Novyi Dim (New Home)

Housing programme of the NGO Sustainable Development of Regions
Project description · discussion draft · November 2026

---

1. In brief

Novyi Dim (New Home) is a permanent programme and the flagship project of the NGO Sustainable Development of Regions. We help people who have lost their homes because of the war to find comfortable, warm housing in Ukraine, and we help communities to welcome new residents.

We work together with communities that are ready to host people, and with donors and partners. The core solution is modular houses: they can be manufactured and installed quickly, and they are suitable for year-round living.

First stage: a specific request. The Dobropillia community has already received people in installed houses and wants to expand this assistance. We ask donors to consider supporting the first 10 additional houses on a site in the Tomashivka community, Kyiv region, and to discuss the financing format with us. The budget for the stage is being prepared with the manufacturer and the community once a donor confirms its interest.

community ready to host people → NGO engages donors and partners → houses are manufactured and installed
→ people receive housing → community gains new residents → next phase, next community

2. Why this matters

The war has taken the homes of millions of people. According to the International Organization for Migration (June 2026), there are about 3.9 million internally displaced people (IDPs) in Ukraine. More than 5.8 million more Ukrainians are abroad as refugees (UNHCR, December 2025).

According to the Rapid Damage and Needs Assessment (RDNA5, as of 31 December 2025), 14% of the housing stock has been damaged or destroyed — more than 3 million households. The need for housing recovery is about USD 90 billion over ten years. Many displaced people live in rented accommodation, often without a contract, and spend a large share of their income on it.

Almost half of refugees and IDPs intend to return (UNHCR survey, end of 2025), and housing is the third most significant barrier to sustainable return, after security and livelihoods (UNHCR, 2025).

Our starting point is simple: when a person has a home, work and a community close by in Ukraine, they do not need to look for a new life abroad.

3. Vision

A new home for people who have lost theirs because of the war — here, in Ukraine.

Our main idea is that people should not have to leave the country and look for help abroad, but should be able to receive a new home here, in Ukraine. For communities, it is a chance to gain new residents who want to work, create and make the community stronger. For people, it is a chance for a new home and a new life.

This is how the regions of the country develop: people who have lost their housing because of the war become new residents of the communities that welcomed them.

4. Goal, objectives, expected results

Programme goal: to provide as many people as possible who have lost their homes because of the war with comfortable housing in Ukraine, and to help the communities that host them become stronger.

Objective	Expected result	How we verify
1. Identify communities ready to host people and prepare joint projects with them	Partner communities with a defined need, a site and the support of local residents	Community requests, memoranda
2. Attract funding from international organisations, governments, foundations and philanthropists	Funded stages with an agreed budget	Agreements with donors and partners
3. Ensure the manufacture and installation of quality modular houses	Installed houses suitable for year-round living	Completion certificates, technical documentation, visits
4. Together with the community, select residents under transparent rules, with priority for the most vulnerable	A fair and open selection process	Published criteria, log of requests
5. Help new residents settle in	Residents have access to work, school and healthcare and remain in the community	Surveys at 6 and 12 months
6. Report openly to donors, communities and residents	Regular reports and resident feedback	Reports, surveys
7. Share experience	A model that other communities can replicate	Description of the model, new community requests

We define the criteria for selecting residents together with the community and the partner for each stage.

Assumptions on which the plan rests: donors are ready to fund housing for displaced people; the site is formalised and connected to utilities; the community supports the project; the security situation allows building and living in the region.

5. Who is involved

Who	What they do	Interest
Host community	Defines the need, provides the site and resolves land issues, takes part in selecting residents, helps with infrastructure and services	New residents, community development
NGO Sustainable Development of Regions	Initiates and coordinates: seeks funding, negotiates with donors, prepares documents together with the community, monitors implementation and reports	Housing for people — the organisation’s mission
Donor or partner	Considers support, agrees the scope and conditions. Funds may be administered by an implementing partner — the NGO is not necessarily the recipient of the funds	Results for people, effective use of funds
House manufacturer	Manufactures and installs the houses according to the agreed design. The manufacturer is selected under the rules of the funding partner	Fulfilment of the order
Residents	Take part in decisions that affect them, can submit feedback or a complaint	A safe, warm home of their own

We are acting on the basis of the community’s official request and a signed memorandum of cooperation.

6. Why modular houses

Our view: a modular house is the best solution for quickly giving people new housing.

- **Fast.** The house is built in a factory while the site is being prepared; according to global practice, modular construction is faster than conventional construction.
- **Modern.** Ready-made designs and consistent quality.

- **Warm.** We plan the houses for year-round living in the Ukrainian climate; technical specifications are agreed with the manufacturer and the partner.
- **Already working in Ukraine.** With the support of UNHCR, about 100 modular houses were installed in Kyiv and Chernihiv regions in 2023 for people who lost their housing.

For the first stage, we propose houses from the Ukrainian manufacturer QHome. It has affordable, high-quality designs that were produced for UNHCR and meet international standards; more than 250 houses have been manufactured under the agency's orders after its rigorous vetting. But the manufacturer is not the main point of the project. The main point is housing for people. We agree the manufacturer and the house design for each stage with the funding partner; procurement follows its rules.

7. First stage: Dobropillia community

Request: support for the first 10 additional houses. The amount and the number of people who will receive housing are to be defined together with the donor.

The Dobropillia community has already received people who lost their homes because of the war: the houses are installed and people are living in them. The community wants to help more people and has approached our NGO for help in attracting funding.

- **For whom:** people who have lost their homes because of the war and need housing.
- **Where:** Tomashivka community, Kyiv region. A site of 3 hectares has been identified for the project; its transfer to the Dobropillia community is planned.
- **What next:** the size of the site allows further phases to be considered — based on the results of the first stage and the decision of the partners.
- **Documents:** the community's official request and the memorandum of cooperation — available to the donor.

The first stage is the start of the programme: it shows how the "community — NGO — donor — housing" model works, which can then be replicated in other communities.

8. Next stages

1. **Further phases on the same site** — if the first stage is successful and funding is available.
2. **New communities** — that are ready to host people and can provide a site, access to utilities, and work and services nearby.

Criteria for selecting new communities: the community's readiness, land status, connection to utilities, work, school and healthcare nearby, support of local residents.

9. Standards we follow

- **Housing.** The Sphere minimum humanitarian standards for housing and UNHCR guidance: sufficient living space per person taking the cold climate into account, protection from cold and damp, safety, privacy. We check the area and parameters of the houses against the standards and Ukrainian building regulations together with the manufacturer.
- **Quality of humanitarian assistance.** The Core Humanitarian Standard: people's participation in decisions, a complaints channel, learning from experience, responsible use of resources.
- **Participation and accountability.** Residents receive clear information, take part in decisions and have a channel for feedback and complaints. We define the channel and response times before move-in.
- **Protection.** Prevention of sexual exploitation and abuse (PSEA), partner vetting, protection of residents' personal data. We develop the policy, training and reporting channels together with the partner.
- **Inclusion.** Priority for the most vulnerable; some of the houses and approaches will be accessible to people with disabilities and older people. We determine the share of accessible houses with the manufacturer.
- **Environment.** Energy-efficient houses, minimal waste during installation, careful treatment of the site.

- **Integrity.** Transparent use of funds, reporting to donors, open rules for selecting residents.

10. Land and residents' rights

Housing without the right to it is not a home. For each stage, we determine together with the community:

- the status of the site, the documents for it, the owner and the time frames;
- who owns the houses and on what terms residents live in them (agreement, term);
- how residents are protected from unlawful eviction.

For the first stage, the site has been identified, and its transfer to the Dobropillia community is planned. The terms of use of the houses are to be defined together with the community and the partner.

11. Sustainability

We plan the project so that the houses serve people for years after funding ends:

- who is the owner and who is responsible for maintenance and repairs — to be defined before move-in;
- how utility services are paid for;
- how the community includes new residents in its life — work, education, healthcare, social services.

12. How we measure results

What we measure	How we verify
Number of houses installed and occupied	Completion certificates, photos, visits
Number of people who received housing (by sex, age, disability)	Register of residents (anonymised)
Living space per person meets the standard	Technical documentation
Residents rate the housing as warm and safe in winter	Resident surveys
Residents have a formalised right of use	Agreements
Residents remain in the community after 6 and 12 months	Follow-up surveys
Residents have access to work, school, healthcare	Surveys, community data
Residents know how to submit a complaint and receive a response	Log of requests
Expenditure corresponds to the agreed budget	Financial reporting

We define target values and time frames for each stage together with the donor. Baseline data is collected during the selection of residents. At the end of the stage, we evaluate it against the international criteria for evaluating assistance (OECD-DAC): relevance, coherence, effectiveness, efficiency, impact, sustainability.

13. Risks and how we manage them

Risk	What we do	Who is responsible
Delay in formalising the land	We start preparing documents in advance; we do not promise move-in before rights are formalised	Community, NGO
Connection to utilities (water, electricity, heating)	We agree technical conditions with the community at the start	Community
Delay in manufacture or delivery	Schedule and delivery terms in the contract with the manufacturer	Implementing partner, manufacturer
Winter conditions and security	Houses for year-round living; installation schedule takes the season into account	Manufacturer, partner
Insufficient funding	Phased approach: each phase is separately funded with its own result	NGO

Risk	What we do	Who is responsible
Tension between new and local residents	We involve the community from the start, transparent rules, joint events	Community, NGO
Unfair selection of residents	Open criteria, participation of the community and the partner, complaints channel	Community, partner
Misuse of funds	Funds through an administering partner or under the donor's rules, reporting, audits	Partner, NGO

14. Management and funding

- The project is led by the NGO Sustainable Development of Regions together with the partner community.
- Funding for each stage is agreed with the donor separately. Funds may be administered by an implementing partner; the mechanism is determined with the donor.
- The budget for the stage — cost of the house, delivery, foundations, installation and utilities, indirect costs, co-financing and price sources — is prepared with the manufacturer and the community once the donor confirms its interest.
- The community's contribution under the memorandum: defines the need, helps resolve issues of land, infrastructure and the subsequent operation of the housing settlement, provides documents and letters of support.

15. First-stage plan

1. Outreach to donors and partners, discussions on support.
2. Agreeing with the donor the scope, budget and funding mechanism.
3. Formalising the site, technical conditions, site preparation.
4. Manufacture of the houses.
5. Installation and connection.
6. Selection of residents and move-in.
7. Support for residents, reporting, evaluation of results and decision on the next phase.

Time frames for each step are determined once funding is agreed.

16. What is already in place and what we are still defining

Already in place:

- a community that has already received people in installed houses;
- the community's official request and a memorandum of cooperation;
- an identified site of 3 hectares (transfer planned);
- ready-made designs of modular houses that have already been used in housing projects involving UNHCR.

Still to be defined together with partners:

- the budget and the cost of one house including all works;
- the schedule;
- the number of people who will receive housing in the first stage, and the criteria for their selection;
- technical specifications: area, insulation, fire and structural safety, certificates;
- water, sewerage, electricity and heating — sources and responsible parties;
- the terms on which residents use the houses;
- who administers the funds.

17. About the organisation

The NGO Sustainable Development of Regions was created by volunteers who worked on housing recovery projects and supported families during resettlement. Our statutory areas of work are a safe and inclusive living environment, bringing together communities, businesses and donors for joint initiatives, support for housing recovery programmes, and energy efficiency.

The organisation is represented by the Chair of the Board. The community’s request and the memorandum of cooperation are available on request.

NGO Sustainable Development of Regions · EDRPOU code 38448622 · Kyiv
fundraising@qregions.org · qregions.org