

Housing Forum 2023

Warsaw, **October 2-3**

Towards better housing



UNHCR
The UN Refugee Agency

Towards better housing futures in Ukraine

Galyna Sukhomud, New Housing Policy (Kyiv, Ukraine) / Bauhaus University Weimar

Introduction

1 500 000 damaged residential units, with the third of them are completely destroyed (World Bank, 2023)

more than 6 000 000 refugees from Ukraine (UNHCR, 2023)

5 100 000 of IDPs in Ukraine (IOM)

Urgent need to find durable solutions encounters systemic challenges of Ukraine housing sphere

Context: Housing in Ukraine

"Super-homeownership housing regime" - common for former socialist countries of CEE (Stephens et al, 2015)

Characterized by extremely high debt-free owner-occupancy before 24th February 2022 (around 90%)

Result of mass give-away privatization in the 1990s

High expectations towards the state in direct provision of housing despite marketization of the economy

Unresolved questions about maintenance and, as a consequence, deterioration of housing stock



Source picture:
<https://www.epravda.com.ua/publications/2021/08/12/676820/>

Context: Housing in Ukraine

Disbalanced housing support focused primarily on homeownership and disregard for other forms of housing tenure

Reduced-rate mortgages for buying first housing for young families or IDPs the State Fund for Support of Youth Housing

- Only 41 thousand households supported buying housing since 1994

“eOselia” reduced mortgages of 3% or 7% for special categories

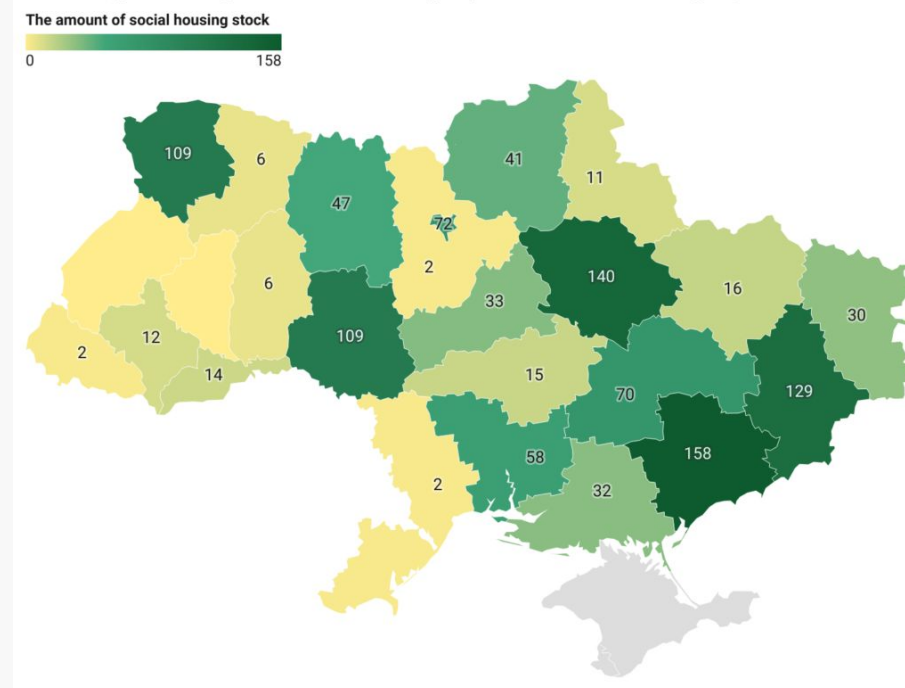
Subsidies for electricity, heating bills, reparations

But

Only **1,098** units of social housing as of January 2021 (Cedos)

Unregulated rental market dominated of private landlords

Existing housing stock of social purpose as of January 1, 2021



Graphic source:
<https://cedos.org.ua/en/researches/social-temporary-crisis-housing/>

Context: Housing in Ukraine

Lack of comprehensive approach: a limited number of actively-used policy instruments to deal with the housing crisis

Lack of spatial planning and land use instrument related to housing

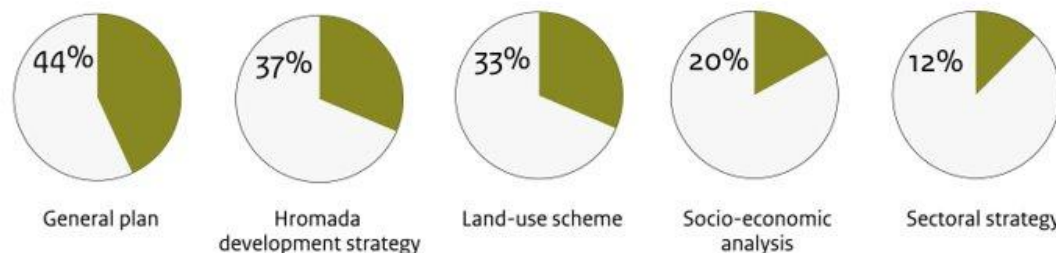
Lack of integrated social policies related to housing

Lack of functioning mechanism of maintenance and renovation

Lack of strategic documents related to housing and planning in hromadas

Completion of strategic documentation in municipalities in 2019

Per cent of surveyed hromadas that had a named strategic document



Graphic source: Vlasenko, 2022 in Anisimov et al, 2023
https://www.pbl.nl/sites/default/files/downloads/pbl-02052023-report_rebuilding_a_place_to_call_home_5189.pdf

Context: Housing in Ukraine

Fragmentary housing and shelter solutions for the displaced

60% of IDPs reside in rented accommodation (IOM)

38% of IDPs reported not having sufficient funds to pay rent through the winter (IOM)

Very limited support of renters below rental market prices and difficulty to access (around 10 Euro per person in summer and 20 Euro in winter planned as support for the individuals hosting refugees at home)

Reliance on patchwork, short to mid-term solutions (so called collective sites or “shelters” of NGOs and international organisations that difficult to scale up)

90 % of residents of collective accommodations reported to stay longer then 3 month (*“Ukraine Collective Site Monitoring”, 2023*)

Urgent need for comprehensive approach



Collective accommodation site in Ivano-Frankivsk renovated by co-HATY

Recommendations for systemic change



Sources

Anisimov, O., Fedoriv, P., Tkachenko, O., Lawson, J., & Buitelaar, E. (2023). *Rebuilding a place to call home Sharing knowledge for the recovery of Ukraine*.

https://www.pbl.nl/sites/default/files/downloads/pbl-02052023-report_rebuilding_a_place_to_call_home_5189.pdf

Bobrova, A., Lazarenko, V., Khassai, Y., & Shnaider, V. (2022). *Social, temporary and crisis housing: What Ukraine had when it faced the full-scale war*. Cedoss. <https://cedos.org.ua/en/researches/social-temporary-crisis-housing/>

Sukhomud, G. & Shnaider V.(2023) Continuity and change: wartime housing politics in Ukraine, International Journal of Housing Policy, DOI: 10.1080/19491247.2022.2153983

World Bank (2023). The Ukraine Rapid Damage and Needs Assessment

<https://documents1.worldbank.org/curated/en/099184503212328877/pdf/P1801740d1177f03c0ab180057556615497.pdf>.

UNHCR. (2023, September 19). *Situation Ukraine Refugee Situation*. <https://data.unhcr.org/en/situations/ukraine>

International Organization for Migration (IOM). (2023, January). *Ukraine—Internal Displacement Report—General Population Survey Round 12 (16 - 23 January 2023)*

Ukraine Collective Site Monitoring: Round 8, April - May 2023 Brief - Ukraine. (2023, July 6).

<https://reliefweb.int/report/ukraine/ukraine-collective-site-monitoring-round-8-april-may-2023-brief>

Housing Forum 2023

The contents of this publication
can in no way be taken to reflect
the views of UNHCR.