**HOUSING, LAND AND PROPERTY TECHNICAL WORKING GROUP**

**UPDATE ON HOUSING, LAND AND PROPERTY ISSUES**

- **Housing programs in Luhansk Oblast:** On 02 April, Inesa Kirieieva, the Head of the Luhansk Regional Department of State Youth Housing reported that, on that date, there were six (as of now there are seven) housing loan programmes available in Luhansk Oblast: two of which are State programmes; two of which are Oblast programs; and two of which are programmes run by the city of Severodonetsk.
  - At the State level, the funding for State Programme “Affordable Housing” has been approved. The second state level programme is a State Programme which will provide young families and single young citizens with long-term preferential loans for construction/reconstruction and purchase of housing, by using statutory capital from the State Fund for Support towards Youth Housing Construction.
  - On the Oblast level the two programmes comprise a Regional Targeted Programme providing youth with housing; as well as a Regional Targeted Programme providing ATO participants and their families with housing loans. Both programmes prescribe that housing loans are provided at a rate of 3% per annum. There are preferential conditions in instances where children are present. Personal contribution should amount to at least 6%.
  - There are two additional programs in Severodonetsk: A municipal program providing housing for youth; and a second program promoting affordable housing construction for separate categories of citizens. The first programme is designed to provide housing loans, while the second provides a non-repayable grant (25 % of the value of housing) for employees of education, social, medical and military sectors.

In addition, on 04 April, a further Oblast-funded Regional Targeted Programme which will provide housing loans for IDPs and their families for 2019-2021, was announced as being adopted. Notably, this program will establish a register of candidates to define the number of IDP families whose living conditions could be improved by obtaining preferential loans, and will conclude concessional long-term loan agreements with IDPs - for a period of up to 30 years - for the construction/reconstruction or purchase of housing. Under this framework, some 4.5 million UAH (€144.000) will be allocated to provide housing to 6 IDP families.

- **Financial assistance to conflict affected population in Sloviansk:** On 05 April, the Sloviansk City Council adopted its decision based on a petition by the executive committee of the Sloviansk City Council, to amend the Program of Social Protection of Some Categories of citizens within the Territory of the Sloviansk City Council in 2015-2019. According to the decision, owners, whose apartments or private buildings in Sloviansk were destroyed because of the ATO, will receive:
  - Once-off financial assistance equal to 10 minimal living costs for able-bodied persons in cases of initial application (until 30 June 2019 the minimal living costs will amount to 1921 UAH),
  - 1000 UAH in a case of second application (for 20 persons),
  - 10000 UAH in a case of second application (for 144 persons).

- **Militarily use of land plots:** On 05 April, Stanytsia Luhanska Raion State Administration announced a call requesting local residents to inform the Administration about instances of land plots being used by the Armed Forces of Ukraine, or of land plots which require de-mining and reclamation.

- **Housing for IDPs:** In the second half of 2019, IDP families will receive 107 new apartments in a new municipal property building in the city of Rubizhne. The construction is being funded by the Oblast budget. The distribution of apartments to IDPs will be carried out by local self-government bodies.
• **Housing for IDPs:** On 10 April, an eight-storey apartment building comprising 160 flats was opened in the city of Vinnytsia (Central Ukraine). The building began construction in 2015, in conjunction with the “Affordable Housing Programme” under the State Fund for Youth Housing. Nine families have purchased apartments under this framework of the “Affordable Housing” Programme. Among these families, five are IDP families, three include Anti-Terrorist Operation (ATO/JFO) participants and one comprises a young family of science and education employees. The total amount of State support granted to these families was just under 3.1 million UAH.

• **Subsidies:** The process of re-appointment of subsidies for the new year will begin in May. This year, automatic reassignment of subsidies will apply to three million households. The remaining households for whom automatic re-appointment does not apply (as regulated by a by-law) will need to update their application and income statements. [The summer subsidy will be calculated as per the income received by citizens during the 3rd and 4th quarters of 2018, while calculation of subsidy assistance for the ‘heating season’ of 2019-2020 will be based on the income received during the 1st and 2nd quarters of 2019.]

• **Simplification of procedure for legalizing construction:** The Resolution No 367 “On some issues of deregulation of economic activity” which was adopted on 27 March 2018 by the Cabinet of Ministers of Ukraine, came into the force on 28 April 2019. [The details of these amendments were outlined in last month’s update on Housing, Land and Property Issues, March 2019.]

---

**LEGISLATIVE UPDATE: UTILITY ALLOWANCES IN THE CASH FORM**

On 17 April, the Cabinet of Ministers of Ukraine approved an [Order](#) on providing utility allowances in the cash form. [Utility allowances are a social benefit distinct from utility subsidies, where allowances reduce the total cost of utility services used, while subsidies cover part of their value].

The monetization of utility allowances will begin on 01 October 2019. According to the amendments, two different systems will operate at the same time - cash and non-cash. The non-cash system will be used by default; however, any beneficiary may switch it to the cash system by submitting an official request.