

CO

HATY

RE

PORT

2025

KEY

HIGH

LIGHTS



CO-HATY

In 2025, METALAB continued its work amid the full-scale war in Ukraine. Back in 2022, this radically shifted our focus; yet, in our work, we continue relying on our core values: sustainability and circularity, expertise, collaboration, experimentation as a path to innovation, long-term thinking, and beauty.

Our research and prior experience have strengthened our response to the new context. Responding to crises, developing social housing, and fostering innovation amid the full-scale war have been our reality for four years now.

A clear understanding of the urgent needs for housing for internally displaced people defines our focus within the CO-HATY project, i.e., creating homes for those who have lost them due to the war. At the same time, understanding the importance of an innovation-driven economy, we are inspired to develop the Research and Product Design Center “POLE,” where we create, prototype, and manufacture innovative products at the intersection of different fields — science, design, engineering, and art.

CO-HATY

“CO-HATY CHARITABLE FOUNDATION”

In 2024, the CO-HATY project began its journey toward becoming an independent institution with the registration of the charitable organization “CO-HATY Charitable Foundation.”

In 2025, the team developed a strategy to strengthen the foundation and build public visibility as a separate institution. For METALAB, this marks an important milestone, as it means another of our projects becomes a fully operational organization with a clear vision and goals, i.e., to ensure that Ukrainians have access to quality, affordable housing, feel protected, and understand how to fulfil their right to housing.

The CO-HATY team at the opening of the construction of the “Zirochka” complex in Kalush



LAUNCH OF THE TENTH “ZIROCHKA” PROJECT

In March, construction on the tenth CO-HATY site in Kalush, Ivano-Frankivsk region, began. Here, with the support of the general partner Nadacia Habitat for Humanity International and in cooperation with local authorities, CO-HATY is reconstructing a former kindergarten building to create forty-eight residential units for around 150 people.

This project followed our strategy of implementing sustainable building solutions:

- reconstructing an existing building rather than constructing a new one;
- reusing materials;
- installing heat pumps for heating.

We also remained committed to our values — expertise, beauty, and dignity — by developing individual, comfortable design solutions for each unit and applying our Beauty of Care approach.

In Kalush, we not only create housing but also nurture the community. Educational programs, community clean-ups, and shared care for a small garden and green area have become part of our ongoing practices of community-building and fostering social transformation and local cohesion.



The project's team with representatives of the project's general partner in the former kindergarten building before the start of construction works



Signing of cooperation documents between the CO-HATY Foundation and the Kalush City Administration



Community event near the kindergarten building in Kalush

OPENING OF A PROJECT IN THE VINNYTSIA REGION

In June, we opened a CO-HATY building with 14 apartments in the village of Shypynky, Vinnytsia region, under the support of the United Nations High Commissioner for Refugees (UNHCR) as a general partner.

Here, we felt remarkable support from the community head, Liudmyla Kushnir. Her initiative and commitment to ensuring new housing for internally displaced people within her community helped us do more than just implement the project — they allowed us to experience the real power of impact in small communities.

We were deeply touched when we saw tears of joy in the eyes of people moving into their new homes. It was a very warm collaboration that resonates with our values and with the love we bring to what we do.

Opening of the newly renovated housing in Shypynky



OPENING OF A PROJECT IN THE KHMELNYTSKYI REGION

The year ended with the opening of another CO-HATY building in the city of Horodok, Khmelnytsk region, where the community began settling more than twenty families.

Thus, two new facilities fully prepared for internally displaced people to live in became operational in 2025.

In Horodok, we gained our first experience of converting a non-residential building into a residential one, including all required assessments and commissioning. We now apply this experience in our next projects, e.g., the one in Kalush.

Newly renovated and furnished apartment in Horodok



CO- HATY



INTRODUCTION

OPENING OF NEW HOUSING IN 2025

LONG-TERM AFFORDABLE HOUSING «ZIROCHKA»

IMPROVING THE INFRASTRUCTURE OF EXISTING SHELTERS

2025 marked the practical implementation of long-term housing solutions amid systemic changes in the sector. In this context, CO-HATY focused on three strategic priorities:

- developing long-term housing and a sustainable financial model;
- building housing communities;
- strengthening the institutional capacity of the Charitable Organization “CO-HATY Charitable Foundation” to scale the non-profit housing model in Ukraine.

In 2026, the adoption of the new law “On the Basic Principles of Housing Policy” is expected, creating a modern legal framework for the development of social and non-profit housing in Ukraine. CO-HATY’s practical experience has become part of the broader professional dialogue that accompanies these changes.

LONG-TERM HOUSING
AND FINANCIAL SUSTAINABILITY

Construction work was completed in Shypynky (14 apartments) and Horodok (28 apartments), enabling families to transition from temporary to stable housing. Renovation of 48 rooms for living in Kalush — the largest CO-HATY project — has begun. At the same time, a financial management model for the housing complex in Kalush was developed and adapted as an example of a sustaina-

ble non-profit housing model in Ukraine’s context.

The program to improve living conditions in twenty collective shelters for around 2,000 residents continues, significantly enhancing basic living conditions.

COMMUNITY DEVELOPMENT

CO-HATY continued to develop an approach to housing as a community. In Shypynky, community clean-ups, gardening, meetings with potential residents, opening events, and move-ins took place.

For the “Zirochka” complex in Kalush, a public program was launched to engage future residents in cultural and social activities. Training was conducted for managers of three residential buildings to lay the foundation for sustainable operations and self-governance. A unique resident selection system for Kalush was also developed, with transparent criteria and social sensitivity.

INSTITUTIONAL DEVELOPMENT
AND IMPACT

In 2025, CO-HATY strengthened its institutional capacity. With the support of its partner Future-Link, Charitable Organization “CO-HATY Charitable Foundation” developed and finalized its development strategy, defining long-term goals, impact indicators, and priority work areas.



Anna Dobrova, Architect, Co-founder of METALAB and CO-HATY

SHYPYNKY, VINNYTSIA REGION

Opening of a Long-Term Housing for IDPs in Shypynky, Vinnytsia Region

- **Total area:** 460 m²
- **Capacity:** 14 apartments for approximately 30 people
- **Key partners:** United Nations High Commissioner for Refugees (UNHCR), IKEA Retail Ukraine

This is the first housing project created by CO-HATY in Vinnytsia region and the eighth one in Ukraine.

The building, which used to be a dormitory, was transferred to the community's municipal ownership at the initiative of its owner. After redesign and major renovation, it became part of the municipal housing stock. The building now has 14 apartments, one of which is accessible, along with a shared laundry room.

CO-HATY carried out a full renovation of the building: redesigning the interior layout, completing repairs, and equipping the apartments with modern kitchens and furniture. Housing was provided to people who lost their homes due to the war. In the Kopaihorod community, residents also have an opportunity to find employment since a local agricultural holding operates here and provides jobs.



A housewarming celebration with the team, residents, and guests



Newly renovated and equipped apartment in the building

"I personally dreamed of this kind of housing for people in our community. Our area is mostly rural, and this is the first social housing project for internally displaced people here. We don't want people to feel a stark difference between how they lived before and how they will live now," says Liudmyla Kushnir, Head of the Kopaihorod community.



Liudmyla Kushnir,
Head of the Kopaihorod community.

HORODOK, KHMELNYTSK REGION

Opening of Long-Term Housing for IDPs in Horodok, Khmelnytsk Region

- **Total area:** 1068 m²
- **Capacity:** 24 apartments
- **Key partners:** United Nations High Commissioner for Refugees (UNHCR), IKEA Retail Ukraine

The two-storey building previously served as a kindergarten, which the community agreed to turn into residential housing. Its large area allowed for the creation of apartments suitable for different types of families.

Our team developed the design and cost documentation for the reconstruction and functional change of the building, conducted the required technical review, coordinated construction, and equipped the spaces. Twenty-four apartments — including one accessible unit — are now home to people who lost their homes due to the war.



Newly renovated and furnished apartments in Horodok



CO-HATY

LONG-TERM AFFORDABLE HOUSING

"ZIROCHKA"

Long-Term Affordable Housing "Zirochka" in Kalush, Ivano-Frankivsk Region

- **Total area:** 2000+ m2
- **Capacity:** 48 apartments
- **Key partner:** Nadacia Habitat for Humanity International

The former "Zirochka" kindergarten in Kalush is now transformed into a home for internally displaced people. In 2025, we began construction, completed the main construction works, installed heat pumps, and received residence applications.

To this end, we developed a transparent automated selection system that considers various criteria, including family composition, work ability, financial situation, housing status, etc. In Kalush, we develop a pilot model for post-reconstruction housing management. For ten years after construction completion, the foundation's team will further manage this housing.

Residents will be selected based on the principles of social mix and greatest need. For us, it is important that communities where we create housing also offer employment opportunities and support the integration of internally displaced people into local communities. That is why we actively cooperate with local authorities at every stage of the project.

Living in the complex will not be free of charge — the CO-HATY team has developed a special social tariff: a service fee that covers building maintenance costs and helps create a repair and maintenance fund. This fee is lower than market rental prices.

The facades of the former kindergarten "Zirochka" in Kalush before and after renovation





“Doing something for the first time is incredibly exciting, though highly challenging. We understand that change is necessary, and that’s exactly why we dare to implement it. We constantly face a lack of ready-made solutions and a critical shortage of resources. What keeps us moving forward is the confidence that these changes are truly needed.

I hope that future projects will be much easier to implement, because we have already tested many things in practice. And it’s not only about design, but about processes in the first place, i.e., resident selection procedures, cooperation with the city, contractor selection, housing management model, and engagement with the local community. I want to see more projects like ‘Zirochka’ in Kalush.”

ANASTASIIA PONOMARIOVA,
ARCHITECT, HEAD OF THE “ZIROCHKA” PROJECT



“For me, ‘Zirochka’ in 2025 is the beginning of construction, chaos, burning deadlines, business trips from Kyiv to Ivano-Frankivsk several times a month — and the end of construction involving even more work. Still, the picture is already forming up, gradually warming the soul.”

VARVARA YAHNYSHEVA,
ARCHITECT OF THE “ZIROCHKA” PROJECT



Construction in Kalush is financed by our general partner, Nadacia Habitat for Humanity International, but we have also secured significant support from businesses in the form of in-kind contributions (donations of materials). Diversifying funding sources helps reduce risks in the long-term planning of large-scale construction, and our team actively worked toward this goal throughout the year.

We received various materials from the following organizations: ArcelorMittal provided facade and roofing sheets; IKEA Retail Ukraine offered furniture and other household items; James Hardie

Industries provided fibre gypsum boards and facade panels; RE-WIN (CH) gave doors and sanitary equipment; Caparol Ukraine sold high-quality paint at a special price; Saint-Gobain shared Isover thermal insulation materials; Swiss Krono provided furniture boards for 45 kitchens; BEKO offered 16 appliance sets for shared laundries and 35 refrigerators; Philips Ukraine provided outdoor lighting for the surrounding area; Hilti gave 27 construction tools; and Promprylad shared reclaimed glass blocks, which we used to build bathroom partitions.

URBAN HACKATHON

The green area around the “Zirochka” building covers 1 hectare. In May, in collaboration with the urban coalition Ro3kvit, the Estonian Association of Architects, Shared City Foundation, and other partners, we organized an urban hackathon. During the event, we explored the area surrounding the future CO-HATY housing complex and the adjacent neighborhood and assessed the overall housing situation in the city.

Over three days, participants generated ideas that would form the basis for developing a spatial plan for the territory around the building. For us, fostering cooperation between residents, local government, and the civic sector is important.

Participants during the urban hackathon



The team with partners during a project discussion in the office



COMMUNITY AND PARTNERSHIP MANAGEMENT

In Kalush, we expand our role, taking responsibility not only for architectural design and construction, but also for managing the housing where people will live. This new role involves additional functions, including administrating and maintaining the building, accumulating a repair and maintenance fund, and working with the community.

We began engaging with the community even before construction started. It is important for us that people are part of the process and take an active role in community life. We organized community clean-ups and meetings, presented the project, and arranged vocational guidance for internally displaced women living in the community.

Openness and engagement help us build a dialogue with the community, respond to their needs, and support the residents' self-reliance.



“This year was very important for us in terms of our work in Kalush (this is our first project in the city) and in terms of setting up all the processes here from scratch with a long-term perspective in mind. This meant that all of us were working simultaneously on several levels: with people, with the city (the mayor’s team and relevant municipal departments), with various partners and other organizations that also work with vulnerable groups (the IDP Council, Cedos, etc.), and with the state at the level of legislative changes needed for NGOs to operate as housing providers.

Demonstrating our values and a systemic approach to our work was key to building strong and effective partnerships. In fact, there is still a lot of work ahead — there are no quick solutions in this project. Every step is carefully considered in terms of how a particular decision will affect each party involved in the process. And most importantly, throughout all of this, it is essential to keep the interests of our own institution in mind.”

Iryna Yakovchuk,
Operations and Community Development
Manager, CO-HATY Charitable Foundation

- **Projects selected:** 21
- **3 regions:** Khmelnytsk, Ivano-Frankivsk, Vinnytsia
- **Budget:** EUR 430 000
- **Duration:** 2024-2026

In the fourth year of the full-scale war, housing meant to be temporary becomes permanent for many people. With the support of the German Federal Foreign Office and in partnership with the charitable organization “Sign of Hope,” we worked on the project to improve infrastructure in emergency shelters where internally displaced people already live, ensuring these spaces meet legal standards for decent living conditions.

In 2025, we developed furniture sketches, designed the spaces, consulted with experts on accessible solutions, and procured the equipment needed for the shelters, including household appliances for 18 buildings. We also received support from IKEA Retail Ukraine, which provided additional furniture for the shelters.

“This project is extremely important as it focuses on improving conditions in 21 shelters for internally displaced people across three regions. Its complexity lies in the large number of sites and the remoteness of many locations. At the beginning of the year, we conducted monitoring visits and saw that living conditions in some shelters remain critically low. People may live ten to a room

and separate their space with curtains. It was difficult to imagine that in some places, there is still no hot running water, while accessibility is often not even considered.

In 2025, delays in project implementation were one of our biggest challenges. However, in September, we quickly updated needs and launched procurement, equipping all the facilities with the necessary appliances. This became an important 2025 outcome that gave us strong motivation to continue our work — already with a clear understanding of the next steps.”

YARYNA ONUFRIIENKO,
PROJECT MANAGER, METALAB



Yana and Vasyl are a family from Zaporizhzhia who were forced to move to a temporary shelter in Kolomyia, Prykarpattia region, because of the war. Vasyl is a war veteran: In 2023, during hostilities in Luhansk region, he was seriously injured and lost both of his legs. He now uses a wheelchair.

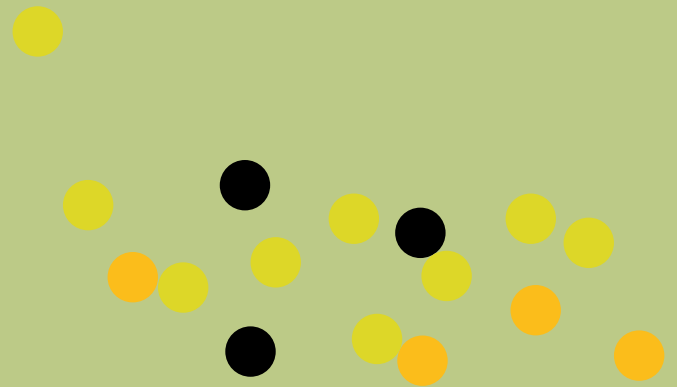
After treatment and rehabilitation in Kolomyia, he received the status of an internally displaced person and moved into a shelter together with Yana and her son, as returning to frontline Zaporizhzhia remains risky.

The family lives in a small room lacking space to store their belongings or for the boy to study. For Vasyl's independence in everyday life, an accessible bathroom and a convenient kitchen where he can cook without assistance are crucial.

Within the project to improve living conditions in temporary shelters, funded by the German organization "Sign of Hope," the METALAB team will equip the shelter with an accessible kitchen on the ground floor and a separate accessible men's bathroom, both designed in accordance with accessibility standards. This will improve living conditions for the families staying in the shelter and help Vasyl maintain independence in his daily life.



EV ENTS

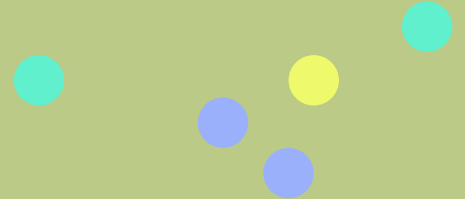


PARTICIPATION IN EXTERNAL EVENTS



- **Online, Ukraine.** Lecture by **Ania and Tania Pashynska for SKVOT** — “The Architecture of Care: Designing Public Spaces.” (METALAB)
- **Leipzig, Germany.** Interdisciplinary international workshop on recovery challenges and approaches. (METALAB, CO-HATY)
- **Chicago, USA.** “Construction of Hope” exhibition and public talk at the **Architecture Center.** (CO-HATY)
- **Vienna, Austria.** Guest lecture by **Anna Dobrova** at the **Technical University of Vienna** — “Material & Data Driven Design.” (CO-HATY)
- **Dublin, Ireland.** **International Social Housing Festival** — an international festival dedicated to social housing. (CO-HATY)
- **Lviv, Ukraine.** **Urban Forum.** Sharing our approach to buildings’ reuse. (CO-HATY)
- **Berlin, Germany.** **Women in Architecture.** **Anastasiia Ponomarova** participated in a panel discussion on the role of women in architecture. (METALAB, CO-HATY)
- **Luts'k, Ukraine.** **Urban Forum.** (CO-HATY)
- **Paris, France.** Building Ecologically Round Table within the project “**Bridges for Ukraine: Accelerating Opportunities for Reconstructing Ukraine.**” Sharing our experience regarding ecological approaches to reconstruction and construction. (CO-HATY)
- **Kyiv, Ukraine.** Official opening of the project “**Integrated Urban Recovery in Ukraine (JGURA).**” (METALAB, CO-HATY)
- **Berlin, Germany.** **Vidnova Forum.** From Emergency Response to Community: How Housing Can Manifest Care in Times of Crisis. (CO-HATY)

COMM UNICA TIONS AND MEDIA



COMMUNICATIONS AND MEDIA PRESENCE

COMMENTARY FOR THE CZECH PAVILION
CATALOG AT THE 2023 VENICE
ARCHITECTURE BIENNALE

In 2025, we received a copy of the catalogue of the Czech Pavilion at the 2023 Venice Architecture Biennale. The publication features 15 examples of innovative practices from across Europe that demonstrate a shift toward an architecture capable of responding to modern environmental and social challenges.

For a long time, there has been a belief that if architecture is your calling, achieving success requires total dedication — often at the cost of professional burnout. As a result, relatively few female architects become leaders in the field, as their professional work may be interrupted at some point by caring for children and family or by other responsibilities. The pavilion’s organizers considered architectural practices created by women. METALAB co-founders Anna Pashynska and Anna Dobrova shared their reflections on the role of female architects in collaborative practice, as well as on care and teamwork. Their quotes were included in the catalogue as part of the pavilion’s project.



LAUNCH OF THE “CO-HATY” PODCAST

In November, the CO-HATY project team, together with Hromadske Radio, released a pilot podcast about social housing. The conversation focused on the key challenges facing the housing sector and on the team’s simultaneous work on “three construction sites”: developing a social housing model, reconstructing buildings, and building an institution. Around 5,000 listeners in Ukraine tuned in to the podcast.

COLLABORATION WITH THE COMPANY
HALYCHYNA

Together with the dairy company Halychyna, the team at POLE Center turned yogurt lids into key-chains shaped like the traditional cheese horse. The work began with a trip to the traditional Kosiv market to explore the tradition of making these cheese horses. Bringing together an old craft tra-



dition and POLE's upcycling approach, the team created exact replicas of the cheese horse from recycled yogurt lids.

At POLE Center, they first scanned an original cheese horse, then built a digital model, and used photopolymer 3D printing to produce a mold. That mold was later filled under pressure with plastic made from shredded yogurt lids. To make sure each horse came out just right, the team finished every piece by hand, adding decorative details made from recycled plastic.

The collaboration with POLE became a natural continuation of Halychyna's culture-focused series: the traditional Kosiv horse was reimaged in a contemporary form using recycled plastic lids. Ten of these horses were raffled off among donors during a fundraiser for the CO-HATY project. The funds raised were used to install transparent partition walls made from reclaimed glass blocks in the homes of internally displaced people in Kalush.

COMMUNICATIONS AND MEDIA PRESENCE

KEY MEDIA MENTIONS IN 2025

THE ARCHITECTURAL REVIEW

The Architectural Review — Salvage for Ukraine: wartime economies of reuse. In the article, author Adam Przywara details on the initiatives that build, adapt, or renovate housing in Ukraine using architectural elements and reclaimed materials from other parts of Europe.

Among the examples mentioned is CO-HATY's experience in reusing materials to construct housing for internally displaced people.

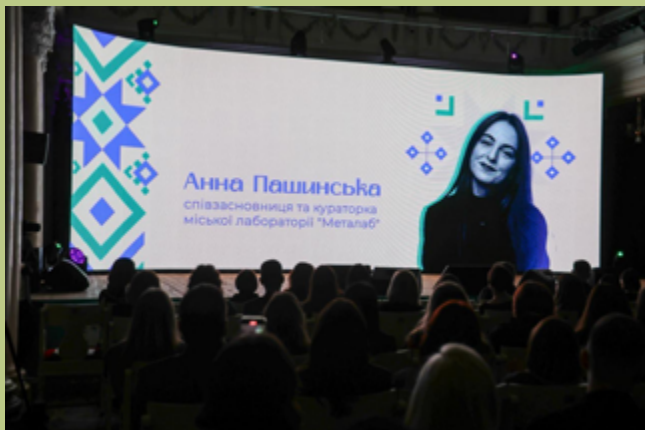
SUSPILNE VINNYTSIA

Video report on the opening of the CO-HATY building in the village of Shypynky, where our team created 14 apartments for around thirty residents.

SKHIDNYI VARIANT

«How a Former Kindergarten in Kalush Is Transformed into a Home for Displaced People and What IDPs from the East Need to Know.» The article by journalist Olha Tarantina tells about the creation of the "Zirochka" housing complex in Kalush.

Anna Pashynska among the leaders of “UP 100. The Power of Women.” METALAB co-founder Anna Pashynska became a laureate of the “UP 100. The Power of Women” award. According to Anna, the recognition belongs to the entire team, as METALAB and its projects have been built by women from the very beginning.



PART NERS



PARTNERS OF METALAB AND THE CO-HATY CHARITABLE FOUNDATION

- At Stake
- ArcelorMittal
- BEKO
- Daneia
- Estonian Association of Architects
- Caparol Ukraine
- Distributed Design Platform
- Nadacia Habitat for Humanity International
- Hudson Wilder
- Hilti
- IKEA Retail Ukraine
- IPSTYLE
- IM Swedish Development Partner
- Forbes Ukraine
- Intelkom
- James Hardie Industries
- LINA
- PPV Knowledge Networks
- Philips Ukraine
- Saint Gobain
- Shared City Foundation
- Sign of Hope
- Swiss Network with Ukraine (CH)
- Swiss Krono

- The Possible Alliance
- Verein RE-Win
- RE-WIN (CH)
- Ro3kvit
- United Nations High Commissioner for Refugees (UNHCR)
- NGO “Urban Curators”
- Promprylad Art Center
- Horodok City Administration
- Hromadske Radio
- Department of Investment Policy, Projects, International Relations, Tourism and City Promotion of the Ivano-Frankivsk City Council
- Kalush District State Administration
- Kopaihorod Community
- Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ)
- Promprylad
- Tbilisi Architecture Biennial
- Vinnytsia Regional Council
- Khmelnytskyi Regional Council

We are grateful to everyone who supported us with private donations of various sizes throughout the year.

We sincerely thank our reliable partner, IM Swedish Development Partner, and the Swedish International Development Cooperation Agency (SIDA) for funding the development of METALAB as an institution, as well as for supporting the preparation of this report and its printed edition.



ACKNOWLEDGEMENTS

We are deeply thankful to everyone who believes in us, joins our projects, and supports us — materially, financially, through communication, or by sharing their expertise. Your contribution is more than resources or time. It is about trust, shared values, and faith in Ukraine's future.

LET'S STAY IN TOUCH!

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

- **www.metalab.space** or instagram: @metalab.space
- **www.cohaty.org** or instagram: @co.haty

THE ANNUAL REPORT FEATURES

PHOTOS BY THE AUTHORS:

Andriy Sydoruk, Oleksandr Demyaniv, Evelina Protsak, Maksym Lisovskyi, Tanya Pashynska, Tanya Melnykova, Serhii Kablak, Yulia Rusylo, Margaryta Novakovska, Nazarii Maksymenko, Marta Galkina, Yulia Lyakhovych, Nastia Kubert, Serhii Paliychuk, Anna Dobrova.



This report is fully funded by IM and the Swedish International Development Cooperation Agency (SIDA). Neither IM nor SIDA is responsible for the content of this report, and does not necessarily agree with any views expressed.