



e-ISSN 3083-6018

SOCIAL DEVELOPMENT: Economic and Legal Issues

<https://www.eu-scientists.com/index.php/sdel>



The Social Housing as a Mechanism of State Support for the Realization of the Right to Housing

Oleksandr Koval ^{1, 2 *} ● Denys Katyukha ²

¹ State Institution of Higher Education "Uzhhorod State University" (Ukraine). Senior Lecturer at the Department of Tourist Infrastructure and Hotel & Restaurant Industry.

² Higher Educational Institution "National Academy of Management" (Ukraine). Applicant for the Third (Educational and Scientific) Level of Higher Education in the Educational and Scientific Program "Economics".

³ Dmytro Motorny Tavria State Agrotechnological University (Ukraine). Senior Lecture at the Department of Food Technology and Hotel & Restaurant Business, PhD in Technical Science.

³ Lawyer (Ukraine).

* **Corresponding Author**, e-mail: oleksandr.koval@uzhnu.edu.ua

ARTICLE INFO

ABSTRACT

Research Article

DOI:

[10.70651/3083-6018/2025.10.05](https://doi.org/10.70651/3083-6018/2025.10.05)

Copyright © 2025
by authors



This is an open access journal and all published articles are licensed under a Creative Commons Attribution—NonCommercial 4.0 International (CC BY-NC 4.0)



The article is devoted to the analysis of social housing as a mechanism of state support for the realization of citizens' right to housing in Ukraine. Particular attention is paid to current state policies, legislative regulation of housing relations, implementation of social programs, and ensuring housing accessibility for vulnerable population groups. The aim of the study is to identify key directions of state regulation and effective models for implementing the right to social housing under economic and social challenges, including the consequences of martial law. The research employed general scientific methods, including comparative and systemic analysis, analysis of legislation and normative acts, review of the practice of state programs, and synthesis of statistical data and contemporary studies by Ukrainian and foreign scholars. Data collection covered the analysis of legislative initiatives, implementation of experimental social housing programs, monitoring of the real estate market, and statistics on citizens' housing provision. The study results indicate that the effective realization of the right to social housing requires a comprehensive approach combining legislative consolidation of social guarantees, state funding, support for municipal initiatives, and the introduction of innovative housing management models. It is established that state social housing programs contribute to increasing housing accessibility for low-income groups, ensuring social stability, and reducing the risks of housing insecurity. The integration of municipal and state approaches to social housing enhances the efficiency of resource allocation, ensures transparency in housing fund management, and optimizes the use of budgetary funds. The introduction of social programs targeting specific population groups and the integration of modern financial and economic mechanisms for implementing the right to housing contribute to promoting social justice, stability of the housing market, and the competitiveness of the national housing provision system.

KEYWORDS

social housing, right to housing, state support, housing policy, municipal programs, housing accessibility, social stability.



e-ISSN 3083-6018

СОЦІАЛЬНИЙ РОЗВИТОК: економіко-правові проблеми

<https://www.eu-scientists.com/index.php/sdel>



Соціальне житло як механізм державної підтримки реалізації права на житло

Олександр Д. Коваль ^{1, 2 *} ● Денис А. Катюха ³

¹ Державний вищий навчальний заклад «Ужгородський національний університет» (Україна). Старший викладач кафедри туристичної інфраструктури та готельно-ресторанного господарства.

² Вищий навчальний заклад «Національна академія управління» (Україна). Здобувач третього (освітньо-наукового) рівня вищої освіти ОНП «Економіка».

³ Таврійський державний агротехнологічний університет імені Дмитра Моторного (Україна). Старший викладач кафедри харчових технологій та готельно-ресторанної справи, канд. тех. наук.

* Автор-кореспондент, e-mail: oleksandr.koval@uzhnu.edu.ua

СТАТТЯ

АНОТАЦІЯ

Дослідницька

DOI:

[10.70651/3083-6018/2025.10.05](https://doi.org/10.70651/3083-6018/2025.10.05)

Авторське право

© 2025 авторів



Цей твір ліцензовано на умовах Ліцензії Creative Commons «Із Зазначенням Авторства – Некомерційна 4.0 Міжнародна» (CC BY-NC 4.0).



Стаття присвячена аналізу соціального житла як механізму державної підтримки реалізації права громадян на житло в Україні. Особлива увага приділяється сучасним державним політикам, законодавчому регулюванню житлових відносин, впровадженню соціальних програм та забезпеченню доступності житла для вразливих категорій населення. Мета дослідження – визначити ключові напрями державного регулювання та ефективні моделі реалізації права на соціальне житло в умовах економічних і соціальних викликів, включаючи наслідки воєнного стану. У ході наукового дослідження використовувалися загальнонаукові методи пізнання, зокрема порівняльний та системний аналіз, аналіз законодавства та нормативних актів, огляд практики державних програм, узагальнення статистичних даних та сучасних досліджень українських і зарубіжних вчених. Збір даних охоплював аналіз законодавчих ініціатив, реалізацію експериментальних програм соціального житла, моніторинг ринку нерухомості та статистики забезпечення житлом громадян. Результати дослідження показують, що ефективна реалізація права на соціальне житло потребує комплексного підходу, який поєднує законодавче закріплення соціальних гарантій, державне фінансування, підтримку муніципальних ініціатив та впровадження інноваційних моделей управління житловим фондом. Встановлено, що державні програми соціального житла сприяють підвищенню доступності житла для малозабезпечених категорій населення, забезпечують соціальну стабільність і зменшують ризики житлової незахищеності. Досліджено, що інтеграція муніципального та державного підходів до соціального житла дозволяє підвищити ефективність розподілу ресурсів, забезпечити прозорість управління житловим фондом та оптимізувати використання бюджетних коштів. Запровадження соціальних програм, орієнтованих на конкретні категорії населення, та інтеграція сучасних фінансово-економічних механізмів реалізації права на житло сприяють підвищенню соціальної справедливості, стабільності житлового ринку та конкурентоспроможності національної системи житлового забезпечення.

КЛЮЧОВІ СЛОВА

соціальне житло, право на житло, державна підтримка, житлова політика, муніципальні програми, доступність житла, соціальна стабільність.

1. Introduction

Providing the population with housing remains one of the leading problems of social policy in Ukraine [1]. The constitutionally enshrined right to housing (Article 47) is not always implemented in practice, since a significant part of citizens face limited access to housing resources due to economic, institutional and crisis factors [1]. Modern challenges, including martial law, mass internal displacement of the population (IDPs), and the destruction of the housing stock, create additional requirements for state housing policy.

The situation with access to housing has worsened since 2022: according to the Housing Institute, social housing is available in only 11.4% of territorial communities in Ukraine, while the total number of social units is 924, of which only 825 are habitable [2]. Among the categories of the population that are most in need of social housing, IDPs, large families, single mothers, and families with children with disabilities predominate [3].

The response to these challenges was the reform of the state housing policy: draft law No. 12377 was proposed, which should replace the Housing Code of 1983. The draft law provides for three main areas: social housing, service housing, and housing for military personnel [4]. At the same time, the government adopts amendments to resolutions aimed at improving the mechanisms for providing subsidies for renting housing for IDPs, in particular, expanding the conditions for providing such assistance from 2025 [5].

A significant trend in the market is the growth of housing prices. According to the State Statistics Service, in the second quarter of 2025, the housing price index increased by an average of 14.9% compared to the same period in 2024, with prices for two-room apartments growing especially rapidly [6]. This increases financial pressure on individuals who do not have sufficient resources to purchase housing and, accordingly, increases the need for social housing.

In the construction sector, there is a decrease in the rate of commissioning of new housing: in the first half of 2025, 51,557 new apartments were commissioned, which is 6.7% less than in the same period last year; The total area of commissioned housing was approximately 4.27 million square meters, decreasing by 6.4 % compared to the previous year [7]. This situation complicates the formation of a housing stock that is able to quickly respond to an urgent need for affordable housing.

Thus, against the background of rising prices for residential real estate, a shortage of social housing and an increase in the number of IDPs, social housing is one of the key tools of state support in the implementation of the right to housing. This creates a need not only for regulatory changes, but also for the introduction of effective financing mechanisms, ensuring transparency in the distribution of housing resources and rapid response to emergencies.

2. Literature Review

The implementation of the right to social housing in Ukraine is a complex task that requires a synthesis of legislative, social and economic mechanisms. T. Bondarenko emphasizes that modern housing policy is in the process of reform, and the launch of experimental projects of social housing is a key tool of state support that ensures the availability of housing for socially vulnerable groups of the population [8]. This approach is complemented by the research of Y. Zaik, who draws attention to the peculiarities of the implementation of the right to social housing under martial law, emphasizing the need to protect citizens and adapt legislation to crisis circumstances [9].

The social dimension of housing is analyzed in detail by S. Synchuk and V. Burak, emphasizing the integration of state programs with the economic needs of the population and the assessment of the effectiveness of social support mechanisms [10]. At the same time, V. V. Kochyn focuses on the balance between market and socially oriented approaches, noting that social housing cannot exist in isolation from the real estate market and needs comprehensive regulation [11]. State regulation of citizens' housing rights, its coordination and assessment of effectiveness are considered by D. Kharechko and M. Kuybida, who emphasize the importance of interaction between the state and the private sector to ensure housing affordability [12].

International experience in social housing demonstrates the importance of partnership between the state and private organizations and active management of construction projects (Designing

Buildings [14]; J. Beswick, D. McCann, H. Wheatley [18]). M. Haliantych and V. Kochyn note that effective strategic planning of housing policy in Ukraine requires prioritization and integration of social and economic goals [16]. R. Kramar and R. Kramar draw attention to the systematic use of state resources and mechanisms for monitoring the implementation of housing programs, which makes it possible to increase the efficiency of social housing [2].

CEDOS emphasizes that the availability of social housing is of strategic importance in the post-war recovery of the country, as it affects social stability and economic recovery [8]. An important aspect is also public support and the willingness of the population to participate in social housing programs, which is confirmed by the research of K.-J. Chen, C. W. Peng and M.-H. Lee, who point to the importance of explanatory work and informing the population about the effectiveness of state programs [20]. Administrative and legal aspects of the implementation of the right to social housing are considered by V. D. Yashchenko and O. P. Sikorsky, emphasizing the need for clear procedures for the distribution of housing and control over their observance [21].

Thus, modern scientific literature demonstrates that the effective provision of social housing requires a systematic combination of legislative, social and economic mechanisms, integration of public and private resources and taking into account international experience. This forms a scientific basis for further study of the mechanisms of state support for the implementation of the right to housing in Ukraine.

3. Problem Statement

The purpose of this study is to analyze the effectiveness of the existing mechanisms of social housing in Ukraine, their compliance with modern challenges, as well as to propose ways to improve state policy in this area, taking into account new legislative initiatives, limited resources and the needs of IDPs.

4. Methods and Materials

Methods and materials

The methodology for researching social housing in Ukraine as a mechanism of state support for the implementation of the right to housing is based on a combination of quantitative and qualitative analyses. The quantitative analysis provided for the systematization of statistical indicators on the available social housing, the occupancy of apartments and the structure of residents, which makes it possible to assess the effectiveness of the use of the housing stock and the scale of state support.

The qualitative analysis included the study of legislative initiatives, in particular the draft law "On the Basic Principles of Housing Policy" No. 12377, government resolutions on experimental projects of municipal (social) rental housing, as well as analytical materials of experts and publications in the field of social policy. This approach makes it possible to comprehensively assess the effectiveness of state measures in the field of social housing, to determine the needs for the development of housing policy and to study the impact of new models of housing provision on the implementation of the constitutional right of citizens.

5. Results and Discussion

The Constitution of Ukraine defines the fundamental properties of the state, in particular its sovereignty and independence, democratic character, social orientation and legal nature (Article 1) [1]. According to the formed legal position of the Constitutional Court of Ukraine, the social orientation of the state is manifested in the support of social rights of citizens, in particular the rights to social protection and a sufficient standard of living (Articles 46, 48) [1]. The state, as a social institution, is obliged to regulate economic processes in such a way as to ensure a fair and effective redistribution of social income for the well-being of all citizens [8].

Theoretical approaches in jurisprudence emphasize that the welfare state recognizes a person as the highest social value, provides assistance to individuals who find themselves in difficult life circumstances, and provides everyone with a decent standard of living. In addition, the welfare state

implements the redistribution of economic goods in accordance with the principles of social justice and is aimed at maintaining civil peace and social harmony [9, p. 134].

In modern research, in particular in the work of T. Bondarenko, the welfare state is defined as an axiological concept aimed at the realization of social values – dignity, equality, freedom, justice, security and social solidarity. The achievement of these values is ensured by the state through the establishment of high standards of social policy, the formation of a legislative framework for the regulation of the social sphere and the implementation of appropriate legal procedures [8].

At the same time, in modern conditions, there are tendencies of liberalization, which is manifested in the desire to provide citizens with "full independence" not only in the exercise of subjective rights, but also in taking responsibility for negative consequences [10, p. 50].

In the context of the implementation of the right to housing, social housing is a key tool of state support, which allows to ensure minimum standards of living, protect vulnerable groups of the population and reduce social inequality. State intervention in the housing sector, including financing, regulatory regulation and control over the distribution of housing resources, is an integral part of social policy mechanisms [2, 7, 8].

It is necessary to understand that the state is a special participant in social relations, but first of all it acts as a form of organization of society, in which a balance between public (collective or public) and private (group) needs should be achieved [10, p. 50]. In modern conditions, the state must create effective legal mechanisms that allow individuals to independently realize their own legitimate private interests in accordance with the objective laws of the development of society and the economy. Active intervention of the state is permissible mostly as an exception, in particular in cases where a person cannot independently exercise his subjective rights [9, p. 135-136].

According to the position of V. D. Yashchenko and O. P. Sikorsky, law cannot be a direct tool for overcoming the economic crisis, but it is able to reduce the scale of its consequences. The activity of the state in the field of private law provides for the formation of a system where the law acts not only as a restrictive and punitive mechanism against offenders, but also as a set of guarantees and measures that ensure personal freedoms, subjective rights and legitimate interests of individuals and legal entities [21, p. 140].

Such guarantees include the establishment and development of civil society, which is an objective phenomenon in a democratic state and serves as an additional mechanism in the implementation of social policy [12]. T. Bondarenko notes that the current trend in the development of the welfare state is to strengthen its political role in the formation of social policy, the distribution of financial responsibility and the provision of social protection in cooperation with civil society, as well as to promote the expansion of the participation of non-state institutions in the implementation of social programs [8].

Thus, the welfare state not only performs the functions of redistributing social benefits, but also forms the basis for the development of the individual and civil society. Civil society, in turn, implements additional functions within the theories of economic and social regulation: market / government failure theory, trust / contract failure theory, donation theory, welfare state theory and interdependence theory [9, p. 137; 10, p. 48].

International recognition of social rights is carried out through a number of global documents, among which the International Covenant on Economic, Social and Cultural Rights, adopted by the UN General Assembly on December 16, 1966, occupies a key place. In accordance with the provisions of the Covenant, States Parties recognize the right of every person to an adequate standard of living for himself and his family, which includes adequate food, clothing and housing, as well as to continuous improvement of living conditions (Article 11, part 1) [11, p. 17-18].

S. Synchuk and V. Burak note that this document combines different approaches to human rights. On the one hand, he integrated the classical (liberal) concept, which considers rights as intrinsic freedoms of the individual, limiting the powers of state bodies. On the other hand, the pact included elements of the socialist concept, which emphasizes the duty of the authorities to ensure social security and social equality of citizens. In the context of states with authoritarian socialism, this combination led to a compromise between socio-economic justice and restriction of political freedoms [10, p. 50].

The European Social Charter (revised) of 3 May 1996 also separately enshrines the right to housing in Article 31. The Parties are obliged to take measures to ensure the effective exercise of this right, in particular:

–to promote the population's access to housing of the appropriate level;

- prevent homelessness and gradually eliminate it;
- to set housing prices affordable for low-income persons [12].

Along with this, provisions on housing are contained in other articles of the charter relating to the social integration of various categories of the population:

- Article 15 – the right of persons with disabilities to independence, social integration and access to housing;
- Article 16 – the right of the family to social, legal and economic protection, in particular through the provision of housing;
- Article 19 – the right of migrant workers and their family members to assistance and protection, in particular through assistance in housing issues;
- Article 23 – the right of older persons to social protection, including through the provision of housing adapted to their needs and health status;
- Article 30 – the right to protection from poverty and social exclusion, which provides for the provision of housing [12].

Housing is a special object of legal relations not only within the framework of the implementation of a specific right, but also ensures the effective implementation of other social rights. This approach is justified by the principle of protection of human dignity and social rights, since housing is a materialized manifestation of a sufficient standard of living [16, p. 28]. According to Article 48 of the Constitution of Ukraine, every person has the right to an adequate standard of living for himself and his family, which includes adequate food, clothing and housing [1].

For the legal regulation of housing relations, the key concepts are housing stock and housing. According to part one of Article 4 of the Housing Code of Ukraine, the housing stock is formed by residential buildings and residential premises in other buildings on the territory of Ukraine. In addition, the Code distinguishes the state housing fund, the public housing fund, the housing cooperative fund, the private housing stock and the social housing fund. However, in modern conditions, these approaches do not fully correspond to the constitutional model of exercising the right to housing (Article 47 of the Constitution of Ukraine) and provide a unified procedure for public management of the housing stock [1].

The Civil Code of Ukraine has regulated relations regarding housing as a place of residence and as an object of property rights. In the scientific literature, there is a certain inconsistency in the use of terms, in particular "housing" and "dwelling". It is recommended to use the term "dwelling" as a more established one, while "dwelling" focuses on the public law aspect of the object of registration (part one of Article 812 of the Civil Code of Ukraine) [21, p. 141-142].

Within the framework of the institution of ownership, the Civil Code of Ukraine separately regulates relations regarding land (Chapter 27) and housing (Chapter 28). These categories are key in meeting public and private needs. As Hegel noted, the interaction of these spheres demonstrates a complex system of interconnections, where individual spheres support each other or are influenced by external factors [21, p. 142].

In a market economy, housing is certainly considered as an object of civil turnover, similar to other types of real estate, but with certain specific features. In particular, T. Bondarenko notes that housing needs to be evaluated, a special procedure for acquiring ownership or use, regulating restrictions on use and determining the grounds for terminating the right to a particular housing [8].

Similar provisions are observed in foreign legal orders. Thus, Y. Zaika emphasizes that the housing issue should be considered as a political and economic problem, where there is a conflict between housing as a place of residence and housing as an object of investment real estate [9, p. 134–140].

Another problem is the use of investment mechanisms for obtaining housing, i.e. the use of entrepreneurial tools to achieve a non-entrepreneurial goal – obtaining housing for living without the purpose of its subsequent sale. S. Synchuk and V. Burak distinguish the following ways of investing in housing construction: construction financing funds, real estate transaction funds, collective investment institutions and participation in housing and construction cooperatives [10, p. 46–60].

The above-mentioned issues of civil, entrepreneurial and housing nature require a systematic approach to the assessment of housing relations. V. V. Kochyn defines housing and legal matter as a set of principles, norms, legal acts and prescriptions that regulate legal relations regarding living in housing and reflect the objective reality of these relations [11, p. 16–21].

Thus, there is a problem of providing a person with housing and determining the role of the state in this process. Housing is considered as a general civilizational value that ensures a decent existence of a person and the realization of the right to a sufficient standard of living. The welfare state is obliged to guarantee the right to a place of residence, which materializes in the form of housing – an object that a citizen can build, acquire or lease (part one of Article 47 of the Constitution of Ukraine). For persons in need of social protection, housing is provided free of charge or for an affordable fee (part two of Article 47) [1; 12].

Thus, social housing (social housing fund) functions as an exclusive form of ensuring the right to housing in cases where a person cannot exercise this right by private law means. The absence of such an opportunity may indicate a limitation of the subjectivity of a person, and the social state is called upon to ensure the fair distribution of housing resources, control over the costs of their maintenance and an integrated approach to the implementation of the provisions of Article 47 of the Constitution of Ukraine [13; 15].

V. V. Kochyn emphasizes the need to determine the guiding principles for the formation of a modern state housing policy, which ensure the balance of housing rights of citizens and the obligations of the state, as well as their social and economic validity. The author refers to such principles: the principle of legal understanding of the right to housing as a category of natural human rights, the principle of justice, the principle of accessibility, the principle of transparency and the principle of sustainable development [11, p. 16–21].

In the modern welfare state, the right to housing cannot be considered as a mandatory obligation of the state to provide housing to everyone individually. According to the Analytical Center and the Urban Bureau CEDOS, the state's declaration of a guarantee of providing citizens with housing in the context of the implementation of social rights is often perceived as a manifestation of the remnants of "unfinished socialism" and populist approaches [17]. At the same time, the state forms a legal order, which includes a system of normative legal acts, which is designed to contribute to ensuring an adequate standard of living of citizens in accordance with the realities of socio-economic development of society.

The legal regulation of housing relations is carried out on the basis of market principles, and the social component of the right to housing is implemented mainly in relation to citizens in need of social protection, i.e. those who do not have the opportunity to provide themselves with housing by private law methods [18; 19]. Thus, social housing acts as a key mechanism of state support for the implementation of the right to housing, ensuring a balance between private and public interests in the field of housing relations.

The right to housing is a fundamental social right enshrined in the Constitution of Ukraine and international acts. In the period 2022–2025. The problem of providing social housing has become extremely urgent due to the full-scale war, massive destruction of housing infrastructure and an increase in the number of internally displaced persons. The legal regulation of housing relations is carried out on the basis of market principles, and the social component of the right to housing is implemented mainly in relation to citizens in need of social protection, i.e. those who do not have the opportunity to provide themselves with housing by private law means, so social housing acts as a key mechanism of state support for the implementation of the right to housing, ensuring a balance between private and public interests in the field of housing relations [22].

In 2025, the Verkhovna Rada of Ukraine in the first reading adopted as a basis the draft law "On the Basic Principles of Housing Policy" (registration No. 12377 of 06.01.2025), which provides for a new regulation of the creation of a fund and the provision of social housing to persons in need. While the draft law is being considered by the Parliament, the Government has launched experimental projects of municipal (social) rental housing. In particular, Resolution No. 796 of July 2, 2025 approved the procedure for forming a municipal housing fund and leasing it, and Resolution No. 814 of July 7, 2025 approved the procedure for providing housing for internally displaced persons (IDPs) from the Mariupol territorial community [23].

Municipal (social) rental housing includes new buildings formed in the relevant funds, with the possibility of renting apartments or preferential mortgage lending. Recipients can be IDPs, persons who have suffered domestic violence, large families, families with children under three years old, persons with disabilities, war veterans, family members of deceased/deceased defenders and other categories determined by resolutions. The condition for obtaining housing is the absence of one's own housing

suitable for living, compliance with the criteria of income and place of residence (territories where hostilities are not taking place or are not occupied by the Russian Federation) [15].

As part of the pilot project for IDPs from Mariupol, it is envisaged that only persons who meet certain categories can receive rental housing, and the circle of potential users of preferential mortgage loans is limited. At the same time, the project provides for the construction of 10 residential buildings in the Kyiv region, which will provide housing for more than 1,500 people. The introduction of such models of social housing creates prerequisites for prompt and effective meeting of the housing needs of socially vulnerable categories of the population and allows combining state regulation, municipal initiatives and new tools for access to housing [23].

During 2022–2025, there is a trend towards an increase in the number of communities with social housing, as well as an expansion of the housing stock, an increase in the number of inhabited units and the average area of apartments. Specific figures for these indicators are given in Table 1.

Table 1. Social housing statistics in Ukraine (2022–2025)

Indicator	2022	2023	2024	2025
Number of communities with social housing	160	162	165	167
Total number of social housing units	880	900	915	924
Of these, habitable	780	800	815	825
Inhabited	680	700	715	722
The number of persons living in social housing	2,400	2,450	2,500	2,515
Structure of residents:				
– orphans	40%	41%	42%	42%
– IDPs	13%	13.5%	13.6%	13.8%
– large families	12%	12.2%	12.5%	12.6%
Average living area, m²	33	33.5	33.8	34
The need to restore housing infrastructure	65	66	68	70
It is planned to build apartments	45,000	46,500	48,000	50,000

Source: Systematized by the authors according to the data given in [24; 26].

During the period 2022–2025. There has been a gradual increase in the number of territorial communities with social housing from 160 to 167, which indicates some progress in expanding access to social housing at the local level. The increase in the number of communities implementing social housing programs is the result of comprehensive legislative and organizational measures aimed at providing housing for socially vulnerable categories of the population, in particular internally displaced persons, orphans and large families. At the same time, the total number of social housing units increased from 880 in 2022 to 924 in 2025, which indicates a gradual increase in the social housing stock. However, given the scale of destruction of housing infrastructure as a result of hostilities and the numerous needs of internally displaced persons, the available volumes of social housing are not enough to fully meet the demand.

At the same time, the number of inhabited social housing units increased from 680 to 722, which demonstrates an increase in the efficiency of the use of the existing fund, but this does not compensate for the existing deficit, and therefore requires an acceleration of the pace of settlement and large-scale construction of new social housing facilities. The average area of a social apartment remained relatively stable, increasing from 33 sq.m in 2022 to 34 sq.m in 2025, which indicates a gradual improvement in living conditions, but still does not provide an adequate level of comfort for all categories of the population.

The analysis of the structure of residents of social housing indicates that the largest share is made up of orphans (42%), internally displaced persons (13.8%) and large families (12.6%), which confirms the social orientation of state policy and the priority of supporting the most vulnerable groups. The need for the restoration of housing infrastructure during this period increased from 65 to 70 billion. euros, which indicates the scale of destruction and the need for significant investments for the full restoration of the housing stock. At the same time, the planned construction of more than 50,000 social apartments by 2025 is a positive step of state policy, but in order to meet all the needs of the population, it is necessary to significantly increase the pace of construction, expand funding and ensure effective coordination between state bodies and local communities [25].

The implementation of targeted state programs — primarily "eRecovery" and "eOseli" — has become a key mechanism for ensuring citizens' housing rights and restoring social stability in the regions.

The "eRecovery" program, introduced by the Ministry of Communities, Territories and Infrastructure Development of Ukraine, has become the main tool of state assistance to owners of damaged and destroyed housing [27]. According to official data from the mindev.gov.ua, as of August 1, 2025, more than 97 thousand families received compensation for damaged housing totaling more than UAH 9.7 billion. (Fig. 1). At the same time, the program also covered the category of destroyed housing: housing certificates for the purchase of new housing were issued to more than 21 thousand families in the amount of UAH 31.1 billion, of which about 12 thousand have already made actual purchases [28] (Fig. 2). Thus, we can state a significant expansion of the scope of the program, which is gradually turning into a systemic tool of the state's housing policy.

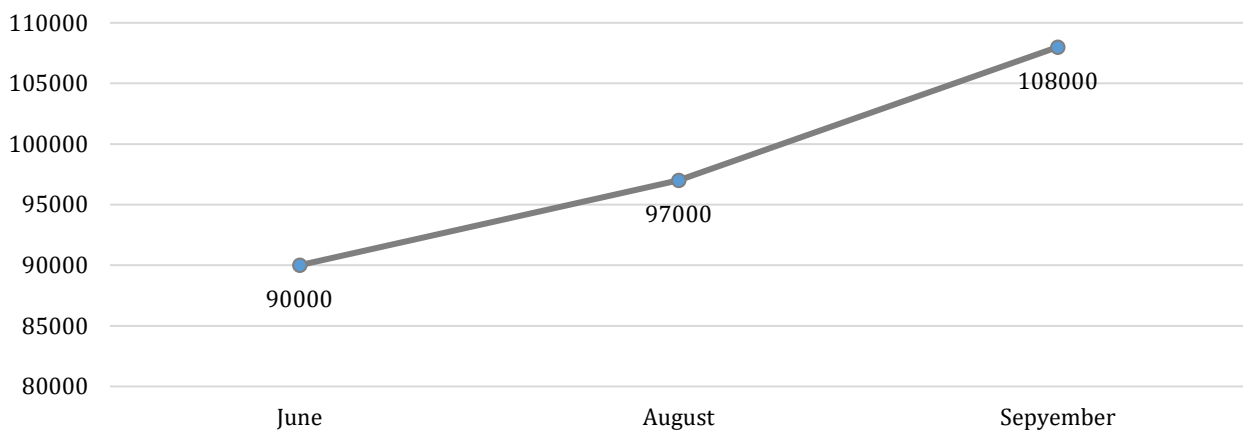


Fig. 1. Dynamics of the number of families who received compensation for damaged housing for the period from 01.06.2025 to 01.09.2025

Source: Systematized by the authors according to the data given in [28].

The average amount of compensation shows a certain differentiation depending on the degree of damage to housing: for minor repairs (category A), the average amount was about UAH 72 thousand, while for major repairs (category B) — UAH 341-342 thousand. "Reconstruction on your own land plot" in 2025, more than 580 people have already received the first tranches totaling more than UAH 700 million, which demonstrates the state's readiness to support both the restoration and the new construction of citizens' housing [28].

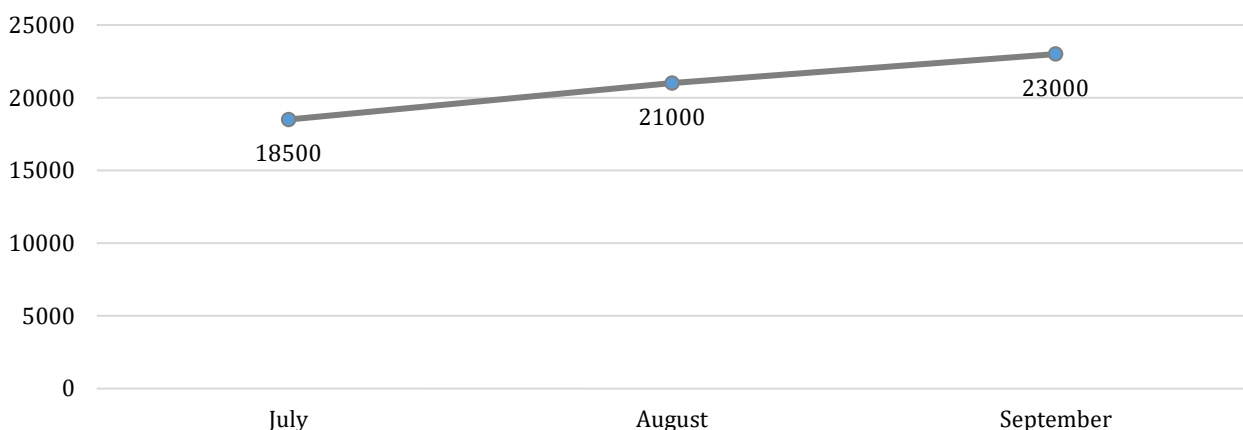


Fig. 2. Number of housing certificates for destroyed housing, for the period from 01.06.2025 to 01.09.2025

Source: Systematized by the authors according to the data given in [28].

At the same time, the eOseli program, focused on stimulating the affordable housing market, is an important factor in economic activity in the construction sector. According to budport.com.ua, during

the first nine months of 2024, it contributed to an increase in construction activity by 23.8% among developers, and as of 2025, more than 2000 people have already purchased housing on preferential terms [29]. The program provides not only solutions to the socio-economic problems of certain categories of the population (military personnel, educators, doctors), but also forms new institutional approaches to lending and state participation in the housing sector.

Taking into account the above, it can be stated that a systematic approach to the development of social housing, which involves a combination of public and private investments, the introduction of electronic systems for accounting and distribution of housing, as well as the development of social rental models, creates the basis for the formation of an effective state policy capable of ensuring the implementation of the constitutional right to housing for vulnerable categories of the population and bringing Ukrainian social policy closer to European standards.

6. Conclusions

So, in 2022-2025. social housing in Ukraine has undergone a stage of conceptual rethinking and transformation from a formal element of housing policy to a key mechanism of social protection of the population. State policy in this area includes the adoption of a new law "On Social Housing", the development of social rental models, the introduction of the institution of affordable housing operators and automated distribution systems, as well as the attraction of funding from public, private and international sources. These measures are aimed at ensuring transparency and fairness in the distribution of social housing, optimizing the use of housing stock and covering the maximum number of socially vulnerable categories of the population, such as orphans, internally displaced persons and large families.

In practical terms, it is envisaged to implement pilot projects of social rent, the extension of subsidies for renting housing for IDPs and partial financing of the first installment for orphans, which increases the level of social integration and provides access to housing for those who do not have their own financial resources. The increase in the number of communities with social housing, the increase in the number of inhabited units, as well as the expansion of the total area of the housing stock indicate a gradual improvement in housing conditions, but there are still significant needs for infrastructure restoration and increased construction.

An integrated approach that combines legislative innovations, financial mechanisms, social rental models and digital management tools creates prerequisites for the formation of an effective and transparent state policy in the field of social housing. The implementation of this approach allows guaranteeing the right to housing for vulnerable categories of the population and contributes to the integration of Ukraine into the European social policy space, ensuring compliance with modern international standards and principles of social justice.

References

1. Verkhovna Rada of Ukraine. (1996, June 28). *Konstytutsiia Ukrainy* [Constitution of Ukraine]. Law of Ukraine No. 254k/96-вр. <https://zakon.rada.gov.ua/laws/show/254k/96-вр#Text> (in Ukrainian)
2. Zapototska, V., Pankiv, A., & Shpak, D. (2025). Social housing in Ukraine: Challenges and prospects. *Bulletin of Taras Shevchenko National University of Kyiv, Geography*, (3/4), 31–37. <https://doi.org/10.17721/1728-2721.2024.90-91.4>
3. Odessa Journal. (2025). *Ukraine has received €170 million for housing programmes from the Council of Europe Development Bank*. <https://odessa-journal.com/ukraine-has-received-170-million-for-housing-programmes-from-the-council-of-europe-development-bank>
4. Ukrainian National News. (2025). *Housing reform launched: VR supported framework law to resolve apartment queues*. <https://unn.ua/en/news/housing-reform-launched-vr-supported-framework-law-to-resolve-apartment-queues>
5. De Visu. (2025). *March 10 – 14, 2025. Features of termination of employment contract at the initiative of the employer have been clarified*. <https://devisu.ua/en/stattia/10-14-bereznnya-2025-roku-utochneno-osoblivosti-rozirvannya-trudovogo-dogovoru-z-iniciativi-robotodavcy>
6. Interfax-Ukraine. (2025). *Housing prices in Ukraine in Q2 2025 increase by 14.9%*. <https://en.interfax.com.ua/news/economic/1097883.html>

7. Interfax-Ukraine. (2025). *New housing construction in Ukraine increases by 45% in H1 2025*. <https://en.interfax.com.ua/news/economic/1105400.html>
8. Bondarenko, T. (2025). Yak zminytsia zhytlova polityka v Ukraini ta shcho bude iz sotsialnym zhytloom [How housing policy will change in Ukraine and what will happen to social housing]. *NV Biznes – NV Business*. <https://biz.nv.ua/ukr/experts/socialne-zhitlo-v-ukrajini-nova-postanova-zapuskaye-eksperymentalniy-proyekt-2025-shcho-zminitsya-50538560.html> (in Ukrainian)
9. Zaika, Yu. (2023). Pravo na sotsialne zhytlo v umovakh voiennoho chasu [The right to social housing under martial law]. *Pryvatne pravo i pidpriemnytstvo*, (22), 134–140. <https://doi.org/10.32849/2409-9201.2023.22.17> (in Ukrainian)
10. Synchuk, S., & Burak, V. (2021). Pravo na zhytlo: sotsialnyi vymir [The Right to Housing: The Social Dimension]. *Universytetski naukovi zapysky – University Scientific Notes*, 4(82), 46–60. <https://doi.org/10.37491/UNZ.82.4> (in Ukrainian)
11. Kochyn, V. V. (2023). Pravo na zhytlo u sotsialni derzhavi: rynkovi ta sotsialno-orientovani zasady rehuliuвання zhytlovykh vidnosyn [The right to housing in a social state: Market and socially-oriented principles of housing relations regulation]. *Aktualni problemy vitchyznianoï yurysprudentsii – Current Problems of Domestic Jurisprudence*, (5), 16–21. <https://doi.org/10.32782/39221545> (in Ukrainian)
12. Kharechko, D., & Kuibida, M. (2016). Derzhavne rehuliuвання realizatsii zhytlovykh prav hromadian Ukrainy [State regulation of the implementation of housing rights of citizens of Ukraine]. *Democratic Governance*, (16/17). <https://science.lpnu.ua/sites/default/files/journal-paper/2022/feb/26726/kharechkokuibida.pdf> (in Ukrainian)
13. Verkhovna Rada of Ukraine. (2006, January 12). *Pro zhytlovyi fond sotsialnoho pryznachennia* [On the social housing fund]. Law of Ukraine of No. 3334-IV. <https://zakon.rada.gov.ua/laws/show/3334-15#Text> (in Ukrainian)
14. Designing Buildings. (n.d.). *Social housing*. https://www.designingbuildings.co.uk/wiki/Social_Housing
15. Cabinet of Ministers of Ukraine. (2020). *Uryad zrobyv sotsialne zhytlo dostupnishym* [The government has made social housing more accessible]. <https://www.kmu.gov.ua/news/uryad-zrobiv-socialne-zhitlo-dostupnishim-yuliya-sokolovska> (in Ukrainian)
16. Haliants, M., & Kochyn, V. (2022). Principles and areas of implementation of state housing policy in Ukraine. *Entrepreneurship, Economy and Law*, (2), 26–32. <https://doi.org/10.32849/2663-5313/2022.2.03>
17. CEDOS. (2022). *Zhytlo u proekti planu vidnovlennia Ukrainy: mozhlyvosti i ryzyky* [Housing in the draft recovery plan of Ukraine: Opportunities and risks]. <https://cedos.org.ua/researches/zhytlo-u-proyekti-planu-vidnovlennya-ukrayiny-mozhlyvosti-i-ryzyky/> (in Ukrainian)
18. Beswick, J., McCann, D., & Wheatley, H. (2019). *Building the social homes we need: Solving the land and capacity challenges*. New Economics Foundation. <https://nationwidefoundation.org.uk/wp-content/uploads/2019/11/Building-the-social-homes-we-need-191120-150504.pdf>
19. CIS Ireland. (n.d.). *A look at Irish social housing – Research analysis*. <https://www.cisireland.com/social-housing-analysis/>
20. Chen, K.-J., Peng, C.-W., & Lee, M.-H. (2021). Determinants of the public's attitude towards social housing construction under high home ownership rate. *International Real Estate Review*, 24(1), 87–112. <https://www.gssinst.org/irer/wp-content/uploads/2021/03/v24n01-4-Determinants-of-the-Publics-Attitude-Towards-Social-Housing-Construction-Under-High-Home-Ownership-Rate.pdf>
21. Yashchenko, V. D., & Sikorskyi, O. P. (2021). Administrativno-pravovi zasady realizatsii prava na zabezpechennia sotsialnym zhytloom [Administrative and legal principles for the implementation of the right to social housing]. *Naukovi zapysky. Serii: Pravo – Scientific Notes. Series: Law*, (11), 139–143. <https://doi.org/10.36550/2522-9230-2021-11-139-143> (in Ukrainian)
22. UNHCR Ukraine. (2024, September 18). *National Housing Institute launched in Ukraine to help expand affordable housing solutions for war-affected people*. <https://www.unhcr.org/ua/en/news/national-housing-institute-launched-ukraine-help-expand-affordable-housing-solutions-war>
23. R2P. (2025, September 19). *Munitsypalne (sotsialne) orendne zhytlo: novi eksperymentalni proekty* [Municipal (social) rental housing: New pilot projects]. <https://r2p.org.ua/page/munitsypalne-sotsialne-orendne-zhytlo-novi-eksperymentalni-proiekt> (in Ukrainian)
24. Interfax-Ukraine. (2024, October 1). *Housing Institute prepares analysis of municipal housing*. <https://en.interfax.com.ua/news/economic/1017642.html>
25. Moskalenko, A. (2025, June 27). *Housing crisis in Ukraine: how to provide IDPs with housing in 2025?* *International Renaissance Foundation*. <https://www.irf.ua/en/zhytlova-kryza-v-ukrayini-yak-zabezpechyt-y-po-zhytloom-u-2025-rocz/>

26. Housing Institute. (2024, September 19). *Ukraine established a National Institute of Housing*. Unity.gov.ua. <https://unity.gov.ua/en/2024/09/19/ukraine-established-a-national-institute-of-housing/>
27. Minfin.com.ua. (2025). *Indeks tsin na zhytlo v Ukraini za I kvartal 2025 roku* [Housing price index in Ukraine for the I quarter of 2025]. <https://minfin.com.ua> (in Ukrainian)
28. Ministry for Communities, Territories and Infrastructure Development of Ukraine. (2025). *Rezultaty roboty prohramy yeVidnovlennia stanom na 01 veresnia 2025* [Results of the programme's work as of 1 September 2025]. <https://mindev.gov.ua/news/rezultaty-roboty-prohramy-ievidnovlennia-stanom-na-01-veresnia-2025> (in Ukrainian)
29. Ukrainian Financial Housing Company. (2025). *Rezultaty roboty yeOseli za 2024 rik: yak zminiuvalas prohrama ta yake zhytlo obyraly ukraintsi* [Results of the work of Oselya for 2024: how the programme has changed and what kind of housing Ukrainians have chosen]. <https://ukrfinzhytlo.in.ua/rezultaty-roboty-ieoseli-za-2024-rik-iak-zminiuvalas-prohrama-ta-iake-zhytlo-obyraly-ukraintsi/> (in Ukrainian)