Affordable Housing in the 21st Century

MINISTRY OF REGIONAL DEVELOPMENT CZ

Daniela Grabmüllerová
Czech Republic
UN Geneva Charter implementation

- Contribution to the “New Urban Agenda“
- Contribution to the “2030 Agenda“ – SDG 11 (not only)
UN Geneva Charter implementation

Tools - dialogues and knowledge transfers
- Conferences, workshops, meetings, seminars, training lessons

Tangible outputs – analyses, practical guidelines, studies, recommendations
- Publications and other documents
Affordable Housing Conference (June, 2019)
Inspirational discussions …

- Looking for **the right balance** between necessary regulation and over-distortion of the housing market.

- **Complex and contradictory nature of housing** – comprising private need for place to live and the wider social imperative of long-term strategic investment.

- Sustainability and affordability as **two dimensions** of the housing issue – are often in direct conflict.
Interesting presentations ...

Martin Lux:

- **Privatization trap:** When social/public rental housing is built, sooner or later there is a demand for its privatization; or it is transformed into de facto homeownership support.

- **Paradox of decentralization:** Small and politically weak municipalities do not have sufficient fiscal sources to maintain active social housing policy and refuse to make financially costly and politically unpopular decisions.
Interesting presentations ...

Spiro Pollalis:

5. The building assists urban compactness through mixed use and reduction of space

Architecture is re-shaped by the need for higher density, urban proximities and mixed land use.

The private car dependent city, should be replaced based on the principles of a pedestrian friendly and mixed use city.
Interesting presentations ...

Wojciech Korbel:

- the overcrowding rate (2016):
  - IN POLAND – 40.7% of people live in overcrowded dwellings
  - EU AVERAGE – 16.6% of people live in overcrowded dwellings

<table>
<thead>
<tr>
<th>Country / EU (28)</th>
<th>Percentage rate of people living in overcrowded dwellings</th>
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</thead>
<tbody>
<tr>
<td>EU-28 (average)</td>
<td>16.6</td>
</tr>
<tr>
<td>Estonia</td>
<td>13.4</td>
</tr>
<tr>
<td>Czech Republic</td>
<td>17.9</td>
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<tr>
<td>Lithuania</td>
<td>23.7</td>
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<tr>
<td>Slovakia</td>
<td>37.9</td>
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<tr>
<td>Hungary</td>
<td>40.4</td>
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<tr>
<td>Poland</td>
<td>40.7</td>
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<tr>
<td>Bulgaria</td>
<td>42.5</td>
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<tr>
<td>Latvia</td>
<td>43.2</td>
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<tr>
<td>Romania</td>
<td>48.4</td>
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</tbody>
</table>

Source: The overcrowding rate, 2016 EUROSTAT
https://ec.europa.eu/eurostat/statistics-explained/index.php/Housing_statistics#Housing_affordability
Interesting presentations ...

Adam Zábranský:

- The city of Prague owns 31,000 flats = about 5% of total housing stock in the city.

- Consequence:
  Decreasing possibility of providing rental housing for those people and families who cannot afford market rents.

- Solution:
  New municipal housing construction, end of privatization, more efficient use of the existing housing stock.
Housing affordability as an European issue!

[Graph depicting housing prices over time, showing nominal house prices and rent prices from 2015-100 to 2018 across various countries including Brazil, Greece, Italy, Japan, Korea, Switzerland, China, France, Belgium, Indonesia, Israel, EU and US, Australia, Poland, Norway, South Africa, Cyprus, Denmark, Iceland, Sweden, Turkey, Iran, Spain, Spain, Taiwan, United States, and Germany. The graph indicates a trend of rising prices over the years.]
“A monologue shrinks your world. Dialogue magnifies it.”

(Reinhard K. Sprenger)
Thank you for your attention.

daniela.grabmullerova@mmr.cz

www.mmr.cz