



REPUBLIC OF SLOVENIA  
**MINISTRY OF THE ENVIRONMENT  
AND SPATIAL PLANNING**

SPATIAL PLANNING, CONSTRUCTION AND HOUSING DIRECTORATE

# **Affordable and healthy Housing for All**

**UNECE Regional Online Workshop  
Housing governance to support housing affordability**

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# Housing Affordability = Human Right

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- **Universal Declaration of Human Rights, Article 25.**  
Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.

## **Constitution of the Republic of Slovenia, Article 78**

The state shall create opportunities for citizens to obtain proper housing.

# Housing Policy in Slovenia

## Ministry of the Environment and Spatial Planning

**Strategic Spatial Planning**

**Land Management Policy**

**Local level Spatial Planning**

**Housing Policy**

**Building Standards**

# National Housing Programme 2015- 2025

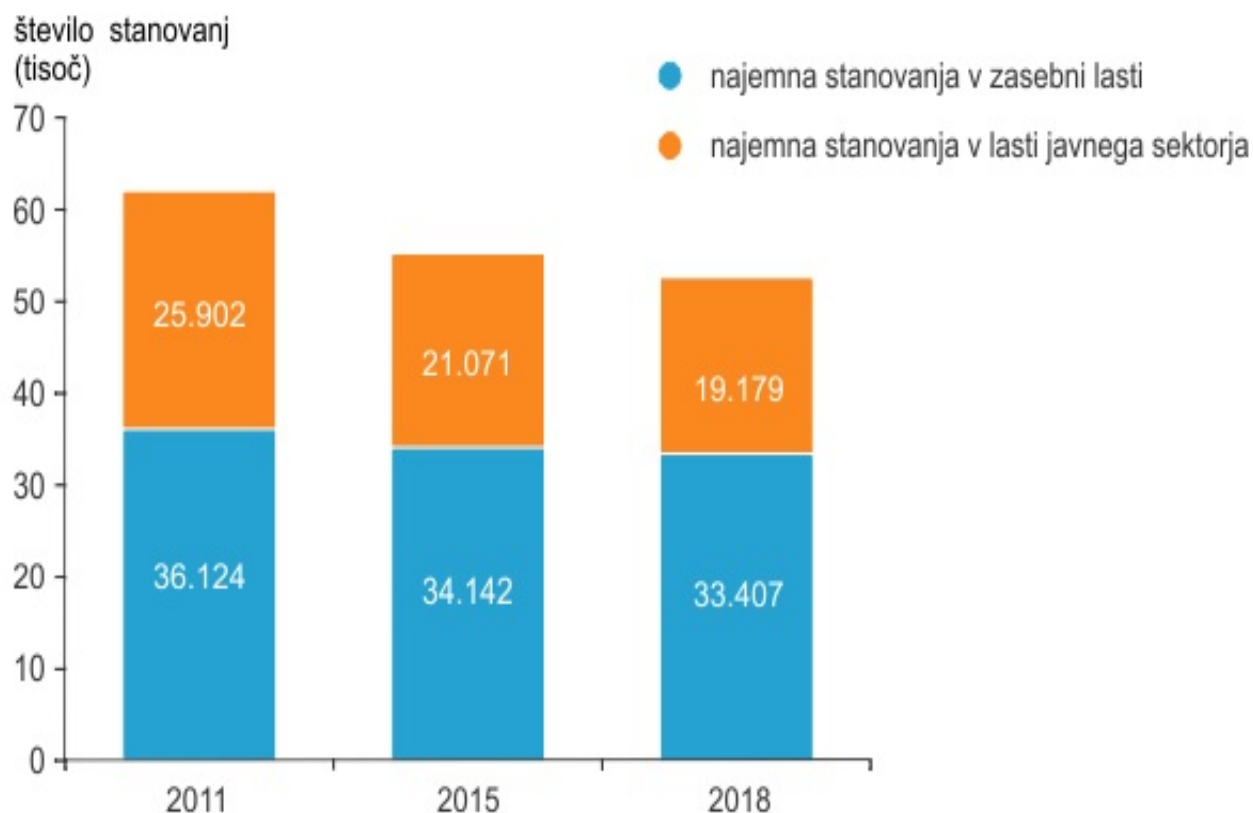
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- The National Housing Programme (NSP) establishes an active housing policy through which the state will contribute to the achievement of targets defined in its development, spatial planning and social development programmes, to the regulation of the housing market and to the long-term provision of quality of life for the whole population.
- **Objectives of the housing policy:**
  - Balanced supply of adequate dwellings
  - Easier access to housing
  - Quality and functional housing
  - Greater housing mobility of the population

# Key Challenges

- On 1 January 2018, there were 852,200 dwellings in Slovenia.
- 680.000 naseljenih
- **152.200 praznih**
- 20.000 počitniških
- 80,8 % lastniških
- **7,7 % najemnih**
- 11,5 % uporabniških

Najemna stanovanja po vrsti lastnika, Slovenija, 1. 1. 2018



# Good practices and envisaged measures

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## **BASIC OBJECTIVE:**

**Strengthening the fund of public rental housing**

## **GOOD PRACTICE:**

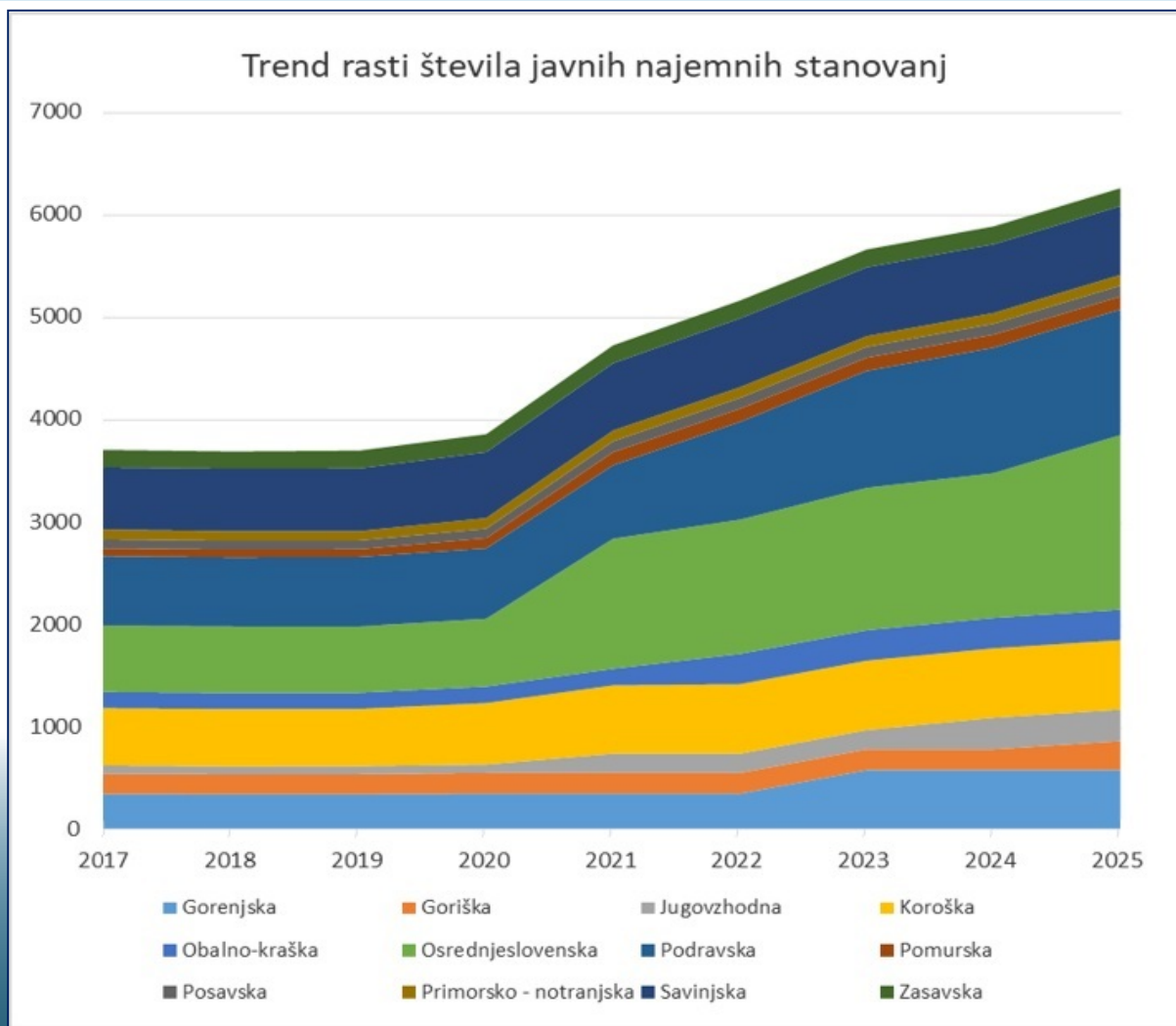
**Acquisition of suitable real estate for the National Housing Fund**

122.855 m2 - planned construction of 589 apartments and 90 terraced houses.

## **SYSTEM MEASURES:**

- Amendment of housing legislation
- Adjustment of the amount of non-profit rent;
- Adaptation of the subsidy system;
- Enabled higher borrowing of housing funds;
- Public rental service.

# Good practices and envisaged measures



# Successful housing policy Guidelines

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## HOW?

- Linking actions at national, regional and international level.
- Coordinated and complementary activities among all stakeholders.

## WHAT?

- Consistent investment in strengthening the fund of public rental housing,
- Systemic source of financing,
- Development of alternative forms of living (housing cooperatives, co-housing of different generations,...)
- **Encourage greater housing mobility of the population,**
- **Strengthen confidence in tenancy as an equivalent form of residence.**



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**Thank you!**