

## Permanent Housing TWIG Meeting

**18<sup>th</sup> November 2016**

**14:30-16:30**

**UNHCR Office (16, Lavrska St., Kyiv)**

**18 листопада 2016 року**

**14:30-16:30**

**Офіс УВКБ ООН (вул. Лаврська, 16)**

### Agenda of the meeting

1. Introduction, presentation of participants – 10 minutes-
2. ToR of the TWIG, continuity of the TWIG on permanent housing – 10 minutes
3. Presentation of Shelter Cluster/UNHCR article on housing situation in Ukraine – 10 minutes
4. Review of practices in Europe based on UNECE – Renee, 15 minutes
5. If feasible, presentation on condominium law by HLP Twig moderator Olena – 15 minutes
6. Coffee break – 5 minutes
7. Selection of potential beneficiaries, mini profiling - Renee brief 10 minutes
8. Identification of the main key elements, bottleneck to prepare a problem tree – 30 minutes
9. Wrap up and tentative definition of a work plan – 10 minutes

*Present: DRC, PIN, ASB (Germany), R2P, Caritas Ukraine, NRC, IOM, Luxembourg RC, “Ukrainian frontiers”, “Crimean Diaspora”, Protection Cluster, Shelter Cluster, REACH, ACTED, AIZ (IIPU), ICRC, MCC “ATO”, CRS/Caritas.*

### Agenda item 1. Introduction, presentation of participants

The Cluster Coordinator reviewed the agenda. All participants briefly introduced themselves, attendance sheet was circulated (See Annex 1 to the minutes).

### Agenda item 2. ToR of the TWIG, continuity of the TWIG on permanent housing

The Subnational Cluster Coordinator reviewed the revised ToR of the Permanent Housing TWIG. Its objective is to set up standards, good practices and find durable solutions in the context of permanent housing. It was also mentioned that draft Guidelines on Structural Repairs was made in April 2016. The Shelter Cluster continues to be open to revisions from lessons learned during 2016 implementation period, including new cost estimates which came out during the HRP process discussions. It was emphasized that Permanent Twig Activity is ongoing along with the financial cost analysis.

Permanent Housing TWIG prescribes the following composition:

International Organizations	Government Counterpart
<ul style="list-style-type: none"> <li>• Shelter Cluster;</li> <li>• UNHCR ;</li> <li>• Protection Cluster;</li> <li>• IOM;</li> </ul>	<ul style="list-style-type: none"> <li>• Ministry of Regional Development;</li> <li>• Ministry of Social Policy.</li> </ul>

<ul style="list-style-type: none"> <li>• R2P;</li> <li>• PIN;</li> <li>• DRC;</li> <li>• NRC.</li> </ul>	
--	--

**The moderator of Permanent Housing TWIG is Igor Chantefort, Shelter/NFI Cluster Coordinator.**

Considering the duration and frequency of TWIG meetings, it was decided that they will be held on ad hoc basis. Participants proposed that as this was a very pressing issue and many items needed to be explored during the proposal preparation process during the winter months, that a monthly meeting framework could help the group to further its objectives and achieve the first pilot projects within 6-8 months. **Approved with the next meeting planned for the week of the 12<sup>th</sup> of December.**

The Cluster Coordinator stressed that the follow up is the engagement into this process the government stakeholders. In this regard, the next proposals were made by participants:

- DRC: engagement of the Ministry of TOT and IDPs, donors' participation in the meetings (not as primary participants); **-Approved-**
- Luxembourg Red Cross: the possibility of involving the National Architectural and Structural Inspection. **-Approved-**

The Shelter Cluster Coordinator mentioned that the Inspection was already involved in housing processes in Sievierodonetsk and Kramatorsk last year.

- Crimean Diaspora: to engage national funds, which provide loans for housing purchase or building for people, including IDPs. These funds are the National Fund Facilitating Housing Building for Youth, the Ukrainian Social Investments Fund and the National Fund Facilitating Individual Housing Building in Rural Areas. **Approved-**
- Shelter Cluster Coordinator clarified that a specialized technical group within TWIG may be created. It should include 15-20 members and should be dedicated to particular problem.

What	Status	Ways Forward
The goal of Permanent Housing TWIG	<b>Ongoing</b>	To find out the durable solutions in the field of permanent as well as social housing and to identify priorities of the TWIG.
Government stakeholders as Permanent Housing TWIG participants	<b>Ongoing</b>	To involve the Ministry of TOT and IDPs to the TWIG meetings process, to consider the possibility of engagement donors, the National Architectural and Structural Inspection and national funds in the field of social housing loans into this process.

### **Agenda item 3. Presentation of Shelter Cluster/UNHCR article on housing situation in Ukraine**

Both the Subnational and National Cluster Coordinators reviewed the Technical Essay on Housing Situation in Ukraine.<sup>1</sup> The translation of the Essay is ongoing.

This Essay is very important from different points of view. The point is that the Essay contains information on how the housing situation in pre-crisis Ukraine since the collapse of the Soviet Union has contributed to challenges which were exacerbated by the conflict. Provisionally, it encompasses the following time periods of the development of housing market in Ukraine:

- 1999-2008;
- 2008-2013;
- 2013-nowadays.

It also touches on the the issue of privatization, which was and still is the obstacle for the development of housing market in Ukraine. The Essay also deals with three main reforms relating to housing sector:

- 1) state energy subsidies;
- 2) transfer of responsibilities of communal property to apartment tenants;
- 3) land cadaster system.

The Shelter Cluster Team while drafting this Essay was trying to analyze interrelation of current reforms in abovementioned fields and affected population from both sides of conflict line, displaced and non-displaced.

In reaction, participants recommended that a follow up draft to the essay contain elements of the Pinheiro Principles.

<b>What</b>	<b>Status</b>	<b>Ways Forward</b>
Translation of the Technical Essay on Housing Situation in Ukraine.	<b>Ongoing</b>	Shelter Cluster Team to translate the Technical Essay on Housing Situation in Ukraine.

### **Agenda item 4. Review of practices in Europe based on UNECE**

The Subnational Coordinator mentioned that there are some issues with the definition of social housing as it is unclear in different contexts. The term “social housing” varies from country to country and the dominant housing culture for which it is created. The following slide was presented in this regard:

---

<sup>1</sup>[https://www.sheltercluster.org/sites/default/files/docs/article\\_special\\_shelter\\_humanitarian\\_bulletin\\_prefinal.pdf](https://www.sheltercluster.org/sites/default/files/docs/article_special_shelter_humanitarian_bulletin_prefinal.pdf)



**Social housing is an umbrella term referring to rental housing which may be owned and managed by the state, by non-profit organizations, by private sector, or by a combination of the three, usually with the aim of providing affordable housing. Social housing can also be seen as a potential remedy to housing inequality**



**The primary role of social housing is to help households with problems in gaining access to decent housing on the market to find accommodation in an adequate social and urban mix.**

The participants of the meeting stressed that the ownership of social housing plays an important role and so it should be identified (public, private etc.). Considering practices in the United Nations Economic Commission for Europe (UNECE) region, the Subnational Cluster Coordinator presented the following information:

**BOX 5.**  
Number of people experiencing housing cost overburden in the UNECE region



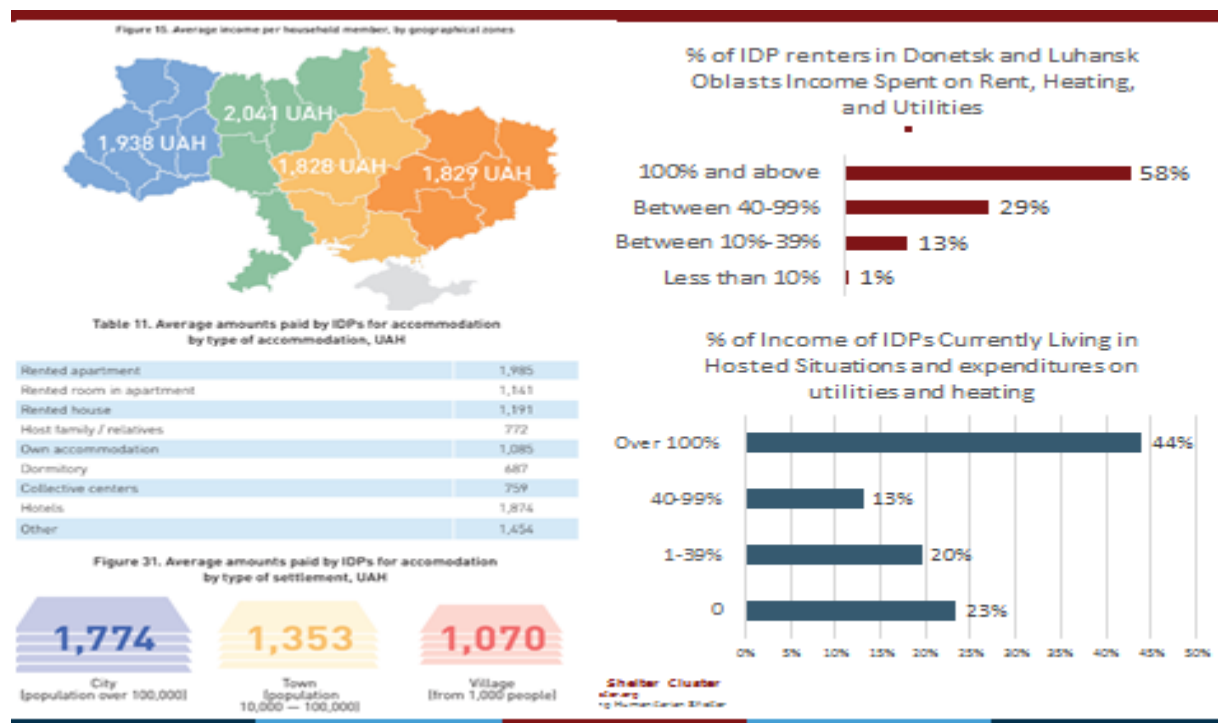
**100 million people in the UNECE region spend more than 40 per cent of their disposable income on housing – this is a conservative estimate<sup>10</sup>.**

UNECE estimates based on primary data collected for this research and following publications: CECODHAS, 2011; JCHS - Joint Center for Housing Studies of Harvard University, 2013a; European Union, 2012; Rosstat, 2012.

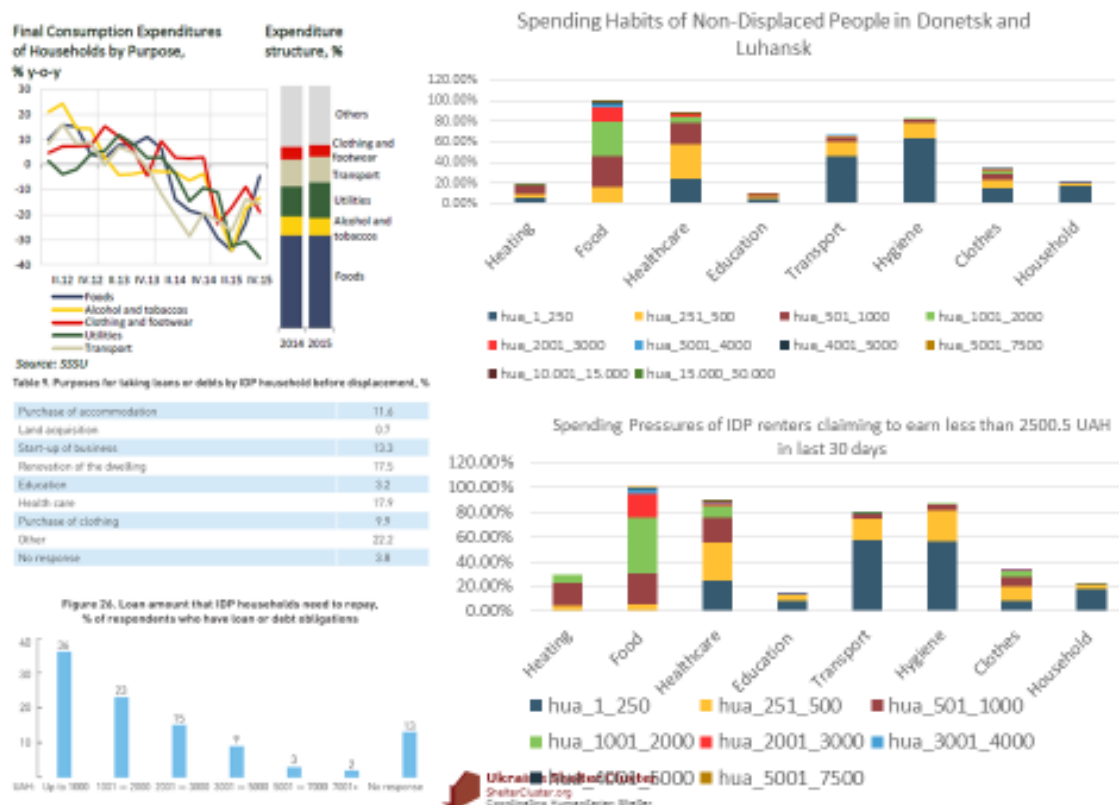
Country	Owner occupied %	Private rental %	Social rental %	Other %
Poland*	64.1		11	18.3
Portugal	75	18	3	4
Romania	96	0.7	2.3	1
Russia	86	11	14	
Serbia*	87	11	2	
Slovakia*	91	3	3	3
Slovenia	83	3	4	10
Spain	85	11	2	2
Sweden*	44	35		21 Coop.
Switzerland	37	49	14	
Tajikistan	93			7
The Netherlands	58	10	32	
Turkey	68			
Ukraine	93	2	3	2
United Kingdom	66.4	15.6	18	
USA**	65	32	3	
Uzbekistan	98			

In this regard, special attention was paid to the Ukrainian concept, culture and attitude towards self-ownership. That means that average national of Ukraine is aiming at buying a house or an apartment.

Interesting figures in respect of IDPs and housing were presented (based on IOM NMS and REACH datasets):



The abovementioned information concerns only housing expenditures, but additional expenditures (i.e. food, cloths etc.) should also be considered. The subnational coordinator explained that in the standard guidance of housing policy, a person can consider to be housing cost overburdened when they are spending 40% or more of their disposable income on housing. Therefore, the Subnational Cluster Coordinator also presented some statistics information based on the National Bank Report:





Participants broke into groups to discuss each of these. The results of these discussions are summarized in Annex #2 Summary of Problem Tree and Brainstorming for Social Housing Projects. It was decided to create Permanent Housing TWIG's Dropbox with three folders:

- 1) Social and economic sphere
- 2) Engineering sphere
- 3) Legal sphere

Focal points for each sphere were appointed.

**Next TWIG on Permanent Housing Solutions will be held XXX December at the same location**

Drafted by Hanna Yizhak  
Kyiv, 23<sup>rd</sup> November 2016