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COLIVING AS A RESPONSE TO THE CHALLENGES OF MILITARY INFLUENCE

Even before the start of the Ukrainian-Russian war, so-called "coliving" or, as they are sometimes called, "communal housing 2.0" was gaining popularity in Ukraine.

As of the end of January 2023, Ukrainians had registered 318,883 reports of destroyed housing through the Diia app, but the number is constantly increasing. The authorities estimate that the total area of damaged and destroyed housing, as of today, is 22,055,197 square meters [1]. Therefore, the issue of providing housing for displaced people and those who lost their homes as a result of Russian missile and bomb attacks is becoming increasingly relevant.

According to the Law of Ukraine "On Providing Citizens with Affordable Housing". Affordable housing is housing that can be built or purchased by citizens who, in accordance with the law, need to improve their living conditions, at their expense and with state aid.

The state provides for the formation of the housing stock by financing from the state and local budgets the construction of two types of apartment housing: social and affordable, as well as preferential lending. Social housing is housing built at the expense of the city and state budgets, owned by the city and provided free of charge to the poorest segments of the population without the possibility of privatization, sale, sublease, or inheritance.

According to the Law of Ukraine "On the Social Housing Fund," 6 square meters of living space is allocated per resident in so-called social dormitories. 22 square meters are allocated in social housing for a family of two + 9.3 square meters for each additional member. Accordingly, the construction of one-room apartments for one resident is not envisaged [2].

It is clear that even in peaceful conditions, such requirements were not fully met, and the provision of social housing was insufficient. It is also quite natural that Ukraine's war economy cannot quickly rebuild damaged housing in the liberated territories or build millions of square kilometers of housing for internally displaced people. Thus, it is becoming increasingly clear that the state has neither the time nor the resources to solve the housing problem.

And one of the tools that can help solve this problem, even on a temporary basis, is coliving (cohousing).

At its core, coliving is a form of living together that brings people with the same interests, values, and views together under one roof. That is, unlike our usual dormitories, coliving is a form of voluntary association rather than a forced one. It should be noted that coliving is primarily based on private property and private rental relations.

Coliving implies that like-minded people share their everyday life and spend their leisure time together. Such communities go beyond the usual formats: they consciously choose their neighbors, create joint projects, and live as a commune. As a rule, a typical coliving space consists of a large common space that is combined for functional purposes (food area, communication area, recreation area, etc.) and smaller individual colivings apartments that are not separated from the common space.

All callers have to pay monthly fees and comply with the rules of the community they wish to join. That is, there is a certain "entry threshold" that acts as a very subjective barrier. In addition, each coworker has to fulfill certain responsibilities for maintaining the general condition of the apartment. The coliving is managed by an elected "chairman" who, in addition to general management, is also responsible for selecting new colivers.

The selection of residents usually takes place in three stages: first, a motivation letter must be written, in which the applicant explains why he or she would be the right choice and how he or she would complement the community. Then the candidate is interviewed by the "head" of the coliving, after which a meeting is scheduled with the co-living members, who decide whether they want to live with this person [3].

It is worth noting that a coliving space is not a hostel, and therefore cannot be used for short-term stays, and each coworker should be involved in the life of the community, and not consider the space as a place to sleep.

It is quite natural that each coliving space may have its community rules. Furthermore, it is quite common to set age restrictions, and it is also common to see a ban on pets, strict restrictions on loud parties, alcohol abuse, etc.

By its very nature, coliving is mostly non-commercial, as the very idea of co-living is aimed primarily at addressing social needs. The money that remains after paying rent, utilities, and other payments can be used by a joint decision to expand the area of the coliving space, purchase new furniture, make repairs, etc.

Therefore, the main advantages of coliving are the moderate cost of living; high quality of accommodation; the opportunity to establish new social ties; satisfaction of communication needs; the ability to influence the definition of rules and living conditions; the ability to determine the circle of

friends; favorable geographical location; permanent stay in the chosen circle of friends; flexible format of living, etc.

It is especially worth noting that the ongoing war has crystallized the need for support for victims and IDPs, and therefore the need for social and psychological support from the environment is becoming increasingly important. And the format of coliving not only allows solve the problem of housing shortage, but also provides new opportunities for normalizing the psychological state of residents.

It is also worth noting certain disadvantages inherent in the format of coliving: the impossibility of permanent residence in the long term; lack of personal space; changing composition of colivers; the need to constantly build new relationships with changing residents; dependence on the rules of a particular coliving; constant white noise, etc.

In addition, the format of the coliving is not regulated in any way by law, and essentially boils down to a sharing of an apartment or sublease relationship. None of these formats is close to the meaning of co-living, and therefore the legal resolution of possible conflicts is not clearly regulated. Therefore, the state should pay attention to the growing use of sharing economy approaches and develop common “rules of the game” for the growing market.

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