Outcome of the Technical Working Group: Adequate Solutions

Shelter Cluster Position Paper on Adequate Housing

Shelter Cluster Ukraine
ShelterCluster.org
Coordinating Humanitarian Shelter

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Photo Credit: Danish Refugee Council (DRC) | Ukraine

1 Acknowledgements

Shelter Cluster Ukraine would like to thank all those who have provided their support and input to this Position paper. The information presented in this paper is an outcome of a Shelter Cluster Ukraine facilitated technical working group (TWIG) consisting of the Shelter Cluster Ukraine, IOM, Caritas, NRC, PIN, CRS, HFHI, and UNHCR. Additionally, this paper has been drafted in consultation with those of our TWIG members who also serve as stakeholders in other working groups committed to Durable Solutions in Ukraine.

We are particularly grateful for the constructive guidance, collaborative approach, and dedication of the cluster members and colleagues at the time of drafting this paper: Global Shelter Cluster, Shelter cluster coordinator in Ukraine, Subnational cluster coordinator for the east hub, HLP working group lead, and Shelter cluster Ukraine's Strategic advisory group (SAG).

This TWIG has been Co-chaired by Shelter Cluster Ukraine and Caritas Ukraine. We extend our heartfelt gratitude to Caritas Ukraine for their invaluable support to the shelter cluster and for supplying the compilation of data presented in this paper.

The final draft of the paper has been produced by the Shelter cluster's co-chair in Ukraine, a support from the Danish Refugee Council (DRC).

2   Scope & Purpose

The paper aims to delineate the effectiveness of Shelter Cluster activities in Ukraine and their potential role in establishing a more long-term approach to addressing the needs of affected populations. Essentially, it delves into discerning the boundaries of the impact regarding Shelter Cluster activities and how stakeholders involved in sustainable solutions and development initiatives can commence and complement their efforts.

> *"…Humanitarian assistance too often remains stuck in emergency mode long after the acute crisis is over…"*[1]

In essence, this position paper seeks to address the following:

1. Identifying potential gaps in responses and support to affected people: mapping actors and responsibilities for bridging the gap between emergency responses and Durable Solutions.
2. Assessing Shelter cluster activities and how they pave the way for longer-term solutions.
3. Proposing steps for an exit strategy and handover process.

The primary focus is on examining how the shelter cluster's initiatives link to and are complementary to other stakeholders' interventions and assessing the effectiveness of these activities in fostering Durable Solutions for the affected population from the start.

3   Mandate

3.1   Global Shelter Cluster (GSC)

The Global Shelter Cluster, co-led by UNHCR in crisis contexts and by IFRC for disaster contexts has defined the work on Recovery and Durable Solutions from the start as one of the priorities for their upcoming GSC Strategy. The Global Shelter Cluster's position will be aligned with the Action Agenda [2] on Internal Displacement, encompassing the 31 commitments declared by the UN as well as other global frameworks and organisational strategies. The provision of adequate housing and support for housing, land, and property (HLP) has been identified as crucial elements contributing to durable solutions for IDPs.

The GSC emphasizes as an enabler the importance of localization and, where possible, underscores the need to empower national and local government partners as primary duty bearers for sustaining solutions for internally displaced populations aligned with the Action Agenda and respective IASC guidance on HD-Nexus[3] and localisation.

In certain countries (e.g. Somalia[4], Yemen, Afghanistan, or Ethiopia), Durable Solutions Working Groups work on advancing solutions pathways on policies and strategies and Shelter Clusters established Working Groups in the respective countries advocating for and implementing more "longer-term" shelter and housing options for displaced persons, moving beyond solely life-saving initiatives.

3.2   Ukraine Shelter Cluster[5] (USC)

Compared to other humanitarian relief operations in other contexts, the Ukrainian government has demonstrated significant capacity in aiding and rehabilitating affected

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[1] Independent review of the IASC response to internal displacement (3) – LINK
[2] The United Nations Secretary-General's Action Agenda on Internal Displacement – LINK
[3] The Humanitarian Development Peace Nexus – LINK
[4] Durable solutions WG in Somalia LINK
[5] Ukraine: Third Rapid Damage and Needs Assessment (RDNA3) - LINK

populations and areas (eRecovery programme[6]). This situation presents an opportunity for humanitarian actors to consider "solutions from the start" [7] and link emergency response to more enduring solutions led by local authorities and development organizations or private actors. USC is responsible coordination mechanism for the Humanitarian Shelter and Non-food items (NFI) in Ukraine.

Considering the reduction in available funding to humanitarian organizations and given the demonstrated capacities of both the government and development actors in Ukraine, this situation offers an opportunity for the Ukraine Shelter Cluster to adapt its mandate and reconfigure its activities within the cluster to target areas where there is more concentration of the vulnerable population with higher severity of needs in the eastern and southern Ukraine (The Crescent), while support to affected populations in the western and central Ukraine can (already) be managed by the local authorities and development actors.

In 2024, Shelter Cluster has aimed to facilitate a connection between its current activities and durable solution activities, aligning its efforts more closely with ongoing development activities in the region. Please see HNRP 2024 and Shelter Cluster Objective 3.[8]

Furthermore, the Shelter Cluster serves as co-chairs for the HLP working group (along with the Protection Cluster), actively participating in and supporting their initiatives to underscore and highlight the significance of the HLP component within the overall activities and as one central indicator[9] towards Durable Solution.

4   Terminologies[10]

It's essential to note that the terminology employed in this document is primarily drawn from the IASC framework for Durable Solutions for Internally Displaced Persons (IDPs). However, the scope of this paper isn't exclusively limited to IDPs. The context in Ukraine is notably multifaceted, encompassing IDPs, returnees, and the non-displaced crisis-affected population.

4.1   Durable Solutions
The affected population who has achieved a durable solution should enjoy, without discrimination, an adequate standard of living, including at a minimum shelter, health care, food, water, and other means of survival.

4.2   Adequate housing
An adequate standard of living requires that in addition to "shelter/accommodation", affected populations have adequate access, on a sustainable basis, to a basic minimum variety of services.

Durable Solution → Adequate Housing

Based on these definitions, it is clear that several parameters (building blocks) must be in place to achieve Durable Solutions for IDPs, and gaining access to adequate housing and living conditions is just another crucial part and *indicator*[11] in attaining this goal.

5   Shelter Cluster Objectives

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[6] Ukraine Early Recovery Programme – LINK
[7] Independent review of the IASC response to internal displacement (7.3) – LINK
[8] Ukraine Humanitarian Needs and Response Plan 2024 (December 2023) [EN/UK] - LINK
[9] Interagency Durable Solutions Indicator Library – LINK
[10] IASC Framework on Durable Solutions for IDPs - LINK
[11] Themes of Adequate standard of living– LINK

5.1 Emergency response[12]

One of the primary themes for the Shelter Cluster Objectives in 2024 has been devised to categorize our activities based on their urgency levels. Consequently, three cluster objectives are established (HNRP 2024):
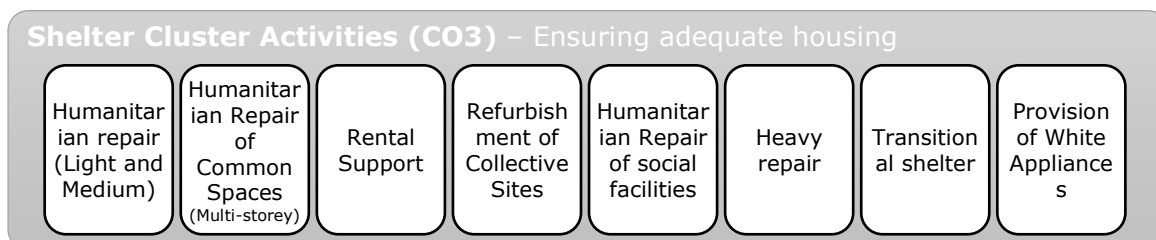
- Cluster Objective 1: Emergency Response
- Cluster Objective 2: Winter Response[13]
- Cluster Objective 3: Ensuring adequate housing - Linkage to a Longer-Term Solution

It's crucial to understand that while we label Cluster Objective 1 as the "Emergency Response," within the Shelter Cluster, all three objectives are regarded as elements of emergency response for humanitarian needs, each varying in the urgency of the required actions.

5.2 Shelter Cluster Objective 3 (CO3) [14]

Ensure adequate housing solutions for internally displaced people, returnees, and non-displaced people, while fostering linkages to longer-term response.

This Cluster objective consists of house and apartment repairs, the rectification of communal areas, rental support, collective site refurbishment aligning with Government of Ukraine resolution 930, humanitarian repairs to social service centres, and rapid prefabricated housing. These activities align SNFI cluster partner activities with transitional and cooperation frameworks, ensuring the SNFI cluster acts as a catalyst for reconstruction and durable solutions. Aligning humanitarian responses to the large-scale government (Resolution 381 [15]) programme "eRecovery" will be achieved through the Shelter Information Damage Assessment & Response (SIDAR[16]) database as a key tool to improve coordination, enhance decision-making and foster transparency and accountability and additionally pave the way to let other stakeholders to get engaged[17]. This objective is of critical importance considering the state strategy for regional development outlines that the scale of the destruction of residential buildings exceeds the volume of all new housing put into operation in the last seven years.

Shelter Cluster Activities (CO3) – Ensuring adequate housing

| Humanitarian repair (Light and Medium) | Humanitarian Repair of Common Spaces (Multi-storey) | Rental Support | Refurbishment of Collective Sites | Humanitarian Repair of social facilities | Heavy repair | Transitional shelter | Provision of White Appliances |

Each activity has undergone a meticulous evaluation by TWIG members to ensure its alignment with the goal of providing adequate housing. The methodology used for this evaluation can be found under Annex 10.2.

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[12] See the activity matrix on shelter cluster website - LINK

[13] Please note that Solid fuel and other energy-related activities in CO2 are specifically designed as acute humanitarian assistance to build resilience for cold winter days and are not considered long-term solution activities. Long-term energy-related solutions fall well beyond the mandate of the Shelter cluster.

[14] Annexed Document To Narrative Summary For: Humanitarian Needs And Response Plan 2024 Shelter Cluster Ukraine- LINK

[15] Legislative Update by UNHCR April 2023 - LINK

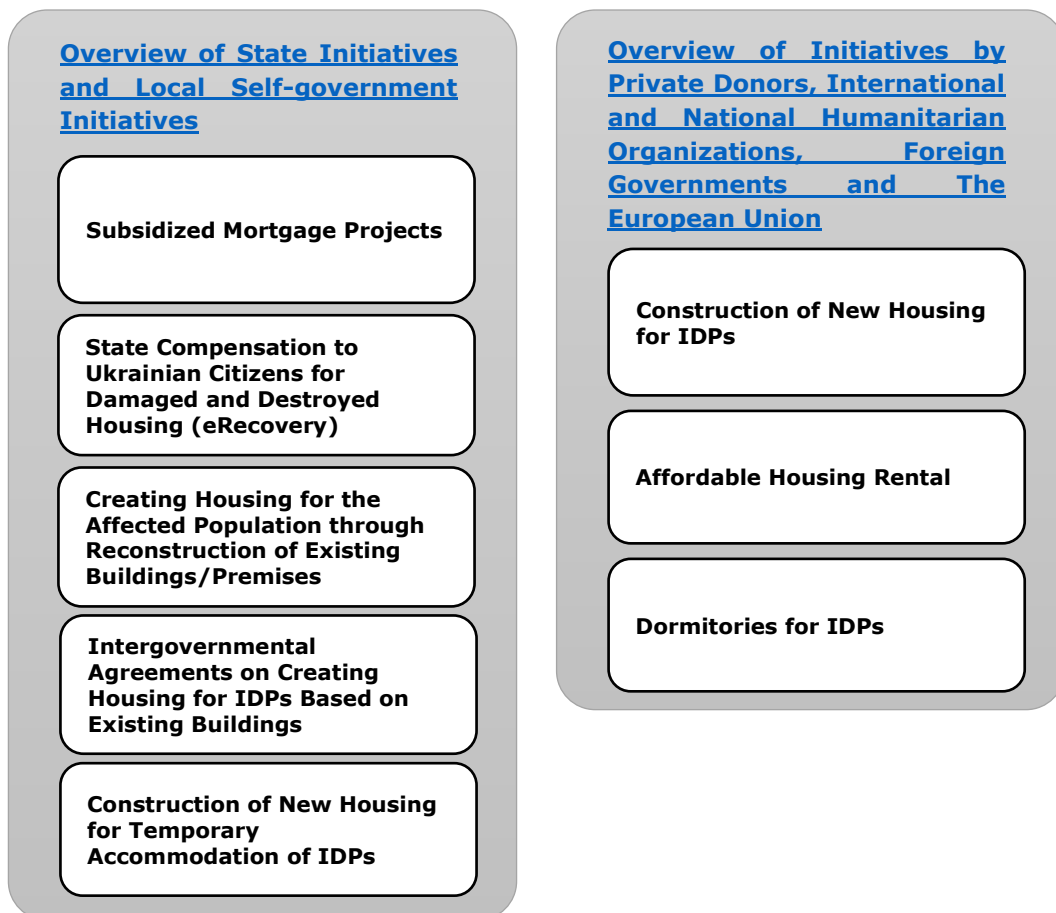[16] Shelter Information Damage Assessment and Response Database - LINK

[17] Please note that SIDAR is a tool under development and it is being updates and

6 Map of Durable Solution Activities in Ukraine

Despite financial constraints, state authorities and local government bodies have developed a number of options/pathways for advancing Durable Solutions (DS) regarding housing for IDPs and other affected population groups. These solutions include providing compensation for damaged and destroyed housing, upgrading existing buildings to meet housing standards for temporary or permanent accommodation of the affected population, offering favourable conditions for housing loans, etc. International donors play an active and crucial role in the implementation of certain state and local programs by providing financial support. There is also a broad range of initiatives by international and national humanitarian organizations, and private donors, which contribute to expanding temporary housing funds, providing affordable rental opportunities, and supporting local housing programs for IDPs and other citizens. Considering the large number of affected populations, existing programs require scaling, but they already allow identifying key approaches of state and non-state entities for sustainable resolution of the housing issues in Ukraine.

As mentioned above, there is a substantial presence of development actors on the ground in Ukraine, including the Government, HD-Nexus, UN, NGOs, and private actors. During the TWIG, Caritas Ukraine has created a map detailing some of these actors to offer a general overview.

Some of the main DS programs are as follows: (for the definition of each activity see Annex 10.3):

Overview of State Initiatives and Local Self-government Initiatives

> **Subsidized Mortgage Projects**

> **State Compensation to Ukrainian Citizens for Damaged and Destroyed Housing (eRecovery)**

> **Creating Housing for the Affected Population through Reconstruction of Existing Buildings/Premises**

> **Intergovernmental Agreements on Creating Housing for IDPs Based on Existing Buildings**

> **Construction of New Housing for Temporary Accommodation of IDPs**

Overview of Initiatives by Private Donors, International and National Humanitarian Organizations, Foreign Governments and The European Union

> **Construction of New Housing for IDPs**

> **Affordable Housing Rental**

> **Dormitories for IDPs**
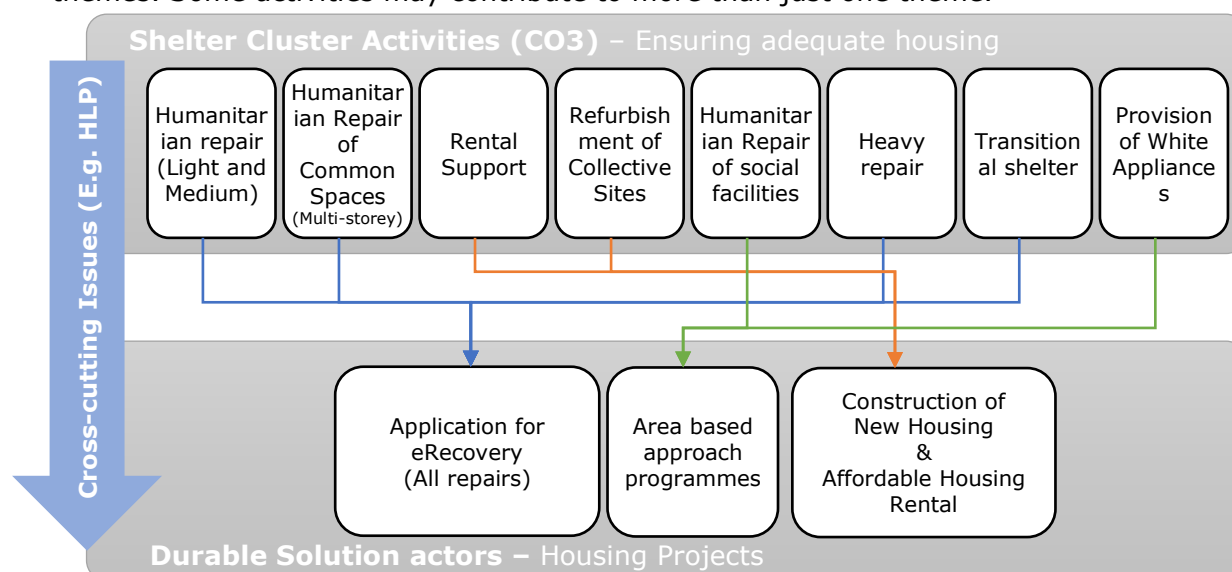
7   Next Steps for Shelter Cluster Activities

Having the overview of the main DS program and the list of activities from CO3 side-by-side automatically leaves a tracible connection between these lists. However, for better understanding, we can categorize the DS activities into three main thematic areas: Application for eRecovery, Area-based approach programmes, and Construction of New Housing & Affordable Housing / Rental. These three *thematic* approaches are utilized solely for the purpose of this paper and to facilitate the comprehension of the relevant activities associated with Shelter cluster activities, as showcased in the graphic below:

Application for eRecovery (All repairs)

Area based approach programmes

Construction of New Housing & Affordable Housing Rental

Most of the activities in CO3 can be linked either directly or indirectly to the three main Durable Solution thematic activities mentioned above. This connection allows us to track the association between the current Shelter Cluster activity to a more long-term approach.

7.1   The Next Steps

Based on the logic outlined, the diagram below illustrates the next steps and the potential connections between CO3 activities and Durable Solution thematic activities. This diagram serves as a tool to show how Shelter Cluster activities contribute to the Durable Solutions themes. Some activities may contribute to more than just one theme.

7.1.1   Connection to Application for eRecovery (All repairs)

This theme aims to encompass all DS programs related to compensation programs provided by local authorities and other actors. eRecovery focuses on the reconstruction and repair of housing units that have been damaged or destroyed as a result of Russian aggression due to the war.

The Shelter Cluster activities linked to this initiative include Light and Medium Repair, Humanitarian Repair of Common Spaces (Multi-storey), Heavy repair, and provision of transitional shelters.

The Shelter Cluster documents the partners' activities using tools such as 5W and SIDAR to track the assistance provided by humanitarian organizations and can hand over the relevant information to compensation programmes managed by local authorities with the humanitarian principle of safeguarding the personal data in mind upon transition.

Shelter Cluster's assistance is need-based and encourages partners to prioritize based on vulnerability criteria agreed upon within the Shelter Cluster. The priority groups for humanitarian assistance may differ from those of the authorities [18]. Therefore, the protection and HLP component (ensuring that the affected person understands their options for assistance and their eligibility for compensation through the Ukraine government mechanism) is a crucial part of this assistance. The HLP component serves as a referral for those who may have been excluded from the authorities' compensation program, enabling them to receive assistance from humanitarian actors and programs in place.

7.1.2 Connection to Area-Based Approaches

Shelter Cluster's observations from the field[19] show it is deemed insufficient to only assist the households directly affected in areas heavily impacted by Russian aggression. The Shelter Cluster advocates for an area-based approach[20], wherein multi-sectoral projects can rejuvenate heavily damaged areas by offering repairs not only to housing units but also to facilities that play a vital role in the livelihood and revitalization of an area.

To achieve this objective, activities such as Humanitarian Repair of social facilities and the provision of white appliances have been designed.

7.1.3 Connection to Construction of New Housing & Affordable Housing Rental

Several development actors are actively involved in the construction of affordable housing in Ukraine, aiming to provide new housing units. These programs are specifically designed to aid the affected population that has lost their lands and homes due to occupation and destruction. A significant portion of these programs supports this population through more durable rental programs and low mortgage rates. The Shelter Cluster has implemented programs such as Rental Support or refurbishing collective sites to ensure a dignified life for the affected population who can sustain a life outside of collective sites, as well as for those who are extremely vulnerable within collective sites. This is achieved by raising the standard of the collective site to a level approved by local authorities (Resolution 930[21]) and creating a dignified living space for them until other long-term programs can step in to assist this population.

7.2 Identified Gaps & Challenges

1. There appears to be a gap in coordinating referrals from Shelter Cluster to Durable Solution actors. For instance, it's currently unclear whether the state-owned RDDP[22] database will be used to address this gap. Although the Shelter Cluster acknowledges the existence of this gap, it doesn't hinder the delivery of services but we can envision connecting the cluster's database (SIDAR) to state own database (RDDP) as a possible solution toward exit strategy, this is a work in process.

2. Another notable deficiency is the absence of area-based approaches. Currently, there are no comprehensive Durable Solution programs specifically focused on revitalizing heavily affected areas. This is particularly significant for the Shelter Cluster, as some CO3 activities aim to revitalize affected communities by refurbishing social facilities. This goes beyond house repairs, as it contributes to creating infrastructure for inhabitants to sustain a dignified and adequate life.

   Therefore, we believe there should be a counterpart among Durable Solution (development) actors that can seamlessly coordinate the response where the Shelter Cluster concludes its response. Recent initiatives to re-activate a housing sector core group are welcomed by the cluster.

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[18] For instance, minority groups or those who fallen out of social services programs may not be included under local authorities' assistance priorities.

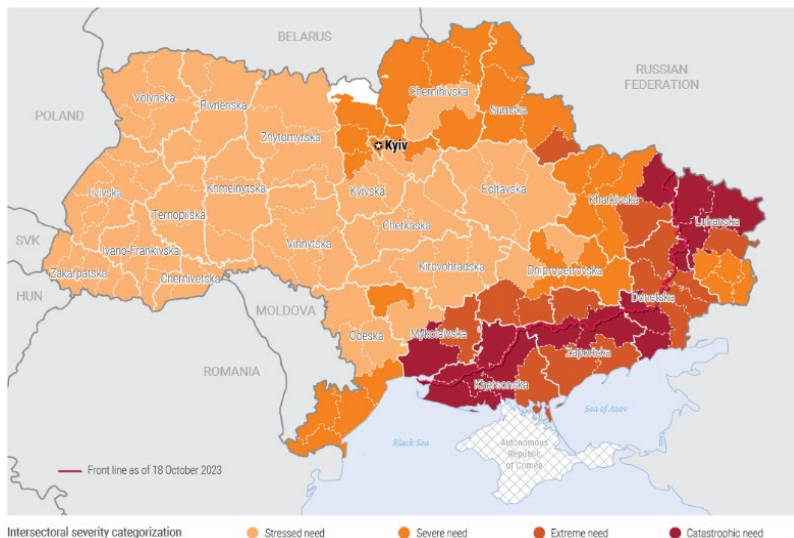[19] Please refer to Ukraine's East hubs mission reports from the front line – LINK

[20] Some examples: Settlements Approaches in Urban Areas Working Group – LINK

[21] Legislative Update by UNHCR September 2023 - LINK

[22] The Register of Damaged and Destroyed Property (RDDP)

8   History and Geographical Focus

8.1   The Crescent

Following the outcomes of the HNRP 2024, from 2022 to 2023, and now in 2024, there has been a growing tendency to shift humanitarian partners' focus more towards the eastern Crescent, where there is a higher severity of needs. This prioritization is also a result of insufficient funding to support the entire population in need. The shift is inevitable, and as a result, there will be underserved populations in the western and central areas of Ukraine. It is of utmost importance that a coordination mechanism be put in place to address the needs of IDPs who may be left unassisted.

Currently, in Ukraine, this coordination has not been comprehensively formed. While mechanisms such as the Durable Solution Working Group are in place, the area of intervention is proven to be limited in size.

The Shelter Cluster will publish its multi-year strategy document in 2024, which will include the exit strategy for areas from west to east extensively.

8.2   Historical Context

This isn't the first time the Shelter Cluster has had to get involved in long-term and exit strategies in Ukraine. The humanitarian response has been ongoing for over a decade in Ukraine. Before the full-scale Russian invasion of Ukraine, the Shelter Cluster was already in discussions with key stakeholders and the local authorities on the ground about transitioning responsibility and planning for an exit strategy. However, the situation changed rapidly following the February 2022 events. There are valuable lessons to be learned from the period before the invasion regarding the process of transitioning and deactivating operations. Therefore, involving and consulting with the Shelter Cluster would be highly advisable.[23] In the document Shelter Cluster Transitional Plan, there is relevant information that is still valid for the current context such as definitions for terminologies e.g. Cluster *transition* and *deactivation*.

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[23] Before the full-scale invasion, the Shelter Cluster was actively engaged in various activities aimed at finding long-term solutions, leading the interventions. Some examples include:
1. TWIG on Social Housing 2016 – LINK
2. Meeting minutes from the Strategic Advisory Group (SAG) discussing transitional plan – LINK

9   Risks and Recommendations

9.1   Affected People Left Behind

As humanitarian efforts are shifting focus to the East and there is a possibility of handover of the coordination for humanitarian assistance of western areas to local authorities/development actors, coupled with limited funding, there is a risk that the needs of some affected populations not residing in the Crescent may go unmet. These needs could vary from basic humanitarian assistance to more long-term support.

9.2   Advocating for Cross-cutting Issues

It is crucial to reiterate that attaining long-term solutions goes beyond mere shelter requirements; it demands a comprehensive, multi-sectoral approach. The scope of addressing all gaps related to this topic exceeds the mandate and capacity of the shelter cluster alone. Hence, we emphasize the significance of acknowledging cross-cutting issues such as HLP rights[24], and clear referrals and establishing a coordination mechanism capable of identifying and integrating these concerns effectively.

9.3   A Meaningful Coordination Forum[25]

To successfully implement a multi-sectoral approach, it is imperative to establish a more meaningful coordination forum. This forum would play a crucial role in delineating boundaries for development actors engaged in humanitarian response, clarifying where humanitarian activities conclude, and long-term solution initiatives commence. While currently there have been several forums dedicated to this topic, a unified focal point is yet to be designated. Such a focal point is essential to address the coordination vacuum, and referrals and provide the best available knowledge derived from successful practices as well as advocating for Cross-cutting issues as well as a possible coordination mechanism for community-based approach programs.

9.4   Knowledge Management

In each sector, a wealth of knowledge is available, encompassing information about vulnerable populations, best practices, and lessons learned. However, there is a potential risk in safeguarding the data related to the affected population when it comes time to transfer it. It is crucial to consider the protection of the affected population when exchanging data, as there is a risk associated with this process.[26]

Additionally, within the shelter cluster, there exists a significant amount of knowledge regarding adequate housing and a deep understanding of the challenges faced by both organizations and the population benefiting from assistance. This knowledge could be effectively leveraged to optimize responses and allocate resources more efficiently for improved outcomes. The Shelter Cluster remains available for consultation.

9.5   Engagement with Shelter Cluster

The Shelter Cluster strongly recommends that actors engage in long-term activities, involving us in their discussions to ensure a comprehensive understanding of our initiatives and explore complementarities in areas of responsibility. This two-way communication is essential to minimize the risk of overlap and duplication, fostering a more impactful conclusion to the activities.

9.6   Monitoring & Evaluation

Shelter Cluster faces challenges in receiving data on the outcomes of long-term solution activities. Consequently, we cannot guarantee whether the needs of the affected population are being comprehensively met. For instance, the Shelter Cluster lacks information on the extent to which recovery programs are adequately compensating the affected population.

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[24] Ensuring security of tenure through the use of rental agreements and conducting a verification of ownership of the property to decrease the risk of disputes over the property.

[25] A notable instance of good practices is *PeReHID* initiative focusing on Cash: UNHCR Ukraine, Cash Assistance Fact Sheet – LINK.

[26] The Minimum standard about Individual Protection Referrals in Ukraine can be found here. – LINK

For instance, there is a possibility that newly refurbished or constructed buildings may lack essential finishes, hindering households from moving in. Therefore, it is imperative to establish a system to address these issues.

10 Conclusion

Emphasizing the crucial position of the Shelter Cluster in Addressing Adequate Housing Needs, hereby we present seven main positions for the Shelter Cluster Ukraine in this regard:

1. **Shelter Cluster Mandate:** Our activities are primarily focused on life-saving and meet minimum humanitarian standards as regards safe, dignified, and appropriate shelter. We aim to provide adequate housing for the affected population until more robust, Durable Solutions are implemented by other entities.

2. **Durability as a Mindset**: Throughout all our endeavours (e.g. CO3), the Shelter Cluster maintains a mindset centred on durability (See Annex 10.1). This involves a sustainable use of resources and a dignified response, considering the provision of minimum adequate housing solutions.

3. **Humanitarian Vulnerability Criteria:** As a humanitarian principle, given the uncertain state of funding, our primary focus within the Shelter Cluster is to prioritize the affected population based on their assessed needs and vulnerabilities. Our goal is to implement activities that empower them to connect with more lasting solutions, emphasizing durability. Shelter Cluster is developing targeting vulnerability criteria guidelines to address this matter.

Delineating Areas of Involvement and Anticipated Engagement from Development Actors:

4. **This document works as an information bridge:** between the Shelter and NFI cluster in Ukraine and various development actors (governmental, HD-Nexus actors, private). We have outlined existing programs, documented the outcomes of our activities, and indicated the next steps as well as the gaps. The Shelter Cluster team is available for any discussion and consultation needed with Durable Solution actors.

5. **Local Authorities and Durable Solutions actors:** Observing the absence of a unified coordination approach for Durable Solutions, we clarified in the position paper the extent of our activities and identified where our involvement concludes. Beyond our activities, the responsibility for leading Durable Solutions lies with development actors and the government of Ukraine.

6. **Conclusion of SC activities:** Once a CO3 activity is concluded and post-distribution monitoring confirms the humanitarian need of a household has been fulfilled, we consider that activity concluded.

Finally, as in Shelter Cluster coordination, we must consider an exit strategy on two different levels. Firstly, when the activities are implemented and the humanitarian needs of the population have been met. Secondly, when we are shifting geographical focus from west to east, concentrating on areas with higher severity.

In both cases, the exit strategy needs to be synchronized with local authorities, ensuring the right referrals to the appropriate actors are in place.

7. **Capacity Building:** The Shelter Cluster is ready to support the government's capacity building and assist in any potential handover and exit from any Ukrainian context, ensuring a seamless transition from humanitarian efforts to local

authorities. Shelter Cluster stays available for any type of consultation in this regard.

11 Appendix

11.1 Durability as a Mindset

It is crucial for all Shelter Cluster's humanitarian responses, whether they are immediate emergencies or time-limited activities, to prioritize durability as a guiding principle. However, it's important to note that durability doesn't necessarily imply a permanent solution. In this context, these terms hold distinct meanings.

A clear illustration of this principle is the "light & medium repair" activity. This activity is specifically crafted to address emergency situations where the integrity of the thermal envelope of a dwelling has been compromised, potentially exposing residents to severe winter weather. By choosing the replacement of the windows, we not only ensure the physical safety of the inhabitants but also eliminate the need for a repeat of replacing tarps and OSBs (emergency shelter kits: SC's first response after each attack) that were initially used to cover the breach in the dwelling's structure.

Perhaps the activity itself cannot be labeled as a Durable Solution; rather, it contributes towards achieving a Durable Solution that encompasses a wider range of needs of a household. This mindset could potentially present itself as a gap after any exit or handover.

11.2 Meaning of adequacy

According to OHCHR,[27] Basic shelter and housing are adequate when the related goods and services are Available, Accessible, Acceptable, and Adaptable. With inspiration from publications from Habitat for Humanity,[28] we contextualized these factors for Shelter Cluster Ukraine:

- Security of   tenure
- Safe location
- Safe structure
- Affordability
- Habitability
- Availability of services, materials, facilities and infrastructure
- Accessibility

Taking these factors into account, we have sought to clarify the justification for including activities from CO3 for providing adequate housing. This, in turn, establishes a connection to longer-term solutions. The evaluation table has been collectively developed by members of the TWIG.

Adequate housing factors	Activities of CO3 "Ensure adequate housing solutions for internally displaced people, returnees, and non-displaced people, while fostering linkages to longer-term response"[29]							
	1 - Humanitarian Repair (Light and Medium)	2 - Humanitarian Repair of Common Spaces (Multi-storey)	3 - Rental Support	4 - Refurbishment of CSs	5 - Humanitarian Repair of Social Facilities	6 - Heavy Repair	7 - Transitional Shelter	8 - Provision of White Appliances

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[27] OHCHR Fact Sheet on the right to adequate housing– LINK

[28] Improving housing in informal settlements, Assessing the impacts in human development - LINK

[29] Humanitarian needs and response plan 2024 - LINK

Security of tenure	✔ L/M repairs reduce the risk of displacement as owners and tenants are assisted in their current address.		✔ Rental support provides security of tenure for the IDPs in their temporary accommodation.	✔ CS refurbishment provides security of tenure for the IDPs in their temporary accommodation.	✘	✔ Heavy repairs reduce the risk of displacement as owners and tenants are assisted in their current address.	✔ TS assistance is provided to individuals intending to return or remain on their plot and village of origin, on a permanent and sustainable basis.	✘
Safe location	✔ SC partners and contractors do not provide house repair services in locations less than 20 km from the front line.	✘	✔ Housing adequacy standards are verified and confirmed by partners.	✔ The location of the CS is assessed according to SC guidelines.	✔ The location of the Social Facilities is assessed according to SC guidelines.	✔ SC partners and contractors do not provide house repair services in locations less than 20 km from the front line.	✔ In line with protection principles, partners will identify locations for the TS assistance avoiding areas of active conflict that are likely to be subject to further damaging effects of the hostilities.	✘
Safe structure	✔ Light and medium repairs do not target structural damage and this is evaluated during the damage assessments.	✔ Improved common spaces provide protection from external threats.	✔ Housing adequacy standards are verified and confirmed by partners.	✔ The CS is not affected by structural damage.	✔ The social facility is not affected by structural damage.	✔ Heavy repairs may involve structural repairs of the dwelling (depending on budget and technical complexity).	✔ Transitional shelter assistance provides improved living conditions and a safe living space.	✘
Affordability	✔ L/M repairs including sealing the thermal envelope will reduce energy costs for the HHs.	✔ SC repair may contribute to energy efficiency and reduced energy costs (heating system, windows replacement, etc.).	✔ Rental support targets IDPs living in Collective Sites (CSs) who will have the capacity to sustain private rental payments at the end of the rental support period.	✔ CS is a short-term solution that provides affordable accommodation to IDPs.	✘	✔ Heavy repairs prevent homeowners from incurring high repair costs that affect their finances or from having to seek alternative housing solutions at extra cost.	✔ TS assistance is provided to socio-economically vulnerable HHs reporting damage beyond repair, who have no resources to rebuild the house by their own means in the foreseeable future.	✔ The provision of white appliances prevents those affected from draining their finances by replacing lost items.
Habitability	✔ L/M repairs improve the living conditions in the housing unit.	✔ Common Spaces repair improves the living conditions in the building.	✔ Housing adequacy standards are verified and confirmed by partners once the rental accommodation is identified by the beneficiary.	✔ Refurbishment activities aim to upgrade the facility to minimum adequacy standards.	✘	✔ Heavy repairs improve the living conditions in the housing unit.	✔ Transitional shelters are designed to meet minimum housing standards (SPHERE).	✔ The provision of essential appliances enables HHs to live properly and improves the living conditions in terms of domestic comfort.

Availability of services, materials, facilities and infrastructure	✔ L/M repairs are provided to non-displaced households in their communities, where services and facilities are functioning / can be improved through activity 5.	✔ Repairs are provided to non-displaced households in their communities, where services and facilities are functioning / can be improved through activity 5.	✔ Housing adequacy standards are verified and confirmed by partners (including access and proximity to social services and facilities)	✔ The identified CSs should be located in accessible areas and contribute to social integration/cohesion	✔ Humanitarian social facilities is an enabler for people in a community to have access to different services and is therefore complementary to the other CO3 activities. Not having access to community services can lead to displacement unrelated to individual dwelling conditions.	✔ Heavy repairs provided to non-displaced households in their communities, where services and facilities are functioning / can be improved through activity 5.	✔ The assessment for TS installation should take into consideration the availability of social infrastructure in the proposed area (education, medical facilities, department of social protection, etc.) and access to public transport.	✘
Accessibility	✔ L/M repairs are provided to non-displaced households in their communities, where services and facilities are functioning / can be improved through activity 5.	✔ Repairs are provided to non-displaced households in their communities, where services and facilities are functioning / can be improved through activity 5.	✔ Housing adequacy standards are verified and confirmed by partners (including access and proximity to social services and facilities)	✔ The identified CSs should be located in areas where markets, essential services, and livelihoods are accessible	✔ Humanitarian repair of social facilities is an enabler for people in a community to have access to different services and is therefore complementary to the other CO3 activities.	✔ Heavy repairs provided to non-displaced households in their communities, where services and facilities are functioning / can be improved through activity 5.	✔ The assessment for TS installation should take into consideration the availability of social infrastructure in the proposed area (education, medical facilities, department of social protection, etc.) and access to public transport.	

11.3 Long-term programmes

11.3.1 State Initiatives and Local Government Initiatives	
Subsidized Mortgage Projects	Several state programs for subsidized housing loans are implemented in Ukraine. One of them is the state mortgage lending program "eOselia," beneficiaries of which can be war veterans and their families, internally displaced persons, or other Ukrainian citizens who do not own real estate or whose property is less than 52.5 m² for a single person and an additional 21 m² for each subsequent family member. Military personnel, law enforcement officers, medical workers, educators, and scientists can take a mortgage loan at 3% per annum, while other citizens can access loans at 7% per annum. According to the Government of Ukraine, as of early February, more than 7,000 households have used the subsidized mortgage lending program, totaling 10.7 billion UAH. The State Fund for Youth Housing Assistance implements a housing loan program for IDPs at 3% funded by the Government of Germany through the KfW bank. This program started before the full-scale invasion of the Russian Federation in Ukraine, while in December 2023, the Government of Ukraine and KfW signed an additional agreement for the allocation of 17 million euros in addition to the already issued 25.5 million euros since 2020. According to Ukrainian government officials, about 400 IDP families can benefit from the subsidized program in 2024. On December 7, 2023, the Government of Ukraine, represented by the Ministry for Reintegration of Temporarily Occupied Territories, the State Fund for Youth Housing Assistance, and KfW, signed Additional Agreement №1 to the Grant and Project Agreement from December 28, 2020, which allocated additional funding of 17 million euros to the already provided 25.5 million euros in 2020. Beneficiaries of the program are determined through random selection to prevent potential abuses. The State Fund for Youth Housing Assistance also administers a separate loan program for IDPs and participants of the anti-terrorist operation (Joint Forces Operation). This program provides preferential long-term loans for IDPs and participants of the ATO, while official statistics show that 129 IDPs and 133 participants of the anti-terrorist operation received loans during 2019-2023 totaling 236 million 136 thousand UAH. It should be noted that the mentioned state fund supports the implementation of similar regional programs funded by local budgets. IDPs are beneficiaries of various municipal programs for subsidized lending. For example, in Vinnytsia, the Municipal Fund for Management and Financing of Construction operates. The Fund's authority includes creating favorable conditions for budget sector workers, youth, and other program participants to purchase quality housing on affordable payment terms. Based on the "Municipal Housing" program approved by Vinnytsia City Council, program beneficiaries, including IDPs, are determined by drawing lots. The program ensures the construction of new housing, which is distributed among priority citizen categories based on subsidized lending. Meanwhile, in 2022, the Kyiv City Council approved a local housing program for 2022-2024, which includes subsidized housing loans, with a priority for combat participants. The program involves purchasing 30%-50% of the housing cost at the expense of the local budget, while the other part of the costs is covered through mortgage lending. These are just some examples of relevant programs being implemented, while various local self-government bodies implement a significant number of similar programs across different regions.
State Compensation to Ukrainian Citizens for Damaged and Destroyed Housing	Affected households in Ukraine can use the state program "EVidnovlenya." At the first stage of the program, affected households could receive cash compensation for damaged housing, which they can use for repairs (up to 200,000 UAH). The second stage of the program, which has already started, involves receiving a certificate for purchasing a new home or cash payment for self-reconstruction. Preliminary data shows that compensation for damaged housing was received by about 35,000 households (about 3.2 billion UAH), while the first results of the second stage of the program showed the generation of about 2,000 certificates for purchasing new

	housing instead of the destroyed ones (about 3.7 billion UAH). Applications for compensation can be submitted in the "Diia" app.
Creating Housing for the Affected Population through Reconstruction of Existing Buildings/Premises	Data from the digital platform DREAM, created to monitor the recovery process in Ukraine, shows the prevalence of projects in Ukraine aimed at bringing existing (empty) buildings into compliance with proper living conditions for IDPs. Part of these reconstructions is funded by the Fund for Elimination of Consequences of Armed Aggression, financed by the special fund of the State Budget of Ukraine. Local self-government bodies initiate the reconstruction process of such buildings, while objects are selected for implementation by an interdepartmental working group. The geography of selected projects is quite broad, from regions close to the line of combat operations to more stable territories. For example, funded by the Fund for Elimination of Consequences of Armed Aggression, the reconstruction of a two-story non-residential building into a residential house with 12 apartments with built-in non-residential premises: a pharmacy and a store in Blyznyukivska territorial community of Kharkiv region is planned (the total expected cost is about 22 million UAH). Meanwhile, in Nehvoroshcha, Poltava region, a project for the reconstruction of a community house into a multi-apartment residential building for accommodating internally displaced and evacuated persons is being implemented (the total expected cost is about 16 million UAH). The implementation of these and other examples can be tracked on the DREAM platform.
Intergovernmental Agreements on Creating Housing for IDPs Based on Existing Buildings	At the end of December 2023, it was officially announced that an agreement was signed between the Ministry for Reintegration of Temporarily Occupied Territories of Ukraine, the German bank KfW, and the Ukrainian Social Investment Fund on a grant agreement of 24.2 million euros for creating energy-efficient housing for internally displaced persons. The project involves creating housing for IDPs through the reconstruction of existing buildings using modern energy-saving technologies and constructing new buildings. Within the project, 8 objects have already been selected in Dnipropetrovsk, Lviv, Kharkiv, and Khmelnytsky regions.
Construction of New Housing for Temporary Accommodation of IDPs	Some territorial communities and regional authorities initiate the construction of new housing for the temporary accommodation of IDPs and seek funding. For example, the Mykolaiv Regional Military Administration announced the completion of the preparation of the project and estimated documentation necessary for the construction of a residential multi-apartment complex in Pervomaisk, Mykolaiv region. The project involves the construction of 1,703 apartments for IDPs (more than 6,000 residents), with the project cost being 3 billion 335 thousand UAH.

11.3.2 Initiatives by Private Donors, International And National Humanitarian Organizations, Foreign Governments, And The European Union	
Construction of New Housing for IDPs	Foreign and national donors implement a number of programs for constructing new housing for temporary or permanent accommodation of IDPs. In particular, in 2024, the construction of 25,000 m² of new housing in Ivano-Frankivsk, Khmelnytsky, Novovolynsk, and Ternopil will begin, totaling 35.5 million euros for 1,800 internally displaced persons. The new housing is being built with funds from the EU program "Housing for Internally Displaced Persons (IDPs) and Recovery of Liberated Cities in Ukraine, Component II," which is funded by the European Union and managed by the Nordic Environment Finance Corporation (Nefco).
Dormitories for IDPs	In Dnipro, with the support of the Government of France, the Mariupol City Council implemented a project to create a dormitory for IDPs, which opened in April 2023.

	The dormitory was equipped in the dormitory of the Dnipro State Agrarian and Economic University. It provided housing for 127 people (35 families). The building was leased to the municipal enterprise of the Mariupol City Council "Mariupol City Dormitory." Due to legislative restrictions, the lease agreement formally operates for one year and will require renewal after this period, but the memorandum between the university and the city council provides for such an extension during the martial law period and three years after its completion. Community representatives consider this project exclusively as temporary - only for the duration of the war and post-war recovery of Mariupol, noting that the ultimate goal is to return to the city and rebuild housing there. Mariupol City Council receives funding from the Government of France, announces tenders, and controls the works. Mariupol City Council formulates needs and technical tasks, having no access to funding. Another partner of the project is Adra Ukraine, which compensates all residents for utility costs. Settlement in the dormitory occurs on a point system, according to the regulation approved by the city council before the start of the full-scale war. A check for other housing is conducted. Residents sign a living agreement, under which they only pay for utilities. However, compensation for utility services is provided under a separate contract. Rooms in the dormitory were planned so that one family could live in one room.
Affordable Housing Rental	Current IOM projects include building housing in five regions of Ukraine by creating an affordable rental housing mechanism for displaced persons. Within this initiative, funded by the Government of Germany through KfW bank, about 2,000 apartments will be built for approximately 6,000 people. IOM envisages two possible rental mechanisms, although currently in Ukraine there is no legal framework regulating the second mechanism: 1) Long-term rental and 2) Rent-to-own. This mechanism involves transferring ownership to the tenant after 10-15 years. For example, the Poltava Regional Military Administration reported that within the IOM project, rental funds would go to the special fund of communities, which could then be them for further construction, and maintenance of housing infrastructure for IDPs, and other vulnerable segments of the population. Meanwhile, in December 2023, in Tarasivka, Kyiv region, the first phase of houses for IDPs living on the basis of affordable rent was opened. The project was implemented by the charity fund To Ukraine With Love, while the main investor of this project is Dell Loy Hansen. Keys to the first phase homes were received by 80 families or about 300 internally displaced persons, including 104 children. The houses will be rented free of charge for a term of 5 years. Overall, in the Kyiv region, this fund and patron provide the opportunity for free rent for 5 years in various parts of the region (135 apartments in Sofiivska Borschagivka (Kyiv), 330 apartments in Tarasivka of the Boyarka territorial community, and houses for single IDPs in Kolonshchyna of the Makariv territorial community).

12 Revisions

Date	Modification
4/8/2024	Acknowledgement page added.