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“Zahvaljujući Evropskoj uniji, relevantnim državnim, entitetskim i kantonalnim ministrastvima, lokalnim vlastima, te znanju i naporima Hilfswerk Austria International i svih lokalnih partnera i saradnika, uspješnom implementacijom projekta Sistem Socijalnog Stanovanja načinjen je veliki korak i danas smo mnogo bliže ka uspostavljanju integralnog sistema socijalnog stanovanja u Bosni i Hercegovini”.



Stefan Fritz,
Direktor HWA

“Saradnja između kancelarije Hilfswerk Austria International u BiH i Evropske Unije je tokom zadnjih 15 godina bila veoma pouzdana i plodna. Naš rad je efikasan posebno zbog toga što pored sebe imamo pouzdanog partnera – ne samo za projekte u BiH nego i širom svijeta. Sa Evropskom Unijom kao jakim partnerom možemo se odlučno i složno kretati prema održivosti boljeg života za ljude u stanju potrebe”.

U ovom izdanju

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Ostvareni ciljevi projekta



Social Housing System – SHS

Hilfswerk Austria International (HWA) uspješno je implementirala projekat „Sistem socijalnog stanovanja SHS – Razvoj integriranog mogela u teoriji i praksi“ sa osnovnim ciljem doprinosa socijalnoj stabilnosti u Bosni i Hercegovini kroz unaprijeđenje sistema socijalne zaštite, te podizanja javne svijesti o mogućnosti korištenja novog modela socijalnog stanovanja kao i iniciranje donošenja Zakona o socijalnom stanovanju u Bosni i Hercegovini. Tokom implementacije projekta aktivno se radilo na legislativi, na iniciranju uspostave sistema socijalnog stanovanja u BiH, te praktičnoj primjeni modela u praksi u lokalnim zajednicama. Analizirani su postojeći modeli socijalnog stanovanja u Bosni i Hercegovini, regionu ali i Evropi, sa posebnim fokusom na socijalno ranjive kategorije, te je

utvrđen postojeći pravni i činjenični okvir socijalnog stanovanja u BiH. Analizu su uradili relevantni stručnjaci u polju socijalne zaštite, stanovanja, ljudskih prava i legislative u BiH, a predstavljena je kroz Studiju koja daje konkretne preporuke za mogući samoodrživi model socijalnog stanovanja u BiH.

Paralelno je implementirano šest oglednih projekata socijalnog stanovanja u oba entiteta kao i u Brčko distriktu BiH, kroz izgradnju šest stambenih zgrada u šest projektnih lokacija sa ukupno 62 stana. Obzirom da su objekti među prvima takvog tipa u zajednicama, insistirano je na tome da se grade na što je moguće atraktivnijim lokalitetima kako bi se izbjeglo stvaranje predrasuda o ovom sistemu stanovanja i obezbijedilo bolje socijalno uključenoje. Sa idejom integralnog pristupa socijalnom stanovanju, predloženo je od HWA i prihvaćeno od Delegacije EU da se u objektima rade namjenske prostorije od značaja za zajednicu. Tako je u općini Prozor-Rama obezbijeden prostor za lokalno udruženje koje radi sa djecom sa teškoćama u razvoju, u općini Jablanica za mjesnu zajednicu, a u Tuzli za ambulantu i mjesnu zajednicu.

Hilfswerk Austria International (HWA) i Fondacija Lokalne Demokratije (FLD), kao partneri u projektu, intenzivno su sarađivali sa predstavnicima vlasti na državnom, entitetskom,



kantonalnom i lokalnom nivou, sa jasnim ciljem uspostavljanja održivog sistema socijalnog stanovanja. Usvojena su dosadašnja iskustva bosanskohercegovačkih pionira u oblasti socijalnog stanovanja, među kojima je HWA od početka, iskustva zemalja regiona i iskustva mnogo naprednijih sistema koji već decenijama funkcioniraju u zemljama Evropske Unije. Njihovi eksperti u ovoj oblasti dali su značajan doprinos konačnim uspjesima projekta. Načinjene su preporuke koje je Stručna radna grupa, kao tijelo projekta, većinom usvojila, a koje trasiraju dalji put kojim treba ići kako bi sistem postao i u budućnosti ostao samoodrživ.

Odabrani su svi korisnici projekta prema utvrđenim kategorijama, ukupno 62 pojedinca i porodice, kojima su dodijeljeni stanovi na korištenje uz najamninu po povlaštenim uvjetima, koja je znatno niža u odnosu na tržište. Učinjeno je dosta i na podizanju svijesti predstavnika organa vlasti i javnosti o socijalnom stanovanju uopšte. Tokom projekta promovisana je ideja socijalnog stanovanja kao najboljeg rješenja za probleme pojedinaca i porodica koji iz objektivnih razloga nisu u

moćnosti ovo pitanje riješiti tržišno. U tom cilju HWA je učestvovala u javnim debatama na tu temu, edukovala predstavnike organa vlasti i zajednica. HWA je organizovala snimanje edukativno promotivnog filma koji će proširiti poruku, koja je kroz ovaj projekat odaslana, da se pravo na dom može i treba obezbijediti svima. Konačno, svi učesnici u projektu koji su na bilo koji način pomogli realizaciju projekta i svi oni koji su doprinijeli rješavanju problema sa socijalnim stanovanjem bit će pozvani na završnu konferenciju koja će se u novembru održati u Sarajevu i gdje će se javno promovisati postignuti rezultati.

Studija "Analiza postojećih modela socijalnog stanovanja" i "Preporuke za uspostavu integralnog modela i selekciju korisnika socijalnog stanovanja u Bosni i Hercegovini" bit će dostavljene svim relevantnim tijelima vlasti i predstavnicima u BiH, i predstavljat će osnovu relevantnim institucijama u BiH za uspostavu okvirnog integralnog modela za kreiranje stambene politike i programa socijalnog stanovanja u Bosni i Hercegovini.

O partneru HWA na projektu

fondacija
lokalne
demokratije



Fondacija lokalne demokratije (FLD) je lokalna NVO koja ima iskustvo dugo 19 godina (osam godina kao međunarodna organizacija i jedanaest kao lokalna) u stvaranju, koordinaciji, administraciji i pružanju tehničke i podrške u vidu osoblja za razne projekte i programe. FLD se bavi ljudskim pravima, prirodnim i kulturnim naslijeđem i održivim povratkom. Od svog osnivanja, FLD je implementirala projekte u vrijednosti od 25 miliona Eura, od čega su preko 20 miliona Eura finansirale strukture EU. Većina projekata su se fokusirali i još uvijek se fokusiraju na manjine, uključujući manjinske povratke, raseljena lica i izbjeglice.

Fondacija lokalne demokratije ima odgovarajuća i bogata iskustva u oblastima: ekonomskog osnaživanja žena, reintegracije i održivog povratka svih ranjivih kategorija u BiH, a posebno žena, uključujući rekonstrukciju predratnih stambenih jedinica za te ljude, izmjene postojećih i izglasavanje novih zakonskih dokumenata, uspostavljanje sistematskog odgovora društva na rodno nasilje, uspostavljanje saradnje sa institucijama sistema, institucionalno stvaranje mogućnosti. U saradnji sa HWA nekoliko godina je FLD implementirala projekte sa ciljem da se osigura da ranjive kategorije izbjeglica i raseljenih lica steknu osjećaj sigurnosti i da se inicira njihova ekonomska neovisnost.

FLD je skupa sa HWA sačinila projekat SHS. FLD je dala podršku provedbi ekspertize postojećeg stanja socijalnog stanovanja u BiH, sačinivši, zajedno sa HWA, metodologiju studije "Analiza postojećih modela socijalnog stanovanja sa preporukama za integrisani model održivog sistema socijalnog stanovanja u Bosni i Hercegovini". Osim toga, FLD je koordinirala formiranje i rad ekspertne radne grupe koja je definisala preporuke za integrisani sistem održivog sistema socijalnog stanovanja u BiH.

FLD sada nastavlja rad na osnovu razvijene metodologije, a za redovne aktivnosti na projektu najvažniji zadatak će biti evaluacija projekta koja će se raditi na kraju implementacije projekta.

Korisnici projekta



Korisnici projekta su 62 pojedinaca i porodice koji iz objektivnih razloga nisu u mogućnosti riješiti svoje stambeno pitanje ili tržišno, koji nemaju riješeno stambeno pitanje ili žive u neuslovnim stambenim jedinicama. Pored socijalno ugroženih porodica, kao što su porodice sa osobama sa invaliditetom, samohrani roditelj, djeca bez roditeljskog staranja, porodice smještene u kolektivnim centrima i drugo, projekat je obuhvatio i mlade koji su zasnovali porodicu i deficitarne kadrove, dajući posebnu notu integralnog pristupa pitanju socijalnog stanovanja u BiH. Tokom provođenja procedura izbora korisnika HWA je u svim projektnim regijama pratila potrebe zajednice, usvojila specifičnosti, te u saradnji sa lokalnim predstavnicima vlasti tražila najpovoljnija rješenja i sve to integrisala u jedinstveni samoodrživi model. Posebna pažnja je

posvećena usklađenosti kriterija za odabir korisnika sa okvirima utvrđenim preporukom stručne radne grupe br. 12.

Definisani su uslovi pod kojim će stanovati i jasno definisana prava i obaveze faktora u novom sistemu kroz donošenje relevantnih odluka i pravilnika na lokalnom nivou. Nakon svega, može se sumirati da su korisnici stanova izgrađenih kroz SHS projekat iz različitih kategorija, od teških socijalnih slučajeva, kojima lokalna administracija ili centar za socijalni rad mora subvencionirati i simboličnu mjesečnu zakupninu, do porodica od značaja za zajednicu kao što su deficitarni kadrovi i mladi bračni parovi. SHS projekat je pomogao ograničenom broju korisnika u potrebi, ali je i širom otvorio vrata da se i drugima pomogne po ovom isprobanom modelu.



STUDIJA - Analiza postojećih modela socijalnog stanovanja sa preporukama za integralni model samoodrživog sistema socijalnog stanovanja u BiH

U Bosni i Hercegovini, Hilfswerk Austria International i druge međunarodne i nevladine organizacije, već nekoliko godina provode programe socijalnog stanovanja (stambenog zbrinjavanja skupina koje su u potrebi za adekvatnim stanovanjem u cilju postizanja trajnih rješenja), uz učešće nadležnih domaćih institucija. Programi su u najvećem broju bazirani na rješavanju prava raseljenih osoba, povratnika i korisnika kolektivnih oblika smještaja, kako bi se efikasno smanjile posljedice rata. Uzimajući u obzir različite pristupe rješavanju i različite metodologije implementacije u uvjetima nepostojanja zakonskog okvira u BiH, navedeni programi nisu mogli uspostaviti jedinstveni model socijalnog stanovanja. Bez obzira na postignuti napredak u pristupu pravima na stanovanje navedene populacije, u BiH postoji značajan broj društvenih grupa koje zbog socioekonomskih razloga nisu u mogućnosti sebi osigurati trajno stambeno rješenje. BiH je, u skladu sa potpisanim međunarodnim konvencijama i sporazumima, u obavezi da uspostavi pretpostavke za rješavanje stambenih potreba i u skladu sa tim održive modele socijalnog stanovanja za građane BiH koji sebi ne mogu

samostalno na tržištu obezbijediti adekvatno stambeno rješenje. Uređenje navedenih pitanja podrazumijeva učešće svih ključnih aktera, a posebno viših razina vlasti u pogledu definiranja strateških ciljeva i politika u oblasti stambenog zbrinjavanja, te lokalnih zajednica u pogledu uspostavljanja mehanizama za njihovu realizaciju.

Na inicijativu Ministarstva za ljudska prava i izbjeglice BiH, Europska unija je prepoznala važnost ovog problema i vrijednost sistemskog rješenja odobrivši financiranje projekta Hilfswerk Austria International (HWA) pod nazivom "Sistem socijalnog stanovanja – razvoj integralnog modela u teoriji i praksi". Projekat je pripremljen u partnerstvu sa NVO Fondacijom lokalne demokratije (FLD) i lokalnim institucijama čiji je cilj razvijanje integralnog, održivog modela socijalnog stanovanja. Jedan od najvažnijih rezultata projekta je kreiranje i izrada Studije "Analiza postojećih modela socijalnog stanovanja" koja sadrži i preporuke za uspostavu integralnog modela i selekciju korisnika socijalnog stanovanja u Bosni i Hercegovini. Opći cilj Studije je da pruži pregled postojećeg sistema socijalnog stanovanja u EU, susjednim zemljama i BiH, na osnovu kojeg će

se, uz puno sudjelovanje svih relevantnih aktera, predložiti integrirani i održivi modeli socijalnog stanovanja koji bi bili primjenjivi u BiH.



Preporuke za integrirani model socijalnog stanovanja u BiH

U skladu sa izvršenom analizom i zaključcima Studije, a u cilju osiguranja adekvatne razine zaštite ljudskih prava i radi ispunjenja međunarodnih obaveza Bosne i Hercegovine, te posebno radi lakše realizacije obaveza države u cilju osiguranja minimuma stambenih uvjeta za svoje građane, utvrđene su Preporuke za uspostavu integralnog modela i selekciju korisnika socijalnog stanovanja u Bosni i Hercegovini. Preporuke su rezultat rada Stručne radne grupe uspostavljene na razini projekta koju su sačinjavali najprominentniji imenovani stručnjaci u području socijalnog zbrinjavanja državnih, entitetskih i kantonalnih ministarstava, kao i stručnjaci domaćih i međunarodnih organizacija.

Preporuke imaju za cilj promovirati i dati osnovne pravce za uspostavu integralnog modela i selekciju korisnika socijalnog

stanovanja u Bosni i Hercegovini. Dokument se bazira na postojećim međunarodnim izvorima, ustavnim, entitetskim i ostalim zakonskim regulativama, kao i dosadašnjoj praksi u navedenim oblastima. Budući da će socijalno stanovanje u narednim godinama biti jedan od vodećih modela u obezbjeđenju pristupa stanovanju za različite kategorije stanovništva u potrebi za stambenim rješenjima (kao što su raseljena lica, mlade novoformirane porodice, socijalno ugrožene porodice, kadrovi neophodni za razvoj lokalnih zajednica), važnost i svrsishodnost gore navedenih dokumenata dobiva na značaju.

Većina članova Stručne radne grupe usvojila je finalni dokument Preporuka, dok predstavnici iz RS, nakon aktivnog učešća u radu ove radne grupe, nisu prihvatili dio preporuka.



PREPORUKE

Unapređenje strateško-razvojnih dokumenata i harmonizacija zakona u oblasti socijalnog stanovanja u Bosni i Hercegovini

Preporuka 1. Na nivou Bosne i Hercegovine u skladu sa članom 12. Zakona o ministarstvima i drugim organima uprave Bosne i Hercegovine te u saradnji sa entitetima

i Brčko distriktom, inicirati izradu i usvajanje okvirnog i entitetskog pravnog okvira za kreiranje strategija stambene politike koje uključuju standarde za realizaciju integralnih programa za socijalno stanovanje i razvijene kriterije za izbor korisnika socijalnog stanovanja u skladu sa nadležnostima BiH i entiteta za zbrinjavanje pripadnika različitih ranjivih grupa.

Preporuka 2. U entitetima i BD donijeti Zakone o socijalnom stanovanju i uskladiti postojeće kako bi se jedinicama lokalne samouprave omogućilo da na kvalitetniji i efikasniji način rješavaju stambene potrebe ugroženih osoba i domaćinstava koja na tržištu ne mogu da riješe stambeno pitanje, posebno rješavajući:



a) Preciznije nadležnosti nad upravljanjem i održavanjem stambenog fonda, odnosno objekata socijalnog stanovanja i objekata koji će se ubuduće graditi odnosno obezbjeđivati za ove namjene.

b) Uspostavu precizne evidencije stanova za socijalno stanovanje (snimanje i analizu postojećeg socijalnog fonda), te metodologiju ažuriranja i daljeg prikupljanja podataka potrebnih za izradu i donošenje lokalnih programa socijalnog stanovanja.

c) Ubrzati i/ili regulisati uknjižbu stanova za socijalno stanovanje kod nadležnih službi u cilju ustanovljavanja svojine lokalne zajednice nad postojećim fondom.

d) Utvrditi metodologiju izrade procjene i analize stambenih potreba.

e) Definirati standarde humanog stanovanja – minimum stambenih uslova.

f) Regulirati oblike pravne i praktične zaštite od prisilnih iseljenja za sve korisnike društvenog (socijalnog) smještaja, primjenjujući princip osiguranja minimuma stambenih uslova.

g) Predvidjeti metodologiju izrade Lokalnih programa socijalnog stanovanja kojim se postiže socijalna kohezija i društvena solidarnost, predvidjeti pomoć države jedinicama lokalne samouprave u obezbjeđivanju stambenog prostora za lica koja nemaju stan i koja ne mogu da obezbijede stambeni objekat, poboljšanje kvaliteta života građana, posebno pripadnika ranjivih društvenih grupa koje na tržištu ne mogu da riješe stambenu potrebu, u cilju smanjenja siromaštva.

h) Planiranje i implementaciju programa socijalnog stanovanja, uzimajući u obzir ravnomjeran regionalni i ukupni ekonomski i socijalni razvoj.

i) Propisati kriterije za izbor korisnika socijalnog stanovanja na osnovu okvirnih smjernica.

j) Osnovati odgovarajuća tijela i predvidjeti izradu odgovarajućih propisa potrebnih za njihov rad.

k) Osigurati učešće relevantnih organizacija civilnog sektora koje imaju iskustvo na polju socijalne zaštite i socijalnog stanovanja.

Preporuka 3. U entitetima i BD donijeti usklađene strategije za socijalno stanovanje koje će utvrditi koncept, politiku i kriterije socijalnog stanovanja i opšte ciljeve razvoja socijalnog stanovanja u skladu sa regionalnim, ukupnim ekonomskim i socijalnim razvojem i zasnovane na međunarodnim, a posebno standardima EU.

Unapređenje i/ili uspostava institucionalnog okvira za socijalno stanovanje

Preporuka 4. Potrebno je da MLJPI uspostavi odgovarajuće stručne i razvojne kapacitete te poboljša regionalnu i međunarodnu saradnju sa različitim tijelima (UNHABITAT, VE i EK i sl. međunarodnim tijelima) a koji će raditi na utvrđivanju osnovnih načela, koordiniranju aktivnosti, usklađivanju politika i planova organa vlasti Bosne i Hercegovine i međunarodne zajednice u oblasti stambene politike, obnove i razvoja.

Preporuka 5. Uspostava operativnih timova u BD, Republici Srpskoj, Federaciji BiH i kantonima, te lokalnih tijela Agencija i/ili zavoda za razvoj socijalnog stanovanja u čiji rad su uključeni i predstavnici civilnog društva koje imaju iskustvo u polju socijalne zaštite i socijalnog stanovanja.

Preporuka 6. Uspostava kapaciteta za edukaciju i razvoj jedinstvenih standarda u oblasti socijalnog stanovanja i sistema saradnje sa civilnim sektorom i ostalim neprofitnim organizacijama koje imaju minimalno 5 godina iskustva u oblasti socijalnog stanovanja i socijalne zaštite.

Uspostavljanje održivih modela i financiranja socijalnog stanovanja

Preporuka 7. Pored budžetskih sredstava potrebno je ustanoviti i druge modele za zadovoljenje stambenih potreba uz različite oblike podrške od strane javnog i privatnog sektora (donacijama, grantovima, kreditnim sredstvima, uspostavljanjem partnerstva javnog, privatnog i neprofitnog sektora u oblasti socijalnog stanovanja), kombinacijom različitih izvora finansiranja, finansijskim olakšicama, organizacionim formama, vlasničkim statusom i režimom korištenja stambenih jedinica.

Preporuka 8. Razmotriti uvođenje mjera poticaja u okviru postojećih raspoloživih budžeta za poboljšanje uslova stanovanja u stanovima koji ne ispunjavaju minimum uslova i izgradnju stanova za socijalno stanovanje uz davanje u zakup, što predstavlja neophodnu mjeru za formiranje socijalnog stambenog fonda.

Preporuka 9. Neophodno je obezbijediti materijalnu osnovu za rješavanje stambenih pitanja narednih generacija, te u javnim stambenim programima, bilo da ih sprovodi

nadležni entitetski organ vlasti ili jedinica lokalne samouprave, osiguravajući prikazivanje svih stvarnih troškova pribavljanja i korištenja stana, i na tim osnovama utvrđivati načine utvrđivanja cijene stanovanja, odnosno zakupnine krajnjim korisnicima. Uvesti kao princip održivosti stambenog fonda uvođenjem troškovnog pristupa pri određivanju visine zakupnine, jer održivost ili održivi razvoj podrazumijeva sposobnost nekog sistema da dugoročno funkcioniše.

Preporuka 10. Zakonom odrediti minimalnu cijenu zakupnine, koja ne može biti manja od iznosa potrebnog za izmirenje troškova redovnog održavanja stambenog objekta, razvrstanog prema različitim grupama i dopunjena budžetskim subvencijama.

Preporuka 11. Inicirati da MLJPI, u skladu sa članom 12. Zakona o ministarstvima i drugim organima uprave Bosne i Hercegovine, uspostavi tijelo za koordinaciju i usklađivanje standarda za oblast socijalnog stanovanja u Bosni i Hercegovini sa međunarodno prihvaćenim standardima od strane BiH, a u čijem radu će učestvovati i nadležni predstavnici entiteta i Brčko distrikta BiH.

Selekcija korisnika socijalnog stanovanja

Preporuka 12. Kreirati proces selekcije korisnika socijalnog stanovanja i praćenja primjene uvažavajući sljedeće principe:

- Zabranu diskriminacije,
- Osigurati primjenu kriterija za razlikovanje po stepenu ugroženosti (ranjivosti),
- Utvrditi opštee i posebne kriterije sa mjerama pozitivne diskriminacije,
- Osigurati dvostepenost u odlučivanju (pravo žalbe) prilikom izbora,
- Osigurati superviziju i verifikaciju izbora korisnika i transparentnost procesa,
- Osigurati zaštitu ličnih podataka,
- Olakšati administrativne procedure i osigurati stručnu-pravnu pomoć, posebno za najranjivije skupine,
- Utvrditi metodologiju procesa selekcije korisnika,
- Osigurati javnost rada tijela koja vrše selekciju.

Preporuka 13. Potrebno je utvrditi metodologiju praćenja stepena usaglašenosti i primjene standarda u oblasti socijalnog stanovanja za Bosnu i Hercegovinu.



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**Suzana
Jašarević,
Direktor HWA
for BiH**

“Thanks to the European Union, relevant State, Entity and Cantonal ministries, local authorities, and the knowledge and efforts of the Hilfswerk Austria International and all local partners and counterparts, by successful implementation of the Social Housing System project a huge step has been made and today we are much closer to the establishment of an integrated system of social housing in Bosnia and Herzegovina”.



**Stefan Fritz,
Director of HWA**

“The cooperation between the Hilfswerk Austria International office in BiH and the European Union has been a very reliable and fruitful one for the last 15 years. Our work is efficient especially due to a trustworthy associate by our side – not only for our projects in BiH but worldwide. With the European Union as a strong partner, we can determinedly and unitedly move towards a sustainably better life for people in need.”

Project Objectives Achieved



Social Housing System – SHS

Hilfswerk Austria International (HWA) successfully implemented the project „System of Social Housing SHS – Development of integrated model in theory and practice“ with the primary objective of contributing to the social stability in Bosnia and Herzegovina through the improvement of social welfare system and raising the public awareness about possibilities of use of the new model of social housing, as well as initiating enactment of Law on social housing in Bosnia and Herzegovina. During the Project implementation we worked on legislation, on initiation of the establishment of the social housing system in BiH, as well as on practical application of models in practice in local communities. Existing models of social housing were analysed in Bosnia and Herzegovina, region and Europe, with a special emphasis on socially vulnerable categories,

and also a legal and factual framework of social housing in BiH has been established. An analysis has been made by relevant experts in the area of social protection, housing, human rights and legislation in BiH, and it has been presented through a Study which offers specific recommendations for a possible self-sustainable model of social housing in Bosnia and Herzegovina.

Six test projects of social housing were implemented parallel in both Entities and Brčko District BiH through construction of six residential buildings in six project locations with the total of 62 housing units/flats. Since the buildings are among the first of that type in the communities, it was insisted that they be built at the most attractive possible locations in order to avoid prejudice about this system of housing and to enable better social inclusion. With an idea of integral approach to social housing, it was suggested by HWA and accepted by the EU delegation that premises of relevance for the community be provided in those buildings. Therefore in Prozor-Rama Municipality premises were allocated to a local association that works with children with developmental difficulties, in Jablanica Municipality premises were allocated to a local community and in Tuzla to outpatient clinic and local community.

Hilfswerk Austria International and Foundation of Local Democracy (FLD) as project partners had intensively cooperated with



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authorities at the State, Entity, Cantonal and local levels, with a clear objective of establishing a sustainable system of social housing. Experiences of BiH pioneers in the area of social housing – HWA being among them from the beginning, have been adopted as well as the experiences of countries in the region and systems that are a lot more advanced and functioning in the countries of the European Union. Their experts in this area made a significant contribution to the final successes of the project. Recommendations have been made and accepted by an expert working group by majority, thereby paving a way for the system to become and remain self-sustainable in the future. All project beneficiaries have been selected following the established categories, the total of 62 individuals and families to whom flats were given to use for a rent on privileged conditions, a lot lower than market price.

A lot has also been done on raising awareness of authorities and the public about social housing in general. In the course of the project, the idea of social housing was promoted as the best solution for problems of individuals and families who are, for objective reasons, not

able to solve their housing issue on the market. For that purpose HWA participated in public debates on that topic and provided training to representatives of authorities and communities. HWA organised a production of educational promotion material which will spread the message that has been sent through this project – that the right to housing could and should be provided to everyone. Finally, all participants in the project who in any way supported its implementation and all those who contributed to the solving of problems with social housing will be invited to the final conference that will take place in November in Sarajevo and publically promote the accomplished results.

The Study „Analysis of the existing models of social housing“ and „Recommendations for establishment of the integral model and selection of beneficiaries for social housing in Bosnia and Herzegovina“ shall be sent to all relevant authorities i BiH and shall represent the foundation to all relevant institutions in BiH for establishment of the framework integral model for creating housing policy and programme for social housing in Bosnia and Herzegovina.

About the HWA partner on project

f o n d a c i j a
l o k a l n e
d e m o k r a t i j e



The Foundation of Local Democracy (FLD) is a local NGO which has 19 year long experience (eight years as international organization and eleven year as local one) in creation, coordination, administration and providing technical and personnel support to different projects and programs. FLD is dealing with human rights, natural and cultural heritage and sustainable returnee. Since its establishment, FLD implemented projects in the value over 25 million EUR, out of which over € 20 million was funded by the EU structures. Majority of projects were and are focusing on various minority groups including minority returnees, IDPs and refugees.

Foundation of Local Democracy has relevant and rich experience regarding areas of: Economic empowerment of women; Reintegration and sustainable return of all vulnerable categories in BH and especially women, including reconstruction of pre-war housing for these people, change of existing and voting new legislative; Establishment of systemic response of the society to gender based violence; Establishment of cooperation with system institutions; Institutional creation of capacities; Investigation; Rising public awareness; Protection, promotion and improvement of cultural and natural heritage.

In cooperation with HWA, for a few years, FLD implemented projects with objective to ensure that both returnee and displaced vulnerable categories of population gain confidence and to initiate their economic independence.

FLD jointly with HWA developed the project SHS. FLD assisted in making the expertise on existing situation in social housing in BiH, developing, together with HWA, methodology of the Study „Analysis of existing social housing models with recommendations for integrated model of sustainable social housing system in Bosnia and Herzegovina“. Besides, FLD was coordinating creation and work of the Expert Working Group that defined recommendations for integrated model of sustainable SHS in BiH. FLD is doing follow up based on the developed methodology for the regular project activities, and the most important task will be Evaluation of the project that will occur at the end of the project implementation.



Project beneficiaries



Project beneficiaries are 62 individuals and families who are, for objective reasons, not able to solve their housing issue at the market, who do not have their housing issue solved or live in uninhabitable housing units. Besides the socially vulnerable families, such as families with invalidity, single parents, children without parents, families in collective centres etc., the project also included the young people who had just established their families and deficient professionals, giving a special note of integral approach to the issue of social housing in BiH. While implementing the beneficiary selection procedures, HWA respected community needs in all project regions, accepting specificities, and in cooperation with representatives of local authorities sought the best solutions and integrated all of this into a unified sustainable mode. The special attention was given to the

level of harmonization of selection criteria with the frameworks determined by recommendation of expert working group number 12.

Conditions for housing have been determined and rights and obligations of factors in the new system have been clearly defined through the issuing of relevant decisions and books of rules at the local level. At the end it can be summarised that the beneficiaries of the flats built through SHS Project belong to different categories, from serious social cases who must receive subsidies for their rent from local administration or centre for social work, to families of importance for the community, such as deficient professions and young married couples. SHS project helped to the limited number of beneficiaries in need but it also widely opened the door for help to others using this tested model.



The STUDY – Analysis of existing social housing models with recommendations for integrated model of sustainable social housing system in BiH

Hilfswerk Austria International and other international and non-governmental organizations in Bosnia and Herzegovina are implementing programs of social housing for a few years now (housing for groups in need for adequate housing with an objective of achieving durable solutions), with participation of relevant local institutions. Programs are largely based on solving the rights of displaced persons, returnees and beneficiaries of collective types of accommodation in order to efficiently diminish consequences of the war. Taking into consideration different approaches to solving and different methodologies of implementation in the circumstances of non-existence of legal framework in BiH, the mentioned programmes were not able to establish a common model of social housing. Regardless of the progress achieved in the approach to housing rights of the mentioned population, there is a significant number of social groups in BiH, who due to social and economic reasons are not able to achieve durable housing solution. In line with the signed international conventions and agreements, BiH has the obligation to provide pre-requisites for solving the housing needs and in line with that sustainable models of social housing for BiH citizens who are unable to independently

achieve adequate housing solutions at the market. Solving of the mentioned issues entails frequent engagement of all the key players, especially higher levels of authorities in the sense of defining strategic objectives and policies in the area of housing, and local communities in the sense of establishing mechanisms for their realisation.

Upon an initiative of BiH Ministry for human rights and refugees, European Union has recognised the importance of this problem and the value of systematic solutions and approved the funding of the project „Social Housing System - development of an integral model in theory and practice“ to Hilfswerk Austria International (HWA). The project was prepared in the partnership with the NGO Foundation of local democracy and local institutions whose objective is the development of integral, sustainable model of social housing. One of the most important project results is creation and development of the study „Analysis of the existing models of the social housing“ which also contains recommendations for establishment of an integral model and selection of beneficiaries of social housing in Bosnia and Herzegovina. General objective of the Study is to provide an overview of the existing system of social housing

in the EU, neighbouring countries and BiH, based on which and integrated and sustainable models of social housing that would be applicable in BiH will be suggested with full participation of all relevant stakeholders.



Recommendations for integrated model of social housing in BiH

In accordance with the conducted analysis and the Study conclusions, and with an aim at assuring of the adequate level of human rights protection and for the sake of fulfilling the international obligations of Bosnia and Herzegovina, and especially for easier realisation of the State obligations with the objective of ensuring minimum housing conditions for its citizens, Recommendations for establishment of integral model and selection of beneficiaries of social housing in Bosnia and Herzegovina have been determined. Recommendations are a result of work of Expert working group established at the level of the project, consisted of the most prominent appointed experts in the area of social housing from the State, Entity and Cantonal ministries, as well as the experts from local and international organisations.

The goal of the Recommendations is to promote and streamline the establishment of the

integral model and selection of beneficiaries for social housing in Bosnia and Herzegovina. The document is based on the existing international sources, constitutional, entity and other legal regulations, as well as the experiences in the mentioned areas. Since in the coming years, social housing is going to be one of the leading models in providing access to housing for different categories of the population in need for housing solutions (such as displaced persons, young new families, socially vulnerable families, experts necessary for development of local communities), the importance and purpose of the mentioned documents increases.

The majority of the members of the working group has adopted the final document of Recommendations, while the representatives from the RS, after having actively participated in the work of this group, did not accept part of recommendations.



RECOMMENDATIONS

Improving the strategic development documents and harmonization of laws in the field of social housing in Bosnia and Herzegovina

Recommendation 1. At the level of Bosnia and Herzegovina in accordance with Article 12 of the Law on Ministries and other government authorities of Bosnia and Herzegovina, and in cooperation with the

entities and District Brčko, initiate the development and adoption of the framework and the entity legal framework for creating strategies of housing policies that include standards for realization of an integrated program for social housing and developed criteria for selection of beneficiaries of social housing in accordance with the responsibilities of Bosnia and Herzegovina

and entities for the care of members of different vulnerable groups.

Recommendation 2. In Entities and in Brčko to pass the Law on social housing and harmonize existing to local governments to enable a more efficient way of solving the housing needs of vulnerable people and households that cannot resolve their housing problem in the existing, especially solving:



a) Precise jurisdiction over the management and maintenance of the housing fund, that is, objects of social housing and facilities that will be built in the future or provide for these purposes.

b) The establishment of precise records of social housing (recording and analysis of the existing Social Fund), and methodology updates and further collecting data necessary for the development and adoption of local social housing programs.

c) Accelerate and / or regulate the registration of social housing with the proper authorities in order to establish ownership of the local community over the existing fund.

d) Establish a methodology of making the assessment and analysis of housing needs.

e) Define standards of human residence – minimum housing conditions.

f) Regulate forms of legal and practical protection against forced evictions for all users of social housing, applying the principle of ensuring minimum housing conditions.

g) Provide a methodology development of the Local social housing program that achieves social cohesion and social solidarity, predict the state assistance to local governments in the provision of housing for persons who do not have a house and who cannot provide housing facilities, improving the quality of life of citizens, especially members of vulnerable social groups that cannot resolve their housing needs in the existing market, in order to reduce poverty.

h) Planning and implementation of social housing programs, taking into account balanced regional and overall economic and social development.

i) Prescribe the criteria for selection of beneficiaries of social housing on the basis of policy frameworks.

j) Establish appropriate authorities and anticipate development of appropriate regulations necessary for their work.

k) To ensure the participation of relevant civil society organizations that have experience in the field of social protection and social housing.

Recommendation 3. In the Entities and in Brčko adopt a harmonized strategy for social housing that will establish the concept, policy and criteria of social housing and the general objectives of the development of social housing, in line with regional, overall economic and social development, and based on international, and especially EU standards.

Improvement and / or the establishment of an institutional framework for social housing

Recommendation 4. It is necessary for the MoHRR to establish appropriate professional and development capacity and improve the regional and international cooperation with various bodies (UNHABITAT, CoE and the EC, etc. International bodies) which will work on establishing the basic principles, coordination of activities, harmonization of policies and plans of the authorities of Bosnia and Herzegovina and the international community in the field of housing, reconstruction and development.

Recommendation 5. The establishment of operational teams of BD, Republika Srpska, the Federation and the cantons and local authorities, agencies and / or the institutes for the development of social housing in whose work representatives of civil society organizations are involved and that have experience in the field of social protection and social housing.

Recommendation 6. Establishment of capacity for training and development of uniform standards in the field of social housing and the system of cooperation with civil society and other non-profit organizations that have a minimum of 5 years' experience in the field of social housing and social protection.

The establishment of sustainable models and financing of social housing

Recommendation 7. In addition to the budget resources it is necessary to identify other models for the satisfaction of their housing needs with various forms of support from the public and private sector (donations, grants, loans, establishing a partnership between public, private and non-profit sector in field of social housing), a combination of different sources of financing, financial facilitation, organizational forms, ownership status and the regime of housing units for use.

Recommendation 8. Consider introducing incentive measures within the existing budget available to improve housing conditions in dwellings that do not meet the minimum requirements and the construction of social housing with a lease, which is a necessary measure for the formation of the social housing fund.

Recommendation 9. It is necessary to provide the material basis for addressing housing issues of the next generation, and in public housing programs, whether conducted by the competent entity authority or local governments, ensuring representation of all

actual costs of acquiring and using of the housing, and on this basis to determine the methods of determining the cost of housing or lease to end-users. Introduce as a principle of sustainability of the housing fund by introducing a cost approach in determining the amount of the rent, because sustainability or sustainable development means the ability of a system that works long term.

Recommendation 10. By law set a minimum price of rent, which cannot be less than the amount required to settle the costs of regular maintenance of the residential building, classified according to different groups and supplemented by budget subsidies.

Recommendation 11. Initiate that the MoHRR in accordance with Article 12 of the Law on Ministries and other government authorities of Bosnia and Herzegovina, establish body for coordination and harmonization of standards for social housing in Bosnia and Herzegovina with internationally accepted standards by B&H in the work of which will take part representatives of the competent entities and the Brčko District of B&H.

The selection of beneficiaries of social housing

Recommendation 12. Create selection process beneficiaries of social housing and monitor the implementation taking into account the following principles:

- The prohibition of discrimination,
- To ensure application of the criteria for distinguishing by the degree of endangerment (vulnerability),
- To determine the general and specific criteria with measures of positive discrimination,
- To ensure two-instance decision-making (right to appeal) in the selection,
- To ensure supervision and verification of beneficiary selection and transparency of the process,
- To ensure the protection of personal data,
- To facilitate administrative procedures and provide technical and legal support, especially for the most vulnerable groups,
- To establish a methodology of the selection process of the beneficiaries,
- Ensure the transparency of work of the body of selection.

Recommendation 13. It is necessary to define the methodology of monitoring the level of harmonization and application of standards in the field of social housing for Bosnia and Herzegovina.



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