

# SOCIAL HOUSING IN UKRAINE



Social housing in Ukraine is characterized by outdated legislation, deteriorated housing stock and decades spent in the waiting lists. The latter are maintained by every local councils in a uniform manner, which means if IDPs are to be included into the existing general queue, their chances to get social housing in the foreseeable future are close to zero. The only exception may be with regard to those IDPs whose housing has been recognized as uninhabitable or unrepairable/unreconstructable, which entitles them to extra-priority right to social housing. Though, it's not the only extra-priority category and there could be existing queues within the extra-priority group of beneficiaries.

## STATISTICS

- ▶ 3 482 families in social housing waiting list in all regions of Ukraine as of the end of 2014
- ▶ during 2014 only 45 families (1,9% compared to total number in the waiting list at the end of 2013) have received social housing and improved living conditions

## SOCIAL DORMITORIES VS. SOCIAL HOUSING

- » social dormitories provide transitional accommodation
- » for the most vulnerable groups awaiting for social housing
- » persons not eligible for social housing, cannot be allocated social dormitories
- » both social dormitories and social housing are allocated through lease agreements

## KEY FEATURES OF SOCIAL HOUSING

- for socially unprotected groups of population
- for fixed-term usage
- provided by local council based on social housing queue
- allocated through lease agreement with local council
- is not subject to sub-rent, privatization, purchase, etc.
- minimal living area is determined by local councils, but should not fall below the limit fixed by the CMU



## MINIMAL LIVING AREA STANDARD

- in social dormitories – 6 m<sup>2</sup> per person
- in social apartments – 22 m<sup>2</sup> of total area per two-members family + 9,3 m<sup>2</sup> of total area per each extra member of family
- construction of one-room social apartments for one person is not foreseen

## SOCIAL HOUSING QUEUE

- maintained by local councils at the place of citizens' residence
- based on application and documents certifying income below the poverty line
- for citizens not having any other place of residence or entitled to improvement of living conditions
- conditioned to average monthly total income for the previous year calculated per one person being less than average housing renting costs in the city/village + the subsistence level
- revised based on annual monitoring of the tenant's family income
- waiting lists are published by local councils on their official websites and in local printed media



## EXEMPTIONS

- ▶ since November 2016 eligibility criteria for social housing queue were extended to cover also employees of temporarily displaced higher education and scientific institutions at the place of their relocation subject to IDP registration of the applicant
- ▶ extra-priority right to social housing belongs, inter alia, to citizens whose housing has been recognized as uninhabitable or unrepairable/unreconstructable

## GROUNDINGS FOR DELISTING FROM SOCIAL HOUSING QUEUE

- increased average monthly total income for the two consecutive years, with the preservation of the right to be renewed in the queue under the same number during the upcoming three years if the circumstances get changed
- resettlement for permanent residence to another locality
- getting a loan for construction or purchase of housing
- getting a land plot for individual housing construction



## GROUNDINGS FOR TERMINATION OF SOCIAL HOUSING LEASE AGREEMENT

- provision to the tenant or purchase of another housing
- increase of tenant's income to the level allowing to conclude a rent agreement of the other housing
- lease agreement shall specify the exhaustive list of grounds for the termination thereof

## PAYMENT FOR USAGE OF SOCIAL HOUSING

- ▲ equals to rent + utilities + maintenance of residential buildings and adjacent territories
- ▲ in the amount fixed by local councils individually for each tenant
- ▲ depends on the financial conditions of the tenant, total housing area, number of inhabitants, received utilities, location of the residential building
- ▲ should not exceed 20% of the total family income



## FUNDING FOR CONSTRUCTION OF SOCIAL HOUSING STOCK

- state and local budgets
- charitable assistance of private legal entities and individuals based on the agreement with local council

## ADVOCACY POINTS

- to create separate waiting lists for IDPs
- to reform social housing law creating multiple phases and types of occupancy rights including opportunity to purchase or otherwise obtain ownership after continuous use for certain period of time

## LEGAL INSTRUMENTS

- Constitution of Ukraine as of 28 June 1996
- Law of Ukraine "On Social Housing Stock" as of 12 January 2006
- CMU Resolution "On Establishment of Temporary Minimal Standards for Provision with Social Housing" No. 219 as of 19 March 2008
- CMU Resolution "On Approval of the Procedure for Calculation of Payment for Social Housing" No. 155 as of 7 February 2007
- CMU Resolution "On Some Implementation Issues of the Law of Ukraine On Social Housing Stock" No. 682 as of 23 July 2008