



# **Czech Republic - National Report**

## **Housing Solutions for People who are homeless**

FEANTSA Annual Theme 2008

Housing and Homelessness

## Questionnaire 2008 – Czech Republic

Answers to the [FEANTSA questionnaire on housing and homelessness 2008](#)

### 1.

- a no real definition of social housing; no % available  
*Comment* – usually the municipal housing stock was (and still is) mostly used to provide something like social housing. The amount of this housing stock is decreasing from nearly 40% in 1991 to the targeted 8.5% in 2010 with the actual figure around 13%. Most of this housing stock is under the obligation of regulated rent.
- b 29%
- c I found no definition of substandard living; no % available
- d I found no definition of affordability.  
*Comment* – comparing the situations between 1991 and 2001 the prices of housing grew 7 times, the incomes of the population 2.5 times. (according to the data in the Actualized concept of housing policies of CzRep - 2001)

### 2.

- a no overall housing policies. Actual trends: see comment at 1a
- b none
- c
- d no, they do not address homelessness at all
- e practically the only one consists of funding of shelters for homeless people by MPSV – ministry of social affairs and regional/local authorities; as it belongs to a different ministry it is hard to state the %

### 3.

- a Especially OUT of homelessness. Often we face a problem to a homeless person to find housing and many of them have to go for a cheap hotel accommodation.
- b I do not know about any studies on the topic
- c I do not know about any studies on the topic
- d the main problems are related with i and iv
- e There is an increase, not dramatic but still... A new group of homeless people (or by homelessness endangered) emerges – families.

### 4.

- a
- b Yes
- c It can work.

5.

- a Practically no, because a very short history in using mortgage in housing construction.
- b We lack the experience in this realm
- c iii – more than „*homeless home-owners*“ there are people, who had no funds to buy the flats they inhabited as renters. Somebody else bought the flat and these people have little security they will be not evicted (and evictions of these people happen).
- d
- e

6.

- a Yes, it can
  - i – there are no policies in Czech; the actual atmosphere of the society is maximal-profit driven
  - ii – the „aura“ of irresponsibility and inability to pay the rent by the homeless people; by (a) information and (b) good examples
- b No. The rent regulation is mostly felt as an abuse of home owner´s rights. Especially when the maintenance of most of the housing stock was strongly neglected for decades of communist gov.
- c No
- d it is not (considered) a big problem but it exists
  - i – insecure housing is the biggest problem with private housing market; most of the landlords do not allow the tenants to apply for „permanent“ dwelling at the address of their housing. That deprives them of the right to claim for housing allowances.
  - ii – the most of the housing stock which is near to be declared as slum is still owned by the municipalities. But there are new trends which may result in slumming existing housing stock – formerly quite decent. These trends are to be traced in areas with high unemployment and low prices of housing. The landlords are buying it and moving the tenants from places of interest (with high rents) to new housing (it has to do with our law requirements to provide substitute housing if you want to quit a non-terminated rental smlouva). Most of these people are from lower social segments and moving to an area with even less opportunities makes them very vulnerable. BUT at this time no effective measures had been taken to prevent and stop these trends.
- e Yes
  - i – the owners of this „cheap“ hotels allow the people to apply for permanent housing and they get the money from the social system of housing allowances.
  - ii – sorry no data available
  - iii – no measures taken
- f yes but only in big cities is really addressed by the police.

## 7.

- a the only definition of social housing emerged in the context of VAT reduction – which is irrelevant for our discussion
- b ??
- c the usual allocation procedure for that what could play the role of social housing (but it does not) is „who pays more wins“
- d practically no, if it exists then only on local voluntary (usually personally proposed) bases
- e I am rather sceptical to the concept of social/ethnic mixing. If it happens normally it will work but it can't (?) be forced.
  - ii – in these days I am not aware of any good example but in the past there were successful workers' colonies (built by Bata for example) which were modest, affordable, respectable and sustainable. Sorry, these were not compliant with the social mix concept.
- f The real social housing construction is not considered as a good voting magnet. Topics with higher voting preferences revenue are targeted now-a-days.

## 8.

- a practically the system of social allowances – not only directly linked to housing.
- b sorry no data
- c not paying the rent
- d no public interventions effective. The public opinion favors the concept „you do not pay - you have to go“ (with the small proud: we have to pay too and we do)
  - ii – to certain extent it is effective. With responsible people it works well, with some people it does not; the problem is with certain kind of misuse (see 6-e-i). It is available for homeless people but without assistance from outside (social work) it is mostly ineffective.
- e yes,
  - i – the kind of advice depends on the circumstances – but it can be handled and could be useful
  - ii – one of the ways is as a preventive social work, it needs effective diagnostic methods
- f it could be but the way we have it (regulated rents) it is not enough

## 9.

- a the only way it is proclaimed is at the level of signing the chart of right of the UN. Nothing more.
- b as there is no direct right to housing established in our law, the only way could be applying to the court in Strassbourg (quite popular in our country...)
- c no, the only related cases (at Strassbourg) are the cases of landlords...
- d if the right would be well weighted out by the responsibilities – both wisely handled – it could be a good tool to combat / prevent homelessness

e practically the main issue is money – if you have it, no (or minimal) discrimination; if you do not have it, no (or minimal) hope.

## **10.**

Our country is mostly a transition country for migrants. They tend to stay for a short period. There are, of course, immigrants. Our policies are quite uneasy for them. There are some immigrants' camps but that is not a solution. The most problematic group are illegal immigrants. Mostly from eastern countries. They seek for (illegal) work and are usually victims of their national mafias. It is not easy to find these people and to help them as they are afraid of cooperation (they are practically considered criminals by the officials).