

# «Housing in Russia and Russian Tenants Association»

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# Housing stock

Total Population is about – 142 mln.  
inhabitant

About **73 %** is in urban areas – **103,8** mln.

About **27 %** is in rural areas – 38 mln.

- Total housing stock in the R F - **2.85** billion  $\text{m}^2$
- Average dwelling space per inhabitant about **20**  $\text{m}^2$
- The new goal is 22,5  $\text{m}^2$  per person

# Housing Reforms in Russia

- Before 1990 all flats in Russian cities were **state owned flats**,
- All residents of the flats were **TENANTS**
- In 1989 **privatisation** of state (municipal) flats started
- By 2009 **85 %** of all urban flats were privately owned,
- only **15 %** of flats are **municipal rental** housing,

# Who can provide a flat ?

- 1) Municipal authorities (very small amount only to registered waiting list applicants)
- 2) private persons ( owners of flats and municipal tenants) to everybody

Rather often owner of flat in town to everybody A let his flat to smb. and simultaneously will be private tenant in town B

# Who can apply for municipal flat?

- Before – every family, which had not more than 5-10 m/ person!
- Now + new criteria = only poor people
- Only Moscow provide registered waiting list applicants with so cold “Social flats” (and tenants have the right to privatize it up till 2013)
- Municipalities do not want to build social housing (as it can be privatized immediately)

# Main housing problems

- very small social rental housing stock
- rapidly increasing rents for private flats
- municipalities have no money for new housing construction
- lack of renovation and major repairing works of the old municipal buildings

# Why we, in Russia, need Tenant union?

- We do not have adequate and affordable municipal housing stock
- Existing municipal housing stock is in bad condition
- municipal housing stock is disappearing as a result of privatization
- We do not have professional landlords
- We have **many** tenants

# How many tenants in Russia?

- Municipal tenants – now about 15 millions
- Private tenants – impossible to calculate – as it is hidden process, but at least another **20 millions.**
- In Moscow – about 2 millions of private tenants –they rent flats from private owners of flats and municipal tenants

# Tenants have a lot of visible and hidden problems

- Lack of tenancy agreements
- Unsecured tenancy
- High rents and cost of utilities
- Poor condition of housing stock

# Tenants have a lot of visible and hidden problems

- conflicts with neighbors – owners of flats
- tenants housing illiteracy
- no knowledge of the housing rights
- lack of housing advocacy
- lack of housing courts

The image shows the front cover of a spiral-bound notebook. The cover is a light beige or tan color with a fine, woven fabric texture. A silver-colored metal spiral binding is visible along the left edge. The text is centered on the cover.

# UIT and Russia

Long History of contacts

# Our short-long history

- 1992 - A Letter from **Nic Nilsson** to Russian member of ENHR Yelena Shomina
- 1994 study visit of Yelena to Sweden to study Sweden Tenant Movement
- 1995 Visit of IUT delegation to Moscow Housing Conference
- 1997 Visit of Group of Russian Housing NGOs' leaders to Swedish Union of Tenants
- NO NO NO NO CONTACTS
- 2006 – visit of the Russian group to study **Polish tenants' experience**
- **Start of the “Tenant project”** in Russia
- 2007 – Study tour to England to learn about **TPAS and KFTRA** activity

# In Poland



# Cora Carter!



- 2008 April 2-5, Visit of Magnus Hammer to Moscow
- Members of NGO Network for housing education (fighting with housing illiteracy) started the project for creation Russian Tenants Association (РАНЖ)
- 2008 Registration of «Russian Tenants Association» (РАНЖ) by Yaroslavl Centre for Social Partnership

The Project was supported by EU



# Magnus Hammer in Moscow



# Magnus Hammer in Moscow



# Study-tour to Swedish UT and IUT- 8-11 November 2008



# Russian Tenant Association logo



# First steps of RANJ – analytical activity

- To find **experts** and contact persons in different areas of Russia
- To determine the most **acute problems** of tenants
- To create a **database** of lawyers, who can deal with tenants' problems of Russia
- To evaluate existing national and local laws and documents in different Russian regions
- Information and legal support for tenants, legal protection of their rights and interests

When we started - we wanted

- Tenants and their problems to be visible!
- Tenants to be protected
- Tenants to be respected
- The voice of tenants to be represented

# Our activities

- Dissemination of information:
  - brochure - 10000 copies
  - newsletters – 12000 copies
  - articles in different newspapers
  - Book “TENANTS – OUR HOUSING MINORITY”
  - Consultations - 150
  - Round tables - 15
  - School for tenants 2265
  - Meetings with authorities and researchers

# School of Tenants in 45 regions, round tables

**Discussion about local problems of tenants**

**How we can defend tenants rights.**

**Local housing problems and local authorities**

**Russian Tenants Association – as key institution for support tenants rights**



# Our activists



# Our first small victories

- Now **tenant issues are** the subject of public discussion at **all levels** in all regions of Russia
- Social Housing is in the Agenda of Russian Parliamentarians and leaders of political parties
- Russian Association of Relaters began to discuss problems of rental housing market

*the main objective of Russian Tenants Association for the coming year is*

- *to support public awareness on the tenants' rights protection,*
- *geographical expansion of the interaction through the site promotion*
- *interregional cooperation in different network projects*

- New groups of tenants -children from orphanages must got municipal flat (often room): they are illiterate in housing matters
- RANJ will start pilot project with support of Swedish Children's Foundation in one region – and later in many others
- RANJ closely collaborate with Russian Association of Owners of flats, as tenants and owners very often live as neighbors and came many common problems

# Our Plans

- **“Global tenant” – now available in Russian**

Translation of “Global Tenant” into Russian (electronic version to start) – first attempt was done by students of Higher School of Economics

- almost all articles of MAY issue of GT already translated
- “Tenant Page” in Moscow Housing Newspaper

# Municipal residential building in the village



# New municipal houses for multi-children families



# Municipal building before demolition, 2001



# Demolition of municipal housing stock in Moscow, 2000-2010



# Typical new house

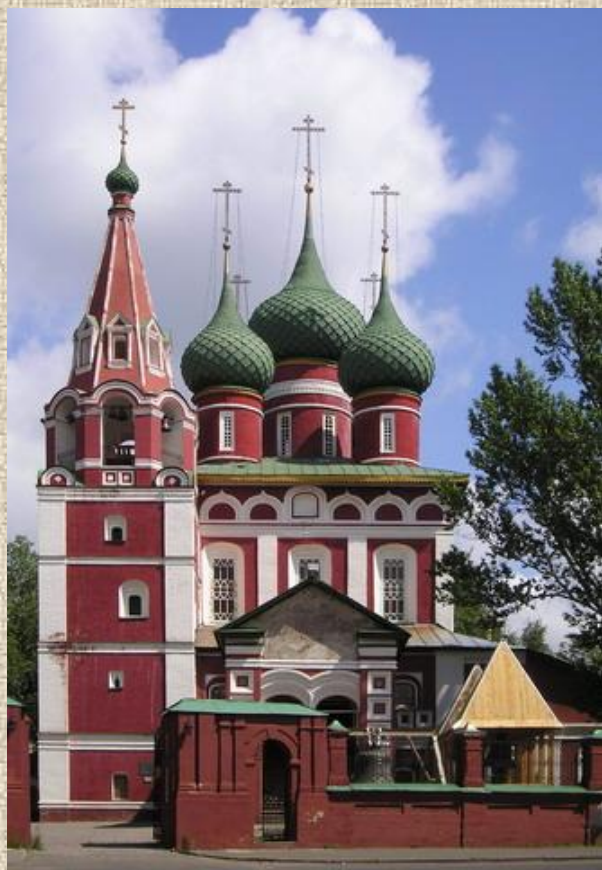


# Yaroslavl – capital of Russian Tenants



# At the bank of the Volga river





# The first Russian theatre



# New housing construction

