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Combination of State Regulation of Housing Construction and Management of the Restoration of Abandoned Housing in Ukraine

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ABSTRACT

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The article examines the specific features of state regulation of housing construction and the restoration of Ukraine's housing stock under wartime challenges and the needs of post-war reconstruction. It substantiates that the transformation of state housing policy is driven by the large-scale destruction of housing infrastructure, the increasing social vulnerability of the population, the growth of internal migration, and the need to develop comprehensive mechanisms for rebuilding the housing sector. The study analyzes the regulatory and legal framework of state policy in the field of housing construction, the restoration of damaged and destroyed housing, as well as the management of housing resources under crisis conditions. It is determined that the current regulatory system requires improvement through a combination of new construction instruments, reconstruction measures, and the reintegration of the existing housing stock into effective use. The current state of Ukraine's housing stock is analyzed, and the main problems of its functioning under wartime conditions are outlined. It is established that, alongside the direct losses of housing infrastructure, the problems of affordable housing shortages, uneven territorial provision of housing resources, the growing needs of internally displaced persons, and the presence of a significant amount of abandoned or inefficiently used housing have become more acute. The article characterizes the mechanisms of international financial support for the restoration of Ukraine's housing infrastructure, in particular, the instruments of the European Union and international financial institutions. It also analyzes the significance of the state program "evidnovlennia" as a tool for compensation for damaged or destroyed housing and for stimulating the reconstruction of the housing stock. As a result of the study, a model is proposed for combining state regulation of housing construction with the management of the restoration of abandoned housing stock. This model provides for the integration of regulatory, institutional, and financial mechanisms of state policy and is aimed at increasing the efficiency of housing resource use in the process of Ukraine's post-war reconstruction.




KEYWORDS

state regulation, housing construction, housing, housing stock, social housing, housing construction, housing policy, housing provision, engineering infrastructure, the right to housing, regulatory and legal regulation, state regulation mechanisms, housing restoration, abandoned housing.




Поєднання державного регулювання житлового будівництва та управління відновленням покинутого житла в Україні

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СТАТТЯ	АНОТАЦІЯ
<p>Дослідницька</p> <p>DOI: 10.70651/3041-2498/2026.2.11</p> <p>Отримана: 27.12.2025 р.</p> <p>Прийнята: 31.01.2026 р.</p> <p>Опублікована: 17.02.2026 р.</p> <p>Авторське право © 2026 автора</p>  <p>Цей твір ліцензовано на умовах Ліцензії Creative Commons «Із Зазначенням Авторства – Некомерційна 4.0 Міжнародна» (CC BY-NC 4.0).</p>	<p>У статті досліджено особливості державного регулювання житлового будівництва та відновлення житлового фонду України в умовах воєнних викликів і потреб післявоєнної реконструкції. Обґрунтовано, що трансформація державної житлової політики зумовлена масштабними руйнуваннями житлової інфраструктури, посиленням соціальної вразливості населення, зростанням внутрішньої міграції та необхідністю формування комплексних механізмів відбудови житлового сектору. Проаналізовано нормативно-правове забезпечення державної політики у сфері житлового будівництва, відновлення пошкодженого і зруйнованого житла, а також управління житловими ресурсами в умовах кризових змін. Визначено, що чинна система регулювання потребує вдосконалення шляхом поєднання інструментів нового будівництва, реконструкції та повторного залучення до використання наявного житлового фонду. Проаналізовано сучасний стан житлового фонду України та окреслено основні проблеми його функціонування в умовах війни. Встановлено, що поряд із прямими втратами житлової інфраструктури загострилися проблеми дефіциту доступного житла, нерівномірності територіального забезпечення, зростання потреб внутрішньо переміщених осіб і наявності значного обсягу покинутого або неефективно використовуваного житла. Охарактеризовано механізми міжнародної фінансової підтримки відбудови житлової інфраструктури України, зокрема інструменти Європейського Союзу та міжнародних фінансових організацій. Проаналізовано значення державної програми «Відновлення» як інструменту компенсації за пошкоджене або зруйноване житло та стимулювання реконструкції житлового фонду. У результаті дослідження запропоновано модель поєднання державного регулювання житлового будівництва та управління відновленням покинутого житлового фонду, що передбачає інтеграцію нормативно-правових, інституційних і фінансових механізмів державної політики та спрямована на підвищення ефективності використання житлових ресурсів у процесі післявоєнної відбудови України.</p>



КЛЮЧОВІ СЛОВА

державне регулювання, житлове будівництво, житло, житловий фонд, соціальне житло, житлова політика, забезпечення житлом, інженерна інфраструктура, право на житло, нормативно-правове регулювання, механізми державного регулювання, відновлення житла, покинуте житло.

1. Introduction

In the current conditions of military challenges and post-war reconstruction of Ukraine, the problem of effective state regulation of housing construction and restoration of the housing stock is of particular relevance. The full-scale armed aggression of the Russian Federation has caused large-scale destruction of housing infrastructure, which has led to a significant reduction in the housing stock, an increase in the shortage of affordable housing and a significant increase in the number of internally displaced persons in need of housing provision. Under such conditions, there is a need to form an effective state policy aimed not only at the construction of new housing, but also at the restoration of damaged facilities and the rational use of existing housing resources.

At the same time, an important problem remains the presence of a significant amount of abandoned or inefficiently used housing stock, which can potentially be involved in the system of providing the population with housing. The insufficient effectiveness of the mechanisms for accounting, management and reconstruction of such housing, as well as the limited financial and institutional resources of territorial communities, complicate the implementation of a comprehensive state housing policy. In this regard, the study of mechanisms for combining state regulation of housing construction with the management of the restoration of abandoned housing stock, taking into account international experience and the possibility of attracting external financial support, is of particular importance.

2. Literature Review

The problems of development of state housing policy, regulation of housing construction and housing management in modern conditions are actively studied in the works of domestic and foreign scientists. In particular, Libanova studies the socio-economic resilience of Ukrainian society and the impact of military challenges on the development of social infrastructure and state recovery policy [11]. Heyets et al. in their works analyze the transformation of the economic system of Ukraine and strategic directions of state policy in the context of crisis challenges and post-war development [7]. Amosha focuses on the problems of restoring the economy of the regions and infrastructure, in particular the formation of economic mechanisms for post-war reconstruction [1].

The issues of institutional support for the development of territories and the role of public authorities in the formation of state policy are studied in the works of Kovbasiuk, who considers the mechanisms of public management of the development of territorial communities [9].

Krainyk and Fedorchak investigate financial mechanisms for the implementation of state policy and instruments for budgetary support for the development of social infrastructure at the level of territorial communities [10].

International organizations make an important contribution to the study of the problems of rebuilding Ukraine's housing infrastructure. In particular, the RDNA3 report, prepared by the World Bank, the European Commission and the UN, presents a comprehensive assessment of the scale of housing destruction and identifies financial needs for the reconstruction of Ukraine [17]. Further RDNA4 report contains updated estimates of infrastructure losses and projected needs for financing reconstruction [16]. The World Bank's analytical materials are devoted to assessing the recovery needs of Ukraine's economy and housing infrastructure [24], while studies by the United Nations Development Program (UNDP) focus on analyzing mechanisms for restoring infrastructure and supporting territorial communities in the process of state reconstruction [15].

At the same time, the scientific literature does not sufficiently cover the issues of integration of mechanisms of state regulation of housing construction with the management of the restoration of abandoned housing stock in the conditions of post-war reconstruction of Ukraine, which necessitates further research in this direction.

3. Problem Statement

The article is aimed at studying the mechanisms of state regulation of housing construction and restoration of the housing stock of Ukraine in the context of post-war reconstruction, as well as developing a model for the integration of tools for new housing construction and restoration of abandoned housing.

4. Methods and Materials

The study is based on the analysis of Ukrainian legislation regulating housing construction, urban development, housing policy, and post-war recovery mechanisms, as well as on official statistical data, government reports, and relevant analytical materials. The methodological framework combines systemic, comparative legal, analytical, and statistical methods, which enabled the examination of regulatory instruments, institutional mechanisms, and financial tools of state housing policy, the assessment of current challenges in the housing sector, and the evaluation of state support programs in the context of reconstruction and European integration processes.

5. Results and Discussion

Regulatory and legal support of state policy in the field of housing construction and restoration of housing stock in Ukraine is formed on the basis of a comprehensive system of legislative and by-laws regulating the development of housing infrastructure, housing management, urban planning activities and restoration of real estate damaged or destroyed as a result of hostilities. In the current conditions of the armed aggression of the Russian Federation, the issue of forming an effective legal framework for the reconstruction of the housing stock becomes especially relevant, since the scale of destruction of housing infrastructure requires systematic state regulation, coordination of institutional mechanisms for management and coordination of housing reconstruction processes.

The fundamental legal foundations of housing policy are enshrined in the Constitution of Ukraine, according to which the state creates conditions for the realization of citizens' right to housing, as well as promotes the development of housing construction and ensuring the availability of housing resources for the population [19]. Constitutional provisions determine the social orientation of the state housing policy and form the basis for further regulatory regulation in the field of housing relations. It is at the constitutional level that the basic principles of state policy in the field of housing provision of the population are laid, which are further specified in sectoral legislation.

The basic normative act that regulates the legal basis for the use of housing stock is the Housing Code of Ukraine, which defines the structure of the housing stock, the procedure for the use of residential premises, mechanisms for managing state and communal housing, as well as the basic rights and obligations of citizens in the field of housing relations [18]. Despite the fact that this document was adopted in the Soviet period, its provisions continue to play an important role in the regulation of housing relations and the management of the housing stock. At the same time, modern socio-economic conditions and processes of post-war reconstruction of housing infrastructure necessitate further improvement of the regulatory regulation of housing relations and adaptation of legislation to new challenges.

Special legislative acts are also of great importance for the implementation of the state housing policy, in particular the Law of Ukraine "On Social Housing Fund", which defines the legal basis for the formation and functioning of social housing for citizens who need state support in providing housing [21]. The implementation of the provisions of this law contributes to the formation of a system of social housing provision, which is especially relevant in the context of the growing number of internally displaced persons and the strengthening of social challenges caused by military events.

A separate block of regulatory regulation consists of acts that determine the legal basis of urban planning and housing construction. The key document in this area is the Law of Ukraine "On Regulation of Urban Planning Activities", which defines the legal and organizational bases for the planning of territories, the development of settlements, the implementation of construction projects and the implementation of state control in the field of construction [22]. The Law ensures the formation of an urban planning system and regulates the procedures for the preparation and implementation of construction projects, which is a necessary prerequisite for the effective development of housing construction and the restoration of housing infrastructure.

At the same time, an important place in the regulatory support of the reconstruction of the housing stock is occupied by the Law of Ukraine "On Architectural Activity", which regulates the issues of architectural design, reconstruction and modernization of construction objects [20]. The implementation of the provisions of this law contributes to the introduction of modern architectural and urban planning approaches in the processes of restoration of residential facilities and modernization of housing infrastructure.

In the context of the post-war restoration of the housing stock, special regulations aimed at the formation of mechanisms for compensation and reconstruction of damaged housing have become of particular importance. One of the key documents in this area is the Law of Ukraine "On Compensation for Damage and Destruction of Certain Categories of Real Estate Objects as a Result of Hostilities", which defines the legal and organizational principles for providing compensation to citizens for destroyed housing, the procedure for the formation of relevant registers, as well as mechanisms for financing the restoration of housing stock [22]. This law became the basis for the implementation of the state program "eRecovery", which provides for the provision of compensation to citizens in the form of housing certificates for the restoration or purchase of new housing.

The practical implementation of these legislative provisions is ensured by a number of by-laws, in particular resolutions of the Cabinet of Ministers of Ukraine, which regulate the procedure for the implementation of programs for the restoration of housing infrastructure. Thus, the Resolution of the Cabinet of Ministers of Ukraine dated April 21, 2023 No. 381 defines the mechanism for implementing an experimental project to provide compensation for the restoration of damaged real estate [2]. This document regulates the application procedure, the procedure for assessing damage and mechanisms for financing restoration work, which ensures the practical implementation of state policy in the field of housing reconstruction.

Thus, the regulatory framework of state policy in the field of housing construction and restoration of housing stock in Ukraine is characterized by complexity and multi-level. It combines constitutional provisions, sectoral legislative acts in the field of housing relations and urban planning, as well as special regulatory mechanisms for the reconstruction of damaged housing. The formation of such a system of legal regulation creates institutional prerequisites for the implementation of large-scale programs for the reconstruction of housing infrastructure and providing citizens with affordable and safe housing in the process of post-war reconstruction of the state.

Along with the formation of the regulatory and legal foundations of the state housing policy, an important area of scientific analysis is the assessment of the actual state of the housing stock of Ukraine in the face of military challenges. The full-scale armed aggression of the Russian Federation has caused significant destruction of housing infrastructure, which has led to a sharp increase in the need to restore housing and provide the population with housing resources. In this regard, the study of the scale of destruction of the housing stock, their territorial differentiation and socio-economic consequences for the development of the housing sector is of particular relevance. The analysis of these processes allows us to assess the real needs for the reconstruction of housing infrastructure and form reasonable approaches to the implementation of the state policy of housing restoration.

Russia's full-scale aggression has caused large-scale destruction of Ukraine's housing stock and significantly worsened the state of housing infrastructure. According to international organizations and state institutions, since the beginning of the full-scale invasion, more than 3 million housing units have been damaged or destroyed, including apartments, private houses and dormitories. The total number of damaged residential real estate exceeds 500 thousand buildings, and in some territorial communities, the level of destruction reaches 70-90% of the housing stock. The greatest losses were suffered by regions that were under intense shelling or temporary occupation, in particular Donetsk, Luhansk, Kharkiv, Kherson, Zaporizhzhia regions and Kyiv regions. Such a scale of destruction led to a sharp increase in the need for housing and the formation of a significant shortage of housing resources [13].

According to government agencies and international financial institutions, the total financing needs for the reconstruction of Ukraine already exceed USD 588 billion, which significantly exceeds the scale of recovery from other modern military conflicts. A significant part of these costs is related to the restoration of housing infrastructure, which has suffered significant losses as a result of hostilities. In particular, the restoration of damaged and destroyed housing stock alone requires tens of billions of dollars investments and a long period of reconstruction. Under these conditions, the reconstruction of the housing sector is becoming one of the key areas of post-war recovery of the Ukrainian economy and requires a combination of state resources, international financial assistance and the attraction of investment mechanisms [14].

The scale of destruction of the housing stock is significant. According to the electronic system for fixing damaged property, more than 850 thousand applications were submitted through the Diia application. applications for damage or destruction of housing, covering more than 60 million m² of living space. For comparison, before the start of the full-scale war in Ukraine, approximately 9-10 million

m² of housing were commissioned annually, which indicates an extremely high level of housing losses and the scale of destruction of housing infrastructure.

As a result of the destruction of housing infrastructure, a significant shortage of housing has formed, especially in regions that have received a large number of internally displaced persons. According to World Bank estimates, Ukraine needs at least \$86 billion to restore damaged and destroyed housing stock, which underscores the scale of the problem and the need to form a comprehensive state policy for the reconstruction of housing infrastructure.

Along with the large-scale destruction of housing infrastructure caused by hostilities, a significant share of abandoned or inefficiently used housing stock, which was formed even before the start of the full-scale war, remains a significant problem. In many regions of Ukraine, there are residential buildings that are in unsatisfactory technical condition, are not used for a long time or remain without proper management. This indicates the insufficient efficiency of the existing mechanisms for managing housing resources and requires the formation of new approaches to their use.

The formation of the abandoned housing stock is due to a number of structural factors, including depopulation and migration of the population from certain territories, the lack of effective mechanisms for accounting and management of abandoned housing, insufficient development of the social housing system, as well as limited financial resources of territorial communities for the reconstruction of residential facilities. Even before the start of the full-scale war, the social housing stock in Ukraine was in a difficult state and did not meet the real needs of the population, and armed aggression led to a further reduction in its volumes.

At the same time, the problem of abandoned housing becomes especially relevant in the context of mass internal displacement of the population. A significant number of residential buildings and apartments remain unused or ownerless, while millions of citizens are in need of housing. In this regard, the need to form state mechanisms for inventorying, managing and reusing such housing stock to provide housing for socially vulnerable categories of the population, primarily internally displaced persons, is actualized.

The current state of the housing stock of Ukraine necessitates the implementation of a large-scale program of its restoration and modernization. Reconstruction should include not only the reconstruction of destroyed buildings, but also a comprehensive renovation of housing infrastructure, including the modernization of outdated housing stock, improving the energy efficiency of buildings and the development of a social housing system.

According to experts, more than 4.3 million people need housing, but the real opportunities of the state and local governments remain limited. Studies in territorial communities show that the amount of social housing provided to IDPs is insufficient and does not cover the existing demand.

Under such conditions, the formation of a new model of state housing policy, which will combine the construction of new housing, the reconstruction of damaged objects and the effective use of abandoned housing stock, is of particular importance. The implementation of such a policy requires coordination between central authorities, local governments, international financial institutions and the private sector, which creates preconditions for the comprehensive restoration of Ukraine's housing infrastructure [18].

Thus, the current state of the housing stock of Ukraine is characterized by significant destruction, a shortage of affordable housing and the presence of a significant amount of abandoned housing stock. Under these conditions, state policy should be aimed at combining mechanisms of new housing construction, restoration of damaged buildings and reuse of abandoned housing in order to meet the housing needs of the population and stabilize the housing market.

Since the start of the full-scale aggression of the Russian Federation in 2022, the European Union has become one of Ukraine's key international partners in the field of financial, economic and institutional support for the recovery processes. The EU and its member states exceeded €143 billion, which includes macro-financial, humanitarian, and military support [6].

A significant part of these resources is directed to the implementation of programs for the restoration of the housing stock, the reconstruction of urban infrastructure and the support of territorial communities that have suffered significant losses as a result of hostilities. In this context, the integration of financial instruments of the European Union into the system of state policy for the reconstruction of Ukraine, in particular through specialized programs to support housing reconstruction and the development of local infrastructure, is of particular importance. Main financial European Union instruments aimed at restoring Ukraine's housing infrastructure are summarized in Table 1.

Table 1. The main financial instruments of the European Union aimed at restoring Ukraine's housing infrastructure

Program/Tool	Amount of funding	Implementation period	Main goal
Ukraine Facility	€50 billion	2024–2027	macro-financial support, economic and infrastructure recovery
Ukraine Investment Framework	€9.5 billion (can mobilize up to 40 billion investments)	2024–2027	investment support for the reconstruction of housing and infrastructure
Social Housing Financing (EIB)	€50 million	2023–2025	reconstruction of housing for internally displaced persons
Compensation program “eRecovery”	€100 million	from 2023	compensation to citizens for destroyed housing
EIB infrastructure projects	€55 million	2023–2025	reconstruction of social and housing infrastructure

Source: Summarized by the author independently.

The key financial mechanism of the European Union to support Ukraine's recovery processes is the Ukraine Facility program, which provides for the allocation of €50 billion for the period 2024–2027. €38.27 billion in budget support, €6.97 billion in investment financing and €4.76 billion in technical assistance and reform support. Within the framework of the program, significant attention is paid to financing the reconstruction of the housing stock, modernization of urban infrastructure and the implementation of programs to support internally displaced persons.

An important component of European support for reconstruction is the Ukraine Investment Framework, which functions as an investment component of the Ukraine Facility program. Within the framework of this mechanism, 9.5 billion euros of guarantees and financial instruments are provided, which can ensure the attraction of up to 40 billion euros of investments for the restoration of Ukraine through the mobilization of public and private capital [4]. The implementation of this instrument is aimed at financing housing reconstruction projects, infrastructure modernization and support for the economic development of territorial communities.

A special place in the system of international support is occupied by programs aimed at providing housing for internally displaced persons. In particular, with the participation of the European Investment Bank and the European Commission, EUR 50 million was allocated for the reconstruction of social housing for citizens who lost their homes as a result of hostilities.

An additional tool to support the restoration of the housing stock is the state program “eRecovery”, which is implemented with the financial support of international partners, in particular the European Union and the Council of Europe Development Bank. Within the framework of this program, EUR 100 million was raised to compensate citizens for destroyed housing in the form of housing certificates, which can be used to purchase new housing or finance the construction and reconstruction of residential buildings. objects.

In addition, the European Investment Bank directs financial resources to the implementation of infrastructure projects in the affected regions of Ukraine. In particular, €55 million was allocated for the reconstruction of social infrastructure, including residential facilities, educational institutions, medical institutions and water supply systems.

At the same time, the scale of housing destruction indicates significant needs for reconstruction financing. According to estimates by the World Bank, the European Commission, and the UN, Ukraine's total infrastructure restoration needs amount to hundreds of billions of euros, and in 2025 alone, more than €7.12 billion was mobilized for priority reconstruction projects, a significant part of which is aimed at the reconstruction of housing infrastructure [4].

Thus, the analysis of financial support from the European Union shows that the EU is one of the key donors to the recovery process of Ukraine. Financial instruments of the European Union form a comprehensive support system that combines budget financing, investment mechanisms and specialized programs for the reconstruction of the housing stock, creating preconditions for the implementation of an effective state policy for the reconstruction of housing infrastructure and the development of territorial communities.

A logical continuation of the analysis of the regulatory and legal support of the state housing policy, the scale of destruction of the housing stock and international financial support for

reconstruction is the study of practical mechanisms for the implementation of the state policy for the restoration of housing infrastructure. In modern conditions, tools aimed at direct compensation to citizens for damaged or destroyed housing and stimulation of the restoration of the housing stock are of particular importance. One of the key such mechanisms in Ukraine has become the state program “eRecovery”, which is an important element of the system of post-war reconstruction of housing infrastructure and combines financial resources of the state and international partners to support citizens who have lost their homes as a result of hostilities. In this regard, it is advisable to consider in more detail the features of the functioning of this program, its financial instruments and role in the process of restoring the housing stock of Ukraine.

The state program “eRecovery”, introduced in 2023 to compensate citizens for damaged or destroyed housing as a result of hostilities. The program is implemented in accordance with the Law of Ukraine “On Compensation for Damage and Destruction of Certain Categories of Real Estate” [23] and the Resolution of the Cabinet of Ministers of Ukraine dated April 21, 2023 No. 381 “On the implementation of an experimental project to provide compensation for the restoration of damaged real estate” defines a mechanism for providing compensation to citizens [3].

Under the program, citizens of Ukraine can receive state compensation for the restoration of residential facilities damaged or destroyed as a result of hostilities. Compensation is provided in two main forms: financing repair work to restore damaged housing and providing housing certificates for the purchase of new housing in case of complete destruction of the property. The application is submitted through the Diia digital platform, which ensures the transparency of the procedure and simplifies citizens’ access to state aid.

An important condition for receiving compensation is the presence of a confirmed fact of damage or destruction of housing entered into the State Register of Damaged and Destroyed Property [12], as well as the applicant’s ownership of the relevant real estate. The maximum amount of compensation is determined depending on the degree of destruction of the residential object and the type of real estate. In case of complete destruction of housing, citizens are provided with a housing certificate, which can be used to purchase new housing on the primary or secondary real estate market.

An important tool of the state policy for the restoration of the housing stock in Ukraine is the “eRecovery” program, which provides a mechanism for compensating citizens for damaged or destroyed housing. The main parameters of the program are shown in Table 2.

Table 2. The main parameters of the state program “eRecovery” as a tool for the restoration of the housing stock in Ukraine

Parameter	Characteristics
Regulatory framework	Law of Ukraine “On Compensation for Damage and Destruction of Certain Categories of Real Estate Objects” (2023); Resolution of the Cabinet of Ministers of Ukraine No. 381 dated 21.04.2023
Purpose of the program	Providing state compensation to citizens for damaged or destroyed housing as a result of hostilities and ensuring the restoration of the housing stock
Main categories of compensation	1) compensation for the repair of damaged housing; 2) a housing certificate for the purchase of new housing in case of complete destruction
Compensation recipients	Citizens of Ukraine – owners of residential real estate damaged or destroyed as a result of hostilities
Basic conditions for obtaining	Availability of confirmed ownership; entering the object into the State Register of Damaged and Destroyed Property; submission of an application through the electronic system “Diia”
Form of compensation	Cash assistance for home renovation or housing certificate for the purchase of new housing
Application Mechanism	Through the electronic service “Diia” or through local governments
Sources of funding	State Budget of Ukraine, International Financial Assistance, Funds of International Financial Organizations
Institutional support	The Cabinet of Ministers of Ukraine, the Ministry of Communities and Territories Development of Ukraine, local self-government bodies
Expected result	Restoration of damaged housing stock, provision of citizens with housing and stimulation of housing development

Source: Built by the author based on [3].

Thus, the eRecovery program forms an institutional mechanism for state support for the reconstruction of the housing stock, combining the instruments of budget financing, digital administration, and international assistance.

Effective implementation of the state housing policy in the context of Ukraine’s post-war recovery requires the integration of mechanisms for the development of new housing construction and the

reconstruction of existing housing stock, in particular abandoned or damaged residential facilities. The traditional model of development of the housing sector, focused mainly on the construction of new residential complexes, in modern conditions needs to be supplemented with tools for renovation and reuse of existing residential infrastructure.

In this context, it is advisable to consider the state policy of housing restoration as a comprehensive system of interaction of regulatory, institutional and financial mechanisms aimed at ensuring the effective use of housing resources. The combination of housing construction and reconstruction of abandoned housing allows you to optimize the use of territories, reduce the cost of building new facilities and speed up the process of providing the population with housing.

Generalization of the results of the study allows us to propose a model of combining state regulation of housing construction and management of the restoration of abandoned housing in Ukraine.

Implementation mechanisms:

- Regulatory;
 - housing legislation;
 - urban planning policy.
2. Institutional
- authorities and communities;
 - management of the housing stock.
3. Financial
- state programs;
 - international aid.

The end result we see a mechanism for combining housing construction and reconstruction of abandoned housing.

The proposed model of combining state regulation of housing construction and restoration of abandoned housing provides for the interaction of three main blocks: regulatory, institutional and financial.

The regulatory and legal block forms the legal conditions for the implementation of housing policy and includes legislative acts in the field of housing relations, urban planning and compensation mechanisms for damaged or destroyed housing. It is this block that determines the rules for the functioning of the housing market, procedures for the reconstruction of residential facilities and mechanisms of state support for citizens.

The institutional block includes a system of state authorities and local self-government bodies that ensure the implementation of housing policy. An important role in this process is played by the central executive authorities responsible for the formation of state policy in the field of housing construction and infrastructure restoration, as well as local self-government bodies that manage the housing stock at the level of territorial communities. It is at the community level that projects for the reconstruction of abandoned or unfinished residential facilities are implemented, which allows for a more efficient use of existing resources.

The financial block covers the system of budget financing, international financial assistance and investment mechanisms aimed at restoring housing infrastructure. The key instruments of financial support include state programs for compensation for damaged housing, in particular the "eRecovery" program, as well as international programs for financing the reconstruction of the housing stock with the support of the European Union and international financial organizations.

The interaction of these blocks creates prerequisites for the formation of an integrated housing management system, within which new housing construction is combined with the reconstruction of existing residential facilities. This approach contributes to increasing the efficiency of the state housing policy, ensures the rational use of territorial resources and accelerates the process of restoring the housing infrastructure of Ukraine.

6. Conclusions

As a result of the study, it has been established that the state regulation of housing construction and management of the restoration of abandoned housing in Ukraine are formed within the framework of a comprehensive system of regulatory, institutional and financial mechanisms aimed at ensuring the

effective functioning of the housing sector and the restoration of housing infrastructure in the face of military challenges.

The normative and legal framework of the state housing policy, which includes constitutional provisions, sectoral legislative acts in the field of housing relations and urban planning, as well as special legal mechanisms for compensation and reconstruction of housing damaged as a result of hostilities, is analyzed. It has been established that the existing system of legal regulation has a comprehensive nature and creates institutional prerequisites for the implementation of state programs for the restoration of the housing stock.

A study of the current state of the housing stock of Ukraine has shown a significant scale of its destruction as a result of the full-scale aggression of the Russian Federation, which has caused a significant shortage of housing and an increase in the need for housing for internally displaced persons. At the same time, an important structural problem remains the presence of a significant amount of abandoned or inefficiently used housing stock, which necessitates the formation of effective mechanisms for its accounting, reconstruction and reuse.

The analysis of international financial support for the reconstruction of Ukraine showed that the European Union is one of the key partners in financing the reconstruction of housing infrastructure. Support instruments, including the Ukraine Facility, Ukraine Investment Framework and financing from the European Investment Bank, form an important resource base for the implementation of the state policy of housing reconstruction.

A special role in the implementation of the state policy of housing restoration is played by the "eRecovery" program, which provides a mechanism for compensating citizens for damaged or destroyed housing and contributes to the restoration of the housing stock through the use of public financing instruments, digital administration and international support.

Based on the generalization of the results of the study, a model of combining state regulation of housing construction and management of the restoration of abandoned housing is proposed, which provides for the integration of regulatory, institutional and financial blocks of state policy. The implementation of such a model allows to provide an integrated approach to the development of the housing sector, optimize the use of available housing resources, reduce the cost of building new housing and accelerate the process of providing the population with housing during the post-war recovery of Ukraine.

Thus, the combination of mechanisms of state regulation of housing construction and restoration of abandoned housing stock is an important direction of modernization of the state housing policy and creates prerequisites for the formation of an effective system of housing infrastructure management in the context of state reconstruction.

Prospects for further research in this direction are associated with an in-depth analysis of the mechanisms of integration of state housing policy with instruments of regional development and restoration of territorial communities. Special attention should be paid to the study of the effectiveness of the use of abandoned housing stock as a resource for providing housing for internally displaced persons and other socially vulnerable categories of the population.

Further scientific research can be aimed at developing economic models to stimulate the reconstruction of abandoned housing, improving the mechanisms of public-private partnership in the field of housing construction, as well as adapting the European experience of housing management to the conditions of post-war recovery of Ukraine.

An important area of future research is also the assessment of the effectiveness of the implementation of state programs to support the restoration of housing infrastructure, in particular the "eRecovery" program, and the formation of long-term strategies for the development of the housing sector, taking into account the principles of sustainable development, energy efficiency and digitalization of housing management.

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