

# Ukrainian Housing recovery challenges

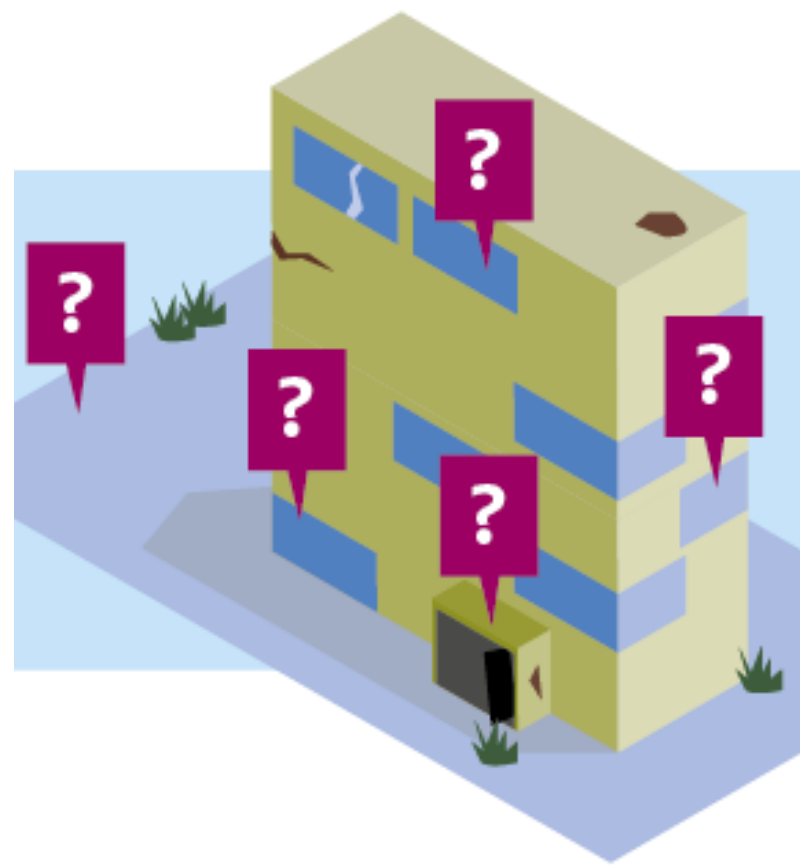
*Ukraine has suffered immense damage: over 817,000 homes damaged, affecting 2m residents with a cost of over EUR 40 billion. However, core housing problems were present long before the war*



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## Conditions before the war

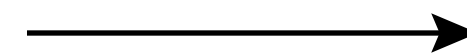
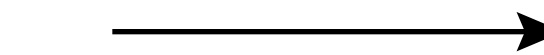


Weak role of the state institutions, lack of framework and no social housing stock

Legislation for social and non-profit housing is not performing

Disinvestment and failed housing stock management reform, huge EE subsidies

Spatial planning disregards social housing, role of municipalities is minimal



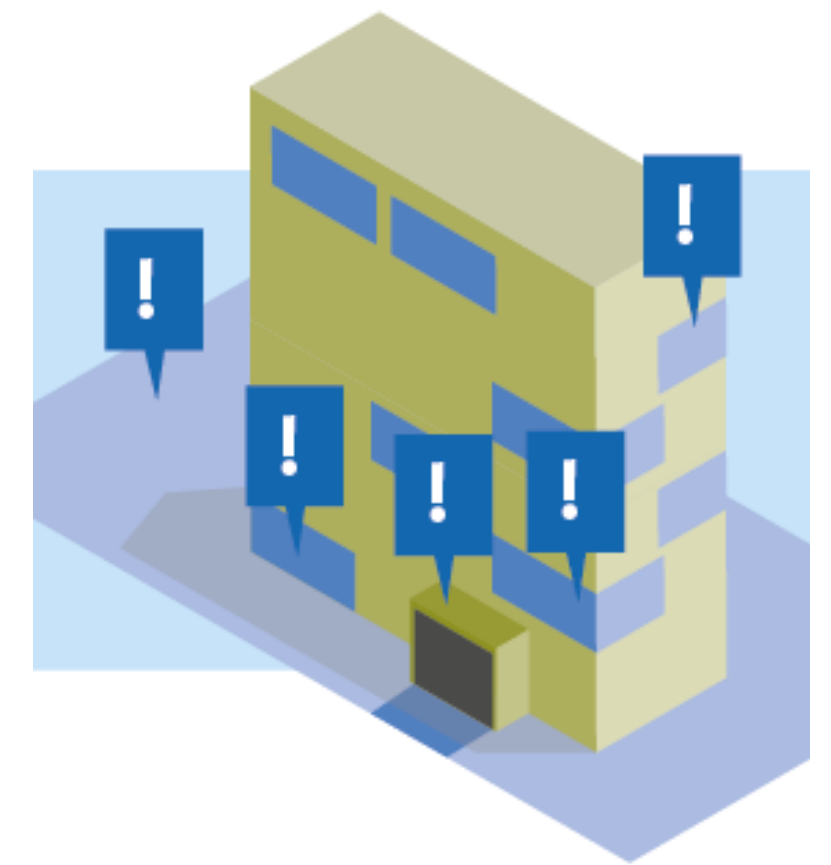
## Risks during and after the war

White elephants and misguided investment

Investments stuck or not reaching vulnerable groups

Perpetuated and conserved problems of management

Ad hoc spatial planning and poor accessibility of new areas



# Lessons from Europe

*After World War II, Europe rebuilt itself, producing some of world's most livable cities. Land policy and purposeful circuits of investment were key to recovery efforts*



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## Austria

**Strong national low-profit housing legislation**

In Austria, 24% of housing is provided by Municipal Housing Companies, Limited-Profit Housing Associations (LPHAs)

## Denmark

**National housing fund and closed financial circuit for social housing**

LBF was established in 1967 and is funded by tenant rents from social and affordable housing provided by non-profit housing organisations

## the Netherlands

**Purposeful local land policy for social housing and diverse neighborhoods**

For decades after WWII, the supply of much needed housing was accelerated via local public land assembly and central government subsidies to non-profit housing associations

## Finland

**Purposeful national housing agency funding social housing**

Out 66,000 new dwellings planned for construction between 2020 and 2023 in Helsinki, ARA Finland works to co-finance 18,200 as social housing

## Vienna

**Municipal housing company and land bank to assure long-term affordable housing provision**

Since its inception in 1984 Wohnfonds Wien has provided more than 3.7 million square metres of land for more than 51,400 subsidised apartments



**European social housing fabric**

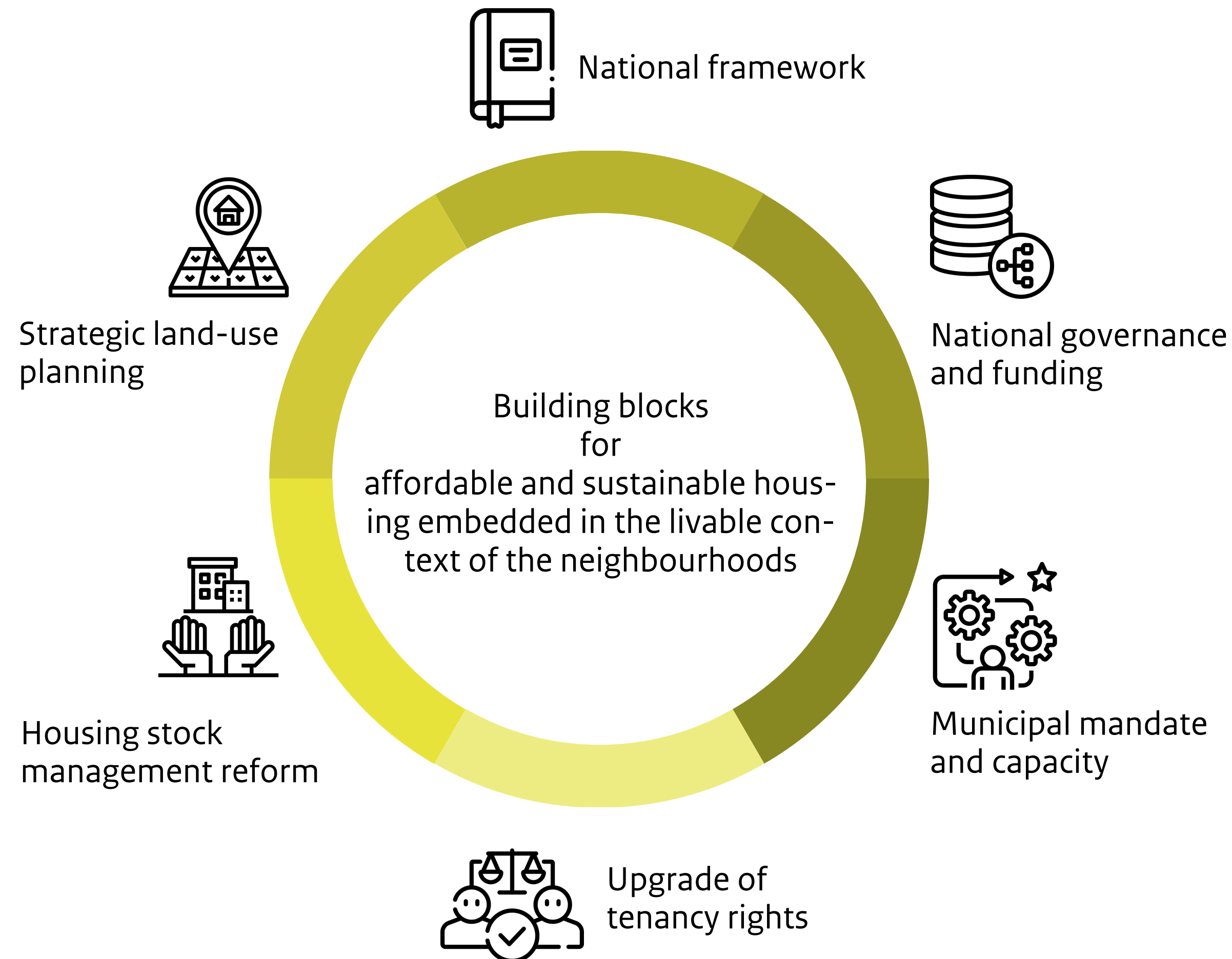
# System of recommendations for housing recovery

*Locally-informed systemic efforts in building institutions, legislation and capacity would support a comprehensive and place-based housing recovery in a short- and long-term perspective*



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Underpinned by a Technical assistance expert platform for housing in Ukraine led by the EU and local experts