Providing housing for young families as a factor in the sustainable development of a municipality

Elena Vasilyevna Belyusova, Nadezhda Vasilievna Sbrodova, and Alexey Nikolaevich Pestryakov

Abstract. Quality of life is among the basic components of sustainable development of a municipality. In turn, the level of housing provision is the most important indicator of life quality of the population in a certain area. Providing housing for such a category of citizens as young families is one of the priority tasks of the socio-economic development of Russia and its administrative territorial units. At the present stage, the solution to this problem is carried out within the framework of a program-targeted approach. This article examines the functions of regional and municipal bodies in relation to improving the living conditions of young families. The article contains proposals for improving the implementation of certain measures carried out by authorities when providing social support measures to provide housing for citizens of this category. The research site was a municipality such as Yekaterinburg.

1 Introduction

The term “sustainable development” was first introduced in the Report of the International Commission on the Environment in 1987. By now this definition is practically no longer used to designate only individual economic and environmental aspects, but is considered from the standpoint of the synthesis of all social and natural systems. Currently, issues of sustainable development are being studied both at the level of the state and a specific territory. In turn, the municipality is the primary administrative-territorial unit within whose boundaries the basic indicators of sustainability are formed. The sustainable development of a municipality is understood as a long-term, large-scale and comprehensive process of transformation, the assessment and analysis of which is carried out because of a large number of economic, environmental, demographic, institutional, social and other elements and indicators of sustainable development.

In addition, it is precisely as one of the key elements of sustainable development of territories, and, in particular, municipalities, that modern science considers the quality of life. The political and economic aspects of society’s life are no longer put at the forefront of the demographic component, but the need to create favorable, comfortable living conditions not only in the present, but also in the future tense.

The source of financing for activities aimed at improving the quality of housing provision for young families is allocations from budgets at all levels. As part of these activities, central,
Regional and local authorities are taking steps to achieve the criteria for sustainable development for the country as a whole and for the municipalities that form its territorial basis.

Of particular scientific interest in the context of analyzing sustainable development is the study of the evolution of processes aimed at improving the quality of housing provision for young families within the boundaries of an administrative territorial unit such as Yekaterinburg.

2 Materials and methods

The implementation of measures aimed at increasing the housing security of young citizens in the Russian Federation began with the adoption of the subprogram “Providing housing for young families” as part of the federal target program “Housing” [3]. This program provides for a phased solution to the problem of providing housing for young families through budget allocations, financial resources of individuals and enterprises using tools to support young poor families; allocation of building materials for the construction of individual housing; the revival of certain forms of assistance to young families in solving the housing problem, similar to youth residential complex, housing cooperatives; provision of free residential premises to young disadvantaged families, etc. [4].

In Yekaterinburg, modern tools for expanding housing guarantees for young families were introduced in 2007. The initial factor that initiated the dissemination of such instruments was the adoption of the procedure for providing subsidies from the municipal budget to young residents of the city of Yekaterinburg for the purchase of housing [5], which established the parameters for assessing housing guarantees for young families in order to establish their need, as well as the algorithm of actions of municipal authorities to provide such guarantees.

At the same time, it should be noted that the sustainable development of a municipality, and, first, its social sphere, is largely determined by its integration into federal and regional programs to support certain categories of citizens. Such a category of the population as young families is no exception in terms of the implementation of its housing guarantees. Activities to provide housing guarantees to young families in Yekaterinburg are implemented through the participation of the municipality in special federal and regional programs while simultaneously developing its own program, authentic to the above-mentioned programs.

Thus, in the current period in Yekaterinburg, the sequence of iterations for providing housing guarantees to such families is enshrined in the appropriate regulatory framework, which includes a special program implemented in the urban district [6-8].

The financial component of such a program is represented by allocations from all levels of the budget system, the own funds of young families, as well as resources mobilized by the latter as credits, loans, etc.

The parameters that a young family must meet to receive housing guarantees are the follows:

1) the age of capable members of a young family does not exceed 35 years;
2) a young family, based on an assessment of the quality of its housing provision, is included in the list of citizens whose housing conditions are below the threshold;
3) the resources that a young family has (or can attract), in addition to social benefits, give the latter the opportunity to become a homeowner, taking into account the current price level.

Using the provided housing guarantees, a young family can become the owner of a completed house, build or buy a private house, can use funds to close a mortgage, or can pay a contribution to a housing cooperative, and so on [9].
3 Results and discussion
It should be noted that participants in the federal project also include families in which one of the members is close to the threshold age. Taking into account that the possibilities of budgets are not unlimited, it is very difficult for young families to exercise their right to receive housing guarantees in full before reaching the age criterion. This issue in terms of sustainable development of the territory served as the reason for the adoption in 2013 by the regional authorities of the Sverdlovsk oblast of the state program, according to which young families, starting in 2016, could realize guarantees of their housing rights even if their age exceeded the established limit.

Since 2020, measures to improve the quality of housing provision for young families are being implemented in accordance with the state program for the comprehensive development of the construction sector. Families previously included in the program to support young families on a general basis can receive housing guarantees under such a program, if at the time of submitting an application for participation in the program, the latter met the established age criterion. A young family should also have the necessary resources at its disposal to make a purchase on the housing market. And now, if both specified conditions are met, it becomes possible to receive housing guarantees in the form of a payment, the source of which is budgetary allocations.

Information on the number of young families who received social payments for the purchase of housing in 2008-2023 is shown in Fig. 2.
Fig. 2. Dynamics of the number of young families who were provided with social payments for the purchase of residential premises in 2008-2023.

Embodying the principles of sustainable development of the territory, municipal authorities provide housing guarantees to such citizens not individually, but in collaboration with government authorities. On the territory of the Sverdlovsk oblast this is the Ministry of Construction and Infrastructure Development of the Sverdlovsk oblast.

Using the methodology proposed by B.G. Preobrazhensky and Syroizhko V.V., we can highlight the following administrative and economic measures carried out in the course of providing housing guarantees to young families in the Sverdlovsk oblast by state and municipal authorities (Tables 1, 2).

Table 1. Administrative and economic measures carried out in the course of providing housing guarantees to young families at the municipal level

<table>
<thead>
<tr>
<th>Administrative measures</th>
<th>Economic measures</th>
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</thead>
<tbody>
<tr>
<td>Collection and processing of documents of young families to provide housing guarantees</td>
<td>Co-financing of program activities</td>
</tr>
<tr>
<td>Approval or refusal to approve the participation of a young family in a state program</td>
<td>Control over the targeted use of budget allocations allocated for the implementation of the program</td>
</tr>
<tr>
<td>Boosting the lists of young families participating in the state program</td>
<td>Timely transfer of budget funds to a bank account opened by a young family, provided as a social benefit</td>
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<tr>
<td>Control of strict compliance with program activities in terms of its jurisdiction</td>
<td>Popularization among the population of the order and conditions for participation in program events</td>
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Table 2. (Data not shown in the text; placeholders used for illustration purposes.)
Table 2. Administrative and economic measures carried out in the course of providing housing guarantees to young families by the Ministry of Construction and Infrastructure Development of the Sverdlovsk oblast

<table>
<thead>
<tr>
<th>Administrative Measures</th>
<th>Economic Measures</th>
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<tbody>
<tr>
<td>Collection of information at the disposal of municipal</td>
<td>Sending applications to federal authorities to receive</td>
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<tr>
<td>authorities about young families applying for the implementation of housing guarantees</td>
<td>allocations from the federal budget to provide housing guarantees to young families</td>
</tr>
<tr>
<td>Conducting a selection among municipalities of the region</td>
<td>Conducting competitive procedures for selecting banks in accordance with the criteria established at the federal level for servicing social benefits</td>
</tr>
<tr>
<td>applying for allocations from the budget of the Sverdlovsk region to provide housing guarantees to young families</td>
<td>Transfer to the budgets of municipalities of the Sverdlovsk region of subsidies from the regional budget for the provision of housing for young families within the framework of the state program provided to municipalities of the Sverdlovsk region</td>
</tr>
<tr>
<td>Conclusion of agreements with municipal authorities</td>
<td>Provision of housing for young families within the framework of the state program provided to municipalities of the Sverdlovsk region</td>
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<tr>
<td>Defining the procedure and conditions for the provision of budgetary allocations within the program</td>
<td>Control of strict compliance with program activities in terms of its jurisdiction</td>
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<tr>
<td>Approbation of the effectiveness of program activities</td>
<td>Popularization among the population of the order and conditions for participation in program events</td>
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At the same time, the problem of housing provision for young families remains tense (Fig. 3). As can be seen from Fig. 3, throughout the entire study period, the share of families who realized the housing guarantees provided for by law was annually no more than 11% of the total number of families whose housing conditions were below the threshold level.
Fig. 3.

4 Conclusions

An obvious conclusion from the results of the study from the standpoint of sustainable development of the territory is the need to design and integrate more advanced, up-to-date algorithms for providing housing guarantees to young families. As such algorithms, it seems correct to designate the provision of financial support for paying rent for housing, reducing discount rates on loans, providing payments based on the real market value of housing, increasing the age for receiving a subsidy by at least several years (for example, 40 years instead of 36 years), while maintaining the maximum registration age, as before, at 35 years [29–32].

The measures considered, aimed at providing housing guarantees to young families, creating conditions for improving the demographic situation and improving the quality of life of the most economically active part of the population, fully correlate with the goals of sustainable development of the municipality.

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14. Results of socio-economic development of the municipal formation "Ekaterinburg city" in 2019 (2020)

15. Results of socio-economic development of the municipal formation "Ekaterinburg city" in 2018 (2019)

16. Results of socio-economic development of the municipal formation "Ekaterinburg City" in 2017 (2018)

17. Results of socio-economic development of the municipal formation "Ekaterinburg city" in 2016 (2017)

18. Results of socio-economic development of the municipal formation "Ekaterinburg city" in 2015 (2016)


20. Results of socio-economic development of the municipal formation "Ekaterinburg city" in 2013 (2014)

21. Results of socio-economic development of the municipal formation "Ekaterinburg City" in 2012 (2013)


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