

Tools for Post Conflict Urban Recovery Ukraine

Housing challenges commentary

Igor Tyshchenko, New Housing Policy (tysh.igor@gmail.com)

Pre-War Housing Challenges in Ukraine

Policy and financing dimension

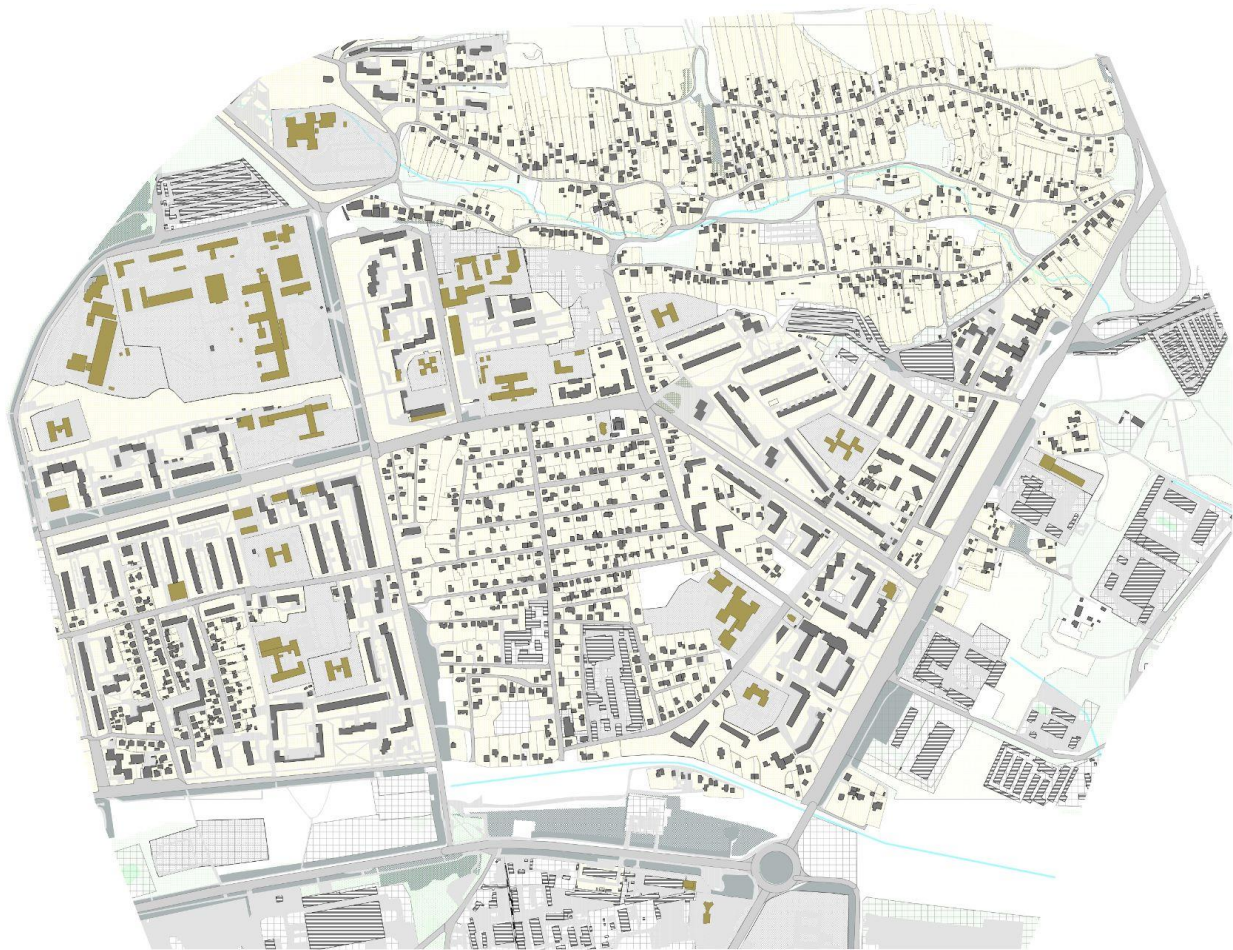
- Giveaway privatization of the housing stock after 1991 → homeownership as a main tenure form (93%!)
- Uneven privatization (units, not buildings) & unclear ownership structure → dilapidation of socialist-era housing stock (HOAs unevenly cover only 20% of Ukraine's multi-apartment stock)
- “Privatization trap” due to the support of homeownership (*Lux and Sunega (2014)*)
- State (municipal) withdrawal from the provision of housing → lack of social & affordable housing options, mass privatization of assets (esp. after 2014)
- Housing finance dominated by market mechanisms
- Rental sector is not legally protected
- Community and CSOs participation options are limited



Pre-War Housing Challenges in Ukraine

Land use and spatial planning dimension

- Communities have little leverage in controlling their housing development
- Path dependency in spatial and mobility planning (*f.i. functional zoning as a part of socialist legacy in planning*)
- Lack of planning policies and instruments for the mass renovation of obsolete housing stock and revitalization of urban areas, brownfields
- Insufficient local capacities for strategic spatial development & planning
- Environmental and climate challenges of current land use approaches
- Disparities in housing and the general quality of living environment in large cities and small settlements/rural areas

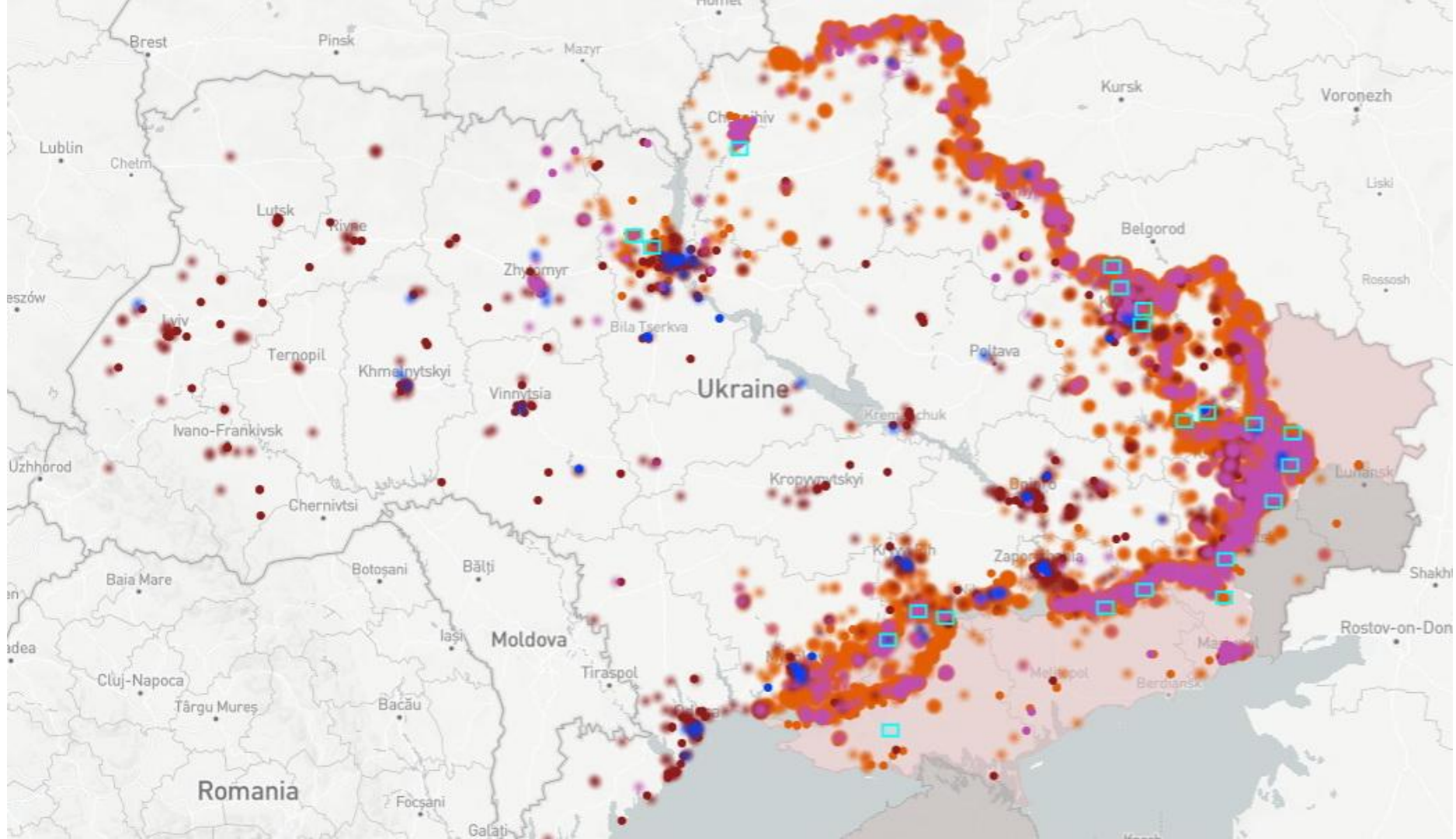


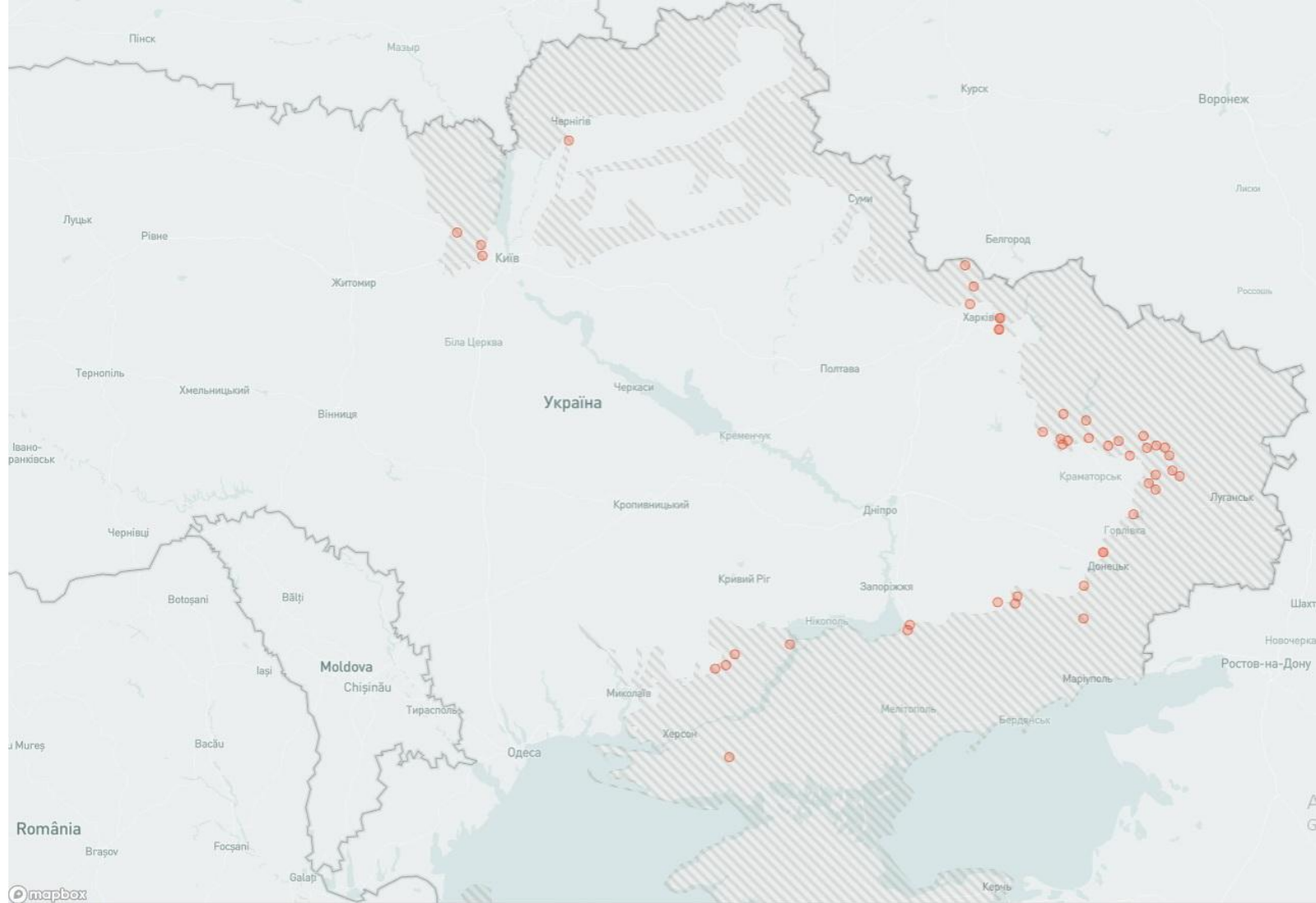




War-Related Housing Challenges in Ukraine

- Displacement: 8,2 million refugees; at least 5,4 million IDPs (March 2023)
- Up to 60% of IDPs living in rental housing across Ukraine
- Destruction: at least 116,000 homes for 3.5 million people (end 2022)
- Damage: over 817,000 homes damaged (beg. 2023)
- Housing is the most affected sector: ~38% of all damage, > USD 50 billion (World Bank, Feb. 2023)
- Up to 40% IDPs could not afford market rents
- State emergency response (modular housing, shelters, social hotels, dormitories etc.) in not sufficient
- CSOs and communities response (dormitories, shelters)









Ukrainian Recovery Plan (2022), objectives:

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

Images, Sources and Figures

Images

3. Hmarochos.kiev.ua. 5: Lviv City Municipality. 6-7: Author's private photos. 9-11, 13 (areas of destruction): Texty.org.ua. 12: Livyj Bereh Initiative (repair of damaged private houses).

Figures: *World Bank 2023; PBL Report 2023*

Oleksandr Anisimov, Pavlo Fedoriv, Oleksandra Tkachenko, Julie Lawson and Edwin Buitelaar (2023). REBUILDING A PLACE TO CALL HOME. Sharing knowledge for the recovery of Ukraine. PBL Netherlands Environmental Assessment Agency, The Hague, 2023

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

The National Council for the Recovery of Ukraine from the War, Draft Ukraine Recovery Plan (2022) Thematic material Construction, urban planning, modernization of cities and regions, as presented in Lugano in June 2022.

<https://www.urc-international.com/urc2022-recovery-plan>

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

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

Lux, M., & Sunega, P. (2014). Public housing in the post-socialist states of Central and Eastern Europe: Decline and an open future. Housing Studies, 29(4), 501–519. <https://doi.org/10.1080/02673037.2013.875986>