

1.2 Features of the location of housing units for migrants in the structure of settlement

The optimistic, but poorly regulated policy of multiculturalism, which emerged in Europe in the second half of the twentieth century, raises too many questions regarding the consequences of such a policy. Waves of riots, terrorist acts and illegal migration show the shortcomings of this approach and the need for clear regulation of migrant flows and the choice of location for their residence and integration into society. The feasibility of introducing quotas or limits on the entry of migrants into the state is quite debatable. The involvement of architectural means in this issue should be assessed in a balanced understanding of all the negatives and positives.

The task arises - what number of migrants in society is maximally permissible or desirable? We are talking about what percentage of migrants from the total number of citizens can coexist in a housing unit without creating discomfort for others and with the help of what architectural solutions such coexistence can be realized. An additional cautionary factor is to prevent the situation from being allowed to run its course and repeating the experience of creating national ghettos in European countries and the USA.

Before comprehending and proposing any architectural solutions, it is necessary to formulate a semantic chain: the quantitative component of migrants in society - the attitude of the country's citizens towards migrants and migration in general - the territorial nature of the settlement of migrants and the impact of migration on the surrounding environment of cities and villages.

The territorial nature of migrant settlement and the impact of migration on the environment of cities and villages.

When studying the segment of the migrant labor market in different countries, we distinguish individual specifics in each case, as a result - statistical figures for each individual country differ. The conducted research confirmed the demand in the

construction industry, manufacturing, agriculture, trade and consumer services [10, 11, 12, 13]

78% of migrants in Europe are of working age from 15 to 64 years. The gender structure of migrants is the same - 50% of migrants are male and 50% are female.

These statistics show how great the potential is for attracting migrants to the country's economy (as labor reserves in a wide range of sectors of the economy) and also that a significant proportion of migrants will live in close proximity to production or agricultural facilities. From this it can be assumed that there are two groups of migrants, which are characterized by different poles of attraction in choosing the location of residence and employment. Migrants can be conditionally divided into the following groups - a group of migrants associated with the urban environment (specialists and workers involved in production, construction, trade and the service sector) and a group of migrants associated with the agricultural environment (migrants involved in the agricultural sector). We are talking about the characteristic relationships between migrants and the territorial characteristics of working conditions (branches of the economy). Knowing the realities of the housing stock in the agrarian regions of Ukraine, namely in villages, the issue of resettlement of migrants does not pose great difficulties. This assumption is based on the fact that the population of villages is constantly decreasing, approximately by 0.7% per year, such phenomena as "dead" or half-empty villages are created [14] - thereby creating favorable conditions for a "wave of flooding" of villages by migrants. In this aspect, the recommended percentage of migrants in the settlement structure should be maintained, in order to avoid closed colonies of migrants or mass segregation relative to the indigenous population.

We should not forget about the uncertain final strategy for withdrawing villages and small settlements focused on the agrarian sector of the economy from the protracted social, demographic, and economic crisis. Under such conditions, it is extremely difficult to solve this problem using purely architectural methods and solutions in a complex.

■ The architectural aspect of integrating a migrant (namely, his or her dwelling) into the structure of villages requires a separate large-scale study and modeling of

possible development options, which will be based on agrarian, demographic, social, and economic research and possible development strategies for these territories.

The problem of resettlement of migrants in industrial areas (usually cities) requires study and recommendations for implementation. The developed solutions should be based on the aspect of harmonious integration of new housing, or adaptation of existing housing, into the already formed urban environment, which is characterized by:

- urban population growth as a result of internal migration
- high density of construction
- lack of housing stock to meet the needs of the population
- high market value of movable property
- prejudiced attitude towards possible neighborhood with migrants

■ The architectural aspect of the integration of a migrant (namely his/her dwelling) into the formed urban environment plays a key role in solving this problem. This aspect is manifested in the need to solve this issue at the city, district and house levels - in order to avoid enclaves, ghettos and creating discomfort for surrounding residents.

The above-mentioned accents of the problem of migrant settlement in an urban environment show the feasibility of a detailed consideration of urban and architectural-spatial conditions of integration. The following scales of analysis and modeling should be focused on in detail:

- the territory of the city and its districts
- residential buildings
- residential unit / apartment

Consideration of the problem of housing for migrants at the level of the city and its districts. The principle of dispersed settlement is based on the dispersion of migrants throughout the territory of the entire city, preventing the formation of areas of their accumulation, which gives rise to the phenomenon of ghettoization and degradation of the urban space or certain parts of it. If mistakes are made at this stage - with a

deepening into smaller scales, the problems will only increase and their solution will require significant resources.

The recommended indicator of the number of migrants in the space of Ukrainian cities of 7% (based on the average indicator of migrants in the structure of European society) should be implemented through the dispersed settlement of migrants. This type of settlement should be implemented both in the peripheral areas of the city and in areas located close to the city center (or to the centers - in polycentric city systems). It is allowed to create small working dormitories directly on the territory of enterprises where migrants are employed or in the territory where migrants carry out their work [15]. At the same time, the processes of "acclimatization" of migrants to the new urban environment and responsibility for its balance should take place, as described by Doctor of Architecture L. B. Kogan [16]. Uniform dispersed settlement throughout the territory of the entire city and neighborhoods allows for an even distribution of the load on the sphere of public transport, services, medical (polyclinics and hospitals), and education (kindergartens and schools). Of particular note is the effect of this method of resettlement, which results in the integration of migrant children into the environment of an already formed society, namely the formation of their identity with the country of residence, in our case Ukraine. Thanks to such methods, full-fledged citizens are raised, following the example of the "melting pot" of the countries of North America [17].

Theoretical models of housing for migrants.

The solution to the housing problem has a number of specific features, one of which is taking into account resettlement when justifying architectural solutions (we are talking about the need to prevent the risks of segregation of the residential environment or "ghettoization" of urban space, preventing the concentration of such structures and dwellings in a certain territory, or their settlement only by immigrants). The development of a typology of housing for immigrants can form the basis for the development of a concept for regulating migration flows, taking into account the interests of both urban planning and architectural design of buildings and structures. A concept that would ensure balanced economic and demographic development of the

country, national security, ensuring the needs of the economy in human resources, and their conditionally rational distribution across the territory. A fairly traditional approach in his works on this topic is shown by B. Fainoky. He sees housing for migrants in the form of mobile housing, which a migrant can purchase for insignificant, as for the housing market, money - mobile and with a sufficient level of comfort. Such housing can migrate, depending on where the migrant found work, or be parked in a systematic manner and form a kind of “trailer town”. This type of housing can be attributed to the capsule type of housing, because the main unit on which such housing is based is a residential module.

The experience in this matter of the Qatar Science and Technology Park (QSTP), which is engaged in scientific and applied research and the implementation of commercial technologies, together with the Virginia Commonwealth University (VCUQatar), is interesting. The project was only supposed to assess the feasibility of converting containers into housing for migrants, but in the course of the work more was done than was intended [19].

The result of this work was a project proposal with a implemented prototype of housing for migrants. The basis was the authors' desire to implement a new concept of a sustainable social model of specialized life. This planning solution is based on the use of modules, which in combination create a residential formation that has quite dynamic properties - if necessary, the area, structure, and configuration can be changed, so everything is based on the use of portable modules [18,19].

The project to develop and implement housing for migrants and workers provides for the use and provision of land for development both in urban environments and outside the city to serve the growing market in Qatar. The designers of this type of housing emphasize that they relied on a business model that demonstrates cost-effectiveness by reducing operating costs. The proposed living conditions in such housing meet and exceed international standards for living conditions for migrant workers.

Surprisingly interesting and alternative is the work of a group of architects from the South Carolina Institute of Architecture, USA (Caroline Dahl, Robert Cha, Hossein

Lotfi Shemirani) [19]. The project shows the idea of combining elite-class housing with housing for migrant workers and service personnel. The essence is that along the outer perimeter of the high-rise building there are apartments of high comfort, with their own network of vertical communications. The inner perimeter is occupied by apartments of lower comfort, with their own vertical communications and a set of auxiliary premises. Thus, there is no crossing of the flows of residents of comfortable apartments with people, migrant workers, living nearby. This proposal can be attributed to housing for small groups.

According to the designers, this system shows a symbolic connection between the core of cheap modular housing and the shell with expensive real estate. It is clear that the expensive outer shell will bring profits, and therefore it will be possible to reduce the prices of housing for migrants. If cheap housing is "wrapped" from the outside with expensive real estate, then the expensive, representative layer will be able to mask the workers from the outside world, accordingly, such a building will easily fit into any elegant environment.

One of the main tasks is the integration of migrants into our society. The problem of affordable housing concerns not only immigrants, it is also relevant for a significant part of Ukrainian citizens. This issue could be solved by providing small-sized housing for long-term rent, perhaps even with a review of existing sanitary and hygienic and construction and design norms and rules. Obviously, such housing should not serve as permanent housing. When settling them, it is necessary for tenants to understand that this project is aimed at long-term, but not permanent, rental of housing. Renting this type of housing should be a transitional step for migrants: from "specialized housing for migrants" to a full-fledged entry into the real estate market.

For a person who finds himself in difficult living conditions, obtaining housing on preferential terms is a catalyst for his integration into society.

Housing with low comfort indicators (and sometimes with low technical, economic and operational indicators) for short-term rental should be envisaged as a "forced home" in crisis living conditions. This is relevant for both immigrants and our own citizens [20].

Today, according to current state building codes and rules for designing and building housing, the implementation of such ideas and projects is impossible. Therefore, outdated norms should be reviewed, clarified and adjusted in accordance with the requirements of the new time.

Research on finding a solution to the problem of housing for migrants is being conducted, although not as actively as for other underserved segments of society. International experience in studying and experimentally designing housing for migrants was highlighted. When reviewing literary sources and foreign experience, it became necessary to study and compare the regulatory framework of our country, which is used in housing design, with a view to implementing similar projects in Ukraine.

In parallel with the research, interesting theoretical work of the Urban Land Institute (ULI) was discovered. ULI, the Urban Land Institute, is a non-profit research and educational organization supported by its members. Founded in 1936, we now have over 40,000 members worldwide, representing the full spectrum of land use and real estate development disciplines working in private enterprises and public services.

A multidisciplinary forum for real estate, ULI fosters an open exchange of ideas, information, and expertise among industry leaders and policymakers dedicated to creating better places. ULI has a particularly strong presence in the core European real estate markets of the UK, Germany, France, and the Netherlands, but is also active in emerging markets such as Turkey and Poland [21, 22].

That is, we see that this institution is interested in an interdisciplinary approach to the study of new phenomena in urbanism. It is interesting to study this issue at the intersection of the interests of humanism and economically justified exploitation of real estate in the context of economics/finance. In 2017, this institution created certain reservations of its own in resolving the issue of housing for migrants.

Before developing its own position on the topic of housing for migrants, it is necessary to study theoretical developments on this topic and the experience of creating and seeing housing for migrants. Among a large range of countries with their own

history of creating housing for migrants, attention is focused on European countries. This is due to common civilizational and cultural values with Ukraine.

The European Commission decided to distribute migrants among EU member states as one of the solutions to the migrant crisis in the EU [23].

The main initiator in the rapid deployment of the network that will receive migrants was Germany. As the practice of implementing this solution has shown, migrants were resettled in groups in locations within the territory of settlements or outside it. Resettlement takes place either in existing places of detention of illegal migrants [24], or new ones are created or existing premises are adapted to these needs [22]. The above-mentioned means indicate a strategy that dominates the issue of migrants' integration into a new environment (in this case, the EU society and some other European countries). Such a strategy is the dispersed distribution of migrants among European states. Instead, states implement concentrated resettlement of migrants. Resettlement takes place in the territory of certain administrative units, which is implemented according to the vision of state bodies.

A review of the experience of solving housing problems for migrants suggests the need to single out the experience of individual countries for the sake of systematicity. This clearly shows a not very wide range of means of implementing this type of housing.

The experience of European countries in the issue of migrant resettlement has shown a distribution of conceptual approaches to this issue. Three generalizing vectors have been identified: resettlement of migrants in social housing; resettlement of migrants in specialized housing; resettlement of migrants on the basis of the free market. With the possible interaction of certain vectors with each other, one of them remains a bright dominant vector. Typical examples are the experience of such countries as France, Germany, Great Britain, and Spain.

The implementation of housing for migrants is an important problem that should be resolved in the process of rebuilding Ukraine (in the post-war period) [25]. At the same time, one should not forget the expressiveness of the architectural image of this architecture[26].

As a conclusion: most foreign models of housing for migrants are variations of temporary mobile or modular housing, which can be implemented quickly and without large capital investments. The placement of specialized residential buildings for migrants in the existing urban environment occurs without taking into account the prospects of negative social consequences. Such housing policy often leads to the formation of emigrant enclaves, their ghettoization and the creation of discomfort for indigenous citizens, which generates a biased attitude of the indigenous population towards potential neighborhood with migrants.

In EU countries, three approaches are used to provide migrants with housing: in social housing and on the real estate market (on a par with indigenous residents of the country), as well as in specialized temporary dormitory-type housing to quickly solve the mass need while ensuring minimally acceptable conditions. Specialized housing is arranged mainly in large hall-type premises (hangars, gyms, pavilions, etc.), therefore it is at least incorrect to consider it a full-fledged type of housing. For longer stays in Germany, it is common practice to convert one or more large buildings from the existing real estate stock into residential buildings for a large number (dozens or even hundreds) of migrants exclusively.

It is important to avoid repeating mistakes previously made in various European contexts. Alongside successful examples of integrating housing for migrants into existing urban environments, there are also cases where such integration has been carried out unsuccessfully. Problems usually arise when newly built accommodation significantly contrasts with, or exceeds in scale and density, the established character of the surrounding urban fabric.

One example often referenced in public discussions concerns a large temporary housing complex constructed on the grounds of a former educational facility. Local residents criticized the development, comparing it to institutional infrastructure and expressing concerns about its proximity to existing homes. The project, consisting of a sizable number of temporary housing units, was introduced under emergency development provisions, which allowed the local authorities to proceed without additional planning approvals.

Some residents noted that the distance between the new structures and their property lines was substantially smaller than what is typically recommended by planning guidelines. The local authority responded by emphasizing that the buildings were intended for short-term use, could be dismantled when no longer needed, and that the project fell within the legally permitted timeframe for such developments.

Officials stated that once the exceptional development period expires, the status of the site would need to be reviewed through standard planning procedures. They also emphasized the importance of providing decision-makers with a complete technical assessment, including community feedback, before determining how the project should proceed in the long term [27].

Another scandalous example occurred due to the accommodation of migrants in the United Kingdom, in an old, unsuitable building.

An oversight body reported that a government ministry made several poor decisions under pressure to rapidly discontinue the use of temporary accommodation facilities for migrants. One such decision involved purchasing a disused institutional property that had previously been identified as having significant structural and environmental hazards.

According to the report, the amount paid for the site substantially exceeded the price for which it had been purchased only a year earlier. Despite assessments identifying the property as high-risk and unsuitable for immediate occupation, measures were undertaken to make it available as quickly as possible for migrant housing.

The ministry stated that its findings concerned actions taken under a previous administration and reiterated its ongoing commitment to reducing reliance on temporary emergency facilities. The pressure to act quickly intensified after an official public announcement pledged to phase out these arrangements within an accelerated timeframe.

The report noted that the acquisition decision was made by a small, high-level group of officials, even though no formal technical review or approval process had

been completed. It emphasized that the lack of thorough evaluation, combined with time pressure, contributed to the decision-making challenges that later emerged.

‘High risk’

In February 2023, an environmental review found a risk from “asbestos-containing materials in existing buildings and contaminated land”, while a comprehensive inspection report rated the conditions at the site as “high risk”.

An internal inspection report estimated that the renovation of the buildings on the site would require a substantial investment, although this projected cost was not included in the recommendations ultimately presented to senior decision-makers. Shortly afterward, officials publicly stated that the development would create a significant number of jobs, and the purchase was finalized later in the year.

The final acquisition price included an additional payment to the previous owners, who had reportedly misjudged the time necessary to complete the transaction. The property had been purchased by those owners the prior year for a considerably lower amount, and independent assessments suggested that redevelopment costs ranged widely, reflecting the site’s deteriorated condition.

The oversight authority concluded that the ministry’s attempt to secure the site within a very short timeframe led to incomplete due diligence and several flawed decisions. As a result, the government obtained a facility that was not suitable for its initial intended function and paid more than what independent valuations suggested.

The site had been intended to increase overall accommodation capacity during a period when the government was incurring high daily costs for temporary lodging and experiencing a sharp rise in asylum applications. The original plan was for the location to operate as an open, non-detained residential centre for a large number of individuals, allowing freedom of movement. However, within a few months, it was determined that the site could not adequately fulfill this role, and authorities announced that it would instead be repurposed as a closed facility.

No work has been carried out so far to make the site suitable for living. A local representative described the situation as unfair to residents of the surrounding area and

expressed regret that the site had not been acquired in an optimal way, noting that lessons had since been learned.

Another political group stated that the findings raised serious concerns about recent appointment decisions within the national leadership. They also criticised what they described as many years of inefficient public spending, saying the new report highlights further examples of financial mismanagement.

In mid-year, the responsible government department stated that no final decision had been made about how the site would be used and that it would review its broader strategy and needs before determining future plans. In response to the audit, the department emphasised that it had inherited an asylum system under extreme pressure, with a significant backlog of unresolved cases, and reiterated its commitment to ending the use of hotels and moving people to more appropriate and cost-effective accommodation options.

The department added that it would continue working to ensure the system operates more quickly, reliably, and fairly.

A parliamentary oversight committee announced that it would carry out an additional inquiry. Its chair noted that once again, rushed and poorly considered decision-making had led to overpayment for accommodation that ultimately proved unsuitable for its intended purpose [28].

The above-mentioned histories of problems and conflicts must be avoided and not repeated in the implementation of housing for migrants in Ukraine.