

ANNUAL

REPORT

CO-HATY 2023



CO-

HATY



2023

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The CO-HATY project is almost two years old now. Unfortunately, this anniversary is associated with a pain we all share — the outbreak of a full-scale war in Ukraine. This war caused the housing crisis that became the driving force behind our project.

Since then, we have moved from plastering walls with volunteers to creating a model of affordable housing for long-term living. **After all, the war has opened up a large-scale problem: there is almost no community-owned social housing in Ukraine. We would like to develop this work area at METALAB in a completely different context.**

So that we can restore buildings, look for sustainable solutions, and create a model of long-term lease without haste and constant danger. Time is a privilege that we don't have right now, so we are learning as we go, along with the state, which was not ready for the circumstances we all found ourselves in. Affordable housing triggers a series of changes in the community for which people need to be prepared.

“I want to live my life with quality right now because no one will pay me back the loan of my life when it's over”,

shared a resident of CO-HATY housing during an interview. We do everything we can, sometimes the impossible, to provide these people with the conditions they deserve here and now.

In two years, we have created about 1,300 places to live in two regions— Ivano-Frankivsk and Khmelnytsky. Since it is not known how long the war will last, we are moving to focus on housing for long-term leases. Additionally, we are considering expanding the project's geographic scope. However, first, let's review CO-HATY's performance in 2023.

Our team members participated in THE BEAUTY OF CARE project at the Venice Biennale. The project showcased the stories of CO-HATY as an example of care in architecture and practices of collaborative work and sharing meals together that have a therapeutic effect. In this project, we referred to Joan Tronto's classification of care.

Every society shows care according to its standards of living and its understanding of "the best," according to Tronto. Then this question becomes very political — what we care about determines what kind of society we are.

Returning to the analysis, we note that each CO-HATY project moves through five stages corresponding to five aspects of care:

- **I. Caring about** — means that we are attentive to the needs that need to be met. Before the process of caring can begin, the need for care must be recognized. This marks the beginning of the CO-HATY projects. We acknowledge the need for affordable housing for IDPs and other vulnerable social categories, so we are addressing this issue.
- **II. Caring for** — is all about accepting and sharing responsibility. Once someone has noticed a need for care, they must take responsibility for it. Since the CO-HATY team

chooses to work with challenges in the field of affordable housing, we take responsibility for acting, finalizing our projects, and implementing them in a quality manner according to our values.

- **III. Care giving** requires attention to the acts of care themselves. At CO-HATY, we constantly strive to optimize the housing creation process to ensure comfort for the team and everyone involved. One indication of our attention to the needs of IDPs living in compact spaces is a set of furniture that we have developed specifically for CO-HATY housing.
- **IV. Care receiving.** What happens next when care is completed? Because care processes are ongoing, everyone involved is affected and transformed in some way during the process. How well have the needs that started the change been met? This is the moment when people move into CO-HATY housing. We keep in touch with the residents, facilitate their initiatives, and collect feedback.
- **V. Caring with.** Caregiving in all its forms creates a safe environment. When care needs are reliably met, over time, people may feel grateful to those around them who provide this ongoing care. In such cases, it becomes a way to strengthen solidarity and trust between people. Over time, caring can become the norm in society.

Creating affordable housing transforms communities and spaces in which it exists. At the same time, it creates new spaces that attract IDPs and integrate them into the community's life.

We strive to create CO-HATY with love and dignity

so that these values can be captured and transmitted in a time of full-scale war and vulnerability. Communities formed on this basis will launch chains of positive transformations, initiatives, and projects.

THE BEAUTY OF CARE project at the Venice Biennale

Photo: Tania Pashynska



PROJECTS

In two years, the team has completed seven CO-HATY projects, creating about 1,300 places to live. Having analyzed our projects, we have categorized them into the following groups:

VOLUNTEERING/TESTING

These are projects where we explore new opportunities and find new partners, such as the CO-HATY pilot facility or our trips to Kalynivske. They unite people around a topic and give us the opportunity to experiment, but they also require free time and funds because the results are impossible to predict.

CONSULTING

We are ready to share our experiences and ideas and advise interested organizations or businesses so that more initiatives in Ukraine or abroad share our values and approaches to work. We are now striving to develop this area.

DESIGNING

The CO-HATY team can also design spaces for other organizations.

FIX AND REPAIR

We have experience completing repairs and arranging spaces; other teams have started working with us. However, as we have seen this area is quite exhausting, therefore we don't plan to grow

in it soon.

DEVELOPMENT

This is a complete package for launching a housing project — from the initiative, fundraising, finding stakeholders and building to implementation and settling people in.

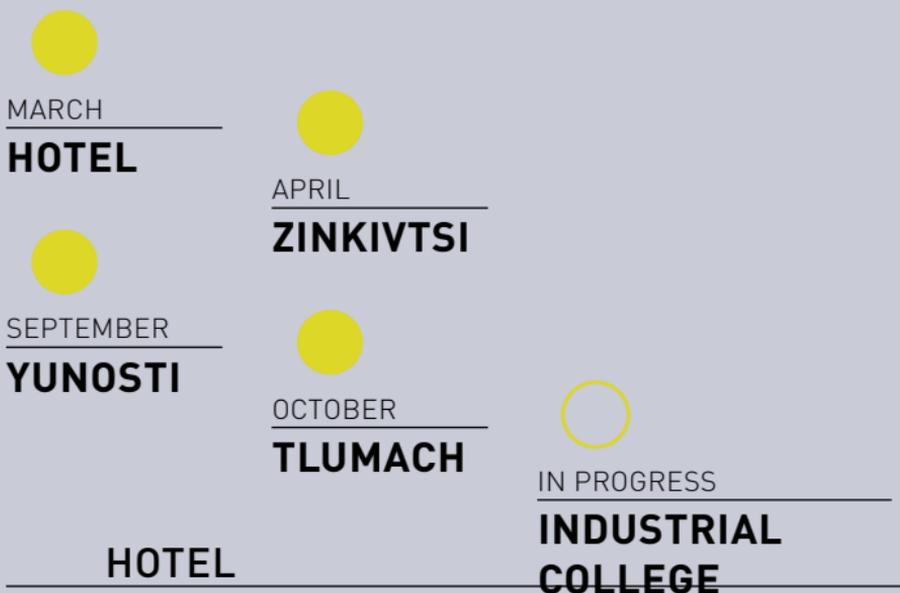
HOUSING MANAGEMENT

After the completion of the construction and settlement of IDPs, our team moves on to housing management at some facilities (for example, the hotel on Makukhy Street).

INFORMAL SUPPORT

This category is about projects that the team cannot “let go of” after implementation, often due to the lack of managers on the ground. We are now looking for a format in which this will not exhaust us.

In 2023, we implemented four projects.



- Area: 1132 m²
- Capacity: 80 IDPs
- Budget: USD 280,000

This CO-HATY housing is located in a former hotel building. The building has 33 rooms with a total capacity of 80 people. We made the ground floor accessible and inclusive. The heating system, utilities, and roof have been replaced, and the facade has been insulated. Inside, the team redesigned the spaces and created a coworking area, a children's room, and a laundry room. Additionally, we developed a terrace project for the courtyard.

The project's peculiarity is that we continue to manage the lives of IDPs there and support the initiatives of the residents.

Our involvement in the hotel project is both a positive moment and a challenge. It's cool that we can improve the lives of people there, test a new (potential) housing system, and involve our own partners, such as NE SAMI, with their fantastic programs for residents of all ages.

Hotel (Makukhy Street)

Photo: Oleksandr Demianiv



This direct and quick connection seems to lead to initiatives from the residents of this “CO-HATKA” who customize the shared spaces to suit their desires and needs.

Residential room before and after

Photo: Anastasiia Kubert and Olexandr Demianiv



A big challenge is that this is private property, and city agencies are cautious about changes in such facilities. The team’s responsibility for this facility is more significant because we lease and manage it for the entire contract. Since there is no similar experience in Ukraine that can be adopted, we are experimenting and learning together. In particular, we are trying to reduce the residents’ distrust, make them feel comfortable, and integrate them into the community.

YULIA RUSYLO, ART DIRECTOR OF THE NGO METALAB,
WHO BECAME THE PROJECT MANAGER OF THIS FACILITY

ZINKIVTSI DORMITORY

- Area: 3200 m²
- Capacity: 250 IDPs
- Budget: USD 630,000

This is a student dormitory building that has been abandoned for 20 years. It's located near Kami-anets-Podilskyi in the Khmelnytskyi region.

We have restored the external and internal utilities, partially redesigned the interior space, and replaced the roof, windows, and doors. The premises have been furnished and equipped with household appliances. In addition, several blocks of the dormitory have been made accessible.

Dining room in the dormitory in Zinkivtsi before and after

Photo: Kateryna Muts and Yulia Rusylo



While implementing the CO-HATY projects, we turned to various sources of support. That's how we came across the Swiss organization RE-WIN, which promotes waste avoidance and resource

efficiency by brokering and selling used components and materials for reuse in Switzerland and abroad.

CO-HATY common space in Zinkivtsi

Photo: Oleksandr Demianiv



When the full-scale invasion began, RE-WIN sent used but high-quality windows to Ukraine. We approached them with a new task: to equip a large new facility in Zinkivtsi with plumbing, furniture, doors, and various building materials. This cooperation again directed us to the previous goals and values we had defined before the full-scale invasion, as we had been working for several years to implement circular economy approaches in the Ukrainian context.

ANNA DOBROVA,
COORDINATOR OF THE CO-HATY PROJECT

DORMITORY ON YUNOSTI STR

- Area: 3300 m²
- Capacity: 450 IDPS
- Budget: USD 45,000

The Ivano-Frankivsk Sports Lyceum dormitory is in the village of Mykytyntsi in the Ivano-Frankivsk region. The government funded the overhaul of this facility. Our CO-HATY team started arranging common areas, kitchen units in the room blocks, and healthcare spaces, for which we purchased the necessary furniture and equipment.

Common space at the Ivano-Frankivsk Sports Lyceum dormitory

Photo: Oleksandr Demianiv



The main feature of the project is that we equipped it with furniture from our production and implemented our design of a set of kitchenette furniture.

“IDPs are involved in our production of furniture for CO-HATY housing.”

We are also starting to build partnerships with other furniture companies as we scale up.

However, for example, the CO-HATY bed that we have made is one of the most popular on the market. It is easy to fold and turn into a single or double bed without a hole between the beds, etc.

There is no such thing anywhere. Over the year, some of our makers joined the ranks of the Armed Forces. So we have to work under these circumstances.”

TANIA PASHYNSKA,
CO-FOUNDER OF THE CO-HATY PROJECT,
ARCHITECT AT METALAB

An equipped health care room at the Ivano-Frankivsk
Sports Lyceum dormitory
Photo: Oleksandr Demianiv



BUILDING IN TLUMACH

- Area: 1510 m²
- Capacity: 130 IDPS
- Budget: USD 40,000

The center for social support for children is situated in the town of Tlumach, Ivano-Frankivsk region. To equip this space, our team repaired the sewerage system, fire system, and electrical grid, as well as connected water to washing machines and boilers. We partially replaced the doors, locks, and installed window handles. We also laid tiles on the stairs in front of the entrance.

We designed furniture for the rooms, common spaces, bathrooms, kitchens, and dining rooms: beds, shelves, tables, curtains, and curtain rods.

Room at the CO-HATY facility in Tlumach

Photo: Oleksandr Demyaniv



2023, we engaged with them extensively for art and media projects as well as to stay connected and understand their needs.

“I left on May 19 after a massive shelling nearby, which threw me to the ground. It took time to be able to speak after that. My memory was badly affected by the stress. It’s hard,”

— Olha, who evacuated from Bakhmut and now lives in CO-HATY near Kamianets-Podilskyi, told us.

Dining room in the center for social support for children facility
Photo: Oleksandr Demianiv



Here, she feels freer::

“I like the atmosphere. We have good relations with our neighbors. We have all the necessary amenities. Still, my heart hurts — we are watching what is happening in Bakhmut.

At least we can sleep well at night, surrounded by nature and caring people. After everything we've been through, it seems like paradise. I am very grateful to everyone who helped."

At the end of the conversation, Olha treats us to some of her baked bread.

Olga, resident of CO-HATY

Photo: Oleksandr Demianiv



KALYNIVSKE

Restoration of homes in the Kherson region after the Kherson hydroelectric power plant explosion

In 2023, we made two trips to Kherson Oblast to assist local residents in rebuilding homes damaged by shelling and flooding following the Kakhovka hydroelectric power station explosion before the onset of cold weather. Our team was involved in restoring two damaged homes, repairing the damage, and providing new furniture: wardrobes, tables, beds, and sofas.

With the support of Leave No One Behind, we brought a truck with 20 tons of construction materials to the community. We provided these materials to families from two villages in the de-occupied Kherson region.

Additionally, we supplied the local boarding school, a hub for volunteers and builders assisting with infrastructure restoration and necessary household appliances.

Team near Taia's granny's house

Photo: Kateryna Muts



The funds raised were used to purchase a refrigerator, a washing machine, a boiler, a stove, a kettle, and faucets. These appliances make it easier for volunteers to stay and work on-site.

We are thankful for our partners; together, we achieved even more. TOLOCAR organized a 3D printing workshop for local children and conducted water analysis for harmful bacteria in a mobile laboratory to install purification filters.

Valeriy Zarubin and the volunteer organization ZHYVA brought furniture for 30 families. With the support of Leave No One Behind, Odat Ukraine LLC (TM Müller), and Peter Dischler, we got 13 pallets of construction mixtures to restore the homes. We also purchased two infrared panels to dry the walls.

Work process in the house of Taia's granny
Photo: Kateryna Muts



We also thank the Laska charity project for contributing 80 thousand hryvnias. And to everyone who responded to our fundraising for this project and donated to buy materials for the reconstruction.

It seems that trips to the de-occupied territories will become part of our volunteer activities. These trips are essential for us both because they allow us to be in touch with our reality and because of the therapeutic effect for the team that comes from helping with their hands. We can implement sustainable reconstruction solutions in critical regions in a relatively safe environment.

Finally, it is a meaningful story for us. On the way to the Kherson region, we encountered an abandoned dog in a cornfield during foggy weather. We stopped spontaneously to take a few photos, and now Kukurudza (Corn) is a part of the MET-ALAB family.

Kukurudza (Corn)

Photo: Kateryna Muts



AWARDS AND EVENTS

- Our project received a bronze award from the **World Habitat Awards** for its innovative approach to providing shelter for internally displaced persons. This event emphasizes that CO-HATY is not only about design or architecture but also about a new model of housing that can influence housing policy in Ukraine.
- The CO-HATY pilot project has been nominated for the **European Union Prize for Contemporary Architecture — Mies van der Rohe Awards 2024**. This prize recognizes architectural projects for their cultural and social impact, concept, and technical characteristics.
- Participation in the **18th Venice Biennale** — part of the team contributed to creating **THE BEAUTY OF CARE** project. The stories about CO-HATY were symbols of care in architecture, including therapeutic practices of joint repairs and meals.
- The project's co-founders, Anna and Tania Pashynska, told about CO-KHATY in an interview with the first print issue of **Vogue Ukraine Edition** since the start of the full-scale invasion.
- The CO-HATY bed was presented at the **i am u are** exhibition in New York, which brought together more than 100 Ukrainian artists from various fields.

- Stepan Lisovsky and Nadiia Shapoval presented portraits of women who currently live in CO-HATY housing at the **Hudson Wilder fundraising exhibition Home (New York)**.
- A film about CO-HATY by Nazar Nazaruk — “To love. To make,” — was released on **Ukrainer**.
- Anna Dobrova and Yulia Rusylo participated in the residency of the **Academy of Arts in Berlin (Akademie der Künste)**, where they started working on a book about CO-HATY.
- We took part in the exhibition about reuse and reuse of doors in Zurich as partners of **RE-Win**.
- Tania Pashynska presented CO-HATY at the **CEDOS Urban Forum**.

PARTNERS OF THE PROJECT

FINANCIAL PARTNERS OF THE PROJECT

- Sign of Hope
- USAID
- IM Swedish Development Partner
- Habitat for Humanity
- Danish Refugee Council
- Global Fund for Children
- Ukrainian Emergency Art Fund
- ANGEL MOMBIEDRO
- IZOLYATSIA
- Ministry of Foreign Affairs of Germany

PARTNERS WHO SUPPORTED US WITH MATERIALS AND DONATIONS

- Leave No One Behind
- People in Need
- RE-Win
- International Organization for Migration
- CF ROKADA
- CF PEACE OF MINE
- Medeya
- Hudson Wilder
- Laska

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

PROJECT IMPLEMENTATION PARTNERS

- NGO Urban Curators
- Stoliari
- New Housing Policy
- TOLOCAR
- Fundacija BRDA
- NGO Critical Thinking
- NGO NE SAMI
- NGO Mahichni Runy
- Insha Ocvita
- IOV Ukraine
- Terre des hommes
- Kamianets-Podilskyi Industrial College (Kamianets-Podilskyi Vocational College of Industry, Business, and Information Technologies)

PLANNING THE FUTURE

Soon — at least in 2024 — we will focus on three work areas: creating affordable housing for long-term lease, integrating IDPs into local communities, and using circular economy practices when creating CO-HATY housing.

FUNDAMENTAL PROJECTS OF CO-HATY FOR 2024:

- Creating and implementing an affordable housing model together with **Habitat for Humanity**, a non-governmental organization that has been working for over 40 years and operates in 70 countries, helping to restore and build homes with decent living conditions. During our preliminary research, we identified a vacant building in Kalush. Using this as a case study, we are developing an affordable housing model encompassing operational and architectural design.
- Cooperation with **UNHCR**: creating examples of long-term affordable housing in the Khmelnytskyi region, working with local governments ready to transfer vacant communal property to the social housing fund.

FINAN

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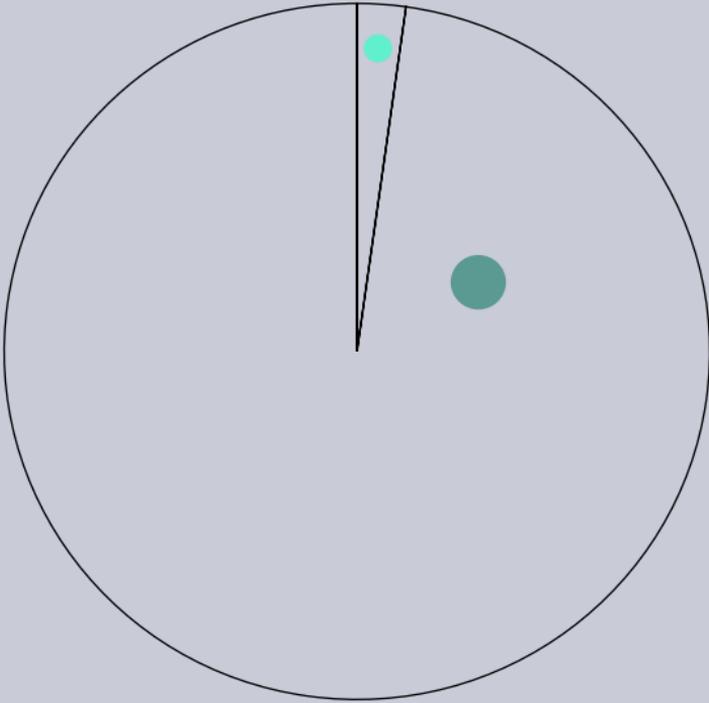


TYPE OF INCOME

EXPENSES BY PROGRAM

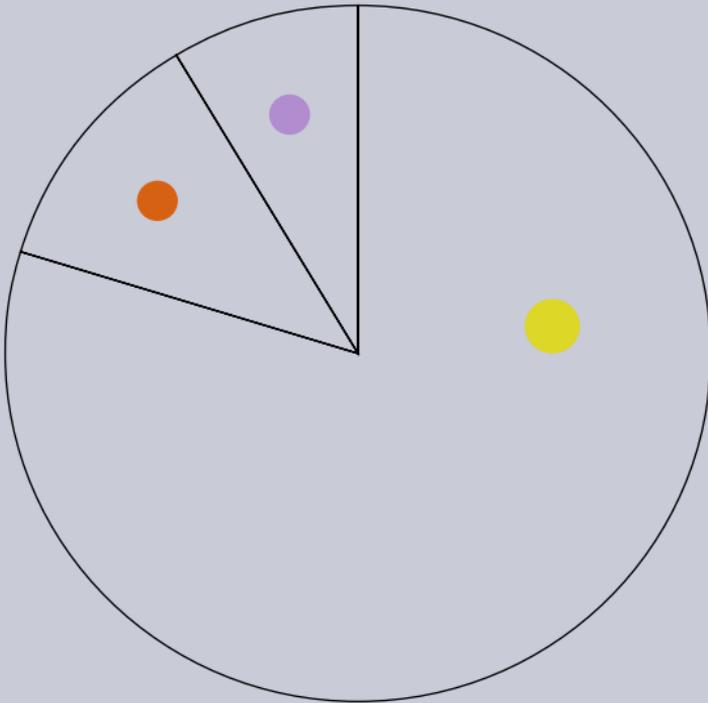
TYPE OF INCOME

	CHARITABLE CONTRIBUTIONS	726 457,00 UAH
	GRANT FINANCING	31 807 245,00 UAH
IN TOTAL		32 533 702,00 UAH



EXPENSES BY PROGRAM

	ADMINISTRATIVE EXPENSES AND INSTITUTIONAL DEVELOPMENT	3 292 29,00 UAH
	MAKERSPACE	4 458 943,00 UAH
	CO-HATY	30 777 449,00 UAH
	IN TOTAL	38 528 684,00 UAH



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