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Viktoriaia ZAPOTOTSKA, PhD (Geogr.), Assoc. Prof.
ORCID ID: 0000-0001-9299-2585

e-mail: vzapototska@knu.ua

Taras Shevchenko National University of Kyiv, Kyiv, Ukraine

Andrii PANKIV, Student
ORCID ID: 0009-0009-3623-2317

e-mail: vndriiko@knu.ua

Taras Shevchenko National University of Kyiv, Kyiv, Ukraine

Danila SHPAK, Student
ORCID ID: 0009-0005-1204-1322

e-mail: danila.shpak2003@knu.ua

Taras Shevchenko National University of Kyiv, Kyiv, Ukraine

SOCIAL HOUSING IN UKRAINE: CHALLENGES AND PROSPECTS

B a c k g r o u n d . The concept of social housing is a recent one, but as an idea, it dates back to the First Industrial Revolution. The modern definition of social housing, while varying from country to country, includes key features such as targeting groups of population with limited financial resources and requiring financial support from the state or private sector. Housing is crucial in everyday life, closely linked to a sense of security, control over life, stability, and health; housing circumstances play a key role in the formation and functioning of a social unit.

M e t h o d s . The study used the method of analysing theoretical literature, as well as reports and statistics, historical and descriptive methods, comparative analysis, and method of generalization.

R e s u l t s . The article presents the results of a study of the concept of 'social housing', the current state, problems, and prospects of social construction. The study is based on the analysis of data collected in theoretical literature, as well as reports and statistic databases describing social housing. The study analyses the formation of social housing and the stages of its development and compares the experiences of other countries and Ukraine. Examples of successful implementation of social housing programmes, foreign and Ukrainian practices were collected. The quantitative characteristics of social housing needs, the current situation, and programs aimed at providing housing for vulnerable groups are described.

C o n c l u s i o n s . It is found that Ukrainian legislation does not regulate the issues of social, temporary, and affordable housing, there are no clear mechanisms for providing the population with social housing and there is a critical shortage of it, even though there is a great demand for it. It is proved that the housing market requires clear legislative regulation and the creation of an effective housing policy in the country. The findings highlight the main problems of social housing, especially among IDPs, show options for meeting housing needs, and can contribute to better implementation of housing policy and overcoming the housing crisis.

K e y w o r d s : social housing, temporary housing, crisis housing, modular town, housing stock, IDPs.

Background

Russia's full-scale invasion of Ukraine in 2022 triggered the largest housing crisis in the history of our country. As of the beginning of July 2022, according to the Ministry of Communities and Territories Development, Russian military had destroyed or damaged about 116,000 residential buildings. This has made the pre-existing shortcomings of Ukraine's housing policy more visible. First of all, the war has demonstrated the need for social housing in society. At the same time, the current housing crisis is also an opportunity to rethink the priorities of housing policy and update its principles. Therefore, the analysis of the socio-geographical features of social housing is of particular relevance.

The purpose of the study is to analyse the essence, content, and peculiarities of social housing, to compare the foreign experience of social construction with the Ukrainian experience, to describe the housing policy of Ukraine, and to identify the main factors of the formation of the social housing stock in Ukraine, as well as to outline the main problems and prospects for their solution.

Analysis of recent research and publications. A number of works by Ukrainian and foreign scholars highlight various aspects of the problem of social housing. In particular, M. Harloe (1995) identifies three models of social housing management that were built in the 20s of the 20th century: the first model was based on the attitude of tenants to housing as private, without social supervision, the second was based on worker cooperatives, an important component of the third was 're-education', because social

housing construction programs became more closely linked to the clearing of slums and resettlement of the urban poor.

M. Marchenko, having analysed the legal basis of the concept of 'social housing', concluded that by all indications, social housing in Ukraine is a separate organizational and legal form of social protection of the population of Ukraine, which requires a separate study in order to more rationally allocate financial and material resources for social security and use them on the basis of the principle of social justice (Marchenko, 2018, p. 20).

Studies analysing the relationship between population health and adequate housing conditions show that housing is a social determinant of health and well-being, as it provides stability; therefore, it should be primarily aimed at providing affordable housing for people vulnerable to social and economic marginalization (Jansen-van Vuuren et al., 2024). A study of social housing and health in the Greater Toronto Area West found that the mental health of people in social housing improves across multiple indicators, suggesting that better social housing has a positive impact on health outcomes (Dunn et al., 2024).

It is also important to reduce the social exclusion of social housing residents, which is increasingly provided to the poorest segments of the population, who are least able to respond to labor market pressures, technological, educational, and cultural changes, and other factors of social exclusion. This should be a key policy objective of any government that claims to be concerned about the needs of the poorest (Feinstein et al., 2008).

Researchers also draw attention to the problem of disruption of social ties among residents, and attachment to the place of residence, the stability of which is disrupted during works for reconstruction. Researchers emphasize the importance of maintaining and strengthening place-based social relations and social ties (Srirarathan et al., 2023).

Methods

The study used the method of analysing theoretical literature, as well as reports and statistics (in particular, on the website of the Ministry of Social Policy of Ukraine, and the Ministry of Community and Territorial Development). The application of the historical method allowed us to form an idea of the reasons for the emergence, stages of development, and formation of social housing as a phenomenon. The descriptive method was used to describe the state of social housing in Ukraine and social and temporary housing in other countries (in particular, Germany, England, France, and Taiwan); based on the comparative analysis, possible prospects for solving social housing problems in Ukraine were outlined. The method of generalization allowed us to describe the factors that influence the formation of the social housing stock.

The object of the study is social housing in Ukraine, namely the social housing stock and housing policy in Ukraine in comparison with other countries. The subject of the study is the socio-geographical principles that determine the specifics of social housing formation and housing policy trends in Ukraine.

Results

The idea of social housing, according to M. Zadworny, originates in religious communities. These communities are preliminary social formations that developed functional and spatial solutions in accordance with the chosen way of life – poverty. They followed the teachings developed by the Church, which were aimed at improving the social situation of people in need (Zadworny, 2019, p. 3).

The first examples of affordable housing can be traced back to urban development in the 16th century in western Germany. The Fuggerei complex in Augsburg (Germany) was designed in 1521 "specifically for those labelled *Hausarmen*, that is, people who worked to earn a living, but struggled to meet their living costs". It is considered to be one of the first working-class dwellings Z. Farell (2018) calls it "one of the most interesting examples of early modern social housing", "the oldest functioning social housing complex in the world"). The complex provided its residents with opportunities to escape poverty and in fact, launched a new trend in social housing.

According to M. Zadworny, the "archetype of a building/social housing estate" began to emerge in European countries in the second half of the 18th century, especially during the 1st Industrial Revolution, which originated in the UK and led to the emergence of new urban planning concepts (Zadworny, 2018, p. 127). R. Amirjani notes that the concept of affordable housing during the Industrial Revolution emerged with three main goals: to help the poor find housing, to increase factory production, and to accommodate the poor in the name of religion (Amirjani, 2020, p. 9).

In the mid-19th century, even before governments began to provide housing, charities, and so-called enlightened industrialists stepped in to address the housing crisis: the first affordable private homes and social settlements for workers and slum dwellers appeared in some British cities (Amirjani, 2020). The late 19th and early 20th centuries marked the beginning of state intervention in housing. An understanding of housing as a fundamental need and the role of the state in providing it began to emerge (Hedges,

2024). The London government passed a number of laws aimed at improving working conditions for workers, and in 1900 the world's first social housing appeared – the Boundary Street Estate.

Having analysed the peculiarities of social housing development in Western Europe, Martin Polák (2006) identifies three stages of its development:

1) Reconstruction (1945–1960): elimination of the consequences of the war and reduction of the housing deficit, the construction of which was largely subsidized or financed directly from public resources – 'mass' social housing.

2) Growing Diversity (1960–1975): focus on housing quality and urban renewal, and diversification in social policy. In addition to social housing, the issue of home ownership also appeared on the political agenda.

3) New realities of housing construction (1975–1990): changing views on the role of the state in housing provision, reduction of public expenditures on housing construction, competition, and market orientation (Polák, 2006, p. 65).

At the current stage of development in all countries, the demand for social housing is generally high and growing, as evidenced by at least long waiting lists in large cities. Among the factors that contribute to this situation K. Scanlon, C. Whitehead, M. F. Arrigoitia (Scanlon, Whitehead, & Arrigoitia, 2014; Scanlon, Whitehead, & Arrigoitia, 2015) name, in particular, rising housing prices in most countries, demographic factors (e.g., increased migration) and deteriorating income distribution. The Ile Saint-Germain office complex in the seventh arrondissement of Paris is an example of the implementation of the state policy in the field of social housing: office buildings that used to belong to the French Ministry of Defence were turned into social housing (Stasiuk, 2024b). In Taiwan, where housing is considered one of the least affordable, a large-scale social housing program was launched in 2016, which significantly changed the situation: instead of the inefficient US-style voucher system, which was not regulated by the state, the Dutch social housing system was introduced (Stasiuk, 2024).

In contrast, some regions (e.g. East Germany and Northern England) are experiencing oversupply and are increasingly pursuing policies of large-scale demolition and restructuring.

In Eastern Europe, which was seized by the Soviet Union, after 1917, attempts were made to deprive the population of private property and convert a large amount of housing into social housing through nationalization, which created a state monopoly on the construction of all new housing (Alexeev, Baker, & Westfall, p. 18). The state could not provide adequate living conditions for the growing population, so it shifted responsibilities to 'cooperatives' and later to local authorities or enterprises. Between 1923 and 1940, urban living space per capita decreased by 40 % (to 4.09 m²), mainly due to migration from rural areas (Alexeev, Baker, & Westfall, p. 20).

During the Second World War, Ukraine experienced massive destruction of housing, with half of the housing stock destroyed. After the war, some concessions were made to encourage private construction, but with certain restrictions. Even though in 1946–1956 housing was built in an area equal to 50 % of all pre-revolutionary housing, the housing problem remained acute (Alexeev, Baker, & Westfall, p. 20). Subsequently, Brezhnev's and Khrushchev's policies contributed to a significant increase in housing construction, in particular through the intensive development of housing cooperatives, but this did not solve the problem due to significant urbanization and an increase in the urban population.

Ukraine's declaration of independence marked the beginning of a gradual mass privatization of the housing sector. In particular, in October 1991, the Verkhovna Rada adopted a law according to which all households, including those on the waiting list, were granted a housing voucher that could be used as a (partial) payment for the purchase of a house or to pay rent (Alexeev, Baker, & Westfall, p. 25).

In 2005, the Cabinet of Ministers of Ukraine approved the concept of the state program *Social Housing*, which was intended to solve the problem of providing housing for socially vulnerable people by 2015. This program did not achieve its goal.

Since the mid-2000s, temporary and social housing funds have been formally operating in Ukraine. A study by the NGO *Centre for Society Research (Cedos)* has shown that the parallel existence of two funds with similar functions and objectives creates new challenges and misunderstandings in housing policy.

In Ukraine, the essence of the concepts of 'social' and 'affordable' housing is not fully regulated, and they are often used synonymously. In the *Cedos* report *Social, Temporary, and Crisis Housing: How Ukraine Faced a Full-Blown War* (Social, Temporary..., 2022), several types of state housing provisions were identified depending on the duration of residence:

1) conditionally unlimited – social housing that is not owned by the people who live in it. Social housing exists to meet the need for affordable and safe housing, which for various reasons cannot be met on market conditions. Social housing is created on a non-commercial basis, i.e. the organizations and institutions that own it (state or municipal institutions, private non-profit organizations, such as charitable foundations or NGOs) do not receive any profit from it, and the income is used to expand the stock of such housing or cover the operating costs of its maintenance;

2) medium-term – temporary housing (up to 1 year with the possibility of extension);

3) short-term – 'crisis' housing (from one night to several months).

The first two categories are officially enshrined in Ukrainian legislation as two separate types of housing stock.

In 2006, the concept of 'social housing' was defined at the legislative level, which was intended, among other things, to resolve the problem of uncertainty and parallel use of the terms 'social housing', 'affordable housing', 'state housing', 'temporary housing' and 'crisis housing'. The Law of Ukraine *On the Social Housing Fund* (2006) defines social housing as housing of all forms of ownership (except for social dormitories) from the social housing fund, which is provided free of charge by local governments to citizens of Ukraine who are recognized by law as needing social protection based on a fixed-term lease agreement. According to the law, the social housing stock is formed by local governments.

Following the *Procedure for Registering Citizens for Social Housing, Keeping Them on the Register, and Removing Them from It*, approved by the Cabinet of Ministers of Ukraine on 23 July 2008, citizens are provided with housing from the social housing stock by a decision of the relevant local government. Such a decision is the basis for concluding a relevant social housing lease agreement.

The right to be registered for social housing is exercised by citizens of Ukraine for whom such housing is the only place of residence or who are entitled to better housing conditions; whose average monthly total income for the previous year per person is less than the indirect cost of renting housing; IDPs who do not have other housing in the

territory controlled by the Ukrainian authorities or whose housing has been destroyed or damaged. Certain issues related to the provision of social housing to citizens are regulated by the *Civil Code of Ukraine*. Paragraph 2-b of Article 10 of the Law of Ukraine *On the Social Housing Fund* (2006), which defines the grounds for a citizen's right to be registered for social housing, states that the social risk associated with social housing is poverty. This social risk was first enshrined in law in the Law of Ukraine *On State Social Assistance to Low-income Families*. However, from a legal point of view, the question of which organizational and legal form of social protection social housing belongs to remains unclear.

In 2014, the Ministry of Communities and Territorial Development drafted the Law of Ukraine *On Approval of the National Programme for the Development of Social Housing for 2015–2021*. However, the draft was returned for revision in terms of identifying sources of funding to take into account the position of the Ministry of Economic Development and Trade and the Ministry of Finance. They recommended that the fund be financed from local budgets rather than the state budget. Finally, referring to the Cabinet of Ministers resolutions *On Saving Public Funds and Preventing Budget Losses* (2014, expired in 2016) and *On the Effective Use of Public Funds* (2016, still in force), Ministry of Communities and Territorial Development stopped preparing drafts of new state programs that require additional funding from the state budget. On the one hand, the ministry understood that there might not be enough money for social housing development at the local level. On the other hand, the social housing development program was among those on which the state was ready to save money. Despite the lack of a national program, some local authorities have developed local social housing development programs. As of 1 January 2021, 55 local social housing development programs were planned in 13 regions (other regions and Kyiv had no such plans at that time) (Social, temporary and crisis housing..., 2022).

The draft *Recovery Plan for Ukraine* presented in July 2022 by the National Council for the Reconstruction of Ukraine from the Consequences of the War states that the development of non-profit housing should become one of the pillars of Ukraine's housing policy in the future. It also emphasizes the importance of expanding the number of public (i.e. state and communal, municipal) housing and halting the privatization of housing built with funds from the state and local budgets or international organizations.

With the support of the EU, the construction of the first of eight social housing units was launched in November 2023: for wounded IDPs undergoing rehabilitation at the UNBROKEN centre (Yakovenko, 2024).

The Ukrainian architectural studio *balbek bureau* presented a project of temporary housing for internally displaced Ukrainians, which is part of the national "RE:Ukraine Housing" system (Krutko, 2023). The project in Lutsk is the first private initiative aimed at providing temporary housing in a fast, efficient, and responsible manner. The town is located in the village of Zhydychyn, on the outskirts of Lutsk. The accommodation is provided for 456 people. *Algorithm of Actions*, a non-governmental organization, asked *balbek bureau* to develop the settlement concept.

The Danish *Fund in support of Ukraine* is going to invest in building a 410-apartment residential complex in Chernihiv for those who lost their homes as a result of the Russian invasion. The Chernihiv City Council has already allocated a land plot in the Masany neighbourhood. All apartments will

become the property of the city community after construction. They will be distributed among Chernihiv residents and IDPs who have lost their homes (Stasiuk, 2024a).

After the successful implementation of the *I'mMariupol. Housing* project in Dnipro, the mayor of Mariupol, together with partners, continues to expand the geography of social housing for Mariupol residents. In particular, in Chernivtsi, it is planned to build social housing in the building of the former student dormitory of Chernivtsi National University. Completion of the work is scheduled for 2024, after which more than 150 people will be able to get their rooms (Official website).

In Kolomyia, Ivano-Frankivsk region, it is planned to complete the construction of social housing for IDPs, teachers, doctors, military personnel, and socially vulnerable groups within two years. The 200-apartment building is being built by the *International Organisation for Migration*. 80 % of apartments will be provided directly to IDPs, and 20 % will be distributed by the city council. First and foremost, military personnel, teachers, and doctors will be able to rent it at reduced prices. It will be a social lease, with the proceeds from which will be used to maintain the building and the surrounding area. Unused funds will be accumulated to build another houses of this type in the future. Approximately 50 IDP families have already expressed interest in this opportunity. Kolomyia community is one of ten communities in Ukraine where social housing will be built with the help of the International Organisation for Migration (Karazub, & Vesolovska, 2024).

Temporary housing is defined in Article 132-1 of the current *Housing Code of Ukraine* as residential premises for citizens who do not have or have lost their permanent housing. In the early 2000s, Ukraine adopted several regulations on mortgages. The availability of temporary housing was one of the key conditions for the development of mortgages, as such a fund was supposed to protect people who would not be able to repay their housing loans. It is also noted that refugees and people who have lost their homes due to a natural disaster or other accident may apply for temporary housing. Additional conditions for obtaining temporary housing are the lack of other housing, as well as the amount of income that does not allow renting other housing on their own. Refugees can receive temporary accommodation only if there are no vacancies in temporary accommodation centers. According to the document, families with children, pregnant women, people who have lost their ability to work, and the elderly are the priority groups for temporary housing. The issue of temporary

housing was reignited in 2014 when the Verkhovna Rada passed the Law on *Ensuring the Rights and Freedoms of Internally Displaced Persons*, which assigned local governments the responsibility for creating conditions for temporary settlement of IDPs. After 2014, the fund for temporary housing existed mainly for the needs of IDPs. However, even among them, only IDPs with very low incomes could usually count on temporary housing. For almost twenty years of its existence, temporary housing has not been fully operational, and this mechanism has not been able to provide housing to all those who might need it.

As of January 2021, according to the Ministry of Communities and Territories Development, there were 1,997 temporary housing units in Ukraine, with 3,363 people living in them, of whom 1,840 were IDPs. The largest number of temporary housing units – 597 – was in the Donetsk region. In most western and central regions of Ukraine, the stock of temporary housing has not been formed or is small. As of January 2021, a total of 14 local programs were planned for the purchase or construction of temporary housing in 9 regions. In January 2021, there were 4,264 people on the waiting list for temporary housing, of whom 2,274 were IDPs.

In April 2024, the Ministry of Reintegration of Temporarily Occupied Territories reported that the total number of temporary accommodation facilities currently stands at 1038, with an increase in the number of such facilities in Dnipro, Ivano-Frankivsk, Ternopil, Kharkiv regions and others. In total, the number of beds for internally displaced persons has increased by 4,493. As of 11 April, 20,752 beds were vacant.

An important component of temporary housing is modular towns (Figure 1), which became relevant during the full-scale invasion (Social, temporary and crisis housing ..., 2022). The first wave of construction of modular towns in Ukraine began in 2014. In 2014–2015, with the support of the German government and the *German Society for International Cooperation GIZ*, the construction of modular towns for citizens from the East who were forced to flee the Russian attack was launched (seven settlements in total: in the Dnipro region (Dnipro, Kamianske, Nikopol, Kryvyi Rih and Pavlohrad), Kharkiv and Zaporizhzhia) (Kyrychenko, 2023). Although in practice it turned out that the living conditions there were by no means comfortable, this housing gradually became permanent for families, mainly due to the low ability to pay the residents of such towns (IDPs, elderly people, people with disabilities, or mothers with children).



Fig. 1. Modular towns: Irpin (left) and Lviv (right)
(Kyrychenko, 2023; In Lviv, 2022)

As of 2023, a total of 25 modular towns have been set up in Ukraine, where about five thousand people live today. Although, according to the law, contracts for living in such townships are concluded for a year, people usually stay much longer.

The term 'crisis housing' is not defined in Ukrainian legal documents. Cedos uses it to refer to housing that is provided to a person in case of the acute urgent need for a period of 1 night to 6 months (Social, temporary and crisis housing..., 2022). We need this category to describe the system of emergency support for people who are homeless. In other countries, the equivalent of the term 'crisis housing' is crisis accommodation, emergency housing, or shelter. Crisis housing is focused on helping vulnerable groups of population, such as homeless people and people who have experienced violence.

Discussion and conclusions

Ukraine faces numerous challenges in addressing social housing issues. Data from the Ministry of Communities and Territories Development show that the current procedure for

registering people for social housing is inefficient and that there is a small amount of social housing (Social, temporary and crisis housing..., 2022). Information on the available social housing stock as of 1 January 2021 shows that only 7,623 people were registered with the social housing register in Ukraine. Of these, 1,564 people were provided with 928 apartments from the social housing stock. Another 170 apartments were marked as 'vacant', most likely due to their uninhabitable condition. Thus, the social housing stock totaled 1,098 housing units. At the same time, there were no people on the social housing register in Lviv and Ternopil regions, nor were there any social housing units (Fig. 2). In response to a request, the Ternopil City Council reported that it did not keep records, "since there is no social housing stock in the community" (Social, temporary and crisis housing..., 2022). This situation may indicate the unwillingness or inability of local governments not only to manage social housing, but also to deal with it at all, or at least to be aware of the possible need for such housing.

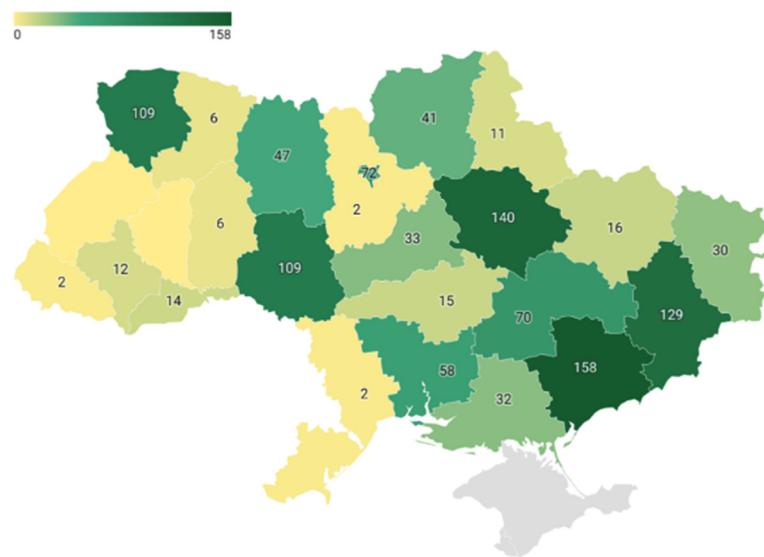


Fig. 2. Available social housing stock (1 January, 2021)
(Social, temporary and crisis housing..., 2022)

The demand for housing in our country is considerable. According to the *Confederation of Builders of Ukraine (CBU)*, 6 million Ukrainians are currently in need of their own housing, which is almost one in seven Ukrainians. Also, "70 % of the housing stock in Ukraine is outdated and dilapidated. At the same time, 7.5 % of the housing stock, which is 75 million m², is completely uninhabitable, according to official data. Only 11 % of the population lives in relatively new housing (built after the 1990s)". According to the State Statistics Service's 2018 Social and Demographic Characteristics of Ukrainian Households, 53.7 % of Ukrainians live in overcrowded apartments and houses, and the share of residents who are satisfied (53.8 %) and very satisfied (1.8 %) with their living conditions is 55.6 %. Privately owned housing accounts for 95.3 % of housing, while state and departmental housing accounts for 0.5 % and 0.3 % of all housing, respectively.

At the same time, the number of IDPs in Ukraine is not decreasing. As of November 2024, according to the Ministry of Social Policy of Ukraine, 4,643,905 people were officially registered as IDPs. Of these, the predominant age group is 61–70. Also, about 100,000 have a disability, and 5,000 have a large family. The largest number of IDPs is in

Donetsk, Kharkiv, and Dnipro regions – 529,000, 518,000, and 452,000 respectively, as well as 416,000 in Kyiv. Thus, according to the Ministry of Communities, Territories and Infrastructure Development of Ukraine, as of 1 January 2024, 9,046 IDP families and single individuals were registered as citizens in need of housing from the housing stock for temporary residence. As of 1 January 2023, their number was 6177 families. Thus, compared to the previous year, the number of people registered for temporary housing has increased (Cherniy, 2024).

The state did not work on the development of social housing and filling the social housing stock, in particular, a national program for the development of social housing was not adopted. Accordingly, the adoption of the Law *On the Social Housing Fund* did not actually lead to the creation of a sustainable and functional system of housing provision for socially vulnerable groups of population. The lack of quality housing policy in the state and clear legislative regulation of social housing construction, according to S. P. Zapototskyi, V. A. Zapototska, O. M. Trusij, and V. F. Pasko (Zapotoskyi et al., 2021), leads to the emergence of several different housing programs that are not funded and cannot be effective in solving the housing problem.

Despite the broad powers of local self-government bodies, communities had different capacities to develop social housing. The affordability of social housing in Ukraine raises questions. The existing criteria for who is eligible for social housing may not cover some of the people who need it. The procedure for obtaining social housing is lengthy. Even though applications are processed within 30 working days, it may still be impossible to obtain an apartment after this period, as social housing stocks are not full.

Access to social housing is also complicated by the bureaucratization of housing records. For example, in addition to the waiting list for social housing, the same person may also be on the general housing register of persons in need of improved housing conditions; the temporary housing register; and the waiting lists for other state housing programs. The existence of rights to extraordinary and priority allocation of apartments for a large number of social categories can further complicate access to social housing. The need for annual confirmation of eligibility for social housing can also be a challenge. As in the case of registration, such monitoring may require time-consuming document collection (Social, temporary and crisis housing..., 2022).

Social housing is not actually being built in Ukraine. Previously, there was a requirement to receive 15–20 % of apartments from developers for free transfer to those on the waiting list. However, this distribution was often corrupt and did not allow for the effective formation of the social housing stock. Since 2011, the Law of Ukraine *On Regulation of Urban Development* has prohibited the requirement of any services, tangible or intangible assets, including the construction of facilities, from the construction customer. In addition, starting in 2021, the mandatory payment by construction customers of a share contribution to the development of the infrastructure of a settlement has been canceled. There is no generalized information in Ukraine on the volume of social housing or the need for it in the country or by region. The relevant policy for providing the population with social housing is unclear and fragmented.

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Вікторія ЗАПОТОЦЬКА, канд. геогр. наук, доц.

ORCID ID: 0000-0001-9299-2585

e-mail: vzapototska@knu.ua

Київський національний університет імені Тараса Шевченка, Київ, Україна

Андрій ПАНЬКІВ, студ.

ORCID ID: 0009-0009-3623-2317

e-mail: vndriiko@knu.ua

Київський національний університет імені Тараса Шевченка, Київ, Україна

Даніла ШПАК, студ.

ORCID ID: 0009-0005-1204-1322

e-mail: danila.shpak2003@knu.ua

Київський національний університет імені Тараса Шевченка, Київ, Україна

Zapotoskyi, S., Zapototska, V., Trusij, O., & Pasko, V. (2021). Social and affordable housing in Ukraine: mechanism and practices of provision. *Journal of Geology, Geography and Geoecology*, 30(1), 190–200. <https://doi.org/https://doi.org/10.15421/112117>

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СОЦІАЛЬНЕ ЖИТЛО В УКРАЇНІ: ВИКЛИКИ ТА ПЕРСПЕКТИВИ

В с т у п . Поняття соціальне житло виникло не так давно, проте як ідея воно назрівало ще в часи Першої промислової революції. Сучасне визначення соціального житла, хоч і різниеться залежно від країни, але містить такі основні ознаки, як спрямування діяльності на групи населення, що мають обмежені фінансові ресурси, та потреба у фінансовій підтримці з боку держави або приватного сектору. Житло має вирішальне значення у повсякденному житті, тісно пов'язане з відчуттям безпеки, контролю над життям, стабільністі, а також здоров'ям людей; житлові обставини відіграють ключову роль у становленні та діяльності соціальної одиниці.

М е т о д и . Було використано метод аналізу теоретичної літератури, а також звітів і статистичних даних, історичний та дескриптивний методи, порівняльний аналіз і метод узагальнення.

Р е з у л ь т а т и . У статті представлено результати дослідження поняття "соціальне житло", сучасного стану, проблем та перспектив розвитку соціального будівництва. Розвідка ґрунтується на аналізі даних, зібраних у теоретичній літературі, а також звітах і статистичних базах, що описували соціальне житло. Проведено аналіз становлення соціального житла та етапи його розвитку, здійснено порівняння досвіду інших країн та України. Було зібрано приклади успішної реалізації програм соціального житла, закордонних та українських практик. Описано кількісні характеристики потреб у соціальному житлі, наявний стан, програми, що спрямовані на забезпечення житлом взаємних груп населення. Виявлено, що законодавство України не чітко врегулює питання соціального, тимчасового та доступного житла, немає чітких механізмів забезпечення населення соціальним житлом, його критично не вистачає, незважаючи на те, що існує великий попит на нього.

В и с н о в к и . Доведено, що житловий ринок потребує чіткого законодавчого врегулювання та створення дієвої житлової політики в державі. Отримані результати дозволяють висвітлити основні проблеми соціального житла, особливо серед ВПО, показують варіанти задоволення потреб у житлі, можуть сприяти кращому впровадженню житлової політики та подоланню житлової кризи.

К л ю ч о в і с л о в а : соціальне житло, тимчасове житло, кризове житло, модульне містечко, житловий фонд, ВПО.

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