

# Progress made for inclusive housing policies in Eastern Europe – experience in the Czech Republic (project of the statutory city of Ostrava)

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**16. 4. 2019**

# Content of the presentation

- Social housing and the situation in the Czech Republic
- National and local level → national vs. local level?
- Statutory city of Ostrava – building local system of social housing (in progress)
  - Local answer on national problem?
  - RegioStars Award 2018 – winner in the category Creating better access to public services
    - Article: [https://ec.europa.eu/regional\\_policy/en/projects/czech-republic/social-housing-pilot-in-ostrava-promotes-inclusion-in-the-czech-republic](https://ec.europa.eu/regional_policy/en/projects/czech-republic/social-housing-pilot-in-ostrava-promotes-inclusion-in-the-czech-republic)
    - Video: <https://www.youtube.com/watch?v=1scGXLFvdjM>



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# National level and social housing



Ministry of Regional  
Development



MINISTERSTVO  
PRO MÍSTNÍ  
ROZVOJ ČR

Ministry of Labour  
and Social Affairs



2008 – main gestor of SH  
(design of the conception)

2011 – conception of housing

• 2018 – main gestor of SH

- Investment programme "Construction"
- No law about SH!

- 2014 – main gestor of SH → Conception of social housing in the Czech Rep. 2015-2025
- Social Housing Act – not discussed in the Parliament

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# National and local level

## → national vs. local level?

54 000 households  
(= 83 000 people) in  
severe housing need  
in the Czechia (Platform  
for social housing, online)

### National level

- Fight against the "business with poverty"
  - No real impact
- Residual (social) housing system (current main gestor)
- Discourse about deserving and undeserving housing need → based on feelings and ideology

**VS.**

### Local level

- Different situation/amount of households in housing need → different perspectives
- Structurally disadvantaged regions; ethnicity and housing
- Responsible SMART cities → take care about the most vulnerable people and their basic need (= housing!)
- Bottom up pressure through the several good praxes; working with data!

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# Social housing in the statutory city of Ostrava

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# Statutory city of Ostrava – general information

- 23 municipal districts
- 286 762 inhabitants (1.4.2019)
  - 330 000 in 1990
- 12 socially excluded localities
  - 7 690 inhabitants
- 37 (15) commercial hostels
  - capacity 7 543 (4 300) beds

## Social benefits on housing:

- cca 14 600 PnB / monthly
- cca 5 000 DnB / monthly
- 1992 – Statute of the city of Ostrava; housing fund entrusted to municipal district
  - Total amount of housing fund: 133 465 flats (1.11.2011)
  - Strategic municipal housing fund: 12 284 flats (= 9,2 %)



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# Project "Conception of Social Housing and its Pilot Validation in the City Ostrava"

- The aim is to ensure the availability of non-segregated standard housing for persons in housing need, for persons from commercial hostels, socially excluded localities, social services (night shelters etc.) in the territory of the city of Ostrava and strengthening the role of the City of Ostrava as a key actor in area of housing
- **Conception of social housing of the City of Ostrava** → approved by City Council of Ostrava 15.11.2017
- "Emergency/Crisis" housing – 3 flats
- Social housing – 100 flats
- realisation: 01.10.2016 – 30.09.2019
- 9 social workers working in the project

Total investment for the project "Social Housing in the City of Ostrava" is EUR 540 489, with the EU's European Social Fund contributing EUR 459 416 through the "Employment" Operational Programme for the 2014-2020 programming period.

# Conception of social housing in Ostrava

Process of preparing and creating of local Conception of social housing:

- "Housing team" (City hall, Ostrava; since 12/2015)
- Working groups (6/2016 – 9/2017)
  - **Involvement a wide range of stakeholders**
    - statutory city, municipal districts, NGO´s, private sector (energy company, private owner of flats), public universities, Ministry of Labour and Social Affairs, Employment office of the Czech Rep. etc.
  - (3-6/2017)
  - **Involvement of people in housing need/ with experience – participation, emic perspective**



Conception of Social Housing of the City of Ostrava (in Czech):

[http://socialnizaclenovani.ostrava.cz/wp-content/uploads/2017/11/FIN\\_Koncepce-socialniho-bydleni-SMO\\_logo.pdf](http://socialnizaclenovani.ostrava.cz/wp-content/uploads/2017/11/FIN_Koncepce-socialniho-bydleni-SMO_logo.pdf)

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# Action Plan – Conception of SH in Ostrava

- Aim – to create a comprehensive system of social housing in the city that meets the needs of residents who are in housing need
- Working group of social housing (26 members)
- **5 key areas**
  - Prevention of loss of housing
  - Housing fund for social housing
  - System of social housing
  - Financing of social housing
  - PR and communication
- Cooperation with Ministry of Labour and Social Affairs



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# "Emergency/crisis" housing

- Emergency and rescue system for households where is necessary to solve housing need (life threat, domestic violence etc.)
- Field group – persons with a significant threat to health or life
- 3 flats – occupancy possible within 5 days
- Intensive social work (= cooperation with social worker)
- Lease period for 6 months
- Municipal district are guarantors of energy supplies
- Statutory city of Ostrava has guarantee fund on rent and services
- Flats are furnished with basic furniture (beds, wardrobe, table + chairs etc.) and appliances (fridge, washing machine, microwave, kettle etc.)



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# Social housing

- 100 social flats within the project
  - Flats in good technical conditions, with kitchen, bathroom, toilet
- Set up range of rent in social housing – 45-55 Kč/m<sup>2</sup> (= 1,8-2,1 EUR/m<sup>2</sup>)
- Lowering the threshold to enter the municipal flats
  - Flats without the possibility of paying deposit
  - Possibility for people who cannot get social flat before (for example because of debt)
  - Monitoring the housing need
- Lease contract for 6 months, then possibility of extension



- Examples of houses with social flats
- Municipal housing (upcoming cooperation with private owners)
  - Scattered non-segregated housing



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- Social flat – kitchen, bathroom, toilet

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# Impacts of the social housing (project)

- Impact of social housing in the project (data from evaluation):
  - **Feeling of safety and security** (approximately 90 % of households),
  - **Improving mental well-being, less stress from uncertainty, improving sleep** (approximately 80 % of households),
  - **Improving the health of adults and children** (approximately 25 % of households),
  - **Improving family relationship, gaining more privacy, less quarrels because of stress** (all households with children),
  - **Destigmatization** – children are not shy at school, they can invite their schoolmates to home (households with children in school age who lives in commercial hostel before)
  - Getting social flat as a new start to life.
- Important factors:
  - Individually set up intensity of cooperation with social workers
  - Scattered non-segregated housing; good technical conditions
  - Lease agreement (conditions)

# Impacts of the social housing (project)

Quotations from evaluation interviews with households in social housing:

- *"In the past, the four of us lived in in a noisy hostel. We paid a high rent. Now we can say that we live in a flat and friends like to visit us here. We pay only half our old rent for our two-bedroomed home and our sons' behaviour has improved. They have their own room, the building is quieter and they can play safely outdoors in a newly refurbished playground that we can see from our home."*
  - Woman with partner and 2 children; commercial hostel before
- *"I'm starting to talk with my family again, with friends. They see me trying to live again. So the relationships work again."*
  - Single adult; commercial hostel before
- *"The son is an asthmatic and I was still in the hospital with him because there was mold everywhere in the house. It's much better now, he breathes better here."*
  - Woman with partner and 2 children; socially excluded locality before



# Economic aspects of (local) social housing

(average; interim data; only housing costs)

- "for less money more space" (possible impacts on public budgets and the financial situation of households)
- "the biggest" impacts of social housing on households who come from commercial hostels (average decrease of costs by 21,4 % = 674 Kč (=26 EUR)/person/month and 83 % more space available = 10,6 → 19,3 m<sup>2</sup>)
- →total average for 85 households = 215 people (122 adults + 93 children) → + 57 % m<sup>2</sup> (space) and - 14 % costs

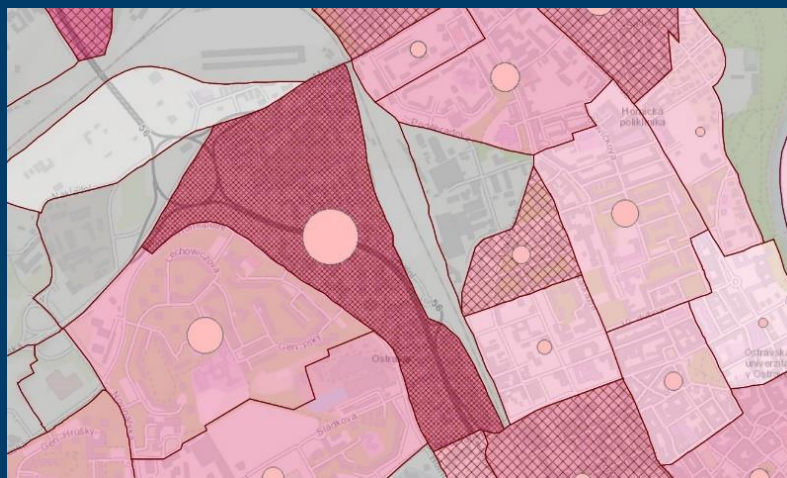
# Cooperation with academic sphere

Program **Éta**

T A  
Č R

Statutory city of Ostrava is application guarantor

- Faculty of Social Studies, University of Ostrava
  - Community based participatory planning in urban space
- Faculty of Science, Charles University
  - Dynamics of segregation and social exclusion and its development in the territory



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**Thank you for your attention!!!**

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