

Large housing estates in Hungary

Éva Gerőházi

Hanna Szemző

RESTATE



What type of effects may a concentrated public space rehabilitation have?

Jóságáros housing estate is one of the three main estates of the city of Nyíregyháza (which has approximately 110.000 inhabitants.) The estate has a solid middle-class and lower middle-class character, although a slight change of the population composition has been observed during the last decade. The estate, like many in Hungary, is in urgent need of physical rehabilitation, both within the buildings and in the surrounding public spaces. The city municipality, in order to avoid any further decline of the estate, has already prepared a long term rehabilitation plan for Jóságáros, but due to the shortage of resources, has been unable to start implementing it.

In 2004 however, a new opportunity arose: Hungary became a member state of the European Union and became eligible for EU structural funds. Consequently, the National Development Plan for Hungary contains measures to provide subsidies for the rehabilitation of deteriorated city areas. It mostly subsidizes the physical upgrading of public spaces. The municipality of Nyíregyháza prepared a tender document for this subsidy system, which focuses on the renovation of Jóságáros's main street, the Ungvár avenue. The question is, how much can this measure achieve to solve the problems in Jóságáros, if there is no additional public money available for the financing of other relevant works.



An image of the estate



Ungvár avenue currently ...



A nice afternoon in the autumn

About the estate

Jóságáros housing estate was built in the 1970s, when there was a housing shortage in Hungary. Approximately 7% of the population of Nyíregyháza lives in the estate, which has a resident composition similar to that of the city average. (Some slight aging and migration processes may be observed.) There are no serious problems with public services like education, commerce or culture but the estate suffers from the typical physical problems of such estates: deteriorated public spaces, shortage of parking places, residential buildings without any substantial renovation etc.

The estate consists of 5 storey high buildings in the outer frame, and 10 storey high ones in the centre, which surround the Ungvár avenue.



... and according to the plans.



About the plans

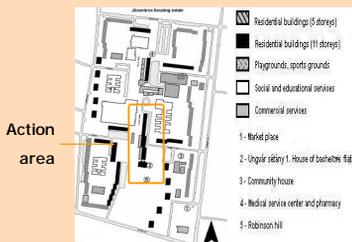
The main avenue in the estate, the Ungvár avenue, provides the location for nearly all the public services – except for the schools. Currently it is quite run down and the services are underused.

That is why the municipality of Nyíregyháza prepared a tender document – to be submitted for EU structural funding – which aims at renewing this main street. This would cover the replacement of the utilities, the road and the lighting, the instalment of new street furniture and the upgrading of the green surface.

(These ideas comprise only the first phase of the rehabilitation efforts, but the municipality has very limited resources to involve more.)



Will it stimulate Public Private Partnerships?



Action area

OR

Will it have any multiplying effect on the other parts of the estate?

OR



Will the results simply disappear in 10 years time?

WHAT EFFECT WILL SUCH AN IMPROVEMENT HAVE?

WHAT DO YOU THINK?

WE NEED YOUR OPINION!



Authors: Hanna Szemző, Metropolitan Research Institute, szemzo@mri.hu
Éva Gerőházi, Metropolitan Research Institute, gerohazi@mri.hu
Partners: Municipality of Nyíregyháza