

From Evidence to Reform Building housing resilience in recovering Ukrainian cities

Edited by Knut Höller, Yuliia Popova,
Nataliia Korotchenko, and Oleg Syabrenko



giz

IWO

DOM
publishers

Edited by Knut Höller, Yuliia Popova,
Nataliia Korotchenko, and Oleg Syabrenko

From Evidence to Reform Building housing resilience in recovering Ukrainian cities

210 × 230 mm, 192 pp.
50 illustrations
Softcover with flaps

English edition
978-3-86922-449-7

Euro 28,00 (printed hardcopy)
Free download of eBook!

English edition available from
December 2026

Ukrainian edition will be available
separately by early 2027.

ISBN 978-3-86922-449-7



9 783869 224497

Order in our webshop
www.dom-publishers.com



From Evidence to Reform Building housing resilience in recovering Ukrainian cities

Ukraine is undergoing its most ambitious housing reform since independence, and the window for shaping it is already beginning to close. This book presents the findings of local housing strategies developed for four mid-sized Ukrainian cities such as Zhytomyr, Poltava, Kremenchuk, and Bila Tserkva, and makes a pointed argument: the war did not create Ukraine's housing crisis, it exposed structural weaknesses that had accumulated over decades. Near-total homeownership, the absence of an affordable rental sector, chronic under-investment in existing stock, and institutional frameworks never reformed since the Soviet era left the system fragile long before 2022.

Drawing on housing-stock assessments, market analysis, institutional reviews, and the first comparable sociological surveys of internally displaced persons in receiving cities, the authors demonstrate that building back better demands structural change rather than isolated innovation. Their analysis is organised around four interconnected pillars: the existing housing stock and its renovation debt, institutional capacity for housing management, purchase and rental markets, and the housing needs of IDPs. The strategy is framed throughout by the concept of housing system resilience: the structural capacity of a housing system to attune supply to changing demand across tenures, population groups, and economic conditions.

The result is a grounded, comparable picture of the realities facing mid-sized Ukrainian cities, and a clear strategic agenda for the donors, investors, policymakers, and development partners engaged in the country's recovery.

This report was developed within the framework of the project Strengthening of Urban Resilience in the Areas of Supply Infrastructure and Housing (SUR), which is a part of the German *Transitional Development Assistance*, commissioned by the Federal Ministry for Economic Cooperation and Development (BMZ) and implemented by the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH.



Implemented by:

giz Deutsche Gesellschaft
für Internationale
Zusammenarbeit (GIZ) GmbH



Publisher:
DOM publishers
Caroline-von-Humboldt-Weg 20
10117 Berlin, Germany
T +49. 30. 20 69 69 30
info@dom-publishers.com
www.dom-publishers.com

GIZ operating unit:
**Strengthening of Urban
Resilience in the Areas of
Supply Infrastructure and
Housing (SUR)**
Erik Schweikhardt
erik.schweikhardt@giz.de

**Initiative Wohnungswirtschaft
Osteuropa e.V.**
Knut Höller,
Executive Member of the Board
hoeller@iwoev.org
Yulia Popova, Project Manager
popova@iwoev.org