

*tional conflicts – the problems of war as the first global challenges, the solution of which involved cities.*

*The modern stage of the development of city diplomacy is analyzed in the context of theory and practice. The role of City Public Diplomacy is explored through the analysis of combating global problems, achieving the goals of sustainable development, which strengthens the subjectivity of the city as an actor of international relations.*

*It is grounded that among the initiatives of the city's diplomacy network, the following can be distinguished: economic; migratory; regarding the prevention of pandemics and infectious diseases; security; digital and smart, inclusive cities. The priority directions of cooperation of modern cities are peacebuilding, post-conflict restoration of territories affected by military actions, cross-cultural communication; city diplomacy is rapidly gaining institutional and legal recognition by states and international organizations in various geopolitical contexts. Cases of successful practices are given.*

**Keywords:** *public diplomacy, city diplomacy, international networks of cities, cooperation.*

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### **SELECTED MODELS FOR THE IMPLEMENTATION OF THE TASK IN THE FIELD OF PROVIDING MUNICIPAL AND SOCIAL HOUSING IN EUROPEAN COUNTRIES**

*The main goal of this paper is to show the selected models for the implementation of the task in the field of providing municipal and social housing in European countries. Two main models can be distinguished. In the first model, local governments treat the task of providing social and communal housing as marginal. In the second model, they play a significant role, being the owners of most of the premises located in the urban space. The article will attempt to compare these models and indicate their advantages and disadvantages.*

**Keywords:** *social housing, municipal housing, communal housing, local government.*

The enemy's actions during armed conflict often focus on destroying infrastructure, including housing stock. Thus, in the opinion of the broadly understood state, including local governments, it becomes necessary to rebuild flats and provide residents with a roof over their heads. In Europe, this was the case after World War II, when, for example, Warsaw and Berlin were largely razed to

the ground. In the case of the Polish People's Republic and the German Democratic Republic, the reconstruction took place under the socialist system. This involved a lack of attachment to private property. It should be emphasized that 70 % of the inhabitants of the European Union live in an owner-occupied flat [1].

### **Ownership model. Poland – selected regulations**

Based on the example of Poland, for years in the period of the Polish People's Republic apartments have been built, for example, as part of cooperatives. During this period, local governments did not have any property. There was only state property. Under the Cooperatives Act of 1961 [2], construction was mainly based on housing and housing cooperatives. According to Art. 134 § 1, the object of activity of a housing cooperative was to meet the housing needs of its members and their other economic and cultural needs resulting from living in a common housing estate or in one building. The buildings were the property of the cooperative, and the members of the cooperative had the right to use the premises assigned to them. The cooperative member's obligation was to pay the housing contribution and then the fees specified in the statute. In terms of model, this system was constructed very well, but in practice, obtaining a place to live in this system was difficult, lengthy and often required taking extra-legal steps, such as bribes. With the change of the political system in the 1990s, a departure from the cooperative ownership right began [3].

Currently, another category of housing are communal and social housing. The difference between these types of housing is the subjective conditions necessary to be met in order to obtain the right to them. Social housing is created for the poor. They are to ensure the right to housing in difficult situations, for the sick and those with children. The right to social housing is also granted in the event of eviction, subject to certain conditions [4]. Buying the ownership of such a flat is not possible. A communal flat, on the other hand, is also a flat that belongs to a local government – a city or a commune. Usually, public housing is used by people who, due to low income, are not able to buy a flat on credit. The difference is the amount of rent and the length of the lease agreement.

Already in the interwar period in Poland there were voices about the need to develop public housing [5]. Currently, one of the commune's own tasks is the development of communal residential construction [Article 7 sec. 1 point 7-6; Articles 4 sec. 1-4]. It is implemented in different ways. In Poland, apartments are often included in the real estate stock and are rented at preferential rates. Commune budgetary units – premises management boards – are created to manage this resource .

In general, access to public housing is conditioned by submitting an application. The application is assessed in terms of meeting the conditions. Then the qualified person must wait in line for the premises to become vacant. Another

way is to participate in programs implemented by Social Housing Associations, that have public housing in their resources. Their activity is regulated by the Act of 26 October 1995 on social forms of housing development [7]. Participation in these programs, however, requires a high own contribution - in Warsaw it is, for example, 30 % [8]. On December 31, 2022, about 600.000 lease agreements for municipal premises were in force in Poland [9, Exactly 613500]. Communal flats in Poland are often built in the wrong location. They are also not maintained in good technical condition.

Currently in Poland, many programs are being implemented to enable the purchase of a flat through the so-called loans for young people, co-financing for own contribution. However, the aid is focused on the acquisition of flats to own.

### **Communal model. Vienna**

The use of public housing in Vienna is extremely developed and the percentage of people who do not own their own housing is constantly increasing. One might think that this may indicate the impoverishment of society. However, such a high percentage is mainly due to the quality of communal housing. In 2022, in Austria, 48,6 % of citizens lived in rented apartments [1]. One in four Viennese citizens lives in municipal housing [10]. The public housing program began in 1919 [11] and in 1934 one in ten citizens lives in municipal housing [10].

The Austrian regulation is based on a number of key national laws like for example the Limited-Profit Housing Act, though delivery is a regional responsibility. The legislative framework sets out the role and rent-setting procedures of social housing providers [12].

In Vienna, the program is currently managed by the municipal company Wiener Wohnen. The company is involved in both concluding contracts with tenants and current repairs. Since 2015, it has started building apartments again due to the increase in the number of residents and housing needs. Wiener Wohnen currently owns approximately 220,000 apartments [10].

The rent depends on the property of the landlord and the standard of the apartment. On average, the rent for example for two living rooms is at least 470 euros [13]. Wiener Wohnen's activities are not profit-oriented. In certain situations, these enterprises sell some of the apartments they have built, for example after 10 years occupancy, most often to existing tenants whose financial situation has improved. The premises offered as part of municipal housing are located in well-designed housing estates surrounded by greenery. They are constantly being renovated. Residents can also rent a parking space, sports fields, playgrounds and laundries have been built.

Similarly, the issue of housing is regulated, for example, in the countries of Scandinavia, Amsterdam and Berlin.

## **Conclusions**

It must be remembered, that one of the basic human needs is to have a home – its role can be both a flat and a real home. In Poland it is commonly believed, that only buying your own home, will make you an adult. Due to the cost of buying a flat, young people have to put aside money for the private contribution for years. Then they sign a loan agreement for 20 or 30 years, stressing every month whether they will be able to afford the mortgage payment. Such a situation is not conducive to starting families and stability. It seems that widely developed communal housing has many advantages. This allows to easily and inexpensively provide the need for housing. However, the efficient functioning of this model requires full trust in the state. Residents must be sure that when they fulfill the provisions of the lease agreement, local government units will not terminate it. As the example of Vienna shows, a well-functioning public housing system can lead to a very comfortable city. For this reason, I believe that the implementation of extensive municipal housing can improve the quality of life and improve the spatial development of the city and greater architectural cohesion.

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