



ANNUAL

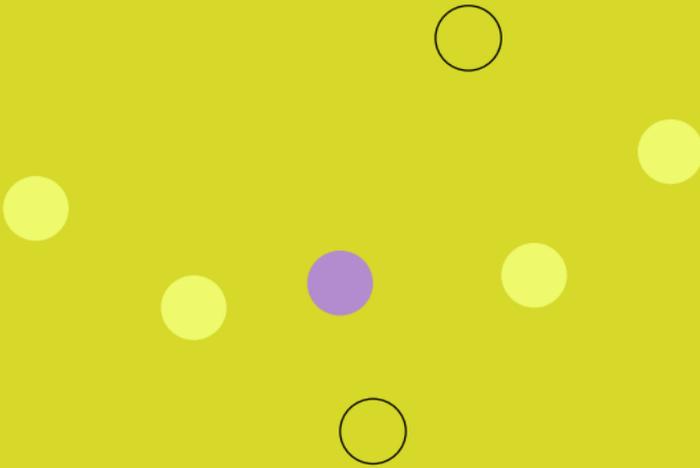
REPORT

CO-HATY 2024



CO-

HATY



WHY WE INSTITUTIONALIZED CO-HATY

PROJECTS

EXPANDING REGIONAL TEAMS

RESEARCH, ANALYTICS, AND WORKSHOPS

HOUSING MANAGEMENT TRAINING AND AUDIT

COLLABORATION WITH IKEA RETAIL UKRAINE

THE BEAUTY OF CARE

In 2024, CO-HATY underwent a decisive transformation. We turned an initiative into an institution, values into norms and standards, and a proactive team into a structured management body. At some point, we realized that without this transition, we would be unable to expand the project's impact on housing policy in Ukraine or continue creating housing. Looking ahead, our goal is not only to develop CO-HATY homes but also to manage them sustainably in collaboration with residents.

We continue to face numerous stereotypes and resistance to such changes — not only at the regulatory level but also in societal perceptions. However, we firmly believe that residents have the right and the ability to actively participate in housing management. That is why we have taken on greater responsibility, striving to set an example of self-sufficient and community-driven housing solutions.

Some have called us a new kind of fair developers — those who take full responsibility for implementing architectural projects for territorial development, such as repurposing abandoned buildings. We appreciate that people recognize our multidisciplinary approach, versatility, and ability to secure funding for project realization.

At the same time, we aim to preserve the spirit and drive that launched this project while integrating that energy into more standardized models of urban development.

For me personally, this year has also been a period of growth as a leader. Every day, I make decisions at the intersection of sociology, architecture, and economics. It is a complex process that requires making choices rooted in our core values.

One of our key achievements this year has been the expansion of our management team. We are now bringing in professionals not only with architectural backgrounds but also with expertise in management, economics, and housing policy. This is a necessary step toward realizing our ambitious goals.

ANASTASIIA PONOMARIOVA, HEAD OF CO-HATY AFFORDABLE
HOUSING PROJECT IN KALUSH, CO-FOUNDER
OF THE CO-HATY CHARITABLE FOUNDATION



3

PROJECTS IN PROGRESS

3500m²

OF TOTAL SPACE
UNDER RECONSTRUCTION

88

APARTMENTS TO BE CREATED IN 2025

20

SHELTERS UNDERGOING IMPROVEMENTS

200+

PEOPLE TO RECEIVE
LONG-TERM HOUSING

1500+

PEOPLE TO GAIN DIGNIFIED LIVING
CONDITIONS IN COLLECTIVE ACCOMMODATIONS

2

PROPERTIES TO BE CONVERTED INTO
SOCIAL HOUSING IN THE FUTURE

1

PROPERTY LEASED BY THE CO-HATY CHARITABLE
FOUNDATION FOR THE NEXT 10 YEARS

1

GLOBAL AWARD

CO-HATY began as a volunteer initiative — a response to the housing crisis exacerbated by the full-scale war. Initially, the project grew out of a desire to help and to meet at least some of the urgent needs for new homes among people evacuating from combat zones, frontline areas, or temporarily occupied territories. We decided to institutionalize our efforts because creating long-term impact requires a stable structure.

The need for lasting solutions became undeniable in 2024. It was a year of immense trials for Ukraine on the frontlines. As a result, more and more people lost their homes and were forced to flee the threat of Russian occupation. Unfortunately, after three years of full-scale war, the state has yet to offer a strategic solution to the housing crisis.

We believe that **housing is a fundamental human right**. Without dignified living conditions and a sense of (even conditional) security, people will not be able to remain in Ukraine. Some will choose to leave the country, while others, tragically, may return to life under occupation. People are the most valuable asset — both for our organization and for the country as a whole. That is why we are committed to developing and scaling our solutions. Equally important is embedding our values into norms and standards, not only to

create homes but also to systematically transform approaches to housing policy in Ukraine. We are ready to take on greater responsibility to set an example of sustainable housing management together with residents.

Institutionalizing CO-HATY opens up new opportunities for growth. In 2024, we continued working with housing spaces, maintaining the flexibility and energy of an initiative while simultaneously developing a strategy to scale impact, strengthen partnerships, attract more funding, expand our team, and integrate management processes.

CO-HATY PROJECTS

In 2024, we launched three projects across three regions of Ukraine. Each of them is a pilot in its own way, as they will be the first CO-HATY apartments designed for the long-term housing of internally displaced people (IDPs) within municipal or state-owned properties.

LONG-TERM HOUSING FOR IDPS IN SHYPYNKY, VINNYTSIA REGION

- Total area: 460 m²
- Capacity: 14 apartments
- Key partners: United Nations High Commissioner for Refugees (UNHCR), IKEA Retail Ukraine

Facility construction in Shypyntyky

Photo: Katia Muts



This is CO-HATY's first project in Vinnytsia region, and the housing has already been transferred to community ownership. We redesigned the building to accommodate a mix of one- and multi-room apartments for different families, with a shared laundry space. At the same time, our team is working on the legal framework that would allow this property to be converted into social housing under community management.

In 2024, we completed all preparatory and design stages and began renovations. Simultaneously, we are working with the head of the local community to select future residents. The official opening is scheduled for March 2025.

The Kopaihorod Territorial Community is committed to creating comfortable conditions for the integration and long-term settlement of IDPs in nearby villages. For new CO-HATY residents, they are ready to offer employment opportunities in the agricultural sector. The building also includes one fully accessible apartment.

Interior of the room after redesign and renovation
Photo: Evelina Protsak



LONG-TERM HOUSING FOR IDPS IN HORODOK, KHMELNYTSKYI REGION

- Total area: 1,068 m²
- Capacity: 24 apartments
- Key partners: United Nations High Commissioner for Refugees (UNHCR), IKEA Retail Ukraine

Facility construction in Horodok

Photo: Maksym Lisovsky



This two-story building was previously a kindergarten, which the community is now prepared to convert into residential housing. Its large area allows for the creation of apartments suited to families of different sizes.

The local IDP Council plans to settle the building with people currently living in emergency shelters who intend to remain in the region. Our team is responsible for developing the project and cost documentation for the building's functional conversion, conducting necessary expert evaluations, and carrying out the reconstruction itself.

In 2024, we welcomed a talented architect, Nataliia Piskun from Khmelnytskyi, to our team. She now regularly visits the site, where construction work has already begun.

AFFORDABLE HOUSING IN KALUSH

- Total area: 2,000+ m²
- Capacity: 49 apartments
- Key partner: Habitat for Humanity International

Facility construction in Kalush

Photo: Oleksandr Demianiv



In Kalush, we are transforming a former administrative building into 49 apartments for long-term living. Together with Habitat for Humanity International, we are developing and testing a model of affordable housing for vulnerable social groups — a model that does not yet exist in Ukraine. For ten years after construction is completed, the foundation's team will manage this housing. A contract with the city authorities has already been signed.

This project will serve as a **pilot for a social mix housing model, ensuring that the CO-HATY community becomes self-sustaining over time.** We believe that the communities where CO-HATY operates should provide employment opportuni-

ties and integrate IDPs into local life. That is why we actively collaborate with local authorities at every stage of implementation.

In the first half of 2024, we conducted a feasibility study to assess the building's potential, as well as its operational and financial model. This research formed the foundation for the project's next steps. We also worked on design, planning, model development with partners, and preparations for procurement and construction. In 2025, we will launch the full-scale renovation process.

Pre-project study

Photo: Oleksandr Demianiv



Planning and visualization of spaces

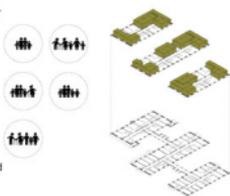
Author: Varvara Yagnysheva

2,5 ROOM APARTMENT

45-53 m²
10 units in the building

bathroom,
kitchenette,
sleeping space for 5-6
people.

suitable for parents
with 2-4 children/
grandparents, parents and
children



CO-HATY

EXPANDING REGIONAL TEAMS

As CO-HATY expands beyond the Ivano-Frankivsk region, expanding our regional team became a key goal in 2024. Alongside our regional manager, Oleksii Sadovyi, we welcomed a construction manager, an assistant, a logistics specialist, and an architect to support projects in Khmelnytskyi and Vinnytsia regions. Thanks to this growth, our projects have remained on track, and apartments for displaced people have continued to be built.

We are always open to new team members! If you're interested in working on affordable housing projects, feel free to reach out!

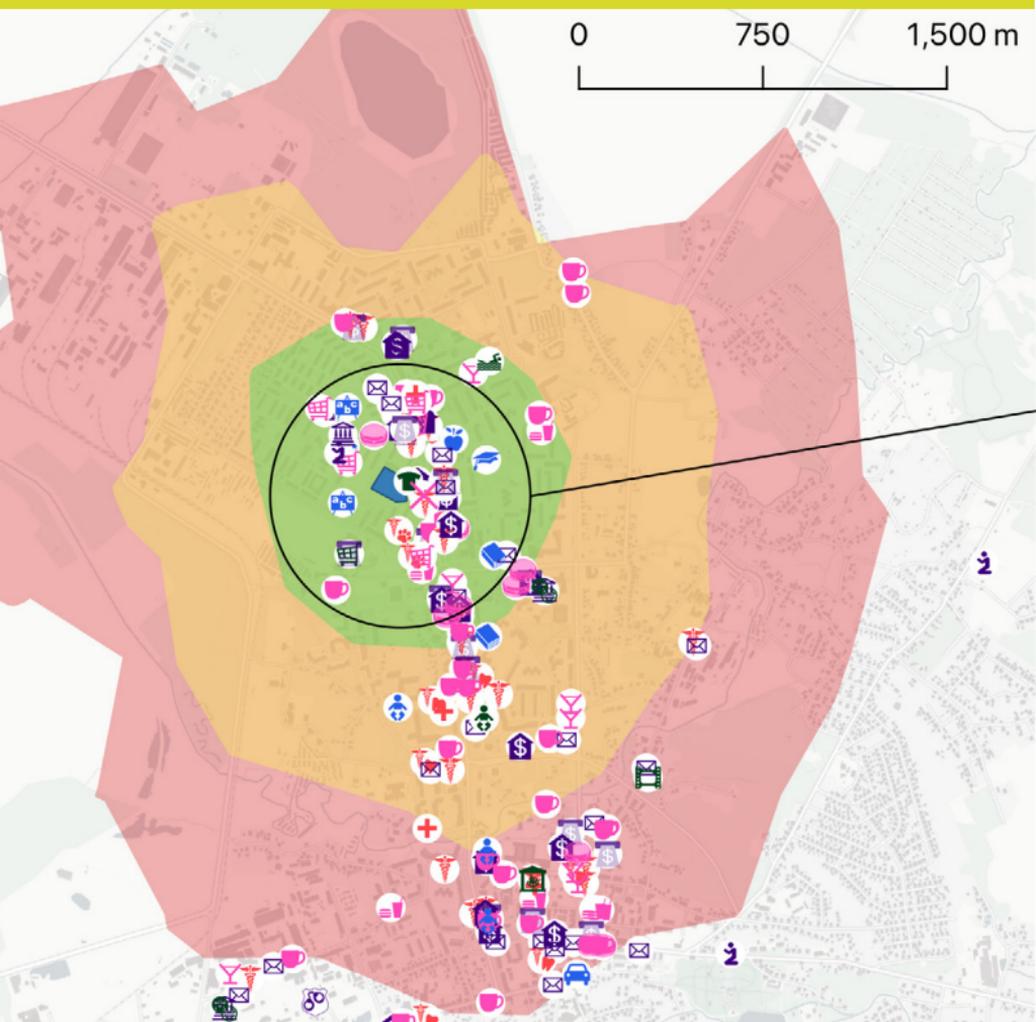
Oleksii Sadovyi, regional manager of the CO-HATY project

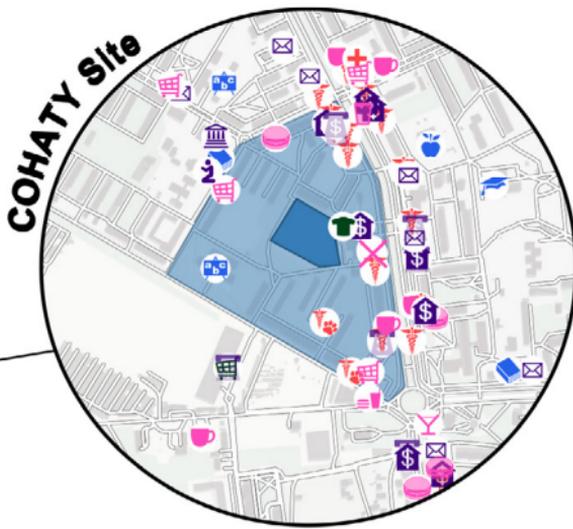
Photo: Oleksandr Demianiv



So far, this area of work has been driven by dedicated volunteers who are interested in CO-HATY projects. In Kalush, project lead Anastasiia Ponomarova engaged an intern from the Massachusetts Institute of Technology (MIT) to conduct urban research on the surrounding areas and regions where our current projects are located.

We also invited anthropologist Sofiia to study the social environment in Kalush and conducted additional research as part of a project in collaboration with our partners at IWO.





Legend

The Site "Зірочка"

Accessibility

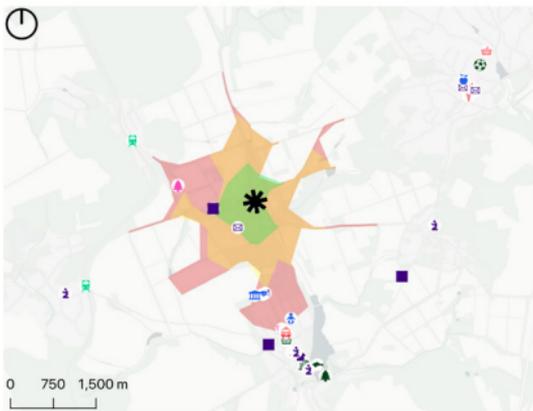
- Accessible by a 10 minute walk
- Accessible by a 20 minute walk
- Accessible by a 30 minute walk

Amenity Category

- Food
- Educational Facilities
- Entertainment and Retail
- Health Facilities
- Public Facilities

Examples of some studies
CO-HATY infographic

COHATY Shypynky Site: Nearby Amenities



Legend

- COHATY Site
- Accessible by a 10 minute walk
- Accessible by a 20 minute walk
- Accessible by a 30 minute walk

Data Sources: OSM 2024, Microsoft Building Footprints 2024, Google Maps
Boeing, G. (2024). Modeling and Analyzing Urban Networks and Amenities with OSMnx. Working paper. <https://geoffboeing.com/publications/osmnx-paper/>
© openrouteservice.org by HeiGIT | Map data © OpenStreetMap contributors

Amenities

- | | | | | | |
|---|--|--|--|--|--|
| Entertainment | ▲ Orchard | ⚡ Pharmacy | ⛪ Church | ⚡ School stadium | 🌳 Kopayhorods'ky Park |
| 🏠 Department Store | 🏠 Produce wholesaler | 🏠 Public Services | 🏠 Educational Facilities | 🏠 Driving School | 🌳 Orchard |
| 🏠 Market | 🏠 Health | 🏠 Post Office | 🏠 Day Care | 🏠 Transit | 🌳 Soccer Field |
| 🏠 Historical Landmark | 🏠 Ambulance Service | 🏠 Government Office | 🏠 Kindergarten | 🏠 Train Station | 🌳 Garden |
| 🏠 Food | 🏠 Doctor | 🏠 Village Hall / Council | 🏠 School | 🏠 Nature | 🌳 Summer Camp |
| 🏠 Grocery Store | 🏠 Hospital | 🏠 Cemetery | 🏠 Secondary School | 🏠 Fishing Camp | |

A part of the CO-HATY team participated in a series of online training sessions on housing management, organized by IWO. As the project develops and we address future challenges, continuous learning and improving our expertise in managing municipal and social housing remain essential.

During the training, participants explored the fundamentals of housing management and relevant legislation. Through case studies, they analyzed common challenges faced by housing managers and examined approaches that help streamline building administration.

As part of the United for Housing: Ukrainian Civil Society for Inclusive Housing Policy project, we conducted a comprehensive assessment and analysis of CO-HATY's initiatives, considering both current legislation and the potential for implementing new housing policies.

The team carried out an audit, mapping out legal gaps and regulatory challenges that NGOs face when implementing affordable housing projects. The result was a presentation outlining key challenges for the civic sector and a set of recommendations for future policy development.

CO-HATY

COLLABORATION WITH IKEA

RETAIL UKRAINE

Despite the temporary suspension of IKEA's operations in Ukraine for security reasons, IKEA Retail Ukraine continues to support social projects with available goods. Our communication regarding potential collaboration began in 2023, and this year, we successfully completed project development and received a significant amount of furniture for CO-HATY homes in Shypynky and Horodok. We have also started working on the project in Kalush. IKEA Retail Ukraine's support plays a crucial role in creating comfortable and aesthetically pleasing spaces for people who have lost their homes due to the war. And we are incredibly grateful for their help.

Aid from IKEA Retail Ukraine at the storage facility

Photo: Maksym Lisovskyi



This year, we decided to raise more awareness about the affordable housing crisis in Ukraine. As part of this effort, we launched a dedicated CO-HATY social media page — a platform to promote our approaches and solutions.



A community of mutual support has formed around CO-HATY. This is one of our most valuable achievements — bringing together people who take responsibility for the future and are willing to help others. We are especially grateful for the support of our international friends, who continue to stand by us in our fight. Over the past year, there have been countless small and big acts of care, and we want to share a few inspiring stories with you.

DESIGNER CHAIRS FOR DONATIONS
(SLOVENIA)

Miha Benchina and Nikolaj Srdic organized an auction that raised approximately €5,000 to support CO-HATY. Even before the full-scale invasion, they had purchased vintage Shell chairs with the intention of restoring them.

“At the time, we thought it would be interesting to combine industrial design and art to create an event that could help people. The outbreak of war in Ukraine motivated us even more to take action,” said the initiators.

They invited artists to work on the chairs and later auctioned them off. Cukrarna Art gallery generously provided the space for free, and members of the LINA community recommended donating the proceeds to CO-HATY.

Auction

Photo by the organizers



After the auction, students shared how deeply moved and inspired they were by the overwhelming support from individuals and organizations. “Maybe we will be able to do something similar again. We would also love to continue collaborating with METALAB, as we share common values.”

BUILDING MATERIALS DONATED BY STUDENTS (SWITZERLAND)

During a lecture in Zurich, students learned about CO-HATY and suggested to the construction company where they were interning that instead of discarding building materials, they donate them to us. In the summer, together with Ukrainian displaced people, they dismantled radiators, carpets, and lighting fixtures to send them to support IDPs in Ukraine.

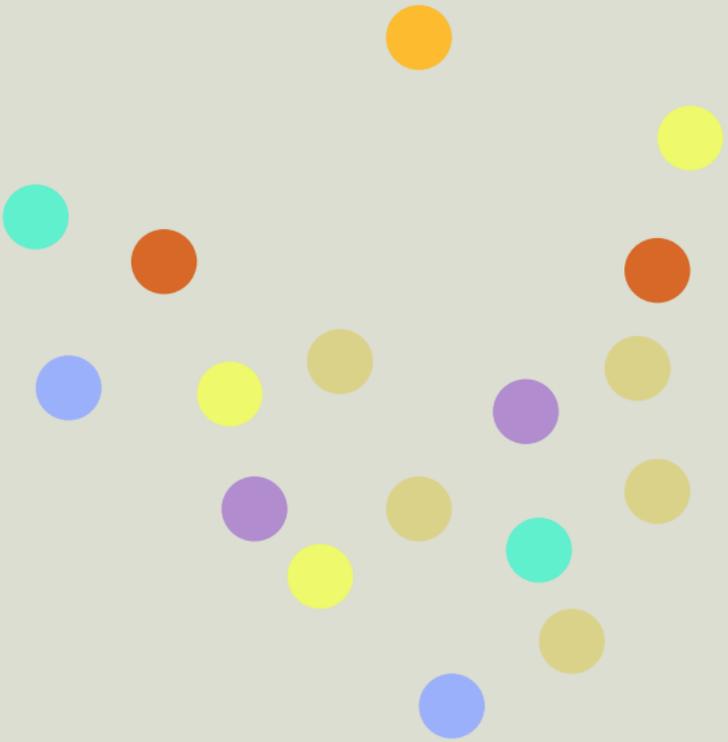
A SUMMER HARVEST NEAR CO-HATY HOMES (UKRAINE)

One of our long-term housing locations is in the village of Shypynky, Vinnytsia region — an agricultural area that has offered displaced people not only housing but also stable jobs in the farming sector.

Our first site visits were always accompanied by foraging on wild strawberry meadows, and the team never once managed to leave without a bucket of seasonal fruits and berries, thoughtfully gathered by the local community.

EVE

NTS



CONSTRUCTING HOPE: UKRAINE EXHIBITION (NEW YORK)

The Constructing Hope: Ukraine exhibition took place at the New York Center for Architecture, focusing on new architectural strategies and practices supporting Ukraine's recovery efforts. Curated by Ashley Bigham, Betty Roytburd, and Sasha Topolnytska, the exhibition featured two of our projects: the CO-HATY bed and an embroidered blanket telling the story of volunteer work at our pilot site (text by Yulia Holiuk, design by Yulia Rusylo).

Display about CO-HATY

Photo provided by the organizers



COM

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MEDIA



In 2024, METALAB established a dedicated communications team responsible for managing social media and external messaging for all projects. As our activities scale, we aim to expand our audience, introducing more people to our approaches, values, and opportunities within POLE and CO-HATY.

Our main goal for 2024 was to streamline the communications team's workflow, align strategies with our overall communication objectives, and begin updating our style and messaging focus. This year, we rebranded the makerspace, launched a new METALAB website, and created a landing page for POLE. Now, each project has its own dedicated social media presence.

In 2025, we plan to actively engage with our audiences and continue refining the communication style of our projects to ensure it fully reflects our approach, professionalism, and appreciation for beauty.

Communications at METALAB might just be the most exciting job I've ever had. In just over a year with the team, I've realized that our magic lies in believing in our inner children. We believe that social projects can and should be beautiful, that Ukraine can be a hub for product design and innovation even

in the midst of a devastating war, and that the civic sector can drive real change in the country. And it's happening. That's why I'm filled with inspiration to make sure everyone knows about us — because maybe, just maybe, it will help others find that same belief within themselves. Working with POLE and CO-HATY gives me strength and a deep sense of purpose. I'm especially grateful for the thoughtfulness and care from our team — a group of unique, fascinating, and deeply insightful people.

YULIIA HOLIUK, CONTENT
MANAGER AND CREATIVE COPYWRITER

KEY MEDIA MENTIONS IN 2024

- [Dezeen \(Ukrainian studios «doing what we can, and sometimes what we can't» after two years of war\)](#)
- [New York Times \(How Architecture Became One of Ukraine's Essential Defenses\)](#)
- [Dwell \(How Architects In Ukraine are Preserving Their History\)](#)
- [E-flux \(On the road: CO-HATY building scouting\)](#)

PLANS

FOR

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FUTU

RE

PEOPLE FIRST

Our primary focus will be on mental health support and financial stability for our team. We will review our team structure, roles, and responsibilities to identify gaps and bring in more professionals. Additionally, we will strengthen the social aspect of our projects, providing greater support for CO-HATY communities, our residents, and all our collaborators.

CIRCULAR(RE)CONSTRUCTION

We will continue working with sustainable materials and resource reuse. The theme of sustainability connects both POLE and CO-HATY, making it a key direction for our work.

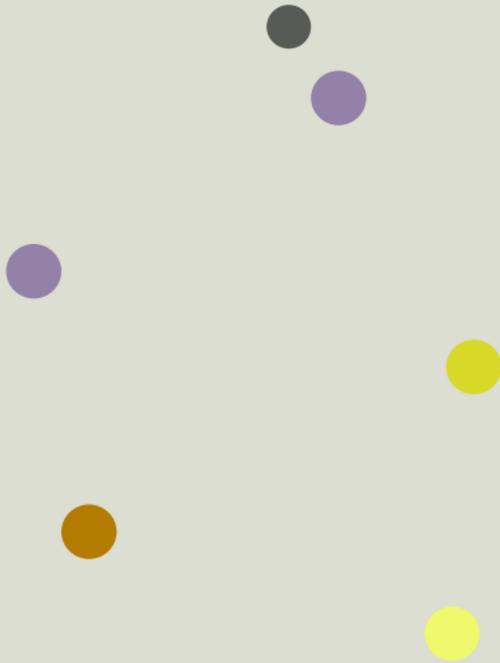
STRENGTHENING THE CO-HATY CHARITABLE FOUNDATION

We will begin construction in Kalush and complete projects in Shypynky and Horodok. The CO-HATY experience will also be documented and compiled into a book.

POLE GROWTH

This year, we will fully launch the Greenhouse Program, actively bring in new residents to our workshops under different conditions, and strengthen partnerships with local manufacturers, researchers, and businesses.

FIN ANCE



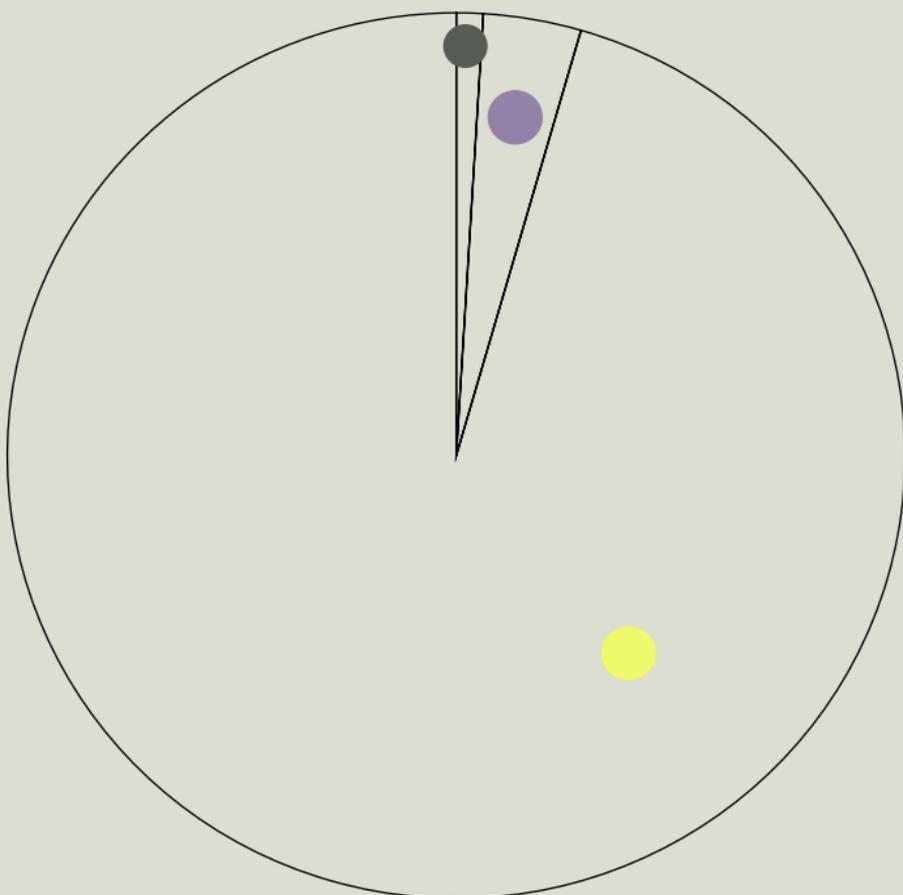
TYPES OF INCOME

PROGRAM EXPENSES

FINANCE

TYPES OF INCOME

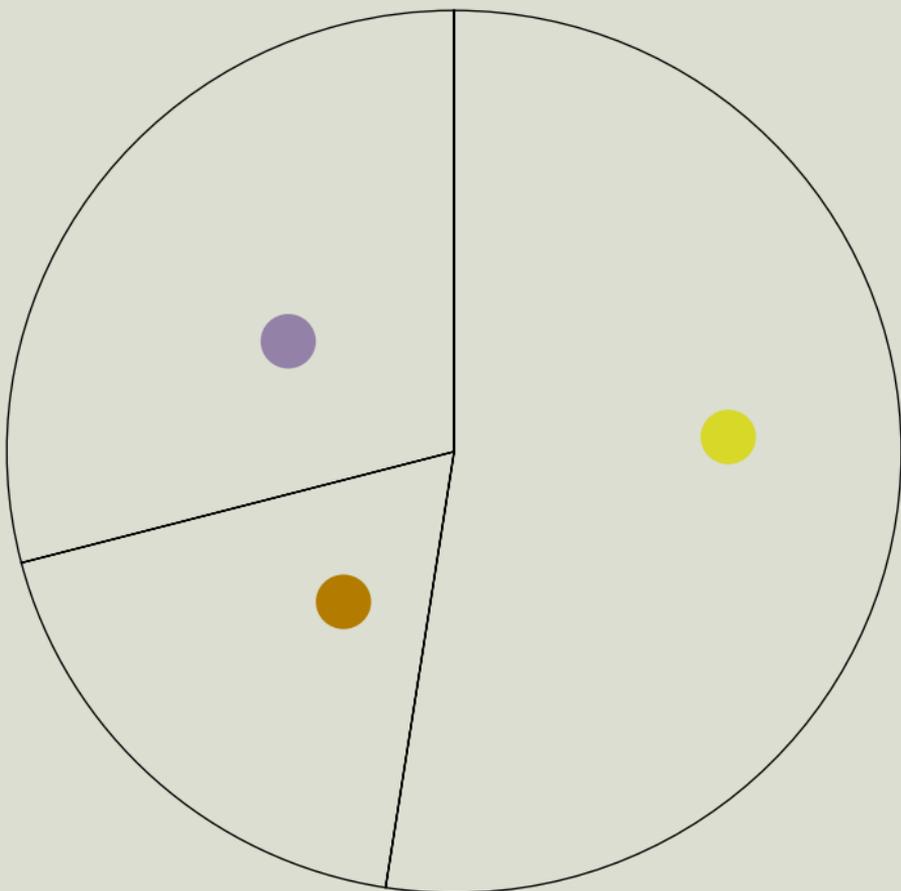
	CHARITABLE CONTRIBUTIONS	<u>1 874 867,00 UAH</u>
	GRANT FUNDING	<u>50 843 403,00 UAH</u>
	OTHER	<u>512 225,00 UAH</u>
<u>TOTAL</u>		<u>53 230 496,00 UAH</u>



FINANCE

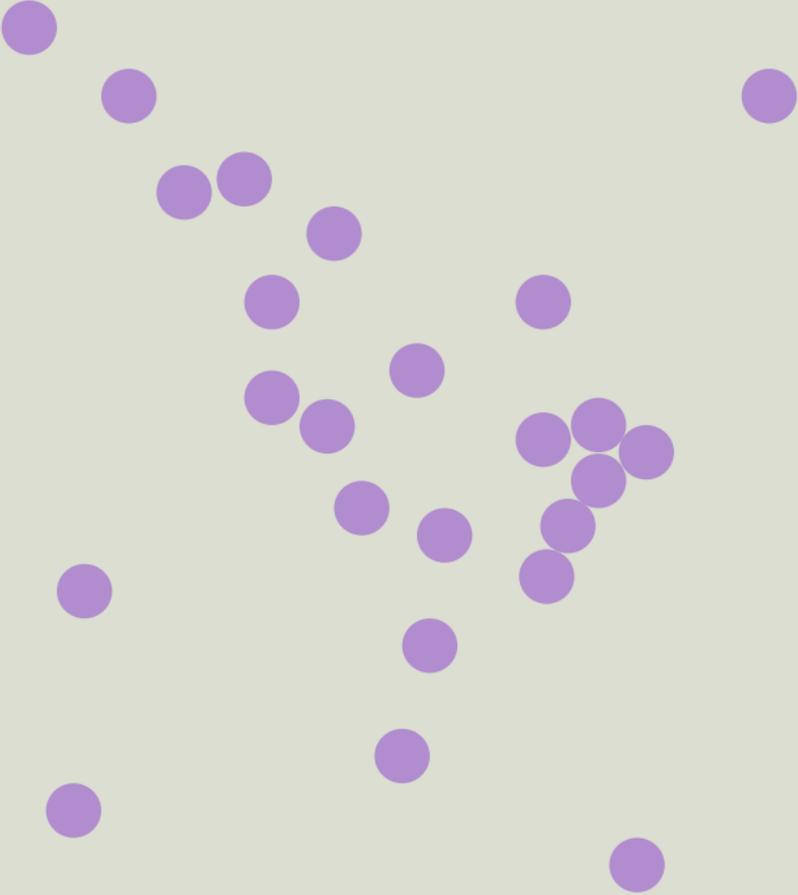
PROGRAM EXPENSES

 CO-HATY	19 009 752,00 UAH
 POLE	10 531 332,00 UAH
 ADMINISTRATIVE EXPENSES AND INSTITUTIONAL DEVELOPMENT	6 703 306,00 UAH
TOTAL	36 244 391,00 UAH



PART

NER



PARTNERS

- At Stake
- Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ)
- Department of Investment Policy, Projects, International Relations, Tourism, and Promotion of Ivano-Frankivsk City Council
- Distributed Design Platform
- Habitat for Humanity International
- Horodok City Administration
- Hudson Wilder
- IKEA Retail Ukraine
- IM Swedish Development Partner
- IZOLYATSIYA International Charitable Foundation
- Kalush District State Administration
- Kopaihorod Community
- NE SAMI NGO
- New Housing Policy
- PPV Knowledge Networks
- Promprylad.Renovation
- Rokada Charitable Foundation
- Sign of Hope
- Swiss Network with Ukraine
- Teple Misto
- Tbilisi Architecture Biennale

- Ukrainian Emergency Art Fund
- UNHCR
- Urban Curators NGO
- Verein RE-Win
- Vinnytsia Regional Council
- Khmelnytskyi Regional Council

A heartfelt thank you to everyone who supported us with private donations of all sizes throughout the year.

We sincerely thank our reliable partners, IM and the Swedish International Development Cooperation Agency (Sida), for funding Metalab's development as an institution and supporting the preparation and printing of this report

THANK YOU

We are deeply grateful to everyone who believes in us, joins our projects, and supports us materially, financially, through communications, or by sharing their expertise. Your contribution is more than just resources or time — it is trust, shared values, and a commitment to the future of Ukraine.

LET'S STAY IN TOUCH!

Follow us on social media to stay updated on our projects, open calls, events, and initiatives. We're also open to your questions and ideas — let's connect and create together!



METALAB



CO-HATY



POLE



This report is financed fully by IM and the Swedish International Development Cooperation Agency (Sida). IM or Sida is not responsible for the content and not necessarily in agreement with any views expressed.