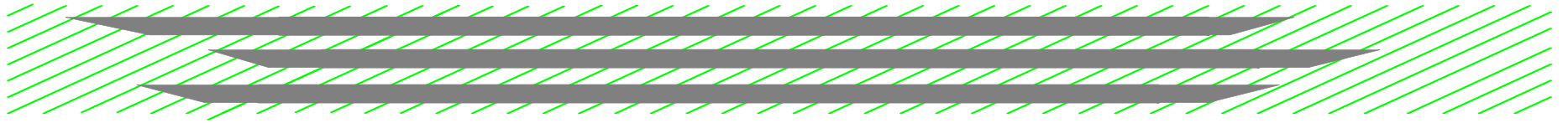


Social Housing – Giving Poor People the Choice



Workshop Group 5
Improving access to housing Roma:
Good Local Practices, funding and legislation

Prague Pyramida: 2-4 February 2011



Speakers

- **Maurizita Tovo**
(World Bank)
- **Mona Pisacariu**
(Habitat for Humanity,
Romania)
- **Martina Mikeszova**
(Czech Academy of
Science)
- **Mina Petrovic**
(Belgrad University)

Introduction (5 minutes)

For speakers:

Presentation (20
minutes)

Discussion (10
minutes)

General discussion (25
minutes)

Conclusion: ideas for
reporting back (5
minutes)



Social housing in post socialist countries

– main factors (after 20 years) – 1.

■ Social, political changes:

- Inequality – significant proportion of population has serious affordability problem
- Spatial consequences of income inequality (and discrimination) – segregated settlements
- Decentralization and fragmentation of central government -- social and housing issues are rarely responsibility of one unit of government
- Demography and migration: lower pressure on housing market



Social housing in post socialist countries

– main factors (after 20 years) – 2.

■ Housing sector

- Privatisation/restitution – limited scope for traditional public rental solution (Cooperatives turned into quasi-owner-occupied tenure)
- Illegal construction and tenure situation (South-East Europe)
- Private rental: new landlord-tenant relation
- Housing subsidies were reduced because of general pressure on budget sources
- Business lobbies dominate the budget game – weak lobby strengths of the social sector



Social housing in post socialist countries

– main factors (after 20 years) – 3.

- Social housing policy -- need for paradigm change

Definition of social housing: policy intervention to make adequate housing affordable for low income peoples

key terms:

policy interventions

adequate housing

low income



Key term – policy intervention

- income redistributions (tax exemptions, income supplements, housing allowances, mikro-finance programs etc.),
- Social/public rental programs: municipal rental, non-profit programs, renting agencies
- Home-ownership program (support with conditions, mikro-finance program)



Key term – adequate housing

- Substandard or low standard housing (social and fiscal consideration)
- Segregated or mixed neighborhood
- Housing estates (limitation to influence housing consumptions) – is it adequate for everybody
- Low cost or high cost housing (but it leads to „low income” problem)



Key term – low income

- Poverty level (depends on income distribution)
- Poverty trap
- Informal economy – difficulty to measure income
- Implicit subsidies (through rents, user charges, etc.)



Housing policy for social (ethnic) groups in deep poverty: „very social housing”

- Special programs versus general
- Role of intermediaries: social work by public authorities or ngos
- Access and sustainability
- Community building
- Managing the low-middle class opposition
- Anti-segregation programs