

THE PROGRAM OF CONSTRUCTION OF THE LOWER STANDARD MUNICIPAL RENTAL FLATS FOR CITIZENS IN MATERIAL NEED

Office of the Government of the SR

Office of the Plenipotentiary of the Government of the SR for Roma Communities

Basic Facts

- There are approximately **320 000 to 350 000** Roma living in Slovakia
- Approximately **130,000** live in conditions of poverty, that are below the level of living standards of the majority population and the level of the living standards of the integrated or assimilated Roma (so called marginalized Roma communities)

Nižný Tvarožec Settlement

Example of a
hut in a Roma
settlement



Nižný Tvarožec Settlement

In the district of Bardejov,
Population:
approximately 460, of which
approximately 130 are Roma



Nižný Tvarožec

In the district
of Bardejov

The
settlement is
situated on
property
belonging to
someone
else



Trhovište

District of
Michalovce

Population:
1,840, of
which 860 are
Roma

Planned
construction of
flats



Horovce

In the district
of Michalovce

Approximat-
ely 80
inhabitants
live behind
the family
house



Hermanovce - Settlement

District of
Prešov



Typology of Roma Settlements

- In terms of location, the marginalized Roma settlements can be divided to:
 - municipal/urban concentrations
 - settlements situated on the edge of a municipality/town
 - settlements spatially distant or separated by a natural or artificial barrier

Type of Settlement	Number of Settlements	Population in Settlements
concentrated in a municipality/town	168	35,278
Localized on the edge of a municipality/town	338	76,649
Distant from a municipality/town or separated from a municipality/town by natural or artificial barrier	281	53,572
Total	787	165,499

Hermanovce - Settlement

In the region
of Prešov

Population:

1,547, of
which 433
are Roma

The
municipal-
ity has built
10 flats



Hermanovce - Settlement

In the region
Prešov

Population:
1,547, of
which 433
are Roma

The
municipa-
lity has built
10 flats



Letanovce - Settlement

District of

Spišská Nová
Ves

Letanovský
mlyn
settlement

Population:
650

the well



Letanovce - Settlement

At the
settlement of
Letanovský
mlyn



Letanovce - Settlement

At the
settlement of
Letanovský
mlyn



Letanovce - Settlement

At the
settlement of
Letanovský
mlyn



Luník IX Košice

There are 646 flats in this housing development with a population of almost 7,500



Luník IX

The housing development was originally built for 2,500 inhabitants



Luník IX – Center of Hygiene

A Hygiene Center also operates at Luník IX

The Program of the Ministry of Labour, Social Affairs and Family of the SR



Luník IX – New Development

There are 2,430 children between the ages of 1 and 15 living at Luník IX.

1,230 of them are elementary school students



Housing Characteristics

- Many housing facilities in Roma settlements can be characterized as
 - ▣ simple dwellings
 - ▣ built predominantly of timber, clay, tin
 - ▣ failing to meet valid technical and hygienic norms
 - ▣ built on a self-help basis
 - ▣ built without building permits and proceedings
 - ▣ built on land without any arrangements of ownership rights

Milpoš Settlement

In eastern Slovakia in the district of Sabinov, near Prešov. Population: 660, of which 67 are Roma



Infrastructure I

- 63.3 % of Roma settlements have the possibility of being connected to the **public water supply**
 - actually 39.4 % of dwellings have water supply in the household
- In 13.9 % of the Roma settlements the inhabitants have the possibility of being connected to the **sewage system**
 - almost 13% of dwellings are actually connected to the sewage system
- 91 % of the Roma settlements have access to **electricity**
 - almost 89% of dwellings are connected to electricity, **however a considerable part of the dwellings are connected illegally**

Infrastructure II

- More than 20 percent of settlements have no asphalt access road
 - Most frequently, the asphalt access roads are missing in settlements that are located outside the municipality or town: almost 31% of these settlements have no asphalt access road. In absolute numbers, this amounts to **84 settlements**
- Almost 12 percent of settlements have no public lighting.
- The situation differs according to the distance of the Roma settlement from the municipality/town. The further away the settlement is located, the lower the possibility of using the infrastructure.

Municipality of Valkovňa

Situated in the district of Brezno in central Slovakia.

Valkovňa has a Roma mayor.



Typology of Dwellings I

- 1/4 of the dwellings are flats in apartment buildings
 - ▣ typical for urban settlements, but smaller apartment buildings can be also found on the edge of municipalities
- 1/2 of the dwellings are legal brick houses
 - ▣ predominantly in rural settlements.
- 1/4 of the dwellings are illegal dwellings
 - ▣ illegal brick and timber houses
 - ▣ all non-standard types of dwellings – huts, prefabricated units, non-residential spaces
 - ▣ illegal dwellings are concentrated in the settlements located on the edge of or beyond municipalities

Typology of Dwellings II

- Almost 90% of the dwellings in the municipalities where Roma are integrated are legal.
- The non-standard types of dwellings are concentrated in the regions of Košice and Prešov, the smallest number is found in the west of Slovakia
- The same is true regarding the legality of dwellings: the largest number of illegal dwellings is concentrated in the regions of Košice and Prešov.

The Program of the Ministry of Construction and Regional Development of the SR

- One of the instruments for resolving the housing issues of the population in Roma settlements is constituted by the program of the Ministry of Construction and Regional Development of the SR (based on the resolution of the Government of the SR)

The Program of Support of Construction of Municipal Lower Standard Rental Apartments designated for citizens in material need and the construction of technical infrastructure in Roma settlements

Sobrance

The town built
28 lower
standard flats



The Program of the Ministry of Construction and Regional Development of the SR

- partially resolves the housing issues of the socially excluded population of the Roma national minority
- distinctively applies the principle of **participation** of the future tenants **in the construction** of the municipal lower standard rental flats
- Recently, **1,700 flats** were built within the framework of the above mentioned program

Financing

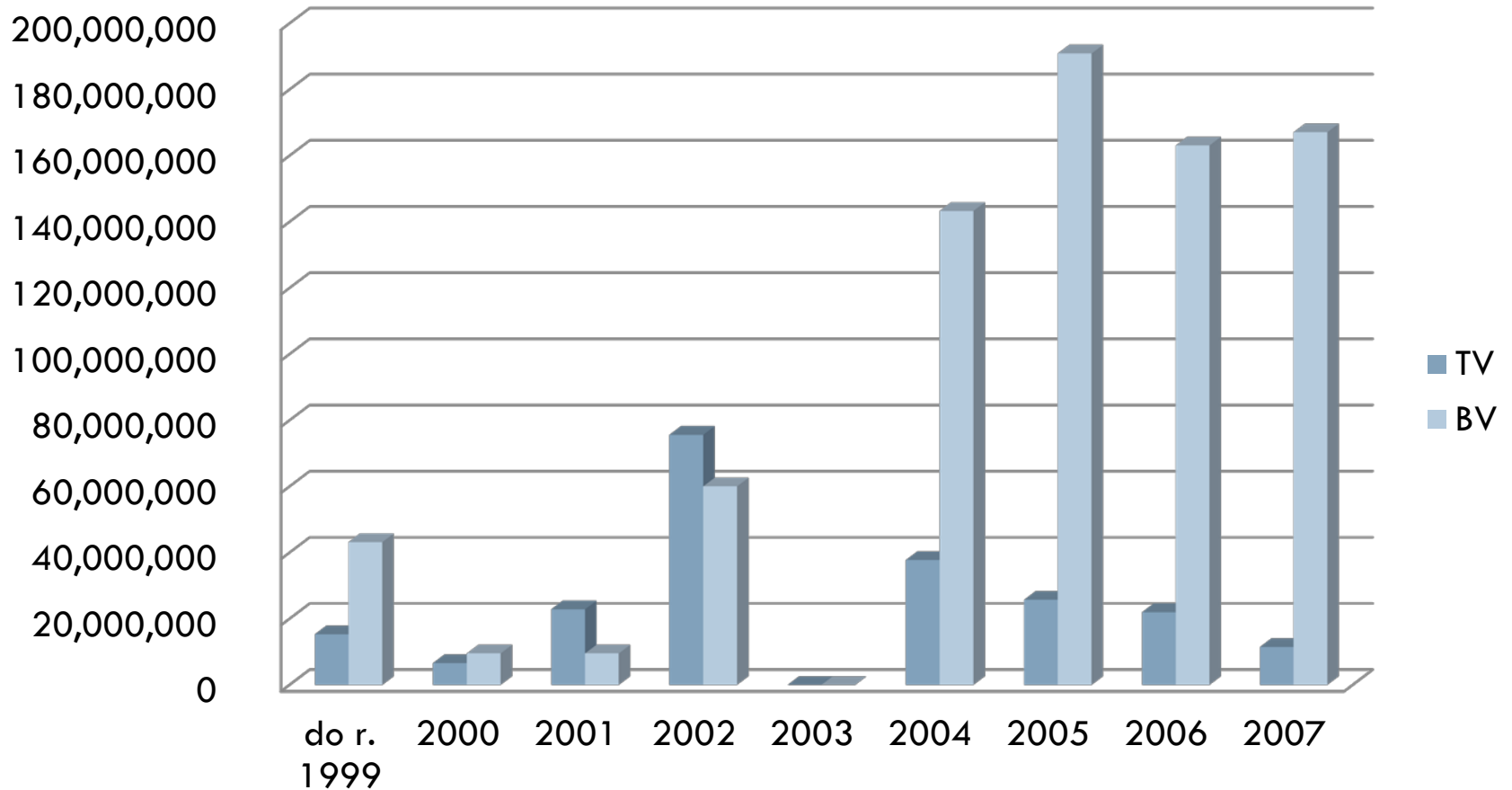
- Construction:
 - ▣ 80 % of the subsidy from the Ministry of Construction and Regional Development of the SR
 - ▣ 20 % participation of the municipality (work of future tenants or financial deposit)
- Project Design:
 - ▣ The grant of the Office of the Plenipotentiary of the Government of the SR for Roma Communities (the grant scheme)

Survey of Subsidies for Construction I

- **of rental flats and technical infrastructure**
(in thousand SKK):

Year	Technical Infrastructure	Housing Development	Total
Until 1999	15,300.00	43,200.00	58,500.00
2000	6,588.18	9,503.00	16,091.18
2001	22,852.18	9,503.00	32,355.18
2002	75,610.13	60,006.24	135,616.37
2003	0.00	0.00	0.00
2004	37,744.75	143,292.18	181,036.93
2005	25,709.80	190,907.40	216,617.20
2006	21,992.10	163,809.60	185,801.70
2007	11,468.00	167,088.00	178,556.00
Total	217,265.14	787,315.42	1,004,580.56

The Survey of Subsidies for Construction II.



Sveržov

Situated in the
district of
Bardejov

12 flats for
63 Roma

The
liquidation of
huts



Krivany

District of
Sabinov

15 flats

Population:
1,140

140 Roma



The Flats of Different Standard I

- From 2001
- The subsidy of the Ministry of Construction and Regional Development of : up to 80 % of the procurement costs of the construction
- Cost per 1 m²: SKK 7,000
- 1 room flat: maximum size of 40 m²
- 2 room flat: maximum size of 56 m²

Flats of Different Standard II

- Equipment of the flat:
 - ▣ surface finishing of the internal walls and the ceilings in the flat: plaster and paint
 - ▣ surface finishing of the floors in the flats: cement
 - ▣ sink, water faucet for cold water, oil paint around the sink
 - ▣ local heating system

Slavošovce

District of
Rožňava

6 flats

Population:
1,790, of
which 700 are
Roma

The hygiene
center



Technical Infrastructure for Flats

- The subsidy of the Ministry of Construction and Regional Development of the SR: up to 80 % of the procurement costs
 - ▣ Public water supply: SKK 156,000/100 m
 - ▣ Public sewage system, including the sewage plant: SKK 404,000 /100 inhabitants
 - ▣ Public distribution of electricity: SKK 120,000/100 m
 - ▣ Local roads: SKK 88,000/100 m

Terms and Conditions for the Provision of Subsidies

- plot in the ownership of the municipality designated for housing by the municipal plan
- participation of the municipality/future inhabitants:
 - ▣ participation in the work by the citizens in material need that corresponds to their qualifications: 20 % of the procurement costs of the construction
 - ▣ **or** loans in the amount of 20 %

NÁLEPKOVO

District of
Gelnica

Construction
of flats in
several
phases



Lower Standard Flats I

- Regulation No. 505/2002 of the Ministry of Health of the SR Coll. established the minimum equipment of the flat:
 - creating conditions for the preparation of hot water
 - shower
 - WC
 - local heating system

Lower Standard Flats II

- The subsidies of the Ministry of Construction and Regional Development of the SR were changed annually and the terms and conditions are presently as follows:
 - flat up to 40m²: 13,000 SKK/m²
 - flat up to 60m² – 12,400 SKK/m²
 - Reconstruction of non-residential spaces into residential spaces— up to 40m²: 9,300 SKK/m²
 - Reconstruction of non-residential spaces into residential spaces— up to 60 m²: 8,900 SKK/m²

Technical Infrastructure for Flats

- Water supply – 223,700 SKK/100m
- Sewage system – 579,600 SKK/100 inhabitants
- Road – 126,300 SKK/100 m
- **Accompanying activities – community work, the program of police specialists in working with Roma communities, teacher's assistants, health assistants, the institution of special recipients of benefits, etc.**
- **Regular standard flats**
- **The competition**

Hermanovce –Flats under Construction

10 new flats



Zborov

Situated in
the district of
Bardejov

Population:
2,970, of
which 1,300
are Roma

Flats –
51+14+15



Lomnička

District of

Stará
Lubovňa

Population:
2,044, of
which 18
are non-
Roma

12 flats

Roma
municipal-ity



Jarovnice I

Situated in
the district
of Sabinov

Popula-
tion:
4,990,
of which
4,003
are Roma



Jarovnice II

The municipality built 20 flats.

Plan for 220 flats

Troubles with the plots.



Nižný Komárnik

Situated in the
district of
SVIDNÍK

8 flats

The huts were
taken down



Hlinné – Interior of a New Flat

Situated in the
district of
VRANOV
NAD TOPĚLOU



Hlinné – the Interior of a New Flat

Population:
1,660, of
which 850 are
Roma

Flats 15+10

**The plots for
Individual Flat
Construction**



Methodological Handbook I

- The Methodological Handbook for Local Self-Government – THE PROCEDURES FOR THE PREPARATION AND MODEL PROJECT DESIGNS FOR THE CONSTRUCTION OF LOWER STANDARD FLATS
- Issued by the Ministry of Construction and Regional Development of the SR in cooperation with the Office of the Plenipotentiary of the Government of the SR for Roma Communities
- Available at: www.build.gov.sk (Housing Policy Section)

Methodological Handbook II

- contents:
 - Selection of location for the housing development
 - Preparing the Roma community for the change of housing
 - Recommended procedures for the preparation and implementation of the housing development
 - Project design preparation
 - Phases of the construction process
 - Zoning proceedings
 - Zoning decision
 - Building proceedings
 - Building permit and the occupancy permit of the construction
 - Possibility of financing the construction of rental flats and technical infrastructure
 - List of valid legal regulations related to the housing development
 - Useful contacts and web pages
 - Model projects

Spišský Štvrtok

District of
Spišská Nová
Ves

Population:
2,427, of
which 620 are
Roma

36 flats



Spišský Štvrtok

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District of
Spišská Nová
Ves

Population:
2,427, of
which 620 are
Roma

36 flats



Stráne pod Tatrami

District of
Kežmarok

Population:
1,415 of
which 1,225
are Roma

The Roma
mayor

60 flats



Letanovce – the Construction

The
construction of
a new
settlement

96 flats



Letanovce – the Construction

The
construction of
a new
settlement

96 flats



Humenné - Podskalka

The town has
built 64 flats

*Vajda (the
leader of the
Roma
community) -
woman*



Prešov – Stará Tehelňa

There are 176 flats in this housing development



Prešov – Stará Tehelňa

There are 176 flats in this housing development



Prešov – Stará Tehel'ňa

One of the flats



Prešov – Stará Tehel'ňa

View of a flat



Strategic Goals Until 2013

- Creation of a complex system for the resolution of housing for Roma including the prevention of the loss of housing and proposals of a transitory housing concept
- Improvement of the social-cultural level of Roma settlements
- Gradual integration of Roma from the Roma settlements
- Improvement of the level of Roma housing in urban agglomerations
- Construction of municipal rental flats and corresponding technical infrastructure
- Settlement of the plots on which Roma housing developments are built
- Allocation of financial means for ensuring access to drinking water in the Roma locations
- Implementation of the model pilot Program of Economic and Social Development in the Region of Rožňava District, actually where the Roma national minority is concentrated and lives. To apply the construction of new housing types such as rental flats

Rudňany

District of

Spišská Nová
Ves

2 settlements

Pätoracké

Zabijanec



Rudňany

The municipality built 48 + 29 flats.

From 2001 to 2002: the reconstruction of 31 flats

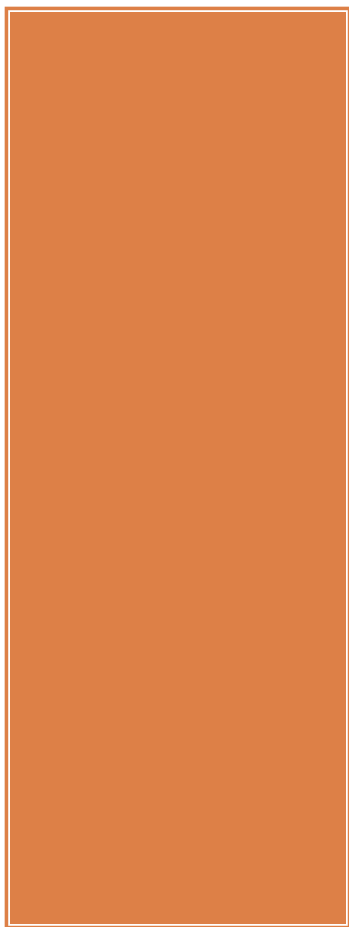


Levoča

The town built
lower
standard flats
in phases



Levoča



Markušovce

There are 30
new flats in
this housing
develop-ment



Zámutov

District of
Vranov nad
Topľou

24 flats

Population:
2,827, of
which 1,355
are Roma



Žalobín

District of
Vranov nad
Topľou



Žalobín

District of
Vranov nad
Topľou

Preparation
of Phase II of
the
construction of
flats



Priority Goals in the Field of Housing

- To complete the basic technical infrastructure in segregated Roma settlements
- To create a mechanism of more source financing for the construction of flats
- To prevent the deterioration of the status of housing in the rural environment
- To limit the number of evictions in towns due to rent default
- To limit the occurrence of new settlement ghettos or the growth of original housing developments due to mobility from the rural environment
- To simplify the legal settlement of plots and real estate that are at the disposal of municipalities, owners and the state

Bačkov

In the district
of Trebišov

Construc-tion
of 8 flats



Sirk

District of
Revúca

Population:
1,050, of
which 380 are
Roma

20 flats



Spišský Štvrtok

Individual
housing
develop-ment



Thank you for your attention!

Dr. Anton Hrabovský

Office of the Government of the SR

State Councilor

Office of the Plenipotentiary of the Government
of the Slovak Republic for Roma Communities

anton.hrabovsky@vlada.gov.sk

<http://romovia.vlada.gov.sk>