorities struggle to scale up sufficient and adequate services and, at the same time, process cases for asylum, relocation, and returns/deportations. Additionally, refugees/migrants are at heightened risk of exploitation and abuse by traffickers and other criminal elements.

## HUMANITARIAN NEEDS

Prior to the border restrictions, the majority of refugees/migrants--particularly those with sufficient financial means--by-passed Athens and attempted to leave Greece as quickly as possible, while relatively smaller numbers of more vulnerable refugees and economic and illegal migrants were delayed or stranded in Athens. Given the emerging issues described above, this dynamic is changing as evidenced by considerable increases in the number of people seeking assistance in Athens. For example, Caritas/Athens, CRS' partner in Athens, has experienced significant spikes in attendance at its downtown Refugee Center and Day Center since the border controls went into place in late February. The number of refugees/migrants requesting assistance increased from an average of 240 people per day in December to 460 people per day in March.

Not only are the numbers of people in need rising inside Greece, but also the duration and type of humanitarian needs are changing. To date, humanitarian actors, including CRS, have been providing short-term, one-off basic service provision and information to refugees/migrants in transit to ensure their safe and dignified passage along the Balkan migrant route. However, as refugees/migrants are forced to remain in Greece for an uncertain period of time, the need for basic services such as food, shelter, WASH, health care, and non-food items will become longer term in nature. Additionally, refugees/migrants' will require more specialized services that were not previously prioritized for those in transit. These services include legal support for asylum-seekers, education for prevention of trafficking and exploitation, psycho-social support/counseling, and information and referrals for accessing available services. Protection and SGBV concerns will also increase, as more and more people will reside in camp situations or in exposed public areas and as a greater number of recent arrivals are comprised of women and children.

## THE SHELTER GAP

The Greek government is taking the lead on provision of shelter in camps and provision of basic services within the camps. Although the government has a plan to provide shelter to all refugees/migrants, it is not likely that the government will be in a position to scale up all basic

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<http://abcnews.go.com/International/wireStory/refugee-agency-alters-greece-efforts-eu-turkey-deal-37834058>

services sufficiently and according to international standards, particularly for highly vulnerable groups such as persons with disabilities (PWD), pregnant and lactating women, single mothers/fathers with children, unaccompanied minors, etc. This leaves a major gap in response as well as an increase in the risks exploitation and abuse of refugees and migrants by traffickers and other criminal elements. At the moment, all mainland camps in the Athens metropolitan area are full and an increasing number of people are sleeping in public squares/parks throughout the city and Piraeus Port area. The current situation has led to deteriorating humanitarian conditions and an acute shelter emergency has been identified by CRS and its partners, Caritas Hellas and Caritas/Athens.

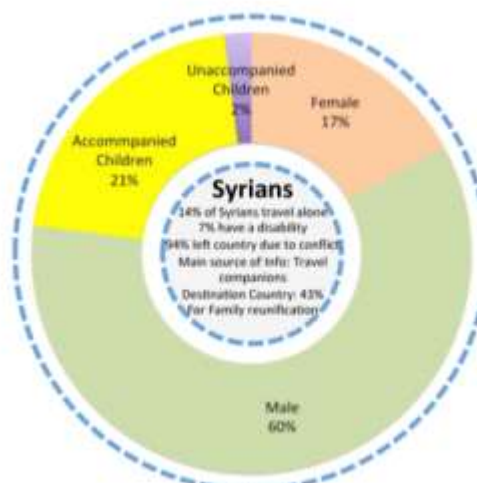
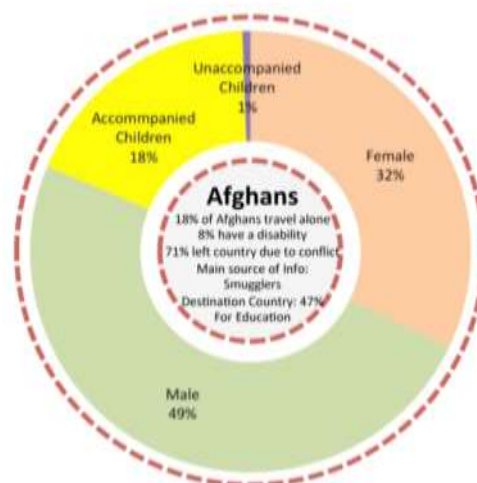
CRS partner, Caritas/Hellas, has been providing short-term hotel options to highly vulnerable refugee/migrants in hotels in downtown Athens.

At Caritas Athens' Day Center and Refugee Center, a majority of the refugees and migrants seeking services are from Afghanistan and report to be staying at the government-run Eliniko Camp Site I and II: West side of the old Greek airport-departure area and Olympic stadium-hockey arena. They have expressed how poor hygiene conditions are at the camp and are worried about serious health issues. Since the camp is overcrowded and full, many families with young children sleep outside. Other refugees (Syrian, Iraqi, Iranian) report to stay at NGO-organized shelters, Piraeus Port, Eleonas, or Shisto Camp. A few families have even come by train from Malakasa camp (38 km from Athens) to access hot showers at the Day Center. Furthermore, refugees staying at the Piraeus are often confused and do not know where to find a longer-term solution if they leave the port, since they do not want to be sent to an unknown government site in a remote location. This uncertainty creates tension, anxiety, and desperation for the families in these dire conditions.

Pressure for shelter referral services at the Refugee Center and Day Center have been over-stretched and exhausted. An estimated 1/3 of refugees and migrants frequently the Day Center are requesting better shelter conditions because they are with many children, pregnant or sick. Meeting these requests has been very difficult in the last month, when often every shelter option is full and the eligibility/vulnerability criteria have become very strict and limiting.

Although Caritas Athens' social workers at the Refugee Center and Day Center try relentlessly to find appropriate shelter for vulnerable cases, there has been numerous circumstances where they could not provide any referral services to extremely vulnerable cases: women far-along

in their pregnancy, sick baby, single women with many children, children with disabilities, women requesting safer living spaces. Often social workers will work on vulnerable cases for various days in a search to provide accommodation when there is an opening, however, they often find shelter that can only provide short-term solutions for a night, few days, or week at best.



## SHELTER ASSESSMENT AND COORDINATION

To-date, CRS and its partners have not engaged in large scale shelter-related interventions in Athens. Therefore, CRS is exploring, through its Shelter & Settlements Technical Advisors, a number of possibilities for addressing the imminent shelter shortages through market-based and public-private initiatives aimed at

utilizing unoccupied public and private buildings and land. Although there is a substantial percentage of unoccupied private, public, and Church-owned buildings in Athens (up to 30% of private apartments are vacant), there remain significant legal, logistical, political, and bureaucratic obstacles to utilizing this unused space.

This shelter assessment was conducted to identify potential sites/buildings for transitional/temporary shelter for stranded refugees and migrants in the greater metropolitan Athens area. The assessment will cover the following areas:

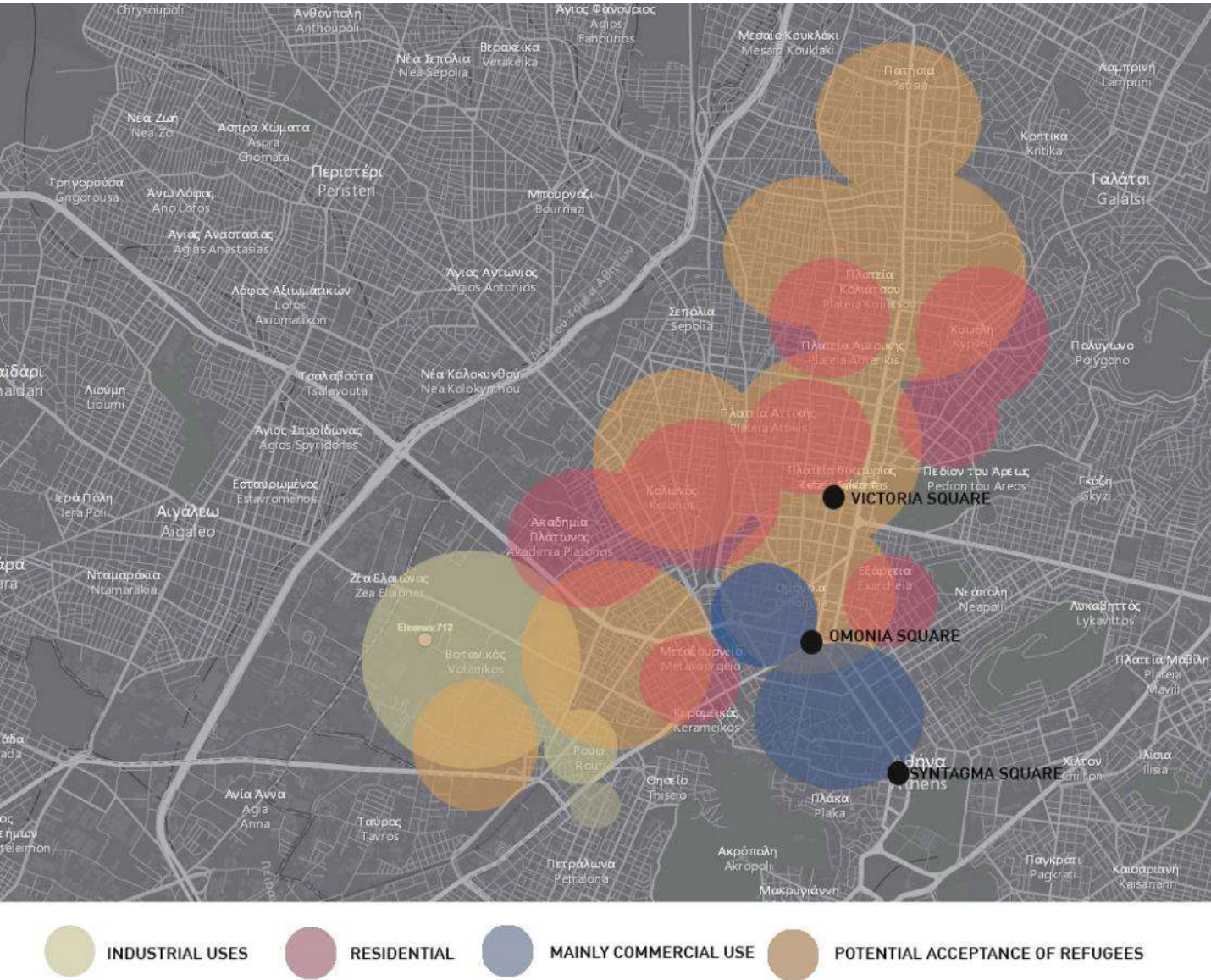
- Overview of all current shelter sites for stranded refugee and migrant population around Athens—governmental, non-government and informal.
- Analysis of opportunities to supplement supply of available units for migrants and refugees who are stranded in Athens, as governments sites are now full or their vulnerability puts them at exceptionally high risk for living in these camps.
- Identify market-based options with individual property owners/businesses to facilitate short term leasing arrangements to accommodate refugees and migrants.

In addition to the shelter assessment, CRS is actively participating in the NGO/UNHCR technical working group on shelter to:

- Strategically program with other response actors to develop comprehensive, harmonized approaches to temporary/longer term shelter solutions in Athens.
- Build a referral network to consistently meet refugees and migrants in coordination with other actors involved in shelter programming (i.e. Caritas Hellas).
- Ensure discussions with local government (i.e., municipality of Athens) is ongoing to act on possible partnerships to renovate and make available units/land under public control.



**MAP 1: LAND USES AND POTENTIAL ACCEPTANCE**



## **E. EXISTING SHELTER**

- OFFICIAL GOVERNMENT BUILDINGS
- UNOFFICIAL COLLECTIVES CENTRES
- UNOFFICIAL OCCUPATION OF PUBLIC BUILDING RUN BY COMMUNITY BASED ORGANISATIONS
- PRIVATE HOUSE

## **T. TRANSIT SHELTER**

- TRANSIT SHELTER RUN BY NGO
- DAY CENTER RUN BY NGO
- SQUATING ON PUBLIC SPACE

## **P. POTENTIAL SHELTER**

- PUBLIC VACANT OFFICE BUILDING
- PUBLIC VACANT HOTEL
- PUBLIC PRIVATE VACANT LISTED BUILDING
- PRIVATE VACANT HOTEL
- PRIVATE VACANT STOREFRONT AND ARCADE
- PRIVATE VACANT FLAT
- PRIVATE VACANT HOUSE
- PRIVATE VACANT RESIDENTIAL BLOCK
- PRIVATE VACANT OFFICE BUILDING
- PRIVATE VACANT INDUSTRIAL BUILDING
- PRIVATE VACANT HOSPITAL

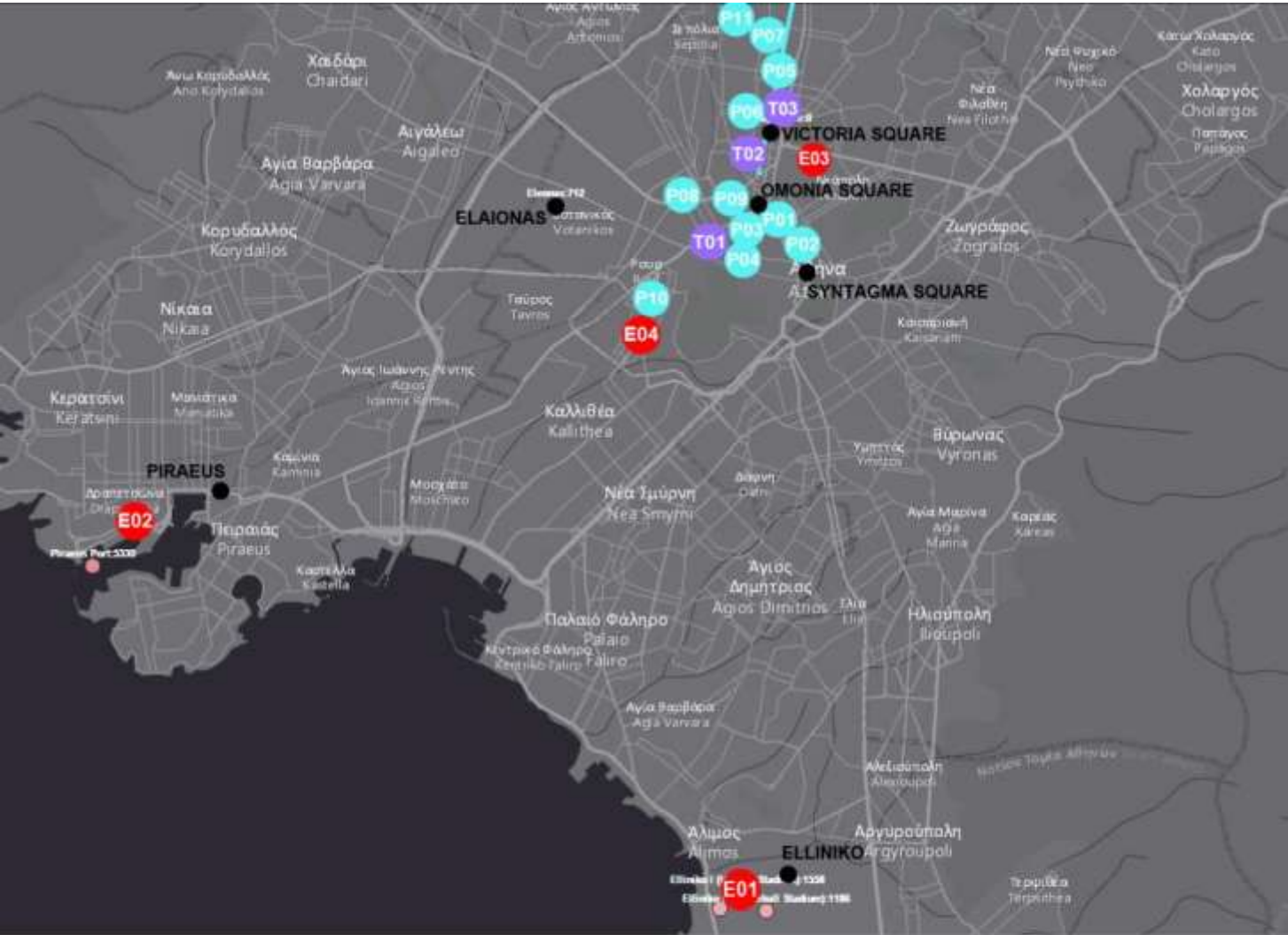
## **S. SHELTER SCHEMES IN PROGRESS**

- FLAT REFUGEE SCHEME BY UNCHR
- HOST FAMILIES BY UNCHR

## **B. BEST PRACTICES**

- PROTOTYPE SOCIAL HOUSING BLOCK
- DAY CENTER BY PRAKSIS

MAP 2: SHELTER LOCATION



- EXCISTING SHELTERS
- TRANSIT SHELTERS
- POTENTIAL SHELTERS

## E01 - EXISTING SHELTER, OFFICIAL GOVERNMENT BUILDING ELLINIKO, SOUTH OF ATHENS

### Greek Government / 1500 refugees

Elliniko camp (Area 1,) currently houses between 1,200-1,500 refugees. Most refugees are from Afghanistan, Iraq and Iran leaving a small percentage of less than 10% Syrians. 40% from the total population are women and children. Most sleep in tents that were given from the Greek Government and the others sleep on the floor.

### Potential of going to scale

The Greek government is already running another 5 sites around Attica and these are listed below. The total refugee number housed in Athens is 6,500.

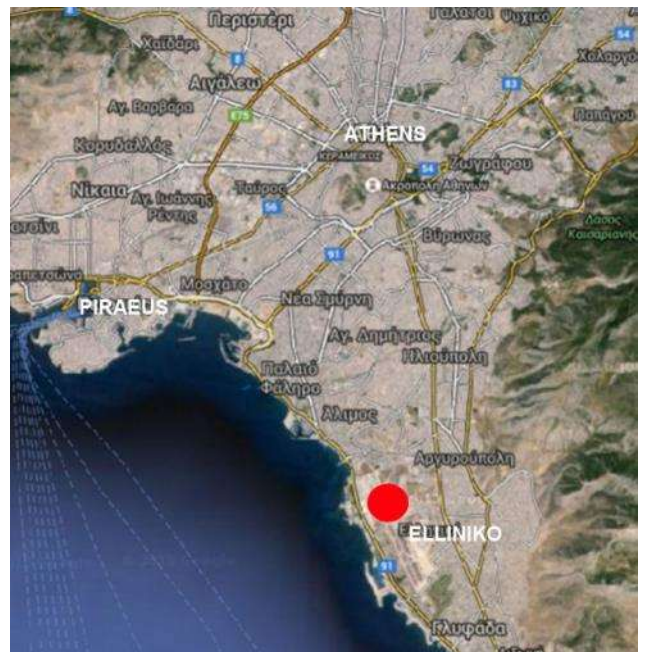
### Management

The Greek army guards the Elliniko sites. Refugees can freely enter and exit. Maintenance and cleaning of the camp is handled by the Elliniko SA firm, while catering costs will be assumed by the Ministry of Migration Policy and implicated municipal authorities. Three meals per day are supplied alongside basic medical care from doctors.

### \*Other sites operated in Athens

Shisto	1801
Eleonas	712
Agios Andreas	110
Ellinko 1	1504
Ellinko II	1200
Ellinko III	1210

\*SITES AND NUMBER ARE SUBJECT TO CHANGE



AREA	
Address	Elliniko
Location	Argiroupoli-Athens
Service Access	Good – close to Elliniko metro station
Neighborhood use	Old airport
Potential acceptance	Far from any neighborhood

BUILDING TYPE	
Size	?
Date built	1940s
Original use	Old airport of Athens
Floors	3
Ground floor use	shelter
Basement	No
Open plan	Yes
Quality	poor
Repair	Yes
Planning permission	?

AMENITIES – LIVING CONDITION	
Access to water	Yes
Access to electrical	Yes
Access to WC and showers	Yes
Privacy	No
Heating	No
Average floor space per person	?

OWNERSHIP	
Owner name	Public – Ministry of transport
Public or private	Public
Negotiation of contract	
Timescale	

**E02 - EXISTING SHELTER, UNOFFICIAL COLLECTIVE CENTERS, PIRAEUS, E1**

**RefugeesWelcomeGr / 2,000-3,000 refugees**

Terminal E1 is located exactly on the port of Piraeus to the south of Athens. Each day 4-5 ships arrive with refugees from the islands. They usually stay a few days and then move on, but in recent weeks they've remained. This is an unofficial site run by RefugeesWelcomeGr with mainly volunteer staff. The number of volunteers is estimated to be about 20 per day. The estimated number of refugees is 3,000 with 600 families.

**Potential of going to scale**

It is unknown if this condition is going to remain or not since this is an informal site run by RefugeesWelcomeGr. Representatives of the solidarity group RefugeesWelcomeGr claim that they will remain as long as they are needed.

**Management**

RefugeesWelcomeGr have been trying to cater for all the refugees by collecting food, clothes and more. There has been a lot of support in kind by Athenians collecting a lot of the necessary goods. They have also been supported from Doctors of the World.

**\*Other sites operated in Athens**

E1	1100	2000
E6	800	1000
E7	1000	1000

\*SITES AND NUMBER ARE SUBJECT TO CHANGE



AREA	
Address	Port of Piraeus
Location	Port of Piraeus
Service Access	Good-close to train station
Neighborhood use	Mainly commercial by the port
Potential acceptance	The site is quite remote from the neighborhood of Piraeus
BUILDING TYPE	
Size	2,000 m2
Date built	2000's
Original use	Offices for the public
Floors	1
Ground floor use	Refugee communal space and storage and small health unit
Basement	No
Open plan	Yes
Quality of space	Poor
Repair required	Yes
Planning permission required	Yes
AMENITIES – LIVING CONDITION	
Access to water	Yes
Access to electrical	Yes
Access to WC and showers	Yes
Privacy	No
Heating	No
OWNERSHIP	
Owner name	Public – Piraeus port Municipality of Piraeus
Public or private	Public
Negotiation of contract	
Timescale	

### **E03 - EXISTING SHELTER, UNOFFICIAL OCCUPATION OF PUBLIC BUILDING RUN BY COMMUNITY BASED ORGANISATIONS NOSTARA HOUSE, EXARCHIA, ATHENS**

#### **Volunteer group / shelter for 150 refugees**

Notara house has been running for the last 2 months by an autonomous group in Exarchia. In this case they shelter 150 refugees from different countries, including Syria, Afghanistan, etc. with the highest percentage coming from Afghanistan and most of them are families and single men. They have been brought from Victoria Square. Shelter, basic medical care and food are offered.

#### **Potential of going to scale**

The Autonomous-self organized team is a group of young volunteers from various solidarity groups mostly from Athens but also volunteers from other European countries such as Germany and Italy. Already they manage 4 shelter sites in the same neighborhood and they're all public building squats. Their main offices where they do all the cooking and storing of goods is in Dervenion and is the 5<sup>th</sup> public building squat.

#### **Management**

There are 50 people who work at their offices who cook, clean and cater for the 4 shelter squats. These are volunteers from all over the world. No funds are available but they have many donations in kind from the residents and other solidarity groups from Athens. At Notara Building they have about 15 volunteers that manage the house including doctors, nurses and security personnel.



AREA	
Address	Code
Location	Exarchia - Athens
Service Access	Good - close to Omonia and Victoria Square
Neighborhood use	Mainly residential and mix-use
Potential acceptance	Good- Exarchia is known for its receptiveness of immigrants it is quite a left wing area

BUILDING TYPE	
Size	700 m2
Date built	1980's
Original use	Offices for the public
Floors	7
Ground floor use	Refugee communal space and storage
Basement	No
Open plan	Yes apart from the top 2 floors
Quality of space	Medium
Repair required	Yes
Planning permission required	No (squat)

AMENITIES – LIVING CONDITION	
Access to water	Yes
Access to electrical	Yes
Access to WC and showers	Yes
Privacy	No
Heating	No
Average floor space per person	600m2/150=4m2



OWNERSHIP	
Owner name	Public
Public or private	Public
Negotiation of contract	-
Timescale	-

## E04 - EXISTING SHELTER, PRIVATE HOUSE FOR UNACCOMPANIED MINORS BY PRAKSIS NGO, ATHENS

### Shelter for 24 Unaccompanied Minors

This private house for the unaccompanied minors is a 2 storey listed residential building located in Petralona. It has been operating since June 2015 under the cooperation of three actors: Ministry of Interior and Administrative Reconstruction, Latsis Foundation (funding) and the NGO Praksis. The shelter is focused on housing boys between 8-18 years old and they can live in the house until they become 18 years old. The maximum capacity is 24 people and it is currently full while the main ethnicities are Afghans and Syrians. The services provided include psychological support, legal consultancy, Greek language courses, creative and cultural activities, basic needs (food, security, cleaning) and medical support through Praksis Medical Center.

### Potential of going to scale

Praxis already runs another house for 30 unaccompanied minors in Athens and Patras. This scale seems suitable.

### Management

The shelter's staff consists of 12 people: social scientists, lawyers, cooks and guards. Additionally there are 10 - 15 volunteers that teach the Greek language, accompany the minors to external activities and contribute in their social integration.



AREA	
Address	Trion Ieraxon
Location	Petalona
Service Access	Good – Close to Petralona train station
Neighborhood use	Residential
Potential acceptance	Good – Petralona lately has developed a left wing ideology
BUILDING TYPE	
Size	150 m2
Date built	1930s
Original use	Residential
Floors	2
Ground floor use	Residence
Basement	-
Open plan	No
Quality of space	Good
Repair	Yes, it was renovated in order to accommodate the minors
Planning permission required	No
AMENITIES – LIVING CONDITION	
Access to water	Yes
Access to electrical	Yes
Access to WC and showers	Yes
Privacy	No
Heating	Yes
Average floor space per person	150m2/24=6,25m2

### \*Other Shelters operated in Athens by Ngos

JRS Greece	Rooms for families	15
MDM	Shelter for Asylum Seekers	70
Association Community Pope John XXIII	Home Family	4
Society for the Care of Minors	Unaccompanied Minors	17
N.G.O. Nostos	Facility Reception	70
Nostos, Iasis Ergoerevnikiki and EADAP	Reception Facility for Asylum	102
APOSTOLI	"Estia" Hostel	20
ARSIS – Association for the social Support of Youth	Home families	48
Praxis and Hellenic Red Cross	Unaccompanied Minors	30

\*SITES AND NUMBER ARE SUBJECT TO CHANGE

## T01 - TRANSIT SHELTER, SOHO HOTEL WITH CARITAS HELLAS

### Shelter for 150 refugees

Caritas Hellas has been operating 2 hotels in the center of Athens. This scheme mainly focused on transit refugees in between relocation, with 3-4 days maximum stay. This is currently changing since refugees have not been relocated and is now being used as semi-permanent housing for 20-30 days or more. Mainly refugees from Afghanistan (about 80%), Iran and Iraq are housed and a very small number of Syrians. Main criteria of selection: families with small children, pregnant women and refugees with disabilities.

### Potential of going to scale

Although this scheme provides a good standard of shelter for the refugees, it has proven to be an expensive option since it operates in collaboration with the hotel management, which is supplying hotel services. Caritas Hellas is currently looking for a more permanent shelter solution.

### Management

The 2 transit hotel shelter schemes are managed by 10 people: 3 social workers, 5 translators plus 1 volunteer, with 2 facilitators supporting 220 refugees. The Hotel management of about 5-6 people maintains and caters for the refugees.

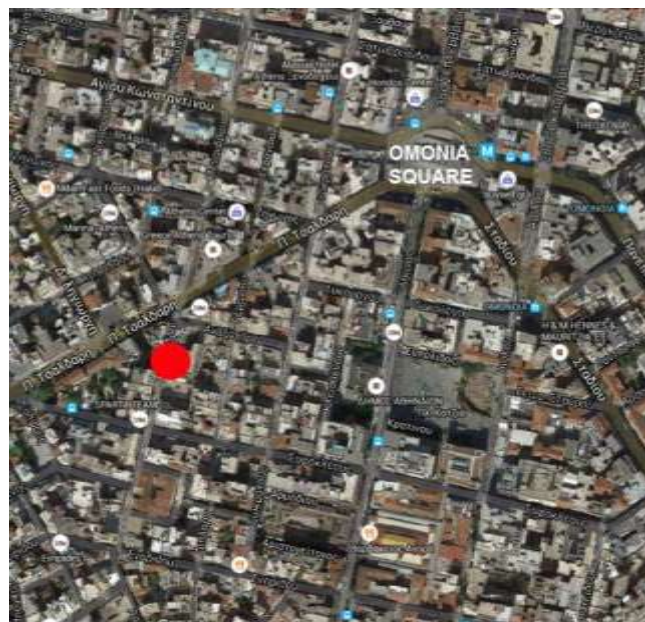
### \*Other sites operated in Athens

Soho Hotel	150
Chrysianna	70

\*SITES AND NUMBERS ARE SUBJECT TO CHANGE



AREA	
Address	code
Location	Gerani Athens
Service Access	Good-close to Omonia Square
Neighborhood use	Mainly residential and mix-use
Potential acceptance	Good
BUILDING TYPE	
Size	600 m2
Date built	1980's
Original use	Hotel
Floors	8
Ground floor use	Refugee communal space
Basement	No
Open plan	No
Quality of space	Good
Repair required	Yes
Planning permission required	No
AMENITIES – LIVING CONDITION	
Access to water	Yes
Access to electrical	Yes
Access to WC and showers	Yes
Privacy	Yes
Heating	Yes
Average floor space per person	?



## T02 –DAY CENTER, CARITAS ATHENS

### Day center for 90 refugees

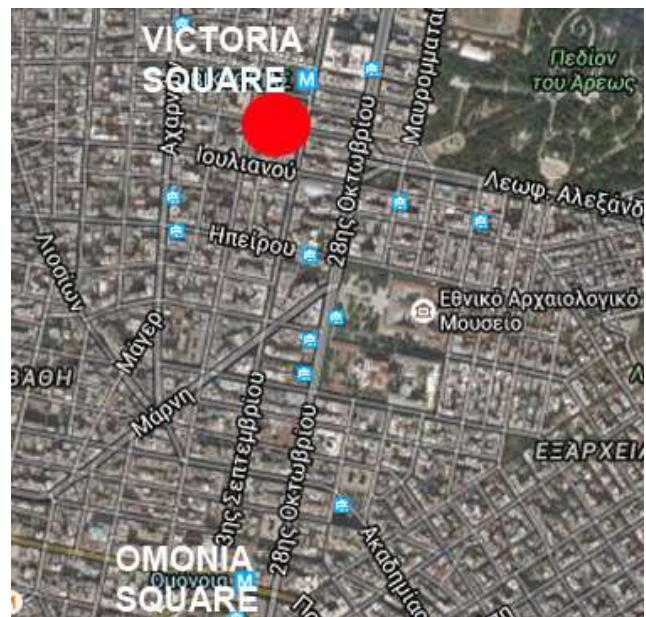
Caritas Hellas has opened a day center, which is next to Victoria Square. It is a ground floor intimate flat that has the capacity for 60-70 refugees but actually manages to cater up 90 refugees per day. The center provides showers, separate toilets for men and women, a clothing room, rest room for children, small play area for children, amenities for women, internet, mail and telephone access. It works as a first come and first serve basis and refugees are allowed 1.5 hours in the center.

### Potential of going to scale

This schemes operation is very successful. It's a small and very clean day center that provides a caring and intimate space for women with children. From interviews conducted on site women travelled from Elliniko to spend the day at the center. This scale seems suitable for expansion and is very much needed.

### Management

The Day Centers Team is composed of 3 social workers, 1 translator and one project manager.



AREA	
Address	code
Location	Plateia Victorias Athens
Service Access	Good /close to train station
Neighborhood use	Mix use
Potential acceptance	Good
BUILDING TYPE	
Size	120 m2
Date built	1950
Original use	Residential
Floors	1
Ground floor use	
Basement	No
Open plan	3 rooms
Quality of space	Good
Repair required	No
Planning permission required	No
AMENITIES – LIVING CONDITION	
Access to water	Yes
Access to electrical	Yes
Access to WC and showers	Yes
Privacy	Yes
Heating	Yes
Average floor space per person	

T03 –  
SQUATIN



## G ON PUBLIC SPACE, VICTORIA SQUARE, ATHENS

### 500 refugees

Victoria Square has been a transit open shelter for most refugees that arrive in Athens. As soon as they arrive in the port of Piraeus if they are not taken to a government shelter they take the train straight to the center and arrive at Victoria Square. This space is close to most day centers, NGO's, squats and general information is available and that's why most stay here. Every day the police move them out of the open space. No information is given to refugees on where to go next and when moving on they disperse around the city center. Mainly refugees from Afghanistan are found there.

### Potential of going to scale

There have been testimonies that a few open spaces have been occupied by refugees such as Voula Square and others. As long as refugees have not found shelter more open sites like this could possibly be occupied.

### Management

Police guard the square on 24-hour rotation watch.



AREA	
Address	<b>Victoria Square</b>
Location	<b>City center</b>
Service Access	<b>Good- next to train station</b>
Neighborhood use	<b>Residential</b>
Potential acceptance	<b>Good</b>

BUILDING TYPE	
Size	<b>500 m2</b>
Date built	<b>?</b>
Original use	<b>Open space</b>
Floors	<b>0</b>
Open plan	<b>Yes</b>
Quality of space	<b>Poor</b>
Repair required	
Planning permission	<b>No</b>

AMENITIES – LIVING CONDITION	
Access to water	<b>No</b>
Access to electrical	<b>No</b>
Access to WC and showers	<b>No</b>
Privacy	<b>No</b>
Heating	<b>No</b>
Average floor space per person	<b>-</b>

## P01 - POTENTIAL SHELTER OPTION – PUBLIC OFFICE BUILDING “SAROGLIO”, OMONIA SQUARE

Saroglio building is an 8-storey 1960's **public office building** with a ground floor and its owned by the National Insurance Organization for the Army (Μετοχικό Ταμείο Στρατού). The floors have been empty since 19/01/2011 while part of the ground floor is occupied by retail shops and the basement is owned by the Public Power Cooperation of Greece. The building is 4,840 sqm and is in medium condition with toilets on each floor and with plasterboard dividing walls. An arcade runs through the ground floor of the building, which is connected with the adjacent building and ends up at Lykourgou Street.

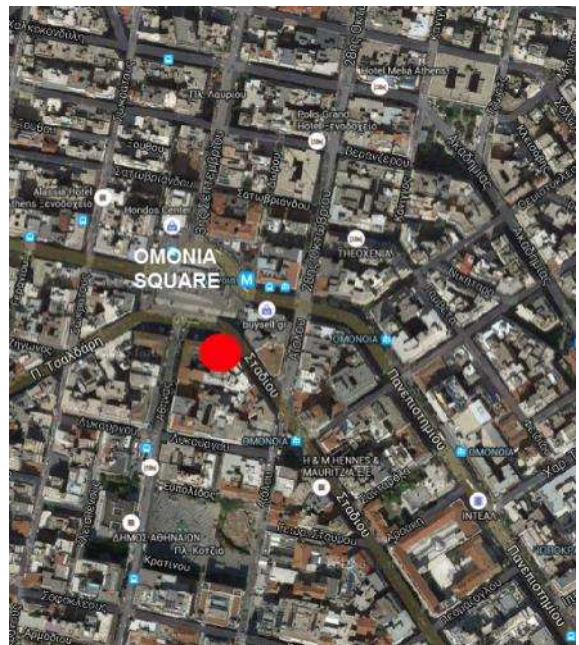


### Potential of going to scale

In Athens and especially around Omonia there are a few empty office buildings either privately or publically owned. It is estimated that 30% of office buildings in the center of Athens are vacant.

### Management Needs

According to the size of the building, it has been calculated that it can host about 1,106 persons refugees depending on the scope of the shelter programme i.e. families or single refugees. Therefore, a management team of 20 - 25 people is needed for the supervision of the shelter. This case is easier to manage since all shelters are included within a single building. There are communal spaces at ground floor that can include additional services other than shelter.



### Challenges / Opportunities

- Large open space / could accommodate many refugees
- The area is receptive to non – Greeks.
- Privacy |needs to be constructed if needed.
- Similar empty office buildings in the area are offered, public and private.
- Change of use from office building to residential is essential.
- Difficult and long negotiation with the owner (public sector). The owner should agree with the change of use
- Infrastructure may need renovation
- Equipment should be bought.

## Recommendations / Collaborations

- Neighborhood assessment and consultancy with the municipality of Athens is required for such a quantity of shelter
- Collaboration with the Municipality is required for rapid negotiation with the public sector to grant ownership of the property
- Collaboration with the planning office and the municipality for the change of use and the small scale planning permission (1 – 2 weeks)
- Site Infrastructure should be checked. In the case of electrical and plumbing repairs maybe needed
- Small-scale renovation permission should be obtained
- Fire regulations to be reviewed and structural assessments to be carried out
- If a ventilation system is required, a mechanical plan is to be carried out
- The official use of land according to the city planning office should be checked
- Revision of official plan –site plan
- Inspection is required by the Central Council for Modern Monuments if change of use is obtained
- The legal status of the building should be checked. If there are illegalities, they should be adjusted according to the current regulation by an engineer and followed with the change of use permission. (Under normal circumstances this cost concerns the owner)- Contract assessment with owner (time occupancy, fares)
- Contract assessment with refugees (eviction rights etc)
- This shelter proposal is high-risk since it is an office building that has to be converted to residential and the owner is the public sector. Public organizations are obligated not to rent their properties in a price lower than the 6% of their objective value, which is appointed by law. The typical objective value of these buildings is currently much higher than their real value, resulting in high rents. This is the reason why most of the public property remains empty. They cannot rent with low prices, but they probably could give their space for free.

AREA	
Address	code
Location	Omonia Square, Athens
Service Access	Good- next to Omonia Square
Neighborhood use	Commercial and office activities
Potential acceptance	Good – Many immigrants live and work around Omonia. Due to the reason that the area is occupied almost only by retail and offices services it is somehow considered as a “no man’s land”.

OWNERSHIP	
Owner name	code
Public or private	Public
Negotiation of contract	Difficult
Timescale	6 months minimum
IMPLEMENTATION POTENTIAL	
Shelter capacity	1,106 persons
Renovation**	Yes, cleaning, painting, fixing walls, toilet and shower construction, probably fixing the electricity and water infrastructure
Renovation cost**	200 E / m2
Equipment	15000E (electric appliances, beds)
Potential programme	Vulnerable groups   Different programme per floor could work
Legal change of use	Change of existing use to residential
Timescale	Long – 6 months – 1 year

\*\*Renovation is subject further evaluation of the property

BUILDING TYPE	
Size	4,840 m2
Date built	1960's
Original use	Office building
Floors	8 floors and ground floor
Ground floor use	Retail shops & arcade
Basement	Occupied by the Public Power Cooperation of Greece
Open plan	Yes (dividing walls plasterboard)
Quality	Medium
Repair	No
Planning permission	Original planning permission for office use / change to residential
AMENITIES – LIVING CONDITION	
Access to water	Yes
Access to electrical	Yes
Access to WC and showers	Yes / No
Privacy	Yes
Heating	No
Average floor space per person	4500sqm /1,106 persons= 4,06sqm/person

RISK ASSESSMENT	
Fire Regulations	LOW
Structural	LOW
Refugee confrontations	MEDIUM   due to limited privacy
Eviction	HIGH
Change of Use/ Bureaucracy	HIGH
Difficult negotiation with the owner	HIGH

## P02 - POTENTIAL SHELTER OPTION – PUBLIC VACANT HOTEL, STADIOU STREET

**Esperia Hotel** is a 9-storey 1960's building with a ground floor and its owned by the National Insurance Organization for the Lowers (Ταμείο Νομικών). The hotel stopped its operation at the end of 2010 when the business went bankrupt. Since then the building remains unused and the hotel equipment is still in place. The building is about 6,000 sqm with 184 rooms (152 rooms and 32 suites). The building has been renovated 3 times since its initial construction and it is in good condition.

### Potential of going to scale

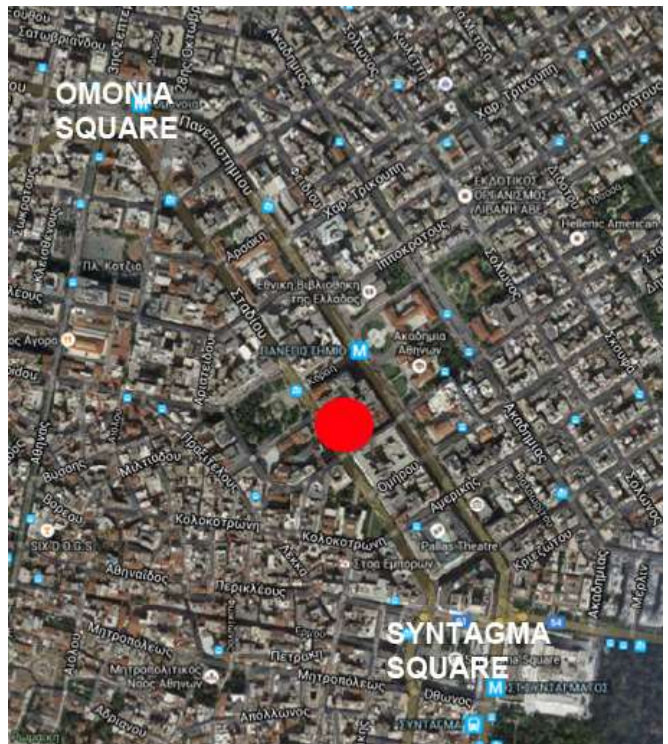
Around Omonia and Syntagma there are empty hotel buildings in similar condition, most of them owned by the public sector and some of them are private.

### Management Needs

According to the size of the building, it has been calculated that it can host about 736 refugees depending on the shelter programme i.e. families or single refugees. Since the building is divided into rooms, a family programme is more suitable. Therefore, a management team of 12-15 people is needed for the supervision of the shelter. This case is easier to manage since all shelters are included within one building. There are communal spaces at ground floor that could include additional services other than shelter.

### Challenges / Opportunities

- Large shelter unit
- Privacy is already supplied
- The area is receptive to non – Greeks. The adjacent uses are retail and offices
- More vacant hotels can be found in the extended area
- No need for change of use
- Equipment (beds, electrical devices etc are all in place)
- Difficult and long negotiation with the owner (public sector)
- Infrastructure (electricity, water) may need renovation because it's unused since 2010.



## Recommendations / Collaborations

- Site Infrastructure should be checked. In the case of required electrical and plumbing repairs, small-scale renovation permission should be obtained
- Collaboration with a planning office for a small-scale planning permission (1 – 2 weeks) required for a small renovation scheme
- This is a low-risk shelter proposal since it's worked previously as a hotel. The structure of the building is in good shape and there are all provisions for hotel use i.e. Fire regulations etc.
- Contract assessment with owner (time occupancy, fares)
- Contract assessment with refugees (eviction rights etc.)
- Collaboration with the Municipality in order to obtain the building since its public (probably easier if it is given for free)
- On the one hand this is a high-risk shelter proposal since the owner is the public sector. Public organizations are obligated not to rent their properties in a price lower than the 6% of their objective value, which is appointed by law. The objective value of these buildings is currently much higher than their real value, resulting in high rents. This is the reason why most of the public properties remain empty. They cannot rent with low prices, but they probably could give their space for free through the municipality. But on the other hand, it is a low risk shelter proposal due to its previous use.

AREA	
Address	<b>code</b>
Location	<b>Syntagma Square</b>
Service Access	<b>Good- close to Syntagma and Omonia Square, next to Panepistimio metro station</b>
Neighborhood use	<b>Commercial and office activities</b>
Potential acceptance	<b>Good – Many immigrants live and work around Omonia. The area is occupied almost only by retail and offices services.</b>

BUILDING TYPE	
Size	<b>About 6,000 m2</b>
Date built	<b>1960's</b>
Original use	<b>Hotel</b>
Floors	<b>9 floors and ground floor</b>
Ground floor use	<b>Unused   Hotel lobby</b>
Basement	<b>-</b>
Open plan	<b>No</b>
Rooms	<b>184</b>
Quality	<b>Good</b>
Repair	<b>Yes</b>
Planning permission	<b>Original planning permission for Hotel</b>
AMENITIES – LIVING CONDITION	
Access to water	<b>Yes</b>
Access to electrical	<b>Yes</b>
Access to WC and showers	<b>Yes</b>
Privacy	<b>Yes</b>
Heating	<b>Yes</b>
Average floor space per person	<b>Should be considered one family per room   184 families</b>

OWNERSHIP	
Owner name	<b>code</b>
Public or private	<b>Public</b>
Negotiation of contract	<b>Difficult</b>
Timescale	<b>6 months minimum</b>
IMPLEMENTATION POTENTIAL	
Shelter capacity	<b>184 rooms X 4 persons = 736 persons</b>
Renovation**	<b>No   just cleaning and refreshing the equipment</b>
Renovation cost**	<b>2000 E   If the infrastructure needs repairs an additional budget should be considered depending on the damage scale.</b>
Equipment	<b>Should check the existing equipment</b>
Potential programme	<b>Different programme per floor (families/ pregnant women / women with children/ communal kitchen)</b>
Legal change of use	<b>No needed</b>
Timescale	<b>Long   6 months – 1 year</b>

\*\*Renovation is subject further evaluation of the property

RISK ASSESSMENT	
Fire Regulations	<b>LOW</b>
Structural	<b>LOW</b>
Refugee confrontations	<b>LOW   due to privacy</b>
Eviction	<b>LOW</b>
Change of Use/ Bureaucracy	<b>LOW</b>
Difficult negotiation with the owner	<b>HIGH</b>

### P03 - POTENTIAL SHELTER OPTION – PUBLIC PRIVATE /LISTED RESIDENTIAL BUILDING

This is a typical Neo-classical building with a listed façade seen very often in the center of Athens. Most of these spaces are in bad shape and would have a high renovation cost. This example is owned by a public/ private fund that wants to develop it, but do not have the funds. Its around 450 sqm and has a small internal patio. It has 3 floors with a small basement. Due to the buildings location and internal space a small intimate shelter with a day center on the ground floor could be provided.

#### Potential of going to scale

Although many of these building types can be seen around the city, unfortunately this is a high-risk typology since the construction costs are high to renovate and a full planning permission is required.

#### Management Needs

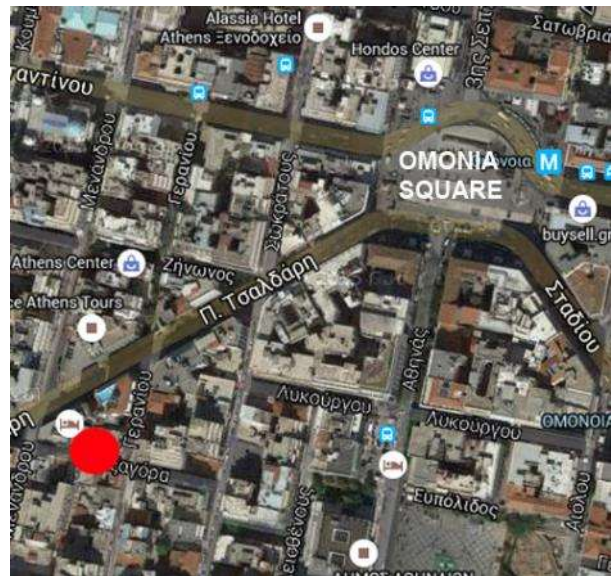
This particular example can house around 100 refugees, an estimate of 5 -10 people are needed to manage the shelter.

#### Challenges / Opportunities

- Many of these types are available
- Small intimate shelter
- Easy negotiation with owner
- Privacy available
- The area is receptive to non – Greeks. The adjacent uses are retail and offices
- No need to change use

#### Recommendations / Collaborations

- Large renovation to be conducted
- Structural reinforcement, electrical and mechanical to be replaced in full
- Full scale planning permission is required
- Contract assessment with owner (time occupancy, fares)
- Contract assessment with refugees (eviction rights etc)
- This is a high-risk shelter proposal since everything has to be constructed
- Easy negotiation for obtaining the building.



AREA	
Address	<b>code</b>
Location	<b>Gerani</b>
Service Access	<b>Good- close to Syntagma and Omonia Square, next to Panepistimio metro station</b>
Neighborhood use	<b>Commercial and office activities</b>
Potential acceptance	<b>Good – Many immigrants live and work around Omonia. The area is occupied almost only by retail and offices services.</b>

OWNERSHIP	
Owner name	<b>code</b>
Public or private	<b>Public private</b>
Negotiation of contract	<b>Easy</b>
Timescale	<b>2-3 months</b>
IMPLEMENTATION POTENTIAL	
Shelter capacity	<b>100 persons</b>
Renovation**	<b>Yes</b>
Renovation cost**	<b>500,000 E</b>
Equipment	<b>No</b>
Potential programme	<b>Small shelter and day center</b>
Legal change of use	<b>No needed</b>
Timescale	<b>Long   6 months – 1 year</b>

BUILDING TYPE	
Size	<b>About 450 m2</b>
Date built	<b>1930</b>
Original use	<b>Residential</b>
Floors	<b>4 floors</b>
Ground floor use	<b>Residential</b>
Basement	<b>-</b>
Open plan	<b>No</b>
Rooms	
Quality of space	<b>Bad</b>
Repairn required	<b>Yes</b>
Planning permission	<b>Yes</b>
AMENITIES – LIVING CONDITION	
Access to water	<b>No</b>
Access to electrical	<b>No</b>
Access to WC and showers	<b>No</b>
Privacy	<b>No</b>
Heating	<b>No</b>
Average floor space per person	

\*\*Renovation is subject further evaluation of the property

## P04 - POTENTIAL SHELTER OPTION, PRIVATE HOTEL ESTIA EMPORON

Hotel Estia Emporon is a 1950's 6- storey building, with an area of 2,800 sqm with ground floor accommodation in Theatrou Square. All the floors have been empty for years. Retail shops occupy the ground floor while an arcade passes through the building. It is owned by a private foundation. The interior is divided into small rooms with communal bathrooms on each floor and some of them are not functional. In the past, it constituted a motel and used by merchants that travelled to Athens.

### Potential of going to scale

Similar hotel buildings exist in the area, most of them public but some others are private, which are not in use anymore.

### Management

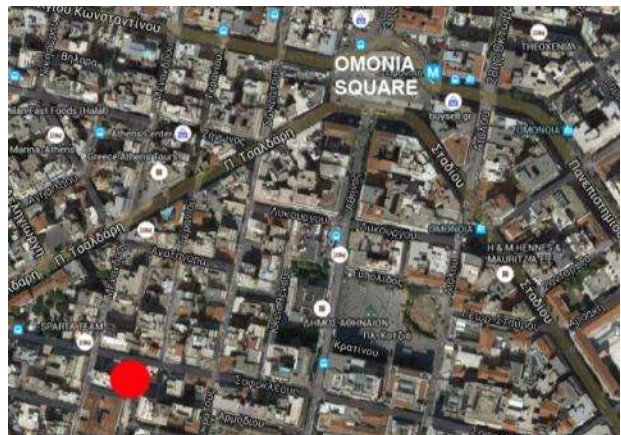
According to the size of the building, it has been calculated that it can host about 640 refugees depending on the scope of the shelter programme i.e. families or single refugees. Therefore, a management team of 12-15 people is required for the supervision of the shelter. This example is easier to manage since all shelters are included in one building. There are communal spaces at the ground floor that could provide additional services other than shelter.

### Challenges / Opportunities

- Suitable space for accommodation
- No need for change of use
- Privacy | separate rooms
- The area is receptive to non - Greeks
- Easy negotiation with the owner if incentives offered (i.e. pay the tax ENFIA, a small rent)
- Infrastructure may need renovation
- Equipment should be bought

### Recommendations / Collaborations

- Site Infrastructure should be checked. If electrical and plumbing repairs are needed, small-scale renovation permission should to be obtained
- Collaboration with a planning office for a small-scale planning permission (1 – 2 weeks)
- This is a low risk shelter proposal since it worked previously as a hotel. The structure of the building is in good shape and there are all provisions for hotel use i.e. Fire regulations etc.
- Contract assessment with owner (time occupancy, fares)
- Contract assessment with refugees (eviction rights etc.)



AREA	
Address	<b>code</b>
Location	<b>Gerani, Athens</b>
Service Access	<b>Good- close to Omonia Square</b>
Neighborhood use	<b>Commercial at ground floor and warehouse above</b>
Potential acceptance	<b>Good – Many immigrants live and work in Gerani</b>

BUILDING TYPE	
Size	<b>2,800 m2</b>
Date built	<b>1950's</b>
Original use	<b>Accommodation (Hotel)</b>
Floors	<b>6 floors</b>
Ground floor use	<b>Occupied   Retail shops &amp; Arcade</b>
Basement	<b>Storage</b>
Open plan	<b>No   Divided into rooms</b>
Quality of space	<b>Medium</b>
Repair required	<b>No</b>
Planning permission	<b>Original planning permission for hotel/ no change of use</b>

AMENITIES – LIVING CONDITION	
Access to water	<b>Yes</b>
Access to electrical	<b>Yes (currently not connected to the network)</b>
Access to WC and showers	<b>Yes (communal in each floor/ not all functioning)</b>
Privacy	<b>Yes</b>
Heating	<b>No</b>
Average floor space per person	<b>2500m2/640=3.9m2</b>

*OWNERSHIP	
Owner name	<b>code</b>
Public or private	<b>Private</b>
Negotiation of contract	<b>Easy</b>
Timescale	<b>1 – 2 months</b>

IMPLEMENTATION POTENTIAL	
Shelter capacity	<b>640 persons</b>
Renovation required**	<b>Yes: painting, cleaning, probably fixing the electricity and water infrastructure</b>
Renovation cost**	<b>100 E / m2</b>
Equipment	<b>8000E (electric appliances, beds)</b>
Potential programme	<b>Vulnerable groups   Different programmes per floor could work</b>
Legal change of use	<b>No</b>
Timescale	<b>3 – 5 months</b>

RISK ASSESSMENT	
Fire	<b>LOW</b>
Structural	<b>LOW</b>
Refugee confrontations	<b>LOW   due to the ability for privacy</b>
Eviction	<b>LOW</b>
Change of Use/ Bureaucracy	<b>LOW</b>
Difficult negotiation with the owner	<b>LOW</b>

\*Information for Internal use only

\*\*Renovation is subject further evaluation of the property

## P05 - POTENTIAL SHELTER OPTION – PRIVATE STOREFRONT IN ARISTOTELOUS STREET | ARCADE IN STADIOY STREET

This example is a typical **storefront** in Aristotelous street close to Victoria Square. As well as a ground floor it has 6 storeys and is a residential building built in the 1960s. The building is privately owned and the store is 100 sqm, with a 100 sqm basement, a 45sqm first floor and there is access to the backyard. The space is open plan with a toilet. There are many similar storefronts in the same street, which have been empty for years. A similar scenario could be realized with the storefronts of an arcade, which are more condensed creating a hub. The one in Stadiou Street has approximately 15 empty storefronts.

### Potential of going to scale

Aristotelous street is one of the roads with the most inactive storefronts. On this road there is a total of 51. The size and condition varies, area is between 50sqm and 170sqm (usually with an additional basement or a smaller first floor) and from medium to good condition. Owners have been trying to rent or sell them without success for the last 3 to 4 years. Tax exception (ENFIA) and small-scale renovation would be incentives for landlords to give their empty stores in an area.

### Management

According to the size of this storefront, it can accommodate 16 people, depending on the shelter programme, i.e. single refugees etc. The storefronts are dispersed along the city center so a management team of 2-3 people per 10 storefronts is estimated. In this example, other services such as communal kitchen, laundry etc. should be placed nearby in order to serve all of the accommodated refugees. An additional team should manage this extra space. If the storefronts are in the same street it's easier to manage.

### Challenges / Opportunities

- 51 similar empty storefronts on the same street
- Area receptive to non-Greeks
- Needs change of use from commercial to residential
- Easy negotiation with the owner. The owner will need to agree with the change of use
- Most of the owners want to rent or sell without success for years | instead, they pay taxes for these spaces (ENFIA)
- Infrastructure may need renovation
- Equipment should be bought

- No privacy – Open space



Empty Storefront in Aristotelous Street



Empty Storefronts in Arcade in Stadiou Street



## Recommendations / Collaborations

- Site Infrastructure should be checked. If electrical and plumbing repairs are needed, small-scale renovation permission should be obtained
- Collaboration with a planning office for change of use and a small-scale planning permission (1 – 2 weeks).
- The official uses of land according to the city planning office should be checked
- The building's charter should be checked. It may forbid the new use
- The building's assembly should agree
- Fire regulation along with the change of use permission
- Revision of official plan
- Inspection by the Central Council for Modern Monuments
- The legal status of the space should be checked. If there are illegalities, they should be adjusted according to the current regulation by an engineer and then go on with the change of use permission. (Under normal circumstances this cost concerns the owner)
- Contract assessment with owner (time occupancy, fares)
- Contract assessment with refugees (eviction rights etc.)
- This is a medium-risk shelter proposal since it is a store that has to be converted to residential. On the other hand the owners are individuals so it is easier to negotiate.

BUILDING TYPE	
Size	100 m <sup>2</sup> at ground / 100 m <sup>2</sup> basement / 45m <sup>2</sup> at first floor
Date built	1960's
Original use	Retail use
Floors	6 floors / storefront at ground floor
Ground floor use	2 store fronts / 1 occupied by a pharmacy
Basement	Storefront basement available
Open plan	Yes
Quality	Medium
Repair	Yes
Planning permission	Original planning permission for retail

AMENITIES – LIVING CONDITION	
Access to water	Yes
Access to electrical	Yes
Access to WC and showers	Yes / No
Privacy	No
Heating	No
Average floor space per person	70m <sup>2</sup> /16=4.3m <sup>2</sup>

AREA	
Address	code
Location	Victoria Square, Athens
Service Access	Good- next to Victoria square and Attiki Square
Neighborhood use	Residential Area – Small Scale retail at ground floor
Potential acceptance	Good – Many immigrants live already there for a long time

OWNERSHIP	
Owner name	<b>Individual</b>
Public or private	<b>Private</b>
Negotiation of contract	<b>Easy</b>
Timescale	<b>1 – 2 months</b>
IMPLEMENTATION POTENTIAL	
Shelter capacity	<b>16 persons</b>
Renovation required**	<b>Yes: painting, cleaning, probably fixing the electricity and water infrastructure</b>
Renovation cost**	<b>40 E / m2</b>
Equipment	<b>3000E (electric appliances, beds)</b>
Potential programme	<b>Single men</b>
Legal change of use	<b>Change of existing use to residential</b>
Timescale	<b>Medium   3 – 5 months</b>

\*\*Renovation is subject further evaluation of the property

RISK ASSESSMENT	
Fire	<b>LOW</b>
Structural	<b>LOW</b>
Refugee confrontations	<b>HIGH   no privacy</b>
Eviction	<b>MEDIUM</b>
Change of Use/ Bureaucracy	<b>HIGH</b>
Difficult negotiation with the owner	<b>LOW</b>

## P06 - POTENTIAL SHELTER OPTION – PRIVATE FLAT, VICTORIA SQUARE

This example is a typical Athenian **1960's private flat** within a 6 storey residential building, which has an occupied ground floor next to Victoria Square. It is privately owned and the rest of the tenants are Greek, Chinese, Bulgarian and Pakistani. The flat is 100 sqm with 4 rooms, 1 kitchen, 1 bathroom, 1 WC and an entrance hall and it needs basic renovation. The building has 4 flats per floor and has 25 in total.

### Potential of going to scale

There are many similar empty flats dispersed in the area that could create a chain of housing under a management team. Incoming rent and basic renovation would be incentives for landlords to give their empty flats in an area that is now difficult to rent in.

### Management

According to the size of this flat, it can accommodate 16 people, depending on the shelter programme, i.e. families, single parent families, pregnant women, etc. The flats are dispersed so a management team of 2-3 people per 10 flats should be estimated. Within the flats electrical appliances should be included, to allow for services such as kitchen, laundry etc., to be handled by the accommodated refugees.

### Challenges / Opportunities

- Many similar empty flats in the same area
- The area is receptive to non - Greeks
- No need for change of use
- Privacy is good
- Easy negotiation with the owner
- Most of the owners have wanted to rent or sell without success for years | instead, they pay taxes for these spaces (ENFIA)
- Infrastructure may need renovation
- Equipment should be bought. It is not common for flats in Greece to be furnished
- The Owners Assembly of Greece announced that only one flat per building can be used for refugee housing.



## Recommendations / Collaborations

- Site Infrastructure should be checked. If electrical and plumbing repairs are needed, small-scale renovation permission should be obtained
- Collaboration with a planning office for small-scale planning permission (1 – 2 weeks)
- Contract assessment with owner (time occupancy, fares)
- Contract assessment with refugees (eviction rights etc.)
- This is a low risk proposed shelter since it is already a residential space and the individual owners are easier to negotiate with
- Praxis, Arsis and Nostos in collaboration with the municipality of Athens have already planned to rent flats in Athens in order to accommodate 20,000 refugees.

\*Information for Internal use only

RISK ASSESSMENT	
Fire	<b>LOW</b>
Structural	<b>LOW</b>
Refugee confrontations	<b>LOW   there is privacy</b>
Eviction	<b>HIGH</b>
Change of Use/ Bureaucracy	<b>LOW</b>
Difficult negotiation with the owner	<b>LOW</b>
Open plan	<b>NO (rooms 4)</b>
Quality	<b>Medium</b>
Repair	<b>No</b>
Planning permission	<b>Original planning permission for residential use</b>

AMENITIES – LIVING CONDITION	
Access to water	<b>Yes</b>
Access to electrical	<b>Yes</b>
Access to WC and showers	<b>Yes</b>
Privacy	<b>Yes</b>
Heating	<b>Central heating system, currently not in use</b>
Average floor space per person	<b>60 m2 /16persons = 3,75m2/person</b>

*AREA	
Address	<b>code</b>
Location	<b>Victoria Square, Athens</b>
Service Access	<b>Good- next to Victoria square and Omonia Square</b>
Neighborhood use	<b>Residential Area – Small Scale retail at ground floor</b>
Potential acceptance	<b>Good – Many immigrants live already there for a long time</b>

<b>*OWNERSHIP</b>	
Owner name	<b>code</b>
Public or private	<b>Private</b>
Negotiation of contract	<b>Easy</b>
Timescale	<b>1 – 2 months</b>
<b>IMPLEMENTATION POTENTIAL</b>	
Shelter capacity	<b>16 persons</b>
Renovation**	<b>Yes-surface renovation</b>
Renovation cost**	<b>40E / m2</b>
Equipment	<b>3,000E (beds, electrical appliances)</b>
Potential programme	<b>Vulnerable groups</b>
Legal change of use	<b>No</b>
Timescale	<b>1– 2 months</b>

\*Information for Internal use only

\*\*Renovation is subject further evaluation of the property

## P07 - POTENTIAL SHELTER OPTION – PRIVATE HOUSE

This is a residence that belongs to the Catholic church. It's a ground floor house with a small garden at the back. The area is Kato patisia, which is mainly residential and open to refugees.

### Potential of going to scale

It is an interesting typology because quite a few can be found in the center. Usually they are in bad condition and need renovation. In this case, the house is habitable with only minor repairs required.

### Management

It is a small house that could accommodate about 25 refugees or families. The management team could be small.

### Challenges / Opportunities

- The area is receptive to non - Greeks
- No need for change of use
- Privacy is good
- Easy negotiation with the owner
- Most of the owners have wanted to rent or sell without success for years | instead, they pay taxes for these spaces (ENFIA)
- Infrastructure may need renovation
- Equipment should be bought. It is not common for flats in Greece to be furnished.

### Recommendations / Collaborations

- Electrical and mechanical infrastructure to be checked and possibly replaced
- Small-scale permission to be obtained for works
- Contract assessment with owner (time occupancy, fares)
- Contract assessment with refugees (eviction rights etc)
- This is a low-risk proposed shelter since it is already a residential space and the individual owners are easier to negotiate with.



*AREA	
Address	<b>code</b>
Location	<b>Kato Patisia</b>
Service Access	<b>Medium</b>
Neighborhood use	<b>Residential</b>
Potential acceptance	<b>Good</b>

BUILDING TYPE	
Size	<b>150 m2</b>
Date built	<b>1930s</b>
Original use	<b>Residence</b>
Floors	<b>1</b>
Ground floor use	<b>Residential</b>
Basement	<b>Yes</b>
Open plan	<b>No-small rooms</b>
Quality of space	<b>Poor</b>
Repair required	<b>Yes</b>
Planning permission	<b>Original planning permission for residential use</b>

AMENITIES – LIVING CONDITION	
Access to water	<b>Yes</b>
Access to electrical	<b>Yes</b>
Access to WC and showers	<b>Yes</b>
Privacy	<b>Yes</b>
Heating	<b>No</b>
Average floor space per person	

OWNERSHIP	
Owner name	<b>Catholic church</b>
Public or private	<b>Private</b>
Negotiation of contract	<b>Easy</b>
Timescale	<b>1 month for contract</b>

IMPLEMENTATION POTENTIAL	
Shelter capacity	<b>100/4=25</b>
Renovation**	<b>Yes, windows, bathrooms etc</b>
Renovation cost**	<b>20,000 E</b>
Equipment	
Potential programme	<b>Families or Women with children</b>
Legal change of use	<b>No</b>
Timescale	<b>3 months</b>

RISK ASSESSMENT	
Fire	<b>LOW</b>
Structural	<b>LOW</b>
Refugee confrontations	<b>LOW   there is privacy</b>
Eviction	<b>HIGH</b>
Change of Use/ Bureaucracy	<b>LOW</b>
Difficult negotiation with the owner	<b>LOW</b>

\*\*Renovation is subject further evaluation of the property

## P08 - POTENTIAL SHELTER OPTION – PRIVATE APARTMENT BLOCK

A single stakeholder owns this housing block. It was built in the 1990's and has been left unfinished as the owner did not have the funds to complete the project. This typology is often seen in Greece where buildings are not completed, thus leaving a space for potential development and there would be the added cost of construction.

### Potential of going to scale

This typology has good potential since there is a sole owner and the use is already residential. It is a medium scale building in a great location for refugee reception. The capacity is estimated to for 120-140 refugees. Finding similar buildings might be a challenge but is possible.

### Management

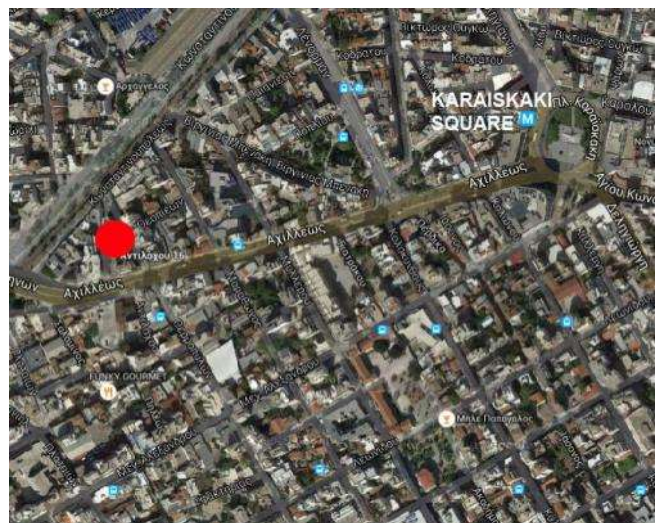
Having housing in one building rather than scattered around the city makes management easier and more affordable. Probably you would need 2-3 people to check the facilities and the standards per month and additional social workers and translators for the refugees.

### Challenges / Opportunities

- This building can be divided easily into apartments that are independent from each other. This type has an added cost for construction and preparation to house refugees
- The area is receptive to non - Greeks
- No needs for change of use
- Good privacy, if divided to apartments
- Easy negotiation with the owner
- Equipment should be bought.

### Recommendations / Collaborations

- An extension of the existing permission will have to be obtained in order to complete the construction
- Collaboration with a planning office for the extension of the planning permission is required
- Contract assessment with owner (time occupancy, fares)
- Contract assessment with refugees (eviction rights etc.)
- This is a low risk proposed shelter since it's already a residential space and the owner is positive to negotiate.



AREA	
Address	<b>code</b>
Location	<b>Kerameikos-Athens</b>
Service Access	<b>Good – close to kerameikos metro station</b>
Neighborhood use	<b>Residential and industrial</b>
Potential acceptance	<b>Good</b>
BUILDING TYPE	
Size	<b>600 m2</b>
Date built	<b>1990s</b>
Original use	<b>Residential</b>
Floors	<b>5</b>
Ground floor use	<b>Shops</b>
Basement	<b>Yes</b>
Open plan	<b>Yes</b>
Quality of space	<b>Poor</b>
Repair required	<b>Yes</b>
Planning permission	<b>Original planning permission for residential use</b>
AMENITIES – LIVING CONDITION	
Access to water	<b>Yes</b>
Access to electrical	<b>Yes</b>
Access to WC and showers	<b>No</b>
Privacy	<b>No</b>
Heating	<b>No</b>
Average floor space per person	<b>500/140=3,5 m2/person</b>

\*Information for Internal use only

\*\*Renovation is subject further evaluation of the property

RISK ASSESSMENT	
Fire	<b>LOW</b>
Structural	<b>LOW</b>
Refugee confrontations	<b>LOW   if there is privacy</b>
Eviction	<b>HIGH</b>
Change of Use/ Bureaucracy	<b>LOW</b>
Difficult negotiation with the owner	<b>LOW</b>

*OWNERSHIP	
Owner name	<b>code</b>
Public or private	<b>Private</b>
Negotiation of contract	<b>Easy</b>
Timescale	<b>1 month</b>

IMPLEMENTATION POTENTIAL	
Shelter capacity	<b>120-140 persons</b>
Renovation**	<b>Yes, windows, bathrooms etc The electricity and piping infrastructure is not available and has to be constructed.</b>
Renovation cost**	<b>100,000 euros</b>
Potential programme	<b>Vulnerable groups   Families or Women with children</b>
Legal change of use	<b>No</b>
Timescale	<b>2-3 months</b>

## P09 - POTENTIAL SHELTER OPTION – PRIVATE OFFICE BUILDING, OMONIA SQUARE

This office building is an 8-storey 1960's **private office building** with a ground floor. The whole building is empty and is located on Pireos Street near Omonia Square. The 4 lower floors have been vacant since 2014 and are owned by one family while the rest of the building is owned by many individuals, which will make negotiations more difficult. The first 4 floors are approximately 1,100 sqm with toilets on each floor and with plasterboard dividing walls. Its condition is found to be medium.

### Potential of going to scale

Around Omonia there are some more empty office buildings public or private owned in similar condition.

### Management Needs

According to the size of the building, it has been calculated that it can host about 250 people depending on the shelter programme i.e. families or single refugees. Therefore, a management team of 8 - 10 people is needed for the supervision of the shelter. This example is easier to manage since all shelters are included within one building.

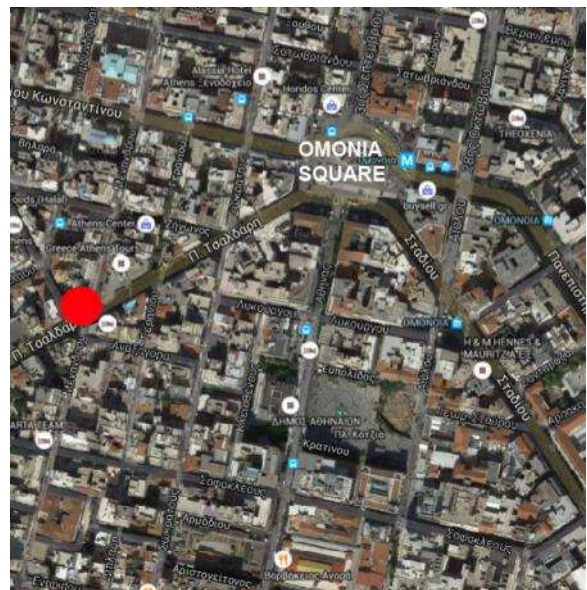
### Challenges / Opportunities

- Large area could accommodate many people
- There is possibility for privacy if the existing plasterboard walls can be kept but communal services required (WC, showers)
- The owner is positive. The tax payment (ENFIA) is an incentive (12,000E per year)
- The area is receptive to non – Greeks. The area is considered as a “No man’s land” area
- Some more similar empty office buildings in the area, public and private owned
- Needs change of use from office building to residential
- The owner should agree with the change of use
- Infrastructure may need renovation
- Equipment should be bought.

### Recommendations / Collaborations

- Neighborhood assessment and consultancy is required with the municipality of Athens for such a quantity of shelter

- Site Infrastructure should be checked. If electrical and plumbing repairs are needed, small-scale renovation permission should be obtained.



- Collaboration with a planning office for change of use and a small-scale planning permission (1 – 2 weeks)
- The official uses of land according to the city planning office should be checked
- Fire regulation along with the change of use permission
- Revision of official plan
- In the case of a ventilation system, a mechanical plan is needed
- Inspection by the Central Council for Modern Monuments is required
- The legal status of the building should be checked. If there are illegalities, they should be adjusted according to the current regulation by an engineer and then go on with the change of use permission. (Under normal circumstances, this cost concerns the owner)
- Contract assessment with owner (time occupancy, fares)
- Contract assessment with refugees (eviction rights etc.)
- This is a medium risk shelter proposal since it is an office building that has to be converted to residential.

AREA	
Address	<b>Pireos Street</b>
Location	<b>Omonia Square, Athens</b>
Service Access	<b>Good- next to Omonia Square</b>
Neighborhood use	<b>Commercial and office activities</b>
Potential acceptance	<b>Good – Many immigrants live and work around Omonia. Due to the reason that the area is occupied almost only by retail and offices services it is somehow considered as a “no man’s land”.</b>

BUILDING TYPE	
Size	<b>1100 m2</b>
Date built	<b>1960’s</b>
Original use	<b>Office building</b>
Floors	<b>8 floors and ground floor</b>
Proposed shelter	<b>4 first floors</b>
Ground floor use	<b>Retail shops</b>
Basement	<b>-</b>
Open plan	<b>Yes (dividing walls by plasterboard)</b>
Quality	<b>Medium</b>
Repair	<b>No</b>
Planning permission	<b>Original planning permission for office use / change to residential</b>
AMENITIES – LIVING CONDITION	
Access to water	<b>Yes</b>
Access to electrical	<b>Yes</b>
Access to WC and showers	<b>Yes / No</b>
Privacy	<b>Medium privacy</b>
Heating	<b>No</b>
Average floor space per person	<b>900 m2 / 250 persons= 3,6m2/person</b>

OWNERSHIP	
Owner name	<b>code</b>
Public or private	<b>Private</b>
Negotiation of contract	<b>Medium</b>
Timescale	<b>2 months</b>
IMPLEMENTATION POTENTIAL	
Shelter capacity	<b>250 persons</b>
Renovation**	<b>Yes, cleaning, painting, toilet and shower construction</b>
Renovation cost**	<b>200 E / m2</b>
Equipment	<b>8000E (beds, electrical appliances)</b>
Potential programme	<b>Vulnerable groups   Different programme per floor could work</b>
Legal change of use	<b>Change of existing use to residential</b>
Timescale	<b>Long – 6 months – 1 year</b>

RISK ASSESSMENT	
Fire	<b>LOW</b>
Structural	<b>LOW</b>
Refugee confrontations	<b>LOW   if there is privacy</b>
Eviction	<b>MEDIUM</b>
Change of Use/ Bureaucracy	<b>HIGH</b>
Difficult negotiation with the owner	<b>MEDIUM</b>

\*\*Renovation is subject further evaluation of the property

## P10 - POTENTIAL SHELTER OPTION – PRIVATE INDUSTRIAL BUILDING ATHENS

This factory is around the area of Peiraio Street with a direct connection to the port. It is on the verge of 2 areas in Athens, a residential neighborhood and an industrial zone, which is opposite Pavlidis factory. Most factories of this area have migrated to the suburbs of Athens or closed down.

### Potential of going to scale

This is a common typology within this part of Athens, other areas that have similar typologies is Peiraia, Votanikos, Eleonas, Aspropirgos etc. Most of these industrial buildings have been closed for years and are left in bad condition. Therefore high construction costs to be expected to convert to shelter. It's a large-scale building that needs time and funds to develop. This could shelter almost 1,200 refugees.

### Management

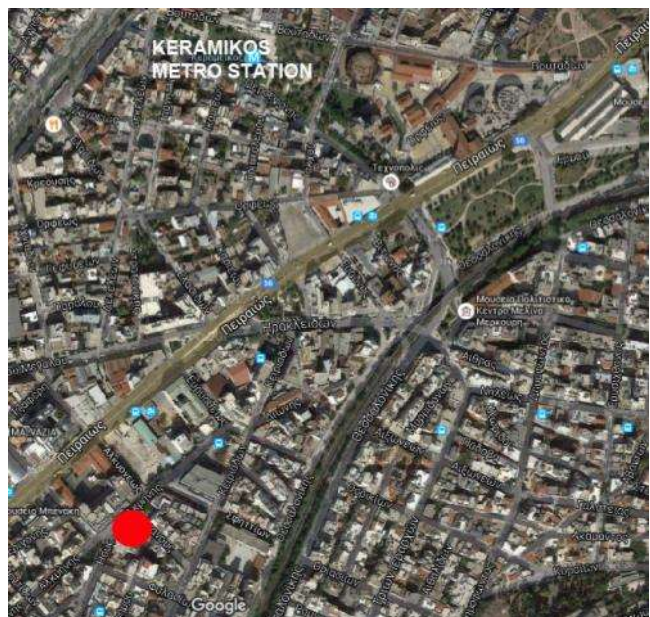
This is a large-scale development that would need a large management team depending on the programming. At least 20 people would be needed.

### Challenges / Opportunities

- This building can be divided easily to apartments or rooms that are independent from each other.
- Change of use needed
- High construction cost
- The area is receptive to non - Greeks
- Easy negotiation with the owner if incentives offered (ENFIA exclusion) (ENFIA exclusion)

### Recommendations / Collaborations

- Neighborhood assessment and consultancy with the municipality of Athens is required for such a quantity of shelter
- Site Infrastructure should be checked. If electrical and plumbing repairs are needed, small-scale renovation permission should to be obtained
- Collaboration with the planning office for change of use and a small-scale planning permission needed (1 – 2 weeks)
- The official use of land according to the city planning office should be checked
- Fire regulation along with the change of use permission



- Revision of official plan
- If a ventilation system is required, a mechanical plan is to be produced
- Inspection by the Central Council for Modern Monuments is required
- The legal status of the building should be checked. If there are illegalities, they should be adjusted according to the current regulation by an engineer and then go on with the change of use permission. (Under normal circumstances this cost concerns the owner)
- Contract assessment with owner (time occupancy, fares)
- Contract assessment with refugees (eviction rights etc)
- This is a high-risk shelter proposal since it is an office building that has to be converted to residential and the construction cost is high.

AREA	
Address	<b>code</b>
Location	<b>Kato petralona</b>
Service Access	<b>Good – close to kerameikos metro station</b>
Neighborhood use	<b>Residential and industrial</b>
Potential acceptance	<b>Good</b>

BUILDING TYPE	
Size	<b>4500sqm</b>
Date built	<b>1960s</b>
Original use	<b>Industrial</b>
Floors	<b>5</b>
Ground floor use	<b>Industrial</b>
Basement	<b>Yes</b>
Open plan	<b>Yes</b>
Quality of space	<b>Poor</b>
Repair required	<b>Yes</b>
Planning permission	<b>Yes/change of use and planning</b>

AMENITIES – LIVING CONDITION	
Access to water	<b>Yes</b>
Access to electrical	<b>Yes</b>
Access to WC and showers	<b>No</b>
Privacy	<b>No</b>
Heating	<b>No</b>
Average floor space per person	<b>3800/1085=3.5m2/ person</b>

IMPLEMENTATION POTENTIAL	
Shelter capacity	<b>3500/3.5=1085</b>
Renovation**	<b>Yes, windows, bathrooms etc</b>
Renovation cost**	<b>?</b>
Potential programme	<b>Families or Women with children</b>
Legal change of use	<b>Yes</b>
Timescale	<b>6 months</b>

\*\*Renovation is subject further evaluation of the property

RISK ASSESSMENT	
Fire	<b>LOW</b>
Structural	<b>LOW</b>
Refugee confrontations	<b>LOW   if there is privacy</b>
Eviction	<b>HIGH</b>
Change of Use/ Bureaucracy	<b>HIGH</b>
Difficult negotiation with the owner	<b>MEDIUM</b>

OWNERSHIP	
Owner name	<b>code</b>
Public or private	<b>Private</b>
Negotiation of contract	<b>Easy</b>
Timescale	<b>1 month for contract</b>

## P11 - POTENTIAL SHELTER OPTION – PRIVATE HOSPITAL

This is a hospital with over 4,500 sqm that was in use during the 1990's. It is a large complex, which unravels over 8 floors. Ground floor is open plan for general services with a large basement. The rest of the floors are divided into rooms with bathrooms. It is in the center of Athens around the area of Kipseli close to amenities and transport connections.

### Potential of going to scale

It is difficult to find similar typologies in Athens; it's almost one of a kind.

### Management

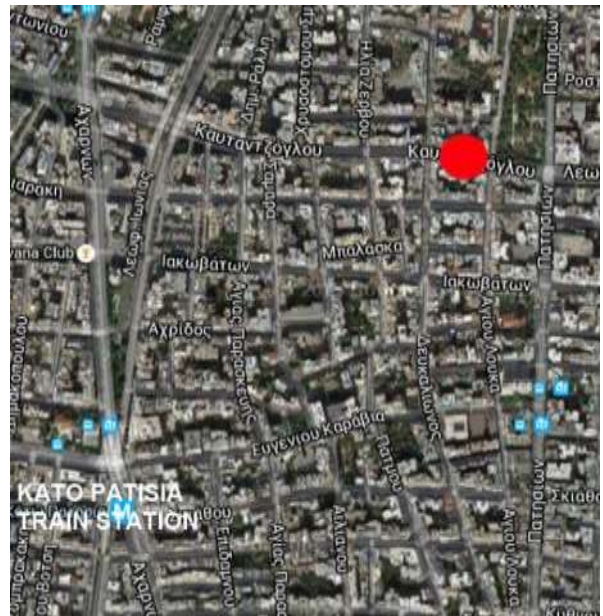
This has the capacity to shelter more than 1,000 refugees thus the management would have to be a large team able to control such a large number of refugees in the center.

### Challenges / Opportunities

- Large site, could accommodate many people
- Privacy is already in place. Rooms with bathrooms are constructed
- Easy negotiation with the owner
- The area is receptive to non – Greeks.
- Possibly does not need change of use
- Infrastructure may need renovation
- Equipment should be bought.

### Recommendations / Collaborations

- Neighborhood assessment and consultancy with the municipality of Athens is required for such a quantity of shelter
- Site Infrastructure should be checked, to see if electrical and plumbing repairs are needed
- Small-scale renovation permission should be obtained
- Fire regulation and structural assessment to be conducted
- Contract assessment for owner and client
- Contract assessment client and refugee including provisions for eviction rights, time of stay etc.
- If a ventilation system is required, a mechanical plan should be produced
- This is a low-risk shelter in terms of building type and use. If change of use is needed and large construction demand then it could be high-risk.



AREA	
Address	<b>code</b>
Location	<b>patisia</b>
Service Access	<b>Good – close to train station</b>
Neighborhood use	<b>Residential</b>
Potential acceptance	<b>Good</b>
BUILDING TYPE	
Size	<b>4,500sqm</b>
Date built	<b>1980's</b>
Original use	<b>Hospital</b>
Floors	<b>6</b>
Ground floor use	<b>Receptions</b>
Basement	<b>Yes</b>
Open plan	<b>Yes</b>
Quality of space	<b>Medium</b>
Repair required	<b>Yes</b>
Planning permission	<b>Yes</b>
AMENITIES – LIVING CONDITION	
Access to water	<b>Yes</b>
Access to electrical	<b>Yes</b>
Access to WC and showers	<b>Yes</b>
Privacy	<b>Yes</b>
Heating	<b>No</b>
Average floor space per person	<b>3,800/3.5=1085</b>
OWNERSHIP	
Owner name	<b>code</b>
Public or private	<b>Private</b>
Negotiation of contract	<b>Easy</b>
Timescale	<b>1 month for contract</b>

IMPLEMENTATION POTENTIAL	
Shelter capacity	<b>3,500/3.5=1085</b>
Renovation**	<b>Yes</b>
Renovation cost**	<b>Needs to be evaluated</b>
Equipment	
Potential programme	<b>Families or Women with children, single men</b>
Legal change of use	<b>No (to be checked)</b>
Timescale	<b>6 months</b>
RISK ASSESSMENT	
Fire	<b>LOW</b>
Structural	<b>LOW</b>
Refugee confrontations	<b>LOW   if there is privacy</b>
Eviction	<b>LOW</b>
Change of Use/ Bureaucracy	<b>LOW</b>
Difficult negotiation with the owner	<b>LOW</b>

\*\*Renovation is subject further evaluation of the property

## OVERALL SCHEME RANKING

**\*Rank by possibility of implementation**

### LOW RISK

**P08** - POTENTIAL SHELTER OPTION – PRIVATE APARTMENT BLOCK

**P06** - POTENTIAL SHELTER OPTION – PRIVATE FLAT, VICTORIA SQUARE

**P04** - POTENTIAL SHELTER OPTION, PRIVATE HOTEL ESTIA EMPORON, THETROU SQUARE

**P07** - POTENTIAL SHELTER OPTION – PRIVATE HOUSE

**P11** - POTENTIAL SHELTER OPTION – PRIVATE HOSPITAL

**P02** - POTENTIAL SHELTER OPTION – PUBLIC VACANT HOTEL, STADIOU STR

### MEDIUM RISK

**P05** - POTENTIAL SHELTER OPTION – PRIVATE STOREFRONT IN ARISTOTELOUS STREET | ARCADE IN STADIOY STREET

**P09** - POTENTIAL SHELTER OPTION – PRIVATE OFFICE BUILDING, OMONIA SQUARE

### HIGH RISK

**P01** - POTENTIAL SHELTER OPTION – PUBLIC OFFICE BUILDING “SAROGGIO”, OMONIA SQUARE

**P03** - POTENTIAL SHELTER OPTION – PUBLIC PRIVATE /LISTED RESIDENTIAL BUILDING

**P10** - POTENTIAL SHELTER OPTION – PRIVATE INDUSTRIAL BUILDING, ATHENS

## S01 ACCOMMODATION SCHEME /UNCHR

### New programme to house, 20,000 refugees

UNCHR has committed to find 20,000 refugee positions in the next 2-3 months. They are currently in the process contracting PRAKSIS, ARSIS, NOSTOS and the MUNICIPALITY OF ATHENS to develop the new accommodation scheme. The scheme is for refugees that are eligible for relocation i.e. Syrians and Iraqis.

#### • Municipality of Athens

The Municipality of Athens, through the Athens Development and Destination Management Agency (ADDMA), has taken on the implementation of the accommodation scheme to rent 200 apartments to refugees. It makes provision for the accommodation of up to 6 beneficiaries (tenants) per apartment and alternation between beneficiaries. The scheme will host up to 3,000 beneficiaries in total - asylum seekers including (EU) relocation candidates (relocation scheme). Public utilities' services (water and power supply) and shared maintenance expenses will be paid by the Company (ADDMA), through scheme funds. The 200 apartments will be equipped with furniture (beds, table, and chairs), home and electrical appliances. Specialized staff will monitor daily the living conditions of the beneficiaries and ensure that the apartments remain in good condition.

Additional services provided to the scheme's beneficiaries:

- Provision of food through pre-paid cards or vouchers for supermarkets. About 90 euros per month correspond to each beneficiary
- Provision of hygiene items through pre-paid cards or vouchers for supermarkets. Each woman will receive 10 euros per month, each man 5 euros per month, and every child and vulnerable social groups 15 euros per month
- Provision of support by specialized staff (interpreters, social scientists, etc.) that will provide guidance to the beneficiaries on how to manage their daily lives
- Provision of cards for public transport
- The Municipality of Athens will take on, when necessary, the provision of social-medical services as well as practical help (i.e. clothes) through its existing services (City of

Athens Reception and Solidarity Center/KYADA, municipal health clinics, etc.)

#### • Praksis

Praksis has taken on the implementation of the accommodation scheme to rent 2,400 apartments to refugees. The scheme will host up to 14,000 beneficiaries in total - asylum seekers including (EU) relocation candidates (relocation scheme).

#### • Arsis

Arsis has taken on the implementation of the accommodation scheme to rent 100 apartments, 50 in Athens and 50 in the islands, to refugees. The scheme will host up to 600 beneficiaries in total - asylum seekers including (EU) relocation candidates (relocation scheme).

#### • Nostos

Nostos will host up to 200 beneficiaries in total - asylum seekers including (EU) relocation candidates (relocation scheme).

## S02 - HOST FAMILIES /UNCHR

UNCHR in collaboration with Solidarity Now are developing the scheme of Host families as a type of shelter for refugees. Solidarity has taken on the implementation of the accommodation scheme to rent rooms in 350 apartments and houses to refugees. The scheme will host up to 800 beneficiaries in total - asylum seekers including (EU) relocation candidates (relocation scheme). Priority will be given to women and children but men won't be excluded. One part of the scheme will match-make refugees with potential Host families that can give 1-2 rooms in their house. Refugees and the host family will go through an interview process and will sign a responsibility contract in order to achieve the best match making conditions. The host family will be funded to be able to support the refugees. Second part will be renting empty summerhouses that Greeks own and refugee families can easily move in. This scheme will take place in Greater Athens-Attiki and Thessaloniki.

## BEST PRACTICES - PROTOTYPE SOCIAL HOUSING BLOCK

Since 2013, the 1st Social Housing Block in Exarchia is operated by the NGO Anthropinoi Anthropoi within a 6 storey residential building with a ground floor, which is used as a communal kitchen. It is focused on homeless families and offers them flats to live in. This social housing format is an achievement of the synergy between Athens Municipality, the previously mentioned NGO and the private foundation Hatzikonsta. The vacant building is owned by a private foundation and it has been given for 5 years to the municipality for a very small rent (through EU funding). The NGO was responsible for the renovation and it's funding and it has management responsibilities too. The municipality pays for the bills and the food. The families that can be accommodated in the building should be registered with the Municipality independently of their nationality, with priority given to kids and pregnant women. The residents will stay there for 2 years, until they are ready to get back to a normal life.

### Potential of going to scale

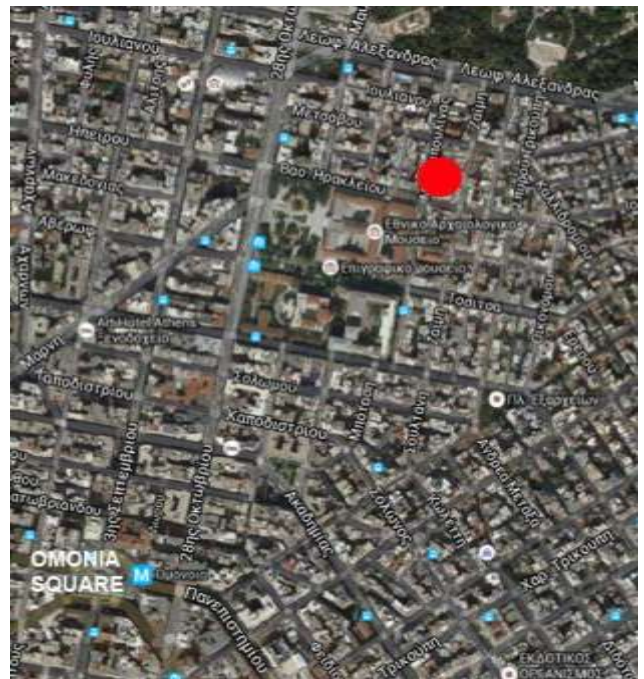
In 2014 another Social Housing Building started its operation by the municipality of Athens in Neos Kosmos. This building was a donated to the Municipality by a citizen and was empty and neglected for years.

### Management

The NGO manager is a psychologist who has been a mediator between different actors and now manages the building. The rest of the staff are volunteers. The renovation of the building was completed by volunteer technicians. Additionally, private companies or individuals offered money or equipment.

### Notes

This is a very good example of such a synergy for housing homeless and is the first of its kind. This initiative aims not only to offer a house for people who stay on the streets but also to help bring some degree of normality back to their lives and helps to prevent social exclusion.



AREA	
Address	<b>36 Bouboulinas str.</b>
Location	<b>Exarchia, Athens</b>
Service Access	<b>Good – close to Omonia and Victoria Square</b>
Neighborhood use	<b>Residential Use   University and Archaeological Museum adjacent</b>
Potential acceptance	<b>Good – Eksarxeia is known for its receptiveness of immigrants it is quite a left wing area</b>
BUILDING TYPE	
Size	<b>882 sqm</b>
Date built	<b>1960's</b>
Original use	<b>Residential Building</b>
Floors	<b>6 floors building with ground floor</b>
Ground floor use	<b>Communal Kitchen for the housing   Storage</b>
Basement	<b>No</b>
Apartments	<b>17</b>
Open plan	<b>No</b>
Quality	<b>Good</b>
Repair	<b>Yes</b>
Planning permission	<b>Original planning permission for Residential Use</b>
AMENITIES – LIVING CONDITION	
Access to water	<b>Yes</b>
Access to electrical	<b>Yes</b>
Access to WC and showers	<b>Yes</b>
Privacy	<b>Yes</b>
Heating	<b>Yes</b>
Average floor space per person	<b>735sqm / 70p = 10sqm/person</b>

OWNERSHIP	
Owner name	<b>Foundation Hatzikonsta   for orphans</b>
Public or private	<b>Private</b>
Negotiation of contract	<b>Easy</b>
Timescale	<b>6 months</b>
IMPLEMENTATION POTENTIAL	
Shelter capacity	<b>70 persons</b>
Renovation	<b>Yes   an extensive one</b>
Renovation cost	<b>&gt;45,000 euros</b>
Programme	<b>Families with children   Pregnant Women</b>
Legal change of use	<b>No</b>
Timescale	<b>Long - 1 year</b>

## BEST PRACTICES - DAY CENTER BY PRAXIS, DELIGIORGI STREET

### Praxis / Day center

Since May 2012, the day center in Deligiorgi Street is operated by Praxis and is located on the two upper floors of the building with a reception at the building's entrance. It is focused on supporting homeless people and services offered attend to basic needs. The ultimate goal is to improve their daily living standards. The Day Center operates a medical clinic providing first aid support and referrals to hospitals and social services.

The services provided are showers, toilets, laundry, beverages and snacks, medical appointments and healthcare, personal case management, job seeking support, clothing room, homeless children playground, access and help guidance for state social services, psychological and social support and referrals, locked storage, internet, mail, telephone access. Every Tuesday and Thursday the day center is open only for 80 homeless families and their 120 children.

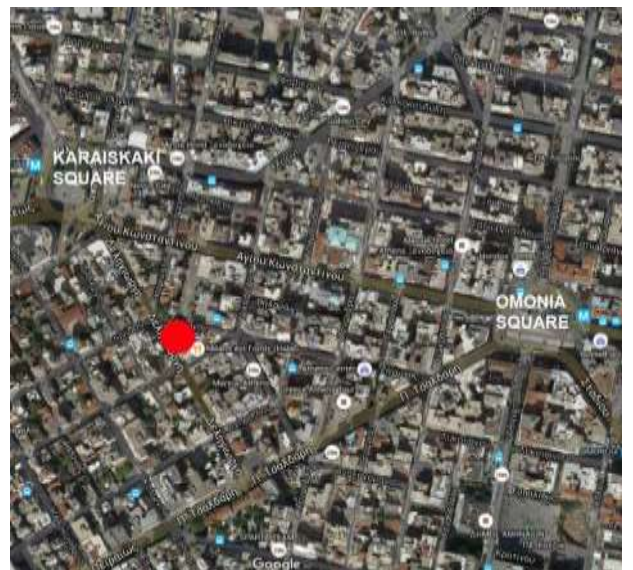
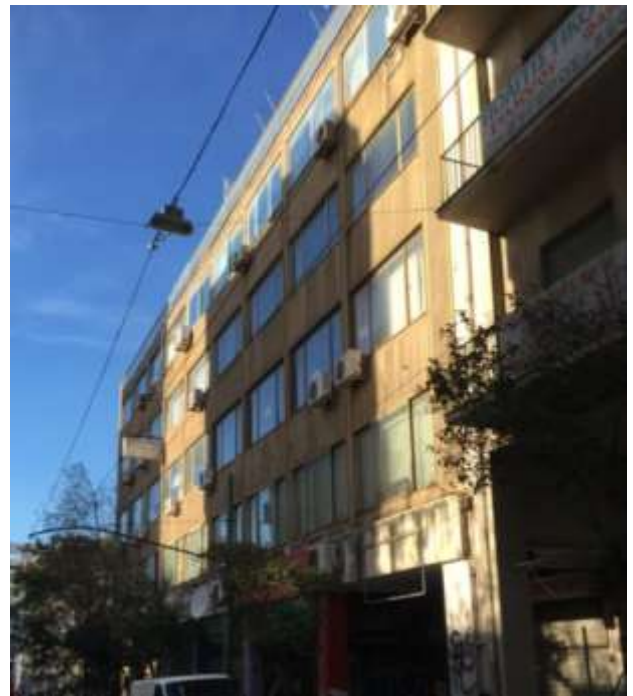
### Potential of going to scale

TBC Praxis since 2012 operates another day center in Piraeus in the framework of the programme "Plus to minus" with the support of the Stavros Niarchos foundation.

### Management

The Day Centers Team is composed of assistants, psychological counselors, medics and street workers. Specifically:

- 8 social scientists & psychological counselors who listen to people's needs
- 6 doctors provide emergency and primary health care services
- 1 work counselor encourages people to maintain personal hygiene or support for washing their clothes
- 1 person dedicated to drive people in safety when escorting patients or to assist with the transfer of donations in kind
- 3 people support with logistics & administration
- Street working teams to reach out to homeless from social workers.



### LIVING CONDITIONS OF THE DAY CENTER VISITORS

45%	Roofless
30%	Insecure housing
21%	Inadequate housing
4%	Houseless

AREA	
Address	<b>26-28 Deligiorgi str.</b>
Location	<b>Metaxourgio, Athens</b>
Service Access	<b>Good- next to Karaiskaki Sq. and close to Omonia Sq.</b>
Neighborhood use	<b>Commercial at ground and office activities</b>
Potential acceptance	<b>Good – Metaxougio is an area that many immigrants live or find shelter. Especially a part of it is considered as a ‘no man’s land’</b>

BUILDING TYPE	
Size	<b>500 sqm</b>
Date built	<b>1970's</b>
Original use	<b>Office building</b>
Floors	<b>5 in total   2 floors for the day center</b>
Ground floor use	<b>1 Pakistani fast food restaurant   1 unused space</b>
Basement	<b>No</b>
Open plan	<b>No</b>
Quality	<b>Good</b>
Repair	<b>Yes</b>
Planning permission	<b>Original planning permission for office use</b>

AMENITIES – LIVING CONDITION	
Access to water	<b>Yes</b>
Access to electrical	<b>Yes</b>
Access to WC and showers	<b>Yes</b>
Privacy	<b>No</b>
Heating	<b>Yes</b>
Average floor space per person	<b>-</b>



### Notes

This day center offers the above services and not an overnight stay. The NGO runs also other structures such as medical center, social housing, and a minor's hospitality center. Each day they have a different programme, i.e. separate days for families, for drug addicts, for men.