

## **Abstract of the Article**

### **“Socio-Economic Principles of the Development of the Area Urban Housing Renewal Process” by A. Kosiak and Ye. Geleveria**

The city is determined as a "clot" of many elements: people, infrastructure, real estate, jobs and others. These components require the scientific basis for new approaches in providing housing organizational and economic recovery, designed to use organizational, managerial, financial, legal and even administrative resources in the housing and communal services of cities and regions of Ukraine that will allow their inhabitants to provide further use of housing nowadays.

Moreover, people who live in modern cities occupy rather small, but economically active area, generating a number of phenomena of social and economic nature: the housing market with its laws, problems of the role and limits of government responsibility and problems of local governments in meeting housing problems of citizens, and models of maintenance and renewal of urban housing, etc., that foregrounds issues highlighted in the article.

At the same time socio-economic factors as prerequisites for the development of housing sector of city and region economy in special scientific literature are remained out of sufficient attention, hampering the process of monitoring and forecasting regional trends and defining the prospects of creating conditions for public-private partnership in the housing sector. Therefore the purpose of the article is to study social and economic foundations of the development of housing sector at the regional level and the scientific substantiation of their impact on the processes of regeneration of urban housing in the context of sustained development of the region. Therefore, comprehensive research on the socio-economic changes and scientific substantiation of their impact on the processes of housing development are of great theoretical and practical importance.

The mechanism of housing renewal should be developed not only by finding the new sources of financial support, but also by improving the economic-and-organizational and legal support, usage the strategies of development and monitoring.

It is substantiated, that the change in financing of the housing system that is accompanied by increasing of the rates and tariffs for housing services for the population and by the decreasing and even to canceling the level of budgetary subsidies, increases the interest of housing businesses in the timely receipt of payments from the population, and at the same time creates the problem of laying investment component in the tariffs for the population to pay housing services.