SOCIAL HOUSING IN LATVIA

THE CURRENT SITUATION AND FUTURE PERSPECTIVE

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State Agency “Housing Agency”
Riga, Latvia

UNECE Conference
“The “Future of Social Housing is Considered to be Crucial”
Basic Facts Latvia. 2004

❖ Population - 2,33 million

❖ capital Riga

0,746 million
(or 32 %)
Basic Facts

Housing

Latvia, 2004

Number of apartments - 967,000
Average size of the living space per capita - 23.9 sq.m

Dominate living standard n = 1 (room per person)

Multi-family housing - 71%
Single family housing - 29%

Private 82%
Rental Municipal House

Finished Construction

Riga
2004
Private Residential House.

Under renovation

Riga
2004
Private Residential House

previous administrative building

For sale

Riga 2004
Private Row House.

Housing Village “Beberi”

Riga District

2004
Single Family Houses.

Exclusive

Spa city - Jurmala 2003
Basic Facts Latvia. 2004

Social Housing

- Social apartments
- Social houses
- Households in social apartments
- Households in social houses
Social House

Reconstructed

Spa city
Jurmala 2001
Housing Reforms in Latvia

The housing reforms during the transition period were marked by emphasis on:

- **privatization** of state and municipal housing (1995 – now);
- **restitution** (giving back the houses to the previous owners – finished);
- **restructuring** and privatization of the housing industry (1995 – now);
New Challenges and Problems

**AFTER** the transfer from the centralized, planned, extensively subsidized system, to a market-driven housing system

Households are paying a full price of housing services

The difficult process of adjustments is marked by:

- a number of problems for low income households.
- shortage of affordable housing in developing urban areas,
- revival of regional waiting lists for assisted housing
- deterioration of existing housing in all tenure types,
- lack of adequate investment mechanisms to sustain the quality and vitality of the social housing
Average Incomes of the Households
One Person

<table>
<thead>
<tr>
<th>Region</th>
<th>2000</th>
<th>2003</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laukos</td>
<td>52.13</td>
<td>62.61</td>
</tr>
<tr>
<td>Pilsētās</td>
<td>76.69</td>
<td>98.46</td>
</tr>
<tr>
<td>Rīga</td>
<td>88.11</td>
<td></td>
</tr>
<tr>
<td>Latvijā</td>
<td>69.19</td>
<td>86.88</td>
</tr>
<tr>
<td></td>
<td></td>
<td>125.23</td>
</tr>
</tbody>
</table>
Main Conceptual Documents for Housing Development in Latvia

The national conceptual views on housing reform were stated in two major policy documents:

- The Housing Policy Concept (1996)

Fundamentals: spatial, economic and social principles

Plan .... to facilitate housing choice and access to affordable housing by establishing a system of social housing provision for socially disadvantaged groups.
Legal Framework for Social Housing Development

State creates the legislative base for social housing development.

In Latvia municipalities are responsible for social housing/rent apartment construction/housing assistance for low income households.
The Main Tasks for Social Housing Development in Latvia According to Latvia’s Present Legislation

- To rent the apartments for low income households;
- To rent social apartments for low income inhabitants;
- To provide with the living space in social houses;
- To provide inhabitants with temporary housing places;
- To provide inhabitants with the help to exchange the rented apartments to smaller/with less facilities;
- To provide inhabitants with allowance for paying rent and communal service payment;
- To provide a non-repat benefitvienreizejs pabalsts for living space or repair of the apartment;
- To repair living space.
Opportunities to get social support

- Municipal waiting row for rented appartments – 10 500 households (1,1%).
- Options for low income households – rent, social appartment or social living space in social house.

- Waiting households (persons):
  - escaped from housing by court,
  - orphans,
  - after serving their sentences,
  - Frauded and losted housing
  - Tenants from restituted houses
  - from houses involved in disasters
# Average Rental Payments. 2002

<table>
<thead>
<tr>
<th>Appartment size</th>
<th>Average space, m²</th>
<th>Monthly rent, Euro</th>
<th>Regulated rent</th>
<th>Free market rental stock***)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Municipal stock*)</td>
<td>Private (restituted) stock**)</td>
</tr>
<tr>
<td>1-room</td>
<td>33,4</td>
<td>7,5</td>
<td>24,6</td>
<td>101,2</td>
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<tr>
<td>2-room</td>
<td>48,8</td>
<td>10,9</td>
<td>35,5</td>
<td>148,2</td>
</tr>
<tr>
<td>3-room</td>
<td>66,3</td>
<td>14,9</td>
<td>48,2</td>
<td>200,9</td>
</tr>
<tr>
<td>4 &amp; more rooms</td>
<td>90,5</td>
<td>20,3</td>
<td>65,8</td>
<td>274,2</td>
</tr>
</tbody>
</table>

*) 0,148 LVL/m², in Riga municipality

**) 0,48 LVL/m² as from 01.01.2004, according to law on rental housing

***) Average 1-2 LVL/m²  (1 LVL = 0,66 Euro)
New State and Municipality Initiatives Concerning Social Housing Policy Development

- Long – Term Development Strategies;
- Middle-Size Development Programs;
- Land Use Plans;
- Housing Strategies, Programs, Projects;
- Concreate Projects – new construction, reconstruction, etc.
Thank You for attention!

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