



NATIONAL HOUSING STRATEGY

**Working meeting organized by
DECENT HOME Coalition
UAB, 15 February 2017**



National Centre for Regional Development



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- 1. Conceptual platform of the National Housing Strategy (NHS)**
- 2. A vision on the Housing Energy Efficiency Programme+**

National Housing Strategy Concept

Conceptual Platform – **Housing policy integration** with

- ❑ Regional,
- ❑ Economic and
- ❑ Social policy

National Housing Strategy Concept

Main Steps:

- ❑ **Current state**/diagnosis of the housing sector – standard analysis
- ❑ European **best practice analysis** (2 groups referent states)
- ❑ A **New model** of the Bulgarian housing system

National Housing Strategy Concept

The new model has to offer **sustainable solutions of the key problems:**

- ❑ **Poor maintenance** of housing
- ❑ **Low energy efficiency** (with all consequences for the inhabitants and environment)
- ❑ Urgent needs of **social housing**
- ❑ Progressively growing stock of **vacant housing**
- ❑ **Lack of housing finance system** with access to a housing carrier

National Housing Strategy Concept

Structure of the targeted model of the Bulgarian Housing system:

- ❑ Adequate ***institutional framework*** of the housing sector (with rights, obligations and resources)
- ❑ Adequate ***legal framework*** of the housing sector
- ❑ Adequate ***housing finance system***

National Housing Strategy Concept

NHS Structure:

- ❑ Analysis
- ❑ Housing sector development vision (2030 and 2050)
- ❑ Strategic aims of the housing policy
- ❑ Activities for achieving the goals
- ❑ Expected results
- ❑ Programmes and Action plans

NHS implementation programmes

- A.** Building the **housing system framework** (institutional, legal, financial)
- B.** Programmes for **priority problems** (housing maintenance and management, energy efficiency, municipalities' housing stock restructuring, new social housing)
- B.** **Supporting actions** programmes (PR campaign, capacity building for implementation of the new housing policy etc.)

National Housing Strategy Concept

- ❑ Organisation of work – including **active communication** with all interested parties
- ❑ **Key dates:**
 - ❑ 20/04/2017 – Analysis - Diagnosis, incl. SWOT analysis;
 - ❑ 20/11/2017 – Completed draft of the NHS and a package of programmes for implementation



Multifamily Housing Energy Efficiency Programme+ (MHEEP+)

A new programme with a **new philosophy and framework**:

- ❑ **Shared responsibility** – inhabitant – state
- ❑ **Multifamily housing** – enhanced public responsibility
- ❑ The programme for **housing renovation** – not alone but in parallel with other programs

MHEEP+ finance

- ❑ Owners' resources + subsidies
- ❑ New instruments for housing savings and credits

MHEEP+ Legal framework

- ❑ Multifamily housing – legal entity;
- ❑ Housing passportisation – an obligation with sanctions, not a gift;

MHEEP+ scope and spatial approach

- ❑ Not accidental random housing
- ❑ Whole urban structural units
- ❑ Together with the Integrated Plans for Urban Regeneration and Development



THANK YOU!

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Google earth

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42°43'12.47" С 23°14'06.96" И височ. 590 мисочина на погледа 2.17 км



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