



Municipal Agency
RIGA CITY ARCHITECT'S OFFICE

THE POSSIBLE FUTURE OF HOUSING IN RIGA

challenges and opportunities awarded by
smart housing policy

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Riga, March 19th, 2021

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Talking points and the things I will leave for other experts

1. What is smart housing policy?
2. *State of art – thinking in Riga*
3. *Massive housing renovation program – Inevitable & immediate necessity*
4. *How are we going to go about it*
5. *Road map for Riga*



SMART PEOPLE



They are sensitive to the latest trends

WISE PEOPLE



They are sensitive to the subtle things in their life experiences

.. in general

- The term smart housing mainly refers to the field of technology. Some fear that the intelligent cities of the future will be massively robotic, with algorithms dominating people. Hence the need for **more citizen engagement in designing the digital revolution of their urban spaces**
- a big “network of sensors amounting to millions of electronic ears, eyes and noses”, where citizens are controlled by those who have access to this data. In other words, some fear that this **scenario will destroy democracy**
- **onslaught of technocracy?**

.. in housing

- will SMART component become another layer of elitism?
- should smart become WISE and focus on social equality and cohesion?

01

What is smart housing policy?

- US: The S.M.A.R.T. Housing Policy aims to stimulate the production of housing for low and moderate income residents (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented)
- EU: Policy priority themes from Urban Agenda:
 - housing as a human right
 - protection of vulnerable groups
 - **anti-speculation**
 - **renovation and energy efficiency**
 - **co-ownership, co-management and co-design**
 - **social-mix**
 - spatial planning
 - land use and building ground
 - rent stabilisation and control
 - security of tenancy



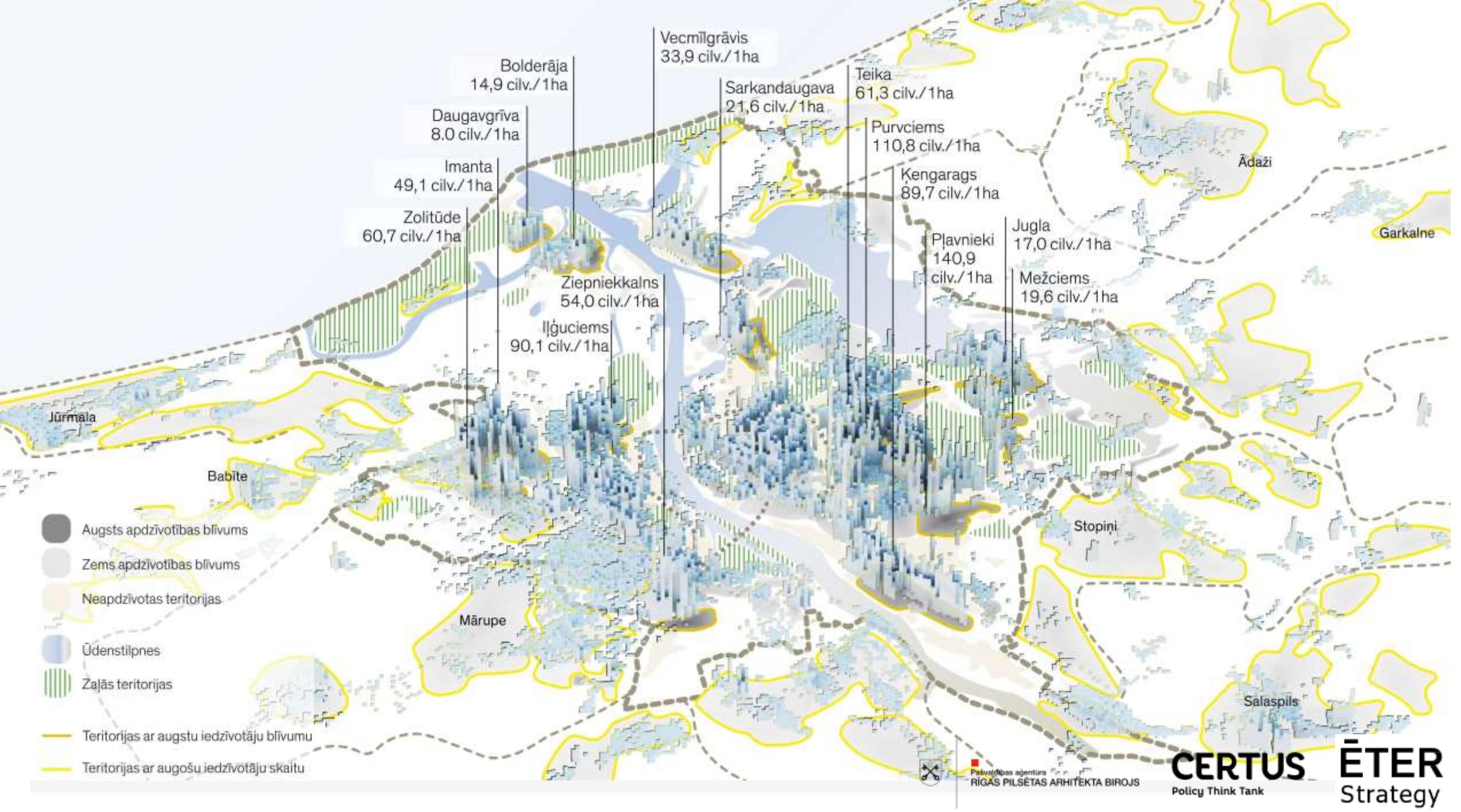
What is smart housing policy?

- Better legislation
 - Action 1: Guidance on EU regulation and public support for housing
 - Action 2: Capacity building for application of state aid rules in affordable housing sector at a city level
 - Better funding & financing conditions
 - Recommendations on EU-Funding of Affordable Housing
 - Better knowledge
- Cov19- speeds up innovation
 - Is smart housing a SOCIAL housing?
 - Is social housing SMART?
 - Where does SUBSIDIES come in and why?
 - Why should we lean towards SOCIAL?



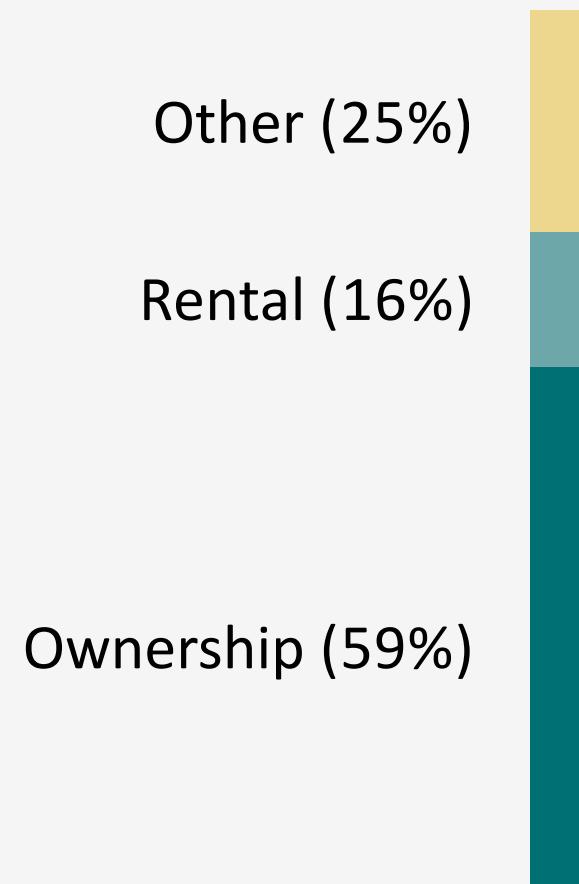
02

State of art – thinking in Riga

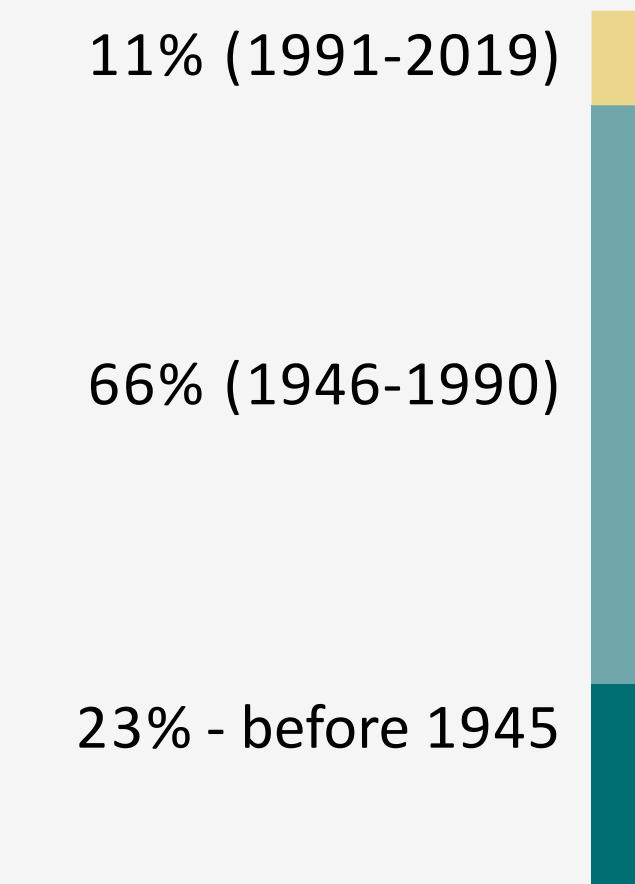


Housing structure in Riga

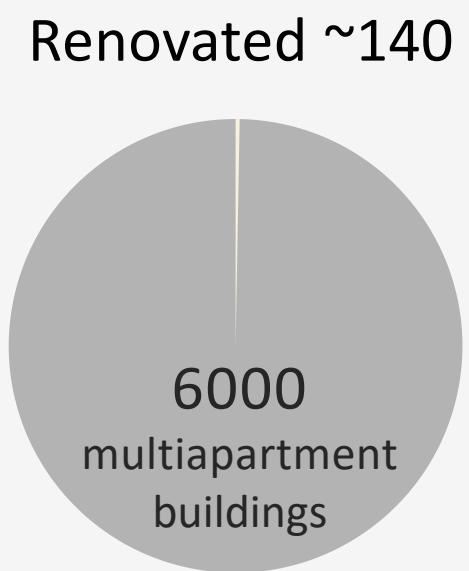
Housing structure



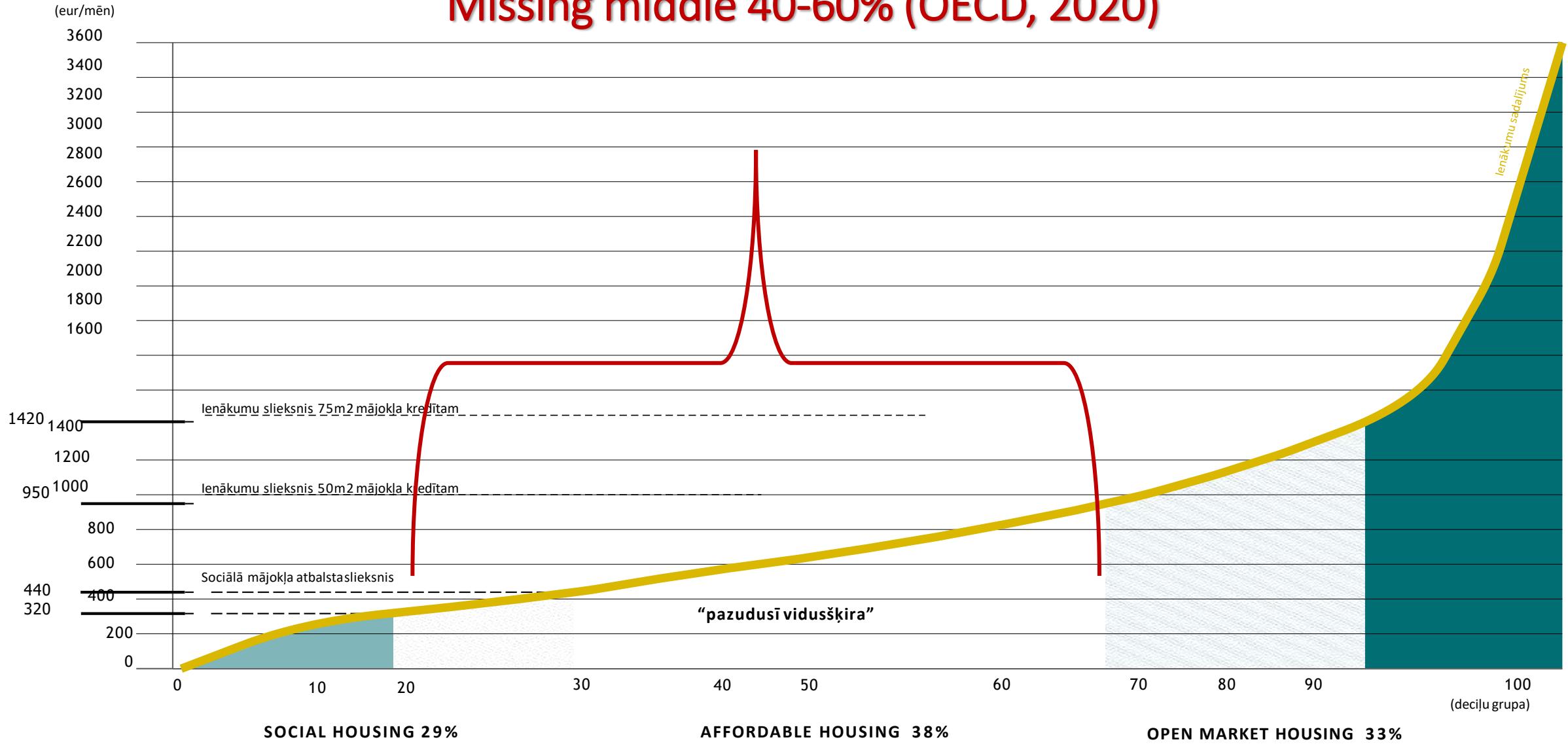
Construction period



Renovation progress

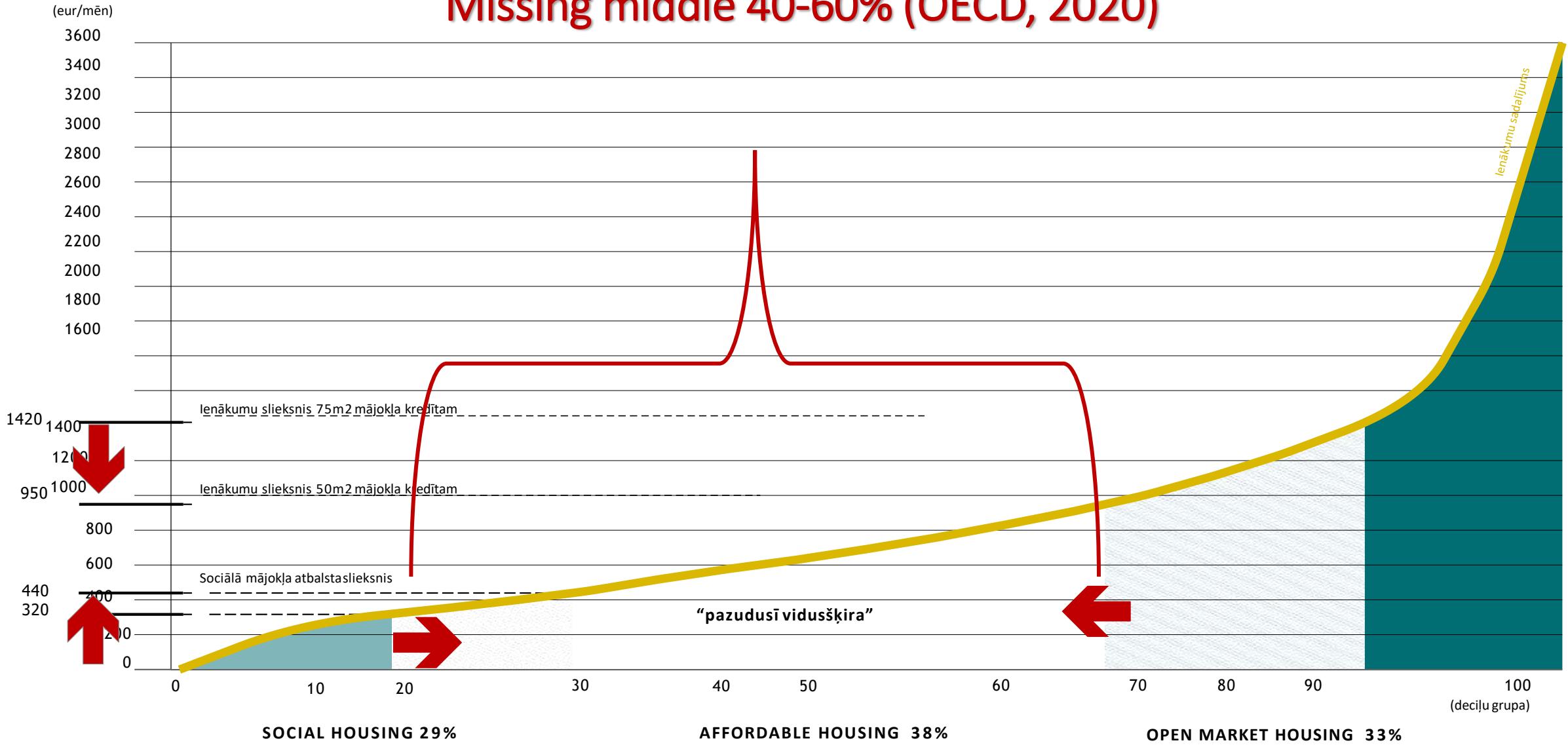


Missing middle 40-60% (OECD, 2020)

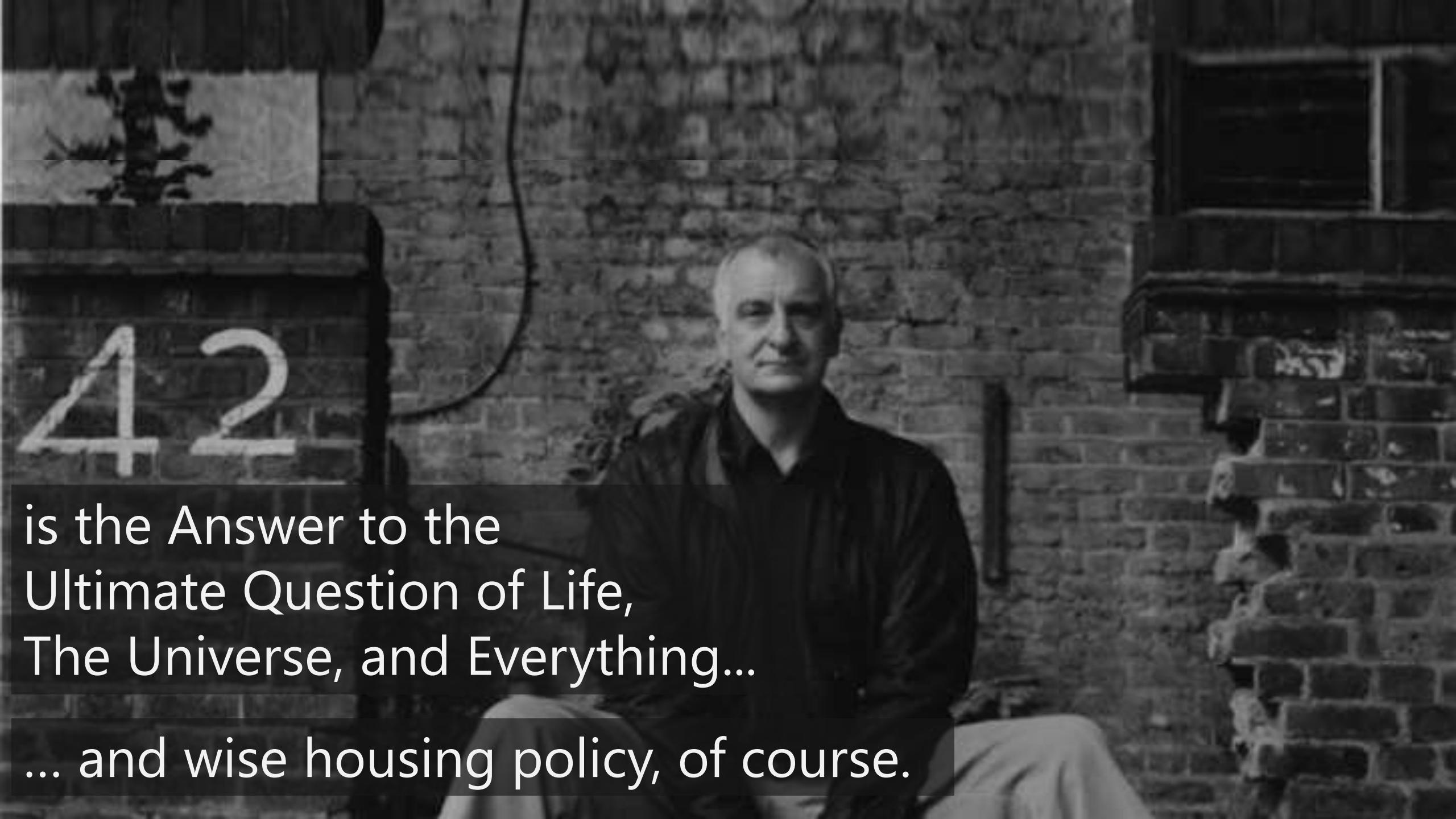


* - CSB, OECD Mājsaimniecību rīcībā esošie ienākumi pirms sociāliem transfertiem, bet ņemot vērā vecuma un apgādnieka zaudējuma pabalstus (Rīga, 2019)

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is the Answer to the
Ultimate Question of Life,
The Universe, and Everything...

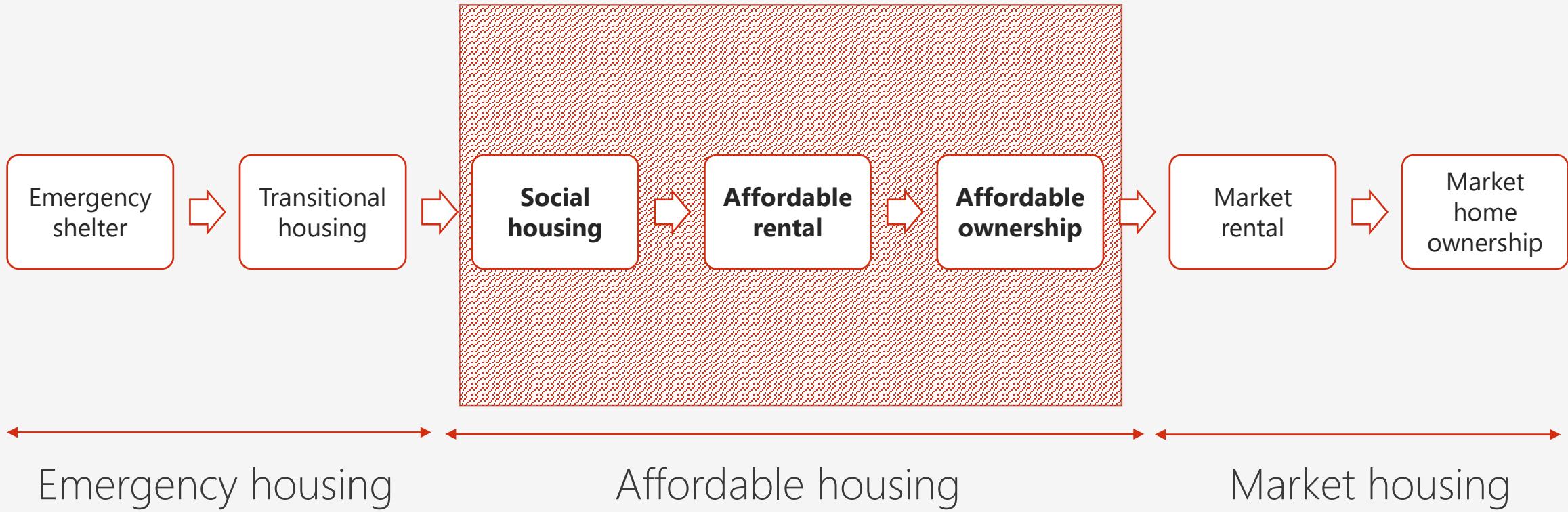
... and wise housing policy, of course.

What is AFFORDABLE SOCIAL housing



Understanding so far...

... our future?



03

Where to start?
Massive housing renovation program or
Building from scratch?



Massive housing
renovation program

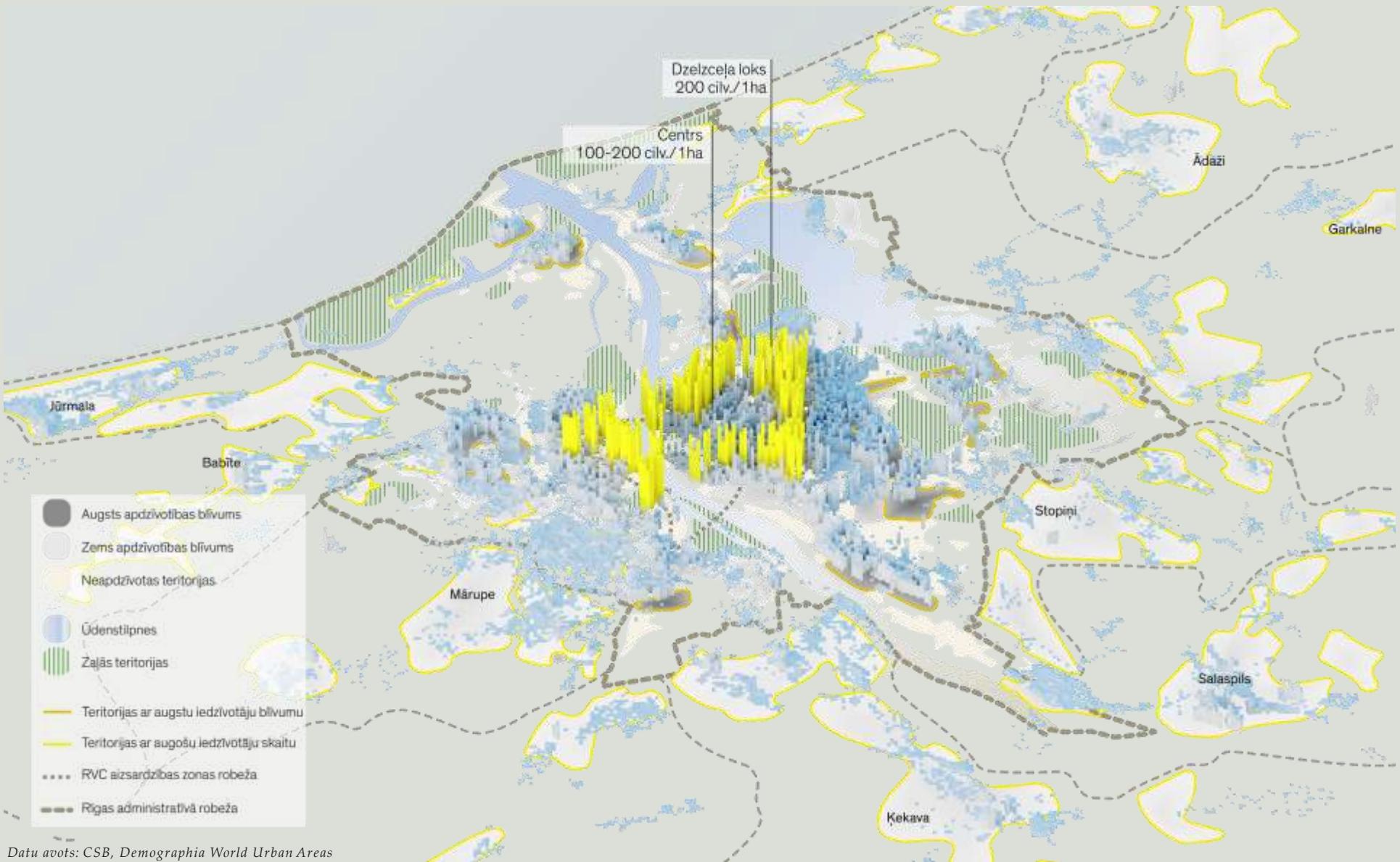


Regeneration of Riga
historic centre and its
public spaces



New housing

Iedzīvotāju apdzīvotības blīvums Rīgā un tuvējā Pierīgā 2050. gadā

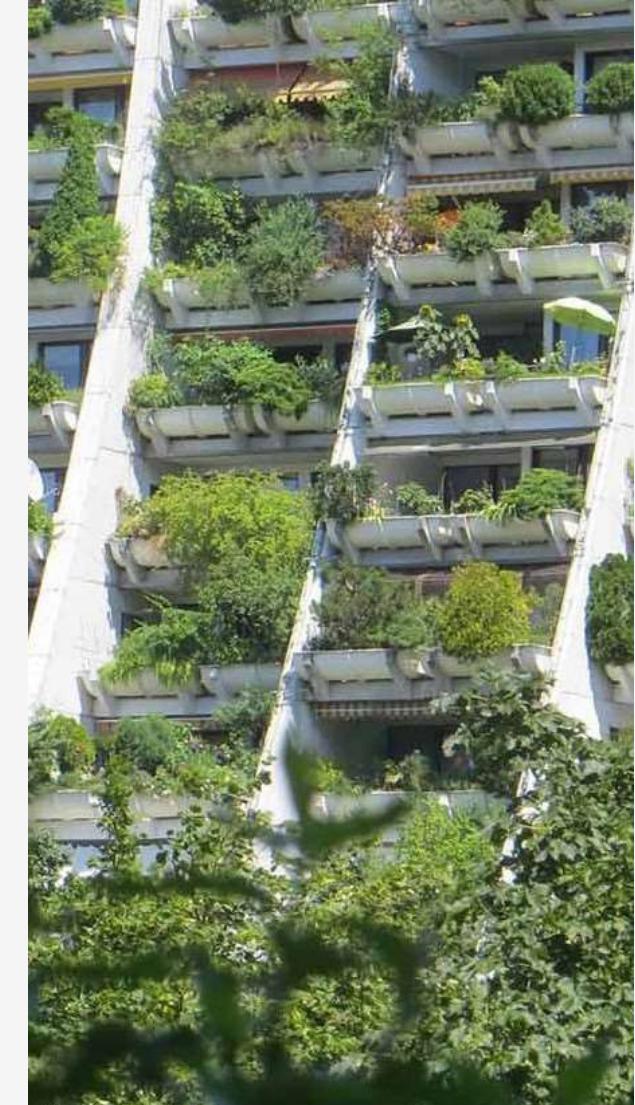


Rīga X vīzija -
Kompakta **dzīvojamā**
pilsēta

Attīstot dzelzceļa loku
tiktu dota **alternatīva**
dzīves vietas izvēles
iespēja

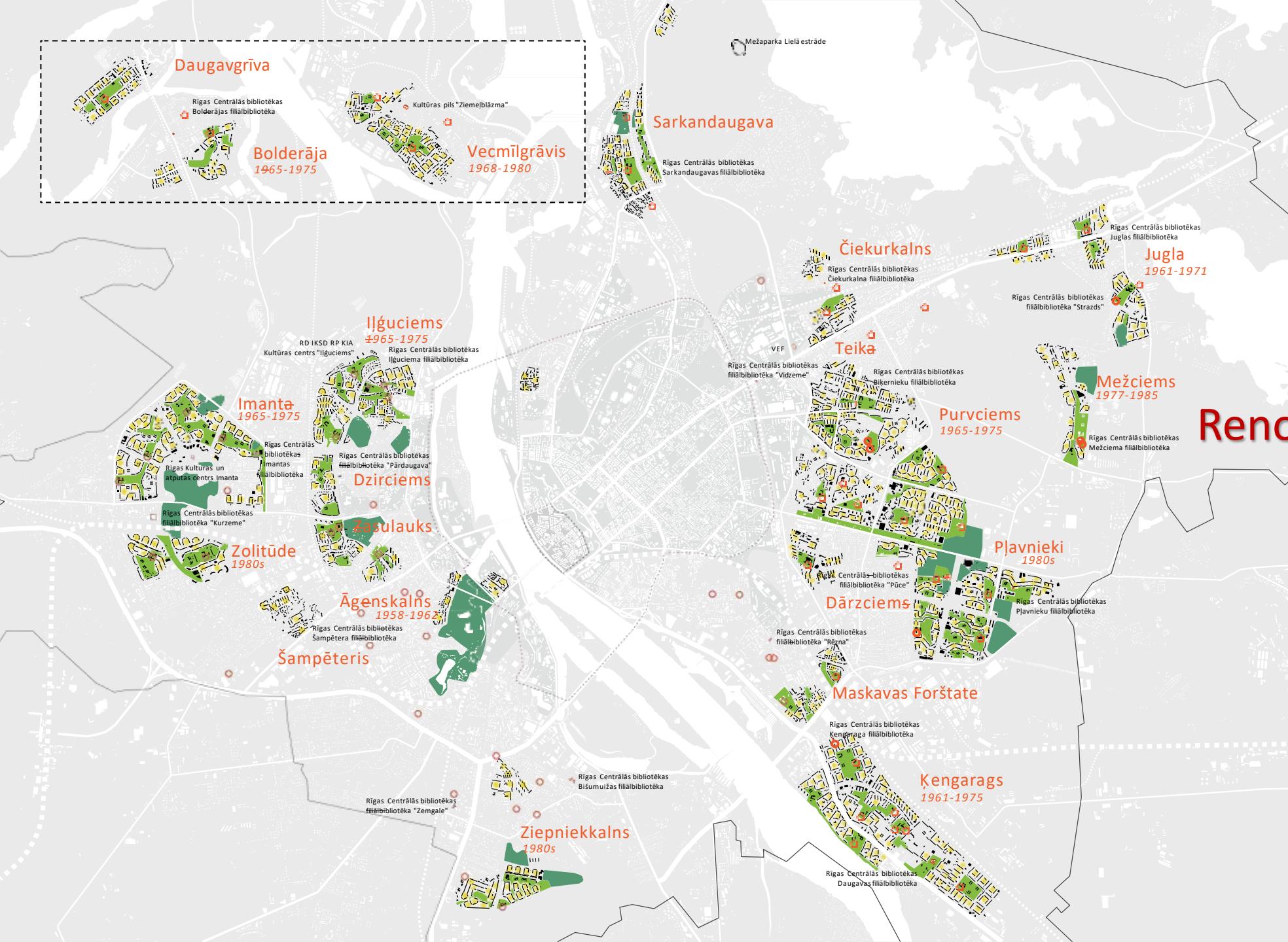
Newly built AFFORDABLE SOCIAL housing

- Ministry of Economics announced **new affordable housing construction scheme 2023 (42.9 m€)**
 - Regional divide
-
- ... also the rental Law was finally adapted this week



04

Massive housing renovation program –
Inevitable & immediate necessity



Renovation progress

Renovated ~140

6000
multiapartment
buildings

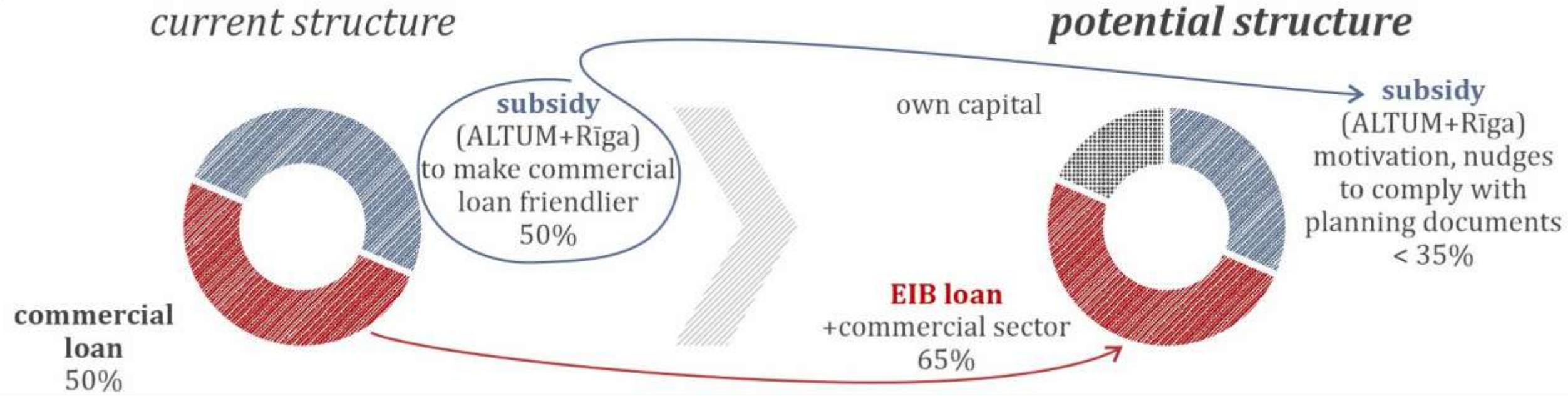
EU Funding 2021-2027 comes with Green label



37% GREEN TRANSITION

20% DIGITAL TRANSITION





it takes no less than investment of 6 billion & a window of 30-50 years

- High quality materials, developed & produced locally – potential for economic growth of several sectors in Riga and Latvia
- Economy of scale, rotation of funds in the system
- Ambitious energy claims and care of the environment – the only paths to carbon neutrality
- Architectural and historical identity for Riga & neighbourhoods
- Public transport and new transportation modes – life without the personal motorised vehicle
- Public spaces and ecology
- Safer, healthier, and universally accessible city

Vienna Developer competition

plānošana	izmaksas	ekoloģija	sociālā ilgtspēja
<ul style="list-style-type: none">stāvu plānojumsvide, zajās zonasarhitektūra un pilsētplānošanakopējs rezultāts	<ul style="list-style-type: none">būvniecības izmaksas (ieskaitot zemes un plānošanas izmaksas)lietotāju izmaksas (ire, kopīgās ēkas apsalmniekošanas izmaksas)pakalpojumu izmaksaslīguma nosacījumikopējs rezultāts	<ul style="list-style-type: none">tehnoloģijas, enerģijas patēriņšekoloģiskā būvniecība, izmantotie materiāllivides išpāšības objekta kvalitātekopējs rezultāts	<ul style="list-style-type: none">piemērotība ikdienas lietošanaiizmaksu samazināšana, pateicoties labai plānošanai un finansēšanaisociālā dzīve kopienāspielāgošanās lietotāju mainīgajām vajadzībāmkopējs rezultāts

vērtēšanas komisijas lēmums

Khrushchev housing smart renovation – Tartu, Estonia



05

Road map for Riga

- Centre for competences
- Prep-work for funding acquisition
- Prep-work for political agreement (locally and nationally)
- Procedures, planning doc's & regulation
 - Optimising procedures
 - Development and adaptation of planning documents
- Support to sciences & their commercialisation, especially in housing sector

SUMMARY

- It's complicated & it will become our new Ultimate Question of Life
- While massive housing renovation program is inevitable & immediate necessity, it is also a great opportunity
- It takes brave & wise politicians (*and we are short of those*)
- A mind-shift in new living standard is needed
- Insulation lowers cost, but doesn't improve living conditions



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Thank you!

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