

The Financialization of Housing Affordability A Critical Reflection from the Perspective of Social Economy – Case Slovakia

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Abstract:

The article deals with the long-term unfavorable development of rental housing in the Slovak Republic in the context of social economy, analyzing its causes, consequences and systemic connections. Rental housing is perceived as a key element of social infrastructure, which fulfills not only an economic but also a social function – it contributes to equal opportunities, social inclusion and population mobility. The chronic lack of affordable rental housing is critically assessed as a structural barrier to regional development, labor market adaptation and overall economic dynamics. Special attention is paid to the role of housing companies as potential carriers of innovative and sustainable approaches to the development of the rental sector, as well as their ability to create new models of socially responsible entrepreneurship in the field of housing. The example of Bratislava is used to point out the failure of the implementation of a progressive rental housing model, which could serve as a precedent for other cities. The article emphasizes the need for a coordinated state policy that would support the development of housing as a public good, and at the same time highlights the importance of linking social and economic approaches to solving the housing crisis.

Keywords:

Housing policy, Rental housing, Social economy, Sustainable development.