



UNHCR
The UN Refugee Agency



ANALYTICAL REVIEW OF REGIONAL HOUSING PROGRAMS FOR IDPs



June-August 2018

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1. INTRODUCTION

The provision of permanent housing for IDPs is one of the most urgent issues that directly concerns the realization of their right to housing (as they have lost their housing due to armed conflict) and is a key point in integrating IDPs into local communities. However, for more than 4 years of armed conflict, the implementation of the state's policy on ensuring the rights of IDPs is characterized by the lack of a strategic vision for resolving the issue of housing. This is because Ukraine has not yet developed special nationwide programs for IDPs that would make it possible for them to acquire property, receive concessional lending, leases with concessional terms or other access to housing. At the same time, such opportunities are provided by other nationwide or regional programs which are available to several other categories of people besides IDPs. Although, on the one hand, these programs allow certain IDPs to resolve their housing issues, on the other hand, it has no effect on resolving this issue as a whole. Moreover, the availability of these programs for several categories of citizens means they cover a significantly smaller number of IDPs than if the state adopted specialized state programs for IDPs. Taking into account short-sighted state policy on this particular issue, there is a need to analyze at the state and regional level the availability or unavailability of special regional housing programs for IDPs. This is due to the fact that with the onset of armed conflict, local administrations and local self-government authorities have borne the brunt and responsibility for the adoption, adaptation and integration of IDPs.

The relevant analysis was implemented based on several sources: 1) official documents (acts of local authorities and local self-government authorities) on approval of regional development strategies, socio-economic development programs, etc.; 2) information from the official websites of local state administrations and local councils; and 3) authorities' responses to requests for public information. In addition, there was monitoring of housing facilities that are subject to or in respect of which reconstruction or repairs are being carried out. During the monitoring, there were also meetings with representatives of local and local self-government authorities, international organizations of technical and donor assistance, and Ukrainian non-governmental organizations. Information from these meetings is also reflected in this analytical review.

In order to examine the situation, the eight oblasts with the highest number of registered IDPs (Dnipropetrovsk, Donetsk, Zaporizhzhia, Kyiv, Luhansk, Odesa, Poltava, Kharkiv), as well as Lviv oblast and the city of Kyiv, were selected. Such information was contained in the official response of the Ministry of Social Policy of Ukraine to the request of the Charitable Foundation "The Right to Protection" regarding the provision of public information as of 23.07.2018 No. 73/0/108–18/221. At the same time, the monitoring of housing facilities was not carried out in Poltava and Odesa oblasts due to the absence of monitoring teams of the Charitable Foundation "The Right to Protection".

The analytical review framework is 1) introduction; 2) nationwide programs; 3) regional programs; 4) conclusions; 5) recommendations.

List of Abbreviations.

ATO — Anti-Terrorist Operation;
 IDPs — Internally Displaced Persons;
 MCA — Military and Civilian Administration;
 Derzhmolodshytlo — State Specialized Financial Institution "State Fund for the Promotion of Youth Housing Construction";
 SRDF — State Regional Development Fund;
 KCSA — Kyiv City State Administration;
 CMU — Cabinet of Ministers of Ukraine;
 MinRegion — Ministry of Regional Development, Construction and Housing and Communal Services of Ukraine;
 MTOT — Ministry for Temporary Occupied Territories and Internally Displaced Persons of Ukraine;
 RSA — Regional State Administration;
 JFO — Joint Forces Operation;
 USIF — Ukrainian Social Investment Fund.

2. NATIONWIDE PROGRAMS

Currently, there are several nationwide programs in Ukraine, which, although not aimed solely at providing housing for IDPs, do afford them the opportunity to become participants:

- ⚙️ Affordable Housing Program, introduced by the CMU Decree No. 140 of 11.02.2009 (as amended by the CMU Decree No. 708 of 20.09.2017), which approves the Procedure for providing citizens with affordable housing¹;
- ⚙️ Individual Housing Construction Program in Rural Areas “Vlasnyi Dim”, introduced by the Decree of the President of Ukraine No. 222/98 of 27.03.1998 “*On measures to support individual housing construction in rural areas*”. The CMU approved two Decrees on the development of the relevant Decree of the President of Ukraine No. 1597: “*On Approval of the Rules for Providing Loans to Individual Housing Contractors in Rural Areas*” as of 05.10.1998² and “*No. 1211 On Approval of the Regulation on the Procedure for the Formation and Use of Funds for the Support of Individual Housing Construction in Rural Areas*” as of 3.08.1998.

The **Affordable Housing** Program provides state assistance for the acquisition of housing. Under CMU Decree No. 708 of 20.09.2017, the amount of such support is 50% for IDPs, who are entered into the Unified Information Database of IDPs, if such citizens do not own any other residential property than those located in the temporarily occupied territories. The amount of state assistance is based on 21 m² of the total area per person + 10.5 m² for a family, as well as no more than the marginal cost of 1 m² of the total housing area for the locality by the housing location. The right to participate in the Program is given to persons whose average monthly income, together with the income of their family members per one person, does not exceed five times³ the average monthly salary in the corresponding region, calculated according to the State Statistics Service of Ukraine⁴. Under paragraph 8 of the Decree, the average monthly income includes salaries, pensions, social and material assistance, scholarships and other social benefits, income from entrepreneurial, scientific, teaching, creative activities and other independent professional activities, all types of emoluments, cash benefits for military servicemen, dividends, interest, royalties, and income from the disposal of securities and corporate rights. The interested party must submit a list of documents specified in the Decree to participate in the Program.

¹ The procedure for providing citizens with affordable housing approved by the CMU Decree No. 140 as of 11.02.2009 as amended as of No. 708 20.09.2017- <http://zakon3.rada.gov.ua/laws/show/140-2009-%D0%BF>

² Rules for providing loans to individual housing contractors in rural areas, approved by the CMU Decree No. 1597 as of 05.10.1998 (as amended) — <http://zakon3.rada.gov.ua/laws/show/1597-98-%D0%BF>

³ This provision of the CMU Resolution existed at the time of survey conducted (June-August 2018). According to the amendments to the Resolution, made in October 2018, average monthly income shouldn't exceed three times the average monthly salary.

⁴ Information on average wages by region in 2017 — http://www.ukrstat.gov.ua/operativ/operativ2017/gdn/reg_zp_m/reg_zpm17_u.htm

Under the terms of the Program, after the person has registered in the appropriate queue and has selected a residential facility from the List of housing facilities⁵, he/she must conclude a contact for servicing funds for the construction (purchase) of affordable housing with the Regional Department/Mortgage Center of Derzhmolodshytlo, as well as a sales contract of real property rights with a contractor.

The priority of state assistance for the construction (purchase) of affordable housing is determined by the date of registration of the citizen's application in the register of state support in the relevant Regional Department/Mortgage Center of the State Fund for the Promotion of Youth Housing Construction. At the same time, the law does not envisage a separate queue for IDPs. If they take up permanent residence in another oblast, IDPs must again submit the necessary documents and an application to the relevant Regional Department of the State Fund for the Promotion of Youth Housing Construction.

At the end of 2017, 30 million UAH were allocated to implement the Program. Under the Law of Ukraine “On the State Budget of Ukraine for 2018”, financing of the budget program “State assistance for the construction (acquisition) of affordable housing” under КПКБК 2751190 is provided for in the amount of 100 million UAH.

The support of individual housing construction in rural areas under “**Vlasnyi Dim**” includes the establishment of regional programs for citizens' housing in rural areas by establishing individual housing construction funds in rural areas.

Under Decree No. 1597, concessional long-term loans for up to 20 years are provided for individual housing construction, construction in progress, or repair of a rural house, as well as for young families (spouses in which the age of a husband and wife does not exceed 35 years) or single-parent families (mother/father under the age of 35) for up to 30 years with the payment of a user fee of three percent per annum. Individual contractors can also be citizens of Ukraine, who are registered as IDPs, and will be given loans first and foremost. Under paragraph 9 of the Decree, the loan amount is determined by the fund taking into account the borrower's creditworthiness, and cannot exceed the estimated cost of the object of financing and the credit limit of 300,000 UAH for the construction of a new residential building, 150,000 UAH for the reconstruction of a residential building or completion of housing construction in progress, 200,000 UAH for the acquisition of housing, and 50,000 UAH for the construction of engineering networks and connecting them to existing utilities.

⁵ Order of the Ministry of Regional Development, Construction, and Housing and Communal Services of Ukraine No. 312 as of 30.11.2017 on the List of housing facilities for the construction, for completion (construction) of which or purchase of housing in which, can be sent budget funds — <http://www.minregion.gov.ua/wp-content/uploads/2017/12/Nakaz-Minregiony-312.pdf>





To prove the right to obtain a loan, the individual contractor must submit to the fund the documents provided for in paragraph 11 of the Decree. IDPs must also submit a certificate of registration, if any. In the case of a positive decision on granting a loan, the contractor and the fund then conclude a loan agreement which must be secured either by a contract of guarantee or by a mortgage for buildings constructed by a loan. In cases where the housing is being built on a land plot owned by the borrower based on the right to private property — also about the mortgage of a land plot or a contract of pledge of other property and property rights. The loan may be granted to the borrower with the material resources necessary for housing construction, or non-cash resources, depending on the terms of the loan agreement. The borrower may receive funds in advance for the purchase of building materials, constructions, equipment in the amount of up to 30% of the loan amount, if this is stipulated by the loan agreement.

IDPs who have the status of ATO participant can also take advantage of another opportunity for housing. This refers to “*The procedure for monetary compensation for proper living premises for IDPs who protected the independence, sovereignty and territorial integrity of Ukraine*,”⁶ approved by CMU Decree No. 280 of 18.04.2018. This document defines the mechanism for granting a subvention from the state budget to local budgets for monetary compensation for proper living premises for IDPs who protected the independence, sovereignty and territorial integrity of Ukraine. The subvention is directed towards the payment of monetary compensation for the acquisition of living premises in residential buildings on the primary and secondary real estate markets or for investment in residential buildings. Under paragraph 2 of the Procedure, the right to receive monetary compensation is given to IDPs who protected the independence, sovereignty and territorial integrity of Ukraine and took direct part in the ATO, in ensuring its implementation, being directly in the ATO areas when it took place, and are recognized as persons with disabilities as a result of the war of the 3rd category under paragraphs 11–14 of part 2 of Article 7 or as combatants under paragraphs 19 and 20 of part 1 of Article 6 of the Law of Ukraine “On the Status of War Veterans, Guarantees of Their Social Protection” and who are registered as citizens requiring the improvement of living conditions (apartment register). The monetary compensation of IDPs, who have the status of ATO participant, is paid in full in the order of registration in the apartment register. To address the relevant issue, rayons, city-rayonses (except for the city of Kyiv), and city councils form committees that verify facts and documents, as well as decide the allocation or refusal of monetary compensation and the amount. The list of documents to be submitted for the application for the allocation of monetary compensation is provided for in paragraphs 6 and 7 of the Procedure.

⁶ CMU Decree No. 280 as of 18.04.2018 — “On Provision of Housing for IDPs that Protected the Independence, Sovereignty and Territorial Integrity of Ukraine” <http://zakon3.rada.gov.ua/laws/show/280-2018-%D0%BF>

3. REGIONAL PROGRAMS

3.1. Donetsk oblast

Number of IDPs registered in the oblast as of 19.07.2018	Estimated number of IDPs provided with housing through local programs	
552,052 persons 	The procedure and conditions for the provision of subventions from the state budget to city budgets to implement support measures for territories which have affected by the armed conflict in eastern Ukraine (According to CMU Decree No. 769 of 04.10.2017)	City of Pokrovsk, (9 families)  City of Mariupol (63 families)
	Regional program for integration, social adaptation, and protection of internally displaced persons in 2017	40 IDPs (dormitory in the city of Mariupol) 
	Affordable Housing Program	12 IDPs 

In Donetsk oblast, the issue of housing and placement of IDPs is managed by several regional programs. At the same time, such programs are aimed mainly at repairs and restoration of housing stock for temporary use by IDPs. Acquiring housing in private ownership remains possible unless they participate in the nationwide programs “Affordable Housing” and “Vlasnyi Dim”.

The Donetsk Oblast Development Strategy for the period up to 2020, aimed at the implementation of the **State Regional Development Strategy until 2020**⁷, was approved by the Order of the Head of the Donetsk RSA No. 498 as of 21.06.2016 by the Head of the regional MCA. One of the strategic objectives is objective 3 “Human Development, Provision of Quality Social Services and Solution of IDPs’ Issues”, which stipulates the provision of social housing and social dormitories for IDPs (Operational objective 3.4.). The Strategy’s implementation tools

⁷ The Donetsk Oblast Development Strategy for the period up to 2020 — <http://dn.gov.ua/potochna-diyalnist/programa-sotsialno-ekonomichnogo-rozvytku/strategiya-rozvytku-donetskoyi-oblasti-na-period-do-2020-roku/>

are regional development programs, action plans, projects funded by the SRDF or through international technical assistance. Under the **Plan of Measures for implementing the Strategy** (direction 3.4.), the issue of housing for IDPs can be resolved by increasing the housing stock of the ATO area by providing housing for citizens requiring the improvement of living conditions (including IDPs) by completing unfinished construction, reconstructing dormitories with the arrangement of individual apartments and constructing residential buildings on allocated land plots⁸. As can be seen next, the implementation of this direction is already being carried out through other programs and projects in the Donetsk oblast.

According to the list of regional development projects envisaged by the **Economic and Social Development Program of the Donetsk oblast for 2018**⁹, a number of measures for the reconstruction of damaged and destroyed apartment buildings and private homes affected by the ATO, as well as the verification of apartment registration and the establishment of a fund to provide temporary housing for IDPs, have been detailed in the section “Housing construction.” The total cost of these projects is 741,319,290 UAH, of which funding from the state and local budgets is 637,012,890 UAH.

The State Target Program on Recovery and Peacebuilding in Ukraine¹⁰ aimed at solving a number of humanitarian and socio-economic problems in the region was approved by CMU Decree No. 1071 of 13.12.2017. The Program executors are the Regional State Administrations, and funding is provided from state and local budgets, as well as other sources not prohibited by the legislation. The restoration of housing stock in Donetsk and Luhansk oblasts is one of the priorities for implementing the Program. Under paragraph 6 of the Plan of Measures, restoration of damaged or destroyed multi-apartment buildings in Bakhmut is envisaged, as well as repairs of communal housing for IDPs in Bilozerske.

The Procedure and Conditions for granting subventions from the state budget to local budgets for implementing measures to support territories affected by the armed conflict in the East of Ukraine¹¹ was approved by CMU Decree No. 769 of 04.10.2017. The adoption of this Decree allows for the acquisition of communally owned housing for temporary use by IDPs for a period of 1 year. Under paragraph 3 of the Procedure, the subvention is fully allocated for the construction, reconstruction or overhaul of housing stock as residential premises for IDPs as communal housing or for temporary use, as well as for the acquisition of housing for communal ownership for a temporary use by IDPs. Under paragraph 4 of the Procedure, one of the main conditions for granting a subvention is co-financing of measures from the local budget in the amount of at least 50%. Due to this, at the end of 2017, subventions in the amount of

⁸ Plan of Measures for implementing in 2018–2020 the Donetsk Oblast Development Strategy for the period up to 2020 — <http://dn.gov.ua/potochna-diyalnist/programa-sotsialno-ekonomichnogo-rozvytku/strategiya-rozvytku-donetskoyi-oblasti-na-period-do-2020-roku/>

⁹ The Economic and Social Development Program of the Donetsk oblast for 2018, approved by the Order of the Head of Donetsk RSA No. 119/5–18 as of 30.01.2018 — the Head of the regional MCA — <http://dn.gov.ua/potochna-diyalnist/programa-sotsialno-ekonomichnogo-rozvytku/programa-ekonomichnogo-i-sotsialnogo-rozvytku/>

¹⁰ State Target Program on Recovery And Peacebuilding in Ukraine — <http://zakon2.rada.gov.ua/laws/show/1071-2017-%D0%BF>

¹¹ The procedure and conditions for providing subventions from the state budget to local budgets for implementing measures to support areas affected by the armed conflict in eastern Ukraine, approved by the CMU Decree No. 769 as of 04.10.2017 — <http://zakon2.rada.gov.ua/laws/show/769-2017-%D0%BF>

1,300,000 UAH were allocated for the purchase of 9 apartments in Pokrovsk and 15,000,000 UAH for Mariupol. At the same time, under the subventions from the city budget of Mariupol, 15,000,000 UAH has also been allocated, which financed 63 apartments. Upon the decisions of the executive committees of the city councils of Mariupol and Pokrovsk, these apartments were credited to the housing stock of the respective cities. In addition, both Pokrovsk and Mariupol received applications and documents for further consideration of the allocation and provision of the said residential premises, as well as approved the relevant Procedures and membership of the Committees. Upon the Decision of the executive committee of Pokrovsk City Council No. 180 of 17.05.2018 “On the provision of residential premises for temporary accommodation by IDPs in Pokrovsk, Donetsk region”, 23 IDPs (9 families) were provided with housing for a period of 1 year. In Mariupol, according to the results of the Commission meeting on 22.05.2018, they identified 63 families who will receive housing for temporary use¹². Such housing shall not be subject to privatization, exchange and division, sublease or sharing with other citizens, and will not be excluded from the housing stock for temporary accommodation¹³.

The Regional Program for Integration, Social Adaptation and Protection of IDPs for 2017¹⁴ was approved by Order of the Head of the Donetsk RSA No. 228 of 15.03.2017 — the Head of the regional MCA, which in turn was re-approved for 2018 by a corresponding Order of the Head of the RSA No. 315/5–18 as of 06.03.2018 — the Head of the regional MCA. According to Section III “Program Objective,” one of the main issues is the provision of temporary or social housing to IDPs. Funding for these measures is from the regional and local budgets and other sources.

According to the Program’s Measures on “Creation of proper living conditions”, an event “Repair works of premises in cities and rayons for a densely residence of IDPs” is envisaged. In implementing this event, the costs of capital repairs and reconstruction of 33 facilities for the placement of IDPs (in Bakhmut, Dobropillia, Druzhkivka, Lyman, Myrnohrad, Novohrodivka, Pokrovsk, Selydove, Sloviansk, Toretsk, as well as Bakhmut and Volnovakha rayons,) are estimated at 501.9 million UAH, of which 3.1 million UAH will come from local budgets, and the remaining 498.8 million UAH from other sources not prohibited by law. Under this Program in 2017, dormitories where IDPs are currently living were repaired in Bakhmut and Mariupol. As of 31.05.2018, funding for the repair and reconstruction of 8 facilities in the amount of 76.8 million UAH in Bakhmut and Myrnohrad was approved¹⁵.

In Donetsk Oblast, the Program for the Construction (Acquisition) of Affordable Housing in the

¹² According to the official response of MTOT No. 22/5.1–2176–18 as of 05.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

¹³ According to the official response of Mariupol City Council No. 2672–302–26/ as of 24.07.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

¹⁴ The Regional Program for Integration, Social Adaptation and Protection of IDPs for 2017 — <http://dn.gov.ua/rozporyadzhennya-golovy-oda-vid-15-03-2017-228-pro-regionalnu-programu-integratsiyi-sotsialnoyi-adaptatsiyi-ta-zahystu-vnutrishno-peremishhenyh-osib-na-2017-rik/>

¹⁵ According to the official response of the Donetsk RSA No. 01–15–19/07 as of 31.05.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

Donetsk Oblast for 2011–2017 expired in 2017. A new program has not been developed for 2018. Providing citizens with affordable housing is carried out under the national **Affordable Housing Program**. According to the Order of the Ministry of Regional Development on the list of housing construction facilities, for the completion (construction) of which or the acquisition of housing in which state funds may be directed in Donetsk oblast, two residential facilities were selected in Sloviansk and Lyman. However, as of 05.06.2018, the Interdepartmental Commission did not consider additional proposals for drawing up this list in 2018¹⁶. In 2017, 3 families of IDPs received funding for housing in the Donetsk oblast. As of 01.08.2018, there are 121 registered applications for state support, including 79 applications from IDPs¹⁷.

The individual housing construction in rural areas program **“Vlasnyi Dim”** in 2018 is not funded from the regional budget. As of 25.05.2018, IDPs living in Donetsk oblast did not apply to the Oblast Fund for individual housing construction in rural areas regarding their participation in the Program¹⁸.

Monitoring of residential facilities.



Donetsk oblast, Bakhmut, Pivdenna 2a str.

For implementing the **Regional Program of Integration, Social Adaptation and Protection of IDPs for 2017** and according to the SRDF's website, 20,203,490,000UAH were allocated for the reconstruction of non-residential buildings at the dormitory of the Horlivka State Pedagogical Institute for Foreign Languages at: Bakhmut, Pivdenna 2a str., as well as for the building of an autonomous boiler house. Construction was completed in August 2017 and the facility was put into service. The opening of the dormitory took place on 28.08.2017, the settlement began on 13.11.2017. The dormitory accommodates 50 people, including

IDP students and students from other cities. At the moment, 10 rooms, which can house 2 people, are available. Living conditions are comfortable: the necessary furniture and common kitchen is provided, and a grocery store and a public transport stop are nearby. According to the Deputy Chief of the Department of Urban Development of the Bakhmut City Council, there are no existing housing programs for IDPs, but participation in the **“Extraordinary Credit Program for the Restoration of Ukraine”**, under which it is planned to repair six dormitories,

¹⁶ According to the official response of Derzhmolodshytlo No. 1292/05 as of 06.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

¹⁷ According to the official response of Derzhmolodshytlo No. 1872/05 as of 16.08.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

¹⁸ According to the official response of the Department of Economics of Donetsk RSA No. 8/8–26/644/0/41–18/04–2 as of 01.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

in two of which IDPs are living, is ongoing.

In addition, the monitoring of the implementation of the Regional Integration Program has shown that in some of the identified locations (Novohrodivka, Selydove and Volnovakha rayon) this program is not yet in place due to lack of funding. For example, in Novohrodivka, it was planned to reconstruct two floors of the dormitory for the further transfer of one-room apartments for temporary use by IDPs, but due to lack of funds, the project did not receive funding. Monitoring also revealed that in Myrnohrad and Pokrovsk the reconstruction of the dormitory was due to the financial



Donetsk oblast, Myrnohrad, Zakhidnyi microrayon, 31a



Donetsk oblast, Pokrovsk, Zakhysnykiv Ukrainy, 1 str.

support of the European Investment Bank. It should be noted that in Myrnohrad (microrayon Zakhidnyi 31a) 40% of works have already been completed, commissioning is scheduled by the end of 2018. In Pokrovsk 2 facilities are to be reconstructed (a five-story building at Zakhysnykiv Ukrainy str., 1, and nine-storey building at Shakhtarskyi microrayon, 12), for a total of 94 apartments. However, no works have been started, and the buildings are in poor condition, requiring major repairs and

supply of all utilities. In the near future, the Pokrovsk City Council plans to open a tender for contractors. The reconstruction is scheduled to be completed by the end of 2019.

According to the Order of Mariupol Mayor of 04.07.2018, by the end of this year, it is planned to purchase additional accommodation for the temporary placement of IDPs through **the subventions from the regional budget** amounting to 15 million UAH and allocation of another 15 million UAH from the



Donetsk oblast, Pokrovsk, Shakhtarskyi microrayon, 12

city budget. However, the deadline for allocating housing is not known yet.



Donetsk oblast, Mariupol, Mendelieieva, 19 str.

school, a pre-school educational institution, and a grocery store. Conditions on allocation of housing are not known yet. The reconstruction of the dormitory at Krasnomaiakhska, 17a str. is scheduled to be completed in December 2018. The building is located in a place with a developed infrastructure. At the same time, in Mariupol at Huhelia, 14 str. since July 2017 a social dormitory is already in operation. There are 40 IDPs and 10 local residents in 33 rooms. There are also 4 free rooms available.



Donetsk oblast, Sloviansk, Konieva 3a, str.

By the end of this year in Mariupol, the redevelopment of two dormitories for apartments for IDPs is to be completed. Currently, two facilities are being repaired. The dormitory at Mendelieieva, 19 str. will be ready for settlement in September 2018. After the repairs, it is foreseen to furnish all apartments with funding from the city budget. In general, 9 two-room apartments and 10 one-room apartments will be created in a two-story building. The total area of the premises is 1064.2 sq.m. In close proximity to the facility there are public transport stops, health facilities, a



Donetsk oblast, Mariupol, Krasnomaiakhska, 17a str.

As already noted, under the **Affordable Housing Program** in the region there are two facilities in Sloviansk (Konieva 3a, str.) and in Lyman (Slovianska 7 str.). At the moment, the buildings have already been put into service. In Sloviansk, 12 IDPs are living in the house. Three apartments were purchased last year, and three apartments were purchased this year. In Lyman, 3 apartments were purchased, which are currently unsettled. In these facilities, 9 and 3 apartments are free, respectively. Both buildings are serviced (water, electricity,

heating), but internal finishing works in the building in Lyman, are not available. For participating in the program, the person must be registered as an IDP in Donetsk oblast, provide the required package of documents and queue up. The package of required documents consists of original documents and copies of passports, ITN, certificates of marriage and birth of children, certificates of income of each family member, certificates of IDP status, extracted from the real estate register for each family member. The cost of one square meter from the developer is 10,000 UAH. The Fees for the application are 0.7% of the total cost of the housing sought.

In order to participate in the Affordable Housing Program, the Executive Committee of the Mariupol City Council approved the Project “Construction of a multistory residential building at Azovstalska, 5a str. in the Levoberezhnyi rayon of Mariupol,”¹⁹ which provides for the construction of a 9-story building for 72 apartments. The total area of the apartments is 4096.62 square meters. The apartments will be allocated among those who are entitled to state benefits, namely ATO/JFO participants and IDPs. Based on the report of the Mariupol City Council site regarding this project, the city is ready to compensate some categories of citizens for 20% of the 50% that the buyer is obliged to pay under the Affordable Housing Program. Everything that will not be covered by the state program, the city will co-fund to complete the construction of this facility.

Under the implementation of the **State Target Recovery and Peacebuilding Program in Ukraine**, the project of one facility is currently being agreed and funded, namely, the renovation of the dormitory at Kiltseva, 2 str. (according to the specialist of the department of communal services of the Sloviansk City Council). At the time of monitoring, reconstruction has not been started yet, and there are no roof and windows in the building. Due to the lack of design documentation, the number and size of apartments, as well as the conditions of settlement are unknown. The approximate date of commissioning is January 2021.

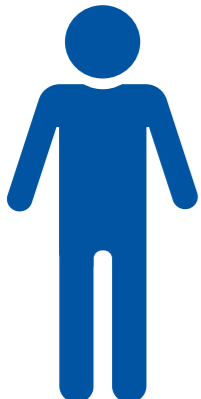


According to the Head of the Municipal Economy Department of Druzhkivka City Council, in order to implement the **Emergency Credit Program to Restore Ukraine**, the European Investment Bank has currently approved 3 projects for the reconstruction and repair of residential premises for IDPs. These facilities are located at: Kosmonavtiv str., 15 (5th floor), Mashynobudivnykiv str., 34a (5th floor), Mashynobudivnykiv, 36 (five-story building). The building at Mashynobudivnykiv str., 34a, is planned to be settled by the IDP doctors of the city hospital. Currently, there is no financing for the projects, and the estimated time for commencement of works and commissioning are unknown. The SRDF website contains information only on the design documentation for the first two facilities.

Conclusions. As can be seen above, in spite of the existence of certain programs through which IDPs who have registered in the region can be provided with housing, not all of them have been effective. The most successful are those programs aimed at providing HIP with temporary

¹⁹ Report from the Mariupol City Council website as of 19.07.2018 — <https://mariupolrada.gov.ua/news/u-mariupoli-pobudujut-novij-bag-atopoverhovij-zhitlovij-budinok>

or communal housing and for the introduction of funds which have been allocated from the state budget, for example, in the form of subventions for the purchase of apartments, or in the form of international donor assistance for the reconstruction and repair of dormitories. At the same time, programs that require funding from the regional budget are not always fully implemented. One of the main reasons is the lack of funding. In addition, it can be assumed that local authorities have chosen different priorities that is, choosing an option that is less costly in terms of financial resources and faster in time for decision-making.

3.2. Luhansk oblast

Number of IDPs registered in the oblast as of 19.07.2018	Estimated number of IDPs provided with housing through local programs	
294,446 IDPs 	Affordable Housing Program	9 families 
	Long-term preferential (concessional) lending	3 families 

In Luhansk oblast, as in Donetsk oblast, the issue of placement of IDPs and housing for them is settled by several regional programs. At the same time, while in Donetsk oblast the main issue is to provide IDPs with social or temporary housing, in Luhansk oblast, there is also the issue of creating an environment for the acquisition of their housing.

Under paragraph 6 of the Plan of Measures of **the State Target Recovery and Peacebuilding Program in Ukraine**, in Luhansk oblast, a number of measures have been envisaged for the reconstruction of housing stock facilities and communal housing for IDPs (Kreminna, urban-type settlement Bilovodsk), the reconstruction of non-residential facilities in multi-apartment buildings (Severodonetsk), the reconstruction of a non-residential building in the communal property dormitory (Starobilsk), the restoration of damaged and destroyed multi-apartment buildings (Popasna), as well as the construction of a new multi-story building (Starobilsk).

The Luhansk Oblast Development Strategy by 2020²⁰ has been approved by the Order of the Head of Luhansk RSA — the Head of the regional MCA No. 232 18.04.2017. One of the strategic objectives is objective 4, “Creating an enabling environment for living and peacebuilding”, and operational objective 4.2. is indicated as one of the operational objectives for housing issues. “Creating an environment for implementing the rule of law, gender equality and human rights” and operational objective 4.3. “Strengthen the capacity of communities to integrate and provide equal opportunities for IDPs and other vulnerable groups, including women and youth.” In fulfilling these objectives, the Strategy provides for the establishment of a consolidated register of destroyed and damaged housing in Novoidarskyi, Stanychno-Luhanskyi and Popasnianskyi rayons, as well as compensation for the cost of evaluating the cost of damaged and destroyed buildings and drawing up an evaluation report (task 4.2.2). At the same time, the Strategy states that fulfillment of these tasks is only possible provided that the relevant CMU Decrees are adopted. In addition, the document indicates that the issues of the reconstruction/refurbishment of unfinished housing construction, as well as the construction of new residential buildings, should be resolved under the Regional Target Program on the Establishment and Development of a Social Housing Fund in Luhansk Oblast for 2016–2020. At the same time, it is not clear whether such program was developed, since the Register of existing regional (target) programs of Luhansk Oblast for 2018²¹ contains no references to it.

According to the **Plan of Measures for 2017–2018 for implementing Luhansk Oblast Development Strategy by 2020**, approved by the Order of the Head of the Luhansk RSA — the Head of the regional MCA No. 232 of 18.04.2017²² provides for a regional development project: “Reconstruction of a multi-apartment two-story residential building in Kreminna for social housing, including placement of IDPs.” The planned funding for implementing the project in 2017 amounted to 5.5 million UAH funded by the city budget and the State Regional Development Fund. According to the Plan of Measures, no funds are foreseen for implementing the project in 2018. The project covers Kreminna, as well as nearby villages and settlements (Zhytlivka, St. Krasnianska, Dibrova, Kuzmine, N. Krasnianska, Chervonopopivka). The planned term of the project implementation was March–August 2017. The project itself is of paramount importance, since there is no other housing that the city council could provide to IDPs for temporary accommodation.

Implementing these measures has not been so successful, despite the planned rehabilitation of the housing stock in Luhansk oblast and the construction of new housing facilities in accordance with the Development Strategy. According to the Executive summary of the main results of the implementation of the Plan of Measures for the 1st quarter of 2018 for the implementation of the strategic objective 4 “Creating an enabling environment for living and peacebuilding” in 2018, 22 projects are implemented, 4 of which are under execution, 18 — are

²⁰ The Luhansk Oblast Development Strategy by 2020 — http://loga.gov.ua/oda/about/depart/economy/se_state/str_dev/2017?page=1







²¹ Register of existing regional (target) programs of the Luhansk oblast for 2018 — <http://loga.gov.ua/oda/about/depart/economy/programs>

²² Plan of Measures for 2017–2018 for implementing the Luhansk Oblast Development Strategy for the period up to 2020 — http://loga.gov.ua/oda/about/depart/economy/se_state/str_dev/2017?page=1

not completed due to lack of funding at the reporting date. At the same time, construction on residential buildings in Rubizhne is being carried out. As indicated in the Executive summary, in 2018, if funding is available, works on uncompleted facilities will be continued.²³

The **Economic and Social Development Program of Luhansk Oblast for 2018**²⁴, approved by the Order of the Head of Luhansk RSA — the Head of the regional MCA No. 958 as of 27.12.2017, indicates the main issues for the Decree of which in 2018 the efforts of local authorities will be addressed. Among such issues, for example, in the field of construction, are the recovery and reconstruction of destroyed facilities, implementation of affordable housing construction projects, completion of unfinished construction of residential and non-residential buildings, creation of an environment for developers for commissioning housing, including through budget funds. At the same time, there is no project in the regional development projects envisaged by the Program that would deal with this area. Such tasks will possibly be solved under other nationwide and regional programs.

The **Regional Target Program on Support and Adaptation of IDPs in the Luhansk Oblast for 2017–2018**²⁵ was approved by the Order of the Head of the Luhansk RSA — the Head of the regional MCA No. 65 as of 03.02.2017. According to the document, the priority tasks of the Program are:

-  creation of a real estate register (unfinished construction, abandoned residential buildings, development of models for renting them);
-  development of housing construction projects for IDPs, based on the latest construction and energy saving technologies;
-  allocation of land plots for construction of housing for IDPs;
-  increased housing accommodations for rental by IDPs;
-  construction of cottage towns for IDPs, introduction of technologies for rapid construction;
-  development of a mechanism for concessional lending for the construction (purchase) of housing and the provision of related loans to IDPs.²⁶

The total funding of paragraph 7 “Ensuring the right of IDPs to housing” of the Program is




²³ Executive summary on the main results of the implementation of the Plan of Measures for 2017–2018 of the Luhansk Oblast Development Strategy for the period up to 2020 for the 1st quarter of 2018 — http://loga.gov.ua/oda/about/depart/economy/se_state/str_dev/2018

²⁴ The Economic and Social Development Program of the Luhansk oblast for 2018 — http://loga.gov.ua/oda/documents/official/pro_zatverdzhennya_programi_ekonomichnogo_i_socialnogo_rozvitku_luganskoyi_1

²⁵ Regional Target Program on Support and Adaptation of IDPs in the Luhansk Oblast for 2017–2018 — http://old.loga.gov.ua/oda/documents/official/official_31596.html?template=33

²⁶ Subparagraph 6 of paragraph 7 of Annex 1 to the Program sets forth in a new edition, under the Order of the Head of Luhansk RSA — the Head of the regional MCA as of No. 397 17.05.2018.

150,000,000 UAH from the regional budget. In 2017, 108,285,000 UAH were allocated to provide housing for IDPs, particularly:

-  construction of a residential building No.16 B in the neighborhood No. 7 Rubizhne — 52,428,000 UAH;
-  reconstruction of buildings at Chekhova 9, str. and Chekhova 9B, str. into an apartment building in Rubizhne — 31,857.0 ths. UAH;
-  purchase of a residential building for the placement of teachers and employees of the Taras Shevchenko National University — UAH 20,000,000 UAH.

The construction of these facilities is scheduled to be completed in 2018. At the same time, in order to implement the Program, the Luhansk RSA initiated the procedure for the allocation of 2 land plots for the construction of multi-story apartment buildings for IDPs in Sievierodonetsk. In addition, creation of a register of vacant land plots within the areas intended for construction of housing for IDPs has already been started. As of 25.05.2018, 18 land plots with a total area of 37.98 hectares were reserved for the construction of multi-story apartment buildings.²⁷

Provision of affordable housing for citizens residing in Luhansk oblast is carried out under the **Affordable Housing** Program, approved by the relevant CMU Decree. According to the official website of the Luhansk Regional Department of Derzhmolodshytlo, two residential facilities were selected for participation in the Program in Severodonetsk.²⁸ In 2017, 9 IDP families received state support for housing. As of 01.08.2018, 69 applications for participation in the Program were registered, among them 67 were applications from IDPs.

The **Regional Integrated Program of Supporting Individual Housing Construction in Rural Areas and Improving the Living Conditions of the Rural Population “Vlasnyi Dim” for 2017–2022** was approved by the Order of the Head of the Lugansk RSA — the Head of the regional MCA No. 768 as of 16.12.2016. The expenditures for implementing the Program were approved from the oblast budget in the amount of 2 million UAH. According to the approved indicators, the estimated amount of funding for 2018 is 8,400,000 UAH, of which 4,000,000 UAH is from the state budget, 4,000,000 UAH is from the regional budget, and — 4,000 UAH is from rayon budgets. As of 25.05.2018, applications for participation in the Program from IDPs registered in the Luhansk oblast were not received.²⁹

²⁷ According to the official response of the Department of Urban Development and Architecture of Luhansk RSA No. 64/452 as of 25.05.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

²⁸ Luhansk Regional Department of Derzhmolodshytlo — <https://lg.molod-kredit.gov.ua/images/DOCUMENTS/ZHYTLOVI-PROHRAMY/DostupneZhytlo/objects-15.12.2017.pdf>

²⁹ According to the official response of the Department of Urban Development and Architecture of Luhansk RSA No. 64/452 as of 25.05.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

Monitoring of residential facilities.

Under the implementation of the **Regional Target Program on Support and Adaptation of IDPs in the Luhansk Oblast for 2017–2018**, construction and reconstruction of three facilities is in progress in Rubizhne. A nine-story building (Budivelnykiv, 36 str.) with 105 apartments has not yet been put into service, but internal finishing works are in the final stage. The final completion of construction and allocation of apartments is scheduled for December 2018. At the same time, reconstruction of a dormitory for 67 one-bedroom apartments



Luhansk oblast, Rubizhne, Chekhova, 9 str.

(Chekhova, 9 and Chekhova, 9b) was stopped due to funding problems.

In Kremenna construction has been completed on only one facility, a five-story building for teachers of the LNU named after Taras Shevchenko. The issuance of warrants for this departmental of IDPs is expected in the near future. However, the reconstruction of the building at Vokzalna 1D str., located in the heart of the city, has not been started yet.



Luhansk oblast, Kremenna, Vokzalna, 1D str.



Luhansk oblast, Rubizhne, Budivelnykiv, 36 str.

All these facilities are located in places with developed infrastructure.

In other oblast areas, the construction/renovation of housing for IDPs has not been carried out because of the non-relevance of the master plan and the lack of area zoning (Stanychno-Luhanskyi rayon); not transfer to the balance of a certain premises (Novoaidarskyi rayon); lack of funding and legal proceedings for the eviction of 250 people (Kreminskyi rayon); lack of funding (Popasnianskyi, Star-

obilskyi, Bilovodskyi rayons); and lack of programs for the support and adaptation of IDPs (Svativskyi and Milovskyi rayons).

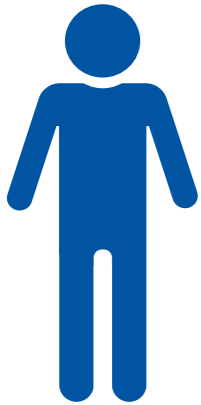



Under the **Affordable Housing** Program in Lugansk region, two residential facilities (Sievierodonetsk, neighborhood 80, Viliesova, 11 str. and Viliesova, 18 str.) are under construction. The completion of construction and commissioning is scheduled for December 2018 (Viliesova, 11 str.) and April 2019 (Viliesova, 18 str.). These facilities are located in places with developed infrastructure. All apartments in the specified buildings have already been sold. As of August 2018, 69 applications from IDPs had been filed, but they have not been funded yet. In addition, three families of IDPs acquired housing under a long-term concessional lending program. These buildings are located in places with well-developed infrastructure.



Luhansk oblast, Sievierodonetsk, Viliesova, 18 str.

Conclusions. Despite the fact that reconstruction and repair of buildings to accommodate IDPs is identified as a priority in several regional programs, it can nonetheless be seen that the implementation of these programs has not been effective. One of the main reasons is the lack of financial resources, as indicated in the Analytical Note during the first quarter of 2018 on the main results of the implementation of the Action Plan on the Strategy for Regional Development of the Luhansk Oblast for the period up to 2020. Therefore, local authorities should begin searching for alternative sources of funding, in particular, to establish cooperation with organizations providing international donor assistance to Ukraine, to finance the construction of housing for IDPs.

3.3. Kharkiv oblast

Number of IDPs registered in the oblast as of 19.07.2018	Estimated number of IDPs provided with housing through regional programs	
 <p>126,981 persons</p>	Oblast program to support ATO participants for the construction and purchase of housing in the Kharkiv oblast for 2016–2018	 <p>10 families</p>
	City Target Socio-Economic Program of Construction (Purchase) of Affordable Housing for 2010–2020	 <p>9 families</p>
	Promoting Social Infrastructure Development Project, USIF V	 <p>339 IDPs</p>

Monitoring of the sites of the Kharkiv RSA and the Kharkiv Regional Council and the official response of the Kharkiv RSA to the request of the Charitable Foundation “The Right to Protection” for public information showed that there are no specialized housing programs for IDPs in Kharkiv oblast, although such a program is available for ATO participants.

At the same time, there is a modular town for the placement of IDPs in Kharkiv, in which, as of 01.06.2018, 358 people live in temporary accommodation facilities on the territory of the Kharkiv oblast.³⁰

In the **Kharkiv Oblast Development Strategy for the period up to 2020**³¹, approved by the Decision of the Kharkiv Regional Council No. 1151-VI of 05.03.2015, according to the SWOT analysis, one of the threats to the region’s development is the rapid influx of migrants from the ATO zone, which imposes a burden on the budget, infrastructure, as well as labor and housing markets. However, according to the **Plan of Measures for 2018–2020 for implementing the Kharkiv Oblast Development Strategy for the period up to 2020**³² Section 6 “Terms of Reference” provides for the implementation of several projects that are directly related to the

³⁰ According to the official response of the Department of Social Protection of the Kharkiv RSA No. 01–41/44 as of 13.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

³¹ The Kharkiv Oblast Development Strategy for the period up to 2020 — <http://www.oblrada.kharkov.ua/ua/962698/18vor/VK/11845>

³² Plan of Measures for 2018–2020 for implementing the Kharkiv Oblast Development Strategy for the period up to 2020 — <http://dfr.minregion.gov.ua/region-news?NID=1042>

provision of housing to IDPs registered in Kharkiv oblast. Sources of funding of these projects are the funds of the state, local budgets and other sources not prohibited by the legislation of Ukraine. Thus, in order to fulfill the strategic objective 2 “Reducing territorial dispositions in life quality and polycentric development”, the project “*New Life of Buildings*” was developed, aimed at carrying out the reconstruction of empty, unused, residential buildings in order to provide apartment to families, particularly IDPs. The project will cover up to 25,000 people. The period of its implementation is January 2018 — December 2020. The amount of funding is 85,000,000 UAH. It is planned to direct funds amounting to 2,000,000 UAH within the first year of project implementation.

The “*Housing and Improvement of Living Conditions*” Project aims to fulfill the strategic objective 3 “Effective local development management” in accordance with the Oblast Development Strategy. Its main task is the reconstruction of a large part of the housing stock that is currently not used into dormitories that will make it possible to provide permanent housing for a significant number of IDP families, combatants (including ATO/JFO participants) and other local residents. Under the project, the main measures are reconstruction of buildings for living rooms and common auxiliary facilities, reconstruction of roofs, engineering networks with electric heating arrangement, etc. The project should be implemented during January 2018 — December 2020 for approximately 50,000 people. The total funding of the project is 25,500,000 UAH, out of which 8,500,000 UAH should be allocated in the first year of its implementation.

In order to fulfill this strategic objective, the project “*Creating an enabling environment for the reintegration of IDPs from the ATO zone*” should be implemented, the purpose and tasks of which are to create and improve living conditions for IDPs. An intermediary benefit will be given to up to 170,000 inhabitants of Kharkiv oblast, particularly, through the reconstruction of suitable for living premises in dormitories, which in turn will make it possible to increase the housing stock with less funds and preserve a number of permanent buildings of communal property. This project should be implemented by December 2020 with a total funding of 20,749,500 UAH.

The Kharkiv RSA cooperates with international organizations in order to provide IDPs with housing. Thus, under “**Promoting Social Infrastructure Development Project, USIF V**” with the support of the Ministry of Economic Development and Cooperation of Germany (BMZ) and the Credit Institution for Reconstruction (KfW) in Kharkiv oblast, 6 micro-projects are being implemented for the reconstruction of buildings for IDP housing (Lozova, Bohodukhiv, Derhachi, Krasnohrad, Iziium, Zolochiv). The works are scheduled to be completed in 2018. The approximate number of IDPs who will receive housing is 339 people.³³ According to the report from the website of the Kharkiv RSA, for example, in Zolochiv, reconstruction has started on the building of the former neurological body of the central rayon hospital into a dormitory

³³ According to the official response of the Department of access to public information of the Kharkiv RSA No. 01–33/797 as of 18.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

for IDPs, in which 24 families of IDPs will be able to get apartments.³⁴

In addition to these programs, Kharkiv oblast has an **Oblast program to support ATO participants for the construction and purchase of housing in the Kharkiv oblast for 2016–2018**³⁵, aimed at creating an environment for providing housing to citizens who participated in the ATO, as well as those in the immediate vicinity of the ATO when it was carried out. Program participants may also be ATO/JFO participants, who are registered in the Kharkiv oblast as IDPs. According to the Program, its implementation is carried out by providing state support funded by the regional budget, amounting up to 40% of the estimated cost of an individual residential building, a garden house, the construction of which is provided by appropriate local planning documentation, or an apartment in a multi-apartment residential building currently under construction. The ATO participant deposits to his current account, in the authorized bank, at least 60% of the housing cost (the amount of support depends on the composition of the family of the ATO participant and the indirect cost of 1 square meter of the total housing area, approved by the Ministry of Regional Development at the time the contract is concluded). The right to support can only be used once. The estimated amount of the Program's funding is 81.25 million UAH, of which, in 2018, it is planned to raise 13 million UAH from the regional budget and 19.5 million UAH from other sources. According to the report from the website of the Kharkiv RSA, during two years of the program implementation, 87 families received housing, of which 10 were the IDP families of the ATO participants. In 2018, it is planned to purchase another 50 apartments.³⁶ Provision of state support for housing acquisition for participants of this Program, as well as a list of documents to be submitted for participation in it are provided for in the Procedure for using the regional budget funds to provide support to ATO participants for the construction and purchase of housing in the Kharkiv oblast, approved by the Decision of Kharkiv Regional Council No. 256-VII as of 08.09.2016.³⁷

For IDPs living in Kharkiv for at least 1 year, it is possible to obtain concessional loans for construction or purchase of affordable housing in accordance with the **City Target Socio-Economic Program of Construction (Purchase) of Affordable Housing for 2010–2020**.³⁸ According to the document, state budget support from the city of Kharkiv is provided at a 50% rate of the estimated cost of construction (purchase) of affordable housing. The terms of granting a concessional loan are the inclusion of IDPs in the Register of candidates for a long-term concessional loan for the construction (purchase) of housing; solvency of the candidate's family; payment by the borrower of a mandatory first installment of not less than 5% of the estimated cost of

³⁴ Report from the official website of the Kharkiv RSA as of 13.04.2018 — <http://kharkivoda.gov.ua/news/92292>

³⁵ The oblast program of support to ATO participants for the construction and purchase of housing in the Kharkiv oblast for 2016–2018 — <http://www.dma.kh.gov.ua/images/100.pdf>

³⁶ Report from the official website of the Kharkiv RSA as of 17.05.2018 — <http://kharkivoda.gov.ua/news/92872>

³⁷ The procedure for using the regional budget funds to provide support to ATO participants for the construction and purchase of housing in the Kharkiv oblast — <http://www.dma.kh.gov.ua/images/Poriadok.pdf>

³⁸ Decision of the 49th session of the Kharkiv City Council of the 5th convocation No. 274/10 as of 22.09.2010 "On the City Target Social and Economic Program for the Construction (Acquisition) of Affordable Housing for 2010–2020" in the editorial decision of 17th session of the Kharkiv City Council of the 7th convocation as of No. 881/17 20.12.2017 — <http://www.city.kharkov.ua/uk/document/rishennya-17-i-sesii-kharkivskoi-miskoi-radi-7-sklkannya-vid-20122017-pro-vnesennya-zmin-do-miskoi-tsilovoi-sotsialno-ekonomichnoi-programi-budivnitstva-pridbannya-dostupnogo-zhitla-na-2010-2020-roki-52393.html>

construction (purchase) of housing; the term of the loan is up to 15 years, but only until borrower reaches the retirement age. As of 11.07.2018, 140 families are included in the Register of the Decisions of the executive committee of the Kharkiv City Council. As of 30.07.2018, 9 families of IDPs included in the Register enjoyed the right to obtain a long-term concessional loan funded by the budget of the city of Kharkiv for the construction of affordable housing.

The Regional Individual Housing Program in the Rural Areas "Vlasnyi Dim" for 2018³⁹ was approved by decision of the Kharkiv Regional Council No. 729-VII as of 07.06.2018. According to the document, the amount of financial resources necessary for its implementation from the regional budget is 1,000,000 UAH. According to the Communal Enterprise "Kharkiv Regional Fund for the Support of Individual Housing Construction in the Rural Areas", as of 13.06.2018, IDPs registered in the Kharkiv oblast did not receive loans for participation in the Program.⁴⁰

Under the Order of the Ministry of Regional Development No. 312 as of 30.11.2017, the Interdepartmental Commission selected 13 residential facilities in the Kharkiv oblast to participate in the **Affordable Housing** Program. In 2017, 12 families, of which 9 IDP families received appropriate state support. As of 01.08.2018, there are 749 participants in the queue (families and single citizens), including 683 applications from IDPs.⁴¹

Monitoring of residential facilities.



Kharkiv oblast, Izium, Prospekt Nezalezhnosti, 65

In Kharkiv oblast, with the support of **USIF**, facilities in Lozova (Sosiury (Supruna), 17 str.), Derhachi (Naukova, 26 str.), Zolochiv (Filatova, 20 str.) and Doslidne village, (Nauky, 16 str.) are in the final stage of construction or reconstruction. Commissioning is foreseen at the end of 2018, except for the social dormitory in Izium (Prospekt Nezalezhnosti, 65), which will be under construction until 2019. In Bohodukhiv (Morgunova, 23B str.) the building of an hospital, which was transformed into a social dormitory, has already been put into service. All rooms are designed for 40–80 beds. Issues may occur in Zolochiv, where the building of the psychoneurological department is

³⁹ The Oblast Individual Housing Construction Program in the Rural Areas "Vlasnyi Dim" for 2018 — <http://oblrada.kharkov.ua/ua/public-information/oblasni-programi/325-oblasna-prohrama-individualnoho-zhytlovoho-budivnytstva-na-seli-vlasnyi-dim-na-2018-rik>

⁴⁰ According to the official response of the Department of Agricultural Development of the Kharkiv RSA as of No. 07–38/19 13.06.2018 at the request of the Charitable Foundation "The Right to Protection" for public information.

⁴¹ According to the official response of Derzhmolodshytlo No. 1872/05 as of 16.08.2018 at the request of the Charitable Foundation "The Right to Protection" for public information.

being reconstructed into a dormitory. Since the Restructuring Credit (KfW) covers only part of the cost of reconstruction, there is a need to raise funds from the local budget. Zolochiv Amalgamated Territorial Community has no funds for the dormitory's equipment. Repairs have been completed, but for now it is not possible to buy the necessary furniture and equipment. All facilities are located next to grocery stores, hospitals, ambulances, public transport stops. The common settlement requirements are impoverishment, but



Kharkiv oblast, Lozova, Sosiury, 17 str.



Kharkiv oblast, Zolochiv, Filatova, 20 str.

in some settlements, there are additional ones: In Bohodukhiv there was a prerequisite of employment, In Krasnohrad the preference was given to large families, doctors and teachers, and IDPs who were settled and working and living in the local community for about 3 years. The list of IDPs claiming residence has been drawn up for some rooms in the Kharkiv oblast. Thus, in Zolochiv and Krasnohrad the queue is already closed. In Bohodukhiv 11 families have already been chosen.





Kharkiv, Prospekt Oleksandrivskii 67

Under the **Affordable Housing** Program in Kharkiv and Kharkiv region only the Oleksandrivskii housing complex has been put into service, other facilities (Levada, Arkhitektoriv, Meredian, Mira-4, Odeskyi, Raiduzhnyi-1) are still under final finishing works, commissioning is scheduled by the end of 2018. Employees of the Kharkiv Regional Department of Derzhmolodshytlo refused to provide information on the number of apartments received by the program, arguing that such information is confidential. There are grocery stores, public transport stops, pre-school educational institutions close to all housing complexes.

Conclusions. Taking the above into account, it should be noted that in Kharkiv region, there are certain housing programs that can be used to provide housing to IDPs. Such programs are implemented and are quite effective. One of the reasons for this is the sufficient funding of these programs, both from local budgets and from international donor assistance (for example, the USIF project). In addition, the local authorities have chosen to create such programs on their own initiative, linking them to the strategy of regional development and regional socio-economic development programs. In addition, cooperation between local authorities and international donor organizations, also contributes to the effective implementation of these programs.

3.4. Kyiv

Number of IDPs registered in Kyiv as of 19.07.2018	Estimated number of IDPs provided with housing through regional programs	
165,632 IDPs	Affordable Housing Program (Kyiv city and Kyiv oblast)	18 families
		

The Plan of Measures for Support, Social Adaptation and Reintegration of Ukrainian Citizens, who moved in Kyiv from the temporarily occupied territory of Ukraine and ATO areas for the period 2020⁴² was approved by the Order of the executive body of the Kyiv City Council (Kyiv City State Administration) No. 1333 of 25.10.2017. The document provides for a number of measures to assist IDPs. Paragraph 11 addresses the issue of housing. Among the provisions in Paragraph 11, the most interesting are sub-paragraphs 1–4 on:

⁴² The Plan of Measures to support social adaptation and reintegration of citizens of Ukraine who moved in Kyiv from the temporarily occupied territory of Ukraine and ATO areas for the period 2020 — https://kyivcity.gov.ua/npa/pro_zakhodi_schodo_pidtrimki_sotsialno_adaptatsi_ta_reintegratsi_gromadyan_ukrani_yaki_pereselilisya_z_tymchasovo_okupovano_teritori_ukrani_ta_rayoniv_provedennya_antiteroristich-no_operatsi_v_misto_kiv_na_period_do_2020_roku_128158.html

- ⚙ monitoring unfinished construction facilities in order to identify facilities that can be completed and used for the placement of IDPs;
- ⚙ providing proposals for the formation of communal housing stock and temporary housing stock for temporary accommodation for IDPs;
- ⚙ discussing with banking institutions about the possibility of granting loans to IDPs for the purchase of land, purchase and construction of housing;
- ⚙ providing proposals on land plots for housing construction for IDPs, taking into account their needs and potential for long-term employment and proposals on infrastructure development.

According to the Report on the implementation of this Order for the 1st quarter of 2018, the authorized departments of the KCSA were considering several possibilities for providing housing for IDPs: 1) the allocation of residential premises from social and temporary housing funds for their placement; 2) the use of land for the construction of housing for IDPs in Holiivskiy, Darnytskyi, Desnianskyi, Dniprovskiy, Obolonskyi, Shevchenkivskiy and Sviatoshynskiy rayons of Kyiv.⁴³ At the same time, according to the Department of Social Policy of KCSA as of 11.06.2018, in Kyiv there are no vacant living premises for the placement of IDPs, and no funds for the formation of funds for temporary residence were allocated. Regarding land plots in these areas, the Kyiv City Council did not decide on their transfer for use. However, there is another issue regarding these land plots. Under the Law of Ukraine “On Regulation of Urban Development”, the plans for zoning or detailed territory plans should be implemented. However, under Parts 3 and 4 of Article 24 of the Law in case of their absence, it is prohibited to transfer (to provide) of land plots from the lands of state or communal ownership into the ownership or use to individuals or legal entities. In Kyiv, zoning plans were not developed at all, and detailed territory plans were developed approximately for 10–15% of the city’s territory and these lands have already been owned.⁴⁴ In view of this, the issue of allocation of land plots in Kyiv for the construction of housing for IDPs cannot be solved at this time.

At the same time, the Department of Construction and Housing KSCA has developed a Comprehensive Urban Target Program for providing housing for citizens requiring the improvement of living conditions, which contains separate sub-programs: “Kyiv City Target Program for Social Housing Development”, “Kyiv City Target Program for Housing Fund Creation for Temporary Residence” and “Kyiv City Target Program of Construction (Acquisition) of Affordable Housing”. Upon approval of the Program, it will be submitted to the Kyiv City Council for consideration.

⁴³ Report for the 1st quarter of 2018 on the implementation of the Order of the executive body of the Kyiv City Council (Kyiv City State Administration) No. 1333 as of 25.10.2017 — <http://dsp.kievcity.gov.ua/content/krymchanam.html>

⁴⁴ According to the official response of the Department of Social Policy of the executive body of the Kyiv City Council (KCSA) as of No. 05/18417–005/4 11.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

Monitoring of residential facilities.



Kyiv, Tyraspolskyi Housing Complex

specialist of the Kyiv Regional Department of Derzhmolodshytlo, the budget under the program for 2018 is not yet allocated, the Ministry of Finance of Ukraine has not yet signed the program charter that is why IDPs cannot take advantage of this opportunity, but only sign up in the queue. Currently, the budget of the city of Kyiv does not involve participation in co-funding the program. As of 01.08.2018 in Kyiv and the Kyiv oblast 3560 applications for participation in the Program have been submitted, including 2861 applications from IDPs.

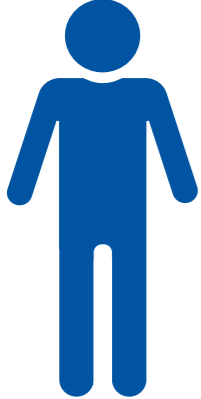



In Kyiv only the facilities included in the **Affordable Housing** Program can be monitored. According to the site of Derzhmolodshytlo, two facilities take part in the program: Tyraspolskyi and Novomostytskyi Housing Complexes. Tyraspolskyi Housing Complex is completely put into service. Novomostytskyi Housing Complex has only 5 sections, only 2 have been constructed. There is no Sales Department, because there are almost no vacant apartments. The housing complexes have convenient infrastructure nearby, and the metro can be reached by public transport. According to the



Kyiv, Novomostytskyi Housing Complex

Conclusions. Notwithstanding the existence of a separate support plan for internally displaced persons living in Kyiv, among the main goals of which is resolution of IDP housing issues, the implementation of this document is ineffective in view of the lack of vacant residential premises to provide to IDPs as well as the absence of zoning plans and detailed plans of the territory, which in turn prevents the allocation and transfer of land for construction of housing for internally displaced persons. Accordingly, for realization of the specified plan, it is necessary to take a number of steps, including the development of plans of the territory and the General Plan of the City of Kyiv, and approval of the housing project programs developed by the Kyiv City State Administration.

3.5. Dnipropetrovsk oblast

Number of IDPs registered in the oblast as of 19.07.2018	Estimated number of IDPs provided with housing through regional programs	
 <p>74,425 IDPs</p>	Promotion of Social Infrastructure Development, USIF V	 270 IDPs (in 2019)
	Affordable Housing Program	 4 families
	“Issues of housing for certain categories of persons who protected the independence, sovereignty and territorial integrity of Ukraine, as well as their family members” (CMU Decree No. 719 of 19.10.2016)	 3 families

It is worth noting that the **Dnipropetrovsk Oblast Development Strategy for the period up to 2020**, approved by the Decision of the Dnipropetrovsk Regional Council No. 561–27/VI⁴⁵ as of 26.09.2014, contains no strategic objectives or individual projects on the provision of housing to IDPs. Moreover, according to this document, the latter are not even considered as a vulnerable category of persons whose needs should also be addressed. **The Dnipropetrovsk Oblast Socio-economic and Cultural Development Program for 2018**⁴⁶, approved by the Decision of the Dnipropetrovsk Regional Council of No. 267–11/VII 01.12.2017, also contains no individual paragraphs or tasks on the IDPs’ housing issues.

However, in the List of Regional Target Programs in force in 2018⁴⁷, the **Regional Housing Construction Development Program in Dnipropetrovsk Oblast for 2015–2020**⁴⁸ is indicated, approved by the Decision of the Dnipropetrovsk Oblast Council No. 609–29/VI of 23.01.2015, as amended. This Program is not focused directly on IDPs as a target group but contains a number of measures to improve the living conditions of people in difficult circumstances. In accordance with the **List of tasks and measures of the Regional Housing Construction**




⁴⁵ The Dnipropetrovsk Oblast Development Strategy for the period up to 2020 — <https://adm.dp.gov.ua/storage/app/media/uploaded-files/rozvitku-dnipropetrovskoi-oblasti-na-period-do-2020-roku.pdf>

⁴⁶ The Dnipropetrovsk Oblast Socio-Economic and Cultural Development Program for 2018 — <https://oblrada.dp.gov.ua/rishennia/sklikannia-7/xi-sesiya/%E2%84%96-267-11vi%D1%96-01-12-2017/>

⁴⁷ The list of regional target programs in force in 2018 — <https://adm.dp.gov.ua/storage/app/media/uploaded-files/2018.03.16.pdf>

⁴⁸ The Regional Housing Construction Development Program in Dnipropetrovsk Oblast for 2015–2020 — <http://212.3.96.115/decisions/45/1175>

Development Program in Dnipropetrovsk Oblast for 2015–2020 (Annex 1 to the Decision of the regional council No. 16–2/VII as of 19.02.2016)⁴⁹ in implementing the direction 3 “Promoting the further development of mortgage lending” it is provided for:

-  funding for the provision of concessional long-term loans for the purchase of housing through the Dnipropetrovsk Regional Department of Derzhmolodshytlo. Total funding in 2018 is 7819,000 UAH, including 4,119,000 UAH from the state budget, 2,100,000 UAH — from the oblast budget, and 1,600,000 UAH from the local budget;
-  granting loans to individual rural developers. The total funding in 2018 is 8,586,000 UAH, including 4,293,000 UAH from the state budget, 3,433,000 UAH from the oblast budget, and 860,000 UAH from the local budget;
-  purchasing apartments and concluding sales contracts of property rights to residential premises (apartments) and premises for the commissioning of residential buildings to provide housing for citizens who need the improvement of living conditions. Total funding from the regional budget is 20,000,000 UAH.

At the same time, the funding of other measures for implementing this Program, among which, namely, the preparation of registers of unfinished housing facilities in the oblast to determine the amount of their funding through state support (under the direction 2 “Implementation of the mechanism of state support in financing housing construction”), or the formation of a social housing stock and provision of housing for eligible citizens (within the direction 4 “Creation of an environment for housing construction on the oblast territory”) are provided only within the limits of functional expenditures.

In Dnipropetrovsk oblast, with the assistance of the German Society for International Cooperation (GIZ), 945 modules were installed in five transition towns (Dnipro, Kryvyi Rih, Kamianske, Pavlohrad, Nikopol) for the placement of IDPs, where approximately 1,500 persons are living.⁵⁰ In addition, in implementing grant project “Promotion of Social Infrastructure Development, USIF V”, the Ukrainian Social Investment Fund is carrying out the reconstruction of residential facilities for the placement of IDPs. Thus, funds were provided for the reconstruction or repair of the respective dormitories in Pavlohrad, Kamianske, Verkhnodniprovsk, Vilnohirsk, and also in Chumaky village.⁵¹

As in other areas, the **Affordable Housing** Program operates in Dnipropetrovsk oblast. According to the Order of the Ministry of Regional Development of Ukraine No. 312 of 30.11.2017, only one residential building was selected in Dnipro, but on the website of Derzhmolodshytlo there

⁴⁹ On Amendments to the Decision of the Dnipropetrovsk Regional Council No. 609–29/VI as of 23.01.2015 “On the Regional Housing Construction Development Program in Dnipropetrovsk Oblast for 2015–2020” (as amended and supplemented) — <https://oblrada.dp.gov.ua/>

⁵⁰ According to the official response of the Department of Social Protection of the Dnipropetrovsk RSA No. 4106/0/192–18 as of 09.07.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁵¹ According to the map on the site of the Ukrainian Social Investment Fund — https://www.google.com/maps/d/u/0/viewer?mid=1_4Zyr6uLg1nsYXhlp6i2vrnrM18&ll=48.4863453%2C34.00972019999995&z=8

is no information on the relevant residential facilities in the Dnipropetrovsk oblast. In 2017, 4 families of IDPs received financial support for housing.⁵² As of 01.08.2018, 342 applications for state support were registered, including 288 applications from IDPs.⁵³

In spite of financing of the individual housing construction program in rural areas “**Vlasnyi Dim**”, IDPs in the Dnipropetrovsk oblast did not file applications and did not use concessional lending during 2017–2018.

According to Dnipropetrovsk RSA, three families of deceased ATO participants received cash compensation and purchased housing under the CMU Decree No. 719 of 19.10.2016 (as amended) “*Issues of housing for certain categories of persons who protected the independence, sovereignty and territorial integrity of Ukraine, as well as their family members*”. In addition, under the CMU Decree, as of 18.04.2018 No. 280 “*Issues of housing for IDPs who protected the independence, sovereignty and territorial integrity of Ukraine*” towards four IDPs having combatant status, the Ministry of Social Policy of Ukraine received an application for cash compensation for housing.⁵⁴

Monitoring of residential facilities.

In implementing the nationwide **Affordable Housing** Program in the 2nd quarter of 2018, one residential facility with 96 apartments was put into service in Dnipro, housing estate Li-voberezhnyi-3, 3, in which 4 IDPs were settled (in total, 129 applications were submitted) based on a sales contract of property rights for real estate with the developer. The living conditions are comfortable, due to the novelty of the technical state of the whole building. In addition, there are public transport stops, a preschool institution, a school, and a grocery store nearby.

As already mentioned, the **USIF** implements several projects for the reconstruction of housing facilities in the oblast for the placement of IDPs: Pavlohrad (Lyvarna, 18 str.); Kamianske (Prospect Konstytutsii, 32); Verkhnodniprovsk (Fedorskoho, 21 str.); Vilnohirsk (Ustenka, 29a str.); Chumaky village of the Dniprovskiy rayon (Melioratyvna, 76 str.), which are currently under active construction. So, on three facilities (Verkhnodniprovsk, 16 apartments: 14 two-room apartments, 2 one-room apartments; Vilnohirsk, 16 rooms with bathrooms and two common kitchens; Chumaky village, 10 one-bedroom apartments and 13 rooms with one common kitchen), final finishing works are carried out, and commissioning is expected in January 2019. Two other facilities located in Pavlohrad (19 apartments: 14 one-room, 4 two-room, 1 two-bedroom) and Kamianske (36 apartments: 9 two-room, 27 one-room apartments) are currently in the intermediate stage of active construction. Commissioning is scheduled for May-June

⁵² According to the official response of the Department of Social Protection of the Dnipropetrovsk RSA No. 4106/0/192–18 as of 09.07.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁵³ According to the official response of Derzhmolodshytlo No. 1872/05 as of 16.08.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁵⁴ According to the official response of the Department of Social Protection of the Dnipropetrovsk RSA No. 4106/0/192–18 as of 09.07.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

2019. In Dnipropetrovsk oblast, housing will be built for about 270 IDPs. Housing is provided for temporary use for 1 year with the possibility of prolongation in case of compliance with paragraphs of the contract. IDPs should provide a certificate of internally displaced person and be able to pay for utilities.



Dnipropetrovsk oblast, Nikopol, Stanislavskoho, 28 str.






In addition to regional programs in Nikopol, Dnipropetrovsk oblast, a local program is being implemented in cooperation with GIZ “**On solving the issues of provision of low-income groups of the population with priorities for solving the problems of IDPs in Nikopol**”.⁵⁵ Under this program, the reconstruction and restoration of three dormitories (Lapinska, 49 str.; Stanislavskoho, 28 str.; Karmeliuka, 4 str.) with the possibility of privatization of housing of IDPs in the future. This project has already been approved at the local level by the relevant order, the above addresses are assigned to the reconstruction facilities under this program. Reconstruction works should start in

April 2019. The commissioning is scheduled for the end of 2020. In general, it is planned to build about 104 apartments for IDPs. Facilities will be located in places with developed infrastructure.

Conclusions. As in most regions of Ukraine, the provision of accommodation to IDPs who are registered in Dnipropetrovsk oblast is solved in several ways: 1) by providing them with temporary or communal housing; 2) through the creation of modular towns and places of compact residence for IDPs; and 3) through the implementation of nationwide housing programs, in particular, Affordable Housing Program. However, there are no separate housing programs for internally displaced people in the oblast. However, as can be seen, the most successful project is the implementation of the USIF, for the reconstruction of dormitories for IDPs into communal or temporary housing. In addition, for IDPs with ATO status, there is also the possibility to receive financial assistance for the purchase of housing in accordance with the act of the Cabinet of Ministers of Ukraine. Based on the fact that the implementation of the “Affordable Housing” program is not particularly effective, and in the region there are no regional housing programs for IDPs, it is possible to recommend their development and further implementation.

⁵⁵ Report from the Nikopol City Council website as of 03.07.2018 — <http://www.nikopol-mrada.dp.gov.ua/news/u-nikopoli-za-uchasti-giz-vidbulos-pershe-zasidannia-robochoi-hrupy-z-rozrobky-intehrovanoi-stratehii-rozvytku-mista>

3.6. Zaporizhzhia oblast

Number of IDPs registered in the oblast as of 19.07.2018	Estimated number of IDPs provided with housing through regional programs	
 <p>56,002 IDPs</p>	Promotion of Social Infrastructure Development, USIF V	 71 IDPs + a potential additional 100 individuals
	Affordable Housing Program	 4 families
	UNHCR Project in Zaporizhzhia (September 2018)	 80 IDPs
	“Local community development-III” program of the Pidhircnenska village council of the Novomykolaivskyi rayon	 16 IDPs

As in the Kharkiv and Dnipropetrovsk regions, there are no specific regional programs for providing IDPs with housing in Zaporizhzhia oblast.

The **Zaporizhzhia Oblast Regional Development Strategy for the period up to 2020**, approved by the Decision of the Zaporizhzhia Oblast Council No. 1 of 25.02.2016⁵⁶, also contains no directions that would pose similar tasks to the local authorities. At the same time, given that the issue of housing for IDPs is complex, it should be taken into account that the Strategy determines the slowdown in housing construction in the oblast as one of the weaknesses of the oblast (paragraph 5.1. “SWOT-analysis results”), partly due to the lack of budget funding for housing construction. In this case, own funds of the population for individual housing construction remain the main source of funding (paragraph 2.10). However, in spite of the fact that the text of the Strategy contains no objectives or tasks that would be related to

⁵⁶ The Zaporizhzhia Oblast Regional Development Strategy for the period up to 2020 and Plan of Measures for 2016–2018 — <http://www.zoda.gov.ua/article/1669/strategiya-regionalnogo-rozvitku.html>

the IDPs as one of the most vulnerable groups in Section 5 “Main factors and scenarios for the oblast development” (paragraph 5.1. “SWOT analysis results”) among the threats to the region there is a large number of IDPs from the ATO zone, which imposes an additional load on local budgets, infrastructure, the labor and housing markets, and the law enforcement system. Accordingly, it is logical that the **Plan of Measures for 2016–2018 on the implementation of the Zaporizhzhia Oblast Regional Development Strategy for the period up to 2020**⁵⁷, approved by the Decision of the Zaporizhzhia Oblast Council No. 2 of 25.02.2016, also does not provide for individual projects aimed at ensuring the realization of IDPs’ right to housing. Those activities that are to some extent related to IDPs refers mostly to providing them with social services, providing in-patient care or entrepreneurship education.

The existing **Regional Program for the Construction, Reconstruction, Modernization of Infrastructure, Socio-Cultural and Ecological Purposes in the Zaporizhzhia Oblast for the period up to 2020**⁵⁸, approved by the Decision of the Zaporizhzhia Regional Council No. 56 of 26.01.2017 also include no measures that would be related to housing for IDPs. According to the charters of local budgetary programs⁵⁹, the facilities to be funded are social infrastructure facilities (educational and medical institutions), as well as facilities of housing and communal services (sewage treatment plants, water supply networks, heating networks, etc.).

Despite the lack of individual housing programs, the issue of placement of IDPs is somehow being resolved. Thus, thanks to the implementation of the USIF Project “**Promotion of Social Infrastructure Development, USIF V,**” dormitories are being repaired to accommodate IDPs in Melitopol, Tokmak, and urban-type settlement Komysh-Zoria.⁶⁰ In addition, according to the Zaporizhzhia RSA, there are 12 places of IDP compact accommodation on the oblast territory, 9 of which are in Zaporizhzhia, 2 are in Melitopol, and 1 is in Novomykolaivka village. As of 18.06.2018, the total number of IDPs living there is 626 people.⁶¹

Provision of temporary residence to IDPs in Zaporizhzhia is carried out under the **Procedure for using the city budget to provide temporary accommodation for IDPs who have moved to Zaporizhzhia**, approved by the Decision of the Executive Committee of Zaporizhzhia City Council No. 472 of 28.08.2017.⁶² According to this document, IDPs are provided with cash assistance for temporary residence (provided that they pay utility costs) in dormitories, hotels, modular type towns and in other premises that are in the communal property of the

⁵⁷ Plan of Measures for 2016–2018 for implementing the Zaporizhzhia Oblast Regional Development Strategy for the period up to 2020 — <http://zor.gov.ua/content/druga-sesiya-somogo-sklykannya-pershe-plenarne-zasidannya>

⁵⁸ Regional program for construction, reconstruction, modernization of infrastructure facilities, of socio-cultural and ecological purposes in the Zaporizhzhia oblast for the period till 2020 — <http://zor.gov.ua/content/desyata-sesiya-somogo-sklykannya-tretye-plenarne-zasidannya>

⁵⁹ Charters of local budgetary programs, approved by the Orders of the Department of Capital Construction and Finance Department of the Zaporizhzhia RSA as of 30.05.2018 No. 106/201, 108/203 and as of 05.06.2018, No. 122/243 -<http://www.zoda.gov.ua/article/1837/programi-u-vidpovidniy-sferi.html>

⁶⁰ According to the Ukrainian Social Investment Fund website, https://www.google.com/maps/d/u/0/viewer?mid=1_4Zyr6uLg1nsYXhlp-6i2vrnrM18&ll=48.32197361793238%2C28.445117561621146&z=6

⁶¹ According to the official response of the Zaporizhzhia RSA No. 79–100–152 as of 18.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁶² Decision of the Executive Committee of Zaporizhzhia City Council No. 472 as of 28.08.2017 — <https://zp.gov.ua/uk/documents/item/25335>

territorial community of Zaporizhzhia. The funding of these activities takes place under the City Integrated Program of Social Protection of Zaporizhzhia. The resettlement of IDPs in the indicated premises is based on a coupon (referral) to a temporary settlement issued by the authorized body, determined by the Decision of the Executive Committee of the City Council, and an IDP certificate on the registration of the IDP. The provision of temporary residence in these establishments is carried out by providing cash assistance, which is transferred to institutions in non-cash form based on the actual cost of temporary residence of one person per day, but not more than 80 UAH per person per day, calculated on the accommodation in institutions based on the average living costs (excluding utility costs). Implementation of measures for the resettlement of IDPs and the conclusion of respective contracts with them is entrusted to the municipal utility company “Osnovaniie” and the utility company “Nashe Misto” under the Decision of the Executive Committee of Zaporizhzhia City Council No. 390 of 19.07.2017.⁶³

At the end of 2017, the state funding of the **Affordable Housing** Program was restored, therefore state support for the purchase of housing under the terms of the Program totaling UAH 1,228,700 received four families of IDPs in Zaporizhzhia. In 2018, 2764,228,000 UAH were allocated from the state budget, however, as of 01.06.2018, funds have not been redeemed.⁶⁴ According to the list of facilities selected by the Interdepartmental Commission of the Ministry of Regional Development, only one residential facility has been determined in the Zaporizhzhia oblast. As of 01.08.2018, in total, 175 participants (families and single citizens) are queueing up to receive state support for the purchase of housing, of which 144 are IDPs.⁶⁵

Regarding the **Vlasnyi Dim** Program, the **Regional Target Program “Silske Podviria”** operates in the oblast, which stipulates the provision of concessional long-term loans for individual construction in the rural areas. However, according to Zaporizhzhia RSA, as of 01.06.2018, no IDPs applied to the Regional Fund for the support of individual housing construction in the rural areas.

⁶³ Decision of the Executive Committee of Zaporizhzhia City Council “On taking measures for the resettlement of IDPs moving from temporarily occupied territory and ATO zone” No. 390 as of 19.07.2017 — <https://zp.gov.ua/uk/documents/item/24593>

⁶⁴ According to the official response of the Zaporizhzhia RSA No. 79–100–152 as of 18.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁶⁵ According to the official response of Derzhmolodshytlo No. 1872/05 as of 16.08.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

Monitoring of residential facilities.



Zaporizhzhia oblast, Melitopol, Hvardiiska, 38 str.

Under the **USIF Project**, social housing construction for IDPs is carried out, particularly, three dormitories — in Melitopol (Interkulturalna, 380 str.; Heroiv Stalinhradu, 13 str.; Hvardiiska, 38 str.), one — in Tokmak (Tsentralna, 55 K str.) and one — in the Komysh-Zoria settlement of Bilmatskyi rayon (Polova 1a str.). At present, dormitories in Melitopol (in total, 30 rooms with common kitchens) and in the Komysh-Zoria settlement (4 apartments) are already settled, 71 IDPs are living there. The dormitory in Tokmak is already under construction, finishing works are completed and commissioning is planned in August 2018. The dormitory is designed for the settlement of

about 100 IDPs, for which will be built 17 apartments (6 two-bedroom and 11 single-room).

In total, all construction facilities under the USIF Project are designed for the settlement of about 440 IDPs. Preference will be given to large families, single parents, and people with disabilities, aimed at settling for a long period in any of the above-mentioned settlements. The terms of settlement are: signing a contract for temporary residence for a minimum of 1 year, with prolongation in case of compliance with clauses of the contract, availability of IDP certificate, and the ability to pay for utilities. It is worth noting that living conditions are generally comfortable due to the novelty of repairs and technical state of all buildings, but in dormitories, which provides for the construction of rooms for IDPs (three facilities in Melitopol), there are no private kitchens. All construction facilities under the USIF Project are located in places with developed infrastructure, which is an advantage in choosing housing.



Zaporizhzhia, Patriotychna, 64 str.

Under the **UNHCR project**, in Zaporizhzhia, a dormitory was renovated at Patriotychna, 64 str. after a standstill for three years (the first floor of a multi-apartment building). According to the decision of utility company “Osnovaniie”, which is an accommodation facility should be put into service in September 2018. 80 IDPs are living there. In total there are 30 rooms with kitchen and shared baths. The dormitory is located near developed infrastructure.



As already noted, under the **Affordable Housing** Program in the Zaporizhzhia oblast there is only one facility — Zaporizhzhia, Nahnibidy, 76 str., which is currently at the intermediate stage of active construction. Commissioning is scheduled for May 2019.

With the participation of the European Union and the United Nations Development Program, the local program “**Local community development-III**” of the Pidhirnenska village council of the Novomykolaivkyi rayon is also being implemented in the oblast.⁶⁶ Accordingly, in July 2017 in Novomykolaivka at Shkilna, 92 str.,

Zaporizhzhia oblast, Novomykolaivka, Shkilna, 92 str.

a two-story dormitory for 24 rooms with two kitchens and public baths, intended for the settlement of IDPs was commissioned. There are currently 9 rooms (inhabited by 16 IDPs), the rest are vacant. The rooms are equipped with all necessary furniture, have new repairs, but a certain disadvantage is common bathrooms and kitchens. The dormitory is located next to a hospital, a kindergarten, a school, a grocery store, which is a significant advantage, because in Novomykolaivka urban-type settlement public transport is not operated. Only long-distance routes are operated in Novomykolaivka.





Zaporizhzhia oblast, Novomykolaivka, Shkilna, 92 str.

Conclusions. Based on the above, in Zaporizhzhia oblast, the most effective implementation of various projects for the reconstruction of dormitories is with the help of international technical and donor assistance, which clearly contributes to strengthening the cooperation of local authorities with the organizations providing such assistance. At the same time, the implementation of state programs, for example, “Affordable Housing,” is ineffective in view of the presence of only one residential building and complicated conditions for participation in the program. In addition, the efforts of local authorities were mainly aimed at providing IDPs with temporary or communal housing, leading to the fact that local housing programs for this category of people were not developed. Taking into account the above, local authorities should, first of all, approve certain programs that would allow IDPs to resolve their housing

⁶⁶ Report from Novomykolaiv RSA as of 11.02.2016 — <http://nmrda.gov.ua/content/gromadski-organizaciyi-prodovzhuyut-vprovadzhu-vaty-proekty-yesproon>

issues, and secondly, not consider them a burden but as individuals with significant labor potential that would contribute to the economic development of the Zaporizhzhia region.

3.7. Kyiv oblast

<i>Number of IDPs registered in the oblast as of 19.07.2018</i>	<i>Estimated number of IDPs provided with housing through regional programs</i>
65,909 IDPs 	Vlasnyi Dim 2,393 families submitted applications for financing 

The **Kyiv Oblast Development Strategy for the period up to 2020**, which is a peculiar program document for the region⁶⁷, was approved by the Decision of the Kyiv Regional Council No. 856–44-VI of 04.12.2014. At the same time, the Strategy text contains no specific strategic objectives related to the IDPs or would take them into consideration as a separate vulnerable category of citizens who have an impact on the oblast development. Instead, as in the case of the Zaporizhzhia oblast, in section 3 “Main factors and directions of development”, according to the SWOT-analysis results, the flow of a significant number of IDPs from the east, which poses a threat to the development of the Kiev oblast (Section 3.1). However, it is unclear whether it is about IDPs from eastern countries who are seeking asylum in Ukraine or IDPs fleeing hostilities. Despite such ambiguity, nevertheless, in implementing the operational goal 2.4. “Provision of the population with quality housing and communal services” provides for potential areas for implementation of projects, for example, reconstruction and overhaul of outdated housing stock with the involvement of investors on the public-private partnership (task 2.4.3.). In addition, in order to fulfill the operational objective 3.2. “Complex development of territories in the interests of territorial communities” provides for improvement of housing conditions of the population (task 3.2.4.) and the implementation of projects on implementation of programs for the affordable housing construction, particularly, to provide

⁶⁷ The Kyiv Oblast Development Strategy for the period up to 2020 — https://docs.wixstatic.com/ugd/bcf654_2be5fc5fe6b043a3b8c2f1b45410c135.pdf

housing for young families and families of young specialists in the rural areas. Although these projects are not directly related to providing housing for IDPs, their implementation could possibly resolve certain housing issues.

Under the **Plan of Measures for 2015–2017**⁶⁸ for implementing the Strategy, approved by the Decision of the Kyiv Regional Council No. 960–49-VI of 23.06.2015, under the Program 3 “Preservation and Development of Territories” in order to implement the direction 3 “Integrated development of territories in the interests of the territorial communities”, it was envisaged to implement such projects as the construction of communal housing for IDPs from the ATO zone (3.2.4.1.) and the implementation of mass housing construction, particularly, affordable housing (3.2.4.2; 3.2.4.3.). According to the relevant financial plan for the implementation of these project ideas, in 2015–2016, funds should be allocated in the amount of 6,000,000 UAH (3.2.4.1.), 5,807,710 UAH (3.2.4.2.) and 12,487,110 UAH (3.2.4.3.). According to the **Report on implementation of the Plan of Measures for 2015–2017**⁶⁹, project ideas 3.2.4.1. and 3.2.4.3. were not implemented due to the lack of funding. However, the implementation of the project idea 3.2.4.2. on mass housing construction was carried out through measures of the Program of construction (purchase) of affordable housing for 2010–2017 (approved by the Decision of the Kyiv Regional Council No. 843–35-V of 21.10.2010) and the Kyiv Oblast Youth Housing Program for 2013–2017 (approved by the Decision of the Kyiv Regional Council No. 593–32-VI of 21.10.2010). However, information about whether such loans have been granted to IDPs is not available. Despite the fact that the project idea for the construction of social housing for IDPs was not implemented, the **Draft Plan of Measures for the implementation in 2018–2020 of the Kyiv Oblast Development Strategy for the period until 2020**⁷⁰, approved by the Order of the Head of the Kyiv RSA No. 311 of 16.05.2018, envisages not only its further implementation, but also other projects or tasks for the provision of housing for IDPs.

The **Program of Socio-Economic and Cultural Development of the Kyiv Oblast for 2018**, approved by the Decision of the Kyiv Regional Council No. 398–21-VII of 27.04.2018⁷¹, also contains no specific tasks or projects aimed exclusively at providing housing for IDPs. However, this document contains an individual direction for the construction of social and residential infrastructure (paragraph 3.6.7.). Among the main tasks and activities in 2018, it is indicated, particularly, provision of housing for citizens through real property that are in the communal and state property of the Kyiv oblast and can be potentially suitable for the accommodation of citizens who have the status of IDPs. However, Annex 4 “List of construction facilities to be funded in 2018” contains no facility for the placement of IDPs, for rehabilitation or repair of which funds are to be allocated.

⁶⁸ Plan of Measures for implementing in 2015–2017 the Kyiv Oblast Development Strategy for the period up to 2020 — https://docs.wixstatic.com/ugd/bcf654_5a8ad21e55ea4ea59f8009de259be3fb.pdf



⁶⁹ The report on the evaluation of the implementation of the Kyiv Region Development Strategy for the period up to 2020 and the Plan of Measures for its implementation in 2015–2017 for 2017 — https://docs.wixstatic.com/ugd/d9f7ba_9a44b85b2e4446c087c1925555e80dc0.pdf

⁷⁰ Plan of Measures for implementing in 2018–2020 the Kyiv Oblast Development Strategy for the period up to 2020 — https://docs.wixstatic.com/ugd/d9f7ba_90c6ee1425e649bbb5d03b160a7c605f.pdf

⁷¹ The Kyiv Oblast Socio-Economic and Cultural Development Program for 2018 — <https://www.kyivregioneconomy.com/informaciya-departamentu>

On the Kyiv RSA website there is the **Draft Integrated Regional Program for Support, Social Adaptation and Reintegration of Citizens of Ukraine, who moved in Kyiv from the temporarily occupied territory of Ukraine and ATO areas for the period 2020**⁷², which focuses on the issue of providing housing to IDPs. Thus, the list of tasks for implementing the Program provided for the study of housing needs of IDPs, the development of projects for the development of local communities for the construction of housing for IDPs, taking into account their needs, allocation of funds from the regional budget for the construction of social housing, etc. However, according to the Department of Economic Development and Trade of the Kyiv RSA, the development of this project is inappropriate, as the relevant regional oblast programs have taken into account the ways of solving these problematic issues.⁷³ In view of this, this project was not submitted for consideration to the Kyiv Regional Council for making a decision.⁷⁴

Taking into account that housing for IDPs is one of the urgent issues, the Department of Regional Development and Housing and Communal Services of the Kyiv RSA, together with the Mortgage Center in Kyiv and the Kyiv Oblast of Derzhmolodshytlo and the Kyiv Oblast Fund for the Support of Individual Housing Construction in the Rural Areas, is currently developing such programs:

-  The program of construction (purchase) of affordable housing in Kyiv oblast for 2018–2020;
-  The Kyiv Oblast Individual Housing Construction Program in the Rural Areas “Vlasnyi Dim” for 2018–2020.⁷⁵

At the same time, the development of a target program for providing housing for IDPs in the Kyiv oblast is referred to in the **Plan of Measures to implement the Integrated State Program for Support, Social Adaptation and Reintegration of Citizens of Ukraine who moved from temporarily occupied territory of Ukraine and ATO areas to other regions of Ukraine, for the period up to 2017**.⁷⁶ Thus, in paragraph 11 “Ensuring the right of IDPs to housing” it is stated that the Department of Regional Development and Housing and Communal Services of the Kyiv RSA, jointly with the Mortgage Center in Kyiv and the Kyiv Oblast of Derzhmolodshytlo, have developed a Draft of the Kyiv Regional Program for the provision of IDPs and ATO participants with own housing for 2018–2022. At the same time, it is unclear whether this program was approved, since it is not included in the list of existing regional target programs.⁷⁷ It is likely

⁷² Draft Integrated Regional Program for Support, Social Adaptation and Reintegration of Citizens of Ukraine, who moved in Kyiv from the temporarily occupied territory of Ukraine and ATO areas for the period 2020 — <http://koda.gov.ua/oblidzhadministratsija/struktura/strukturni-pidrozdili-oda/departament-socialnogo-zakhistu-nas/vnutrishnoperemishheni-osobi-vpo/socialniy-zakhist-vnutrishno-peremi/>

⁷³ According to the official response of the Kyiv RSA No. 01–23(3)/351 as of 06.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁷⁴ According to the official response of Kyiv City Council No. 07–03/33–310 as of 07.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁷⁵ According to the official response of the Kyiv RSA No. 01–23/301(3) as of 11.05.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁷⁶ Plan of Measures for the Program implementation — <http://koda.gov.ua/oblidzhadministratsija/struktura/strukturni-pidrozdili-oda/departament-socialnogo-zakhistu-nas/vnutrishnoperemishheni-osobi-vpo/socialniy-zakhist-vnutrishno-peremi/>

⁷⁷ Information from the website of the Department of Economic Development and Trade of the Kyiv RSA — <https://www.kyivregioneconomy.com/monitoring-regionalnih-cilovih-prog>

that in this case it is referred to in the aforementioned Draft Integrated Regional Program for Support, Social Adaptation and Reintegration of Citizens of Ukraine, who moved from the temporarily occupied territory of Ukraine and ATO areas to Kyiv oblast for the period up to 2020.

According to the information on the website of Derzhmolodshytlo in the Kyiv oblast, there are two facilities participating in the **Affordable Housing** Program, and both are located in Boryspil.

As for the implementation of the **Vlasnyi Dim** Program, it has been operating in the oblast since 2005. During 2010–2017, its financing was carried out solely through a special state budget fund, which was formed on the return of previously granted loans. According to information from the Kyiv RSA, as of 11.05.2018, 2,393 families of IDPs submitted applications for appropriate funding from the state budget.

Monitoring of residential facilities.



Kyiv oblast, Boryspil, Pryvokzalna 2b str.




As in Kyiv, in Kyiv oblast it was possible to monitor only those residential properties that are designated for **Affordable Housing** Program. Thus, according to information on the website of Derzhmolodshytlo, there are only two such facilities and they are located at: Boryspil, Pryvokzalna 2b str. (buildings of the 3rd and 4th queues). Based on monitoring, commissioning of these facilities is scheduled for October 2018. According to the representative of the developer, all 8 apartments on the 13th floor in the 4th building have been allocated under the program. All the apartments have been sold.

Price per square meter, determined by the developer, is 11,000, and for two-room apartments it is 10,000 UAH. It is also possible to buy by installment for one year, subject to a 30% fee. The buildings are located in places with developed infrastructure.

Conclusions. Despite the fact that the plans for strategic development of the Kyiv region provided for certain measures on the resolution of housing issues of IDPs, as well as for a certain number of programs on these concerns, which have been developed, however, at the regional level, there are no separate housing programs for IDPs, and the realization the measures envisaged has not been effective. At the same time, unlike in the other regions studied, IDPs registered in the Kyiv region, applied to the program of individual housing construction “Vlasnyi Dim”, which if successful, will solve the housing problems of a large number of migrants. Taking into account the above, it is recommended not only to develop

separate programs to provide IDPs with housing, but also to provide funding for the “Vlasnyi Dim” program in 2019.

3.8. Odesa oblast

<i>Number of IDPs registered in the oblast as of 19.07.2018</i>	<i>Estimated number of IDPs provided with housing through local programs</i>	
41,624 IDPs 	Affordable Housing Program	4 families 
	Odesa Oblast Socio-Economic and Cultural Development Program for 2018, reconstruction of dormitory in Stepove village	 750–900 IDPs

Odesa Oblast Economic and Social Development Strategy for the period up to 2020⁷⁸, approved by the Decision of the Odesa Oblast Council No. 32-VII of 21.12.2015, as well as the Strategy of some other oblasts, determines significant flows of movement provoked by armed conflict as a threat to the region development. At the same time, according to this document, one of the strengths of the Odesa oblast is the need to provide resettlement places for IDPs as a factor in the activation of construction processes. However, the text of the document contains no specific tasks or projects that would be aimed at using this strong position or related to solving IDP housing issues.

The **Odesa Oblast Socio-Economic and Cultural Development Program for 2018**⁷⁹, approved by the Decision of the Odesa Regional Council No.575-VII of 21.12.2017, as well as the Strategy, contains no separate objectives and tasks for solving IDP housing issues. However, as indicated in Section 9.3, “Social Security,” one of the expected results is the reconstruction

⁷⁸ Odesa Oblast Economic and Social Development Strategy for the period up to 2020 — <https://oda.odessa.gov.ua/socioeconomic/stratplanprog>

⁷⁹ The Odesa Oblast Socio-Economic and Cultural Development Program for 2018 — <https://oda.odessa.gov.ua/socioeconomic/stratplanprog>

of a dormitory into a Social Housing Center for 750–900 people (commissioning of the first building for 300 people) in Stepove village of Rozdilnianskoho rayon to accommodate persons who have moved from temporarily occupied territories and ATO areas.

Under the **Affordable Housing** Program in Odesa oblast, two facilities of housing construction were selected — in Odesa and Ilchanka village of Lymanskyi rayon. In 2017, four families of IDPs received funding for the purchase of housing totaling 1,359,000.00 UAH. As of 01.08.2018, 458 applications for state support were registered, among them 415 were applications from IDPs.⁸⁰

Regional Individual Housing Construction Program in the Rural Areas “Vlasnyi Dim” for 2017–2020⁸¹ was approved by the Decision of the Odesa Regional Council No. 282-VII of 23.12.2016, as amended No. 592-VII of 21.12.2017. Program implementation is envisaged in two stages: stage 1 from 2017–2018 and stage 2 from 2019–2020. According to the Program Charter, the total funding is 49,300,000 UAH, of which 25,400,000 UAH is from the state budget, and 14,800,000 UAH is from the oblast, and 9,100,000 UAH is from rayon, settlement, rural and united territorial communities. In 2018 it is envisaged to allocate 11,800,000 UAH. At the same time, there is no information on applications from IDPs for obtaining long-term concessional lending, since the Odesa RSA did not respond to the request of Charitable Foundation “The Right to Protection” for public information.



There are no individual housing programs for IDPs in Odesa oblast.

Conclusions. The issue of providing IDPs with housing is not as urgent in Odesa region as in other regions of Ukraine that have more registered IDPs. It is likely that this is the reason for the lack of specific local programs for resolving IDP housing issues in Odesa region. In addition, based on the program devoted to the socio-economic development of Odesa region, a different approach was chosen for solving the problems of IDPs, namely, the issues of socio-psychological rehabilitation and retraining in order to create conditions for their further development and self-satisfaction of their housing needs.

⁸⁰ According to the official response of Derzhmolodshytlo No. 1872/05 as of 16.08.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁸¹ Regional Individual Housing Construction Program in the Rural Areas “Vlasnyi Dim” for 2017–2020 in the Odesa oblast — <http://oblrada.odessa.gov.ua/wp-content/uploads/282-VII.pdf> Amendments to the Program — <http://oblrada.odessa.gov.ua/wp-content/uploads/592-VII.pdf>

3.9. Poltava oblast

Number of IDPs registered in the oblast as of 19.07.2018	Estimated number of IDPs provided with housing through local programs	
25,468 IDPs 	Affordable Housing Program	3 families 

According to the information provided by the Poltava RSA, there are no individual regional programs on the provision of housing for IDPs in the oblast, and there were no orders for their development.⁸²

According to the SWOT analysis of Poltava region, as outlined in the **Poltava Oblast Development Strategy for the period up to 2020⁸³**, hostilities in the Donbass, which have caused significant internal displacement, are considered a threat to the oblast’s development. However, despite this fact, strategic objective 1 “Development of Human Resources and Ensuring High Quality of Life”, which includes operational objective 1.7 “Creation of an environment for solving urgent problems of socially disadvantaged population groups” is among the strategic goals of highest priority for the oblast. The main tasks of this objective are to ensure equal rights and justice in human relations as well as to meet the priority needs of vulnerable groups, particularly, IDPs. In order to achieve this objective, it was proposed to implement task 1.7.3. “Solving the issue of providing housing for ATO participants, IDPs, and socially disadvantaged population groups.” Based on the text of the document, possible projects to accomplish this task are to provide financial assistance for housing and resettlement of IDPs, as well as to grant concessional long-term loans to citizens for the construction (reconstruction) and purchase of housing. According to the **Plan of Measures for implementing the Poltava Oblast**

⁸² According to the response of the Department of Construction, Urban Development and Architecture and Housing and Communal Services of the Poltava RSA No. 03–09/3–2630 as of 13.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁸³ The Poltava Oblast Development Strategy for the period up to 2020 -<http://www.adm-pl.gov.ua/page/strategiya-rozvitku-poltavskoyi-oblasti-do-2020-roku-0>

Development Strategy for the period 2018–2020⁸⁴, approved by the Decision of the Poltava Regional Council No. 575 of 22.12.2017, the only project to be implemented in this area is “*Reconstruction of uninhabited premises into 7 residential apartments for ATO participants and migrants from the ATO zone at Shevchenka b. 65 str., Khylykivka village of Khorolskyi rayon of Poltava oblast*” (terms of reference 1.58). The project funding must be carried out through the State Regional Development Fund and the local budget, the estimated funding amount is 980,000 UAH. The implementation period will conclude by the end of 2018. However, the **Report on the Implementation of the Plan of Measures for Implementing the Poltava Oblast Development Strategy for the period 2018–2020 for the 1st quarter of 2018**⁸⁵ indicates that the project is still being prepared for implementation. According to information from the Poltava RSA, design estimate documentation has not been developed.⁸⁶

By June 2017, the Project “Poltava for IDPs” was operating in the Poltava oblast implemented by the Project of the EU Support to Ukraine Regional Development Program (SURDP).⁸⁷ Under the project, in order to solve the housing issues of IDPs, the following was implemented:

- ⚙ major repairs of administrative buildings in Poltava for a crisis center for women in difficult circumstances;
- ⚙ major repairs of the Novohaleshchynska Village Council residential building for IDPs;
- ⚙ major repairs at the communal hotel “Zhovten” in Hadiach (replacement of windows, doors, roofs, internal sewerage and water supply).⁸⁸

At present, the following facilities of communal housing stock are used to accommodate IDPs in Poltava oblast:

- ⚙ a dormitory for IDPs at Horkoho, 52 str. in Nova Haleshchyna, Kozelshchynskyi rayon;
- ⚙ a dormitory for temporary residence for IDPs at Dragomanova, 4 str. in Hadiach.

Under the Order of the Ministry of Regional Development of Ukraine of 30.11.2017 No. 312 in Poltava oblast two facilities in Poltava and Kremenchuk were selected for the **Affordable Housing Program**. In 2017, 3 families of IDPs received funding for housing under the Program.

⁸⁴ Plan of Measures for implementing the Poltava Oblast Development Strategy for the period 2018–2020 — <http://www.oblrada.pl.ua/index.php/docs/rishennja-sesij-oblasnoyi-radi-vii-sklikannja/9629-2-plenarne-zasidannja-18-sesiyi-7-sklikannja-22122017-roku>

⁸⁵ Report on implementation of the Plan of Measures for implementing the Poltava Oblast Development Strategy for the period 2018–2020 for the 1st quarter of 2018 -Plan of Measures for implementing the Poltava Oblast Development Strategy

⁸⁶ According to the response of the Department of Construction, Urban Development and Architecture and Housing and Communal Services of the Poltava RSA No. 03–09/3–2630 as of 13.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁸⁷ Report from the Poltavshchina Internet Edition as of 24.07.2016 — <https://poltava.to/project/1648/>

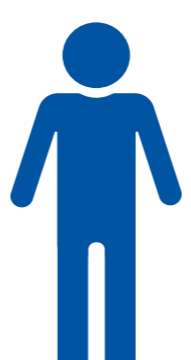

⁸⁸ According to the response of the Department of Construction, Urban Development and Architecture and Housing and Communal Services of the Poltava RSA No. 03–09/3–2630 as of 13.06.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

As of 01.08.2018, 284 applications were registered, among them 165 applications from IDPs.

The Target Regional Program “**Vlasnyi Dim**” for 2017–2021 was approved by Decision of the Poltava Regional Council No. 349 of 31.01.2017. Under the Program, the amount of credit funds from the regional budget in 2018 is 4,600,000. UAH. Concessional long-term loans, which IDPs are eligible to apply to, are granted primarily to IDPs. At the same time, there is no information about whether such persons applied for such loans.

Conclusions. Taking the above into account, one might conclude that due to insignificant numbers of IDPs registered in Poltava region, there is no urgent need to develop special local residential programs for them. However, on the basis of the above, the solution of IDP housing problems is carried out by providing them with social or temporary housing in social dormitories. In addition, taking into account the Poltava regional socio-economic development plan, the approach to creating the conditions for the further development of IDPs, in particular through professional training, retraining, and providing opportunities for the creation of own business, etc., is considered to be the most optimal. This in turn provides an opportunity to solve housing issues independently.

3.10. Lviv oblast

Number of IDPs registered in the oblast as of 19.07.2018	Estimated number of IDPs provided with housing through local programs	
10,953 IDPs 	USIF Project	 Planned accommodations for 80 IDPs

As in many other oblasts of Ukraine, in Lviv oblast there are no individual regional programs for the provision of housing for IDPs. Nevertheless, the **Lviv Oblast Development Strategy for the period up to 2020**, approved by the Decision of the Lviv Regional Council No. 146 of

29.03.2016⁸⁹, contains strategic objective 2 “Quality of Life” and one of its operational objectives, “Comfortable Environment” (objective 2.2.), which to some extent relates to IDPs. Under this objective, tasks 2.2.4 are foreseen. “Compliance of social infrastructure with the population’s needs” and 2.2.5. “Social integration of IDPs”. Although these tasks are not directly related to the provision of housing for IDPs, nevertheless, projects aimed at their implementation may relate to the capital construction of social infrastructure, including by the funds of the SRDF (task 2.2.4.), and as well as at the implementation of regional and local programs for the adaptation of the IDPs’ potential (task 2.2.5.). Under the **Plan of Measures for implementing in 2017–2018**⁹⁰, one of the project ideas in Section 2.2. “Comfortable environment” is the Project “Integration of IDPs into local communities” with an estimated funding amounting to 200,000 UAH in 2018. However, the document does not indicate whether the project is related to solving IDPs’ housing issues, nor its essence, purpose, tasks, and the number of persons which it will cover. At the same time, the Strategy and Plan of Measures provide for project ideas related to solving housing issues of ATO participants. These projects also apply to those ATO participants who are IDPs.

Under the **Lviv Oblast Socio-Economic and Cultural Development Program for 2018**⁹¹ aimed at implementing this Strategy, one of the urgent issues is to ensure a comfortable environment and, accordingly, a better quality of life for people (Section 3.2. “Quality of Life”). This includes production of estimates for the electrification of residential neighborhoods in settlements for ATO participants, victim’s families and IDPs. In Lviv oblast, more than 5000 plots are allocated for housing construction and gardening for such persons. Most of these plots are located in quarters the total number of which is over 50. The vast majority of land plots were allocated to the undeveloped territories of settlements, where there are no utilities. Therefore, these persons cannot use their own land plot as intended, as the fact of the land plot allocation does not give the right to free or preferential bringing of the necessary utilities. According to the information provided by the Lviv RSA, ATO participants, particularly, those who are IDPs, have been granted 14,866 permits for the development of land management projects, of which 4,666 permits were issued for individual housing construction and 454 for individual cottage construction.⁹² At the same time, it is not clear how many permits were issued specifically to IDPs that have the status of ATO participant.

There are also two regional housing programs in the oblast:

⚙️ **Comprehensive program of social support in the Lviv oblast of the ATO participants and their families, ATO volunteer soldiers, as well as the families of the Heroes of Heavenly Hundreds for 2018–2020**, approved by the Decision of the Lviv Regional Council No. 552

⁸⁹ Lviv Oblast Development Strategy for the period up to 2020 — http://www.oblrada.lviv.ua//document.php?doc_id/397

⁹⁰ Plan of Measures for implementing in 2017–2018 the Lviv Oblast Development Strategy for the period up to 2020 — http://www.oblrada.lviv.ua//document.php?doc_id/978

⁹¹ The Lviv Oblast Socio-Economic and Cultural Development Program for 2018 — http://loda.gov.ua/programy_ta_strategii

⁹² According to the official response of the Lviv RSA No. 5/25–5579/0/2–18/3–20 as of 18.07.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

of 05.12.2017.⁹³ The Program provides for the purchase of housing for its participants on terms of co-funding. This Program approved the relevant Housing Acquisition Procedure, which also applies to those ATO participants who are IDPs. Program funding from the regional budget amounts to 9,755,400 UAH;

⚙️ **Comprehensive program of providing housing loans to certain categories of citizens in the Lviv oblast for 2018–2020**, approved by the Decision of the Lviv Regional Council No. 555⁹⁴ of 05.12.2017, with envisaged funding from the regional budget amounting to 2 million UAH. The program includes two components: 1) support of individual housing construction in the rural areas “Vlasnyi Dim” (amount of funding — 1 million UAH); 2) provision of housing to youth in the Lviv oblast (amount of funding — 1 million UAH). Under the “Vlanyi Dim” Program, lending to IDPs is carried out first and foremost.

According to the Lviv RSA, as of 18.07.2018, 283 IDPs need housing.⁹⁵ As of 01.08.2018, 228 applications for housing under the **Affordable Housing** Program had been registered, among them 87 applications from IDPs living in the oblast.⁹⁶ However, the Interdepartmental Commission of the Ministry of Regional Development did not select housing facilities for this Program in Lviv oblast.

Monitoring of residential facilities.



Lviv, Uhorska, 2a str.

With the support of **USIF** and Lviv City Council, a Center for social support for orphans and children deprived of parental care and IDPs is ready for commissioning in Lviv (Uhorska, 2a str.). According to preliminary information, the opening of the center is scheduled for late September 2018. In the final stage, there are finishing external works, insulation and development of the adjacent territory. The term of possible stays for IDPs in the Center is up to 6 months, and in some cases up to 1 year. Of the 90 beds, 80 are planned to be allocated to IDPs. The Center will have a training center where IDPs will be able to get advice from

⁹³ Comprehensive program of social support in the Lviv oblast of ATO participants and their families, ATO volunteer soldiers, as well as the families of the Heroes of Heavenly Hundreds for 2018–2020 — http://www.oblrada.lviv.ua//document.php?doc_id/1388

⁹⁴ Comprehensive program of providing housing loans to certain categories of citizens in the Lviv oblast for 2018–2020 — http://www.oblrada.lviv.ua//document.php?doc_id/1391

⁹⁵ According to the official response of the Lviv RSA No. 5/25–5579/0/2–18/3–20 of 18.07.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

⁹⁶ According to the official response of Derzhmolodshytlo No. 1872/05 of 16.08.2018 at the request of the Charitable Foundation “The Right to Protection” for public information.

social employees and psychologists on employment and other issues.

The Social Protection Department of the Chervonohrad City Council was reported about the house (Lvivska, 21 str.), which City Council plans to take into communal ownership. Until 1995, it was used as a dormitory of a radio engineering college. City authorities intend to allocate housing in this building after its reconstruction for some categories of citizens, among which there are IDPs. In total there will be arranged about 100 places for living. The commencement date of the reconstruction is unknown; the budget is still being developed.



Lviv oblast, Chervonohrad, Lvivska, 21 str.






Conclusions. Despite the small number of registered IDPs, the provision of IDP housing is nonetheless reflected in certain decisions of the local authorities. Examples include the allocation of land for development, the availability of a special program for ATO participants, including those who are displaced, as well as cooperation with USIF to reconstruct dormitories for IDP accommodation. At the same time, Lviv Oblast is the only oblast in Ukraine where residential accommodation for the Affordable Housing Program was not selected, resulting in the local residents, as well as IDPs registered in Lviv region, having no opportunity to participate in the program. Accordingly, it is possible to recommend the social support program for ATO participants and for continued funding for 2019, assistance in bringing utilities to those land plots allocated for development, as well as acceleration of the approval of the project-budget documentation for the reconstruction of the former dormitory of the Radio Engineering School in Chervonograd for communal housing for IDPs.

4. CONCLUSIONS

1. According to the results of the analysis, the first conclusion is that at the state and regional levels there are no individual specialized programs for IDPs to provide them with housing. Moreover, an assessment of IDP housing needs was not carried out as the basis for developing an effective regional housing policy for them. In addition, in the strategic documents of the oblasts (development strategies, socio-economic development programs) the chosen approach seems to be to provide IDPs with communal or temporary housing. To address this, various projects for the reconstruction and repair of residential facilities from communal and temporary housing stock have been planned and implemented. At the same time, such an approach does not solve the problem of permanent housing for IDPs, since under the law, temporary or communal housing cannot be transferred to private ownership. In addition, the reconstruction of communal and temporary housing facilities by means of international technical and donor assistance, as well as the construction of modular towns, have no impact on a permanent solution of the housing issue for IDPs, but only delay it. In addition, such an approach is more beneficial for local authorities, since: 1) it allows them to restore facilities from temporary or communal housing stocks and 2) replenish these stocks. With regard to the latter, a vivid example here may be the provision of subventions to local budgets for the purchase of apartments for the placement of IDPs in Pokrovsk and Mariupol in Donetsk oblast. Since these premises have been purchased with state subsidies and by the Decision of local councils have been included in local temporary housing stocks, they cannot be transferred to the ownership of the IDPs that live there. Under the law, these apartments are provided to IDPs for temporary use for a period of one year with the right to extend the stay.
2. Existing nationwide programs that can be used by IDPs (“Affordable Housing” and “Vlaynyi Dim”) are also not effective for solving their housing issues:
 - ⚙ taking into account the terms of the Affordable Housing Program, the high price for 1 sq. m. of housing, the state of buildings (new buildings), the number of IDPs which can afford to participate in the program is negligible;
 - ⚙ the financing of Affordable Housing Program in 2018 is inadequate, and the allocated funds as of 01.08.2018 are still not allocated to the accounts of the regional departments of the State Fund for the Promotion of Youth Housing Construction, which leads to the inability to finance applications by the state and for participants to conclude relevant contracts;
 - ⚙ although the Regional Vlasnyi Dim Program is funded from oblast budgets, IDPs do not apply to the housing stocks for concessional lending. This may be due to many

reasons, including lack of awareness about the program, unwillingness to have housing in rural areas or poor living conditions in villages.

3. It is quite natural that regional development strategies, as program documents, aimed at implementing the State Regional Development Strategy for the period up to 2020, take into account the specifics of each oblast and determine the priority directions for it. IDPs have been taken into account by almost all selected oblasts in the context of regional development. At the same time, analysis of their strategies revealed different approaches in implementing regional policy on IDPs, particularly, on housing:

-  the perception that a significant number of IDPs as a threat poses a burden on local budgets, infrastructure, housing and labor markets (Zaporizhzhia, Kyiv, Luhansk, Odesa, and Kharkiv oblasts);
-  identification of significant displacement of persons from the combat zone and the temporarily occupied territories as a negative factor. However, the planning and implementation of a number of projects for the reconstruction and repair of residential facilities for the placement of IDPs indicates that the actions of local authorities are aimed at solving this issue (Donetsk, Luhansk, Kharkiv oblasts);
-  the lack of identification of IDPs as a factor affecting regional development (Dnipropetrovsk oblast);
-  definition of the issue of IDP placement as a way of activating construction processes (Odesa oblast);
-  the perception of IDPs as labor resources, and for that reason, the implementation of projects for their employment and retraining, if necessary (Zaporizhzhia, Lviv, Poltava, Odesa).

The introduction of such different approaches has a direct impact on the settlement of the housing issue of IDPs, which in turn affects their adaptation and integration into host communities. At the same time, it should be understood that regional strategies are only a reflection of national policy on IDPs, which for the last four years has focused primarily on providing social support or social services to this category of people. Plans of Measures for implementing these strategies and the regional socio-economic development programs that correlate with them contain mainly measures and projects aimed at paying targeted assistance or material support for IDPs.

4. The lack of an effective regional policy to provide housing for IDPs leads to the fact that the process of their integration into host communities is slow and, in some cases, not very successful. The consequence is that IDPs are virtually excluded from the decision-making

process at the local level and at the state level. IDPs are potential voters, especially in those communities where they are members, and can have a direct impact on the processes of power decentralization, particularly, the association of territorial communities. That is why solving their housing issues will depend on whether they will be a factor in regional development or viewed as a potential source of destabilization of the situation and social tension.

5. RECOMMENDATIONS

Based on the analysis results, 9 recommendations are provided.

To the Cabinet of Ministers of Ukraine:

1. Evaluate the housing needs of IDPs;
2. Develop a unified methodology for housing allocation (communal, temporary), taking into account the vulnerability of IDPs as a certain category of persons;
3. Abolish the moratorium on the termination of the preparation of new state target programs or amendments to approved target programs that require additional funding from the state budget, established by CMU Decree No. 710 of 11.10.2016;
4. Develop and implement individual housing programs for IDPs;
5. Create favorable conditions for the participation of developers in existing housing programs in order to expand the market of new buildings in different oblasts and create a competitive environment in the real estate market. It is also worth considering the possibility of inclusion in housing financing programs from the secondary market, which is currently more affordable for IDPs;

To the local executive and local self-government authorities:

6. Carry out financial monitoring of the amount of funds from the regional and local budgets spent on the maintenance of communal and temporary housing facilities in which IDPs are living or on the purchase of housing for IDPs through state subsidies;
7. Introduce specific solutions at the local level (for example, to bring out housing facilities where IDPs are living in, from temporary housing stocks, to transfer them into lease or to ownership to IDPs; to decide on the transfer of non-residential assets to residential premises for their further reconstruction and repair into the living space for the placement of IDPs, etc.) that would provide opportunities or create conditions for IDPs to own housing and fully integrate into local communities;

8. Develop Regional Housing Programs for IDPs, with the help of which they could purchase housing on a co-financing basis from oblast budgets, based on the programs that are valid for ATO/JFO participants;
9. Consider the issue of resolving the housing problems of IDPs in the context of regional development. Additionally, in implementing measures for the implementation of oblast development strategies and regional programs of socio-economic development, consider IDPs not as a threat and destabilizing factor, but above all as a workforce that enables the economic growth of the region.



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