

# **New Residential Differentiation in Post-Socialist City: the Case of Prague Inner City**

**Svetla Zelendova**

Charles University in Prague  
Albertov 6  
Prague 128 43  
Czech Republic

Tel: none provided

Email: svetla.zelendova@centrum.cz

## **ABSTRACT**

In the Czech Republic after Velvet Revolution housing as a basic need of society underwent considerable changes. Among them restitution of properties to the former owners, privatization of socialist housing stock and slow liberalization of rents and prices are the most important processes, which substantially change the situation in real estate market.

The paper focuses on new housing development in Prague metropolitan region and its impact on socio-spatial structure within the inner city. Four main questions are discussed: the character, intensity, allocation of new housing in Prague metropolitan region and consequences for particular social environment of selected neighbourhoods. I suppose that depending on changes in housing sphere (new policy, instruments, actors etc.) the intensity increases and variety of housing forms extends. According to prices of new housing construction new residents of high social economic status change the socio-spatial structure and influence the whole development of neighbourhoods.

The empirical study of new housing construction is based on statistical data from 1990-2004 from both the Czech statistical office and the real estate market research. The consequences were evaluated in two case study localities Libeň and Troja, which has been dramatically changed during the post-socialist transformation. Paper shows that the intensity of housing construction has been slowly increased; new housing is very expensing and accessible for less than 20 % of population in Prague. Inflow of new habitants with high socio-economic status changes the image of locality. Significant impact can be observed both in physical and social environment. As a consequence, upgrading of social environment or polarization of social structure could be scenarios of the future development of inner city localities.

**Key Words:** new housing development, residential differentiation