SOCIAL HOUSING CONCEPT OF CZECH REPUBLIC 2015 - 2025

IMPORTANT DATES

- October 2015 – Czech Parliament approved the new Concept

- Half of 2016 – finishing preparation processes of new Act on social housing in Czech Republic

- Beginning of 2017 – The new Act is expected to come into force

MAIN SOCIAL PROBLEMS IN HOUSING AREA

- Households are overburden by housing costs (30-35% for social housing policy and 40 % for overburden rate)

- Ineffective public finance transfers

- Rise in prices of energies

- Demographic changes – decreasing number of younger people and increasing number of older people

- Insufficient compliance of state redistribution role in social housing

- Insufficient public financial resources

- Discimination of some social groups

- Increasing number of homeless people and people at risk of being homeless

- Low awarness about solution and help possibilities

- Missing definition of social housing in legislation

PRIORITY GROUPS…

- For acquirement of affordable dwelling:
  - Elderly people, disabled, families with children, single parents – defined by ETHOS classification or being overburdened by housing costs (40 %)
  - Victims of domestic violence
  - People leaving orphanages
  - People leaving foster care
  - Vulnerable families with children

- For acquirement of social housing:
  - Families with children and persons living outside/on the streets

- For acquirement of „crisis housing":
  - Persons at high risk to life or health

HOUSING COSTS IN CZECH REPUBLIC

Housing costs and net disposable incomes of households (2012) based on working activity			
	Households with employed members	Households with unemployed members	Households in total
Number of households	2 845 155	1 437 344	4 282 499
Share of households on the total number of all households	66,4	33,6	100
Average amount of household members	2,82	1,59	2,41
Average net disposable income in 2012 (CZK)	36 611	17 035	30 072
Average monthly housing costs (CZK)	6 019	4 757	5 596
Share of housing costs on net disposable income	16,4	27,9	18,6

HOUSING COSTS IN CZECH REPUBLIC

- Approximately 776 000 households (Czech Republic has approximately 4 3000 000 households) living in rental housing (18,1 % from overall amount) – average HC/NDI = 31,3 %

- 273 000 households living in rental housing with overburden rate (HC/NDI > 40 %) - 35,2 % of households living in rental housing and 6,4 % of all households

- 156 000 households has HC/NDI > 50 %

- 101 000 households has HC/NDI > 60 %

- Between 2009 – 2013:
  - Decreased number of households living in rental housing (-15,4 % or 145 000)
  - Increased number of households with HC/NDI >40 % (+29,9% or 63 000)
  - Increased number of households with HC/NDI >50 % (+45,8 % or 49 000)
  - Increased number of households with HC/NDI >60 % (+62,8% or 39 000)

HOUSING COSTS IN CZECH REPUBLIC

- Share of housing costs on net disposable income:
  - Increased from 16,5 % to 18,6 % in average for all households
  - Increased from 24 % to 31,3 % in average for rental housing households

- Average monthly housing costs:
  - Increased in average of 9 % for all households
  - Increased in average of 34,4 % for rental housing households

- As the main reason is considered deregulation of rental housing, increase of energy and service prices.

- Such a dynamics in price increase is not expected for the future

HOUSING COSTS IN CZECH REPUBLIC

- In 2013 (compared to 2012):
  - Increased the total amount of housing allowances from 5,7 bln. CZK to 7,4 bln. CZK
  - Increased the average monthly amount of payed benefits from 163 000 to 194 000
  - Increased the amount of social housing allowances from 3,9 bln. CZK to 5,1 bln. CZK
  - Increased the average monthly amount of payed benefits from 102 000 to 122 000

HOUSING STOCK IN CZECH REPUBLIC

- According to Census 2011:
  - 4 756 572 dwellings in Czech Republic
    - 4 104 635 inhabited
    - 651 937 uninhabited (almost 4/5 are located in small villages up to 5 000 inhabitants)

- Reasons for uninhabitad dwellings:
  - Increasing number of people with permanent residence in cities, but living in the countryside and not using their city properties, but these are not available for rent
  - Increasing number of people with permanent residence in villages, but living in the city and are not villing to sale their countryside properties
  - Increasing number of people living/working abroad and own a dwelling in Czech Republic, but these are not available for rent

RISK GROUPS IN CZECH REPUBLIC

- According to Census 2011:
  - 2 667 867 household
  - 1/5 of households are seniors
  - Persons over 70 years old are living either in flats or social care institutions (48 000 available places – 2,8 % of total amount of seniors over 65 years old)
  - 85 % of all seniors would like to stay in their current dwelling until the rest of their lives
  - 9 % of all seniors is considering moving away

- Estimated number of homeless people is 100 000 (in 2012)

- Approximately 15 % of all homeless people is coming from social care institutions

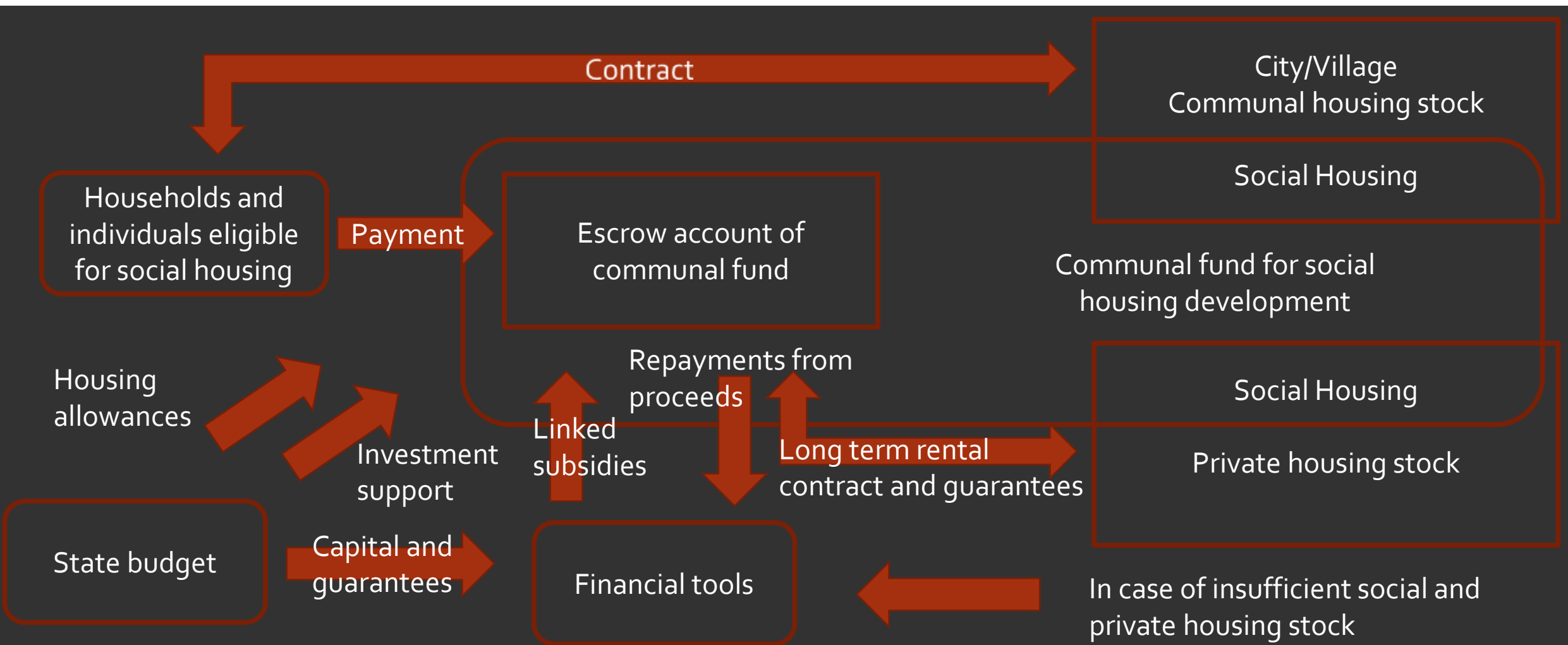- Increasing number of homeless people from disabled, young people, women and families with children

Between 2007 – 2013 increased the total amount of barrier-free apartments. The amount of places in social care institutions for disabled increased in 26,8 %.

CONCEPT OF PROVIDING SOCIAL HOUSING

- New social housing system will be only for persons selected by strict criteria

Preven-tion

Social Housing System

1 • State, Social Housing Policy

2 • Social Allowances, Housing Allowances, Social Services, Social Care

3 • Entitlement for social housing

3.1 • Crisis Housing

3.2 • Social Housing

3.3 • Affordable Housing

FINANCING OF SOCIAL HOUSING STOCK

GOALS OF CONCEPT

- Define social housing in legislation

- Create register of social housing

- Support for villages and cities in the area of social housing

- Change in housing allowances and social allowances

- Change in definition of social housing standards

- Increasing and widening of investment and non-investment support of social housing

- Allocate financial resources from EU structural funds for building, destroying or renovating of social housing stock

- Preparation of legislation for social housing cooperatives creation and management

THANK YOU FOR YOUR ATTENTION…