

# HOUSING AFFORDABILITY AND SUSTAINABLE URBAN DEVELOPMENT STRATEGY IN THE REPUBLIC OF SERBIA

**UNECE REGIONAL ONLINE WORKSHOP  
HOUSING GOVERNANCE TO SUPPORT HOUSING AFFORDABILITY**

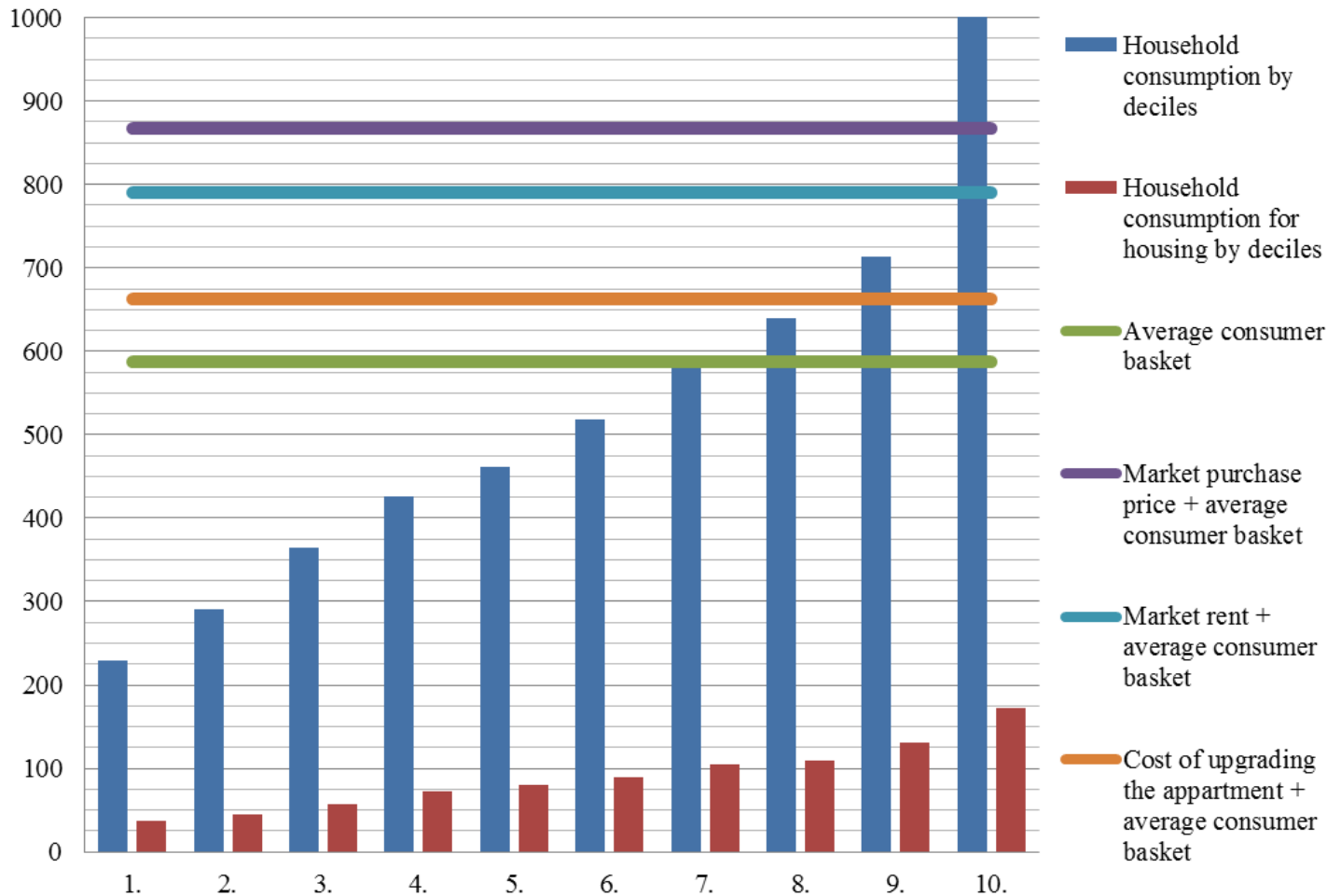
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# LOW HOUSING AFFORDABILITY – widespread and chronic problem

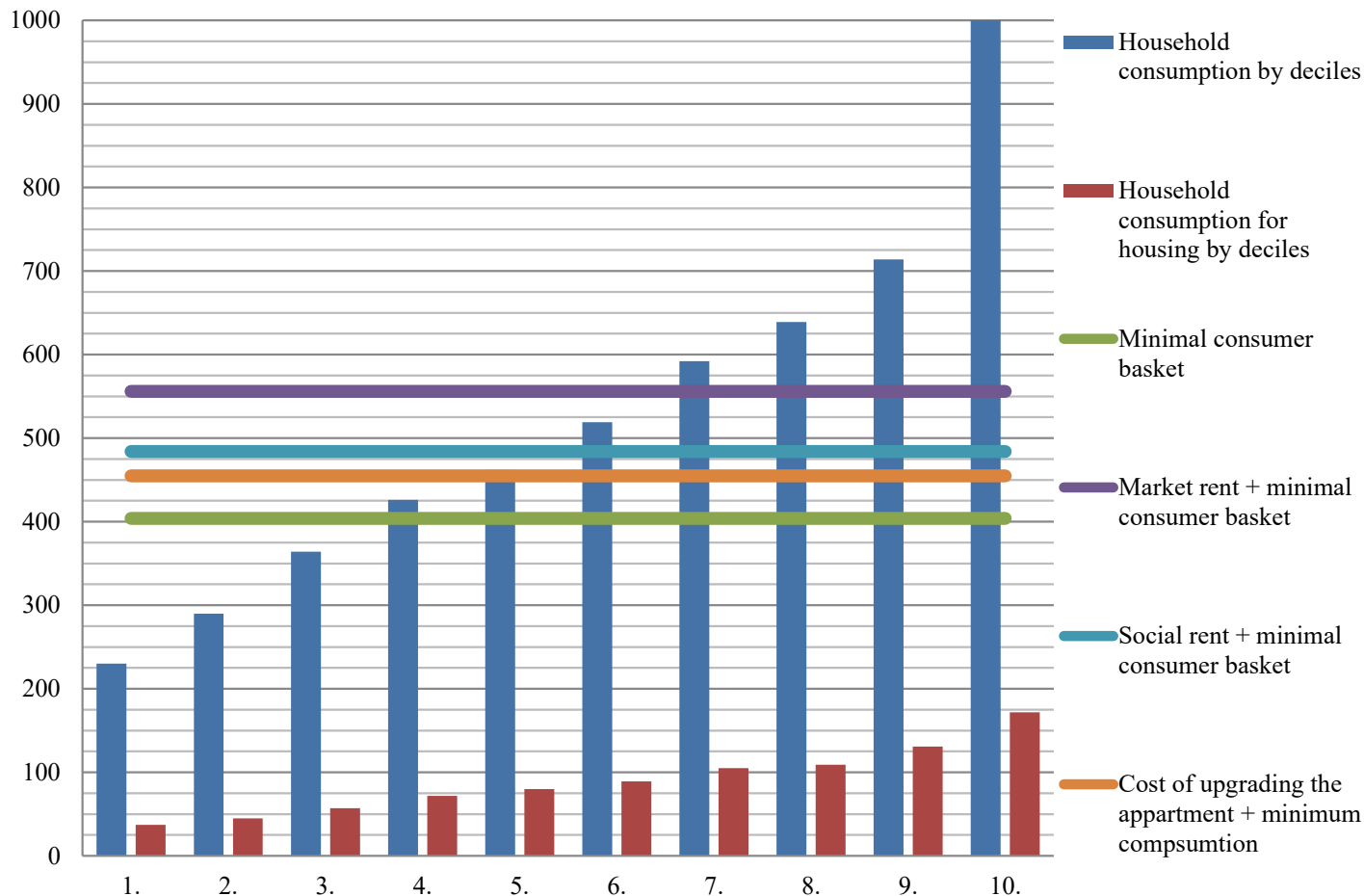
Comparison between households consumption by deciles and income limits for solving housing needs based on average incomes in 2017



Housing loan installment	280 €
Monthly market rent	150 €
Consumer loan installment	50 €
Average consumer basket	587 €

# LOW HOUSING AFFORDABILITY – widespread and chronic problem

Comparison between households consumption by deciles and income limits for solving housing needs based on minimum consumption in 2017

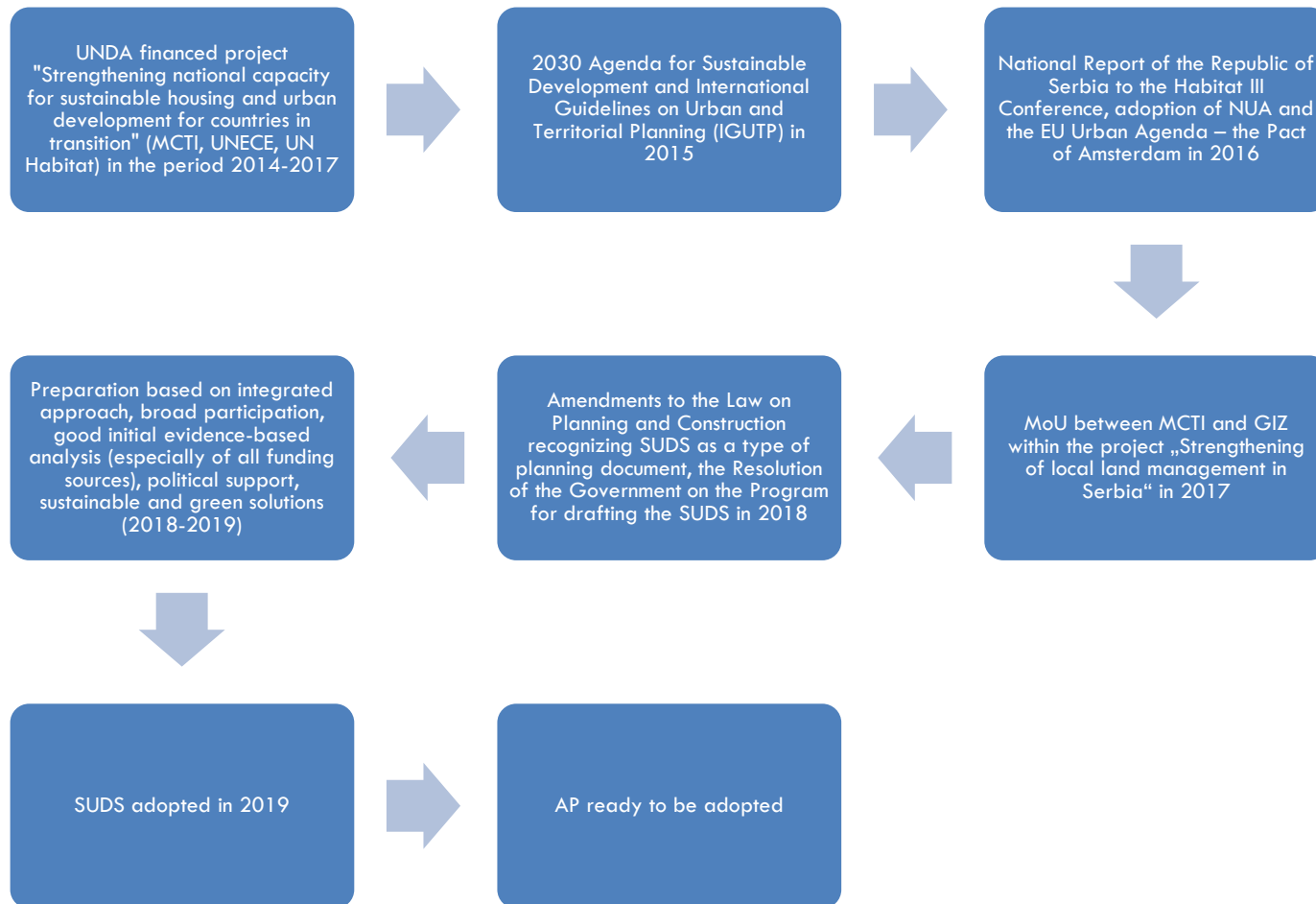


Monthly market rent	150 €
Monthly social rent	80 €
Consumer loan installment	50 €
Minimal consumer basket	404 €

# PUBLIC INTERVENTION IN THE PERIOD 2001-2019

- > 590.43 M€ public support for 37,165 different housing solutions (15,186 €/solution), of which:
  - > 390.03 M€ for approximately 14,098 apartments/homes (~27,665 €/unit for low and middle income households) using object subsidies in form of donation for construction, construction land, permits...
  - > 6 M€ for equipping construction land for > 3,015 apartments (~1.990 €/unit), using subject subsidies in form of value for expropriated land
  - > 194,4 M€ subsidy for purchasing ~ 21,540 apartments (~9.025 €/housing loan), using subject subsidies in form of interest rates relief on the loan down payment, provided by the state
- Public intervention instruments were based on various laws, bylaws and international agreements and were more often *ad-hoc* than systematic
- The key challenges for affordability in the housing policy now are:
  - rental sector regulation
  - urban aspects of housing
  - maintenance of the existing housing stock
- Sustainable Urban Development Strategy – urban aspects of housing

# Sustainable Urban Development Strategy (SUDS) and its Action Plan – Process



# SUDS and AP Main Features

**Goal:** To achieve sustainable development of urban settlements by improving economic, social and cultural development, quality of urban space, environmental protection and adaptation to climate change, social welfare (quality of life, health and safety), **affordable and quality housing**, preservation and affirmation of architectural heritage and urban identity

3 outcome indicators

## 5 Objectives among which

III. Social well-being, 3. Improved quality and accessibility of social services, reduced risk of poverty, **solved housing needs of all citizens**, achieved social inclusion and demographic renewal of urban areas

20 packages of measures (100 measures in total)

40 output indicators (31 operationalized while 12 correspond to SDG 11 indicators)

118 activities (example: Package of Measures 3.3: Provision of affordable and adequate housing – Roma housing improvement projects)

AP – Information on activities

Activity name

Implementing institution

Partner organizations

Deadline for the completion of activity

Funding source

Link to the program budget

Total estimated financial resources by source (in local currency)



Thank you!