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POTENTIAL OF THE CITY AUTHORITY IN THE FORMATION OF SOCIALLY COMFORTABLE HOUSING ENVIRONMENT

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Received: 20.04.2020 / Revised: 27.05.2020 / Accepted: 01.06.2020

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<https://doi.org/10.23939/as2020.01.010>

Abstract. The most essential problem in the territories of large cities is the creation of optimal conditions of human beings' life.

One of the factors promoting the balanced development of peoples' civilization is the attainment of social justice in society, which is impossible without providing the citizens with an affordable dwelling of high quality.

There exists a row of important parameters of the housing environment, which are not subjected to the regulation by project standards but have a significant influence on its comfortability, social and psychological health of the inhabitants, dwelling safety, etc. The control of these parameters is in the competence of the state and municipal housing policy. Revitalization measures referred to the housing environment and realized on different levels, can promote the improvement of living standards. These measures range from architectural and urban transformations of the entire complexes via the conversion implemented in the fewer territories to the discrete conversions including functional and spacial changes of the flats. The factor of social safety was determined to be a result of complex impact caused by the three interconnected characteristics:

- height of housing building,
- compactness of setting of housing stock,
- availability or absence of social segregation of the inhabitants living in concrete housing creation.

The market of private rent really existing in Ukraine prompts one more project direction which can become interesting for the dwelling renters, developers, and architects, namely, to design the flats so that some their part could be rented by the owner if it is needed and without any inconveniences for the owner. Social studies showed that such flats could be of significant demand.

Key words: housing stock, social safety, multi-family housing, height, compactness, flat, rent, inhabitants.

Problem statement

Among the conditions of constant balanced development of human civilization, one should note the attainment of social justice in society, which is impossible without people provided qualitative and affordable housing. Every country, as well as every city, has its level of the tasks and vision of the prospective solution to

these problems. A sound housing policy promotes a quantitative and qualitative growth of public housing, provides a constant conflict-free development of the city and the society as a whole. Likewise, it is known that there exists a row of the significant parameters of the housing surroundings that are not subject to any regulations by project norms but have an essential impact on their comfortableness, social and psychological health of the inhabitants, living safety, etc. The control of all these parameters is exclusively in the competence of the state and municipal housing policy.

Analysis of recent research and publications

Nowadays, only the solitary publications, which are available in social networks and editorial, are mainly dedicated to the consideration of the particular aspects of the legislative acts concerning varying degrees the question of housing environment forming. Mostly these publications are the commentaries, analytical reviews, or the critics given by the developers, investors, business delegates, probable or real consumers. It is undoubtedly valuable empiric material partially reflecting the situation in this subject area, however, it usually does not reach the level of generalized systematic information, and all the more does not contain concrete recommendations. Therefore, the development of the theoretical and practical questions concerning the possible ways of housing policy realization in a big city is an urgent problem and its solution significantly influences social well-being in society.

First of all, the aspects of housing policy belonging to the competence of the state jurisdiction, namely, the improvement of citizens' housing provision via regulation of prices, the activity of the financial establishments involved in the housing realm, scientific research, the development of project norms and their monitoring, typical and competitive designing, juridical and legislative protection, the introduction of various housing programs, opposing the speculations, corruption, directory financial assistance, etc. are beyond the article discussion. Instead, the major attention is paid to the aspects belonging to the competence of city authority. Just these aspects are the applied demesne of the architects-scientists as well as the sociologists and psychologists. It is also important that one shouldn't intersect the boundary, considering as intervening into the realm of an investors' business competence.

The veracity of the postulates is ensured by the results obtained from the sociological studies performed by the scientists of the Institute of Architecture of Lviv National University under the guidance of the article authors (Hnes, I. P., 2004. pp. 118–128, Hnes, I. P., 2008. pp. 296–299, Hnes, I. P., 2012. pp. 189–198, Hnes, I. P., 2012. pp. 436–440, Hnes, I. P., 2013. pp. 67–69, Hnes, I., Ivanochko U., 2019. pp. 51–68.). These results are directed to the disclosure of certain aspects of forming the city housing stock and apartment blocks dwelling as well as to the assessment of the programs on social and affordable housing involved in Ukraine. It has also been used the experience of examination of housing construction projects by the Lviv Department of Architecture and Urban Planning.

Objective of the article

Nowadays, one of the most important parameters of a city environment that are of immediate citizens' concern is the level of social (criminogenic) safety of the inhabitants. Our sociological studies carried on in the Lviv residential districts with a different number of floors (1–2 floors, 4–5 floors, 5–9 floors 9–14 and floors) as well as a parallel inquiry of policemen (or former district militiamen) working in these districts confirm the results of numerous investigations (Cook et al., 1982, p. 846, Designs and Codes et al., Ewans, 2003, pp. 536–555, Gifford, 2007, High-rise Living: Fact et al., 1974, Skodra, 2018, Sullivan, Chang, 2011, pp. 106–116, Williamson, 1978, pp. 122–130, Williamson, 1981, pp. 289–310), and suggest that the character of housing environment can play an important and key part for the assurance of this parameter (Hnes, I. P., 2012. pp. 189–198, Hnes, I. P., 2008. pp. 296–299, Hnes, I. P., 2003. pp. 65–73.). It has also been found that the number of stores has an essential influence on the level of inhabitants' social interaction that in the future forms a safety situation in the dwelling place and social and psychological comfort of a housing environment. For example, entrust their neighbors with taking care of the flat (for looking after the plants or pets) during their continued absence:

- in 1-2-floors building – 85 % respondents;
- in 5-floors building – 80 % respondents;

- in 5-9-floors building – 40 % respondents;
- in 9-14-floors building – 30 % respondents.

Keep the car in the street near the house:

- 40 % inhabitants 1-2-floors building¹;
- 83 % inhabitants 5-floors building;
- 50 % inhabitants 5-9-floors building
- 33 % inhabitants 9-14-floors building

From the number of the publications, it is also known that with the increasing of stores number (9 floors and more) the level of morbidity among the inhabitants significantly increases.

Results and discussions

Thus, the following conclusion becomes evident: if the city does not want to have the problems regarding the crime growth and to have extra expenses to struggle against this phenomenon or elimination of acts of vandalism, to reduce the manifestations of antisocial behavior in the residential districts and aspired to become attractive for the potential new inhabitants or the tourists and is interested in the minimization of inhabitants' illness, it has to introduce (on the level of giving out the urban planning conditions and restrictions concerning the design object) the limitation of stores number of the residential building to 7 floors as it is recommended in the countries of EU and to encourage the appearance of the 4-floors dwellings. A similar limitation of store number will promote the creation of a harmonious and socially safe housing environment and in the historically formed cities, and it will protect the monuments to preserve the city panoramas. Suggested regulating limits for the designers and investors exclusively belong to the sphere of the competence and activity of the city's authorities.

However, given regulating measures should be accompanied by one more important step of the city authority – non-admission (or maximal limitation) of social segregation of the categories of the population with different levels of material sufficiency in the residential (housing) formations. As a world practice has shown, an inevitable antithesis of the elite city blocks becomes the emergence of the city slum – the risk areas that are turning to a source of social tension, crimes, vandalism, etc. The arguments as to the unwillingness of wealthy citizens to live next door to poor ones are not wrong. Our investigation of the mixed city blocks did not reveal any antagonism, any statistically significant increased conflict between the inhabitants of different levels of the income. On the contrary, it has been brought out the tolerance among these categories of dwellers and repeated manifestations of mutually beneficial assistance and cooperation. Therefore, it is suggested unambiguous orientation toward socio-integrated mixed new city blocks with the structure, approaching the average socio-demographic indices.

Since the construction of socio-integrated new residential creations usually is not included into the plans of the developers taking an interest in the construction of dwelling for wealthy levels of population, the city authority could be recommended the standard, which has successfully been acting in France – not less than 20 % of flats in any city block of a commercial dwelling should be intended for the families of the small level of income. As for Ukraine, such standard could be concretized – in the structure of housing stock of an affordable dwelling and commercial ones of economic and business class it should be envisaged not less than 20 % of dwelling units for disadvantaged social groups. Moreover, it should be given preference just dispersed integration of the flats in the structure of housing creations. It is recommended to keep from the construction of specialized buildings of social dwelling and the creation of the large housing complexes of exclusively social dwelling is unacceptable at all.

Taking into account today's market requirements concerning a small-budget dwelling purchase, in other words, an urgent need for small flats caused by the low purchasing power of the main masses of the population,

¹ In the case of 1–2 store building, the cars are parked not in the street but the areas attached to the building or in the garages built into the plinth floors of the residential buildings or into the ones that are the extension of the building.

it is easy to foresee the emergence of developer designs of not spacious flats. In such a case the city will secure itself against the potential risks and the troubles referred to social segregation if it introduces (on the level of giving out the urban planning conditions and limitations) the rigid requirements for the projects of that kind – to envisage not less than 20 % of flats for endowed buyers. Such flats had to be of enough large size with a comfortable layout of the apartments and increased stores height, profitably located within the structure of residential buildings (on the rooves like the penthouses, on the ground floors with the joint yards, with the attractive view from the windows, etc.).

In cases of social dwelling construction regardless of the quantity of the small flats in the residential buildings, it is reasonable:

- to orient the architects toward the development of small flat projects – with the same total space of the flat to envisage there the higher number of living rooms of minimal size (one-person bedroom may be of 6–7 m², two-person – 10–12 m²). Using the small flats of that kind will allow meeting the immediate requirement of comfort living – providing every member of the family with a separate room and at the same time reducing a settlement density of housing stock on the level of living premises and is the key to lowering the level of antisocial inhabitants' behavior;

- not less than 20 % of social flats at once should be directed to the realization at the dwelling market². Such an approach will promote the essential increase of total rating of social dwelling as well as de facto forming of socio-integrated housing creations to counterbalance social segregation – as the major source of antisocial inhabitants' behavior;

- to enable the inhabitants to privatize the social housing flats via the reducing of market prices³, maybe with perks, taking into account a rental payment for the whole period of living in the flat as a down payment⁴. Such measures are also directed to the reduction of effluent from the social dwelling of the inhabitants that improved their financial level and this factor will promote the processes of forming the socio-integrated housing creations as well.

Despite numerous serious lacks of a multi-store dwelling, described in several publications, its construction today is going on since it remains to be attractive for investors, designers and builders. Besides, there are a lot of theoreticians considering this dwelling to be the only one possible for the centers of large megapolises. In the situation of inevitability and under the conditions of dwelling deficit in Ukraine today a multi-store dwelling finds the ones who wish to settle down in it without any problems. Along with it, there exists a good possibility that with the emergence of equipollent alternative solutions concerning the average and low dwellings the popularity of multi-store dwellings will reduce, the inhabitants will begin to leave it. It will appear the question about its further destiny. Taking into account the fact, that the solidity of the main load-bearing constructions of these buildings is of hundred years, pulling down and utilizing the contemporary multi-store dwelling if it is necessary, will be a complicated and resource-outlay problem. Thus, the problem of their adaptation to the new functions is actualizing. Taking into consideration that today Ukraine is faced with an extremely complicated large-scale task connected with readjustment of the housing stock of 1960 – 1980s (it is approximately 80 % of the whole country housing stock), the society has no rights to multiply these problems. In other words, designing the modern residential buildings, especially high-altitude ones should be realized for future using:

- for their intended purpose as a dwelling for a childless contingent, maybe as a specialized dwelling – temporary, rental, for singles, etc.;

- having changed the direct function (in the case of fall in demand) – to adapt to offices, hotels, education establishments, factories, etc.;

- it is reasonable to design the small flats of social dwelling in the form of two flats with the further possibility to be united into a larger one if it is necessary or so, that they could be attached, if needed, to the ordinary flat for its permanent or temporary expansion.

Apart from adaptation to the new functions, a multi-flat dwelling built today should envisage the possibility of its revitalization or readjustment in future, maybe in several stages, taking into account the new

² The analogous practice is successfully used in China.

³ The possibility of privatization of social dwelling is envisaged by the legislation of most countries belonging to SU.

⁴ The most effective realization of a similar privatization procedure of social dwelling took place in Great Britain during a wide-scale housing reform introduced by M. Tetcher in the 80s of the XX century.

requirements set before the objects of that kind, conditions of balanced development of the settlements, as well as tendencies and prognoses of human planet development: climate changes; depletion of planet resources (power, agrarian, material, clean drinkable water, etc) against the backdrop of planet population growth and a considerable intensification of migration processes. Since today neither the investor nor the consumer is ready for additional expenses concerning the building improvement to the standard of a “passive building” and the state has no additional resources to stimulate the construction of a passive dwelling, which in Europe in a short time can become an obligatory standard of dwelling, then it means that into the contemporary designs of the residential buildings one should introduce the solutions making possible their modernization till the society will “ripen” to the necessity of doing it as well as will have the resources for it.

The initial period of this process could be the readjustment for the purpose of attainment of a “passive building” standard, the next level of development – the house of “zero-power” and in further remote perspective a “power-producing dwelling”. It should be envisaged the possibility to debug the recuperation of the heat produced by processed air and this under the condition of central recuperation systems requires envisaging the reserve canals for the vertical and horizontal air tubes, technical premises for installing the recuperators. In a similar manner, it could be organized the heat withdrawal of the sewerage, and this again needs the technical premises for the heat exchangers, thermal and circulation pumps. The same premises will be required if one needs repeated usage of conditionally clean (“grey”) sewers (of a shower, bath, washbowl, dishwasher, and washing machine) as well as using the rain and melted waters (collection, cleaning, and keeping) and in case of the necessity of prolonged (seasonal) accumulation of solar power as well. In foreign practice, the alternates of local, that is, within the housing creations clearance and reprocessing of waste products (organic waste, fecal sewer) for the purpose of production of methane and organic manures necessary for hothouse economies is already being accomplished. And it requires specialized premises too. It is also necessary that one should foresee the situation of economic unprofitability of heat generators installed in separate flats in contrast with the modern systems of central heating, in particular, with spreading the co-generative units, like in Sweden, where it is already functioning.

The city administration of architecture is authorized to demand the compliance of the foregoing requirements while giving out architectural urban planning conditions and limitations toward projecting object. Besides, the administration may condition the introduction of hybrid housing objects – into the structure of a residential building it should be additionally put nonresidential function, attractive for the business, for instance, parking, commercial and public centers, offices, etc. Hence, a hybrid function may partially bear the financial burden of social dwelling construction.

The competence of city authority includes some more efficient measures concerning the sphere of housing policy:

I. activation activation of construction resources of the dwelling consumers. It will give the opportunity to involve the working skills of the future inhabitants in the construction process and will mean that on the one hand, it is possible to reduce the price on an affordable dwelling and, on the other hand, into this process there will be involved additional colossal human, material and financial resources of a non-state derivation. It is reasonable to implement this activation in three directions:

1) allotment of sites for the construction of one-family affordable dwelling in the suburban zones, in the zones influenced by out-of-town roads and highways as a continuation of the existing settlements or the introduction of absolutely new housing creations – 14 % of townspeople are ready to construct themselves their own building, more about 60 % of them would like to perform some part of the work by themselves and to employ the construction brigades for the rest work. 71 % of questioned people prefer the construction of their building to be done in several stages (Hnes, I. P., 2008. pp. 296–299);

2) endowing the cottage zones in the suburb with the status of housing building up accompanied by a reconstruction permit or the permit to extend the cottage construction;

3) in a multi-flat dwelling, not more than 30 % of flats can be designed like the flats of step-by-step mastering, so that in their structure it has been envisaged a starting unit (Fig. 1) – a minimal completed area of the flat, sufficient for a temporary living (one room with a kitchen and a sanitary unit), the rest of the premises the inhabitants have the opportunity to complete themselves during a certain period of time. It will allow:

- reduce the flat cost by 15–20 %;
- at the first stage (quartering the family into the starting unit) the inhabitants may delay putting money in the arrangement of the interior of the flat;

- provide the young families with the flats “for growth”, having immediately bereft them of purchasing a larger flat.

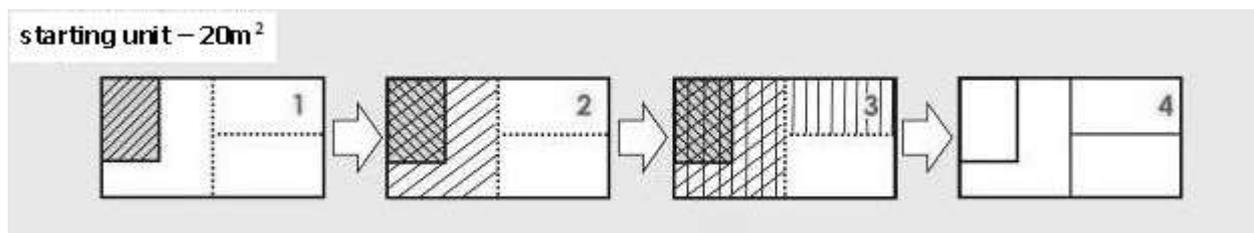


Fig. 1. The flats of step-by-step mastering. Source: own work

The flats of step-by-step (delayed) mastering are oriented approximately to the third part of potential consumers.

II. search of key factors of the impact on the investors to encourage them to introduce a rental dwelling (Hnes, I. P., 2013. pp. 67–69). Questioning suggested that the ones who wish to rent the dwelling today are two or three times more than those that prefer to purchase the flat, as it is equally cheaper than payment to the bank for the mortgage. The structure of housing stock needs as a minimum of the three types of rental:

- profitable rental buildings – a commercial rental dwelling for getting income via leasing the flats;
- unprofitable rental dwelling with a minimal level of return, which allow only cover the cost of housing maintenance, current repair and may be later – the expenses on the construction – it is, in fact, an affordable dwelling;
- dotation rental dwelling for the persons that have no sufficient income to pay in full the living conditions of this dwelling – it is a social dwelling.

The question of rental dwelling is not revealed by the construction of rental buildings. A powerful market of private rent of flats and rooms existed in Ukraine prompts one more direction, which can become attractive enough for the flat purchasers: projecting the flats so, that the part of the flat could be rented without any inconveniences for the owner. Sociological studies showed that such flats could be demanded by potential consumers. Thus, the questioned persons that have already displayed the readiness for renting a surplus area of their flat is 50 %, 16 % are ready for renting if the financial circumstances will make them do it. In other words, to sum up, about two-thirds of the questioned persons perceive positively the idea to design the flats with partial rental functions. This is essentially a pair of flats with the separate entries: a larger one is basic and the second one is of a mini-flat type or, so-called, “studio apartment”. These two flats can exist either autonomously or form a whole (Fig. 2).

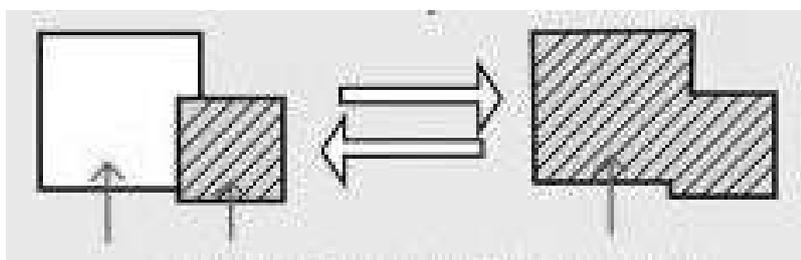


Fig. 2. Flats-duplexes. Source: own work

Suchlike flats-duplexes could solve some other problems:

- cohabitant-separate residence of the families consisting of three generations, civilized and humane taking care of old-age parents;
- cohabitant-separate residence of the families consisting of two generations, in which the grown-up children aspire to live independently;
- realization of a surplus area in families left by grown-up children;
- profitable capitalization of the financial savings that generate a stable income

- liquid goods that do not depend on inflation and permanently go up in value.

Since a rental dwelling, because of its broad terms of recoupment, is not popular among the investors there exists a necessity to develop specific attractive conditions toward the involvement a private capital into the realm of affordable dwelling construction, for example, free of charge plot of land, preferential taxation or credit in exchange for the agreement to keep a low rental payment for dwelling during a certain period (15–20 years), likewise, it is being practiced in Germany.

To the actual problems of housing policy it should also be referred to the following:

- juridically-legal maintenance of measures on housing policy realization;
- enlightenment and high culture education of potential consumer of urban dwelling, including the upbringing of ecological self-consciousness of inhabitants and the propaganda of the reasonable limitations, concerning the size of the dwelling;
- introducing the participative methods into the design practice.

The priorities of housing policy of future perspective are dictated by the actual requirements to provide a balanced development of the settlements envisaging displacement of the assents onto the level of housing creation, namely, creating of the favorable conditions for the arrangement in the residential city-blocks:

- common systems of collecting, after-purification and keeping rain and melting water;
- common systems of using the alternative energy supply, its long-term (seasonal) keeping and distribution;
- common systems of collecting and purification conditionally clean, so-called, “grey” drain waters, their repeated utilization for the watering the green planting and for the technical needs;
- common systems of leading away, collecting, and alteration of the organic waste products in the methane-generating units.
- as much as possible greater number of the working places, including the introducing the elements agricultural production into the structure of the building;
- places for realizing the forms of joint inhabitants’ vital activity.

Conclusions

1. Forming a housing stock in a big city, especially social and affordable dwelling, mainly depends on the fullness of using all the possible forms and means of housing policy, the arsenal of which is efficient and diverse enough, however, the degree of its awareness by city authority is today far from the necessary level. Still, there is no understanding of the fact that the application of the most effective key factors of housing policy do not require the state or municipal funding and lie in the plan of organizing and regulative forms.

2. The effectiveness of housing policy in a big city should be determined on the basis of sociological monitoring both the realized projects and the projects suggested for realization. On the basis of such focal sociological studies, a city bank of information should be formed, which is available for all the participants of the process of creating the housing stock and the city communities as well.

3. To the actual problems of housing policy, it should belong the enlightenment and high culture education of potential consumers of urban dwelling. The investigations carried on by the scientist in the sphere of dwelling have accumulated a considerable scope of knowledge concerning the mechanisms of creating and functioning of the housing environment, however, this information remains to be unknown for a wide general public. Hence, the actual problem set before scientists becomes a universal popularization of the results obtained while carrying on the scientific investigations in the mass media as well as their clarification and deepening in the most perspective directions.

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ПОТЕНЦІАЛ МІСЬКОЇ ВЛАДИ У ФОРМУВАННІ СОЦІАЛЬНО КОМФОРТНОГО ЖИТЛОВОГО СЕРЕДОВИЩА

Анотація. Проаналізовано найбільш характерні ситуації в сфері формування житлової політики крупного міста, що постали в процесі переходу від соціалістичної до ринкової системи господарювання, можливості впливу міських органів влади на процеси формування міського житлового фонду. Окреслено можливі напрямки формування муніципальної житлової політики в сферах житлового будівництва, які не входять у компетенцію державної житлової політики, не регламентуються чинними проектними нормами, однак від вирішення яких значною мірою може залежати соціальна безпека житлового середовища і міста загалом, фізичне здоров'я мешканців, загальний соціально-психологічний комфорт міського житла. Розглянуто найпроблемніші ситуації та тенденції, регулювання яких з боку міських органів влади може дати значимий соціальний ефект. Запропоновано шляхи вдосконалення типологічної структури міського житлового фонду.

Ключові слова: житловий фонд, соціальна безпека, багатоквартирне житло, поверховість, щільність, квартири, оренда, мешканці.