

Reimagining Panel Housing: Urban Resilience in Odesa

— Plans and Perspectives CBC Roundtable — 24 September 2025, 14:00–15:30 CEST
(Berlin time) / 15:00 – 16:30 (Kyiv time)



Participants:

Dr. Oleksandr Grekov — Head of the Urban Planning Cadastre Service, Department of Architecture, Urban Planning and Land Management, Odesa

Knut Höller — Managing Director, Housing Initiative for Eastern Europe (Initiative Wohnungswirtschaft Osteuropa (IWO) e.V.), Berlin

Mykola Matyushenko — Chair of the Board, Association of Architects, Odesa

Prof. Dr. Vladimir Sukhanov — Director of Architectural and Art Institute, Honored Builder of Ukraine, Member of ICOMOS Ukraine, Scientific Director of SPC "Ecostroy", Odesa

Olesya Surovaya — Chair of the Architectural Chamber of Ukraine, Odessa branch of the NUAU, Odesa

Mykyta Lukyanchuk — Director of Architectural Agency, "Svoy Dom", Odesa

Prof. Dr. Olga Savitskaya — Architectural and Art Institute (OSACEA) Odesa

Moderation:

Prof. Dr. Barbara Engel,
KIT Chair for International Urban Planning, Karlsruhe

Join us via Zoom:

https://kit-lecture.zoom-x.de/j/64038004654?pwd_14bqD6silgKRfd4weTDhwMrOH7BVD.1

Main partner:

Odessa State Academy of Civil Engineering and Academy (OSACEA)



This roundtable fosters an open dialogue among experts, practitioners, and local stakeholders, focusing on practical solutions and shared concerns. We will examine current urban and housing conditions in Odesa, the key challenges posed by ongoing military destruction, and the impacts on the built environment and communities. The discussion will also address policy gaps and local socio-political dynamics. Participants will share long-term strategies, grassroots initiatives, and case studies of urban resilience, housing recovery, and community-driven efforts in Odesa and across Ukraine.

The goal is to address the challenges of residential recovery amid ongoing military destruction, with a focus on energy-efficient and resilient rebuilding. It will explore strategies to adapt the built environment to climate- and conflict-related risks, and identify pathways for

long-term, cross-sectoral, and international collaboration — including future research and practical project development beyond short-term interventions.

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Prof. Dr. Olga Savitskaya — Architectural and Art Institute (OSACEA) Odesa

Dr. Nadiia Dmytryk — Associate Professor, Department of Architecture of Buildings and Structures (OSACEA) Odesa

Dr. David Pischev — Architect and urban activist, Odesa

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Odessa State Academy of Civil Engineering and Academy (OSACEA)

Moderator

Prof. Dr. Barbara Engel (KIT)

Project team

Dr. Anastasia Malko (KIT), Dr. Anastasia Bozhenko (GWZO), Ekaterina Gladkova (KIT), Marina Sapunova (KIT)

Concluding Reflections

The discussion concluded with reflections on **opportunities for systemic transformation**.

Participants noted that the collapse of the old investor-driven housing model presents a window to develop a new housing policy framework in Odessa. Crises, including war, can act as catalysts for positive, effective urban transformation.

Speakers agreed that the post-war period provides an opportunity to implement many of the measures discussed:

- Strengthening state and municipal institutions for housing management
- Diversifying housing provision to include social and affordable rental options
- Preserving cultural and architectural heritage
- Ensuring that refurbishment and reconstruction are carried out with both technical and human-centered considerations

The roundtable concluded with a consensus that **state-led intervention, professionalized municipal structures, and international cooperation** are critical to creating a resilient, inclusive, and sustainable housing system in Odessa and other Ukrainian cities.