



Affordable housing in attractive heritage towns:

The Mikulov Case

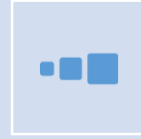
Basic facts

- Attractive location of South Moravia, Brno/50km, Vienna/70km, Bratislava/100km
- ~7,500 inhabitants - a stable population for more than 150 years



- Pálava – UNESCO-protected biosphere with vineyards, a unique baroque landscape, and rich cultural heritage
- A growing tourism economy → increasing pressure on the housing market

Challenges and limits of the Mikulov housing portfolio



Expensive ownership: prices up to €4,200/m² (~105,000 CZK/m²)



Gap in rentals: market rents > ~10€/m² (250 CZK/m²) versus municipal flats only ~3-5€/m² (~76-130 CZK/m²)



Advantage: the city owns 380 flats, over 500 new flats build by private sector over the last 15 yrs



Disadvantage: renovating the municipal housing stock in heritage-protected buildings is financially extremely demanding, no growth of population

The Mikulov paradox

Since 1989, Mikulov has transformed into an attractive small town to live in.


Despite continuous construction of new flats, the town still faces a shortage of affordable housing.

Young families and seniors struggle to find long-term homes, as the market is driven by tourism and private investment, while renovation of the city's heritage-protected housing stock remains costly and slow.



For change
we need to
take
multidisciplin
ary approach

Simplify	Reduce bureaucracy, ensure predictable spatial planning.
Support	Adjust the fiscal redistribution system (RUD) to ensure municipalities have sufficient funds for building and renovating housing.
Strengthen	Better cooperation with developers – clear rules, fair infrastructure contributions, transparency.
Learn	Learn from Vienna – combining municipal, cooperative, and private rental housing for long-term affordability.
Regulate	Managing short-term rentals and property investment is essential to preserve the residential character of city centers.

An aerial photograph of a white church with a large dome and a bell tower, situated on a hillside. The church is surrounded by a stone wall. In the foreground, there are two small white structures with arched openings. The background shows a valley with rolling hills and a small town, all under a hazy, golden sky.

To keep Mikulov authentic and alive for the next 150 years, we must build housing that is both economically sustainable and socially accessible. Affordable housing is not only a matter of construction — it is a strategy that connects culture, economy, and social cohesion.

Thank you

Photo credit: Jan Miklín