## **Housing Policy: An End or A New Beginning?**

Table of Contents:

### **Public Housing Policies: Economic and Social Perspectives** Martin Lux

1.	Theoretical Framework 1.1 Economic Perspective 1.2 Social Perspective 1.3 Synthesis	5 5 9 11
2.	<ul><li>Public Authority as an Understanding Paternalist</li><li>2.1 Public Housing Policy Instruments</li><li>2.2 Trends in Public Housing Policies in EU Countries</li></ul>	14 15 19
3.	The Role of Local Governments in Housing Policy in EU Countries	23
4.	The Local Government and Housing Project	26
References		28
Appendix I		30
Appendix II		34
Appendix III		38
Enc	Endnotes	

# Between the State and the Market: Local Government and Housing in the Czech Republic Luděk Sýkora

Introduction		51	
1.		nd National Housing Policy During the Transition	52
		al Housing Conditions	52
	1.1.1.		52
	1.1.2.	0	56
	1.1.3.	Housing Affordability	59
	1.2. Natio	nal Housing Policy Objectives and Legislative Changes	60
	1.2.1	Transformations in the Housing Policy	60
	1.2.2	Contemporary National Housing Policy	66
2.	Local Gove	ernment Housing Policies	71
		Housing Policy Strategies and Objectives	73
	2.1.1	Distribution of Housing Policy Tasks between the State and Local Governments	73
	2.1.2	Local Government Housing Institutions and Policies	74
	2.1.3	Local Housing Problems and Housing Policy Objectives	76
	2.2 Munic	ipal Housing	81
	2.2.1	Management of Municipal Housing	81
	2.2.2	Municipal Housing Allocation and the Black Market	84
	2.2.3	Rent Setting and Arrears	86
	2.2.4	Privatization of Municipal Housing	89
	2.3 Housin	ng Construction and Renovation	91
	2.3.1	New Housing Construction	91
	2.3.2	Reconstruction and Modernization of Housing Stock	95
3.	Evaluation	of Efficiency and Effectiveness of Housing Policies and Recommendations	97
		ctives of Evaluation: General Framework	97
		on of Competencies between Central State and Municipalities and Its Impact on the	
		ncy and Effectiveness of Public Housing Policies	99
		ncy and Effectiveness of Public Policies toward Housing on the Local Level	103
	3.3.1	Municipal Housing Policies	104
	3.3.2	Municipal Housing Property Management	104
	3.3.3	Dwelling Allocation and Rent Collection	106
	3.3.4	Privatization	107
	3.3.5	New Housing Construction	109
	3.3.6	Housing Modernization	111
	3.4 Recom	nmendations	112
	3.4.1	State Housing Policy and Local Government Housing	112
	3.4.2	Local Government Housing Approaches, Policies, Programs and Practices	114
Re	ferences		116

# How to Meet the Market Rules and Social Goals for Housing? Ryszard Uchman Jerzy Adamski

Introduction	

Introduction		121
1.	<ul> <li>Housing and National Housing Policy During the Transition</li> <li>1.1 National Housing Policy Objectives and Legislative Changes</li> <li>1.1.1 Housing Allowances</li> <li>1.1.2 The Social Housing Associations (TBS)</li> <li>1.1.3 Other Programs for Supporting the Housing Sector with Public Funds</li> <li>1.1.4 Privatization of the Housing Stock</li> <li>1.1.5 The Main Effects of the National Housing Policy</li> <li>1.2 The Housing Market and Housing Finance</li> <li>1.3 Distribution of Housing Policy Tasks between the State and Local Governments</li> </ul>	122 122 126 127 131 132 133 136 137
2.	<ul> <li>Efficiency and Effectiveness of Local Government Housing Policies</li> <li>2.1 Local Housing Policy Strategies and Objectives</li> <li>2.2 Local Government Housing</li> <li>2.2.1 Overview</li> <li>2.2.2 Transfer of Company Apartments to <i>Gminas</i></li> <li>2.2.3 Municipal Housing Resources and Condominiums</li> <li>2.2.4 Management of Municipal Housing Resources</li> <li>2.2.5 Local Government Housing Spending/Revenues, Rent Policy</li> <li>2.2.6 Housing Allowances</li> <li>2.2.7 Vacancies, Rent and Utility Charges' Arrears, Evictions</li> <li>2.2.8 Allocation of Municipal Housing</li> </ul>	139 141 144 144 148 149 151 155 160 161 164
3.	Conclusions and Recommendations	165
Enc	dnotes	170
Ap	pendix I	171
Ap	pendix II	178

### From a State Controlled to a *Laissez Faire* Housing System

Anneli Kährik Jüri Kore Margus Hendrikson Ille Allsaar

Introduction		
<ol> <li>Housing and National Housing Policy During the Transition         <ol> <li>Housing Conditions</li> <li>National Housing Policy Objectives and Legislative Changes                 <ol> <li>Housing Policy Objectives</li> <li>Housing Policy Objectives</li> <li>Housing Legislation</li> <li>Housing Market and Housing Finance</li> <li>Housing Affordability</li> </ol> </li> </ol> </li> </ol>	190 190 193 193 193 195 201 204	
<ol> <li>Efficiency and Effectiveness of Local Governmental Housing Policies</li> <li>Local Government Housing         <ol> <li>Local Government Housing</li> <li>Management of Municipal Housing</li> <li>Municipal Housing Expenditures</li> <li>Municipal Housing Income (Rents)</li> <li>Rent Arrears</li> <li>Vacancies in Municipal Housing Stock</li> <li>Allocation of Municipal Housing Stock</li> </ol> </li> <li>Compensation for Housing Costs through Subsistence Benefit</li> <li>Local Housing Policy Strategies and Objectives</li> <li>Development of Municipal Housing Stock</li> <li>Support for new Private Housing Construction</li> <li>Allocation of Local Governments</li> </ol>	206 207 209 210 210 212 214 215 217 218 220 223 225 227	
<ol> <li>Conclusions and Policy Recommendations</li> <li>3.1 Policy Recommendations</li> </ol>	230 234	
References		
Appendix		
Endnotes		

# Management Improvement and Quality Standard Challenges Simona Pascariu

# Manuela Stanculescu

Introduction		247
1.	Housing and National Housing Policy During the Transition	250
	1.1 General Housing Conditions	250
	1.2 A Brief Historical Overview of Housing Policy Development	254
	1.3 National Housing Policy Objectives and Legislative Changes	256
	1.3.1 Housing Legislation	256
	1.3.2 Housing Policy Objectives and Housing Programs	261
	1.4 Housing Finance	263
	1.5 Evaluation of National Housing Policy and Legislation	266
	1.6 Distribution of Housing Policy Tasks between State and Local Governments	269
2.	Efficiency and Effectiveness of Local Government Housing Policies	271
	2.1 Local Housing Policy Strategies and Objectives	272
	2.2 Municipal Housing	276
	2.2.1 Overview	276
	2.2.2 Management of Municipal Housing	277
	2.2.3 Voids, Rent Arrears and Allocation of Public Housing	279
	2.3 Current Trends in the Housing Market	282
3.	Conclusions and Policy Recommendations	283
	3.1. The Main Related Findings	283
	3.2. Policy Recommendation	286
Re	ferences	288
En	dnotes	289

### **The Role of Self-government in Housing Development in Slovakia** Jaroslava Zapletalova

#### Jaroslava Zapletalova Magdalena Antalikova Eva Smatanova

Introduction		297
1.		298
	1.1 Housing Development Before 1989	298
	1.2 National Housing Policy Objectives and Legislative Changes	300
	1.2.1 Housing Policy Objectives	301
	1.2.2 Housing Legislation	302
	1.3 Housing Finance	306
	1.4 Protection of the Socially Underprivileged	310
	1.5 Efficiency of Housing Stock Management and Administration	312
2.	Efficiency and Effectiveness of Local Government Housing Policies	317
	2.1 Local Housing Policy Strategies and Objectives	320
	2.2 Local Governmental Housing	330
	2.2.1 Overview	330
	2.2.2 Vacancies, Rental Strategies, Arrears and Housing Management	331
	2.3 Social Context of Rental Housing and Social Housing	336
3.	Conclusions and Recommendations	338
	3.1 Current Capacity and Tasks of the Municipality in Housing Development	341
Ap	pendix	346
Re	ferences	350
Endnotes		

# Housing Policy: the Stepchild of the Transition A. Yoveva

- D. Dimitrov
- R. Dimitrova

Introduction		357
1.	<ul> <li>Housing and National Housing Policy During the Transition</li> <li>1.1 Tenure Structure Changes and Privatization</li> <li>1.2 National Housing Policy Objectives and Legislative Changes</li> <li>1.2.1 National Housing Policy Goals</li> <li>1.2.2 Changes in the Legal and Institutional Framework</li> <li>1.2.3 Allocation of Public Housing</li> <li>1.2.4 Rent Regulation</li> <li>1.2.5 Energy/Social Allowances</li> <li>1.2.6 New Housing Construction, the Housing Market and Housing Finance</li> <li>1.2.7 Housing Affordability</li> </ul>	357 358 360 361 363 364 365 365 368
2.	<ul> <li>Efficiency and Effectiveness of Local Government Housing Policies</li> <li>2.1 Administrative/Territorial Structure</li> <li>2.2 Financial Abilities of Local Authorities</li> <li>2.3 Role of The Local Government in the Field of Housing</li> <li>2.4 Local Governmental Housing</li> <li>2.4.1 Overview</li> <li>2.4.2 Management and Maintenance of Municipal Rental Housing</li> <li>2.4.3 Rent Setting in Municipal Housing</li> <li>2.4.4 Allocation of Municipal Housing</li> <li>2.4.5 Vacancies and Rent Arrears</li> <li>2.4.6 Energy/Social Allowances</li> <li>2.4.7 Privatization of Municipal Housing</li> <li>2.4.8 External Support and Cooperation Among Municipalities and Other Institutions</li> <li>2.5 Local Housing Policy Strategies and Objectives</li> </ul>	372 372 374 376 378 379 381 382 383 385 386 386 386 387 389
3.	Conclusions and Policy Recommendations 3.1 Conclusions Directly Related and Derived from the Survey Results 3.2 Recommendations 3.2.1 National Level 3.2.1. Local Level	390 390 392 392 394
Ref	erences	397
Enc	notes	398

### **State and Local Government: How to Improve the Partnership** Martin Lux

1.	State Housing Policies in the Selected CEE Countries	403
	1.1 Introduction	403
	1.2 Economic, Social, and Housing Conditions	404
	1.3 Comparison of State Housing Policies	408
	1.3.1 Privatization of Public Housing	409
	1.3.2 Demand-side Subsidies (Housing Allowances)	411
	1.3.3 Supply-side Subsidies (Social/Affordable Housing)	416
	1.4 Conclusion and Evaluation	418
2.	Local Government Housing Policies in the Selected CEE Countries	422
	2.1 Introduction	422
	2.2 Local Government Housing Policies in the CEE Countries	423
	2.2.1 General Local Governmental Housing Policy Strategies	424
	2.2.2 Main Local Housing Policy Activities	428
	2.2.3 "Social" Housing	428
	2.2.4 Rental Policy	431
	2.2.5 Other Local Governmental Housing Policy Competence	433
	2.2.6 Municipal Housing Management	435
	2.3 Conclusion and Evaluation	442
3.	Policy Recommendations	446
Re	454	
No	otes	454