



Kherson: urbanism and real estate

Report on Sociological Online Survey

This research was conducted by the Charitable organization “Community Foundation of Kherson “Zakhyst” as a part of it's project implemented under the USAID/ENGAGE activity, which is funded by the United States Agency for International Development (USAID) and implemented by Pact. The contents of this research are the sole responsibility of Pact and it's implementing partners and do not necessary reflect the views of USAID or the United States Government

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June

2024

Research background

Methodology: an online survey using an interactive structured questionnaire, a relevant link was sent to potential respondents from the database (online research panel of Kherson community). The sample is based on demographic indicators as of January 1, 2022. Given the indicators, the research margin of error does not exceed 5%, with a probability of 0.95. The sample includes Kherson residents both currently residing within the community, those who left Kherson after February 24, 2022 to other regions of Ukraine or abroad. Currently, there is no official data on Kherson residents' migration, so it is not possible to assess the given respondent sample representativity. However, there are reasons to believe that the ratio of respondents still residing within the community presented is greater than the de facto one, which may affect the research results.

Research objective: to assess public support for Kherson urban initiatives and real estate issues.


Sample scope: 402 respondents.

Field stage period: May 1 – 10, 2024.

Research client: Community Foundation of Kherson «Zakhyst»

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The research group carries on activities on increasing and improving the online panel of Kherson city community to align it with the general population indicators and invites all Kherson residents to join the panel. This can be done at: <https://lemur.ua/sign-up> 

Most Kherson respondents (**71%**) believe that Kherson recovery should be focused not on restoring the way it was before the war but on **creating a new city**. That said, the general vision of the main city restoration concept has not changed since October 2023.

Most urban initiatives featuring the European city development were taken positively. The concept of **urban space inclusion** had the highest support – 97% of respondents believe that all Kherson public buildings should have special installations for people with reduced mobility. More than half also supported the idea of **limiting large advertisements** (big boards, etc.) use within the city (85%); transforming the historic part of the city into a **conservation area** to preserve its original appearance (84%); moving the port-elevator outside the city limits and creating **one long embankment** from the seaport to the Voienka city district (75%); developing the **“Kherson Resident Card”** – an embossed plastic card serving both as a payment card and a cardholder's data carrier, supporting applications related to the provision and accounting of social assistance and other information functionality and services (71%); prioritizing **the development of bicycle transport** instead of the automobile one (68%); transforming part of Nezalezhnosti Avenue (Ushakova) into a pedestrian zone on weekends and holidays (58%); **removing all outdoor structures** (like kiosks, small shops, trade outlets) in the city (54%). However, initiatives related to reducing the number of vehicles in the city had less support. Only 45% supported the development of paid car parking in the city center, while 47% did not. Almost half of the respondents (48%) also supported the idea of adding one or two lanes to the roadway of Nezalezhnosti Avenue (Ushakova), which could hardly add to the image of a modern city.

The damages inflicted on the Kherson residents by the war are growing. Mostly, it is about damaged housing and psychological deterioration. **46% of respondents stated having housing.**

The housing of **60%** of families who owned real estate before the war (which is 87% of respondents) was damaged during the war, and 5% – completely destroyed. Still, **78%** of them are not into selling their property. There are by 11% more people wishing to sell their Kherson property among those who have left the city.

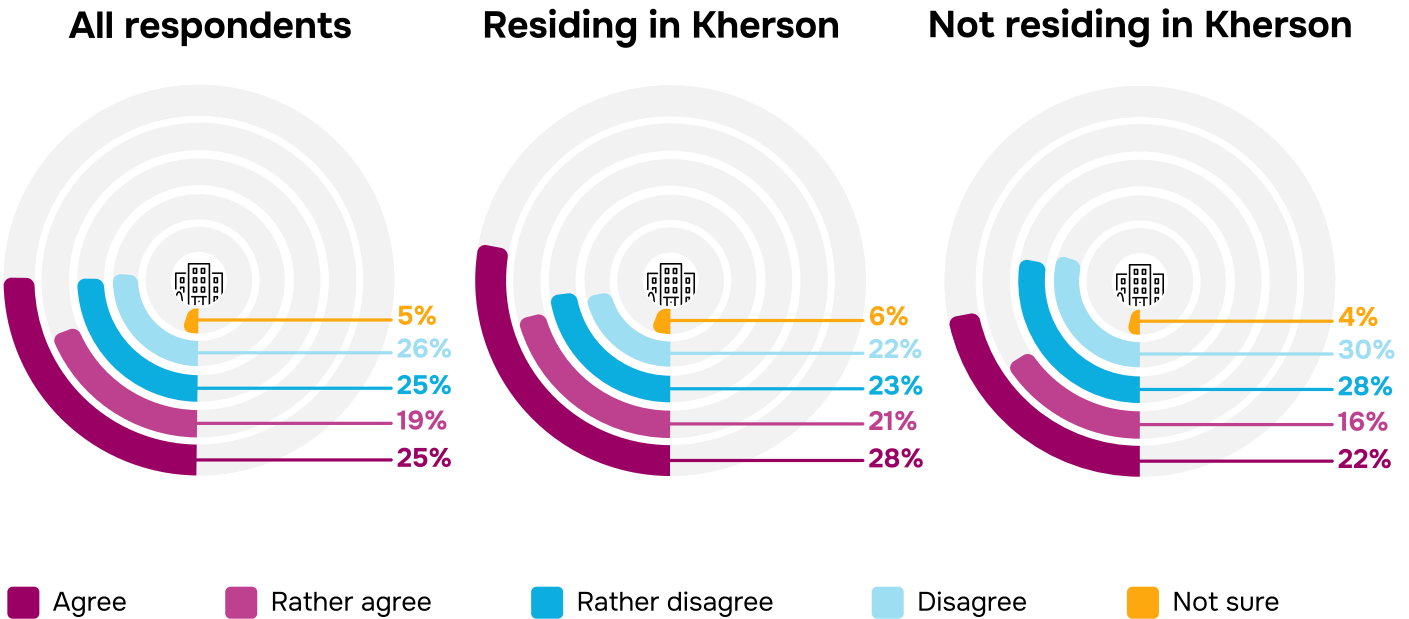
16% of all respondents claim that they are considering the issue of buying housing in Kherson. Moreover, there are 10% of such people among those who currently live in Kherson, while among those who have left – 24%. **97%** of respondents stated that they do not rent out their housing in Kherson, and 21% – that their family members rent it in Kherson.

The said real estate plans evidence both of intentions to return to Kherson and of the real situation in the city. **Kherson residents are not ready to get rid of their housing** and keep their opinion about the city's future, its image, and structure, that is, their planning includes the city.

Answer Breakdown

General vision of Kherson restoration (N=402), %

Q.: Currently, there are a lot of discussions of Kherson restoration. Do you agree that Kherson, when restored after the war, should look just as it did before the invasion?



The dynamics of the general vision of Kherson restoration

October 2023



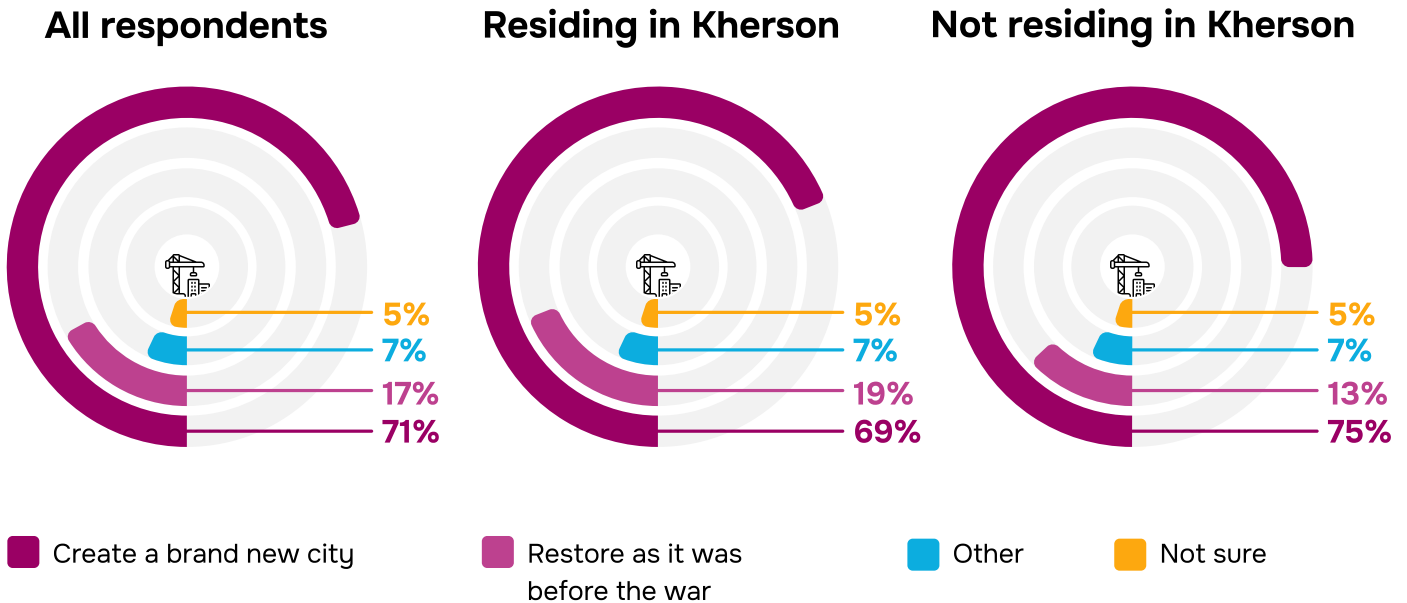
May 2024



■ Agree
 ■ Rather agree
 ■ Rather disagree
 ■ Disagree
 ■ Not sure

Main concept of Kherson restoration (N=402), %

Q.: In your opinion, should the main concept of Kherson renovation mean the restoration as it was before the war or the creation of a new city?

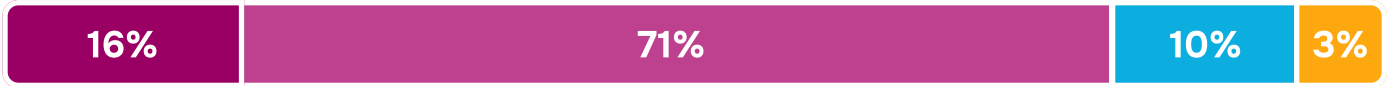


Other answers:

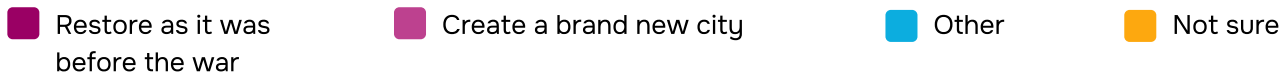
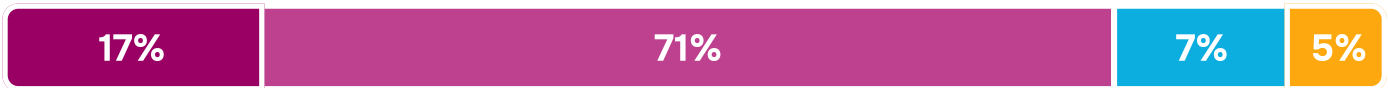
- both / some things to be restored, and some – newly created;
- some things to be changed, restored, but not as brand new ones;
- to change the damaged facilities but not to mess up the operational property;
- to restore whatever possible, and then create a new city;
- reconstruct the city as it was before the war and add new buildings; some symbolic sites should be restored in their original form;
- if possible, to restore and maintain historical monuments, develop modern infrastructure;
- to reconstruct the city, while preserving historical monuments;
- to restore historical buildings in their original form, to build new residential complexes instead of half ruined “Soviet era” ones;
- to restore architectural monuments, all temples and churches, to renovate the “survived” buildings, demolish all Khrushchev-era houses, and erect modern buildings, to make Kherson the pearl of the south;
- restore memorial sites, educational institutions, and create new recreation areas; restore old historical buildings and build a new city;
- develop infrastructure, leisure sites, reconstruct embankment, change the city central square; preserve cultural monuments, such as Kherson Fortress, Kherson Cathedrals, historical sites, liquidate pop-up markets, street trade, and restore the city as a City of Shipbuilders, as a port city, as a city of consumer goods and food industry.

Dynamics of the main idea of Kherson restoration

October 2023

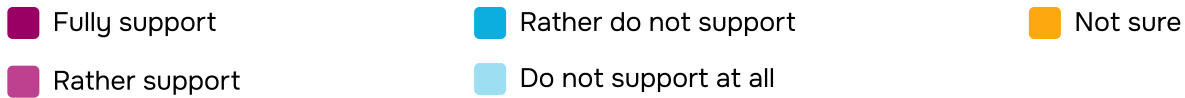



May 2024




Support for initiatives (N=402), %

Q.: Do you support the following initiatives:




 Ensure special installations for people with reduced mobility in Kherson public buildings




 Limit large advertisements (big boards, etc.) usage within the city



 Transform the historic part of the city into a conservation area to preserve its original appearance



 Move the port-elevator outside the city limits and create one long embankment from the seaport to the Voienka city district





Develop the “Kherson Resident Card”



Prioritize the development of bicycle transport instead of automobile one



Transform part of Nezalezhnosti Avenue (Ushakova) into a pedestrian zone on weekends and holidays



Remove all outdoor structures (like kiosks, small shops, trade outlets) in the city



Add one or two lanes to the roadway of Nezalezhnosti Avenue (Ushakova)



Introduce paid car parking in the city center



Rebuild the Krystal merchandise market



Limit the future residential construction in the city to 4 storied-buildings



Do you support the following initiatives?

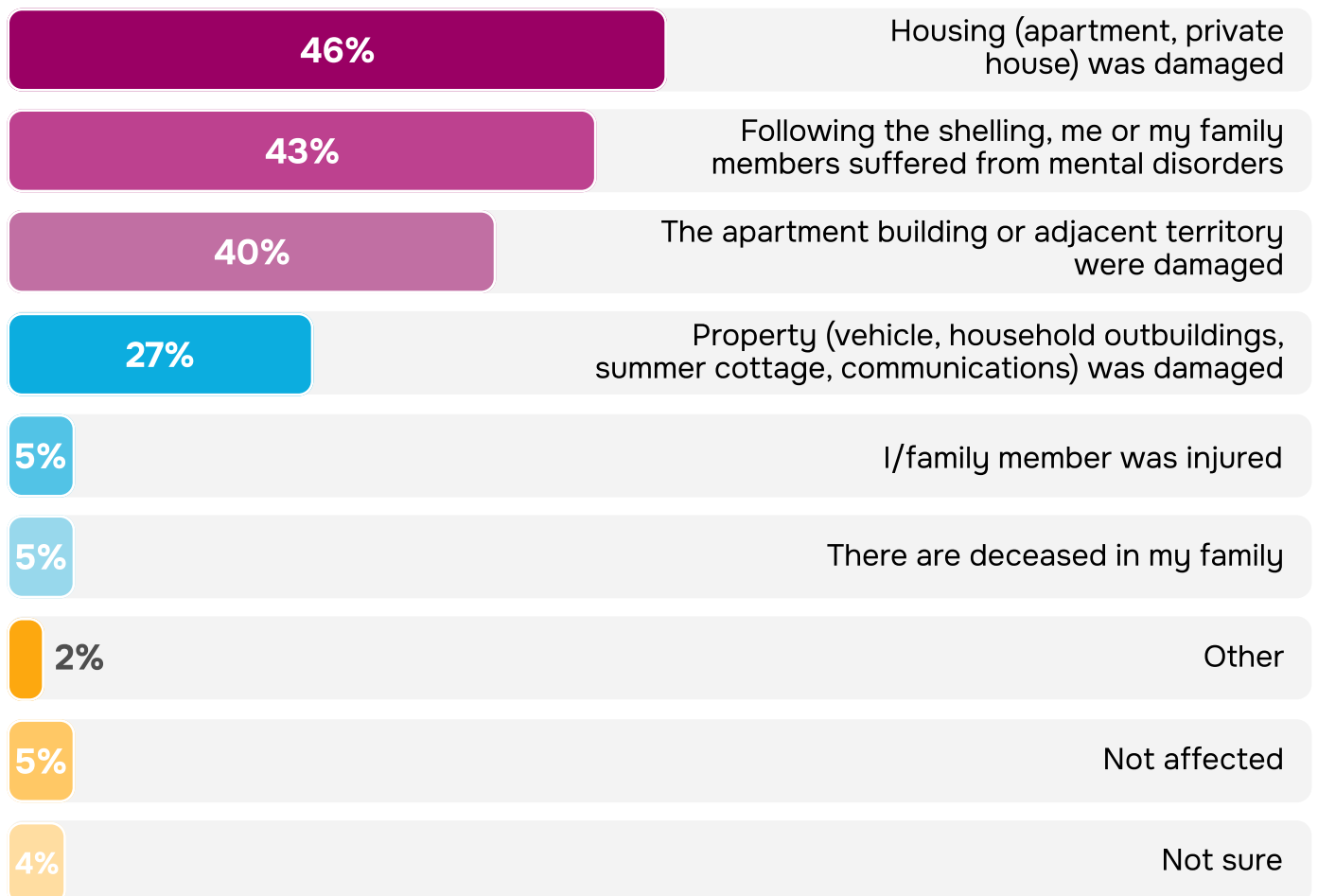
Positive answers (fully support + rather support)

	All respondents	Residing in Kherson	Not residing in Kherson
Ensure special installations for people with reduced mobility in Kherson public buildings	97	97	96
Limit large advertisements (big boards, etc.) usage within the city	85	84	85
Transform the historic part of the city into a conservation area to preserve its original appearance	84	81	87
Move the port-elevator outside the city limits and create one long embankment from the seaport to the Voienka city district	75	70	83
Developing the “Kherson Resident Card” – an embossed plastic card serving both as a payment card and a cardholder's data carrier, supporting applications related to the provision and accounting of social assistance	71	70	72
Prioritize the development of bicycle transport instead of automobile one	68	71	62
Transform part of Nezalezhnosti Avenue (Ushakova) into a pedestrian zone on weekends and holidays	58	51	67
Remove all outdoor structures (like kiosks, small shops, trade outlets) in the city	54	49	61
Add one or two lanes to the roadway of Nezalezhnosti Avenue (Ushakova)	48	43	55
Introduce paid car parking in the city center	45	40	52
Rebuild the Krystal merchandise market (which was located near the Central Market and burned down in 2022)	43	46	38
Limit the future residential construction in the city to 4 storied-buildings	27	30	21

Assessing the damage caused to the Kherson residents (N=402), %

Q.: How were you or your family members affected by the shelling of Kherson and Kherson community in 2023?

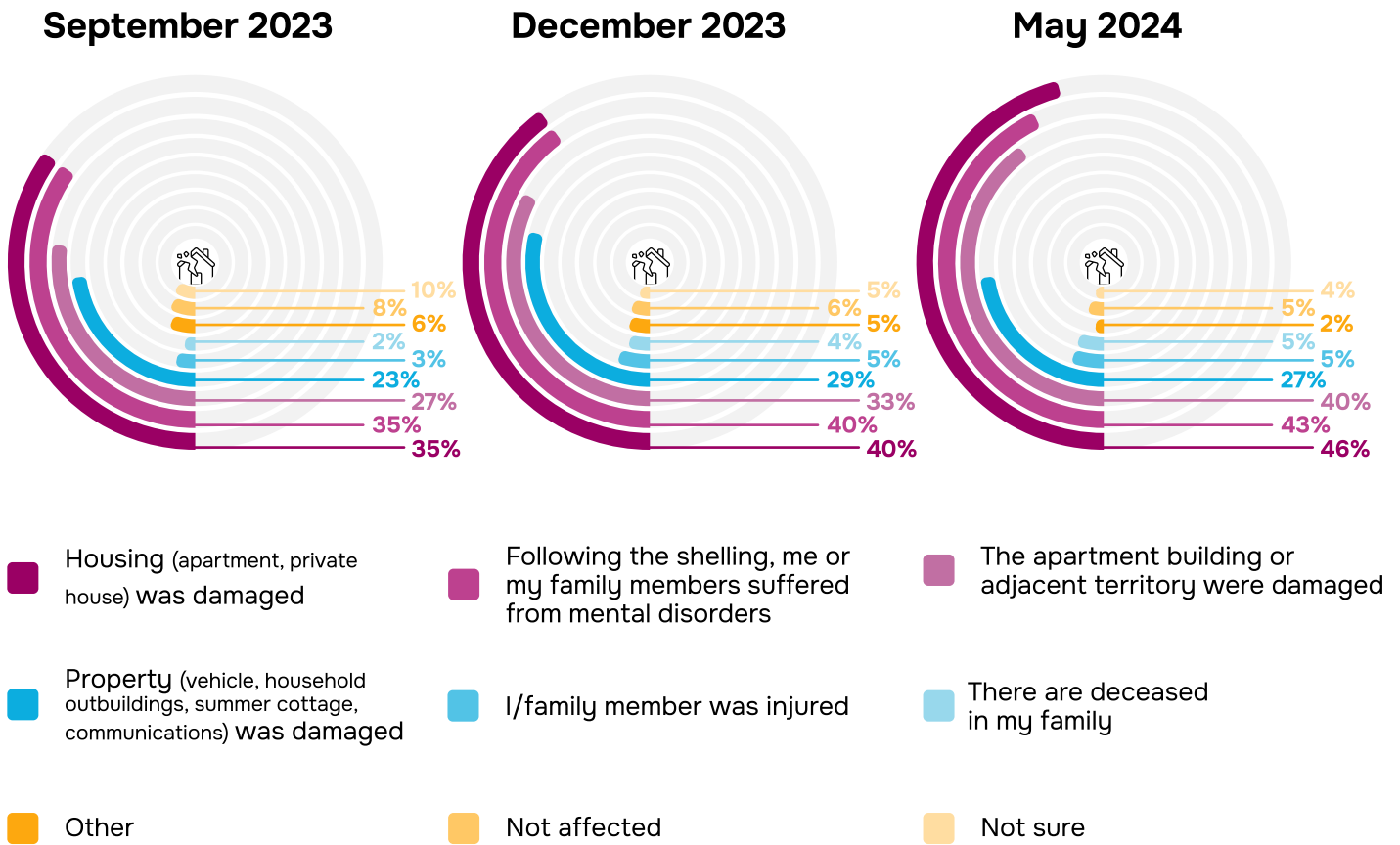
Multiple answer



Other answers:

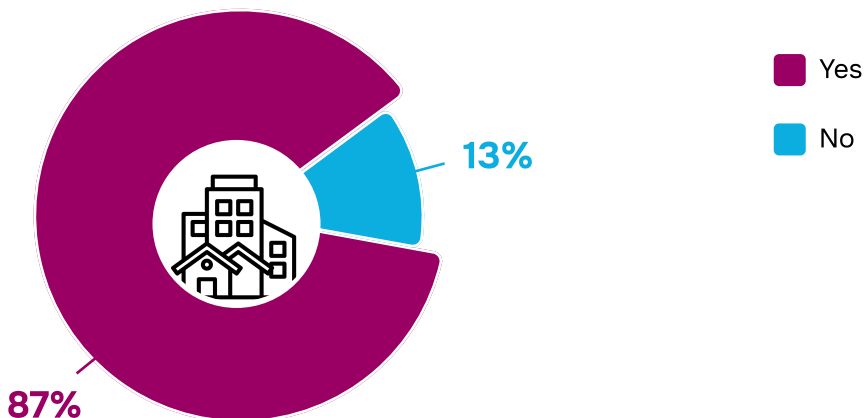
- worsened health and psychoemotional state;
- psychological trauma in children;
- the place of work / business was damaged;
- hardly survived the occupation and now feel frightened because of shelling;
- the house is on the left bank, so no information about it.

Dynamics of assessing the damage caused to the Kherson residents



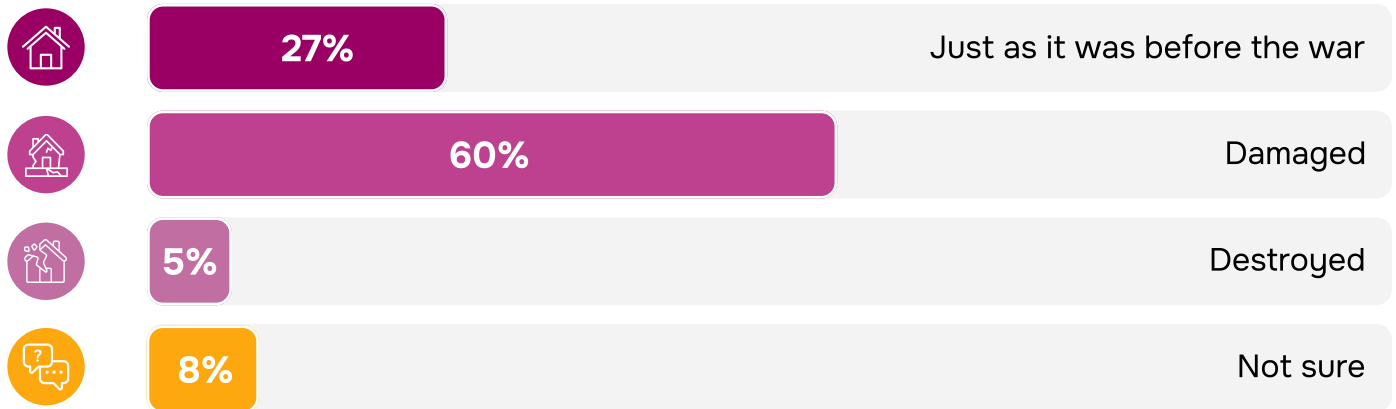
Share of real estate owners among Kherson residents (N=402), %

Q.: Does your family own real estate in Kherson city community?



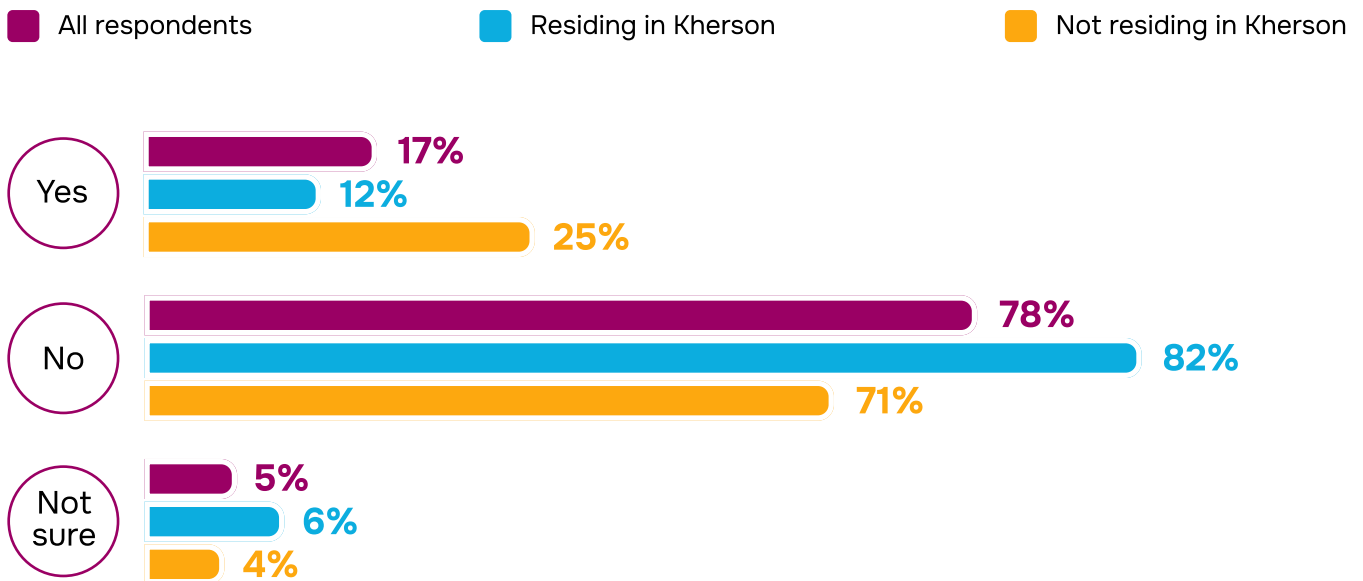
Status of the real estate owned by Kherson residents (N = 350, owners of real estate in Kherson), %

Q.: What is its current condition?



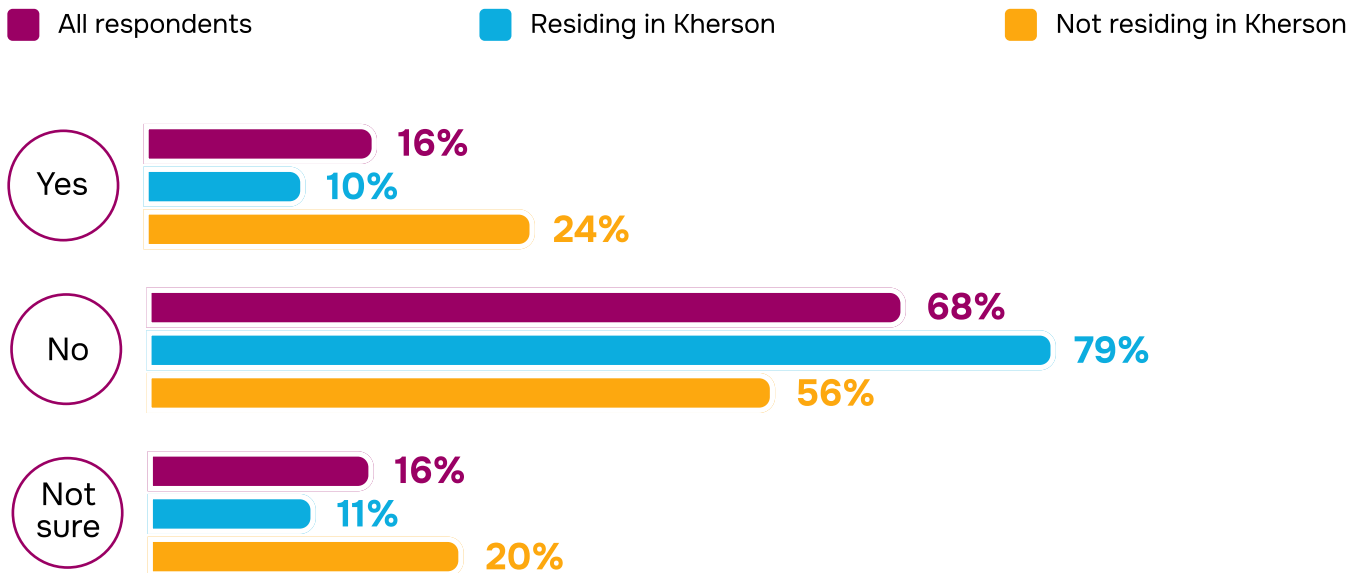
Plans to sell real estate in Kherson (N = 350, owners of real estate in Kherson), %

Q.: Do you and your family currently consider selling real estate in Kherson?



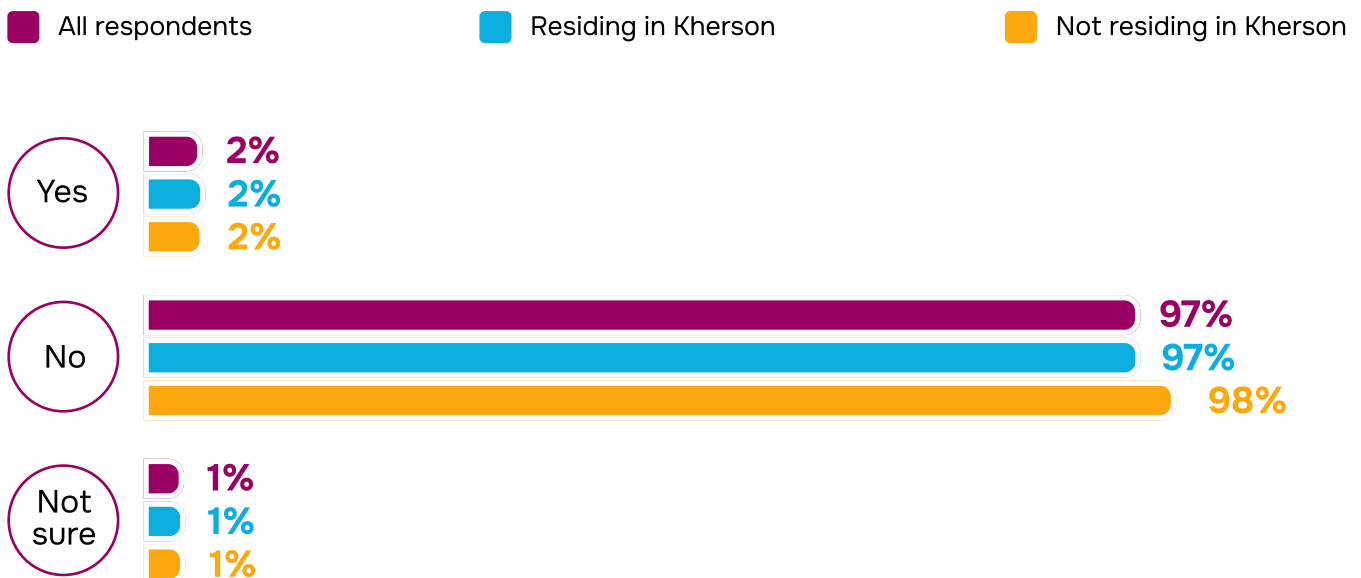
Plans to buy real estate in Kherson (N = 350, those owning no real estate in Kherson), %

Q.: Do you and your family currently consider buying real estate in Kherson?



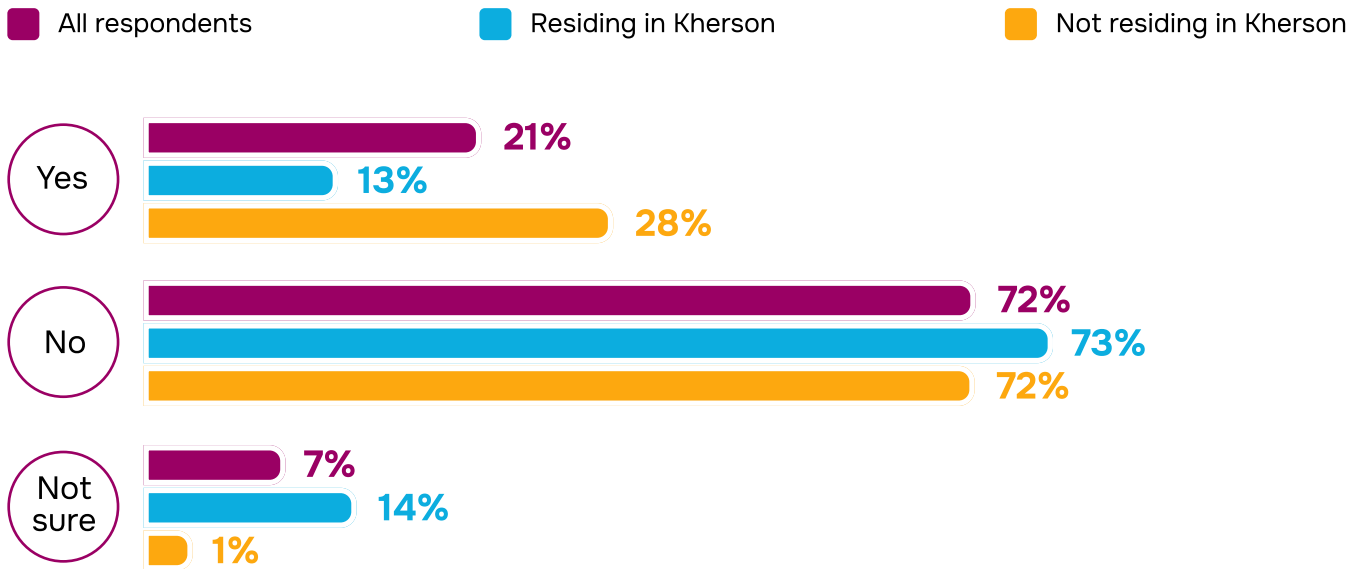
Renting out the real estate (N = 350, owners of real estate in Kherson), %

Q.: Does your family rent out real estate in Kherson?



Share of real estate tenants (N = 52, those owning no real estate in Kherson), %

Q.: Does your family rent real estate in Kherson?



Respondents' profile

Gender



♀ Female ♂ Male

Age



18-29 30-44 45-59 60+

Place of residence before February 24, 2022



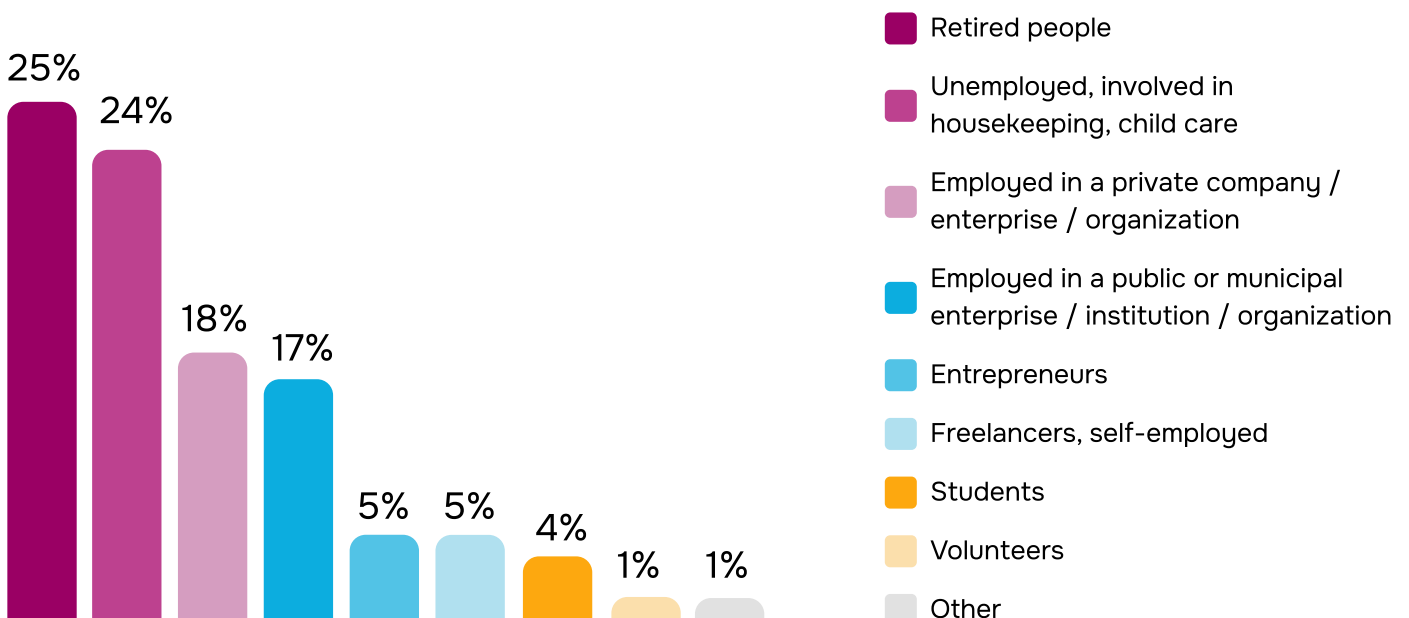
City of Kherson Other areas of Kherson community

Current place of residence



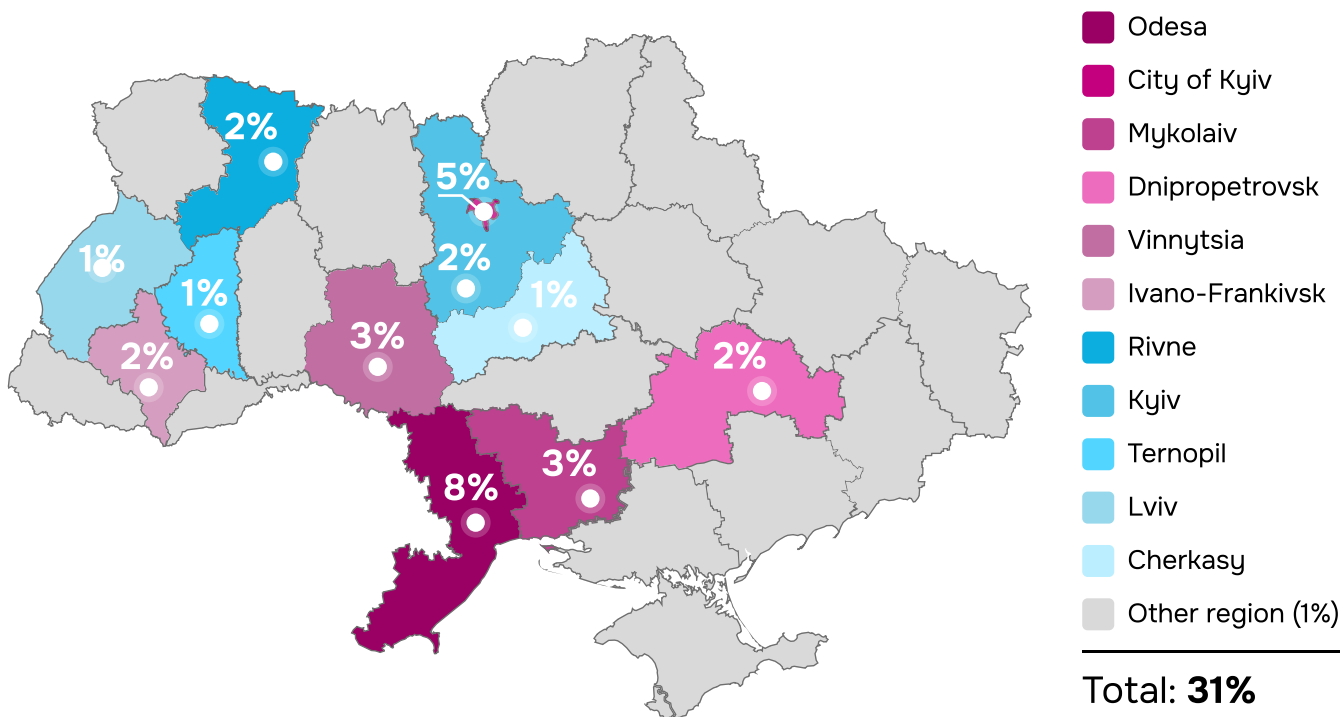
In Kherson In another region of Ukraine Abroad

Employment



Region of residence

(people who changed their place of residence after 24.02.2022)



Country of residence for people who changed their place of residence after 24.02.2022

