

Tools for Urban Recovery – long term housing approaches

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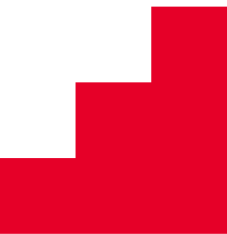
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Purpose and contents



1. Critically understand different housing policy challenges affecting the right to adequate housing, in a war/conflict situation, with a focus on Ukraine.
2. Be aware of relevant international approaches to housing related recovery, their success and shortcomings.
3. Reflect and adapt relevant insights to Ukraine's context.



POST-WAR/POST-CONFLICT RECONSTRUCTION



- **PCR** concerns the rehabilitation and development of economic and social conditions (based on Tzifakis, 2006)
- **Processes:** relief assistance, restoration of physical infrastructure and facilities, reestablishment of social services, *creation of appropriate conditions for social wellbeing and economic activity, and implementation of essential structural reforms for macroeconomic stability and strategies for sustainable development*
- **Actors:** affected communities, private sector, Ukrainian national and local government, emergency services and military, civil society organisations, unions, universities, religious organisations as well as UN agencies, multilateral and bilateral donors, International Financial Institutions (IFIs), as well as many more local, national and international NGOs.



Focus on housing PCR



Quarantelli (1995 in Felix et al, 2015) makes a distinction between those terms suggesting a definition of four distinct stages of post-disaster housing reconstruction:

(a)

Emergency shelter—a place where survivors stay for a short period of time during the height of the emergency, which can be in the house of a friend or in a public shelter;

(b)

Temporary shelter—used for an expected short stay, ideally no more than a few weeks after the disaster, this may be a tent, a public mass shelter, etc.;

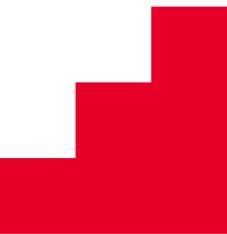
(c)

Temporary housing—the place where the survivors can reside temporarily, usually planned for 6 months to 3 years, returning to their normal daily activities, and can take the form of a pre-fabricated house, a rented house, etc.;

(d)

Permanent housing—return to the rebuilt house or re-settle in a new one to live permanently.

Félix, D., Monteiro, D., Branco, J.M. *et al.* The role of temporary accommodation buildings for post-disaster housing reconstruction. *J Hous and the Built Environ* 30, 683–699 (2015). <https://doi.org/10.1007/s10901-014-9431-4>



The persistence of emergency housing



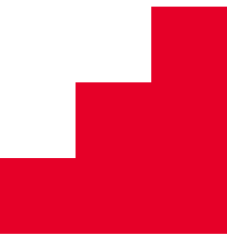
Nissenhütten

In 1951, another 14,000 people in Hamburg were living in temporary structures (Wenig, 2018)

See also

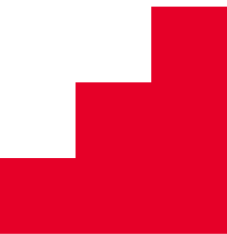
https://www.researchgate.net/publication/269775698_The_role_of_temporary_accommodation_buildings_for_post-disaster_housing_reconstruction

Source :<https://www.abendblatt.de/nachrichten/article215850485/Wohnungsnot-nach-dem-Krieg-Kaelte-im-Wellblechhaus.html>





The good, the bad and the ugly - Can we learn from past approaches?



Being alert to critical views



- **Top- down uniform approach by international agencies** (Guttal 2005, 74)
- A **‘development as usual’ approach** failing to grasp particular needs of war-torn states (del Castillo 2008, 20, Paris 1997).
- **“Nirvana fallacy”** only my one solution can solve all (Coyne 2006).
- **Colonial policies and donor opportunism**
- **‘Relief and reconstruction complex’** receiving almost all resources not local population (Bello 2006, 281-96).
- **NGOs as ‘ambulance chasers’** who deploy in crisis situations with little or no funding in order to provide services to donors (Chesterman 2004, 186). Foreign professionals receive salaries several times higher than those of the local population (Guttal 2005, 79).
- Some foreign contractors can be **unaccountable, corrupt and wasteful** of precious resources for the reconstruction of war-affected countries.



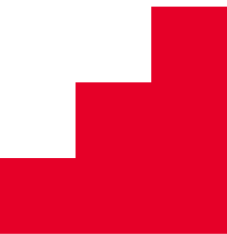
Failure of leaders in power, inconsistent aid, profiteering and lack of 'in-house' capacity



- Aid to Haiti has not been effective due to failure of the country's political and economic elites to participate and assist in the development process.
- US foreign policy has in some cases reinforced the tendency for elites to personally profit from aid initiatives (UN University, 2022).
- Continually giving Haiti loans and then forgiving them has created moral hazard; donors should look to deliver aid in the form of grants instead.

Instead

- Donors should target capacity-building to promote accountable, transparent, effective governance.
- Bypassing the government when delivering aid undermines capacity-building; donors should provide more budget support and earmarked funding.
- US policy on Haiti must be rethought, as the inconsistent nature of US aid flows has often had a detrimental effect on the administration of aid in Haiti.



Critical insights relating to housing



- Exhaustion of self-help initiatives
 - Housing paradox - over supply and over demand (Wind & Ibrahim, 2019)
 - Lack of coordinated international help, fragmentation of development bank efforts
 - Continual piloting – no cumulation of learning or system established
 - Preference towards show case projects 'symbolic' but not widespread
 - Temporary solutions become entrenched, inertia to shift towards long term.
 - Reliance on private financing favors prestige, or even luxury development outcomes - ignoring local context and local needs
 - Recovery exacerbates inequality, segregation (elite projects), and informalization (self-help)
- Lack of commitment to cover all socio-economic groups
 - 'World class' project without housing justice – Green master plan Rwanda (Hudani, 2020)

Commercial imperative focuses on 'top end'

Marota City,
Damascus, Syria
Wind and Ibrahim
(2019)



Foreign investment led approaches

"The Sarajevo City Center could be read like an outside imposition over the city, a form of spatial colonialism"
(Badescu, 2015, p. 45)



Sarajevo City Center

Picture Source: [https://commons.wikimedia.org/wiki/File:Sarajevo_-_Sarajevo_City_Center_\(SCC\)_\(49104980641\).jpg](https://commons.wikimedia.org/wiki/File:Sarajevo_-_Sarajevo_City_Center_(SCC)_(49104980641).jpg)

Reconstruction of Sarajevo, Bosnia Herzegovina 1994- ongoing



UNIVERSITY



- Mixed success
- Many stalled renovation projects
- Lack of funds, corruption (Tzifakis, N. and Tsardanidis, C. 2006 and 2013)

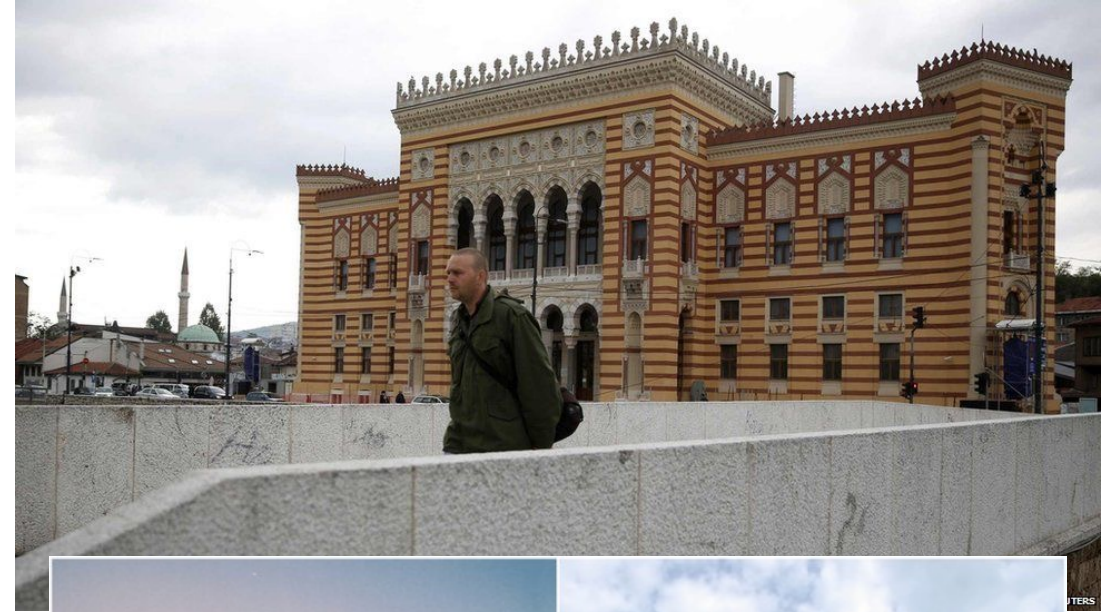
[AS3786411302461451467286488783_content_1\(1\).pdf](#)
[\(PDF\) Economic Reconstruction of Bosnia and Herzegovina: The Lost Decade \(researchgate.net\)](#)

Sarajevo today

Some exceptional buildings, high rise hotels, tourism

Some restoration of destroyed religious buildings and public infrastructure

Much more needed to be done.



Lessons from mega projects in the Balkans – Athens and Belgrade



Some basic recommendations for reducing the negative externalities of megaproject development are as follows

(Peric 2020a; Grubbauer and Camprag 2019; Zekovic et al. 2018):

- (1) Clear recognition of national interest instead of glorifying the neoliberal principles;
- (2) Dismiss of high-level politicians' nationalist narrative whilst advertising urban megaprojects;
- (3) Decrease of political clientelism via urban megaprojects and introduction of anti-corruption mechanisms;
- (4) Reassessment of regulatory mechanisms to precisely define the public interest;
- (5) Real decentralization of power instead of its declarative announcement in the legislation;

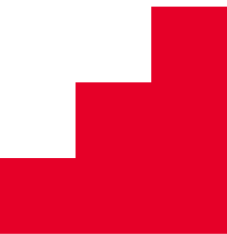
(6) Strengthening the organizational and financial capacity of municipalities as a prerequisite to the bottom-up decision-making;

(7) Encouraging mutual trust, joint actions and transparent decision-making procedures amongst the representatives of public, private and civil sector;

(8) Boosting the autonomy of planners whilst creating the original planning concepts and tailor-made proposals;

(9) Use of innovative (both formal and informal) planning instruments to improve the public dialogue and facilitate participation of all relevant actors;

(10) Enabling an effective feedback between the public sector planners and citizens to create trust, mutual respect, and cooperation.





What do you think are the biggest challenges in post-war/post-conflict urban recovery?

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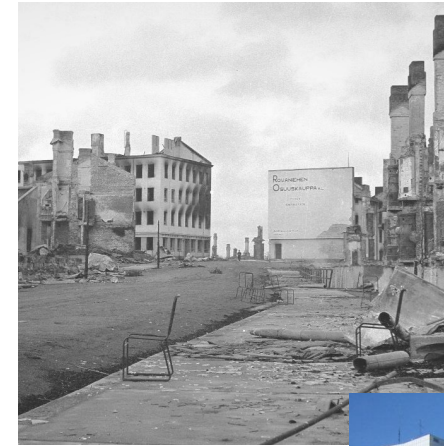
Europe rebuilt - producing some of world's most livable cities - how?

Warsaw, Poland

Rovaniemi, Tapiola, Helsinki, Finland

Rotterdam, the Netherlands

Vienna, Austria



Reconstruction of Warsaw – World Heritage

- The historic centre of the City of Warsaw is considered to be of outstanding universal value and was inscribed as UNESCO World Heritage in 1980 on the basis
- *“an exceptional example of the inner strength and determination of the nation, which brought about the reconstruction of the heritage on a unique scale in the history of the world.”*

(UNESCO World Heritage List in Skolimowski et al. 2016)

- Warsaw can provide a vehicle for comparative urbanism driven by hope for a better future (Kusiak and Azzouz, 2023)



Fig 3 : The Marketplace of Warsaw after the WWII bombings (left), and after its reconstruction (right). © Wikimedia commons (left) Dennis Jarvis (right) <http://www.mascontext.com/issues/21-repetition-spring-14/building-repetition-through-history-motivations-and-implications/>

Reconstruction of Warsaw – publicly led approach

Warsaw was almost completely raised to the ground in 1945 by the retreating German forces.

Fast beginning of reconstruction with enormous volunteering efforts. However, scavenging and self-build was a dangerous, chaotic and at times exploitative process (Przswara, 2023)

Within months the recovery and reconstruction efforts became well organized with the Warsaw Reconstruction Office (BOS) established and harnessing the expertise of many professions, especially urban planners and architects. (Museum of Reconstruction 2023 and Skolimowski et al. 2016)

Land municipalization was already a European recommendation to solve urban planning issues in the 1930s. The Bierut Decree (PKRN 1945) enacted this as a response to the pressing housing crisis and the need to provide shelter for Warsaw's remaining inhabitants (Kuletskaya & Willam 2022)

Decisions concerning property rights has held continuing consequences for Poland, - re-privatizations (also of schools and social housing) still generates urban conflicts (Kusiak 2019).



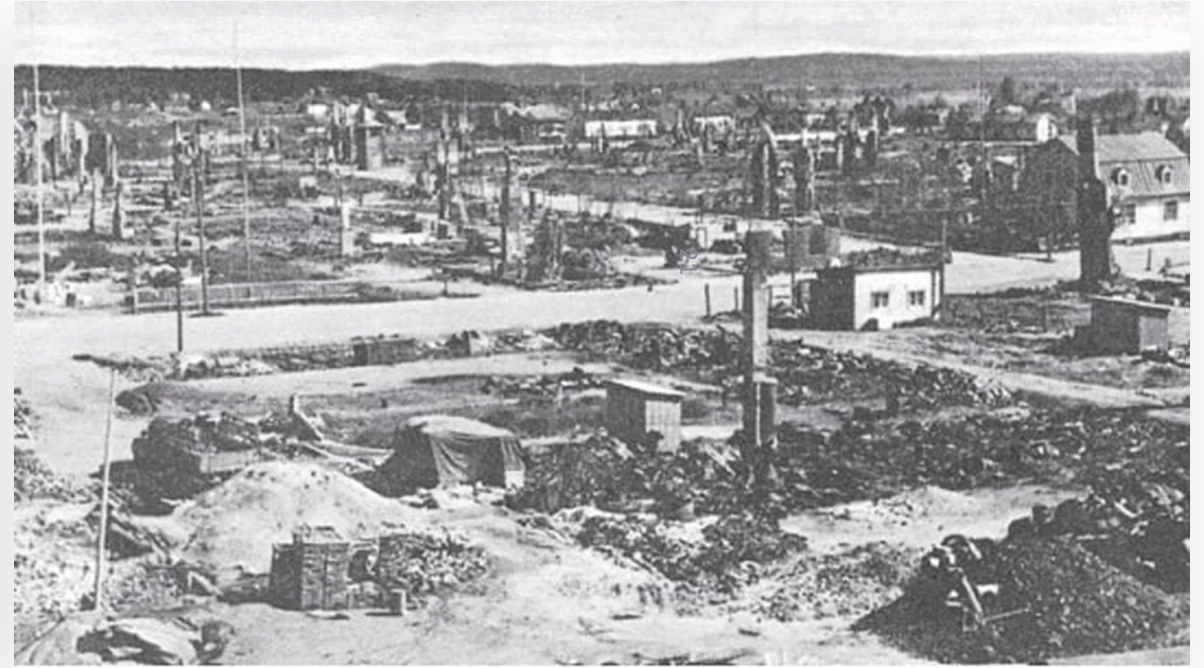
Warsaw reconstruction office (BOS)

Largest architectural and planning studio in the world

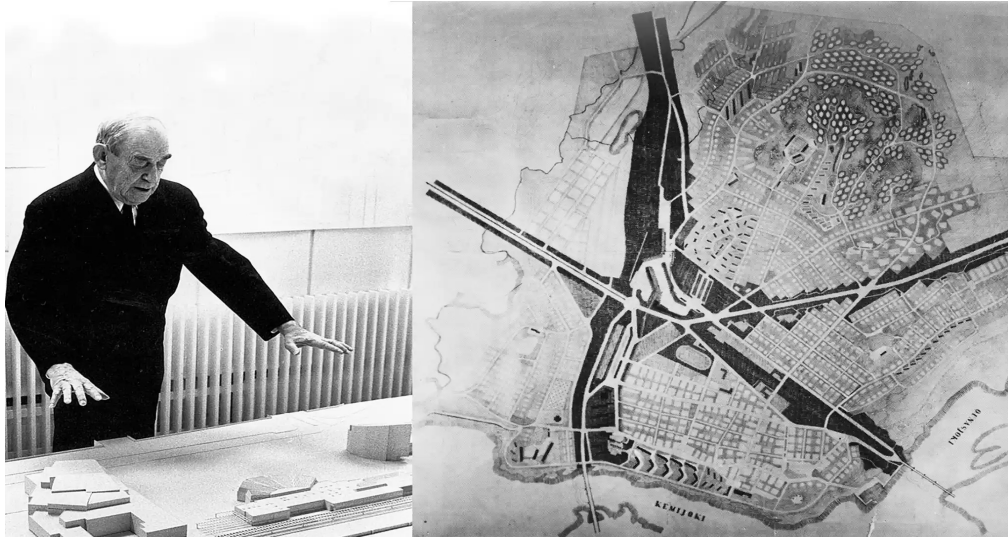
- 1500 people
- Strong professional capacity – limited technical resources (e.g. building cranes)
- Organised into 11 departments
- Drew on pre-war building plans and ideas
- Archival resources (historic illustrations)
- Dangerous conditions (mines, falling rubble)
- Organising valuable materials – rubble
- Reconstruction of old city - restoring identity
- Improved living conditions – modern, sunlight and nature



Destruction of Rovaniemi, Finland



Rovaniemi transformed



Role of international support?



Marshall Plan one of several post WWII reconstruction plans.

United Nations Relief and Rehabilitation Administration towards Europe and China (1943-1946), the loans of the International Bank of Reconstruction and Development to Europe, the Marshall Plan for Western Europe (1948-1951) and the economic assistance to Japan.

Marshall achieved targets for inflation, unemployment and budget deficits were significantly reduced, the GDP of the recipient states grew by 35% and intra-European trade increased by 80% (de Long and Eichengreen 1993, Lewarne and Snelbecker 2004, 55 in Tzifakis, 2022).

- Success attributed to conditionality for the implementation of structural adjustments.
- About one percent of the money was used for Technical Assistance.
- How was this applied to housing?
- Agreements reformed and accelerated local systems of provision
- About 12% was dedicated towards low-cost housing



Reconstruction of Rotterdam



- The Netherlands, and Rotterdam in particular, was heavily damaged during WWII
- **The Netherlands received \$ 1.127 billion** in Marshall Aid. With **\$ 109 per capita**, the Netherlands belonged to the group of countries in Western Europe that received the most Marshall aid.
- **Marshall funds were used for the reconstruction of infrastructure and housing. E.g. houses, the expansion of the Delft Technical Hogeschool (now University)**
- In total, about 4,100 predominantly smaller companies, benefited from the Marshall Plan.
- The Plan provided more **funds to build housing for 9.5 million people** living in the Netherlands. Rehabilitating the agriculture of the Netherlands also required the country to modernize its practices.
- It spent funds on **new farming equipment and the treatment and repairing of the soil destroyed** by years of fighting.
- The **port in Rotterdam** was particularly important because the country uses it to import goods. This was rebuilt and remains in the hands of the Rotterdam Port Authority today.
- **Source for the above text: include:** Marshall Plan, US State Department) <https://nl.usembassy.gov/our-relationship/marshall-plan-1947-2017/>

Reconstruction of Rotterdam



The Netherlands today – Social Housing 30%



Rent is a quality tenure choice in the Netherlands



- Around 40% of Dutch people rent their homes.
- The country has a high level of social housing, with not-for-profit housing associations owning around 75% of rental properties. Most of these are rent-quality regulated.
- Rent levels are assessed by a quality and space point system, the more points the higher the rent.
- Only moderate rents are regulated (under 730 euros per month but 1250 is proposed).
- These rent levels are annually indexed. For a period of 3 years (1 May 2021 until 1 May 2024) the annual rent increase is limited by law. Policy is that maximum rent increase is inflation + 1%. In 2022 the maximum rent increase is 3.3% (2.4% inflation + 1%). This policy is now under review to moderate increases.
- Individual rent assistance is available to assist rent payments, and the amount is based on income and rent costs.
- Tax department assesses household incomes and government transfers direct payments to eligible households - with low to moderate income or reliant on social assistance.
- Rent assistance is conditional on households occupying moderately priced dwellings and it only pays part of the rental costs.
- The scheme is not capped.

■ <https://www.housing2030.org/project/points-system-for-rent-setting-in-the-netherlands/>
<https://www.government.nl/topics/housing/rented-housing>



**Damaged Vienna
was near economic
collapse**

**– but recovered to
become Europe's most
liveable city, how?**



Conditional funds – for repair, new supply, renovation

Rebuilding damaged homes

76,000 destroyed and 101,00 damaged

**Housing
Reconstruction
fund (WWF)**
Rents on repaired
dwellings could
not be exceed
financing and
operating costs.

Building new affordable homes

Focus is on adequate supply – not subsidising demand

**Federal Housing
and Settlement
fund (BWSF) –**
Operating model
limited profit cost
recovery rental

Renovating without renoviction

Demand assistance when needed

**Housing
Rehabilitation Act
(1984) prevented
renoviction and
rent increases
capped**

Municipal Housing and Limited Profit Housing play a key role

today – 24% Austrian housing and 48% in Vienna

The key principles of limited-profit housing in Austria

Cost-rent: LPHA calculate on a cost-basis, which means that rents can neither be set above nor below the costs incurred in the production, financing and management of residential buildings (cost rent). Rented homes for which financing loans have been paid off are subject to rent control on a permanent basis, something known as the “Grundmiete”, a flat-rate rent which in most cases is below the cost rent.

Limitation of profits: Revenue-generating components are a part of cost-covering prices. In the case of LPHA, however, these are clearly defined by legislation and supplementary regulations which set upper limits.

Revolving funds: Equity is permanently tied up for limited-profit purposes and surpluses are continuously reinvested. This is guaranteed by a limitation on profit distribution among owners and by an obligation to regularly reinvest any surpluses in housing construction. Furthermore, shares in a limited-profit housing association may only be sold off at a nominal value of the initial investment.

Personnel restrictions: LPHA must be independent from the construction industry to prevent tie-in deals to the detriment of tenants. This applies particularly to the functionaries of limited-profit companies. The salaries of functionaries may also not exceed statutory limits

Limited business activities: Limited-profit housing associations must primarily pursue business activities that are within their main legal scope – home construction, maintenance and renovation, and must do so in their own name. For activities outside the main scope of business activities, such as construction of business premises, garages, and community facilities, LPHA require the permission of regional governments.

Audit requirements: All limited-profit building associations must be members of an auditing association and audited annually by independent auditors. The audit monitors legislation compliance, including efficient use of resources and capital as well as sound management of the organization



Reconstruction of South Korea: Seoul



Before the Korean war, following departure of the Japanese, overseas-trained Korean architects and foreign aid specialists played a role in reconstruction efforts, with their modernist and garden city ideals, who first proposed concrete medium-rise, multi-family apartments (Gelézeau (2007)

However, such housing was costly and the new democratic government did not have the capacity or resources for a large-scale housing programme.

Furthermore, unresolved land tenancy issues and social polarization degenerated into civil war between the increasingly communist Northern provinces and the capitalist-dominated South, leading to three years of costly and destructive conflict from 1950-1953, and massive loss of life and property.

With an armistice agreement and a divided country, South Korea relied on market based mechanisms but this was not effective, and was overtaken by an established and powerful military elite, determined to steer development itself.

Democratic government was only implemented South Korea in 1987. (Lawson, 2008)

State directed development

(1962-1998)

Program first focused on industrialization and only later urban modernisation

Few resources for housing, than accelerated 1970s

Extensive land acquisition and development powers

Establishment of key housing institutions

Large scale housing projects





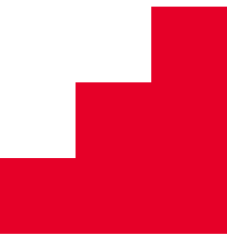
Key tools used in planned housing recovery of Seoul

(1962-1998)

- **Land readjustment**
- **Land value recapture**
- **Publicly led housing promotion**
- **Korean housing corporation**
- Program of industrialization and later urban modernisation
- Few resources for housing, later accelerates
- Extensive land acquisition and development powers
- Establishment of key housing institutions
- Large scale housing projects
- Property ownership and Chŏnse system, a new form of middle-class accumulation via transfer of Chŏnse savings and transition from capped and free apartment prices.
- Efforts to grow a public housing system in 2000s
- Yet today, housing affordability is a major constraint on natural population growth
- Housing Construction Promotion Law (inc. price control) – first in southern Seoul
- Land Re-adjustment Process (LRP) (eg Gangnam, Banpo, Apjung grid of public redevelopment) 1970s
- Public Managed Development (PMD) (Urban Renewal Gentrification)
- New town development – around Seoul
- Affordability crisis and the Return of Public Rental Housing
- Building a Housing Finance System



Mentimeter - What tools are most relevant for housing recovery?



Now focus on Ukraine



The challenges of Ukraine's housing resulted from the Russian invasion

Displacement

- 5.4 million IDPs (IOM, January 2023)
- 8 million refugees (UNHCR, February 2023)

Destruction

- 1.4 million residential units are damaged or destroyed (The World Bank, March 2023)
- Over one-third of the damaged units are destroyed (499,056 units) (The World Bank, March 2023)
- Losses in the housing sector are estimated over US\$17 billion that include cost of demolition, debris removal, temporary rental and mortgage and property tax losses (The World Bank, March 2023)

Long-lasting challenges of Ukraine's housing

- Super-homeownership housing system
- Disbalanced housing support policy that are focused primarily on homeownership
- Lack of comprehensive approach: a limited number of actively-used policy instruments to deal with the housing crisis
- Fragmentary housing and shelter solutions for the displaced
- (Sukhomud & Shnaider, 2023)



Source picture:

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

Super-homeownership housing system

- "Super-homeownership housing regime" - common for former socialist countries of CEE (Stephens et al, 2015)
- Result of mass give-away privatization in the 1990s
- Characterized by extremely high debt-free individual owner-occupancy before 24th February 2022 (around 90%). But the share of renting is rising due to displacement.
- Small landlords in rental market
- High expectations towards the state in direct provision of housing despite marketization of the economy
- Absorbed socio-economic shock during the transition but many questions regarding maintenance, taxation, and land ownership remained unanswered and resulted in deterioration of housing stock

Disbalanced housing support focused on homeownership

Homeownership support mechanisms

- Reduced-rate mortgages for buying first housing for young families or IDPs by the State Fund for Support of Youth Housing (Derzhmolodzhytlo)
- Only 41 thousand households supported buying housing since 1994
- Retained “Apartment queue”
- Subsidies for electricity, heating bills, reparations
- Small number of donor-supported energy efficiency programmes

Support of other tenancy

- Underdeveloped social housing stock despite the existence of the social housing law since 2006.
- Kyiv had only 72 social apartments in 2019 (Kyiv City Council, 2019)
- Unevenly developed temporary housing stock for IDPs
- An unregulated rental market dominated by private landlords. No public landlords existing
- Cooperative housing forms are legally not defined

Fragmentary housing and shelter solutions for the displaced

- The patchwork system of different solutions by international aid organizations, local NGOs, volunteers, municipalities, etc.
- Short-term and mid-term shelter approach
- Solutions difficult to scale up
- Reliance on self-help in reconstruction
- Reliance on the unregulated private rental market as a main provider of housing for IDPs
- The majority of IDPs reside in rented accommodation (60%),
- 21 % stay with friends and family,
- 3 % stay in collective centers, in western and central Ukraine (IOM, 23 January 2023)
- 38% of IDP households do not have sufficient funds to rent or pay for housing through winter (IOM, 23 January 2023).

Lack of comprehensive approach

- Lack of understanding of where different groups with different needs should live when homeownership is not accessible for many households

Securing homeownership is not the same as securing homes

- Lack of alternatives for households
- Lack of sustainability and diminished quality of the living environment
- Lack of policy instruments to deal with the housing crisis in case of emergency
- Lack of understanding of how housing policy interact with other spheres of public governance such as spatial planning and social policies



Source picture:
<https://hmarochos.kiev.ua/2023/04/27/stina-vid-napadu-zdychavilyh-soczmerezhi-obgovoryuyut-zh-na-berezi-dnipra/>

Will recovery be path dependent or path breaking?

Continuity

- Market driven approaches to housing
- The Urban Planning Reform prioritizes real estate developers (Bill 5655)
- Super homeownership
- High expectations towards the state in housing provision (82% of respondents in CEDOS survey in October 2022)
- Focus on mortgages and compensations rather than diversification of mechanisms of housing support and tenure structure
- Weak public interest stakeholders

Change

- Changes in demographic patterns
- Uneven growth and population decline
- Increasing importance of renting due to displacement
- Decline of incomes and growing unaffordability of housing
- New actors entering the field (international aid organisations and financial NGOs)

Post-war recovery in Ukraine should respond to both systemic challenges and war imbued housing crisis

- Create a comprehensive and transparent system that clearly responds where different groups of people, with different needs, live in a short, mid, and long-term perspective
- Diversify instruments and policies to support different forms of tenure such as cooperative, social, and rental housing
- Sustainable solutions that respond to the questions of long-term maintenance, economic efficiency, taxation, and social and spatial inclusion of the most vulnerable households

Ukrainian led recovery?



- First and foremost it should **involve the Ukrainian people**, drawing on their considerable determination and expertise.
- National and local **governments need to respond to civil society's expectations** of their role in shaping better housing systems for all and protecting, supporting and fulfilling their right to adequate housing.
- All levels of government are vital in this effort, but **municipalities**, as the closest political institutions to the citizens, and primary providers of public services, **should be empowered** in their capacity for participatory, result-driven recovery to play an effective role in realising the right to adequate housing.

But who is responsible?



Housing Policy was the responsibility of Ministry of Regional Development, Construction, Housing, and Communal Services and also State Inspectorate for Architecture and Urban Planning of Ukraine but this has been reorganised in 2023. Ministry of Infrastructure and also, the Ministry Finance are key players.

Municipalities also have a vital implementation role affecting housing and urban conditions across regions of the nation, operating under national legislative and policy settings and fiscal resourcing.

University researchers, think tanks and civil society organizations in Ukraine also play a role informing policy making.

.



Ukrainian left recovery with international cooperation?

Despite the ongoing conflict, the Ukrainian government is calling on its international partners to support its reconstruction.

For example, the World Bank now manages a Multi-Donor Trust Fund, which can channel grants from donors to Ukraine.

The EU via the EIB, has also set up a separate multi-year facility to support the country both in the loan and grant formats, and can enable Ukraine to be eligible for the funds from the Next Generation EU facility or Invest EU recovery funds.

Many ideas have are being suggested:

A group of EU member states such as Germany, France, and Poland operating in close cooperation with the G7 group of nations. The Netherlands is also keen in contributing ideas to such a plan – for example the PBL report.

Are IFI's really listening?



EBRD - Volodymyr Zelenskyy spoke about important laws that will help attract investors to the implementation of infrastructure projects. In particular, these are the laws on concession and large-scale privatization.

Past privatisation housing has been very extensive in Ukraine (94%).

There is now a need for good choice including a well-regulated rental market involving effective non-commercial public and not for profit providers.

See recommendations of UNECE in 2013, housing researchers and civil society groups (Lesheva, 2019, CEDOS 2019, 2022).

What do the local experts and civil society say? (Extra resources)



Social Policy Think Tanks (Fedoriv et al, 2019, CEDOS)

Conducted a nationwide random sample of 2500 adults were asked questions about their current housing conditions, attitudes towards the housing policy, their needs and desires to change the current housing.

Found that society expects the state to pursue an active housing policy, but the state should also organize active information campaigns to explain how exactly the access to housing will be provided.

Ukraine requires a comprehensive and all-encompassing state housing policy which would clearly explain how exactly the state is going to create conditions for realizing the right to housing.

They also make recommendations about the kind of data to be collected and used to inform housing policy.

<https://cedos.org.ua/en/researches/derzhavna-zhytlova-polityka-v-ukraini-suchasnyi-stan-ta-perspektyvy-reformuvannia/>



Local expert researchers have called for:

1. Adequate and appropriate population and housing data on housing needs, and actual housing supply conditions (quantity, quality, access and affordability).
2. Public financial intermediaries to supply funds for investment in affordable housing
3. Regulation residential developers and builders, oversight of their subsidisation and taxation.
4. Diversification of housing providers, increasing role of effective public enterprises at different levels and scales
5. Large scale social housing programs to address housing needs of those in poverty (60% of the population).
6. Address risk that decentralisation exacerbates inequality, national strategy of socially orientated housing programs, with room for local innovation. “leaving no region behind.” (for example Liasheva, 2019)

<https://longreads.tni.org/housing-in-kiev>

Recommendations following National Housing Survey informs Policy (CEDOS, 2019)



- **Greater choice and balance in housing options – not only home ownership assistance, improve rental conditions, establish non profit providers**
- **Ensure building management is more effective and socially responsible**
- **Reforms to ensure a more coherent public and social housing system**
- **Reforms to the taxation of real estate to promote fairer housing outcomes**

UN Economic Commission for Europe (UNECE) - long term role in technical assistance

UNECE was established in 1947 and **has strong roots in the Marshall Plan**. Over recent decades its mandate and resources have changed, most recently in 2009. It still is the **only UN agency active in the field of Housing and Land Management in Ukraine**, producing country profile and conducting workshops.

Governments can request the UNECE to

- (a) Initiate and participate in measures for facilitating concerted action for the economic development and integration of Europe, for raising the level of European economic activity, and for maintaining and strengthening the economic relations of the European countries both among themselves and with other countries of the world;
- (b) Make or sponsor such investigations and studies of economic and technological problems of and developments within member countries of the Commission and within Europe generally as the Commission deems appropriate;
- (c) Undertake or sponsor the collection, evaluation and dissemination of such economic, technological and statistical information as the Commission deems appropriate.

UNECE Housing and Land management recommendations (2013):

(Extra Resources)

At the request of the Ukrainian government, an international and national team developed a UNECE Country Profile on Land and Housing Management and made the following recommendations:

1. Streamlining of national housing legislation
2. Improving legal environment governing construction
3. Modernising legislation and implementing concerning common spaces
4. Consideration of co-operative and social housing legislation and regulation
5. Strengthening role of municipalities
6. Streamlining and co-ordination of land management
7. Improving legislation for mortgages
8. Developing a long term sustainable housing strategy
9. Developing a national spatial policy framework
10. Stimulating housing supply to relieve housing deficit and affordability
11. Promotion of not for profit housing providers to ensure an alternative and balance market choices
12. Support self building in the single family sector
13. Support residential regeneration
14. Expand range of affordable housing types and tenures
15. Stimulate housing construction finance
16. System of housing allowance to support low income households
17. Improve land administration
18. State strategy for housing renovation and repair

As well as further recommendations on integrated, co-ordinated, multi-level planning.

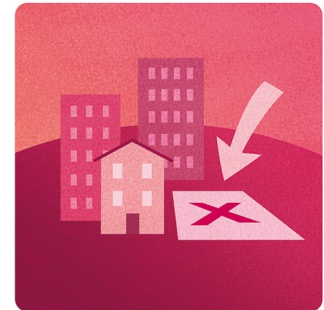
The rationale for these are outlined in the full report. (UNECE, 2013)

New thinking inspired by - #Housing2030



Figure I Policy tools defined and illustrated in this report

GOVERNANCE TOOLS	Strategic frameworks		Institutions and capacity-building	
	Multi-level governance		Setting and monitoring housing standards	
	Evidence		Supervision	
	Dedicated social and affordable housing providers		Tenant and owner-occupier involvement frameworks	
FINANCE AND INVESTMENT TOOLS	Regulating financial institutions	Non-profit provision of social and affordable housing	Subsidizing rents	
	Rent setting, indexation and regulation	Microfinancing	Using household savings	
	Public loan, grants and purposeful investment	Interest rate subsidies	Loan guarantees and insurance	
	Special-purpose intermediaries	Shared equity and costs schemes	Revolving funds for investment in affordable housing	
	Taxation to guide investment			
LAND POLICY TOOLS	Public land banking		Public land leasing	
	Land readjustment		Land value capture	
	City and neighbourhood planning			
	Land-use regulation and inclusionary zoning			
	Land value taxation			
CLIMATE-NEUTRALITY TOOLS	Energy performance-related building regulations		Regulating the urban environment for energy efficiency	
	Non-regulatory climate policy initiatives		Financial incentives	
	Awareness-raising and training			



#Housing2030 involvement in Ukraine's Recovery Plan - WG on Housing Policy

Understanding the context

Connecting with local stakeholders

Exchanging expertise

Towards building stronger capacity

Full ppt available here:

<https://www.housing2030.org/event/housing2030-and-un4kharkiv-unece-workshop-affordable-decent-and-healthy-housing/>

- Good European practices in affordable, inclusive and climate neutral housing and urban development
- Many areas of potential knowledge exchange, catalysing policy development, capacity building and peer to peer technical assistance:
- Governing frameworks – National Housing Strategy, multi-level governance and sustainable development
- Housing needs assessment and, reporting, budgeting and investment
- Sustainable and inclusive social housing systems
- Public interest land development promotion
- Sustainable investment in needed housing
- Taxation as a tool to ensure positive investment in affordable housing and prevent underutilisation
- Housing standards, quality, affordability access and energy efficiency
- Tenant landlord regulation for secure quality housing
- Resident involvement and advocacy

Review existing capacities – not business as usual

Rebuilding damaged homes

Destroyed or damaged 116,000 residential buildings

Building new affordable homes

12.8 million people are estimated to have been displaced, mostly to rental sector

Fund for restoration of destroyed property and infrastructure

‘Under construction’ sporadic use of EE funds

Existing affordable housing fund not able to deliver at required scale State Fund for Support of Youth Housing Construction (Derzhmolodzhytlo)

Substantially curtailed – limited supply output

Increasing importance of rental sector.
Renovating without renoviction
Demand assistance

Rental sector is under regulated

Absence of public interest providers and stakeholders

Sporadic social housing system emerging

Ukraine drafted its own Recovery Plan ... aims to reform housing approach

The National Council for the Recovery of Ukraine from the Consequences of the War

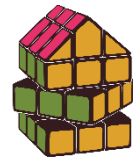
Draft Ukraine Recovery Plan

Materials of the “Construction, urban planning, modernization of cities and regions” working group

July 2022

What does the Plan say? (see pages 148-149) on housing related ambitions and constraints..

- Reform and consolidate a new concept of social housing focusing on new supply of non-profit, municipal and co-operative options to address widening needs.
- Build municipal capacity to plan for and promote public, non-profit and co-operative housing
- Clarify and co-ordinate land policies to ensure sites are available for needed housing.
- Revise and expand social housing programs to channel required investment towards new supply more effectively.
- Ensure energy efficient and low carbon homes and neighbourhoods, adapting and progressing best EU practices



#Housing2030



Kingdom of the Netherlands

Presentation of the Report



10.05 11:00 CET



Report produced by
PBL Netherlands Environmental
Assessment Agency

With contributions by the EU, IOM, EIB,
RMIT, Housing Europe, IFC, Municipality of
Vienna, ARA Finland, Cedos and
New Housing Policy

Foreword by Andre van Lammeren,
Oleksandra Azarkhina and Jennes de Mol

Презентація звіту

ВІДБУДОВА МІСЦЯ, ЯКЕ МОЖНА
НАЗВАТИ ДОМОМ

10.05 12:00 за Києвом

Австрія Austria

Потужне національне законодавство
щодо низькоприбуткового житлового
будівництва
Strong national low-profit housing
legislation

Данія Denmark

Національний житловий фонд і кругова
фінансова система соціального житла
National housing fund and closed financial
circuit for social housing

Нідерланди the Netherlands

Цілеспрямована місцева земельна
політика для соціального житла та
різноманітних мікрорайонів
Purposeful local land policy for social hous-
ing and diverse neighborhoods



Європейський вимір соціального житла European social housing fabric

Фінляндія Finland

Національна житлова агенція для
фінансування соціального житла
Purposeful national housing
agency funding social housing

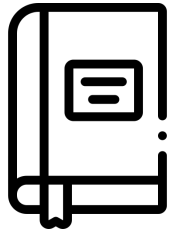
Відень Vienna

Муніципальна житлова компанія та
земельний банк для довгострокового
забезпечення доступного житла
Municipal housing company and land bank to
assure long-term affordable housing provision

Рекомендації для системної реформи

Recommendations for systematic reform





Національна законодавча рамка

National framework

- **Національна житлова стратегія**
a national housing strategy
- **Реформа положень про допомогу в забезпеченні житла**
regulations for housing assistance and provision
- **Регулювання функціонування некомерційного та муніципального житла**
regulations guiding non-profit and public housing



Національне врядування та фінансування

National governance and funding

- **Для реалізації державної житлової політики потрібна Національна агенція**
An overarching body is required to deliver national housing policy
- **Національний житловий фонд є ключем до ефективного управління житловою політикою через стратегічні інвестиції**
National Housing Fund is key to effective government housing policy via strategic investment
- **Спільна цифрова інформаційна система**
A common administrative IT system can support effective coordination of funds and projects

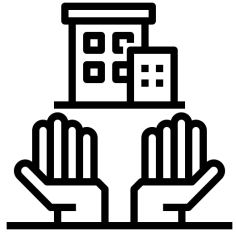


Права орендарів

Tenancy rights

- **Загальне підвищення правового статусу та позиціювання орендарів житла**

A general upgrade of legal status and position of tenants is necessary



Управління житлом

Housing stock management

- **Реалістична оцінка прав та обов'язків власників багато-квартирних будинків та власності на земельні ділянки**

The rights and obligations of homeowners regarding the multi-apartment buildings and the ownership of the land beneath them would have to be legally resolved

- **Енергоефективність і оцінка життєвим циклом будівель мають стати основою в управлінні житловим фондом**

Energy efficiency and life-cycle costing could become foundational in housing management



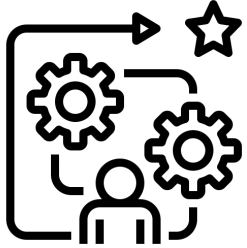
Землекористування

Land-use planning

- **Включення вимог щодо житла до інструментів просторового планування муніципалітетів**
- **Становлення нових інструменти місцевого просторового планування та проєктного менеджменту, особливо для мікрорайонів радянської забудови**

Adding housing requirements to the spatial planning tools of municipalities

New local spatial planning and project instruments could improve existing built-up areas



Муніципальна спроможність та повноваження

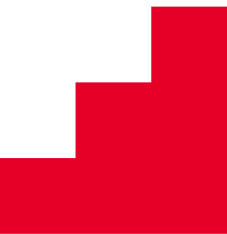
Municipal mandate and capacity

- **Оптимізовані процедури житлового будівництва і управління**
Streamlined housing procedures and guidelines
- **Розвиток спроможностей у сфері управління землею та фінансуванні житлового будівництва**
Municipalities need to increase their capacities in land management and housing finance
- **Створення та модернізація муніципальних житлових компаній**
Establishment and upgrade of municipal housing companies is key
- **Прогресивне землекористування та проєктний контроль**
Advanced land-use and project control mechanisms
- **Залучення громадянського суспільства для новацій та розбудови довіри**
Civil society engagement in Ukraine is pivotal for innovation and trust-building.

Conclusions



- Reflection and recognition of power mismatch between actors in recovery
- International approaches in recent years have favored private sector led approaches, largely these have not been successful.
- Civil society and international organisations could provide technical assistance also an audit/overseeing function.
- Accountability mechanisms for public transparency, budgeting and expenditure reporting, independent audit, and 'post-occupancy' analysis are also needed.



Conclusions with regards to Ukraine

- Ukrainian housing sphere has enormous challenge associated with destruction and displacement but also systemic problems of housing politics and urban planning (Sukhomud and Schneider, 2023)
- There are many successful tools for housing recovery from post war Europe that were a success and led to creation of affordable and inclusive housing systems (Lawson, 2022)
- These include land banking, municipal urban planning, purposeful financing & environmental standards
- Context sensitive systemic reforms can build on today's best European practices (#Housing2030 - UNECE, Housing Europe, UN Habitat, 2021)
- Providing hopeful comparison of recovery is an inspiring way to think through necessary reconstruction reforms (Kusiak and Azzouz, 2023).
- Relevant tools have been put forward in the PBL strategy (Anisimov, Fedoriv, Tkachenko et al, 2023)

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