

New European Bauhaus  
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# New European Bauhaus Housing Urgency in Ukraine (Project A)

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# **Project A: Urgent Housing (Contract: CT-EX2022D633135-101)**

**Why?**                      **Existence of acute housing crisis  
and a lack of instruments and strategic visions to solve it.**

**What?**                      **Managing existing knowledge to support  
sustainable decisions on local levels.**

**Who?**                      **Local decision makers, i.e. municipalities, NGOs,  
and private investors.**

# Study on Housing Urgency in Ukraine (Project A)

## Focus 1.

Supporting local authorities by identifying current problems of the housing supply.

## Focus 2.

Showcasing and analyzing selected housing projects for IDPs in Ukraine.

## Focus 3.

Developing a housing supply system for Ukraine using five categories of housing.

# Study on Housing Urgency in Ukraine (Project A)

## Focus 1.

Supporting local authorities by identifying current problems of the housing supply.

Online survey

## Focus 2.

Showcasing and analyzing selected housing projects for IDPs in Ukraine.

Field research

## Focus 3.

Developing a housing supply system for Ukraine using five categories of housing.

Diagramming



**1**

**Supporting local authorities by identifying current problems of the housing supply.**

**Methodology: Problematization is based on the results of an online survey conducted in October 2022 among the administrations of 60 amalgamated hromadas (which are part of the network of Covenant of Mayors) about the current situation with housing, needs of IDPs, perception of their position and plans. Further conclusions are based on secondary sources.**

Housing privatization that started in 1992 in Ukraine was conducted through transferring housing units to citizens (renters) ownership free of charge. As for now, approximately 95 % of the housing stock is in private ownership, and only 5 % is in state or municipal ownership.

This situation led to the creation of a certain culture of housing development, management and “consumption”. The housing sector is market-driven. Housing is considered as a commodity. Most of the housing stock is of moderate quality and limited amount of typologies. Authorities on all levels have very minor influence on the housing supply.

The scale of current displacement in Ukraine could be illustrated by the numbers: 6.9 million internally displaced persons and 7.4 million refugees (30 % of the total population).\*

In addition to this, the vulnerable group of citizens that was not directly affected by war considerably increased in number.

*»The war has caused the fastest and largest displacement of people in Europe since World War II.«*

*Osnat Lubrani,  
Humanitarian Coordinator in Ukraine*

The situation in the housing sector after the begin of the full scale invasion became dramatically difficult and led to growing inequalities in Ukrainian society. Consequently, a new housing policy need to be developed on all levels.

\* 6 million people are considered to be returned

A phenomenon specific to displacement in Ukraine has emerged: a refugee-commuter: 69 % of IDPs are planning to return to their home cities, and only 11 % are planning to integrate themselves into their host communities (source: IOM, 28 September 2022). Moreover, a significant number of refugees have already returned to Ukraine. It provides insight into the need to create a flexible social housing stock that could help to provide IDPs and other vulnerable groups of society with comfortable housing where they could stay with dignity for an undefined period.

In July, the National Council for the Recovery of Ukraine from the War published the draft of the *Housing Reconstruction Plan*, which includes short-, mid-, and long-term strategies should help answer the housing question until 2032 in full scope.

After eight months of War, there needs to be a clear understanding of the actors, areas of responsibility, sources of financing etc., in terms of housing provision.

Self-organised civic initiatives and local actors were the first to respond to the crisis and created new shelter and housing provision patterns.

Along with this, certain inertia of private development still exists, which follows the pre-war principles.

Most decisions were taken to solve immediate problems without considering the broader context.

Alongside the state as an actor in provision of IDPs with housing, it is very important to redefine and reflect on the role of local actors – first of all – administrations of amalgamated hromadas and municipalities as key actors in the housing provision, diversification of the housing sector and potential to create a discourse, where housing would be perceived as human right and not as a commodity.

Therefore it is essential to make an exchange between the local authorities about their current situations with housing, the needs of IDPs, their perception of their position and plans.



## Analysis of the online survey on housing situation\* among local authorities of amalgamated hromadas\*\*

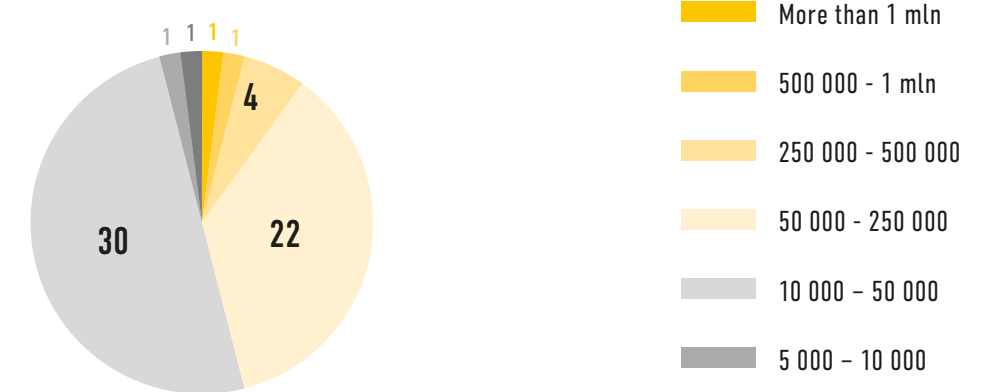
\*conducted between 4 and 12 October 2022

\*\*respondents: 60 amalgamated hromadas

TYPES OF HROMADAS THAT TOOK PART IN THE SURVEY



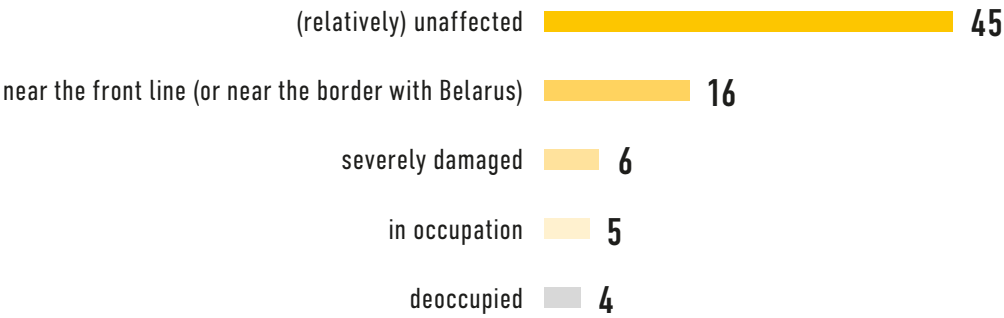
POPULATION OF HROMADAS THAT TOOK PART IN THE SURVEY



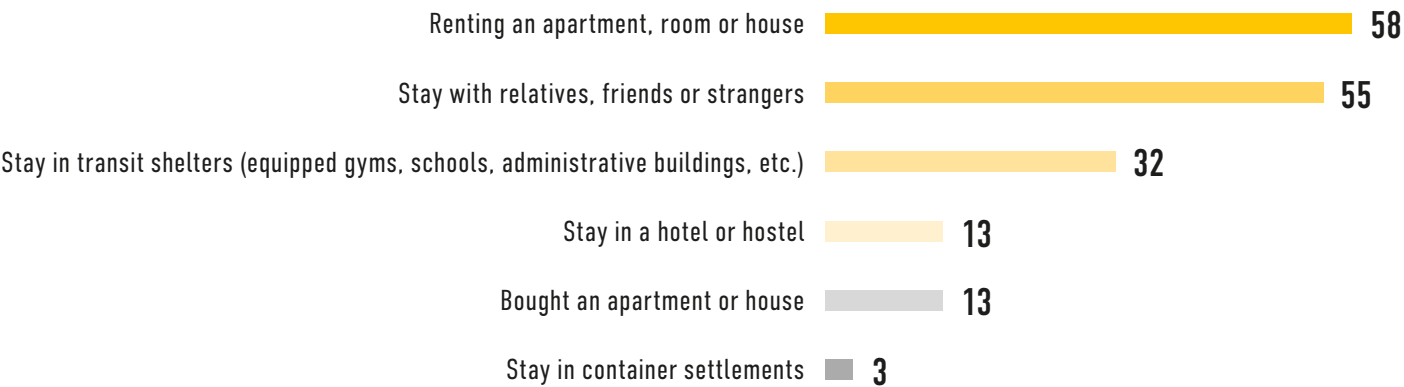
01	Балтська ТГ	31	Мереф'янська ТГ
02	Бахмутська ТГ	32	Миколаївська ТГ
03	Баштанська ТГ	33	Миколаївська МР
04	Березанська ТГ	34	Миргородська ТГ
05	Білгород-Дністровська ТГ	35	Недобойська ТГ
06	Білопільська ТГ	36	Ніжинська ТГ
07	Броварська ТГ	37	Нововолинська ТГ
08	Бурштинська ТГ	38	Новоград-Волинська ТГ
09	Бучанська ТГ	39	Новодністровська ТГ
10	Вишнева ТГ	40	Павлоградська ТГ
11	Горішньоплавнівська ТГ	41	Пирятинська ТГ
12	Дрогобицька ТГ	42	Покровська ТГ
13	Дружківська ТГ	43	Пологівська ТГ
14	Дубенська ТГ	44	Полтавська ТГ
15	Жмеринська ТГ	45	Прилісненська ТГ
16	Ізмаїльська ТГ	46	Прилуцька ТГ
17	Ірпінська ТГ	47	Самбірська ТГ
18	Іршавська ТГ	48	Севєродонецька ТГ
19	Кам'янка-Бузька ТГ	49	Славутинська ТГ
20	Кам'янська ТГ	50	Славутська ТГ
21	Козятинська ТГ	51	Сосницька ТГ
22	Конотопська ТГ	52	Тростянецька ТГ
23	Краснокутська ТГ	53	Трускавецька ТГ
24	Литовезька ТГ	54	Фастівська ТГ
25	Лозівська ТГ	55	Хотинська МР
26	Луцька ТГ	56	Чернівецька ТГ
27	Львівська ТГ	57	Чернігівська ТГ
28	Любешівська ТГ	58	Чорноморська ТГ
29	Межівська ТГ	59	Чортківська ТГ
30	Менська ТГ	60	Шабівська ТГ



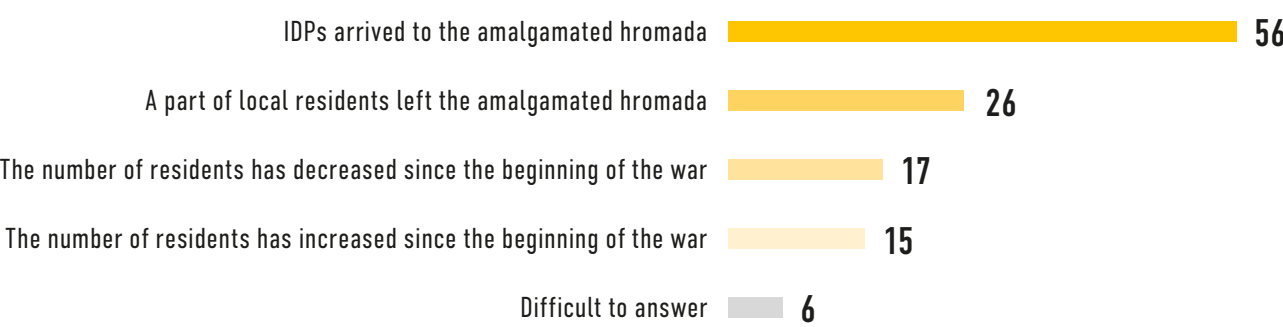
#### INFLUENCE OF WAR ON HROMADAS THAT TOOK PART IN THE SURVEY



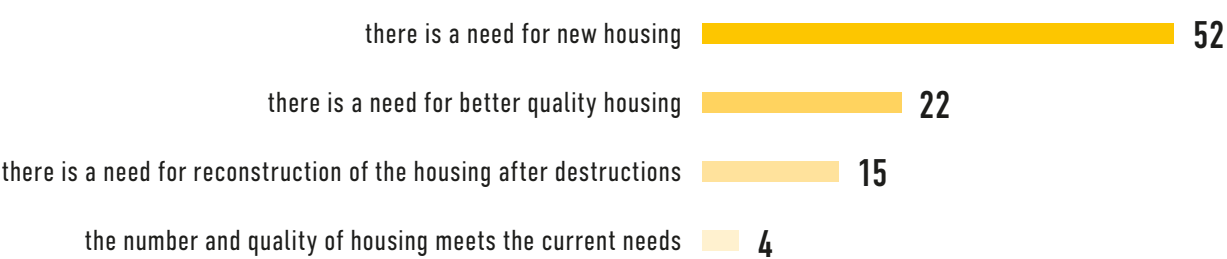
#### PLACE OF RESIDENCE OF IPDS IN THE HROMADA THAT TOOK PART IN THE SURVEY



#### INTERNAL MIGRATION WITHIN HROMADAS THAT TOOK PART IN THE SURVEY

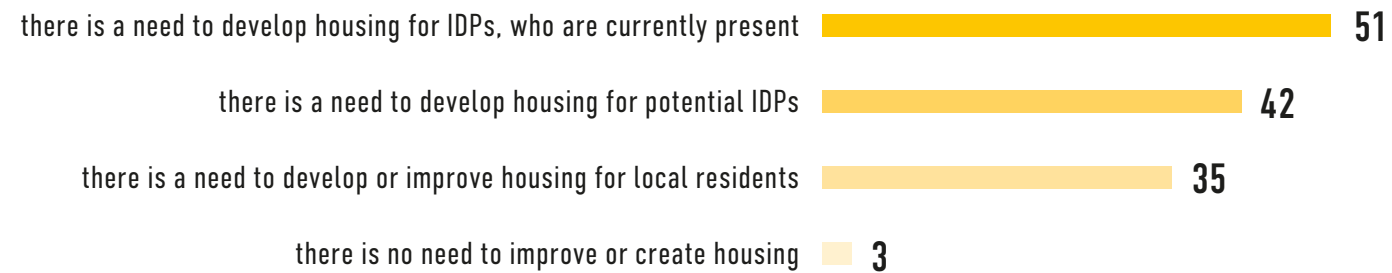


#### HOW DOES HROMADAS THAT TOOK PART IN THE SURVEY CONSIDER THEIR SITUATION WITH HOUSING





#### REASONS FOR HOUSING DEVELOPMENT AND IMPROVEMENT, STATED BY HROMADAS THAT TOOK PART IN THE SURVEY



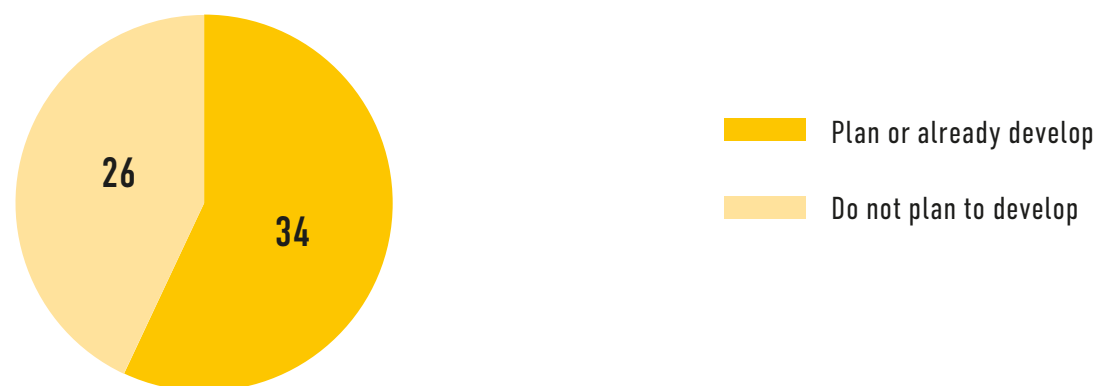
#### NEW TYPES OF HOUSING THAT APPEARED IN HROMADAS SINCE FEBRUARY 2022



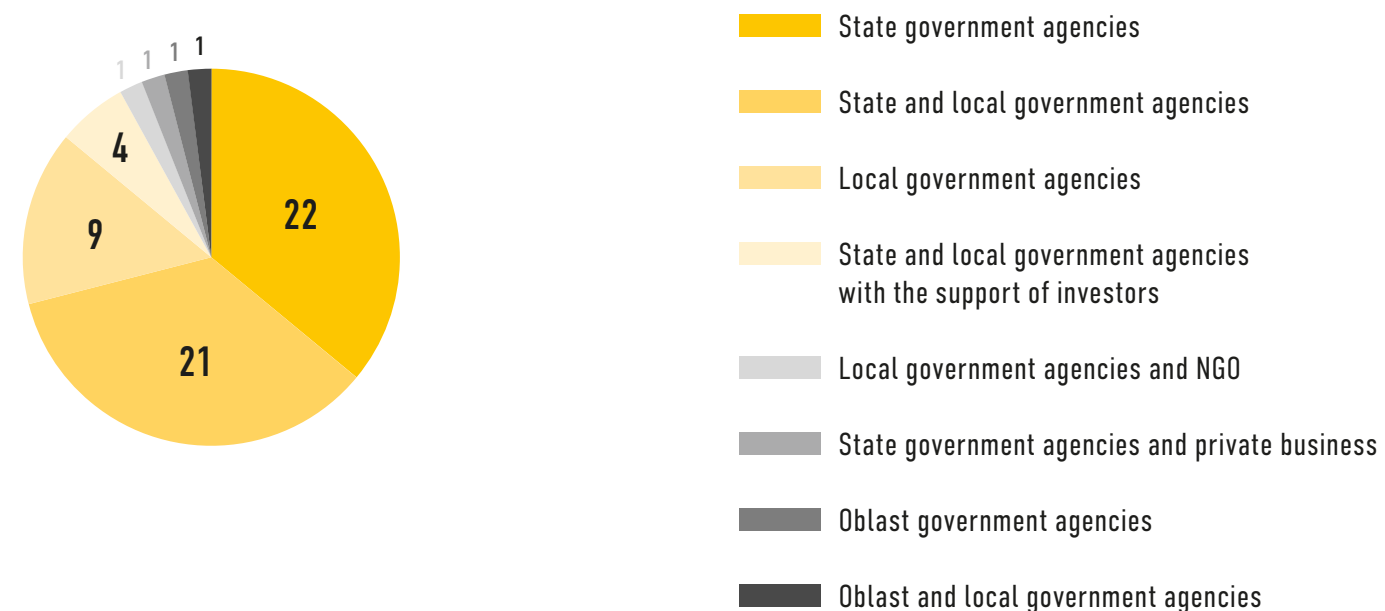
#### INVOLVEMENT OF HROMADAS AUTHORITIES IN THE PROJECTS RELATED TO THE HOUSING SINCE FEBRUARY 2022



#### DO HROMADAS PLAN TO DEVELOP COMMUNAL HOUSING?



#### WHO COULD PROVIDE ALL CATEGORIES OF POPULATION WITH THE HOUSING IN THE MOST EFFECTIVE WAY IN THE CURRENT SITUATION ACCORDING TO THE OPINION OF HROMADAS AUTHORITIES?



## Conclusions

1. There is a need for almost all territorial hromadas to develop new housing and/or improvements of existing housing stock for local residents and IDPs.
2. Since February 2022, housing has been developed with the involvement of local authorities, businesses, NGOs and civic initiatives in different constellations. Specific new patterns of urgent housing models emerged.
3. Adaptive reuse of public and residential buildings into urgent housing is the most general approach, developed with local authorities. In many hromadas, private development is taking place. Many hromadas are considering modular bldgs. as a possible option for development.
4. There is no shared vision of who is responsible for housing provision. At the same time, local authorities are increasingly gaining agency and consider themselves actors.
5. Authorities of different hromadas have different experiences and apply different approaches, so it might be practical to exchange experience and information about opportunities and possible partnerships.
6. Only a few amalgamated hromadas authorities have a housing strategy or vision. Activities are mostly based on ad hoc decisions and quantitative indicators.
7. Some of the hromadas are considering taking the role of municipal housing developers. The lack of financing is the most widespread reason why local authorities do not get involved in housing development. Therefore, promoting a more integrated and strategic approach to the issue is essential.
8. There is a need to understand the housing types that would answer the urgent need and how to inscribe it in the broader housing system in Ukraine.
9. Based on the existing projects, we could reflect on the role of municipalities in the housing provision process, as well as on the housing sector diversification and development of alternative models and typologies.



# 2

Showcasing and analyzing selected housing projects for IDPs in Ukraine.

Methodology: The case studies of residential projects illustrate a specific category of projects that emerged in Ukraine since the beginning of the full-scale invasion — and they have a particular feature that favourably distinguishes them from others. We try to find the strengths in these projects and point out the risks. Most of the projects were visited during the field trips in August and October.

## Case study No. 1

### Shelter in Kharkiv subway

Metro stations in Kharkiv were designed as possible safety rooms. They served that purpose as well as a temporary housing over first three months of full-scale invasion. Even eight months after, citizens of Kharkiv are suing the metro stations in those both purposes. Functioning of the shelter was based on the self-organization and constant support of the the activists with some aid supply from the municipality.

Location: Kharkiv Metro, Ukraine

Duration: 3 months (Feb—May 2022)\*

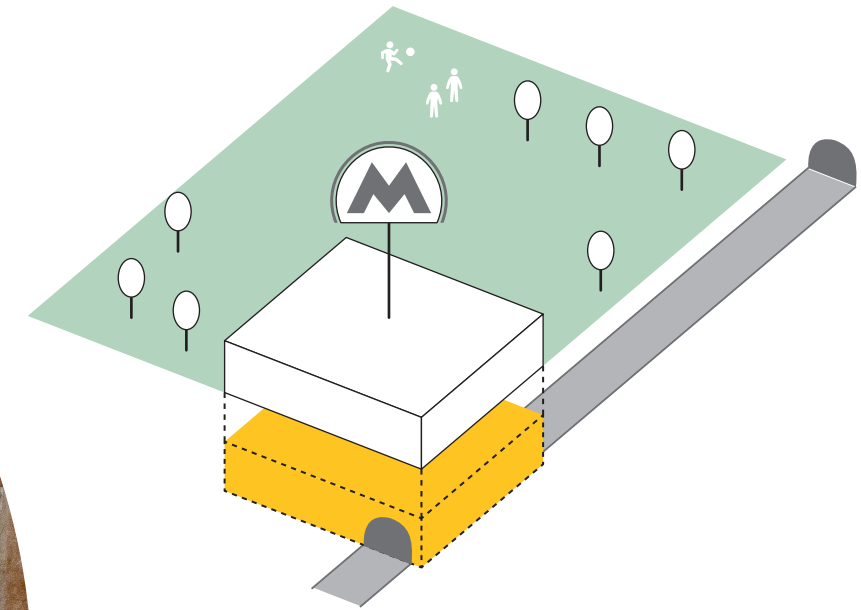
Capacity: undefined

\* some still in use

Study on Housing Urgency in Ukraine



photo: Pavlo Dorogoy



- Usage of precaution facilities
- Usage of shelter within one day
- High level of acceptance by users

Наталія Мисак / Nataliia Mysak • Філіпп Мойзер / Philipp Meuser



## Case study No. 2

### Underground parking of the housing complex Fayna Town

This shelter has been identified as such in the planning process already. By the end of February 2022 it has been used as a bomb shelter by the people living in the Fayna Town housing complex.

Location: Kyiv, Ukraine

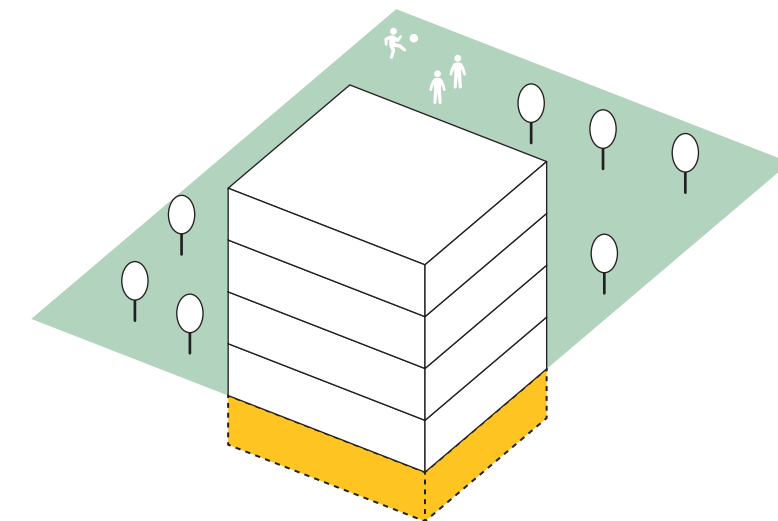
Design: Archimatika (2019—ongoing)

Capacity: undefined

Organization method: self-organized



photo: Philipp Meuser



- Usage of precaution facilities
- Usage of shelter within one day
- Limited level of acceptance by users (preferred: refugium in apartment)



## Case study No. 3

### Shelter in Palace of Sport Halychyna

Sport hall reorganization for a temporary shelter for IDPs with application of modular frameworks made of cardboard designed by Shigeru Ban.

Location: Kerchens'ka Str, Lviv, Ukraine

Development: March 2022

Capacity: 144 persons

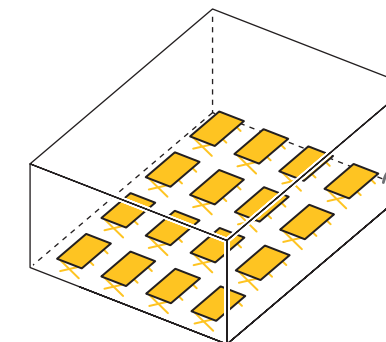
Cooperation: Shigeru Ban, Hubert Trammer, Drozdov and Partners, Replus bureau, Ponomarenko Bureau, Lviv municipality

Manufacturer of modular framework:

Study on Housing Urgency in Ukraine



photo: Serhii Kostianyi



- Use of existing facility that has basic infrastructure
- Modular framework provide additional privacy
- Quick and easy installation of the modular framework
- Possibility to reuse and recycle the elements of the system



## Case study No. 4 Temporary modular houses on private plots

Light structures assembled on the plots  
of the destroyed private houses

Location: Bucha, Ukraine

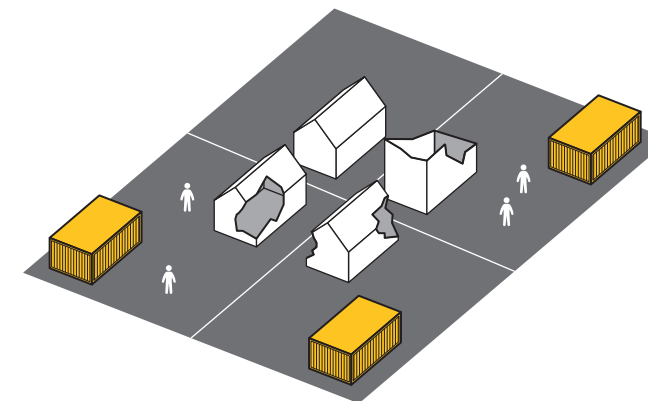
Development: May 2022

Time of residency: May 2022 —  
until cold season

Capacity: 5 modules for 5 families

Cooperation: UN and local authorities

Donor: United Nations



- Possibility for people, whose homes were destroyed, to stay on their own plots and gradually repair their homes by themselves
- Possibility to reassemble the structure when needed and relocate to another plot
- Quick and simple assembling / DIY



## Case study No. 5

### First container settlement in Lviv

Temporary container settlement for IPD families who arrived from Kyivska, Sumska, and Chernihivska oblasts

Location: Sport playground in Stryyskyy park, Lviv, Ukraine

Initiator: Lviv municipality

Development: March–April 2022

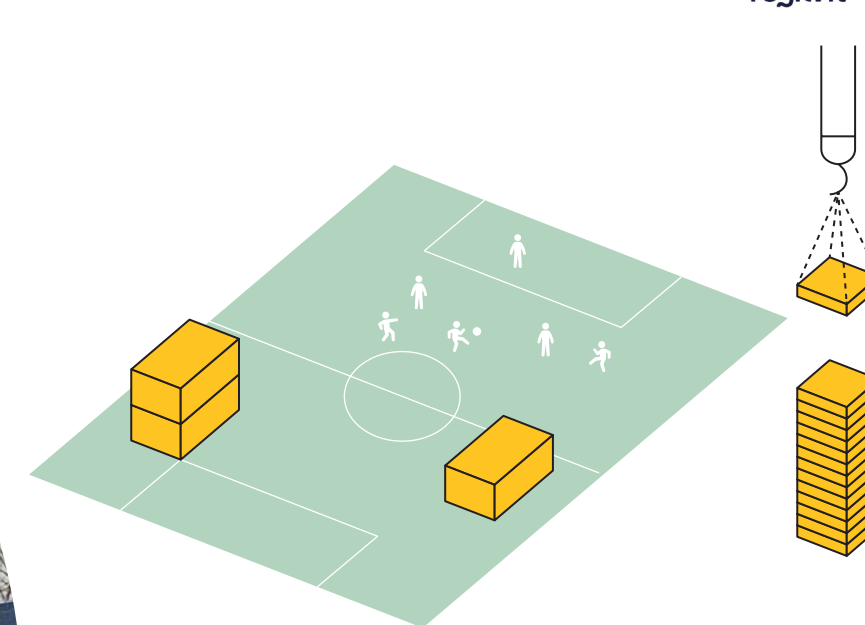
Time of residency: April – September 2022

Capacity: 70 containers / 350 people

Donor: Government of Poland



photo: Nataliia Rop, NV



- Quick assembling
- Moderate comfort
- Supply with the social services and humanitarian aid
- Central location in the recreational area with social infrastructure
- The modular settlement has been deinstalled before the cold season



## Case study No. 6

### Pilot project of two sections of modular housing

Pilot project is developed based on the principle of temporary modular housing system for IDPs which contains different configurations of residential and non-residential units

Location: region of Bucha, Ukraine

Estimated time of development: 3 months

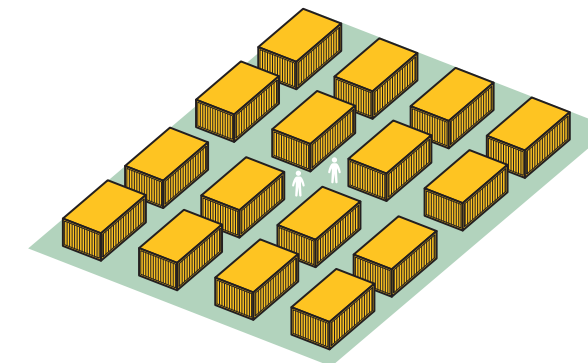
Estimated time of residence: 18 months

Capacity: 15 families

Design: Balbek bureau

Project cost: USD 990,000

Financing: crowd funding



- Needs additional attention to urban analysis in order to choose appropriate location, right scale, way of integration into existing social infrastructure
- Involvement of local industries
- Quick assembling/disassembling
- The ownership will be transferred to the local community/users
- Modules could be reused.



## Case study No. 7

### Reuse of a dormitory in Ivano-Frankivsk

Refurbishment of an abandoned dormitory, that was not in use for 5 years

Location: Stepana Bandery Str, Ivano-Frankivsk, Ukraine

Development: 6 weeks (May–July 2022)

Residency time: up to 2 years

Capacity: 170 people, 24 rooms

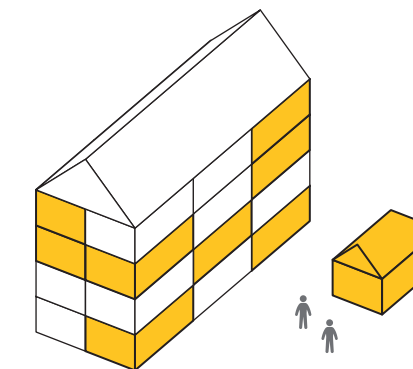
Cooperation: CO-HATY, initiative

*Second Home IF*, municipality et al.

Design: CO-HATY, Cost: USD 140,000

Donors: IM Swedish Development

Partner, MitOst, Raumpioniere, Danish Refugee Council, individual donations.



- Community development
- Reuse approach
- Involvement of more than 100 volunteers (IDPs and potential tenants et al.)
- Involvement of the local producers and contractors
- Possibility to develop a model of municipal housing on the basis of the project



## Case study No. 8

### »Unbroken Mothers«

Temporary housing for displaced pregnant women and women with children

Location: Nad Dzherelom Str, Lviv, Ukraine

Initiator: Lviv municipality

Development: 3 months (May–July 2022)

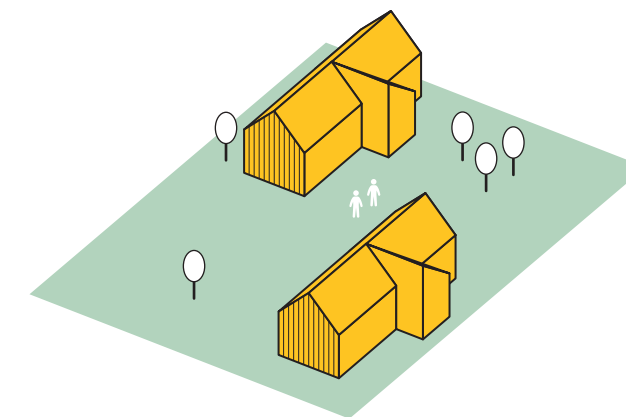
Time of residency: up to 6 months

Capacity: 104 people

Design: Sulyk Architects

Project cost: 850 USD/ sq m

Donor: ICRC



- Targeted design and planning for a precise vulnerable group of IDPs
- Park as integrative element
- Amids a recreational neighborhood but distance to the centre
- Possibility to change the function
- Possibility to implement the project in other locations
- Contemporary design with simple timber construction method



## Case study No. 9

### Adaptive reuse and reconstruction of an old farm

DIY housing for displaced people, who  
are residing in the collective shelter in  
the city of Morshyn.

Location: Horishnie village, Ukraine

Cooperation: private initiative with  
the involvement of building materials  
producer Hempire

Development: since August 2022

Expected completion: Spring 2023

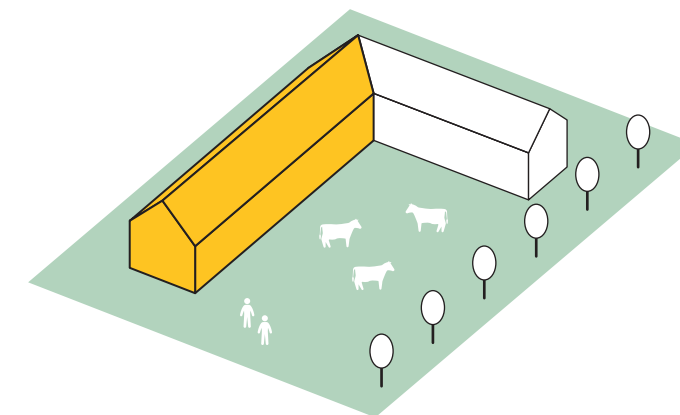
Capacity: 30 rooms

Cost: 350 USD/sq m

Financing: International donors



Photo: Serhii Kostianyi



- Involvement of the future tenants helps to create community and to reduce the construction costs
- Using circular materials and construction methods
- Countryside allows farming and independent self-supply



## Case study No. 10

### Elaboration of an affordable housing model for Vinnytsia city, Ukraine

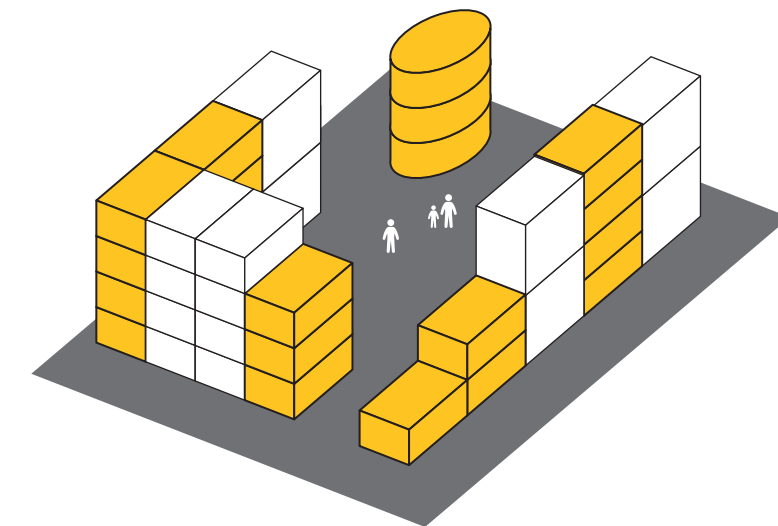
The working group was established in August 2022 and aims at finding the way to make housing more affordable within local context and taking into account existing issues. The strategy is based on the previous experience of municipal housing development that started in 2006 (see the photo, 2022)

Location: Vinnytsia, Ukraine

Working group: Mayor and municipality, communal enterprises: *Agency of Spatial Development* and *Institute of Urban Development* in cooperation with IBA 27, giz, Cedos, CANactions, Urbanyna



photo: Nataliia Mysak



- Existence of permanent working group, that has a capacity to work within multiple fields
- Initial knowledge in municipal housing development
- Development of the contextual model of the housing system
- International cooperation

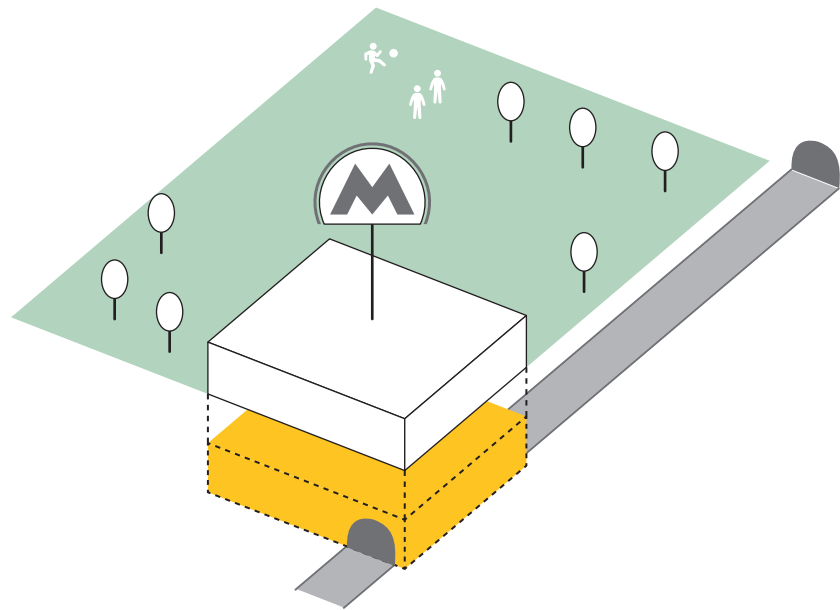
# 3

**Developing a housing supply system for Ukraine using five categories of housing.**

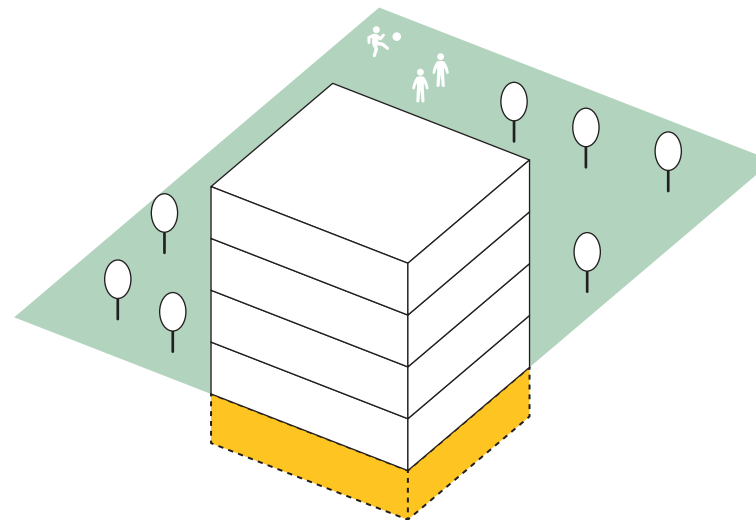
**Methodology:** Based on the diagramming method, the selected examples helped us to identify five housing categories. These categories could become part of an integral housing system, which could help local stakeholders to consider the category needed and adjust them to their specific context.

Category 1: Shelter .....	Precaution
Category 2: Emergency Housing .....	Modular or container buildings in reserve
Category 3: Urgency Housing .....	Pre-approved projects and tender documents
Category 4: Accelerated Housing .....	Type-project designs for fast permissions
Category 5: Standard Housing .....	Market-orientated typologies
Long-term Housing Strategy »Ukraine 2050« .....	Long-term perspective

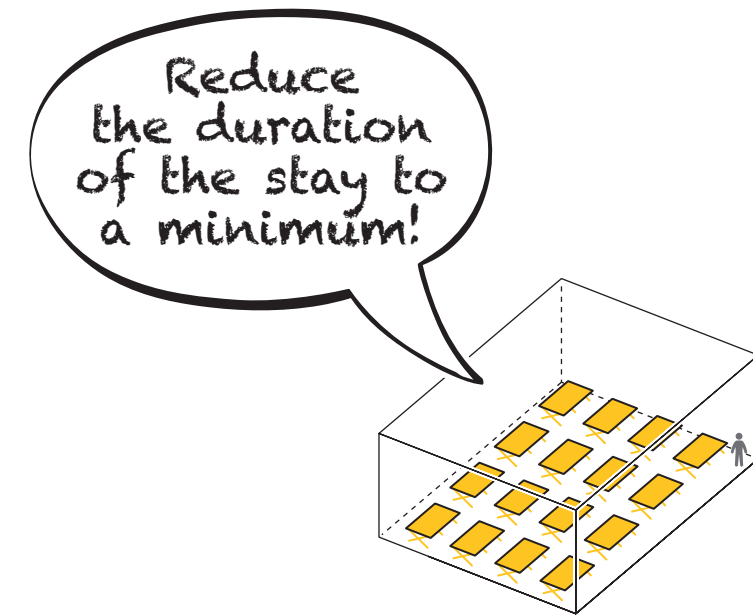
## Category 1: Shelter *Precaution*



**Metro stations**



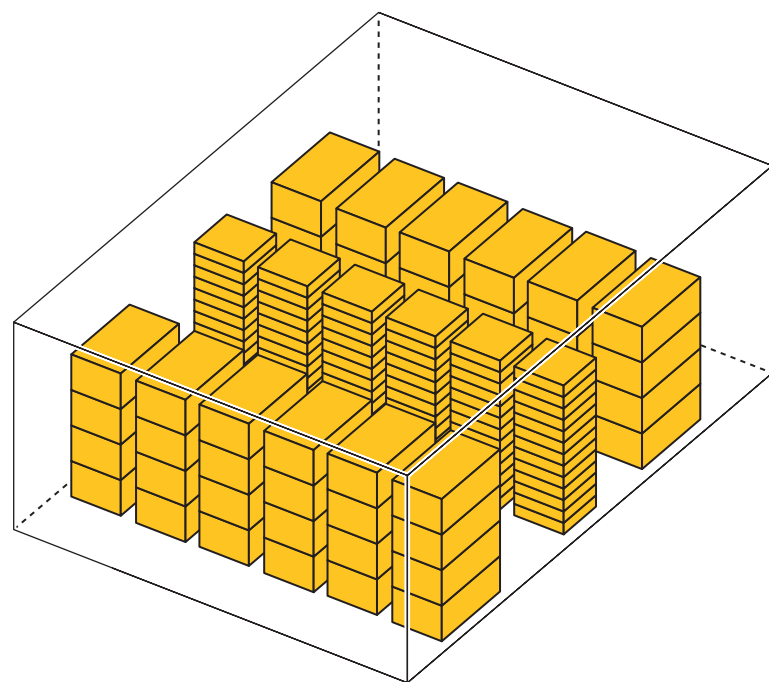
**Basements of residential bldgs.**



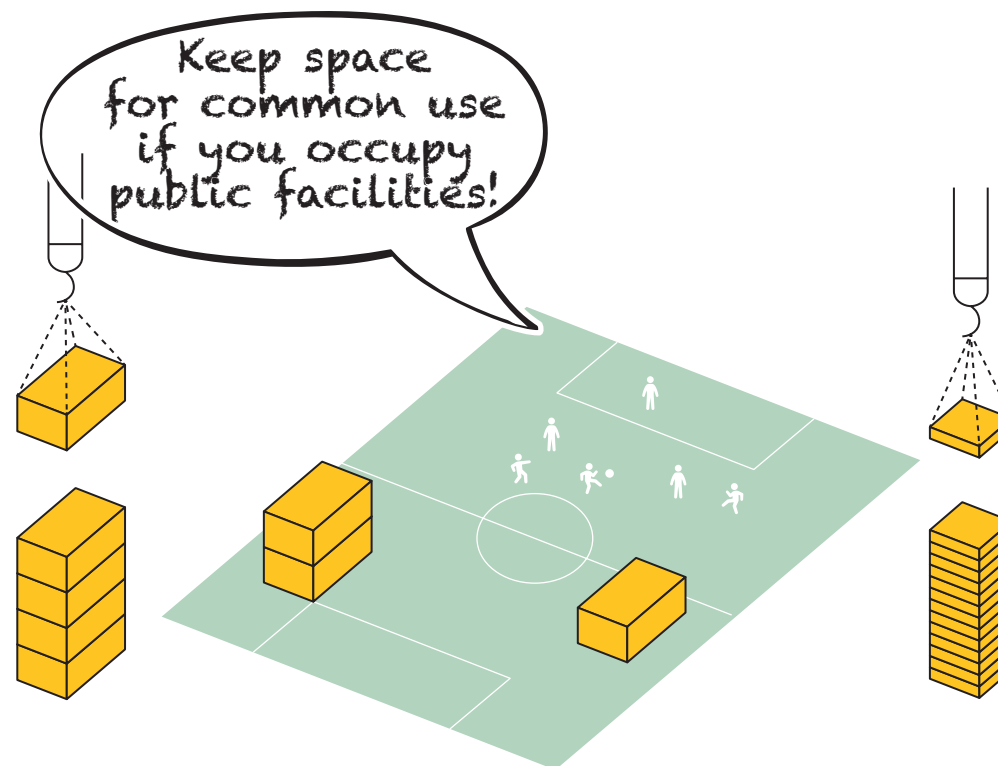
**Gymnasiums / Public halls**



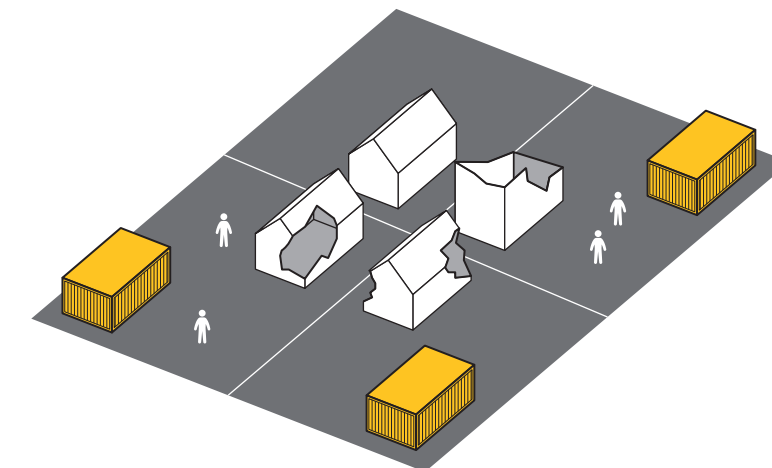
## Category 2: Emergency Housing Modular or container buildings in reserve



**Moduls in reserve**

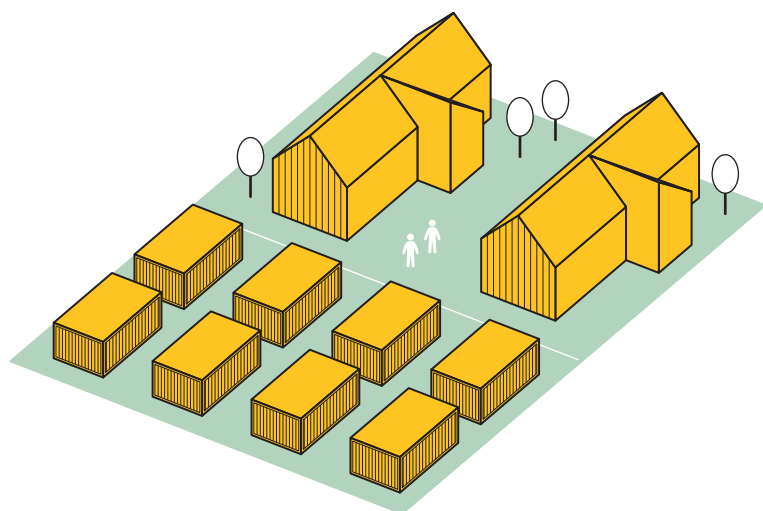


**Usage of public spaces**

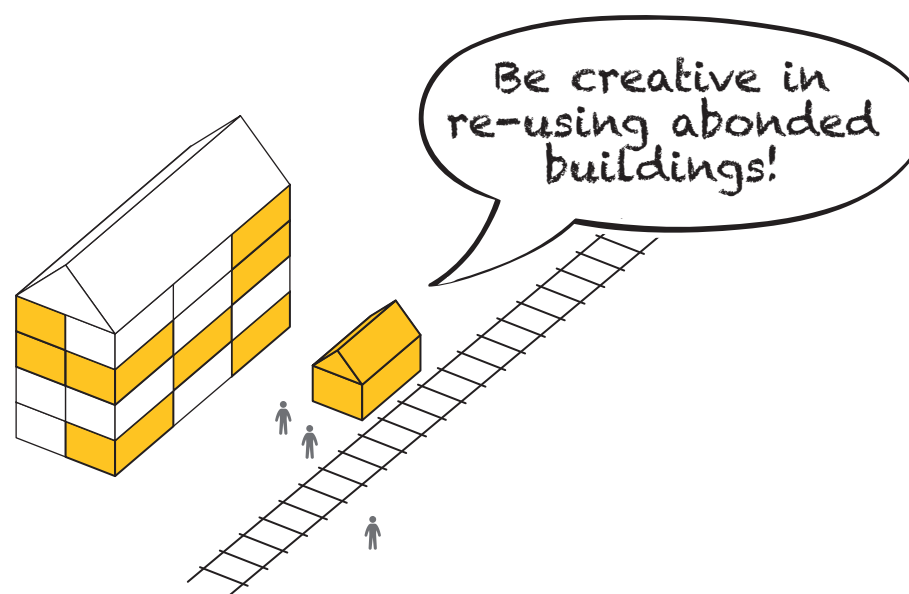


**Support of private home-owners**

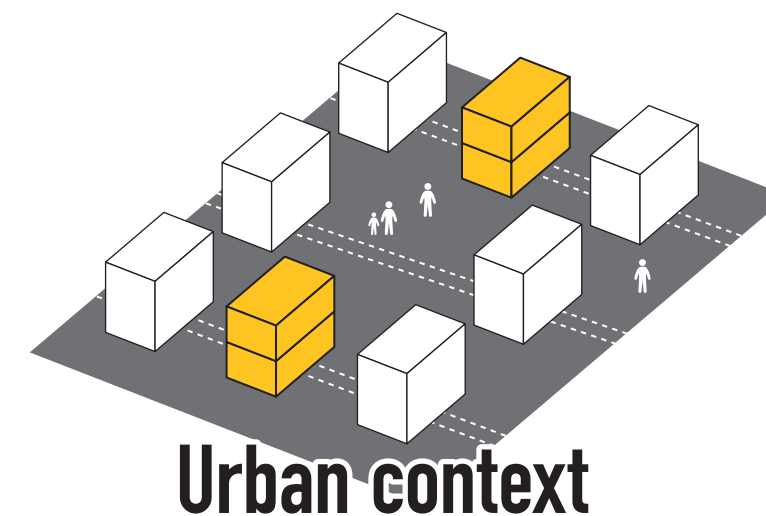
## Category 3: Urgency Housing *Pre-approved projects and tender documents*



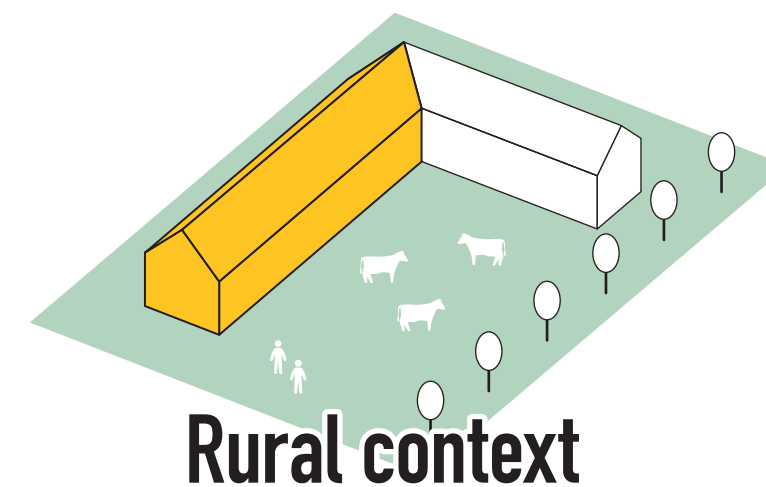
**Pre-approved housing projects**  
(or super-fast permission procedure)



**Immediate transformation of  
existing housing stock**



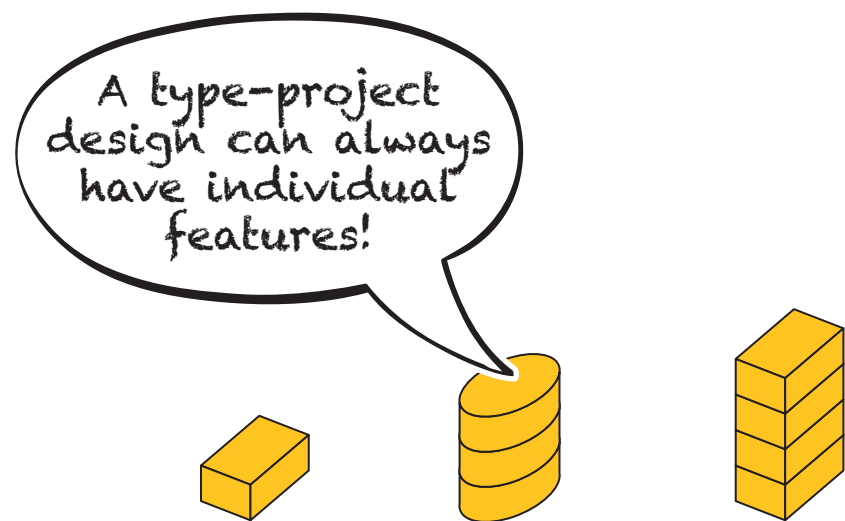
**Urban context**



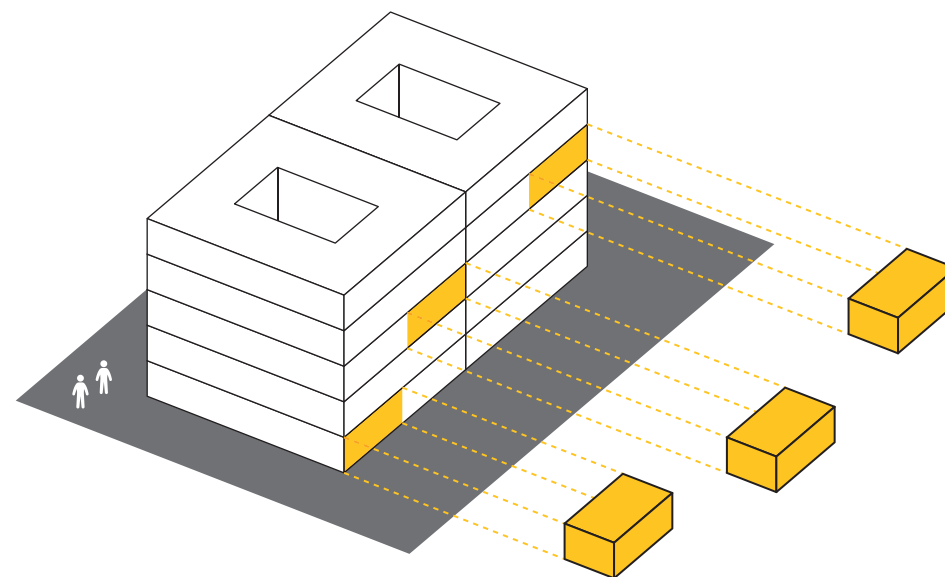
**Rural context**



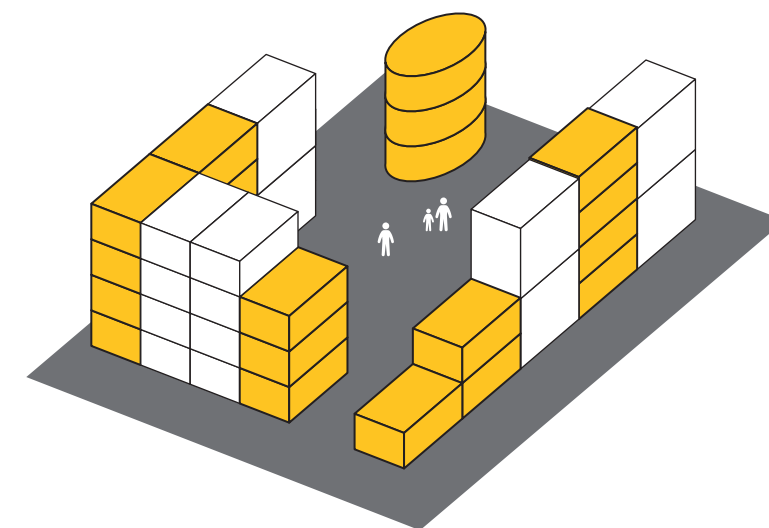
## Category 4: Accelerated Housing *Type-project designs for fast permissions*



**Approved building typologies**

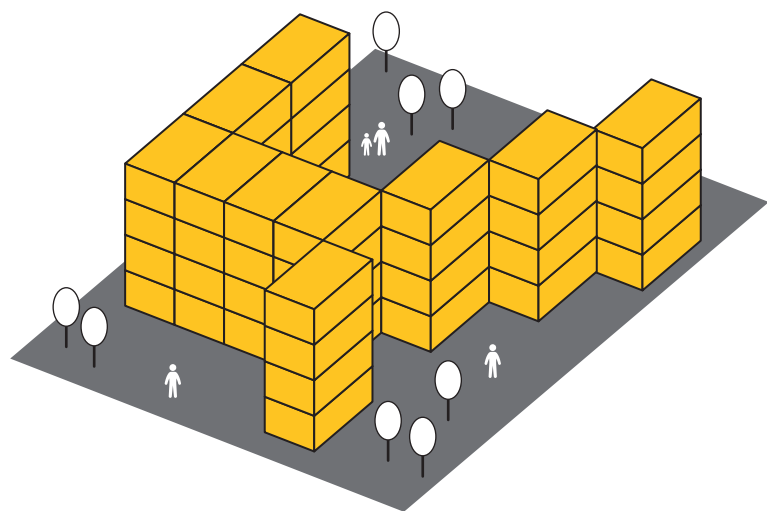


**Transformation of existing housing stock**

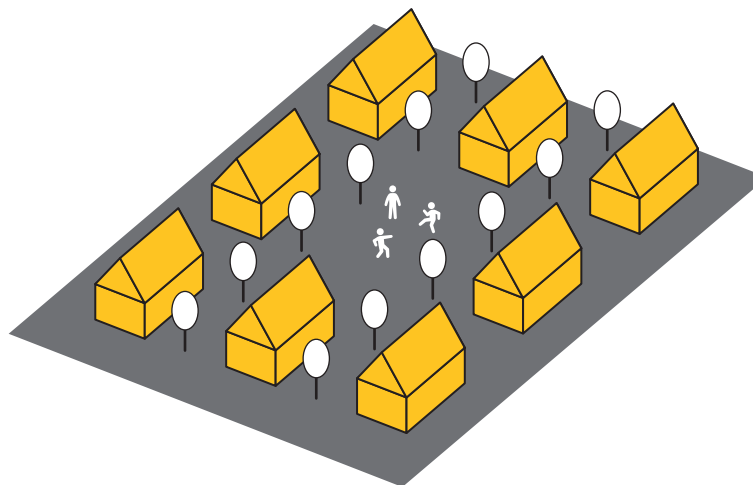


**Densification of urban structures / Quarterization**

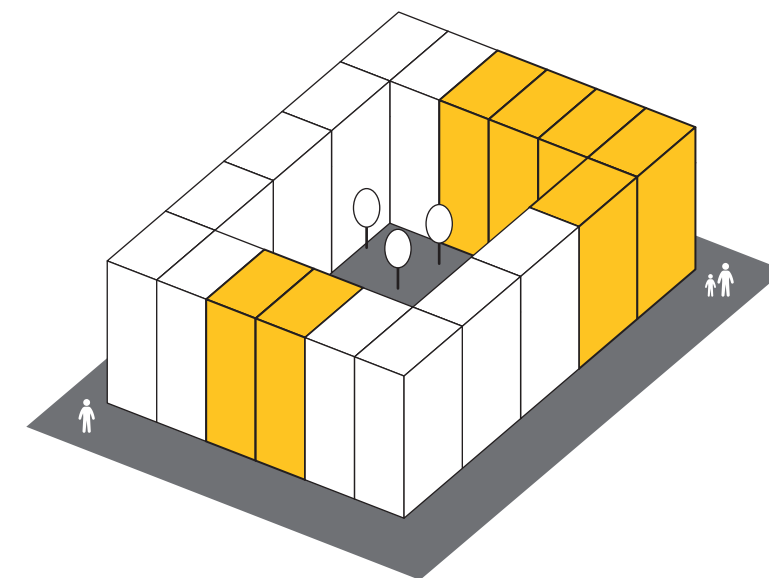
## Category 5: Standard Housing *Market-orientated typologies*



**Standard housing complexes**



**Rural housing typologies**

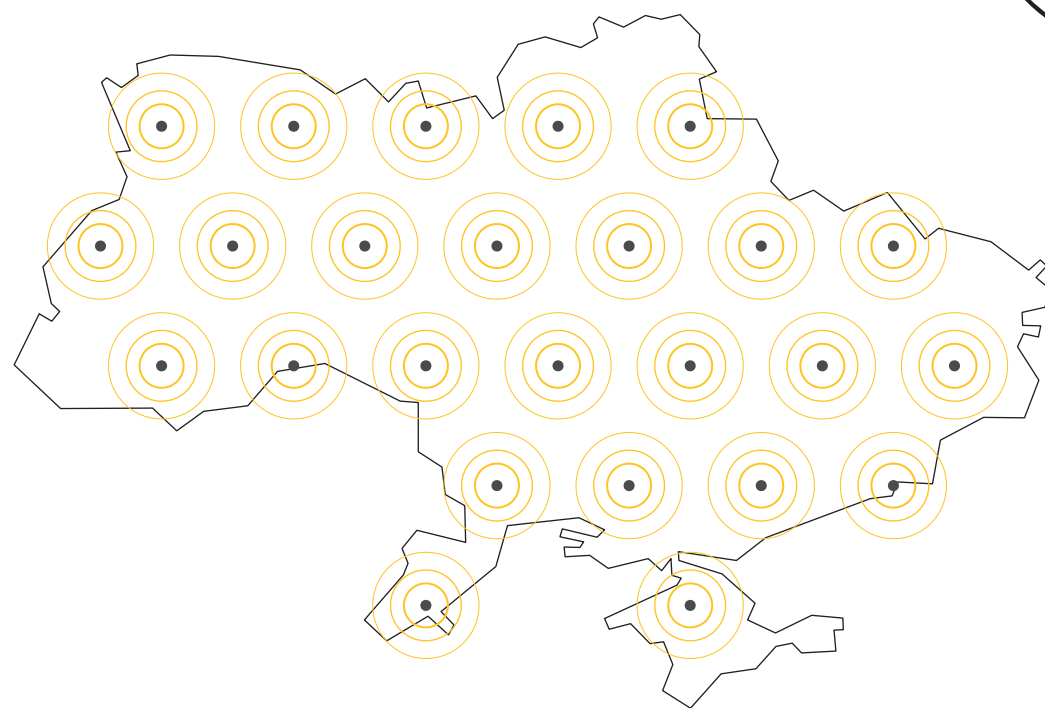


**Densification of urban structures**

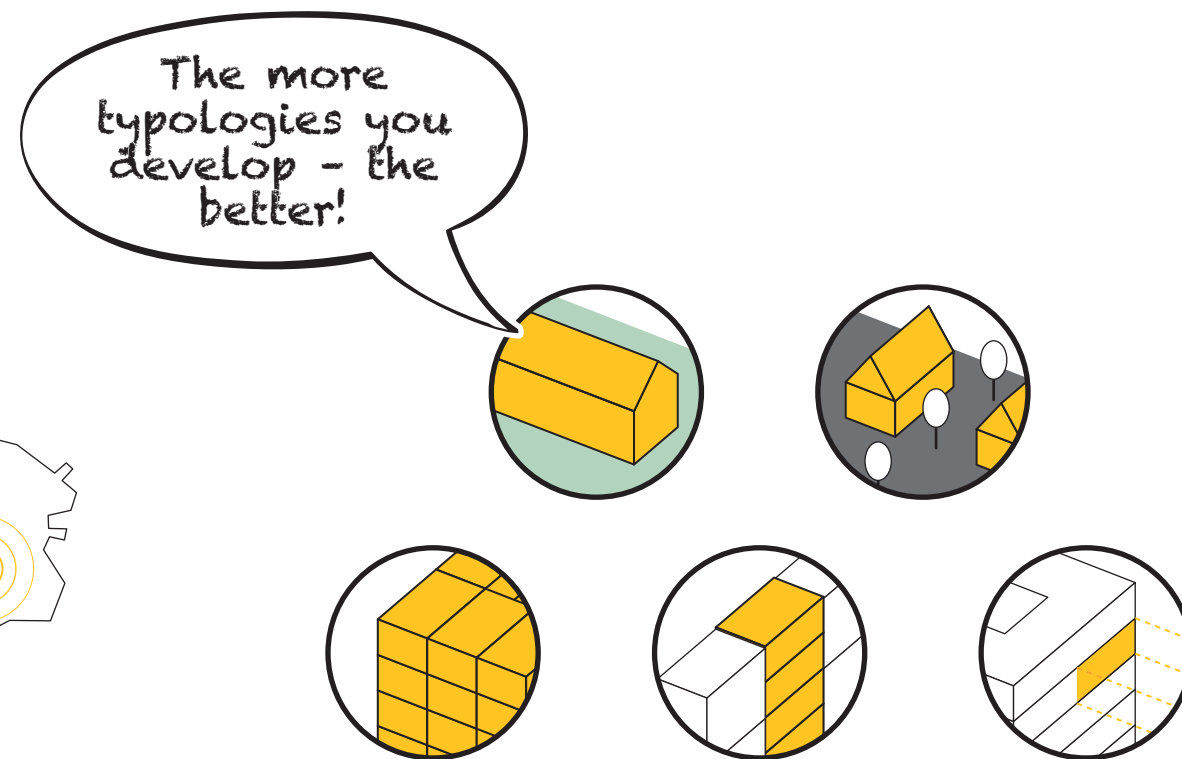
# Long-term Housing Strategy »Ukraine 2050« Long-term perspective



**Round tables**



**1,200+ hromadas**



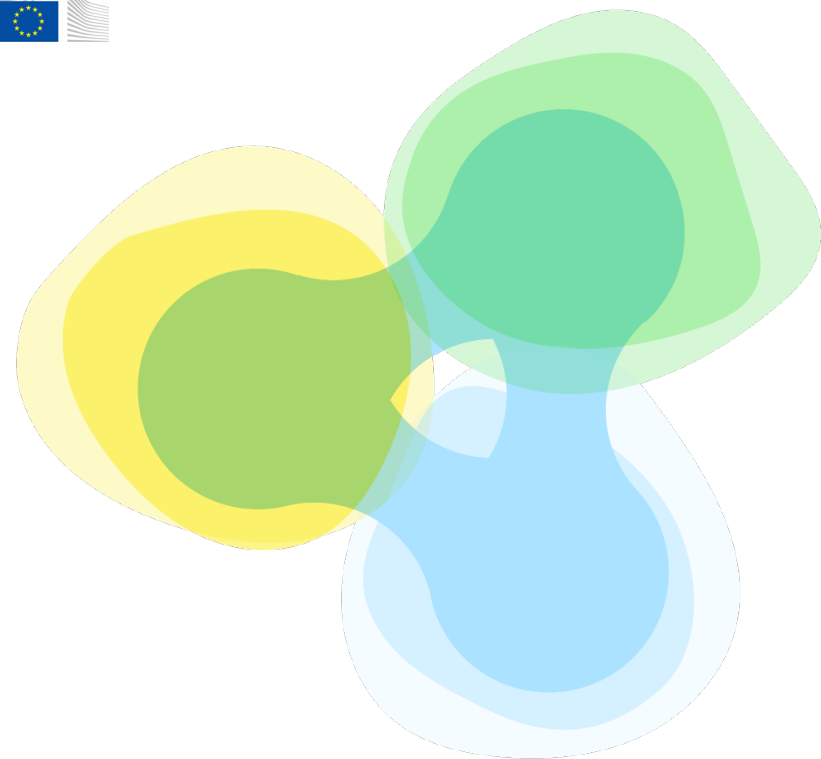
**All typologies**

# **Conclusions and directions for further research**

- **Local administrations together with civic initiatives, businesses and international actors have already developed new approaches to address the current housing. But there is a need to create strategic visions how to connect short and long term visions, temporary and permanent solutions, spatial concepts and legal procedures in a sustainable way as well as to find a way how to scale them up, since current approaches could cover the need of a very small percentage of those who are in the need of housing.**
- **International cooperation in management and funding remains necessary, but not in design. Exchange in design solutions needed in terms of development of safety strategies and energy-efficiency strategies.**
- **Existing attention in the selected projects to qualitative design and aesthetics contribute to creation of better conditions for mental well-being of IDPs and their integration.**
- **The immediate networking of all stakeholders is a step towards the establishment of a nationwide discussion and development of local housing strategies. Five categories of housing could be helpful in starting some of those discussions.**

# Next steps

- **Manual (online/printed)**
- **Social media**
- **On-site Workshops**



New European Bauhaus  
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# New European Bauhaus Housing Urgency in Ukraine (Project A)

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