



Planbureau voor de Leefomgeving

Ukraine's housing recovery forum

Sharing knowledge for action



REBUILDING A PLACE TO CALL HOME



Ukraine's housing recovery forum

- André van Lammeren, deputy director PBL
- Oleksandra Tkachenko, Ukraine Netherlands Urban Network

REBUILDING A PLACE TO CALL HOME



Ukraine's housing recovery forum

Program:

- Introduction
- Ukraine's challenges ahead
- Securing affordable housing

Coffeebreak

- Creating liveable neighbourhoods
- Call to action

REBUILDING A PLACE TO CALL HOME



Ukraine's housing recovery forum

- Opening address Ukraine's homes and neighbourhoods hopes for the future – housing in the recovery plan - by **Oleksandra Azarkhina**, Deputy Minister for Communities, Territories and Infrastructure Development of Ukraine
- The European involvement in Ukraine's recovery - by **Krzysztof Gierulski**, European Commission

REBUILDING A PLACE TO CALL HOME

RUSSIAN STRIKES ON RESIDENTIAL INFRASTRUCTURE



DAMAGES *

	Damaged	Unusable	Destroyed	Total
Apartment	120 448	64 768	24 241	209 457
Private house	57 270	31372	23 173	111 815
Total	177 718	96 140	47 414	321 272



*Source: Diia

RUSSIAN TERRORIST ATTACKS IN JANUARY 2023



Building damaged by russian shells in Bakhmut



Building destroyed by a russian X-22 cruise missile in Dnipro



Building damaged by a russian S-300 missile in Kharkiv

RESTORATION AND COMPENSATION OF DAMAGES



Routine repair

Funding through the ePidtrymka mechanism:

- a separate assistance program from donors
- from the state budget through communities' requests verification

Funds go to the applicant's special account (expenses solely for construction needs)

Construction works under the contract

Materials and services procurement

PLAN FOR 2023:

▶ **4 427** multiapartment buildings worth **USD 0.16 bln**

▶ **18 994** one-apartment houses worth **USD 0.076 bln**

Overall plan: **USD 0.236 bln**

Capital Repair

Funding – international financial organizations, state budget



PRIVATE HOUSES

- 1 **Restoration of houses by an owner independently**
Reimbursement of expenses according to the design documentation
- 2 **State support**
Execution of all construction works



APARTMENTS

State support
Execution of all construction works

PLAN FOR 2023:

▶ **1 200** multiapartment buildings worth **USD 2.38 bln**

▶ **13 454** private houses worth **USD 0.6 bln**

Overall plan: **USD 2.98 bln**

Destroyed houses: purchase or construction of new housing

Funding – seized russian property and other sources



PRIVATE HOUSES

Housing certificate or funds for restoration to a special account of a citizen



APARTMENTS

Housing certificate



Housing certificate is an electronic document (Diia) that has a certain cost and allows to buy residential property on the market. It is a state guarantee for the compensation

A citizen has no limitations concerning the region of housing, and can choose an existing housing or invest in the construction of a new one

ENSURING A DECENT LIFE

RESIDENTIAL BUILDING STOCK



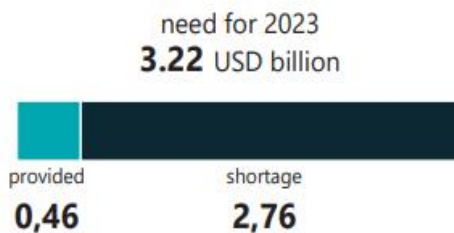
THE WORLD BANK

RDNA, total need: USD 69 bln



Funding sources:

USD 0.46 bln - the Fund for the Liquidation of the Consequences of Armed Aggression (seized russian property - draft law 7198), state budget, international assistance)



RETURNING UKRAINIANS HOME

THREE LEVELS OF NEEDS

- I** Provision of basic services: logistics, utilities, administrative services.
- II** Restoration of social infrastructure and creation of safe living conditions: demining of territories, construction and modernization of shelters, protection of critical infrastructure.
- III** Working with investors and creating new jobs in the regions.



Housing restoration cannot be planned outside the integral process of Ukraine's restoration



ОСББ «Трильовського 31»



ОСББ “Липи 2”: грудень 2019р





було → стало



ОСББ «Щурата 8»
м. Львів

40%
економії
енергії



було

стало

ОСББ «Липи 4»
м. Новояворівськ

Б Пакет
«Комплексний»

Вартість проекту 6,5 млн грн
Очікувана сума гранту 4,5 млн грн

55%
економії
енергії



ОСББ
«ЖК НОВО-ОСКОЛЬСЬКИЙ»
Будинок 1, м. Ірпінь





ОСББ
«ЗАТИШНИЙ 2020»
Будинок 2, м. Ірпінь





Ukraine's housing recovery forum

Ukraine's challenges ahead

- Oleksandra Tkachenko, Ukraine
Netherlands Urban Network



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Ukraine's housing recovery forum

- View of the local situation - by **Taras Kubay**, Director of the Urban Development Department of Lviv City Council
- Informing Housing and Urban Policy challenges - by **Galyna Sukhomud**, New Housing Policy
- Learning from experience – the affordable housing pilot - by **Konrad Clos**, Affordable Housing Program, International Organisation for Migration

REBUILDING A PLACE TO CALL HOME

A close-up photograph of a person's face, showing significant facial trauma. The left eye is open and appears normal, while the right eye is closed and surrounded by a large, dark, bruised area. There are several small, red, bleeding wounds on the forehead and around the eyes. The word "UNBROKEN" is overlaid in large, white, bold, sans-serif capital letters across the lower half of the image. The background is a solid yellow color.

UNBROKEN



Ecosystem of treatment, prosthetics,
rehabilitation, and humanity



ЕНА МЕДИЧНА

AMBUL

AMBUL

**Our doctors saved
over 11 000 injured**

Our hospital became main hospital for civilians



Rehabilitation center

Children's hospital

The main building of the hospital



Our surgeons provide highly complex surgical operations



**The story of 9-year-old Sofiyka
is a true miracle**



**Mykola is a citizen of Poland.
He lost his leg while defending Ukraine**



THOUSANDS of stories like that



We launched a small prosthetic workshop



What's next?

We created Charity Fund War Heroes became founders of it



Yehor Oliynyk



Serhiy Kostichenko



Mental health center

Millions of Ukrainians will need psychological and social rehabilitation



Patients need physical rehabilitation





REHABILITATION CENTER (1st stage)

- Physical and occupational therapy
- Inpatient department
- Mental health center
- Training zone for rehabilitation teams
- Assistive technology center

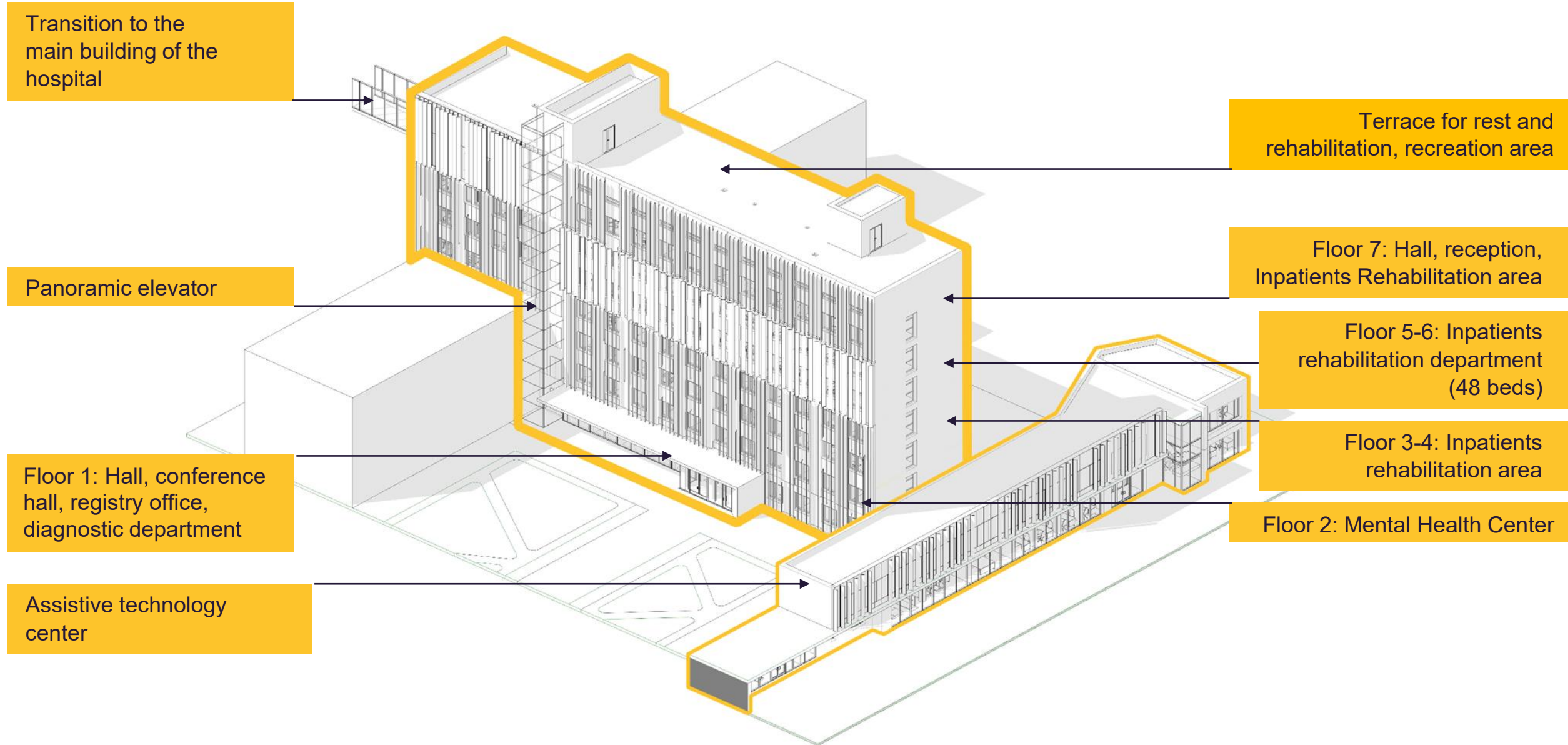
**Total budget - 8,7 mln EUR
(7 mln EUR still needed)**



Switzerland.



Freiburg
IM BREISGAU



RECONSTRUCTION OF THE EXISTING CLINIC BUILDING FOR THE REHABILITATION CENTER



**Rehabilitation center in
Bruhovychi**
**Total budget: 6,5 mln EURO
(3,5 mln still needed)**



We built “Unbroken mothers” center
for pregnant women
and women who just delivered



UNBROKEN

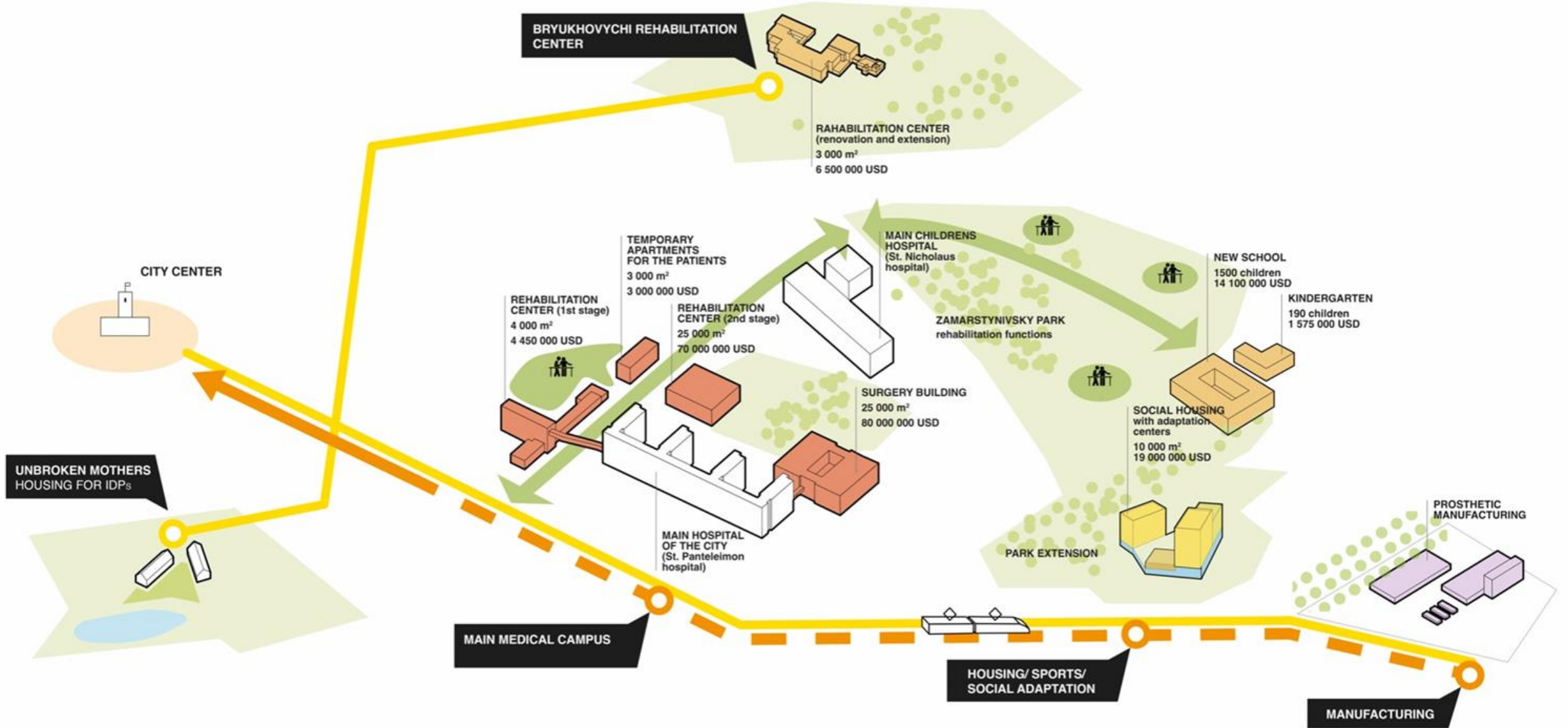
Long term plans



New buildings for surgery and rehabilitation



Social housing for patients



Our ambassadors



SERHIY ZHADAN, writer



BONO, musician



NINO KATAMADZE,
musician



PAWEL KOWAL, Member
of Parliament, Poland



MARTIN HORN, Mayor of
Freiburg

**Mayors of the European
cities, Nobel prize winners,
Ukrainian and world
celebrities**



OLEKSANDR FILONENKO,
philosopher



JACEK SUTRYK,
Mayor of Wroclaw



TAWAKKOL KARMAN
laureate of the Nobel
Peace Prize

Housing in Ukraine: Challenges and Call for Change

Galyna Sukhomud,
researcher New Housing Policy, Ukraine

15.02.2023, The Hague, PBL
'Ukraine's housing recovery forum' - rebuilding a place to call home

Introduction

The field of housing is one of the biggest challenges to Ukrainian reconstruction and recovery

5.4 million IDPs (IOM, January 2023)

8 million refugees (UNHCR, February 2023)

149,300 residential buildings are damaged or destroyed (KSE, January 2023) - the biggest share of total infrastructural damage by the Russian war in Ukraine

Housing outcomes in recovery depend highly on available policy and financial instruments, institutions, and actors as well as on research and ideas about housing present in society

Housing system in Ukraine: general characteristics

- Super-homeownership housing system
- Disbalanced housing support 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
- Need to diversify instruments and policies to support different forms of tenure and respond to different housing needs prioritizing the most urgent one

(Sukhomud & Shnaider, forthcoming)

Super-homeownership housing system

- "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/2020/08/12/676820/>

Disbalanced housing support focused on homeownership

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

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 and not significantly developed temporary housing stock for IDPs

An unregulated rental market dominated by private landlords

Lack of comprehensive approach

Lack of understanding of where different groups with different needs should live

- 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



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 the 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).

Towards comprehensive housing system in Ukraine

- Evaluate housing and shelter needs reflecting Russian invasion imbued destruction and displacement, demographic trends, and economic efficiency, but also questions of sustainability, heritage, migration, and socio-anthropological aspects of "home-making"

> More data and research, more democratic participation - better housing policies

- Diversify instruments and policies to support different forms of tenure such as cooperative, social, and rental housing
- Prioritize support towards the most-vulnerable households
- 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

References

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

Kyiv City Council. (2019). Rishennia Pro vnesennia zmin do rishennia Kyivskoi miskoi rady vid 26 liutoho 2010 roku №11/3449 "Pro stvorennia zhytlovoho fondu sotsialnoho pryznachennia" [Decision On Amendments to the Decision of the Kyiv City Council of February 26, 2010 No. 11/3449 "On the Creation of a Housing Fund for Social Purposes"]. https://kmr.gov.ua/sites/default/files/2_3.pdf

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Stephens, M., Lux, M., & Sunega, P. (2015). Post-Socialist Housing Systems in Europe: Housing Welfare Regimes by Default? *Housing Studies*, 30(8), 1210–1234. <https://doi.org/10.1080/02673037.2015.1013090>

Sukhomud, G. and Shnaider, V. (Forthcoming). Continuity and Change: Wartime Housing Politics in Ukraine. *The International Journal of Housing Policy: Housing Futures Essays*.

UNHCR. (2023, July 2). Situation Ukraine Refugee Situation. <https://data.unhcr.org/en/situations/ukraine>



Thank you

Contact: **Galyna Sukhomud**
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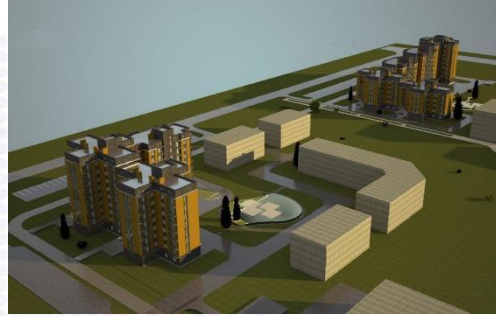
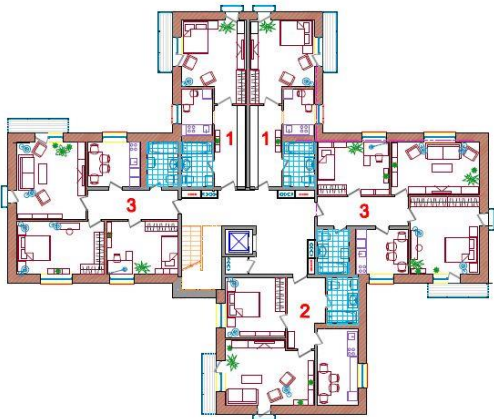
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Affordable Housing Development Lessons from Kramatorsk and Severodonetsk

IOM UKRAINE



IOM Ukraine Shelter/Housing Capacity



Housing Programme

- Development of 500 apartments for IDPs and local population
 - Kramatorsk, Severodonetsk
- Housing Team
 - Design Team (multi disciplinary engineering team)
 - Legal and Good Governance team
- National Network
 - MToT (main beneficiary), MRegion, Municipalities, NGOs
- Design Stage P expertise completed
- Construction work started
- Repurposing of funding for the western and central part of the country

Some Lessons Learned

Municipalities

- Municipalities are often not prepared to work with international organizations
 - Land transfer modalities
 - Repurposing of buildings/land
 - No legislation regulating communal rent or rent to own
 - Capacities of municipal legal officers is not consistent (on housing)
- 
- Establish clear understanding what can and what can not be done
 - Capacitate municipal administration
 - Enhance the legislation on communal rent and rent to own
 - Provide legal room for flexibility:
 - Survey works, soil sampling etc
 - Invest in a guide with clear instructions and conditions
 - Rework legislation on social and affordable housing

The potential role of external support

- Support the revision of the Housing Code
- Support Environmental and Social Management Guidelines development and implementation
- Implement affordable housing projects for the integration of people with special needs (pilots/advise)
- Establishing Council Estate models in Ukraine
- Establish revolving financial instruments to reinvest income from rent and rent to own income



THANK YOU!



Ukraine's housing recovery forum

Securing affordable housing

- Edwin Buitelaar, PBL



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Ukraine's housing recovery forum

- Europe has the tools for recovery in its hands - by **Julie Lawson**, Centre for Urban Research, RMIT University
- Providing land and securing investments for affordable housing in Austria – by **Michaela Kauer**, City of Vienna
- Refining new policies for the diversity of social needs and housing fund typologies - by **Anastasia Bobrova**, CEDOS

REBUILDING A PLACE TO CALL HOME

Dr Julie Lawson

Centre for Urban Research, RMIT

PBL14.00 -18.00 15 February 2023

**Ukraine has a plan
for recovery ...
*Europe can inspire
and support it***



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

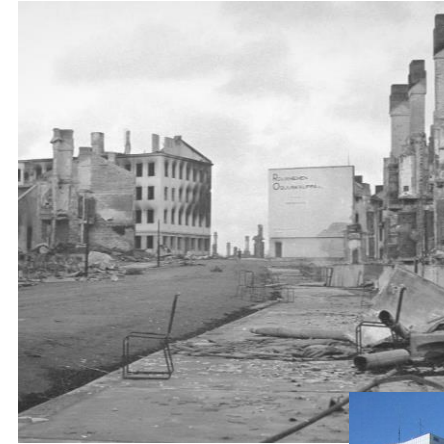
Rovaniemi, Tapiola, Helsinki, Finland

Vienna, Austria

Rotterdam, the Netherlands

Munich, Germany

Warsaw, Poland



**Damaged Vienna
was near economic
collapse**

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



Specific housing funds – 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

Europe's best practices can provide tools for Ukraine's recovery – outlined in #Housing2030

UN4Ukraine

Workshop on Affordable
Decent and Healthy
Housing



Recommendations building on Ukraine's Recovery Plan relating to Affordable Housing

*Drawing on European best practices
from #Housing2030*

Dr Julie Lawson
Adjunct Professor, RMIT University

#Housing2030

an initiative of



26 September 2022

AFFORDABLE HOUSING: TIME TO THINK AND DO DIFFERENTLY



Multi-level governance integral to an affordable housing recovery:

- national legislation,
- allocated funds,
- municipal land policies, and
- regulated providers.



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

Review existing capacities – not business as usual

Rebuilding damaged homes

Destroyed or damaged 116,000 residential buildings

Fund for restoration of destroyed property and infrastructure

‘Under construction’ sporadic use of EE funds

Building new affordable homes

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

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

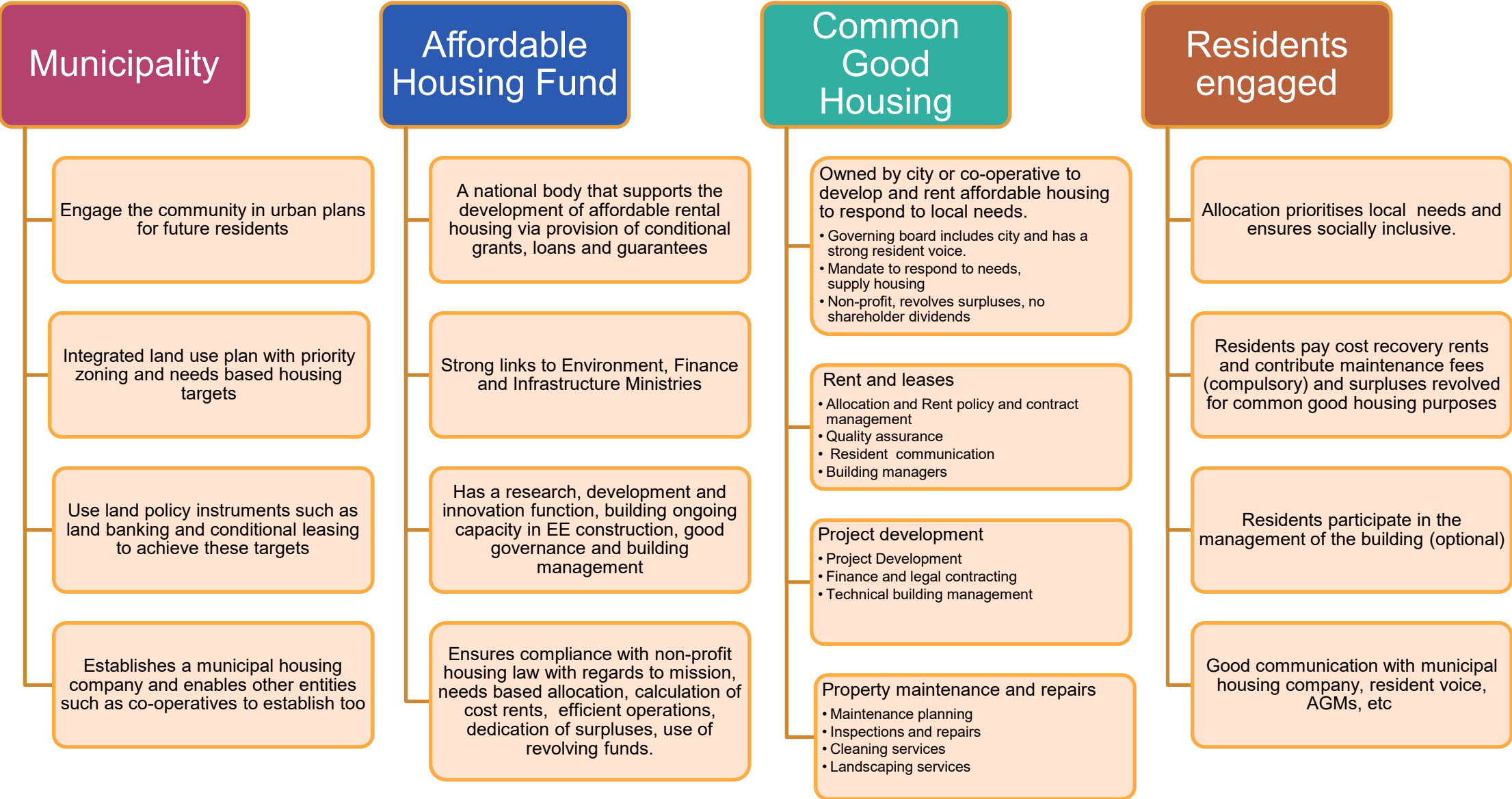
Substantially curtailed – limited supply output

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

What would a coherent approach to implementation require?



Keep costs low - Land policy, conditional grants and most efficient finance

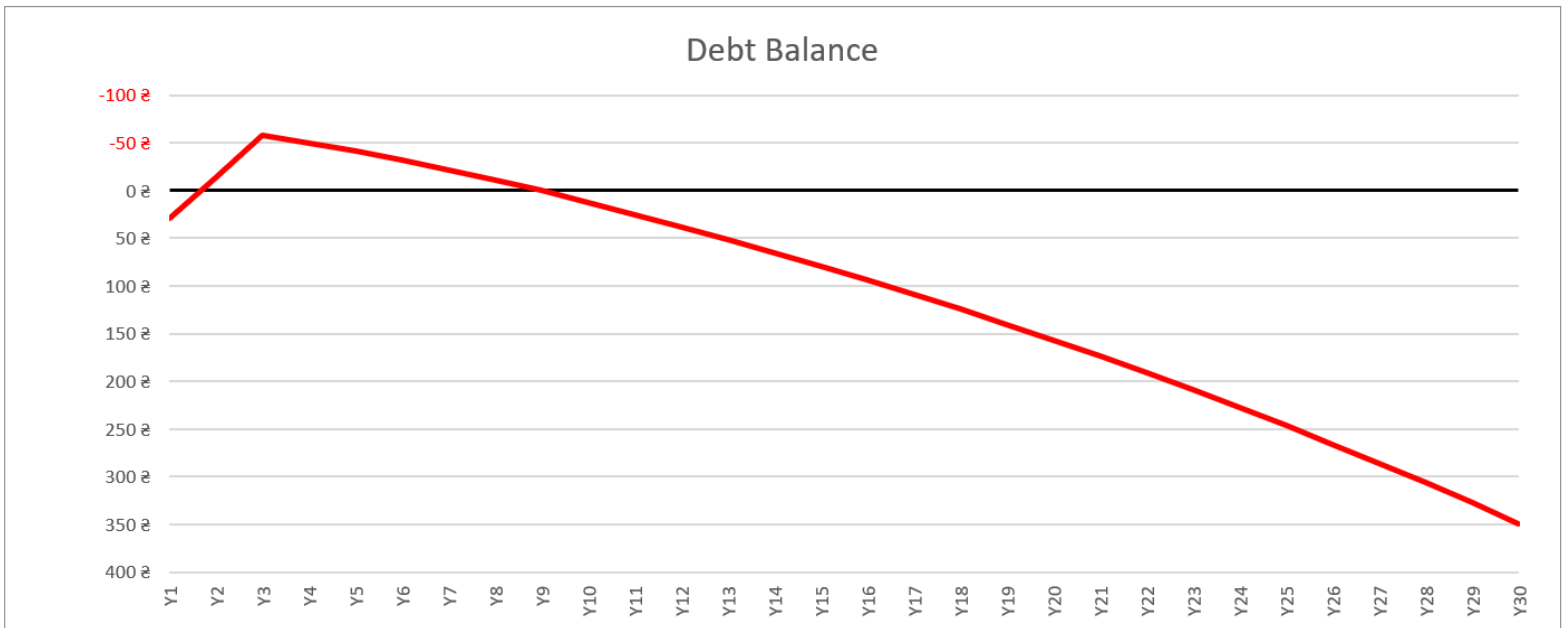
With land equity contribution

Dwelling Summary	Studio	1-bed	2-bed	3-bed	4-bed	TOTAL
Affordable Rentals ALL	-	30	40	30	-	100
Social Rental	-	-	-	-	-	-
Affordable Rental	-	30	40	30	-	-
Affordable Sales	-	-	-	-	-	-
Number of Affordable Dwellings	-	30	40	30	-	100
Operating Subsidy Style Sales	-	-	-	-	-	-
Market Rental	-	-	-	-	-	-
Market Sales	-	-	-	-	-	-
Number Market Dwellings	-	-	-	-	-	-
TOTAL DWELLINGS	-	30	40	30	-	100
Total Floor Area	-	1,350	2,800	2,550	-	6,700
Market Value	0 €	41,207,700 €	87,909,760 €	102,195,096 €	0 €	231,312,556 €
Retained Value	0 €	41,207,700 €	87,909,760 €	102,195,096 €	0 €	231,312,556 €

50% development cost grant

Policy Lever	ON/OFF	Impact/ Discount
Land equity contribution	On	100%
Capital Grant	On	75,000,000 €
Delayed land payment (year)	Off	Year 5
Development interest rate	On	4.50%
Operational interest rate	On	4.50%
Planning Bonus	Off	20%
Transfer tax concessions	Off	100%
Op-Subsidy CHP Retain (% ALL afford rentals)	Off	100%
Op-Subsidy Sales (% market sales)	Off	60%
Market Sales (% floor area)	Off	50%
Market Rental (% floor area)	Off	40%
Sinking fund delayed accumulation (year)	Off	Year 15
VAT (or equivalent) Applicable	On	20%

With discounted interest rate

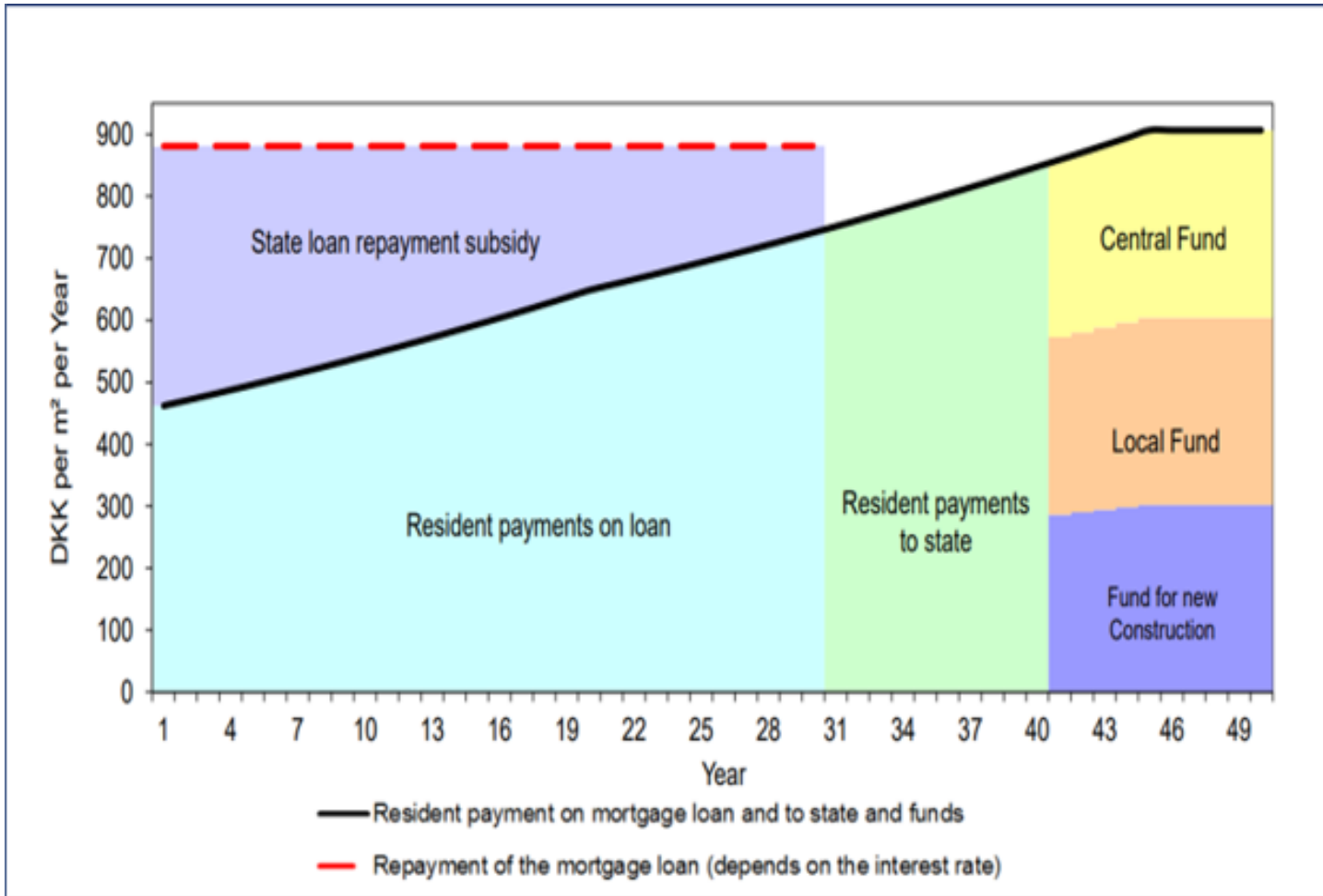


Project Costings	
Land (inc GST, stamp duty, fees)	\$ 43,037,090
Construction (inc GST, prof. fees, council fees)	\$ 150,877,315
Interest	\$ 10,657,795
Operating Costs	\$ 108,092,837
Sales/Marketing	\$ -
Total Project Cost	\$ 312,665,037

Funding Mix	
Cash Equity	\$ -
Land Equity	\$ 40,089,860
Capital grants/ Operational subsidy	\$ 75,000,000
Market and Affordable Sales	\$ -
Interest on cash balance	\$ 31,727,949
GST Rebate + Stamp Duty Concession	\$ 23,763,580
Rental Income	\$ 493,547,478
Balance (or deficit)	\$ 351,463,831

NOTE: Application of Affordable Housing Assessment Tool AHAT is indicative for 100 unit, 5 story (discount interest + land + grant)

Cost recovery rents and revolve surpluses for future generations



Best practice: Limited Profit Housing Law in Austria #Housing2030

Best practice: Revolving fund

Danish national fund for non-profit housing #Housing2030

'Affordable Housing 'Recovery Flagship' for Ukraine and its European integration

- Works closely with local and national stakeholders
- Implements Ukraine's own recovery plan
- Supported by a platform of technical assistance
- Informed by local housing policy expertise and draws on European best practices #Housing2030
- Adheres to Energy Performance directives, Green Deal, Renovation Wave
- Inspired by New European Bauhaus and DG NEAR can integrate best practices via Ukraine's Recovery Plan
- Funded by Ukrainian (recovery) funds, households and State investment banks investing in a sound concept for affordable and energy efficient housing



Useful references and contacts

Ukraine's draft Recovery Plan (note pp.148-149) https://unece.org/sites/default/files/2022-11/Draft%20Recovery%20Plan_construction-urban%20planning-modernization%20Ukraine.pdf

Ukraine's social policy think tank CEDOS [Housing | Cedos](#)

Ukraine's housing and urban policy researchers New housing Policy [New housing policy](#)

European initiative #Housing2030 [Reports - Housing2030](#)

UNECE [Workshop "Affordable, decent and healthy housing for Ukrainian cities" | UNECE](#)

European Investment Bank [Social and Affordable Housing with the EIB](#)

Housing Europe [Cost-based social rental housing in Europe | Housing Europe](#)

Housing Finance International [Lawson J and Gajda G 2022 Ukraine's Housing Recovery Requires a Well Designed Capital Investment Strategy Housing Finance International Journal Autumn .pdf - Google Drive](#)

Austrian cost rent model [Austrian legislation and auditing of limited-profit housing - Housing2030](#)

National housing agency - Housing Finance and Development Corporation Finland [ARA - Housing Finance & Development Centre of Finland - Housing2030](#)

Revolving fund - BL Danish Building Fund [Landsbyggefonden - a Danish national fund for non-profit housing - Housing2030](#)

The Affordable Housing Assessment model applied in: [Social housing as infrastructure: an investment pathway](#) and [Paying for affordable housing in different market contexts to model costs for a major national program.](#)

Julie.lawson@rmit.edu.au RMIT CUR - [Building Ukraine back better requires affordable, inclusive and green housing: report - RMIT University](#)



The Vienna Model of Affordable Housing

Ukraine's housing recovery forum, February 15 2023

Michaela Kauer, Director, Brussels Liaison Office of the City of Vienna, EU Urban Agenda Housing Partnership

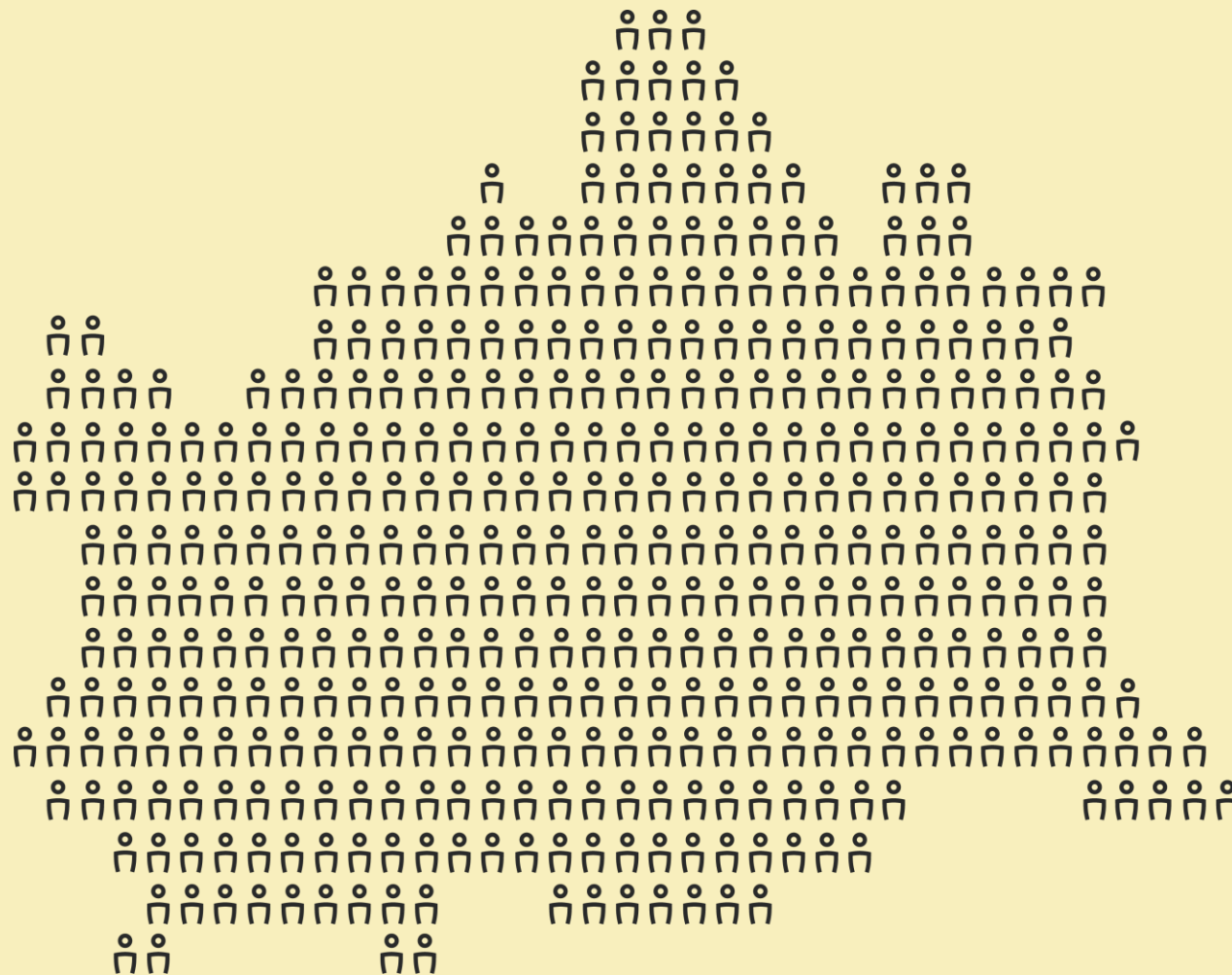
Veronika Iwanowski, City of Vienna – Wiener Wohnen, Department of International Relations

**City of
Vienna**

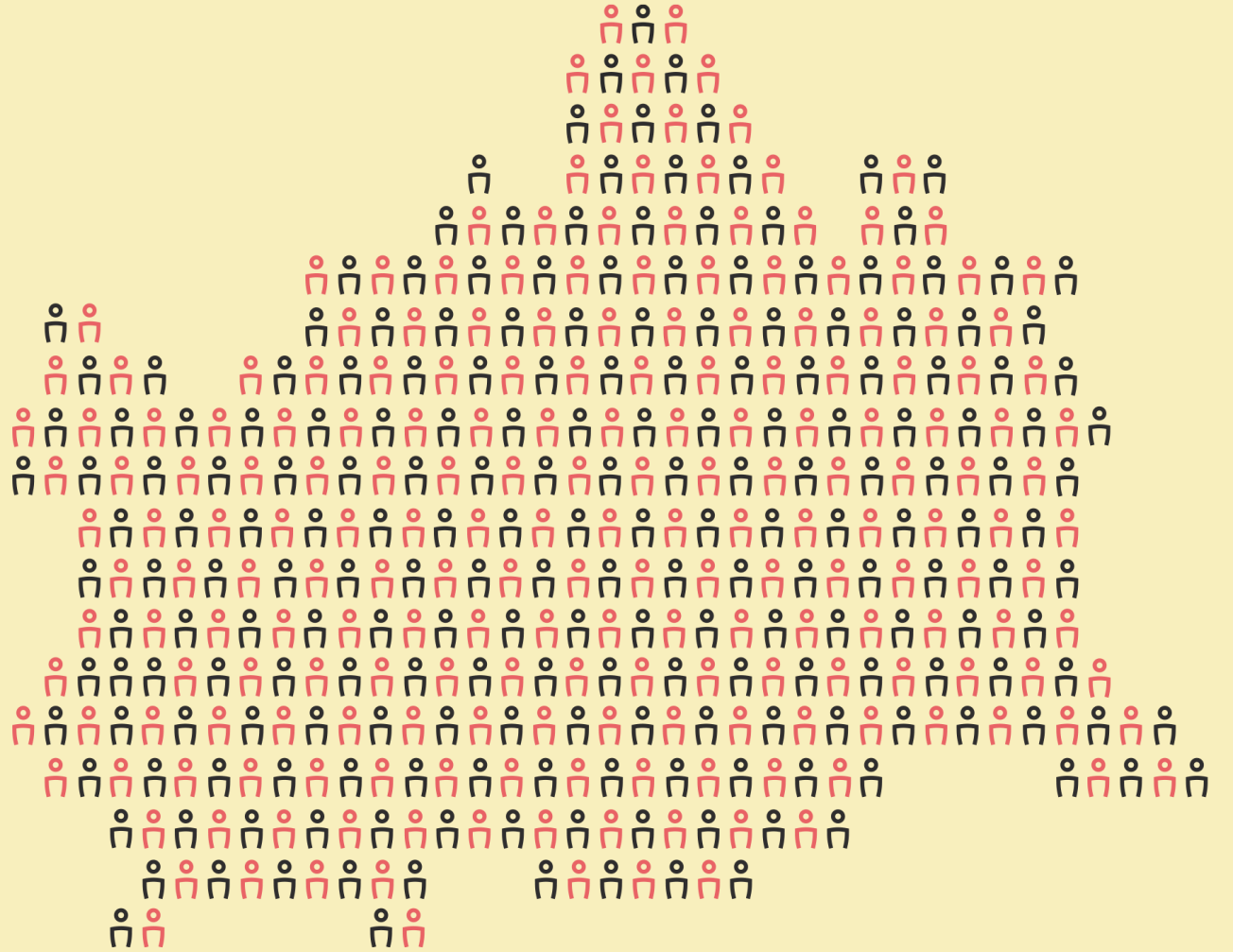
European Affairs



1.9
Mio.



1/2



... of those, approx. 900,000 are living in public or subsidized housing facilities.

185 cooperatives and associations manage 681,700 rental apartments

These not-for-profit or limited-profit companies are active in all of the 9 federal states

The OECD sees Austria's not-for-profit system as a best practice model for affordable housing

- **Limited Profit Housing Act (WGG)**

- Sets out limits and obligations of the cost-based social housing sector
- Allows for the nation-wide implementation of a cost-based housing system and facilitates the creation of various forms of affordable dwellings

- **Tenancy Act (MRG)**

- Strong housing policy instrument that serves above all to protect tenants

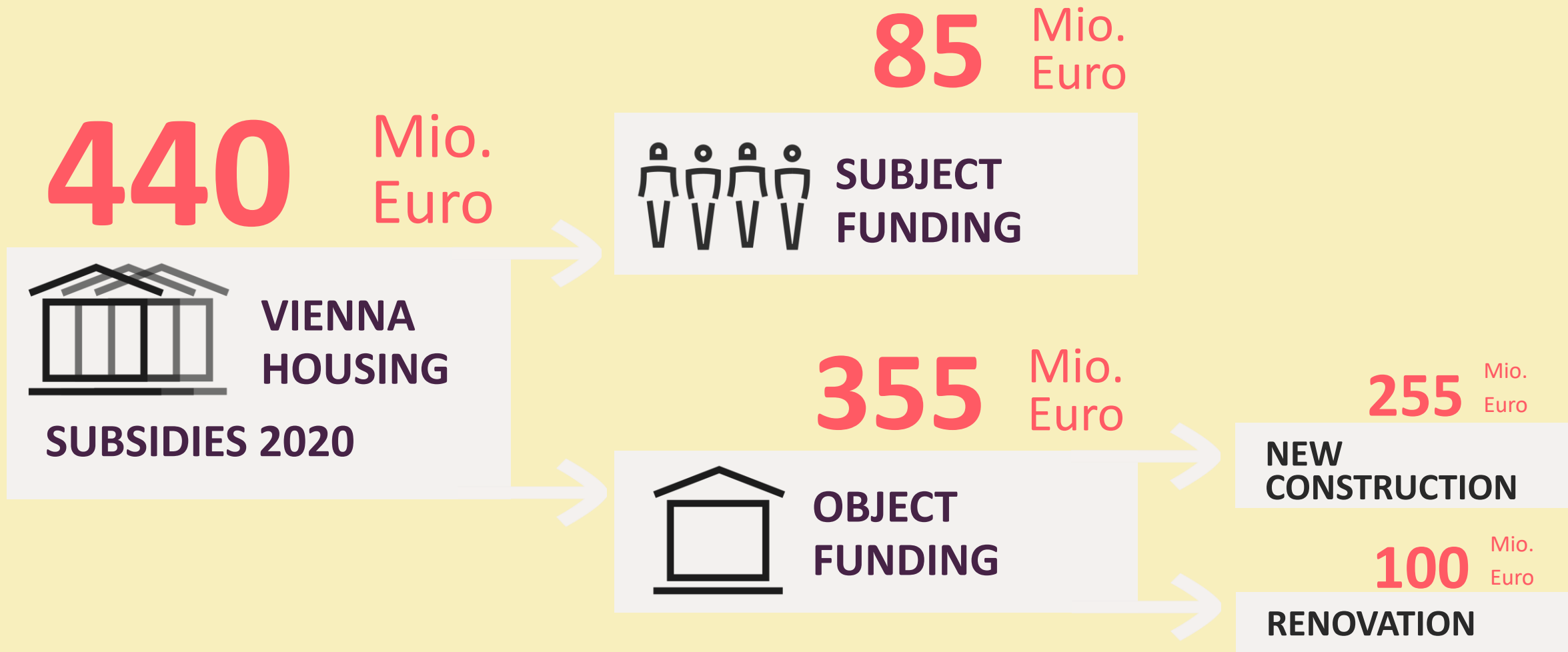


- **Viennese Housing Promotion and Renovation Act**

Wiener Wohnungsförderungs- und Wohnhaussanierungsgesetz (WWFSG 1989)

- **Housing Construction Promotion Act**
Neubauverordnung (NeubauVO 2007)
- **Renovation Subsidies**
Sanierungsverordnung (SanVO 2013)
- **Aid for Housing**





Source: MA 50, housing subsidies 2020



6.15
€/m²

Wiener
Wohnen



10.50
€/m²

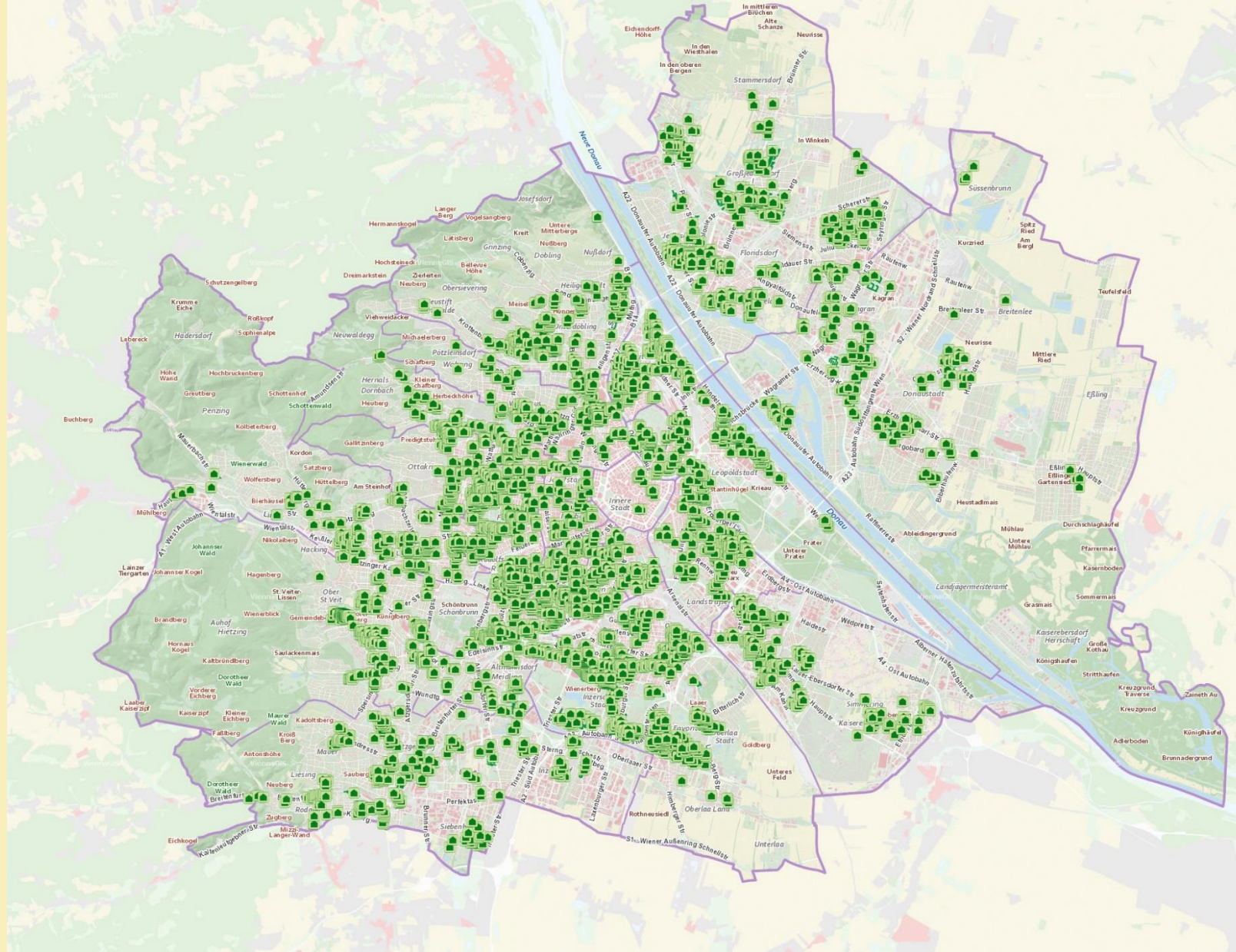
Private
market

Source: <https://www.wienerwohnen.at/>

Number of people	Net-income per year	Net-income per month
1 Person	Euro 53,340	Euro 3,810
2 People	Euro 79,490	Euro 5,678
3 People	Euro 89,950	Euro 6,425
4 People	Euro 100,410	Euro 7,172
For each additional person	Plus Euro 5,850	Euro 418

Source: <https://wohnberatung-wien.at/>

75% of Viennese are eligible



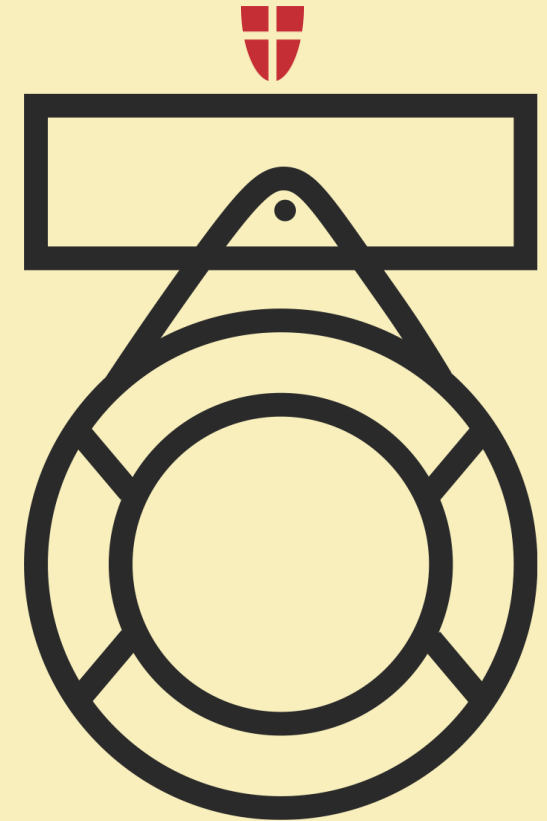
Lifebuoy for affordable housing

Goal: secure building ground for social and affordable housing

Two thirds of the development area have to be dedicated to subsidized housing.

The new category applies to all new development sites with more than 5,000 square meters of living space.

Construction ground is not sold, but made available on the basis of long-term lease contracts.



Good governance in housing policy

Create stable legal frameworks to strengthen housing for the common good

Commit to long-term planning and reliable financing models (revolving systems, re-investing surpluses into new construction and renovation)

Meet peoples' housing needs by ensuring inclusive participation, security of tenure and protection of tenants

Aim at a social mix in housing to prevent social and territorial segregation



<https://socialhousing.wien/>

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Refining new policies for the diversity of social needs and housing typologies

Anastasia Bobrova, Cedos senior analyst, area coordinator for housing policy



- Housing and war

Housing policy remains fragmented, social housing is marginalised

Housing needs increased and diversified

Housing tenure structure 2019

83%

homeowners

8%

tenants
(private rental sector)

2%

tenants
(public rental sector)

Housing tenure structure 2022

76%

homeowners

16%

tenants
(private rental sector)

3%

tenants
(public rental sector)

Housing is becoming **unaffordable** for a significant share of the population

43%

of households exhausted their savings*

*International Organisation of Migration, December 2022

Housing costs, 2022

26%

spend between 30-50% of household
monthly income on housing

17%

spend between 50-100% of
household monthly income on
housing

39%

of internally displaced people claim they need assistance with paying rent

Mortgage schemes and concessional loans programmes cannot cater to the needs of different social groups

27%

of people claim they would consider applying for mortgage or a concessional loan to improve their housing conditions

The need for secure municipal rental housing is very high and continues to grow

- What do we need: new policies and approaches

In 2023 Ministry of Social Policy plans to complete the Social Code which will have separate section on social housing

National Recovery Plan project sets the task to prepare a bill to regulate non-profit housing provision

National level

- **Legal framework:** unified social housing fund and social housing queue, regulations for public housing provision and maintenance;

National level

- Legal framework: unified social housing fund and social housing queue, regulations for public housing provision and maintenance;
- **Strong institution** capable of developing a coherent strategy for housing policy;

National level

- Legal framework: unified social housing fund and social housing queue, regulations for public housing provision and maintenance;
- Strong institution capable of developing a coherent strategy for housing policy;
- Investment in research to understand the households' needs and capabilities to create adequate policy responses.

Local level

- **Municipal housing companies** capable for long-term and sustainable public housing maintenance and operation;

Local level

- Municipal housing companies capable for long-term and sustainable public housing maintenance and operation;
- **Capacity building activities** for local governments: peer-to-peer knowledge exchange, consulting and expert support, promotion and testing of the best-practice municipal housing solutions.

Support **civil society actors** who are the drivers of change

Thank you!

Contact us:

info@cedos.org.ua

Anastasia Bobrova:

angrybobrova@gmail.com





Ukraine's housing recovery forum

Creating liveable neighbourhoods

- Edwin Buitelaar, PBL



REBUILDING A PLACE TO CALL HOME



Ukraine's housing recovery forum

- Designing the future. Towards affordable, sustainable and inclusive places – by **Francesco Veenstra**, Chief Government Architect, the Netherlands
- Connecting investments in housing and infrastructure in Finland – by **Jarmo Linden**, director ARA Finland
- Planning and land policy in Ukraine – by **Oleksandr Anisimov**, New Housing Policy Ukraine

REBUILDING A PLACE TO CALL HOME

February 2024

Symposium Ukraine's housing recovery forum

Francesco Veenstra
Chief Government Architect

Banksy/Borodyanka



Board of Government Advisors (CRa)

Chief Government Architect and two Government Advisors on the Physical Environment.

We are a team that prioritises connection: connecting disciplines, sectors, interests and actors. Rooted as we are in architecture, urban planning and landscape architecture.



Biobased





Space to
meet and to connect

An aerial rendering of a modern residential complex. The buildings are arranged in a U-shape around a central courtyard. The roofs are covered in blue solar panels. The courtyard features a large green lawn, a paved walkway, a garden bed with sunflowers, a play area with colorful equipment, and a circular orange feature. People are seen walking and playing in the courtyard.

A home away from home competition

"It's up to architects and builders to create a space around our people –

those with prostheses or wheelchairs,
those with visual or mental disabilities,
the elderly, mothers with children,
all of us,
because no one really needs obstacles.

The war has created many of them already.
The principles of barrier-free access should be included
in university curricula. And not just specialized ones.

**Because all of us, regardless of our profession,
must see people first and foremost behind all our
actions and how we can make their lives easier."**

Olena Zelenska, jan- 2023
<https://www.president.gov.ua/en/news/olena-zelenska-na-zustrichi-zi-studentami-arhitektorami-rozp-80601>

Bringing back livable neighbourhoods

Adapt to people's (temporary) limited mobility > Friendlier neighbourhoods for people in need of physical and mental healthcare

Creating a safe haven for people returning from warzones or returning from abroad (refugees)

Rethinking the city infrastructure





Banksy/Kyiv



The Housing Finance and
Development Centre of Finland

Affordable Housing and Infrastructure Development in Finland

15.2.2023 Ukraine's Housing Recovery Forum, The Hague

Director Jarmo Lindén

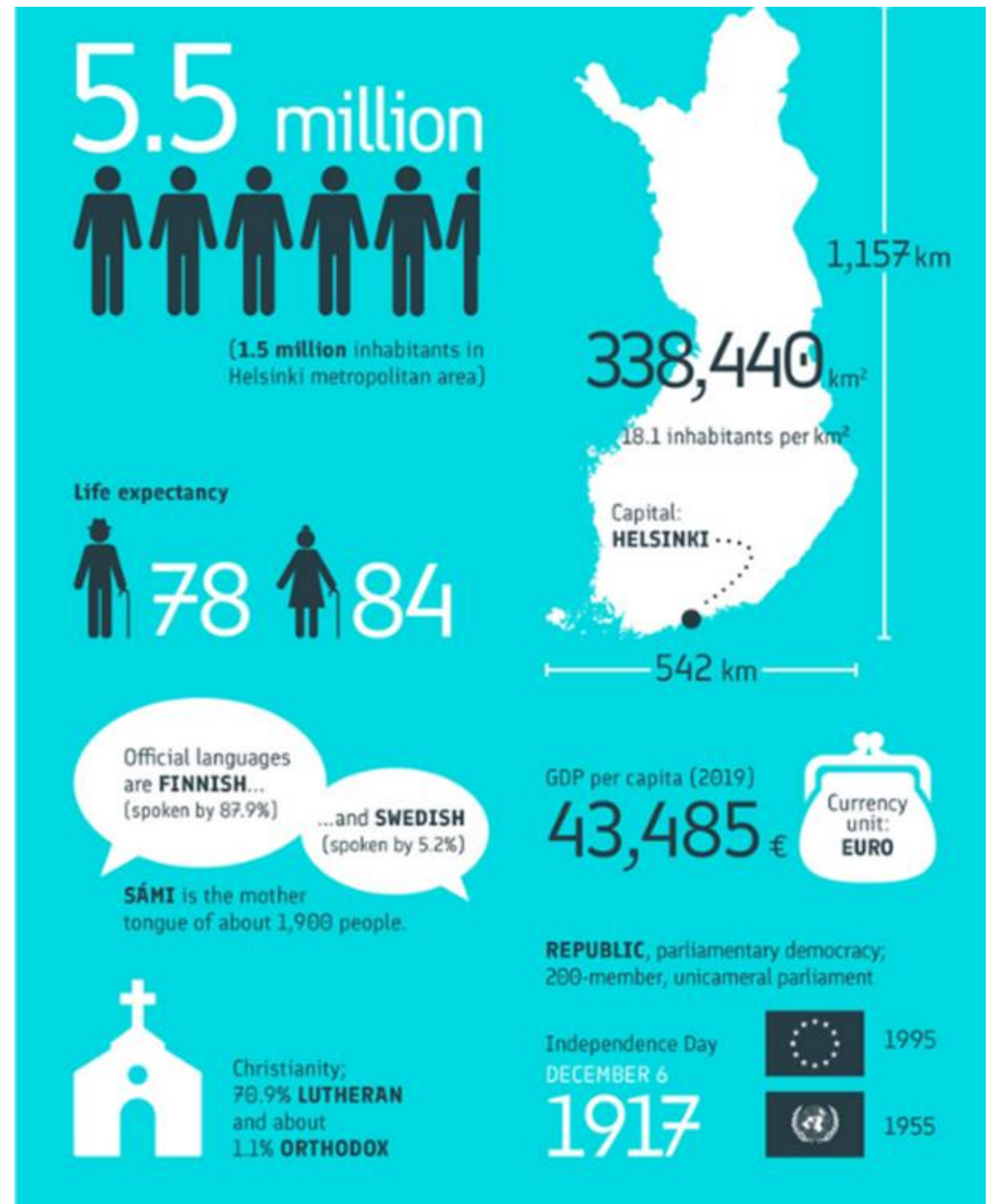
Housing Finance and Development Centre of Finland





Republic of Finland

the World Happiness Report ranked Finland the world's happiest country in 2018-2022





Second World War Caused Housing Shortage

120 000 homes annexed by the Soviet Union
= **400 000 evicted people from those areas had to be rehoused rapidly**

20 000 homes were ruined by Russian airstrikes
15 000 homes were burned by German army in Lapland
1944-1945

= **over 10% housing stock was lost**





ARAVA



ara

ARA was established in 1949

1949 Housing production committee (ARAVA)

- The state housing loans programme was established *to solve “temporary housing shortage”*

1966 National Housing board (AH)

1993 The Housing Fund of Finland (ARA)

2008 The Housing Finance and Development Centre of Finland (ARA)

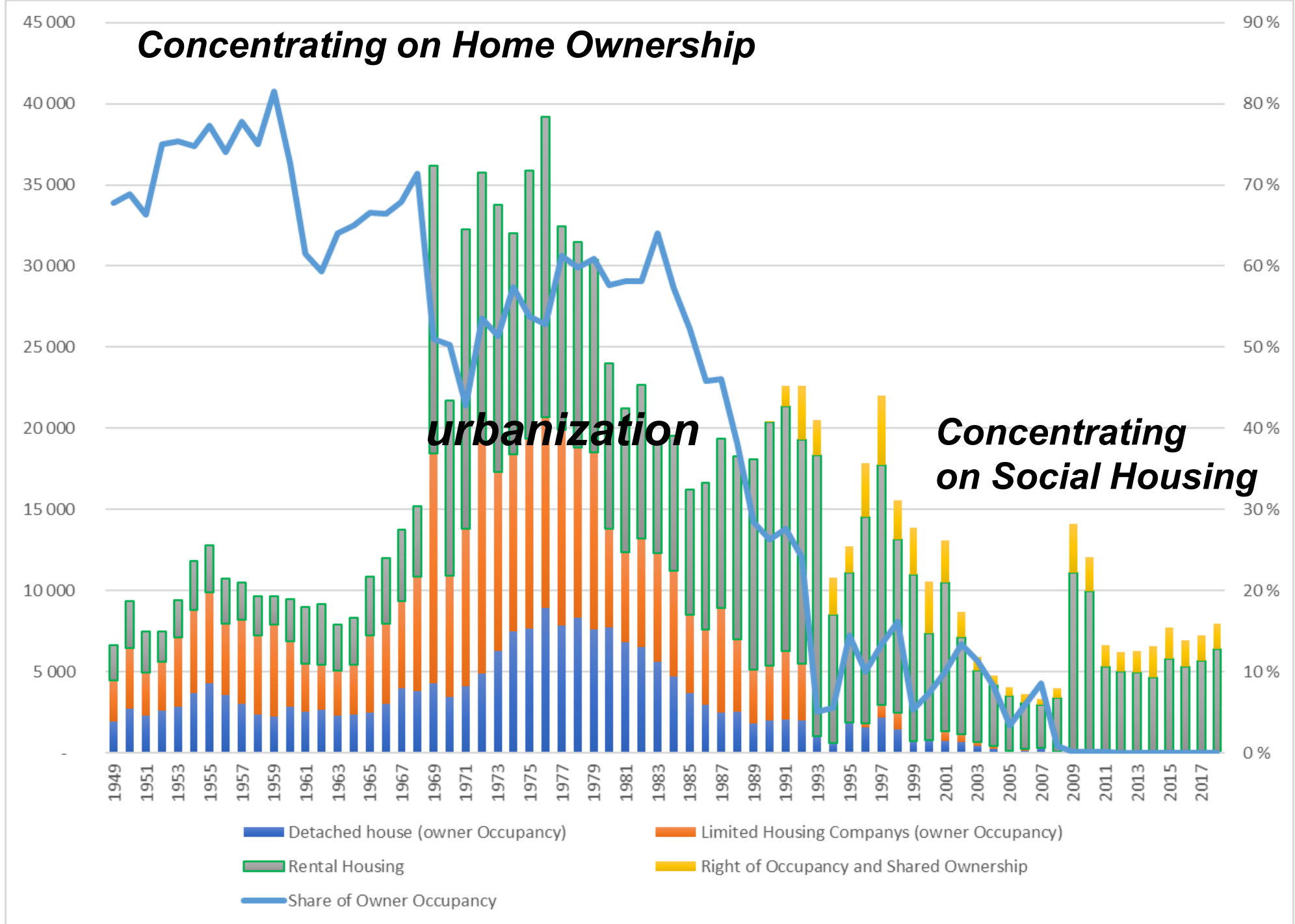


First ARA House in
Helsinki 1949



ARA's History since 1949:

Government subsidised 1,1 million apartments = 1/3 of all





ARA Implements Government Housing Policy

- ***ARA is part of public administration and operates under the Ministry of the Environment***
- aiming for sustainable and affordable housing
- delivers grants, subsidies, and guarantees related to housing and construction and renovation of housing
- guides and monitors the use of ARA housing stock
- is involved in housing development projects, like Homelessness and suburbs development
- manages expert tasks and information services related to housing and housing markets, and carries out related research
- oversees building energy performance certificates





ARA provides funding and subsidies for social and affordable housing projects

- **LOANS = 2 335 Million Euros in 2023**
 - **Interest subsidy loans** for new construction, renovation, and acquisition
 - **guarantee loans** for rental housing construction and housing company renovations
- **GRANTS = 360 Million Euros in 2023**
 - investment subsidies for special groups, energy grants, repair grants, infrastructure grants, housing advice etc.
- The funds for grants and subsidies are provided mainly from **the Housing Fund of Finland** (operated by ARA) and partly from government budget – **all mandated by parliament**

Loans are mainly from Municipality Finance since 2008



Ownership

Municipalities, municipal federations and companies owned by municipalities

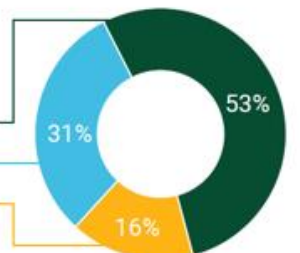
53%

Keva, a local public sector pension fund

31%

Republic of Finland

16%





Land use, Housing and Transport (MAL) Agreements in Finland

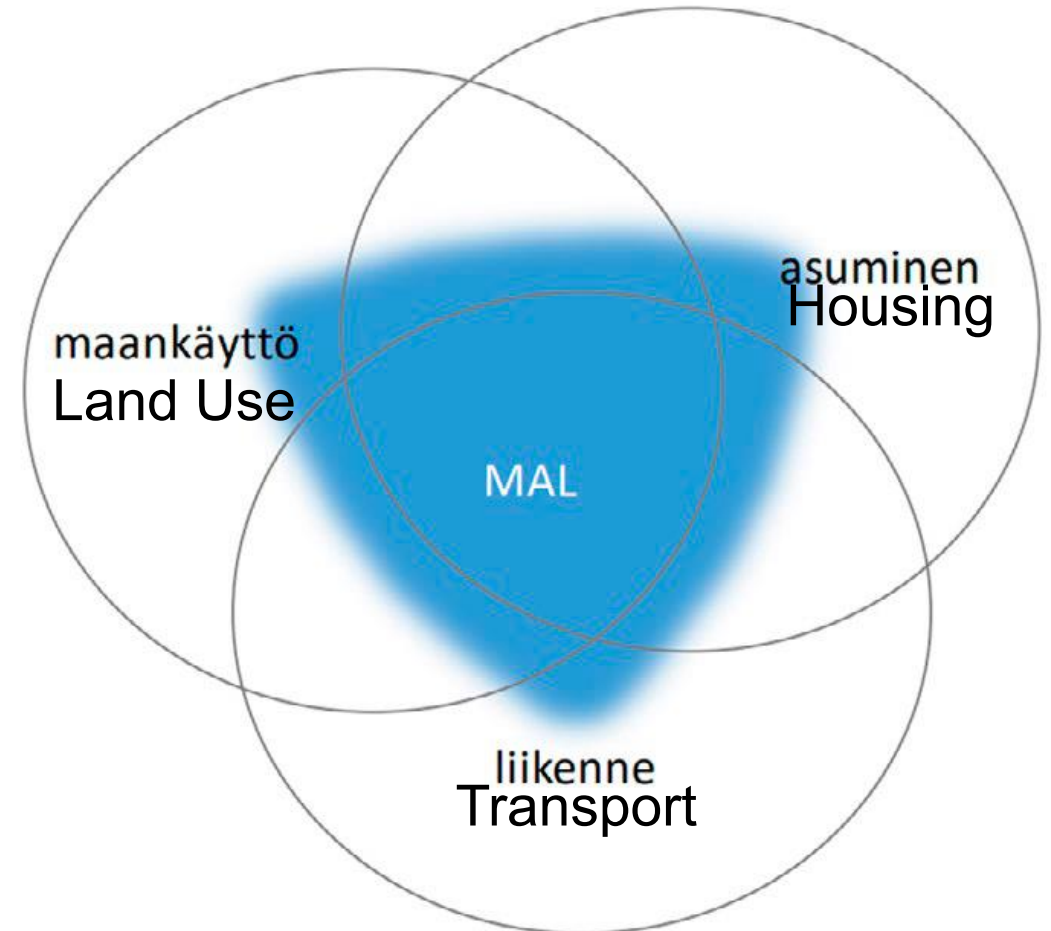
- MAL agreements are agreements between the Government and major city regions.
- They concern **land use (M), housing (A) and transport (L)**
- Agreements started in Helsinki Region, but now they cover all regions where main city has over 100 000 inhabitants: Tampere, Turku, Oulu, Jyväskylä, Kuopio and Lahti Regions = *55% of population*
- The key aim is to improve the functioning and competitiveness of urban regions and ensure a balanced development of municipalities.



Added Value of MAL

The purpose of the MAL agreement is to *increase cooperation, understanding and trust* between the municipalities of large urban areas in matters concerning the *coordination of land use, housing and transport* when they have cross-border or other significant effects.

The MAL agreement also aims to *deepen the partnership between the urban regions and the state* related to the MAL issues



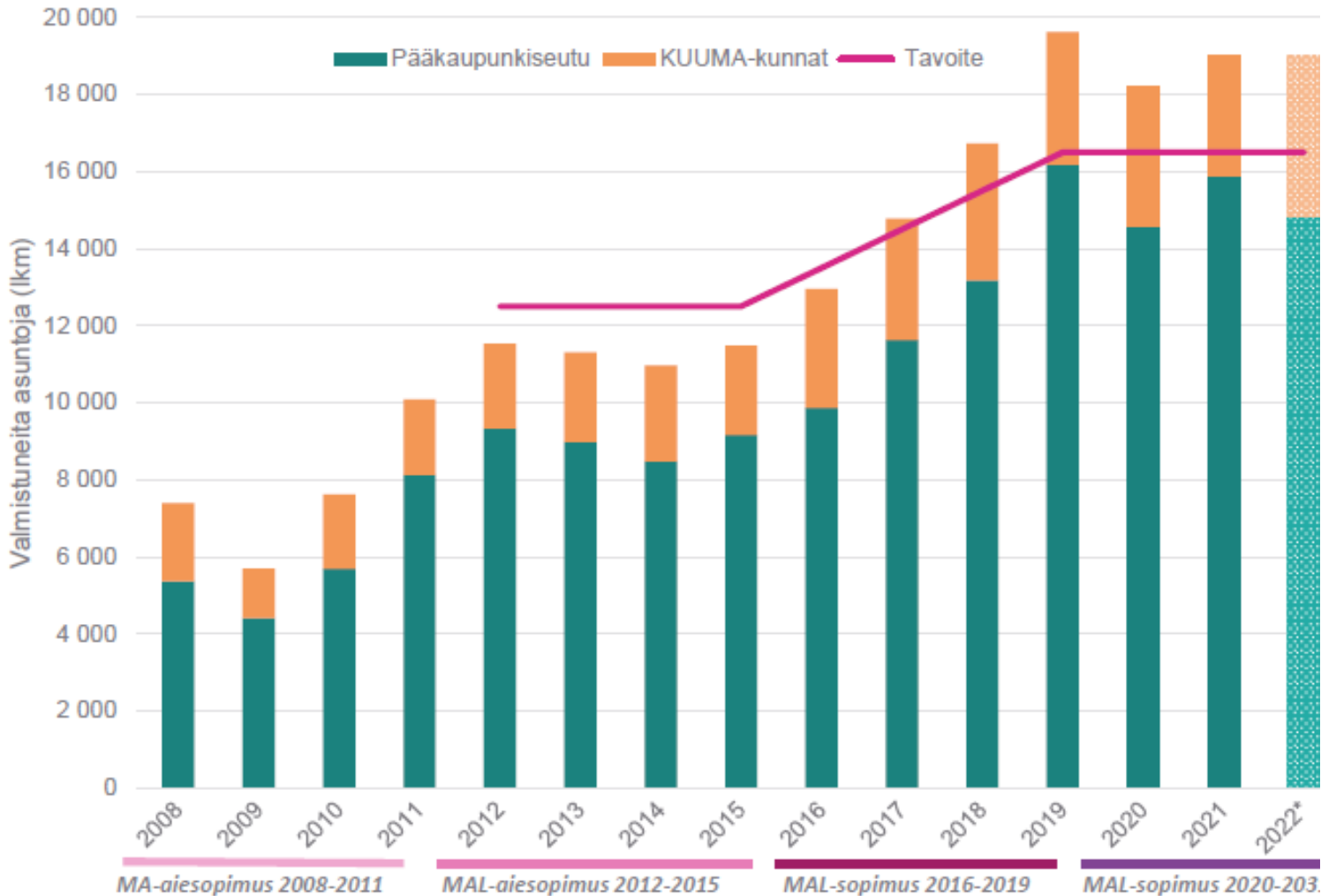


Housing production target in Helsinki region

- **66 000 new dwellings** in 2020-2023
- of which ARA **Social Housing 18 200 dwellings = 27,6%**
- ARA subsidies for housing production and infrastructure grants for municipalities (90 M€)
- Government investments in collective transport systems and other traffic arrangements
- *Municipalities promise to give land for social housing and*
- *Government promises to support housing production and co-finance main new transport systems*
- **RESULTING IN WIN-WIN SITUATION**

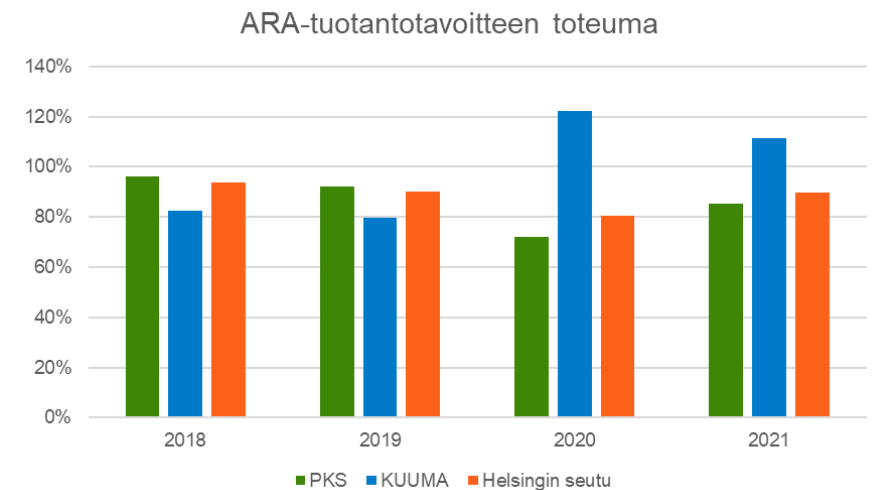


Follow-Up Report of Helsinki Region MAL 2022: New apartments completed in Helsinki Region 2008-2022



2021 was completed **19 019 new apartments**, which is 115 % of the annual target in MAL agreement.

ARA/Social Housing production as % of target in 2018-2021





Affordable Housing is achieved with combination of following elements:

- **ARA interest subsidy loans**
- **Affordable building sites** (Municipalities support Social Housing with cheaper than market price, EU/SGEI regulations)
- **Cost-based rent** in ARA housing Helsinki over 60% lower than market rent
- **Co-operation between Government and Municipalities**
- **Both supply (ARA) and demand (housing benefits) side subsidies** needed to achieve affordability with good quality housing for all



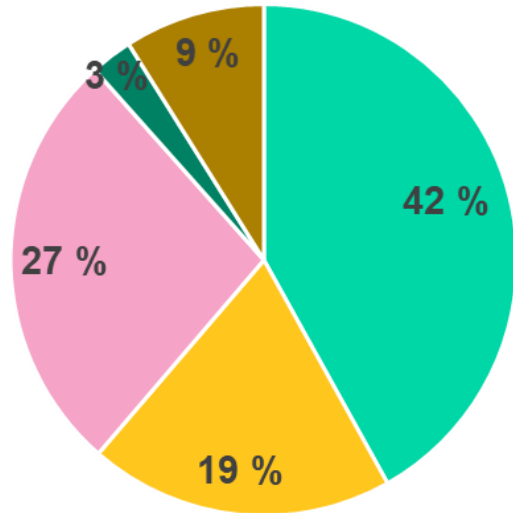
Owners of Social Housing

- Social housing is carried out by *municipality-owned companies* and *non-profit organisation*, which **ARA approves and monitors**
- ***Companies owned by Finnish municipalities***
 - Municipality-owned social housing companies (around 1000)
 - Biggest Helsinki City Housing Company (over 50 000 homes)
- ***Non-profit organisations*** (around 600)
 - borrowers have to follow rules and legal framework of social rental Non-profit and special purpose associations
 - student housing foundations and elderly housing organisations

Helsinki: SOCIAL MIX Housing Policy Objectives

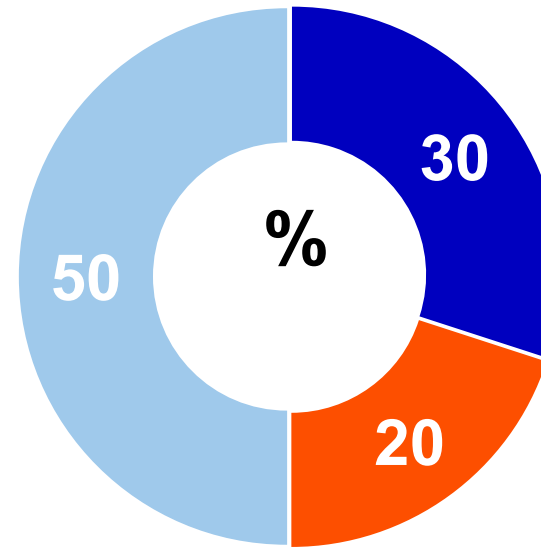


Existing housing stock
= 22% ARA homes



- Owner-occupied housing units
- Government subsidised rental housing units
- Non-subsidised rental housing units
- Right-of-occupancy housing units
- Other/unknown

New targets 2023: 8000 new homes/year



= 2400 ARA
rental homes

- ARA rental housing 30%
- Intermediate housing (cost-limited Ownership, right-of occupancy) 20%
- Non-regulated owner-occupied and Rental housing 50%



Occupancy types of residential buildings in the Jätkäsaari waterfront housing area (City of Helsinki)

Social Mix in practice = balanced housing

The City of Helsinki owns 70 % of its land area

The City owns 63 000 housing units, of which 50 000 are ARA-subsidised rented housing units and 5 000 ARA Right-of-occupancy housing.

The City also has its own housing developer





Summary: What is needed for a functioning housing system with good governance

1. **The importance of a national housing agency** in implementing national policy on housing -= ARA has done that for over 70 years in Finland
2. **The importance of municipal land policy in land development and municipal housing companies** in recovery, leading innovation, energy-efficient renovation and addressing needed segments of supply (homeless, students, elderly, young families, etc) = **to guarantee affordable and good quality housing outcomes**
3. **The importance of co-operation between government and municipalities** = **In Finland MAL agreements = resource agreements** to address varying development needs and investment capacities and linking it to good transport infrastructure and importantly allocate national capital investment requirements

ara

2003



Affordable housing is based on long-term public commitment, good governance and value for tenants

Thank you!

*Further information:
Jarmo.linden@ara.fi*



2021

Challenges in Planning and Land Policy for the Recovery of Ukraine

'Ukraine's housing recovery forum' - rebuilding a place to call home

15.02

Oleksandr Anisimov

Is Ukrainian spatial planning **ready** for **Recovery**?

2005



2020



Previous **Land-use and planning policy** outcomes:

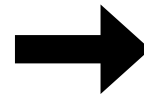
- huge greenfield land take
- no public transport/ soft mobility
- no public facilities
- absent green/blue infrastructure
- no climate adaptation
- high energy costs
- no social mix
- no identity-building

New
housing
policy

The vision of the planning system is (still) missing

Innovations of 2020 Spatial planning law:

- merger of digital cadaster maps and spatial planning documentation
- new inflexible Municipal Comprehensive plan that is hard to amend and change
- a lot of discretion present in the permits on construction/real projects
- hierarchial structure of plans with subordinate links only
- all spatial planning responsibilities are on the local municipal level



To organize recovery of homes we need to address **3 key issues in planning and land policy:**

- 1) Housing needs are not reflected in the planning
- 2) Lack of planning tools for redevelopment
- 3) Inconsistent legislation and capacity of municipalities

1. Housing needs are not reflected in the planning

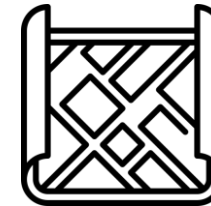
Housing needs



interaction?



Spatial planning



who is being housed and where?

what types of tenure are proposed?

what are the particular social facilities?

what are the densities and heights?

what are the land-use restrictions?

how infrastructure is organized?

Missing housing requirements

Ownership and tenure

Diverse typologies

Morphology

Accessibility

Affordability

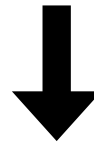
private/ public/ cooperative/
rental

flats, studios, shared,
intergenerational

shared common space,
density, gardens, public
space

targeted groups, special
needs,

income burden, subsidies,
targeted loans



Planning policy tools to respond

renewal programs

inclusionary zoning

developer contracts

municipal land banking

social housing quotas

Missing housing requirements in spatial planning

Benefits for recovery, if resolved:

1. **security of donor investments with spatial planning documentation**
2. clear social housing investment framework in every hromada
3. ensuring the legality of local decisions in relation to investment projects
4. opportunity for public oversight and control

Risks for recovery, if left unattended:

1. **inability to meet local social housing goals and ensure quality of built projects**
2. substantial leeway for private developers to shift the agreements with municipality
3. fragmented and inconsistent housing policies in the country

2. Lack of proper planning tools for redevelopment

Soviet-era microrayon housing > 60% of all built stock

Challenges:

- fractured ownership pattern
- need for recycling/re-using built structures
- no state/municipal funds for renovation
- huge energy subsidies, fossil-fuel dependence



To achieve high quality of renewal we need to have planning instruments and capacities



Before



After



Amsterdam Bijlmermeer

System of district renewal

AIMS

Provide new homes

Decarbonize the housing stock

Create the quality environment in the long-term

Re-invigorate local economy



TOOLS

Effective process and project management

Planning and development instruments

Shift in ownership structure

Funding from various sources

District renewal system

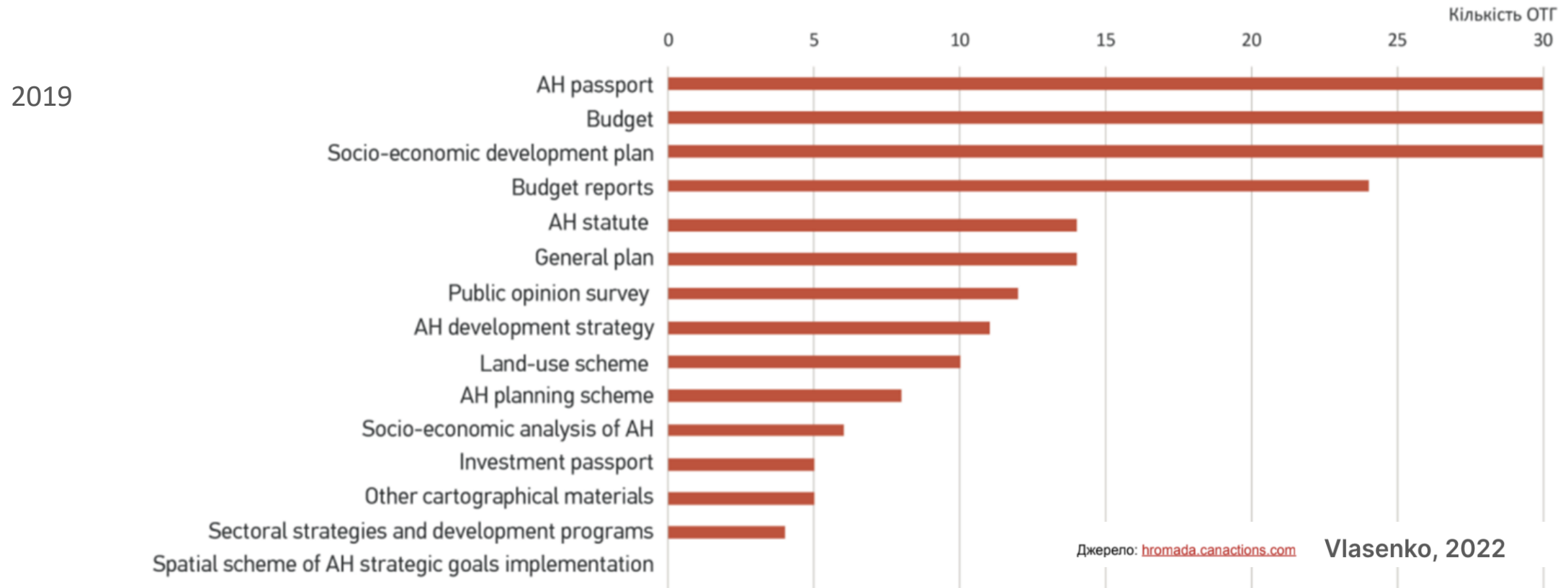
Benefits for recovery, if resolved:

1. adherence to the Green New Deal and CO² goals during reconstruction and over the buildings' lifetime
2. opportunity to cut new greenfield development completely
3. provision of economic boost and new quality of life in the hromadas

Risks for recovery, if left unattended:

1. further decay of the stock leading to formation of marginalized areas
2. perpetual energy subsidies and ensuing populist politics
3. unequal development and increased inequalities of opportunity

3. Inconsistent legislation and capacity of hromadas



2020 Digital comprehensive plan and cadaster

2022 Program of comprehensive recovery

Confusing legislation for recovery & lack of local capacity

Hromadas are lacking capacity to implement any planning for housing

Evidence:

- outdated strategic and spatial plans and lack of planning hierarchy (GIZ, 2021)
- lack of qualified personnel — hromadas not ready to manage incoming funds and projects (OECD, 2022)
- municipal capacity in developing strategy, setting and monitoring indicators is very weak (OECD, 2022)

Policy actions to respond:

→ merging of the development strategy, recovery strategy and integrated development concepts

→ push for national and international knowledge sharing learning and cooperation on project management

→ streamlining of monitoring practices, regional and municipal data convergence

Conflicting planning legislation for Recovery & lack of local capacity

Benefits for recovery, if resolved:

1. sincronization of spatial and economic recovery priorities
2. legal convergence for the implementation of technical assistance and capacity-building programs
3. aligned and more transparent implementation of plans (national and local) and projects

Risks for recovery, if left unattended:

1. inefficient and unaligned projects, duplication of municipalities' efforts
2. inability to absorb funds and meet state goals and programs
3. increasing regional disparities and ensuing demand for subsidies



Moving forward together

Key areas of action



1. PLANNING FOR HOUSING

Assist in **developing and amending new legislation** for spatial and land-use planning

Introduce **housing requirements in planning** documentation, permit hromadas to plan for housing specifics

2. DISTRICT REDEVELOPMENT

Assist in devising programs and guidelines towards a 'build-in' recovery and area-based renewal for energy self-sufficiency

Introduce new legal planning instruments and strategies for the redevelopment of built areas

3. MUNICIPAL CAPACITY IN PLANNING

Build capacity in the municipalities related to planning for housing and funding absorption

Merge strategic documents and introduce clear guidance on planning priorities

New
housing
policy

Thank you!

Oleksandr Anisimov
oleksandr.anisimov@aalto.fi



Ukraine's housing recovery forum

Call to action

- André van Lammeren, deputy director PBL

REBUILDING A PLACE TO CALL HOME



Ukraine's housing recovery forum

- Towards a housing and recovery agenda – by **Sorcha Edwards**, Housing Europe
- Towards an investment agenda – by **Gzregorz Gajda**, European Investment Bank and **Vladyslav Rashkovan**, IMF
- Dutch commitment to Ukraine's recovery – by **Jennes de Mol**, Dutch ambassador to Ukraine
- The way forward – by **Maksym Kononenko**, Ukrainian ambassador to the Netherlands

REBUILDING A PLACE TO CALL HOME

Housing Europe at



Ukraine's housing
recovery forum



Social Economy & housing in Europe

Added value and challenges

- **Affordability & stability**
- **Solidarity & cooperation** with other social economy actors
- **Mixed communities**

What next?

- **More responsive to changes in housing demand** (increase in provision of rental housing/intermediate tenures, housing for elderly people, for students young people ...)
- **More responsive to residents' needs in terms of services** (from care services to cultural and leisure, energy communities ...)
- **More outreach/better communicate** the added value to be relevant and attractive



Housing Europe can advise on how to set up the sector



- ✓ Good governance
- ✓ Land policy
- ✓ Better finance
- ✓ Climate sustainability

Figure III Key elements of good governance

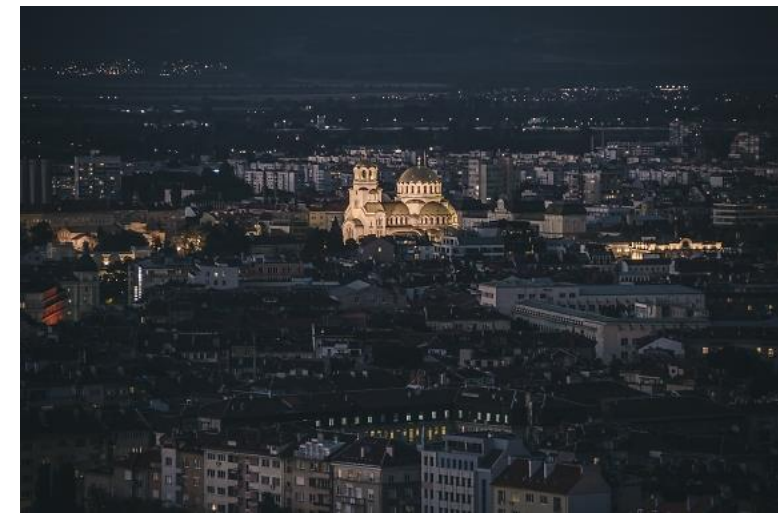


Using evidence to make affordable housing a more attractive investment



Expertise already provided to interested Governments together with UNECE:

- **2021-22**: Our Report and recommendations on the use of EU Structural Funds in **Bulgaria** + organisation of a **capacity building workshops for municipalities**
- **2023**: on-going Report for **Albania** (available in June) + **local capacity building foreseen**



Technical assistance of Housing Europe

- Provision of **successful examples** from the ground to help the implementation of integrated projects.
- **Assistance of experts** on new and for renewal of existing housing, the development of inclusive neighbourhoods.
- Support to the **gathering of good practices**, building upon the Housing Evolutions Hub, the Housing Solutions Platform, the Housing2030 initiative.
- Organisation of **national/regional meetings**
- **Matching the potential projects** with EIB and CEB

Housing Evolutions Hub

Best practice & source of inspiration



Thanks for your attention!

Sorcha Edwards
Secretary General
Housing Europe

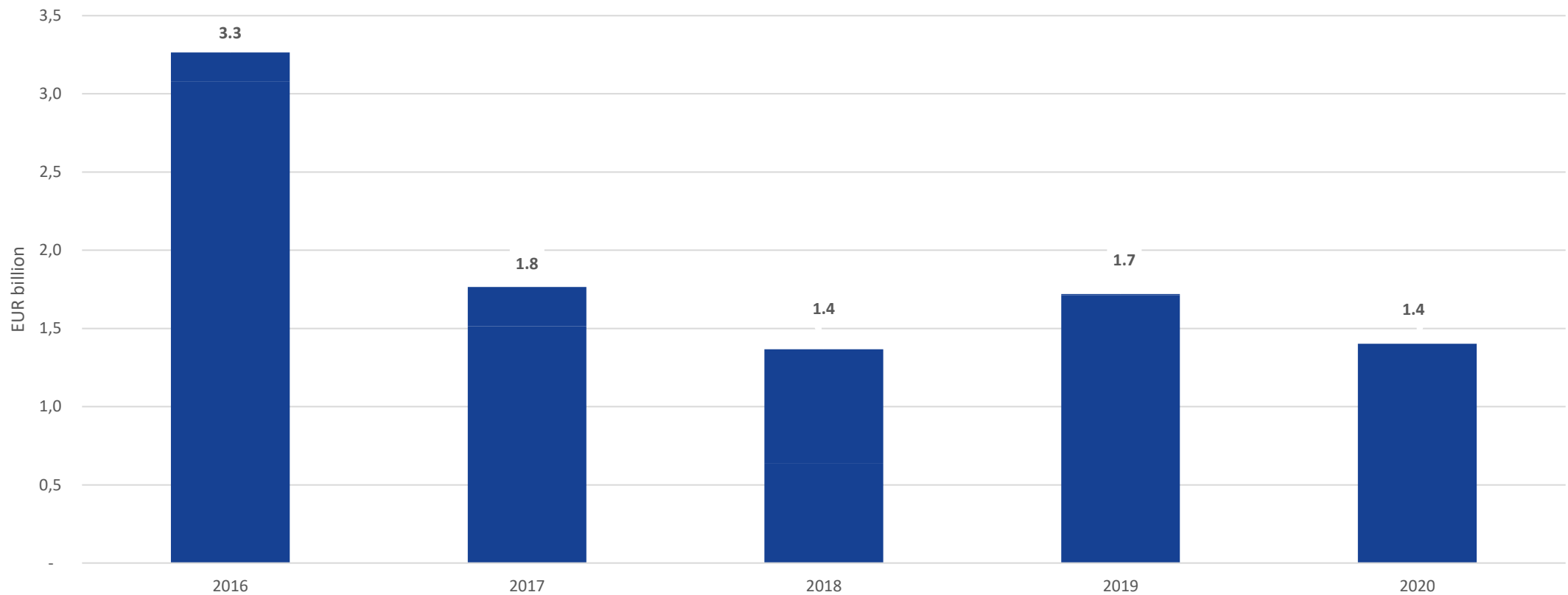


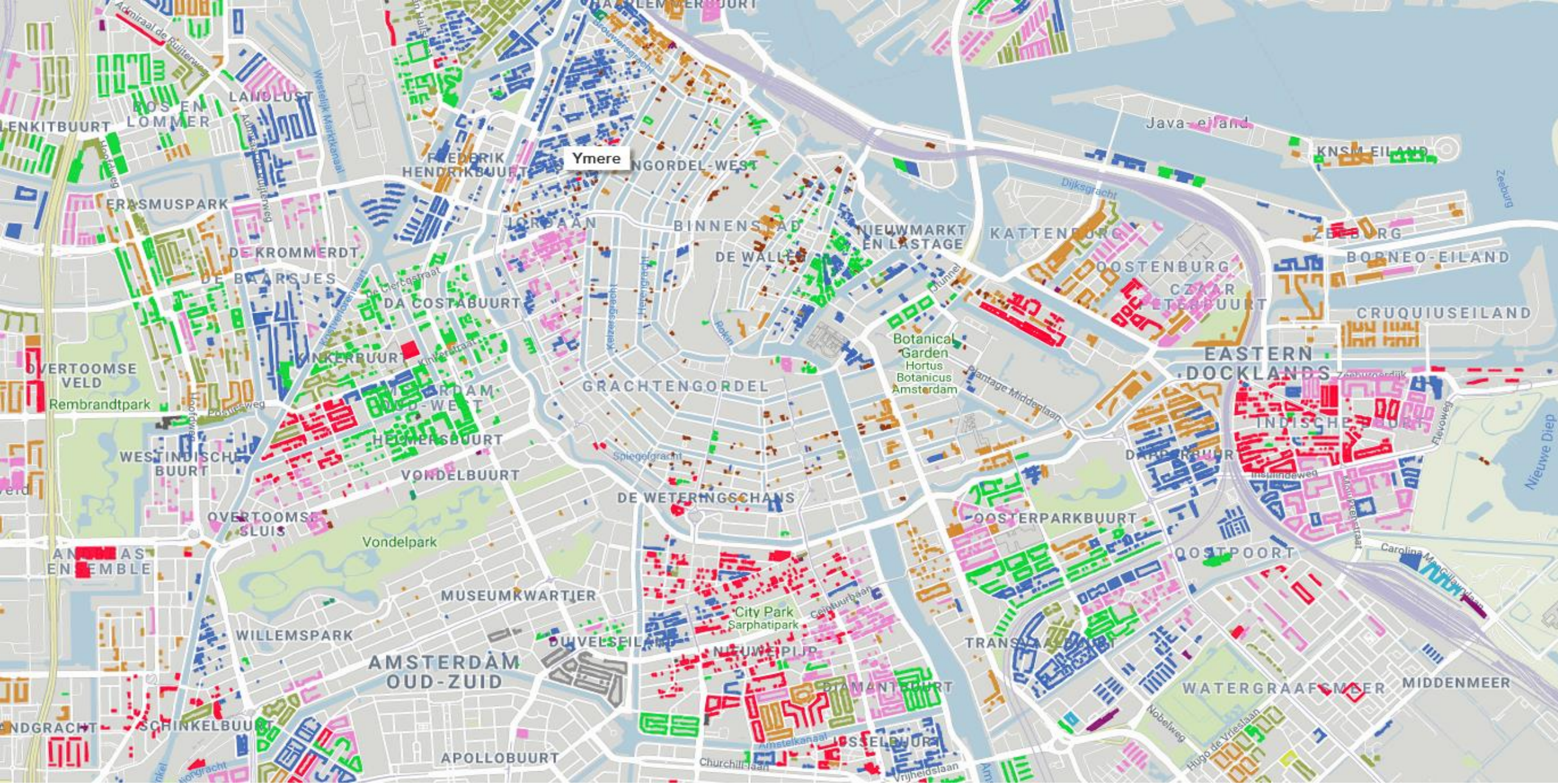
European
Investment Bank

EIB role in housing

EIB lending to the sector

EIB lending to social and affordable housing, 2016-2020, in EUR billion (EUR 9.5bn in total)

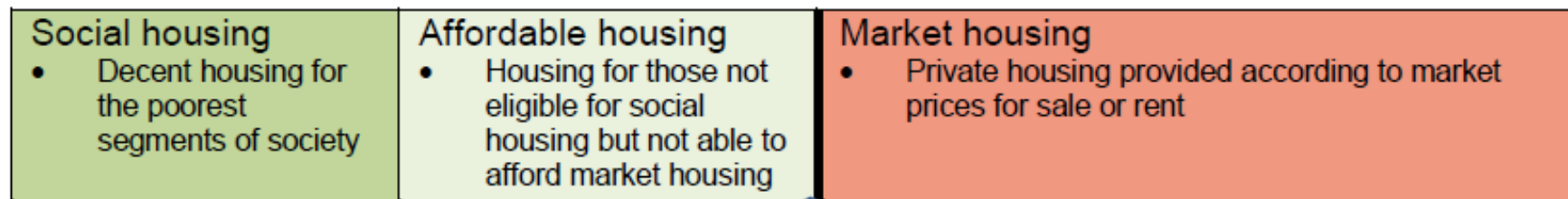






EIB approach

- EIB supports only SOCIAL AND AFFORDABLE RENTAL HOUSING (i.e. municipal rental housing for those in need with public support)
- No ownership housing, only rental, solid framework and transparent selection system and criteria for potential clients



- Dividing line varies by country, region or city
- Typically defined through public policy or regulation
- May relate to income, disability, key worker or other criteria

- New buildings, reconstructions and energy saving measures



Sector principles

Affordability

Financial sustainability

Social inclusion

Lessons for Ukraine

Better technology, better institutions

Equitable reconstruction

Best European practice

Efficiency and transparency

Affordability

Financial sustainability

Inclusive, sustainable 15-minute city



THANK YOU



European
Investment Bank



Planbureau voor de Leefomgeving

Ukraine's housing recovery forum

Sharing knowledge for action

Thank you for watching



REBUILDING A PLACE TO CALL HOME