



THE EU AFFORDABLE HOUSING INITIATIVE: HOW CAN WE BRING IT TO THE GROUND?

# CASE BRATISLAVA

## TILL 1989

- there was no private ownership or housing market
- state had control – flats were allocated according to waiting list
- the most flats were in state ownership, with low rents  
it was possible to inherit them
- some flats were cooperative ownership, where the condition was  
joining the cooperative group
- there were also corporate stabilization flats that state companies built  
for their employees
- **getting an apartment was a matter of happiness and connections**

# After 1990

- „large privatization“ of housing stock (from state to municipalities) and „small privatization“ (from municipalities to citizens)
- the transfer flats and non-residential premises into personal ownership – majority inhabitants of Slovakia became owner
- there was no central register - it is unknown who, how much, where and under what circumstances become an owner - apartments allocated outside the law
- the vast of majority of the housing stock is in private hands – the first basis of the market
- 1-2% of public housing - thanks the restitution law - return of property to the origin owner before communist era
- the local government also sold out this part of the housing stock
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- new flats did not build, market should solve the needs

## TODAY

- The state policy is based on the belief that the responsibility for getting one's own housing is lying on the shoulders
- The availability of housing is thus directly proportional to the economic possibilities of the individual
- The state also claims that its mission is to create a stable market environment that allows households to live according to their income situation

## NEVERTHELESS

- The topic of state **SUPPORT** for housing in the Slovak's political context did not disappear

Laws have been passed on  
in 2010 - on state subsidy for housing development and  
social housing  
in 2011 - on state subsidy for housing development for  
replacement residents living in restitutional real estate  
2013 – was established State Housing Development Fund  
2015 - decree on the amount of the state subsidy for  
public apartment and the amount of eligible costs for the  
acquisition of a public apartment

**So the state can say that it SUPPORTS labor mobility  
by using the existing housing stock without excessive  
pressure on housing construction**



**DOES IT WORK?**

**BRATISLAVA has built 154 public flats during 1990 – 2018**

**2018 Election**

**AFFORDABLE HAUSING – 2018-2022**

## TWO YEAR OUTCOMES - System measures 2018 - 2020

- 2018 - Creation of a working group public housing,
- Setting the objectives
  - A - systemic measures that have the potential to standardize procedures
  - B - individual operational steps in relation to specific objects, local spots and partners
- 2021 Changes in organizational structure - new section for public housing

### Strategic documents

- Search study of the location of public housing in the territory of the Capital
  - Selection of suitable urban localities - basis for the Urban Study for its changes
  - Selection of suitable urban locations for own construction - creation the Metropolitan Institut for designing the competition process
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- 2020 the strategic document Concept of the Urban Housing Policy 2020-2030

## Concrete operational outcomes 2018 - 2020

- Mapping the possibility of obtaining public apartments (4 ways – reconstruction, own building construction, cooperation with private developers, other partners)
- Verification of new procedures in terms of legal processes and legislation
- Verification of available real estate in city ownership
- Participation in several state and parliamentary working groups
- Beginning of drawing state funds – reconstruction of the existing housing stock
- The first acquisition of flats into the property of the city
- Preparing and organizing and at least 6 competition



# Time line for the 2022

Projekt	Počet bytov	2020		2021												2022													
		11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12		
1	22																												
2	4		410 500		105 000																								
3	7				50 000														500 000										
4	6		40 000																600 000										
5	62				140 000															1 100 000									
6	42				120 000															1 500 000									
7	5							100 000																950 000					
8	24						155 000							100 000												2 000 000	ROK 23,24		
9	103				342 000								300 000											200 000		7 151 000	ROK 23,24		
10	82				297 000									341 000												300 000	ROK 23,24		
11	200-300																										ROK 23,24		
																												Odobrané byty 10/2022	148

Projektová dok	
Stavebné povolenie	
VO PD	

VO REA	
Realizácia	
Odobranie bytov	

# The concept of urban housing policy 2020-2030

- Analysis of the current state, identification of problems

Proposed priorities

- Territorial assumptions of housing development
- Building and managing the municipal housing stock
- Administration, maintenance and renewal of the city housing stock
- Cooperation with the private sector
- Affordable housing for socially disadvantaged groups



THANK YOU  
Lucia Štasselová

