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).
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
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

Approximately 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

<table>
<thead>
<tr>
<th>Type of Settlement</th>
<th>Number of Settlements</th>
<th>Population in Settlements</th>
</tr>
</thead>
<tbody>
<tr>
<td>concentrated in a municipality/town</td>
<td>168</td>
<td>35,278</td>
</tr>
<tr>
<td>Localized on the edge of a municipality/town</td>
<td>338</td>
<td>76,649</td>
</tr>
<tr>
<td>Distant from a municipality/town or separated from a municipality/town by natural or artificial barrier</td>
<td>281</td>
<td>53,572</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>787</strong></td>
<td><strong>165,499</strong></td>
</tr>
</tbody>
</table>
Hermanovce - Settlement

In the region of Prešov

Population: 1,547, of which 433 are Roma

The municipality has built 10 flats
In the region Prešov

Population: 1,547, of which 433 are Roma

The municipality 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
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
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

- ¼ 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

- ½ of the dwellings are legal brick houses
  - predominantly in rural settlements.

- ¼ 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

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

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

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

12 flats

Roma municipal-ity
Jarovnice I

Situated in the district of Sabinov

Population: 4,990, of which 4,003 are Roma
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 TOPĽOU
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 1

- 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

District of Spišská Nová Ves

Population: 2,427, of which 620 are Roma

36 flats
Spišský Štvrtok

District of Spišská Nová Ves

Population: 2,427, of which 620 are Roma

36 flats
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
There are 176 flats in this housing development.
Prešov – Stará Tehelňa

There are 176 flats in this housing development.
Prešov – Stará Tehelňa

One of the flats
Prešov – Stará Tehelňa

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
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 development.
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

Construction of 8 flats
Sirk

District of Revúca

Population: 1,050, of which 380 are Roma

20 flats
Spišský Štvrtok

Individual housing development
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