Renovation Program

Submitted By: Moscow Government



Organization Profile

Organization Name: Moscow Department of Urban Planning Policy

Organization Type: Subnational government

Website: https://mos.ru/dgp

Practice Details

Country(ies): Russia

City(ies): Moscow

Start Year: 2017

Ongoing: Yes

End Year: N/A

Main Adequate Housing Components:



Housing Thematic Areas:



Relevant SDGs:



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Problem & Context

The Renovation Program in Moscow emerged as a response to pressing challenges in housing stock and urban environment. The main one was outdated houses, built in the 1950s and 1960s with the expected service life of 25-50 years. Such industrial-era buildings are characterized by low energy efficiency, worn-out utilities, limited apartment sizes and lack of elevators. Over time, major repairs became impossible without significant investments.

Another challenge was the inconvenience of layouts and the lack of comfortable living conditions for families, especially those with children and the elderly. In some areas, the presence of older buildings hindered infrastructure development, the creation of new public spaces, and transportation links.

Finally, the social need to improve quality of life was an important factor: city residents needed modern apartments, green courtyards, and a barrier-free environment. These factors together led to the launch of the Renovation Program in Moscow.

Solution Developed

The Renovation Program in Moscow addresses the issue of dilapidated and unsafe housing through the comprehensive relocation of residents from old buildings to modern residential complexes. Instead of targeted major repairs, a systematic approach is adopted: old neighborhoods are completely transformed, allowing for the renovation of not only the housing stock, but also utility systems, social facilities, and transport infrastructure.

The primary beneficiaries are residents of outdated buildings, who receive new apartments with improved layouts, a larger area, and modern conditions at no additional cost. The city also has benefits: land is freed up for urban landscaping, new public spaces are created, and energy efficiency and environmental sustainability of buildings are improved.

The main goal of the Renovation Program is to improve the quality of life for Muscovites and create a modern urban environment.

The unique elements include digital relocation support, comprehensive neighborhood design "from scratch" with an emphasis on pedestrian accessibility and green spaces, the use of energy-efficient technologies, and resident participation in decision-making through voting

Implementation

A comprehensive set of measures has been implemented under the Renovation Program.

The primary steps involve the development and approval of urban development plans: identifying initial construction sites and designing the new neighborhoods and buildings.

This is followed by the demolition of outdated housing, the construction of new residential buildings, and the relocation of residents to their new apartments. At the same time, there is development of roads, utility systems, schools, kindergartens, clinics, parks and public spaces. Another important initiative is the introduction of digital information services.

The key participants in the program's implementation include: the Government of Moscow, construction companies, design institutes, property management organizations, and the residents themselves (through voting and consulting mechanisms).

Implementation Stages:

1. Planning: defining the program and the list of buildings.
2. Selection of initial construction sites and design.
3. Construction of new facilities and the launch of relocation.
4. Execution: demolishing old buildings, commissioning new housing, developing infrastructure.

Resources: the program is financed from the Moscow city budget, while the construction work is carried out with the resources of development companies.

Enablers & Obstacles

The Renovation Program’s success stems from extensive government support and stable financing, a systematic approach to renovating neighborhoods, and resident engagement through voting and digital services. Modern construction technologies, energy-efficient materials, and comprehensive infrastructure development were also vital.

The challenges included some initial public distrust over relocation terms, the complexity of synchronizing construction and resettlement, high implementation costs, preserving social ties within neighborhoods, and helping people adapt to new conditions.

Implemented solutions featured an electronic voting system, guarantees of equivalent housing, special legal mechanisms for accelerated registration and transactions, "starter homes" for seamless relocation. High costs are offset by public-private partnerships, and social ties are preserved by compact resettlement within the same districts. These measures reduced tension, enhanced trust and transparency.

Results & Impact

The program includes 5,176 buildings, approximately 350,000 apartments (about 16.4 million square meters). About 1 million Muscovites will receive new apartments. To date, approximately 6.4 million square meters of housing has been built – consisting of more than 420 new residential buildings. This will enable the resettlement of residents from more than 1,300 old

buildings. Since the program's launch, more than 226,000 Muscovites have either already moved or are in the process of relocation.

The program guarantees equivalent housing and provides support mechanisms, including relocation within the same district and social guarantees.

Qualitative results include improved housing quality (modern layouts, elevators, finished interiors), increased energy efficiency, upgraded infrastructure (schools, kindergartens, parks), transformation and improvement of public spaces, and digitalization of the relocation processes.

Expected long-term effects include steady renovation of the housing stock, reduction of dilapidated housing, enhanced urban energy efficiency, and an improved urban environment – contingent on effectively managing the risks associated with social resettlement and housing affordability.

Replication & Scale Up

Moscow's full-scale Renovation Program has not been replicated in other regions due to its high cost and capital's budgetary capacity. Several cities (Kazan, Nizhny Novgorod, Chelyabinsk) launch their own programs for the resettlement of dilapidated housing or integrated development, inspired by Moscow's experience.

The replication's success depends on a robust legislative framework securing residents' rights and stable long-term municipal financing. This enables cities to gain public trust, engage communities, and partner with developers to deliver modern, climate-resilient neighborhoods.

The Program, set until 2032, is expected to expand its scope to larger housing types, as the service life of 9- and 12-story blocks from the 1960s-70s will also expire by 2032.

Scaling the Program requires federal co-financing, the development of standard legal and urban planning models, incentives for public-private partnerships, as well as preferential mortgage and infrastructure loans. It is also crucial to account for local specifics: creating support mechanisms for low-income families, involving residents in decision-making, and utilizing digital tools to ensure process transparency.

Policy Uptake

This housing practice has been fully adopted into formal policy frameworks and legislation, and is being implemented at scale with institutional support.

The Renovation Program in Moscow is fully established institutionally and legislatively. In 2017, Federal Law No. 141-FZ was adopted, amending the Housing Code of the Russian Federation and establishing a special legal framework for renovation. Resolutions of the Government of Moscow have been approved at the city level, and the Moscow Renovation Fund has been

established as the Program’s operator. The Program is incorporated into the city’s strategic urban planning documents, funded from the budget, and implemented under the supervision of the Mayor's Office, ensuring its official status.

Lessons & Takeaways

There are several areas where the Renovation Program could be improved:

- Finance and partnerships. It would be beneficial to diversify the funding sources to reduce the burden on the budget and expand the participation of private investors.
- Long-term sustainability. It is possible to consider introducing mechanisms for monitoring the quality of constructed housing and the maintenance of buildings over the long term.