

Key factors in the formation of social housing for internally displaced persons in Ukraine

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ABSTRACT

The results of the analysis of key factors determining the directions of social housing formation for internally displaced persons (IDPs) in Ukraine are presented. Demographic, economic, psychological, and technological aspects influencing the development and implementation of housing projects for IDPs are examined. Based on the analysis, the main challenges and opportunities in the field of social housing creation under conditions of mass internal displacement are identified. Various approaches to housing policy formation are considered, taking into account diverse aspects of the problem and the needs of IDP integration.

Keywords: social housing, internally displaced persons, housing policy, demographic changes, psychological adaptation, innovative construction technologies.

1. INTRODUCTION

As a result of the Russian-Ukrainian war, Ukraine has faced an unprecedented crisis related to mass internal displacement of the population. According to the International Organization for Migration, as of December 2023, the number of IDPs in Ukraine was 3.7 million people [1]. This situation has created an urgent need to rethink approaches to the formation of social housing, considering the unique challenges and needs of displaced persons.

2. OBJECTIVE

The aim of the study is to analyze the factors that determine the directions of social housing formation for IDPs in Ukraine, to develop effective housing strategies that will meet both the urgent needs of IDPs and the long-term goals of reconstruction and development of the country.

3. ANALYSIS OF KEY FACTORS

The study covers the analysis of factors that significantly influence the formation of social housing for internally displaced persons in Ukraine. The analysis focuses on four key categories of factors: demographic, economic, psychological, and technological. Each of these categories represents an important aspect of the problem that requires detailed consideration for developing effective housing strategies for IDPs.

The goal is to identify the interaction of these factors and their impact on the formation of unique challenges and opportunities in the field of social housing creation. The analysis is based on current statistical data, results of sociological research, and expert assessments. Particular attention is paid to studying the transformation of these factors in the context of large-scale internal displacement caused by the war.

3.1. Demographic factors

Demographic changes caused by mass internal displacement are one of the key factors determining the directions of social housing formation for IDPs in Ukraine. According to the International Organization for Migration, as of December 2023, the number of IDPs in Ukraine reached 3.7 million people, creating unprecedented pressure on the country's existing housing stock [1].

Analysis of the demographic structure of IDPs revealed significant changes in household composition. In particular, there is a substantial increase in the number of single-parent families, often consisting of mothers with children, as men remain in occupied territories or participate in military actions. This trend requires a revision of traditional approaches to housing planning, taking into account the specific needs of such families, including safety, accessibility to educational institutions and medical facilities.

Furthermore, there is an increase in the proportion of single persons among IDPs, especially among youth and the elderly. This creates demand for small-sized housing and requires the development of new typologies of housing units that would effectively meet the needs of this population category [3].

An important aspect of demographic changes is also the transformation of the age structure of the population in host communities. The influx of IDPs often leads to an increase in the proportion of children and working-age people, affecting the need for social infrastructure, including schools, kindergartens, and medical facilities. This requires a comprehensive approach to planning housing complexes that should include not only living spaces but also appropriate social infrastructure facilities [4].

These demographic shifts significantly affect the requirements for designing and constructing social housing. They indicate the need to develop flexible architectural solutions capable of adapting to the diverse needs of IDPs, and creating a diverse housing stock that would meet the needs of different categories of displaced persons [5].

3.2. Economic factors

Economic aspects play a key role in the formation of social housing for IDPs in Ukraine, demonstrating a complex interaction between macroeconomic indicators, financial capabilities of IDPs, and resources of the state and communities.

Limited financial capabilities of IDPs are a critical factor. Most displaced persons have lost their main source of income, making it impossible to independently solve housing issues. About 60% of IDPs spend over 60% of their monthly income on housing rent [3].

Changes in employment structure lead to reduced incomes for IDPs and create additional burden on the labor market in host communities. There is a need to create affordable housing with various forms of ownership and use, requiring the development of innovative financial mechanisms [4].

The macroeconomic situation limits state funding possibilities, necessitating the search for alternative sources, including international aid and public-private partnerships. Regional differences in construction and housing operation costs indicate the need for a differentiated approach to housing policy formation [2].

Creating social housing for IDPs can become a catalyst for economic development in host communities. Considering these economic factors requires developing flexible and innovative approaches to financing, construction, and management of the housing stock.

3.3. Psychological factors

Psychological aspects play a critical role in the formation of social housing for IDPs, considering the traumatic experience of war and forced displacement. IDPs face psychological challenges that affect their housing needs and requirements for the living environment [3].

An increased need for a safe and stable living environment is key, considering the risks of PTSD and increased anxiety. This requires creating housing complexes with enhanced security measures and open spaces that provide a sense of protection [4].

The need for psychological rehabilitation involves designing special spaces for therapeutic sessions. Forming a sense of belonging to the new community is an important factor in IDP integration, achieved by creating common spaces for social interaction.

Architectural solutions should provide a balance between private and common spaces, promoting the restoration of psychological health and the formation of new social connections. Flexibility in housing planning will allow adapting it to the individual needs of residents [5].

3.4. Technological factors

Technological innovations play a key role in the rapid and efficient creation of quality social housing for IDPs, optimizing the construction process and improving housing quality with limited resources.

The use of modular structures significantly reduces construction time, ensuring higher quality and adaptability to various conditions. The implementation of energy-efficient technologies, including modern thermal insulation materials and heat recovery systems, reduces housing operation costs and promotes environmental sustainability of projects [2].

The application of 3D printing in construction opens opportunities for creating individualized and cost-effective housing solutions. The development of digital management technologies, such as "smart home" systems, optimizes resource consumption and increases housing safety.

The implementation of these technologies requires training specialists and adapting the regulatory framework, but their potential for solving housing problems of IDPs is significant, allowing the creation of quality, energy-efficient, and adapted housing in short terms.

4. CONCLUSIONS

The analysis of key factors influencing the formation of social housing for IDPs allows drawing the following conclusions:

1. The need for a comprehensive approach that takes into account demographic, economic, psychological, and technological aspects of the problem.
2. The importance of developing flexible architectural solutions capable of adapting to various needs of IDPs.
3. The need for innovative models of financing and managing social housing.
4. The necessity of integrating psychological support into the process of housing design and operation.
5. The key role of innovative technologies in ensuring rapid and quality construction.

Considering these factors in developing housing policy for IDPs will allow creating an effective system of social housing that will not only meet the urgent needs of displaced persons but also contribute to their successful integration and restoration of normal life in new conditions.

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