

SATISFYING APARTMENT NEEDS - TABLE # 5

STRATEGIC GOALS	OPTIONS	PROGRAMS	TASKS
1. Give every family, irrespective of means, the prospect of access to quality housing. a)	1. Assistance for families, which take action to fulfill their housing needs. 2. Keep the government and city assistance in the form of housing subsidies. Regulations for giving assistance are described in the resolution regarding housing rental and housing subsidies.	1. Establishment of a Housing Department. 2. Analysis and monitoring of existing housing demand and needs.	1. Create a data base on housing needs and preferences of local residents.
2. Create an enabling environment for families to invest in housing (investments in already owned or new apartment).	3. Assistance to initiatives which increase the number of families, which can afford their own apartment. Cooperation with organizations helping to create local initiatives programs, which prepare and realize housing projects.	3. Organization of educational actions: exhibits, trade-fairs, competitions, on: a) new technologies for housing construction and renovation, b) organization of housing construction and renovation financing with long-term loans and mortgages.	2. Agency for Housing Initiatives Assistance will introduce new housing initiatives, including new organizational and financing forms.
3. Development of a housing market based on three sectors: a) private housing, b) cooperative housing, c) communal housing - TBS.	4. Development of the non-profit housing sector. 5. City cooperation with cooperatives and residents to	4. Popularization of high density, one-family housing construction, as part of an organized process. This type of housing could be an alternative to the current model of multi-family housing.	3. Introduction of new exemplary housing construction on communal land, which will be sold on auction to private firms interested in organizing and management the whole process. 4. Introduction in Szczecin of the "Affordable Home" program. Model will be produced by a chosen partner - developer or housing cooperative.

	<p>create housing stock with moderate and low rents.</p> <p>6. Inspire cooperation between parties interested in rental housing construction, thus allowing a concentration of financial resources for rent-controlled apartments.</p>	<p>5. Definition of the basic elements of the cooperative housing construction program for the next few years, including:</p> <ul style="list-style-type: none"> a) type of housing, b) type of ownership. <p>6. Create a program for housing construction with renter rights to a cooperative apartment.</p> <p>7. Program for establishment of TBS.</p>	<p>5. Preparation of land for housing construction with renter rights for cooperative apartments.</p> <p>6. Organization of housing construction for:</p> <ul style="list-style-type: none"> a) employers, b) special needs groups. <p>7. Preparation of land for communal housing.</p>
4. Development of special forms of housing (for special needs groups)	<p>7. Create an enabling environment for young people migrating to the City looking for work.</p> <p>8. Create handicap accessible housing.</p> <p>9. Defending local community bonds.</p>	<p>8. Construction of a program for boarding-houses, student dormitories and hotels of various standards. Program also to include a plan for financing, construction and management. Define how TBS's and employers can take part in this process.</p> <p>9. Promotion of special group needs to investors and provision of housing for them:</p> <ul style="list-style-type: none"> a) renovation and construction of buildings with handicap access, b) designing landscapes in estates that are safe for wheelchairs. <p>10. Satisfy housing needs of the elderly in existing and new housing complexes.</p>	<p>8. Fulfill handicap' needs within the City and TBS housing.</p> <p>9. Introduction of incentives for handicapped people in spatial plans.</p> <p>10. Introduction of incentives rules for the elderly in spatial plans.</p> <p>11. Create local foundation (city and housing cooperatives) to gain financial resources for</p>

		11. Program for creation of “elderly houses”, which will be economically independent from the City. This program can decrease the waiting time for a place in Communal Elderly Houses.	construction of “Assistance Home” for the elderly and dependent individuals.
5. Make it possible for families unable to buy an apartment to rent one. For this goal the City should set aside 25% of its apartments with rent-control.	10. Create a housing stock with rent-controlled apartments in communal housing, for families who cannot afford an apartment.	12. Define rules for residents in rent-controlled apartments: a) define monthly income ceilings for rent-controlled units, b) define an uniform standard of rent-controlled apartments.	12. Confirmation of the resolution regarding regulation of communal housing development.
6. Rationalization of the rental policy within the communal housing stock, so that with limited resources it will be possible to serve the largest number of families in need.	11. Preferences for exchange of large apartments for smaller ones, (square-footage norms are described in rent regulations). 12. Continuous decrease in the number of subdivided apartments shared by more than one family (first, apartments larger than 80m2). 13. For families waiting for apartments provided by the Communal Buildings and Units Department (WBiLK), the City will them apartments, which do not belong to the City. Income ceilings allowing a family to get a rent-controlled apartment from the City should also be defined.	13. Create an incentive program for exchange of apartments. 14. Analyze the preferences of families which share subdivided apartments. Create possibilities for housing exchange for them. 15. Analyze the preferences and needs of families waiting for an apartment in Communal Buildings and Units Department. analyze families waiting for communal apartments, but which are disqualified because of higher than permitted income. 16. Preparation of different options for the purchase or rental of an apartment, based on family income and its material	13. Confirmation of the resolution regarding regulation of communal housing development. 14. Define apartment structure for families waiting for communal apartments in order to more precisely define investment tasks for TBS's. 15. Contract Agency for Housing Initiatives Assistance to set up a housing cooperative and construction of houses for: a) people from the “waiting list”,

		<p>situation. These options will include:</p> <ul style="list-style-type: none"> a) purchase in a closed auction of an apartment in buildings, designated for total privatization, b) free-market rent, c) non-communal housing, private unit within a cooperative. City can provide assistance with organizing a cooperative, it can also check possibilities of assistance from employers (co-investment with TBS). 	<ul style="list-style-type: none"> b) residents of communal apartments, which will return to the City. <p>Popularize private housing construction with cooperation of long-term mortgages.</p>
<p>7. Create shelters for homeless, create housing for people unable to live by themselves. City should work on this goal with non-governmental organizations.</p> <p>City should help to prevent homelessness by creating local assistance programs.</p>	<p><u>14.</u> The City will try to prevent growing problems with payment of rents and utility bills, thus preventing an increase of homelessness.</p>	<p>17. Program for cooperation MOPS between administration and management of the housing stock.</p> <p>18. Program for cooperation between Communal Buildings and Units Department, the administration and the management of housing in cases of apartment exchange, danger of homelessness, and burdensome maintenance costs.</p> <p>19. Social Help Program for families in difficult material situation.</p>	<p>16. Implementation of cooperation between MOPs, administration and management of apartments.</p> <p>17. Implementation of the apartment exchange program.</p> <p>18. Implementation of the social assistance program (complementary).</p>
<p>8. City should fulfill existing needs and create the following as fast as possible:</p> <ul style="list-style-type: none"> a) Home for Single Mothers, 	<p>15. City's actions to prevent homelessness will include:</p> <ul style="list-style-type: none"> a) fulfill the existing housing needs of people from 	<p>20. Assistance program for people from orphanages, etc. (Communal Buildings and</p>	<p>19. Rent social apartments with cooperation of Education and School Board. They will be renovated by the schools and</p>

<p>b) Home for homeless individuals:</p> <ul style="list-style-type: none"> •1 for women with children - approximately 60 beds, •2 for ill, handicapped people, with a professional staff (nurse, doctor) - approx. 50 beds, •3 night-shelter - approx. 50 beds. <p>c) Centers for people previously in closed institutions - approx.40 beds.</p>	<p>closed institutions (hospitals, prisons, etc.),</p> <p>b) organize a number of units for rent in the form of hotels and boarding-houses with limited time of stay,</p> <p>c) fulfill the existing housing needs of foster-families and Family Orphanages.</p>	<p>Units Department, Education and School Board)</p> <p>21. Preferences for homeless people from the City's shelters in renting an apartment.</p> <p>22. Analysis of needs and options available to fulfill housing needs for foster-families and Family Orphanages.</p>	<p>designated as housing for students (groups of 4-5 with teacher assistance).</p> <p>20. Rent communal housing to people from orphanages, half-way homes for teenager offenders, and other institutions.</p>
	<p>16. The City will take part in programs for the homeless, including:</p> <p>a) fulfilling existing needs,</p> <p>b) assisting them in finding a place to live.</p> <p><u>17.</u> Create an enabling environment to establish a consolidated model of</p>	<p>23. Define rules for the City to engage in assistance programs of non-governmental social assistance organizations.</p> <p>24. Program to create self-assistance mechanisms: help with finding a job, re-training, solution of financial, social and family problems.</p> <p>25. Preparation of a financing program for TBS's , provision of housing for special needs group, especially for youngsters. Define options for donation by legal and private persons and organizations. Program should include the possibility to create a special foundation for this goal.</p>	<p>21. Sponsor charitable actions of non-governmental organization.</p> <p>22. Support public works (maintenance of parks, etc.).</p> <p>23. Material assistance.</p> <p>24. Inventory of buildings, which can be given to</p>

	cooperation between assistance organizations, which will embrace with actions all groups in need. This model will consolidate all homeless problems and help in their prevention.	26. Terms of cooperation with non-governmental assistance organizations, which can include transfer of small buildings, designated for renovation or adaptation, for a charitable use.	non-governmental organizations. 25. Create housing for homeless people, unable to get an apartment by themselves.
26.	18. Cooperation with the private real estate market.	27. Possible contracts with private real estate firms for services regarding apartment exchange	27. Create a department responsible for exchange of apartments. 28. Create an information data base on rooms for rent for people, moving out from homeless shelters and other institutions, who have a job and financial resources.