

**Post-War In-situ Municipality of Peje
Kosovo Structural and Returning Refugee Assessment**

**Proposals and Project Concept for Peje, Djakovika and
Prizren**

Research Report for USA-AID



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Terms of Reference

Outline report prepared by Kosovo Direct for USA-AID as part of an infrastructural and community survey-analysis initiative in the municipality of Peje.

Kosovo Direct

Kosovo Direct is a non-governmental organization based in Malta operating for the Kosovar population, recently emerging from an intensive ethnic conflict. Throughout the conflict Kosovo Direct has been the fulcrum of local mobilization of public opinion especially through activities aimed at raising funds and provision of humanitarian relief for the displaced Kosovar refugees.

To date Kosovo Direct has had a direct impetus on the provision of refugee accommodation in Malta as well as direct relief to the refugee camps in Albania. To this end, the organization has had and still has the responsibility for the refugee families in Malta as well as others in Albanian refugee camps.

The organization has also been involved in the setting-up of an initiative together with UNHCR (Tirana) regarding a psychosocial project based on an analysis of social cases including persons who experienced rape, murder, abuse and other related forms of trauma. For this project Kosovo Direct was actively involving sociologists, psychologists, social workers and other professionals in the caring profession.

In addition, Kosovo Direct was also the first NGO offering the introduction of private medical treatment of refugees in private medical centers in Malta.

The current initiative is a much wider and ambitious programme that Kosovo Direct is aiming to undertake through the immediate mobilization of professionals in the fields of planning, architecture, GIS (Geographic Information Systems), and research as well as the social fields.

Introduction

This project aims to carry out an extensive research based on the identification of needs and demands posed by the communities of the cities of Peje, Djakovika and Prizren as well as those of the surrounding villages. The study shall be based on a technical and analytical assessment of both the current provision or non-availability of various infrastructural and community facilities that are deemed necessary for the re-animation of an integrated society.

The aims of this project are two fold: the analysis of the current infrastructural matrix and the needs in each sector and the analysis of community care provision in the areas within the remit of Kosovo Direct.

Due to the familiarity with the areas designated, direct contact with representatives of the local community, a reliable network of contact persons both within Kosovo and Albania as well as an impressive backup of professionals in diverse fields of planning, research, project implementation in fields ranging from physical development to social and community activities.

Study Purpose

The current project being proposed by Kosovo Direct involves the setting up of an initiative aimed at identifying the current situation on the ground in the Municipality of Peje. This project will initially start with a research based on methodological analysis of the physical and community aspects of the area, propose issues for a strategic nature and eventually commence implementation of outlined goals. Refer to Figure 1.

a) Analysis of Current Situation

The current situation is one that has only been explored through the intervention of UNHCR, the humanitarian community and KFOR. Though the results to date are impressive, much still needs to be done in order to carry out a comprehensive assessment of the territory in question. Of 2000 villages in the whole of Kosovo, only 141 were analysed till early July, which identifies the imperative that any further study first needs to complement same report as well as identify specific needs in the area of Peje and its surrounding cities, especially since the area suffered massive damage: 40-45% loss of the housing stock and 90% in the Albanian-majority suburbs as quoted by the UNHCR in their Kosovo Rapid Village Assessment.

For obvious reasons new assessments of the area are deemed necessary and need to be carried out in a scientific and detailed way in order to fully assess the situation as it currently is, the way it may develop as more refugees and internally displaced people move in as well as propose issues for development.

In view of the above the proposed research study will be based on two generic but distinct areas of planning:

i) Infrastructural analysis

This topic concerns the carrying out of on-site surveys of the current infrastructural situation as regards to the various areas as outlined below:

• **Housing**

The current residential situation as per supply and demand will be analysed. This study will be carried out in line with the guidelines outlined in the Kosovo Rapid Village Assessment¹. Also, needs assessment as per damage sustained will be carried aimed at reporting on the need to implement the current UNHCR recommendations on the urgent repair/winterisation programme. This programme identifies priorities as being:

- i) the provision of temporary shelter to returning refugees
- ii) the provision of shelter repair kits and tools
- iii) winterisation package
- iv) special assistance for vulnerable families (disabled, single-headed households and community child centers).

The latter phase marks the introduction of an advanced stage of the Kosovo Direct project wherein the already-conceived psychosocial project mentioned above is brought into gear.

• **Utilities**

A preliminary analysis of the current provision of utility services such as water, electricity, sewerage and telecommunication will be carried out.

• **Commerce & Industry**

The provision of commercial services including shops, food dispensers such as bakeries, spatial distribution of same services, etc will be surveyed.

• **Transport**

This sector will mainly provide an analysis of the state of transport infrastructure such as roads,

¹ Kosovo Rapid Village Assessment – First Cut, 7 July 1999, Compiled by UNHCR, in collaboration with the humanitarian community and K-FOR.

carriageways, bridges, etc as well as the actual provision of transport in the areas under review.

- **Agriculture and rural areas**

Although this sector will not include a comprehensive part of the study, any sectors dealing with the provision of agricultural and rural aspects that may have a direct impact on the above topics will be taken into consideration.

In summary, the study will look at the examination of the current provision of facilities and the location of such provision, damaged sustained and potentiality of partial re-development or total re-construction. The aim is to identify the extent of provision of services described above, their spatial distribution according to the layout of the city/town and identify gaps/oversupply of such provision.

This section would also examine demographic issues in relation to both infrastructural and social aspects.

ii) **Social and Community Care analysis**

This section of the study concerns the analysis of the current social facilities and community care needs and demands. By social facilities is meant those facilities that complement housing provision, namely educational, religious, social and recreational aspects. By community care is meant the provision of facilities that promote health and a caring community, such as the provision of health and day centers, trauma clinics, residential/group homes, etc.

Analysis of Needs in the Areas Involved

This report provides a comprehensive analysis of the survey data (Table 1), including frequency counts, descriptive statistics, correlation analysis, and visualizations (Figures 2 and 3). The key findings from the analysis are:

1. **Concentration of Data:** The survey data is concentrated on "Miladin Popovic" street.
2. **House Characteristics:** Most houses have guest families, with an average of about 1.83 guest families per house.
3. **Repair Needs:** Self-repair and external help for repairs are consistently marked as necessary.
4. **Correlations:** There is a moderate positive correlation between the number of guest families and the number of storeys in the houses.

These insights can be useful for urban planning, resource allocation, and targeted interventions in the surveyed area. If further analysis or specific details are required, additional data and context would be beneficial.

Based on the findings of this analysis, the following recommendations are proposed:

1. **Targeted Interventions:** Focus on areas with a high concentration of survey-identified needs.

Table 1: Survey Data

Code	Street	House	Not willing	Upgrading of House	Guest families	Area (m2)	Storeys	Unfinished	Lack				Lack			Self-Repair	Need Help to Repair
									Doors	Windows	Floors	Roof	Electricity	Water	Sewage		
85	Miladin Popovic	42			1	30	1	damaged	1	1		1					1
84	Miladin Popovic	38			1	70	2	damaged	1	1		1	1	1			1
83	Miladin Popovic	32	1														
81	APJ	4	1														
82	Miladin Popovic	6			1	80	2	damaged	1	1		1	1	1		1	1
77	Haxhi Zeka 1				2	160	4	damaged	1	1		1					1
74	Duxan Mugosha	21			1		2	NOT damaged									
73	Duxan Mugosha				1	120	3	damaged	1	1		1	1	1		1	1
79	Duxan Mugosha				1	200	3	damaged	1	1		1				1	1
71	Dragina Medenica	13			3	60	2	damaged	1	1	1	1	1		1		1
70	Dragina Medenica	17			2	70	1	damaged	1	1		1	1				1
69	Dragina Medenica	15			4	80	2	damaged	1	1	1		1	1		1	1
68	Dragina Medenica	6	1														
67	Karagaq (1st street left of UNHCR)				1		4		1	1	1	1	1	1	1	1	1
66	Lole Ribara	19			1	130	2		1	1	1	1	1	1		1	
65	Haxhi Zeka 1	17			1	150	2	damaged	1	1	1	1	1	1	1	1	1
64	Haxhi Zeka 1	CG			1	180	2	damaged	1	1		1	1	1	1		1
63	Haxhi Zeka 1	CD			3	180	2		1	1			1			1	1
62	Haxhi Zeka 1	CC			4	160	2	Categ 5	1	1	1	1	1	1	1	1	1
61	Haxhi Zeka 1	12 (BC)			4	180	2	Categ 5	1	1	1	1	1	1	1	1	1
60	Haxhi Zeka 1	BB			1	200	2	damaged	1	1		1					1
59	Haxhi Zeka 1	BA	Offers house to refugees		6	200	2	Categ 5	1	1	1	1	1	1		1	1
58	Haxhi Zeka 1	12/12a			1	200	3	Categ 5	1	1		1	1	1		1	1
56	Haxhi Zeka 1	4	Lawyer's office		1		2	Unfinished (2nd floor)	1	1	1	1	1	1	1		1
57	Haxhi Zeka 1	4	Relatives		1		2	damaged	1	1		1					
54	Haxhi Zeka 1	6			1	160	2	Unfinished (2nd floor)	1	1			1	1	1		1
55	Haxhi Zeka 1	8	Ex school - Community Centre		10	180	4	Slight damage	1	1	1	1					1
53	Haxhi Zeka 1	1 (GG)	Relatives		3	140	3	damaged	1	1		1	1	1	1		1

Code	Street	House	Not willing	Upgrading of House	Guest families	Area (m2)	Storeys	Unfinished	Lack				Lack			Self-Repair	Need Help to Repair
									Doors	Windows	Floors	Roof	Electricity	Water	Sewage		
52	1st May	49B			1		1	damaged	1	1	1	1	1	1	1	1	
51	Haxhi Zeka 1		Next to Red Cross		5		1	damaged	1	1	1	1	1	1	1	1	
50	APJ	43			1	110	1	Categ 5	1	1	1	1	1	1	1	1	
49	Lole Ribara	11			3	160	4		1	1	1	1	1	1	1	1	
47	Nentori 29	31			1	60	1		1	1		1	1		1		
46	V. Petrovic	14			1	70	1					1				1	
45	B. Radicevic	36			2	150	1	Categ 5	1	1	1	1	1		1	1	
44	B. Radicevic	34			2	100	2	Categ 5	1	1		1	1		1	1	
43	B. Radicevic	50			2	119	2	Unfinished	1	1	1		1	1	1	1	
42	S. Joksinovic	1			2	80	2	Unfinished	1	1						1	
41	APJ	30	(Nasser Selimi)		4	300	4	Unfinished (3rd & 4th floors)	1	1	1		1	1	1	1	
40	Duxan Mugosha	15			1	110	2	Categ 5	1	1	1	1	1	1	1	1	
39	V. Petrovic	16			1	150	2		1	1		1	1	1	1	1	
38	V. Petrovic	31			2		2	Categ 5	1	1	1	1	1	1	1	1	
37	V. Petrovic	33			1		1	Categ 5	1	1	1	1	1	1	1	1	
36	V. Petrovic	37			1		1	Categ 5	1	1	1	1	1	1	1	1	
35	V. Petrovic	20			1	180	1	Categ 5	1	1	1	1	1	1	1	1	
34	October Revoluzione	3			2	200	1		1	1	1	1	1	1	1	1	
33	October Revoluzione	7			1	120	1		1			1				1	
32	October Revoluzione	11			1	160	1	Categ 5	1	1	1	1	1	1	1	1	
31	B. Radicevic	27			2		2		1	1	1	1	1	1	1	1	
30	October Revoluzione	19			1	120	2		1	1	1	1	1	1	1	1	
29	B. Radicevic	15A			1	110	1	Categ 5	1	1	1	1	1	1	1	1	
28	B. Radicevic	15			1	100	1	Categ 5	1	1	1	1	1	1	1	1	
27	B. Radicevic	15			1	115	1	Categ 5	1	1	1	1	1	1	1	1	
26	B. Radicevic	13A			1	120	1		1	1	1	1	1	1	1	1	
25	B. Radicevic	50			1	150	2		1	1	1		1	1	1	1	
24	B. Radicevic	44			1	140	1		1	1	1	1	1	1	1	1	
23	B. Radicevic	46			1	144	2		1	1	1	1	1	1	1	1	
22	B. Radicevic	46A			3		2		1	1	1	1	1	1	1	1	
21	B. Radicevic	38			2	180	3		1	1	1	1	1	1	1	1	
20	B. Radicevic	34A			1	120	3		1	1	1	1	1	1	1	1	
19	B. Radicevic	34			1	130	3		1	1		1	1	1	1	1	
18	S. Boraka	6			2	120	1		1	1	1	1	1	1	1	1	
17	APJ	40			2	120	2		1	1	1	1	1	1	1	1	
16	APJ	32A			1	110	2	Unfinished	1	1						1	
15	1st May				2		2		1	1	1	1	1	1	1	1	
14	1st May	42			1		2		1	1	1	1	1	1	1	1	

Code	Street	House	Not willing	Upgrading of House	Guest families	Area (m2) (1 floor)	Storeys	Unfinished	Lack				Lack			Self-Repair	Need Help to Repair
									Doors	Windows	Floors	Roof	Electricity	Water	Sewage		
13	Nikola Vukmnirovic	7			1		2		1	1	1		1	1		1	
12	1st May	60			2		2		1	1	1	1	1		1	1	
11	1st May	48			1		2			1		1			1	1	
10	1st May	50			1		1		1	1	1	1			1	1	
9	1st May	49A (CC3)			2		2		1	1	1	1	1	1	1	1	
8	1st May	CC2			3		1		1	1	1	1	1	1	1	1	
7	1st May	58			1		2		1	1	1	1	1		1	1	
6	1st May				4	110	2		1	1	1	1	1	1	1	1	
5	1st May	54			2		1		1	1	1	1	1	1	1	1	
4	1st May	52			2		2		1	1	1			1	1	1	
3	Nikola Vukmnirovic	8			1		1		1	1	1	1			1	1	
2	Nikola Vukmnirovic	25			2		4		1	1	1	1	1	1	1	1	
1	APJ	43			1	120	1		1	1	1	1			1	1	

Figure 2: Frequencies: Infrastructure

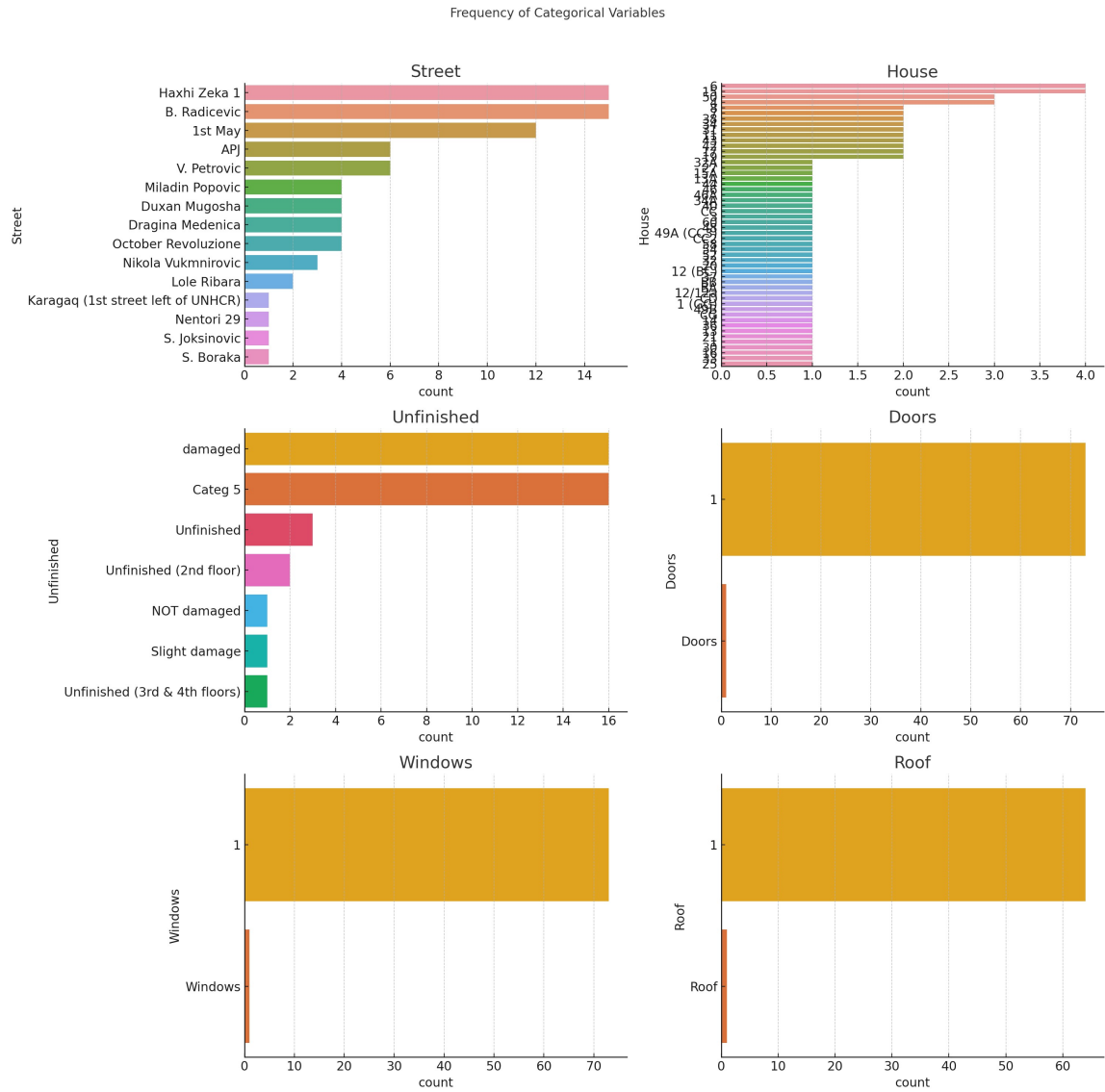
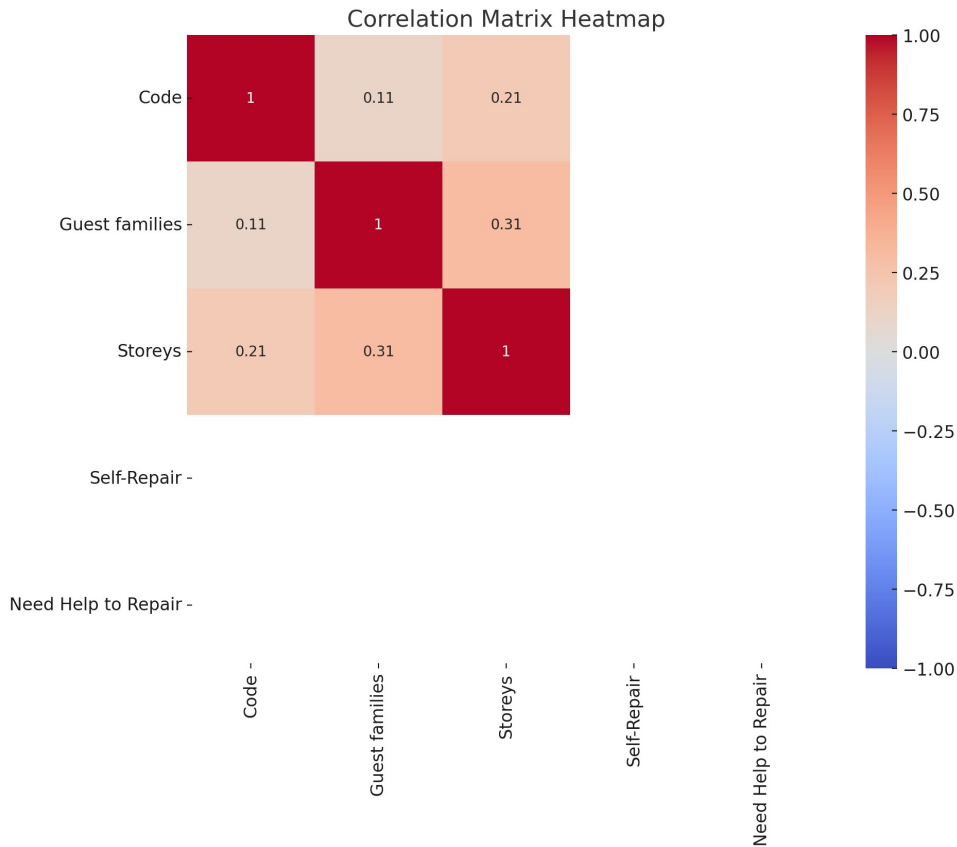
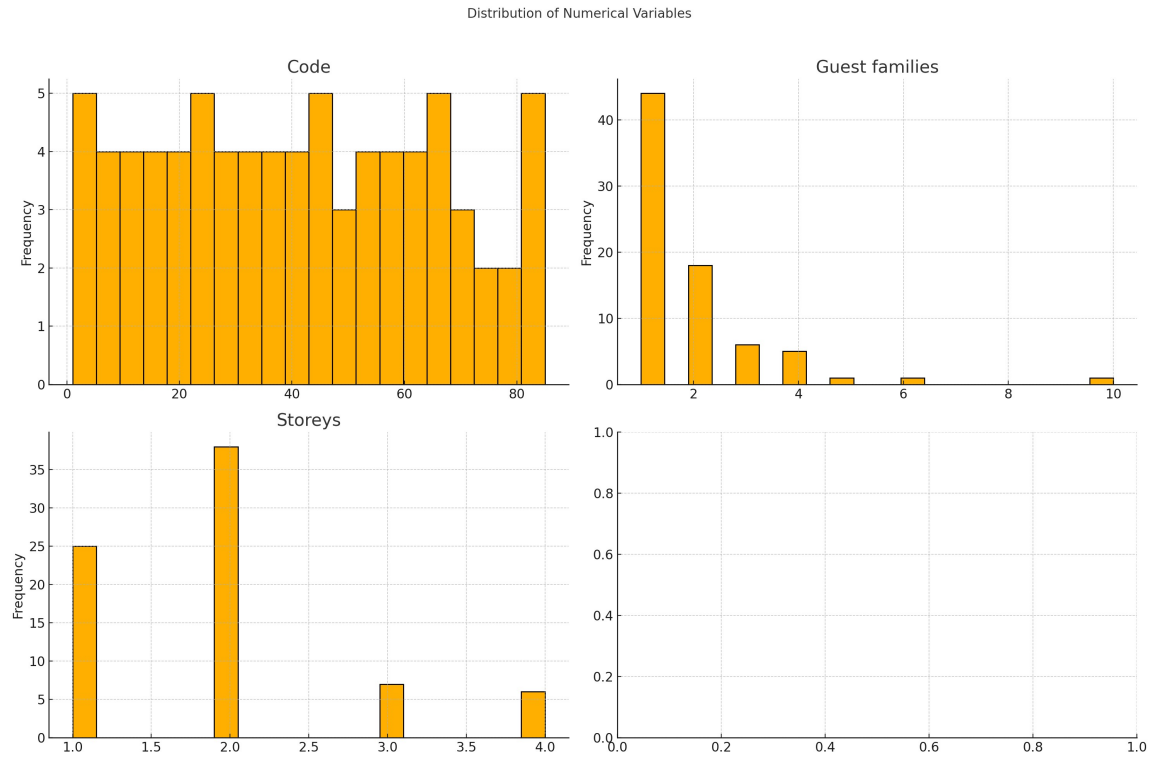


Figure 3: Habitation Distribution and Heatmap



Report Output

The analysis of the survey data provides valuable insights into the housing conditions and related factors in the surveyed area. The following points summarize the key findings and their implications.

Concentration of Data

The survey data predominantly represents houses located on "Miladin Popovic" street. This concentration suggests that the surveyed area is primarily focused on this street, which may reflect a targeted approach for data collection. It indicates that the majority of the issues and conditions identified in this survey pertain to this specific location, which could be useful for localized urban planning and resource allocation.

House Characteristics

The analysis shows that most houses have at least one guest family, with the average number of guest families per house being approximately 1.83. This suggests a common practice of hosting multiple families within a single dwelling, which may be indicative of socio-economic conditions that necessitate shared living arrangements. The presence of multiple families in one house could lead to increased wear and tear on the property, higher utility usage, and greater demand for amenities and services.

Repair Needs

A significant portion of the survey data indicates the need for repairs. The variables `Self-Repair` and `Need Help to Repair` consistently show that repairs are necessary across many houses. This highlights a widespread issue with the structural integrity and maintenance of the surveyed properties. Addressing these repair needs is crucial for improving the living conditions and ensuring the safety and well-being of the residents. The consistent marking of these variables suggests that residents are aware of the issues but may lack the resources or skills to address them independently.

Correlations

The correlation analysis reveals a moderate positive correlation between the number of guest families and the number of storeys in the houses. This relationship indicates that houses with more storeys tend to accommodate more guest families. It may imply that multi-storey houses are better suited to host multiple families, possibly offering more space and better privacy compared to single-storey houses. This insight can be useful for urban planners and housing authorities when considering the design and construction of new residential buildings to accommodate similar living arrangements.

Visualizations

The visualizations, including bar charts, histograms, and the heatmap, provide a clear and accessible way to understand the distribution and relationships within the data. The bar charts show the frequency of various categorical variables, highlighting the concentration of survey data on specific streets and the common conditions of house features such as windows, doors, and roofs. The histograms illustrate the distribution of numerical variables, showing that the majority of houses have one or two guest families and typically one or two storeys. The heatmap of the correlation matrix visually represents the relationships between numerical variables, emphasizing the significant correlation between guest families and storeys.

Implications for Urban Planning in the Peje Municipality

The findings from this analysis have important implications for urban planning and housing policy. The concentration of data on "Miladin Popovic" street suggests a need for targeted interventions in this area. The prevalence of guest families indicates a demand for housing solutions that can accommodate multiple families comfortably and sustainably. The widespread need for repairs highlights the importance of maintenance programs and support for homeowners to address structural issues. The correlation between guest families and storeys suggests that multi-storey housing may be a viable solution for areas with high demand for shared living spaces.

Proposals for funding and Intervention Agencies

Proposals for Funders to Address Housing Issues in Peje Municipality Post-Kosovo War

1. Comprehensive Housing Repair Program

Objective: Provide financial and technical assistance for repairing and maintaining war-damaged houses in Peje Municipality.

Description: This program will offer grants or low-interest loans to cover essential repairs, such as fixing roofs, windows, doors, and other structural elements damaged during the war. A network of certified contractors will ensure quality and timely completion of repairs.

Expected Impact: Improved living conditions, increased property safety, and prevention of further deterioration of the housing stock.

2. Multi-Storey Housing Development Project

Objective: Construct new multi-storey residential buildings to accommodate multiple families affected by the war.

Description: Fund the construction of multi-storey apartments equipped with modern amenities, designed to house displaced families or those currently living in overcrowded conditions. These buildings will offer affordable and sustainable housing solutions.

Expected Impact: Alleviation of housing shortages, better utilization of land, and enhanced quality of life for residents.

3. Community Resource and Training Center

Objective: Establish a center providing resources and training for homeowners on post-war maintenance and repair techniques.

Description: The center will offer workshops and training sessions on DIY repairs, basic maintenance skills, and energy efficiency improvements. It will also serve as a resource hub for tools and materials.

Expected Impact: Empowerment of residents through knowledge, reduced repair costs, and better-maintained properties.

4. Guest Family Support Initiative

Objective: Support households hosting guest families displaced by the war through financial aid and resource provision.

Description: Provide monthly stipends or vouchers to households hosting guest families to help cover additional living expenses. This initiative could also include access to

counseling and mediation services to address any social issues arising from shared living arrangements.

Expected Impact: Reduced financial burden on host families, improved relationships between host and guest families, and enhanced community cohesion.

5. Energy Efficiency Improvement Grants

Objective: Promote energy-efficient upgrades in homes to reduce utility costs and improve living conditions.

Description: Provide grants for energy-efficient installations such as insulation, energy-efficient windows, solar panels, and modern heating systems. Include assessments to identify the most impactful upgrades for each home.

Expected Impact: Lower energy bills, reduced environmental impact, and more comfortable living environments.

6. Targeted Neighborhood Revitalization Project

Objective: Improve the overall infrastructure and aesthetics of war-affected neighborhoods in Peje.

Description: Fund comprehensive improvements including street paving, lighting, landscaping, and public space enhancements. Integrate community input into planning to ensure the upgrades meet local needs.

Expected Impact: Enhanced neighborhood appeal, increased property values, and a stronger sense of community pride.

7. Water and Sewage System Upgrade Fund

Objective: Upgrade and expand water and sewage systems in areas with inadequate infrastructure post-war.

Description: Allocate funds to improve existing water and sewage systems, ensuring reliable and clean water supply and effective waste management. Include a maintenance plan to sustain the systems long-term.

Expected Impact: Better health outcomes, reduced waterborne diseases, and improved sanitation standards.

8. Affordable Housing Loan Program

Objective: Provide affordable financing options for low-income families to purchase or improve their homes.

Description: Offer low-interest loans with flexible repayment terms to low-income households. Partner with local banks and housing agencies to facilitate loan distribution and management.

Expected Impact: Increased homeownership rates, improved living standards, and greater financial stability for low-income families.

9. Neighborhood Watch and Safety Enhancement Program

Objective: Enhance safety and security in residential areas through community-driven initiatives.

Description: Establish a neighborhood watch program with regular patrols, community policing initiatives, and safety workshops. Provide funding for security enhancements such as better lighting, surveillance cameras, and secure locks.

Expected Impact: Reduced crime rates, increased community engagement, and a safer living environment.

10. Emergency Housing Assistance Fund

Objective: Provide immediate financial assistance to families facing housing emergencies such as eviction, natural disasters, or sudden loss of income.

Description: Create a fund that can be quickly accessed by families in need of temporary housing, emergency repairs, or other urgent housing-related expenses. Include a streamlined application process to ensure timely support.

Expected Impact: Prevention of homelessness, quick recovery from housing emergencies, and stabilization of affected families.

These proposals aim to address the various housing issues faced by residents of Peje Municipality post-Kosovo War. They focus on repairing war-damaged homes, constructing new housing, supporting families hosting displaced persons, and improving overall living conditions and infrastructure. Each proposal is designed to make a significant and positive impact on the community, helping residents rebuild and improve their lives after the conflict.

Conclusion

In summary, this analysis provides a comprehensive overview of the housing conditions in the surveyed area, identifying key issues and relationships that can inform targeted and effective urban planning and policy decisions. Addressing the identified needs and leveraging the insights from the correlations can lead to improved living conditions and better resource allocation for the residents of the surveyed area.

The post-war reconstruction efforts in Peje Municipality following the Kosovo War have highlighted several critical needs and priorities. This analysis, based on comprehensive survey data, has provided key insights into the housing conditions and the socio-economic fabric of the area, which are crucial for guiding effective urban planning and policy decisions.

Firstly, the concentration of data on "Miladin Popovic" street underscores a targeted area for intervention. The prevalence of guest families, with an average of 1.83 per house, reflects the socio-economic necessity of shared living arrangements. This scenario suggests that new housing projects should focus on accommodating multiple families, which could help reduce overcrowding and improve living standards. Moreover, the significant need for repairs—indicated by the consistent marking of self-repair and external help requirements—highlights the importance of maintenance and support programs. These programs are essential for improving structural integrity and ensuring the safety and well-being of residents.

Secondly, the correlation analysis reveals that houses with more storeys tend to accommodate more guest families. This relationship suggests that multi-storey housing could be an effective solution for accommodating the high demand for shared living spaces. Urban planners and housing authorities should consider this insight when designing new residential buildings. Such designs would not only address the current housing shortage but also provide better living conditions for families.

Finally, the visualizations, including bar charts, histograms, and heatmaps, provide a clear and accessible understanding of the data distribution and relationships. These visual tools are invaluable for identifying areas with the highest needs and for planning targeted interventions. For example, the bar charts highlight the common conditions of house features such as windows, doors, and roofs, while the histograms show the distribution of guest families and storeys.

In summary, addressing the identified needs and leveraging the insights from the correlations can lead to significant improvements in living conditions and better resource allocation for the residents of Peje Municipality. Targeted interventions, maintenance programs, and the construction of multi-storey housing are recommended to effectively address the post-war challenges and support the community's recovery and development.

These findings and recommendations are supported by a body of literature on post-conflict reconstruction, including the works of Barakat (1993) on reconstructing war-torn

societies, Harris (1995) on recovery from armed conflict, and Kumar (1997) on rebuilding societies after civil war. These studies provide a solid foundation for understanding the complexities and necessities of post-war reconstruction efforts.

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