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HOUSING FOR EVERY WALLET OR SPATIAL SEGREGATION: WHERE ARE DEVELOPERS LEAD UKRAINE?

Objective: Analysis of socio-spatial segregation phenomenon of Kyiv residential districts.

Methodology: The methodology is based on the application of techniques and methods of sociological research, in particular, questioning. Also, the study used the methods of comparison, analysis, generalization and synthesis.

Scientific novelty: The actual problem of modern big city was discovered during this research. Under this problem we mean social-spatial segregation, as the division in the perception of city residents of the city space into zones according to the place of certain social groups, that differ in some characteristics. Although for Ukraine, and Kiev in particular, this phenomenon is quite new, because in Soviet times, social inequality was poorly observed, and segregation in the housing sector did not exist at all. But with the development of market relations in post-Soviet Ukraine, cities began to change. The cost of housing estate starts to depend on the prestige of the area, its comfort and elitism. As a result, residence becomes a determining factor in income and success.

Results: A sociological survey was conducted regarding the quality of residential microdistricts of Kyiv. We asked 326 people, who are mostly residents of the capital and the Kyiv agglomeration (95.5%). The results turned out to be quite expected, in particular, it was found that the historical center, including Pechersk, Lipki, Podil, and Old Kiev, are leading by the categories "prestige" and "rich population". In the category of "least prestigious" and "most criminal" lead the residential districts of Troyeshchyna, DVRZ, Borschagivka, Akademmistechko, Lisovy and others. The neighborhoods most frequently mentioned by our respondents were analyzed.

Practical significance: The main results and conclusions that was made in this work can be used in further in-depth studies of problems related to socio-spatial segregation. The results of the research will also be useful to complement the content of the disciplines taught to urban and geographic students.

Key words: Socio-spatial segregation, microdistrict, prestige, elitism of neighborhoods, income level.

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