



# **HOUSING AND TENANTS ORGANIZATION HTO**

## **ANNUAL REPORT 2022**

HTO - Housing and Tenants organization, is a citizens' association founded in 2020, as an organization for the improvement of housing, living conditions and the rights of tenants in the Republic of North Macedonia.

HTO has started 2022 with an enthusiasm following a successful start from 2021. With the first research named “[Housing rights and tenants between law and reality](#)”, HTO has mapped the general situation on housing and tenants’ rights in the Republic of North Macedonia, identifying challenges that require additional attention. Several key problems raised concerning housing rights and the right to a decent housing. The analysis showed that there is dissatisfaction with the existing legislation, laws and bylaws, regulations and norms that regulate housing. The legal entities dealing with the activity Housing, face a number of problems and ambiguities and non-compliance with laws in other areas, which requires the initiation of processes for the promotion of the matter. There is no categorization, nor minimum guaranteed quality conditions, nor a unified price for the lease based on the condition of the real estate, which puts the tenants in an unenviable position and violates their rights. In addition, many of the tenants do not have written lease agreements, which deprives them of the right to have protection, and be in a very unfavorable position.

The civil society sector shows little activity in the area of housing. Beside Habitat Macedonia and organizations dealing with social protection, (especially the Roma population), there are no organized groups to represent the rights of tenants, nor unions that would advocate for tenant rights. Citizens' participation in the creation of housing regulations is absent at all levels.

Therefore, we recognize the necessity to increase the education and informing the tenants about their rights and opportunities provided by the existing legislation; Promoting the rights for a decent housing and establishing a framework for establishing direct cooperation with civil society organizations for joint creation of policies related to housing.

**Project: Youth and the right to housing**

**Supported by Civika Mobilitas**

**Project duration: 01.12.2021 – 01.05.2022**



The goal of the project was to conduct a research on youth, housing, and youth homelessness and to propose recommendations for improving the situation. This analysis is the first of its kind in the Republic of North Macedonia and provides an overview of the existing national regulation that refers to youth housing, but also reflects the real conditions among different target groups of young people. Its aim is to contribute to current and future processes for creating better practices and policies related to youth housing, and calls on policy makers to recognize and support the diversity of young people in society. The research on [youth, housing, and youth homelessness](#). The results are showing that young people are not familiar with the Housing Law and do not show interest in the regulation that refers to housing in general. There are also no materials where citizens, especially young people can be informed about housing opportunities and how to exercise their rights in the field of housing. High percentage of youth poverty and youth unemployment are especially important for the housing situation of young people. It is impossible to expect that young workers will be able to secure sufficient funds to pay rent or repay a loan.

The projects goals were also aimed at creating partnerships with other civil society organizations. We networked with a large number of civil society organizations (19) during the activities where a huge interest in the topic of housing and youth appeared. A number of the organizations we contacted proposed joint activities, in accordance with their domain of working together.





## **Project: Together for housing and tenants' rights**

### **Supported by the Swedish union of tenants**

### **Project duration: 01.05.2022 – 31.12.2022**

The goal of the project was to start tenant's membership inside HTO with the support of the Swedish union of tenants. The project was also a partnership with HTO for bringing the know – how from the Swedish perspective in the field of tenants rights. We organized informal groups of tenants and we mapped their problems and challenges. We became part of the International union of tenants and we established HTO as the only organization in North Macedonia that is advocating for tenants' rights.

Currently, HTO has 98 members, tenants. Collaboration with the Young lawyers association was established, for creating a joint program for a free legal aid for tenants. A legal consultant provide us with creating summery of the hosing regulations and laws in North Macedonia that give us more clear view on how to structure our recommendations and future actions.

During the project activities, we had interviews with students and we heard the student's problems and living conditions. We organized meetings with them and the leading youth the in student dormitories to plan joint activities for improving living conditions for students.

Further, we conducted 4 workshops with different topics around housing, climate change and hosing, housing and vulnerable groups and more. We prepared educational videos to speak on different topics for housing. We established collaboration with over than 20 civil society organizations across Macedonia. One of the most important partnership and collaboration is with the regulatory housing commission that give commitment to initiate the new hosing strategy in Macedonia. The last strategy ended 2012.

HTO initiated and became part of a regional housing platform together with Bosnia and Herzegovina, Serbia, Montenegro, Kosovo and Albania. The regional office of Habitat for Humanity decided to support further development of this regional housing platform with organizing another meeting in 2023.

- <https://www.youtube.com/watch?v=kA6nqRDDR4>
- <https://www.youtube.com/watch?v=84vHNcTSiic&t=10s>
- <https://www.facebook.com/HTOmK/videos/1805319979860799>



**КОНФЕРЕНЦ НА ТЕМА**  
**ДОМУВАЊЕТО КАКО ОСНОВА ЗА РАЗВОЈ,**  
**КАДЕ СМЕ СЕГА И КАКО ПОСТАНАУТ**

Идеите и вештини од современите домињавање се фактори на поддршка, заштитата и државната компетентност на домињантите и моделите за постепено воспоставување на домињантите.

Одвечката Анабела Каапанска, мајка докторка, е гост на конференцијата на домињантите во Македонија со фокус на домињантите одржливи и новиот резонанс од домињантите.

**ДАТУМ: 01 СЕПТЕМБАР | ОД 10:00 ДО 12:00 Ч.**

 



**ТЕНАТСКИ ВЕБИНАР**  
**ДОМУВАЊЕТО КАК**  
**ЖЕНИТЕ ЖРТВИ НА**  
**СЕМЕЗНО НАСИЛСТВО**

А. Каапанска, докторка, мајка докторка, е гост на вебинарот на домињантите во Македонија со фокус на домињантите одржливи и новиот резонанс од домињантите.

**ЕКСПЕРТ**  
**МАЈА АЦЕВСКА**  
МАКЕДОНСКИ ПСИХОЛОГ  
МАКЕДОНСКИ ПСИХОЛОГ

**12.07.2022 | 10:00 - 12:30**  
[WWW.HTO.ORG.MK](http://WWW.HTO.ORG.MK)

 

**Проблемот домување – една од главните причини за непријавување насилство**

**Постои:**

- Законска заштита
- Помош и поддршка од граѓански организации и институции

**Не постои:**

- Можности за домување за жени жртви на РБН и СН
- Социјални сланини наменети за жени жртви
- Финансиска поддршка за домување и ресоцијализација




**ЗАЕДНО ЗА КЛИМАТСКА АКЦИЈА**

39% од сопствениците на зградите поврзани со енергетиката се приклучиле на зградите.

Организацијата за домување и сланини (ОДС) претставува членство на Коалицијата за клима



Како подобрувањето на условите за домување влијае врз бизнисот?



**Сектор: Тодоровска...**

**Адреса: y iPhone**



**КОНФЕРЕНЦ НА ТЕМА**  
**Одржливо домување за ефективно**  
**изменети климатски и одржливи развој**

Одржливо домување за ефективно изменети климатски и одржливи развој

**ДАТУМ: 27.09 од 17:00 до 18:00 Ч.**

 

**Политики за домување како одатка за намалување на сиромаштијата**

Како да се подобри домувањето и да се намали сиромаштијата

Датум: 01.11.2022 | 11:00 - 12:00

**Венета Дукаска**  
Директорка на Национална институција за сиромаштија

 








### **Project: Partnership HTO & Friedrich-Ebert-Stiftung Skopje**

This partnership helped HTO to restructure its vision, mission and goals. We had international experts sharing their knowledge on how HTO should develop in the next years and we had expert – consultant that created a strategic plan together with HTO for the next 4 years.

We had joint workshop with young social democrats who shared with us that they have put housing as top 3 priority in their program. The partnership was confirmed form 2023 as well.



### **Project: Housing rights on the move**

**Supported by Olof Palme International Center**

**Project duration: 01.05.2022 – 31.12.2022**

This cooperation will put emphasis on raising awareness in the general population about housing, tenants' rights, creation of tenants' movement and research on social housing. There are not organized groups or organizations that are representing tenants in North Macedonia. No unions of tenants that can advocate for tenants. Legal lease agreements are missing and the property owners avoid tax payment. There is no real data on renting units. There is a lack of citizens' participation in the processes of creating law regulations for housing on all levels, and there is dissatisfaction on the existing laws. The last housing strategy was from 2007 -2012 and since then there has not been any updates. There is a great need of creation of tenant's movement that can change the current situation for tenants' rights. There is a total lack of planning housing strategy based on the needs of different groups of the population that can reflect thought different sectoral policies and would contribute to more quality living for all. The lack of awareness, knowledge and information within the community, is preventing the process of planning activities based on the real conditions that can improve the housing and introduce development.

The project objective reached its objective with special focus on the organized focus groups with tenants where we got insights on the situation for housing for different vulnerable groups that live under rent, partnership for collaborations from Sweden, Bosna and Hercegovina and more. Many organizations offered their partnership for the focus groups and they detected problems that they were not aware



before. Our goal is to create the tenants movement and membership into HTO so we can provide free legal aid and support to those in need. For that propose, we had working meetings with our partner, the Swedish union of tenants, that has over 600 000 members (tenants) and has large scope of experience. HTO got training on know-how from the Swedish union of tenants on how to build tenants movement. We also had working meeting with our partner from Bosnia and Hercegovina on learning on law aspects on housing.

The focused groups provided a platform of direct contact with tenants, their joining in HTO. We heard about many problems connected to housing and tenant's issues, we learned about challenges on different vulnerable groups, facing poverty and difficult housing situations, misusing of legal agreements, disputes between tenants and property owners and many more. HTO tried to promote the legal aspects on hosing and examples of vulnerable groups and hosing through our video platform on you tube. The aim was to raise awareness on both issues.

Our achievements within the project activities:

- Creating first analysis on social housing situation in North Macedonia
- Organized focus groups contributed to rising awareness on the importance of tenants' rights
- Start of the first ever tenants movement in North Macedonia
- Establishing partnership with Young Lawyers Association for providing free legal aid to HTO members from 2023. Singed memorandum for collaboration
- HTO had several meetings with regulatory commission for housing and agreed to initiate new hosing strategy from 2023. Strong partnership is established for raising the importance of tenants' rights
- Thematic videos about the law aspects on hosing and one on vulnerable groups and housing – women victims of domestic violence.
- Delegation of high officials from the Swedish union of tenants had strong impact on our development. The Swedish Embassy was interested to hear about the joint collaboration and give HTO encouragement for future development and collaboration.
- HTO became partner and initiator of regional hosing platform. One meeting was held in Montenegro, one in Bosna and Hercegovina and one in Skopje, for establishing the platform
- <https://www.youtube.com/watch?v=rgXzWTpRTM&t=6s>
- <https://www.youtube.com/watch?v=GblFB8UOSJQ&t=24s>





**ЕВРОПСКИ ПРЕДВИДЛИЦИ ЗА ДОМЉИНА И ПОДОБРА УРБАНА СРЕДИНА**
  
 Предмет на семинара: донесени закони и подзаконски акти во областа на заштита на правата на станарите
   
 Место: Скопје, МКЦ
   
 Датум: 11.12.2019
   
 Вреќа: 14.00 - 17.00
   
 Организатор: HTO
   
 Спонзор: UNICEF
   
 Партнери: HTO, UNICEF, FREA, and others.



**Дали живееш под кирија во Скопје?**
  
 Ајде да зборуваме за квалитетот под кирија во Скопје.
   
 Твојата локација: Твојата локација е различна и потпишана и бидејќи да се објавиа притоа што не се забележи на 09.12.2019 во Скопје.
   
 Партнери: UNICEF, HTO, and others.







**Project: Skopje is my home**

**Supported by City of Skopje**

**Project duration: 01.10.2022 – 31.11.2022**

We held two workshops with the students from the 3rd year at the secondary school Orce Nikolov from Skopje and the students from the 3rd year at the "Josip Broz Tito" high school in Skopje, on the topic of housing. The aim of the activities were directed to motivate the students to think more on their housing and living conditions, how they see their city growing and becoming more sustainable and better for living. The presentation also included an informative section on climate change and the impact of homes on climate change.

