

RESOLUTION OF THE CITY COUNCIL ON PROSFYGIKA ADDRESSED TO THE REGION, APRIL 20, 2026

“The Municipality of Athens is following with particular interest the developments regarding the redevelopment and restoration of the Prosfygika Housing Complex on Alexandras Avenue, an iconic complex of exceptional historical, social, urban planning, and monumental significance for Athens. On April 1, 2026, a residents’ committee presented its concerns and positions, even highlighting the danger to the life of a hunger striker.

This is a unified architectural and historical complex of eight apartment buildings, constructed between 1933 and 1936 to house refugee families; today, they constitute a designated historic housing complex, representative of the modernist movement in Greece and inextricably linked both to the memory of the Greek population of Asia Minor and to critical chapters in the city’s modern history, such as the events of December 1944.

According to publicly available data, the first two apartment buildings were designated as monuments by a Decision of the Minister of Culture (Government Gazette 1747/B/26-11-2003), followed by the remaining six (Government Gazette 62/13-2-2009), while in 2019, the Central Council for Modern Monuments unanimously approved a restoration study for the complex.

In 2014, an attempt was made to transfer 137 apartments (out of the 228 in the 8 apartment buildings) to TAIPED, (Hellenic Republic Asset Development Fund) pursuant to a decision of the Interministerial Committee on Restructuring and Privatization (Government Gazette 571/B/March 5, 2014). The Municipality of Athens appealed this decision to the Council of State (Fourth Section). Although the petition for annulment of the transfer to TAIPED was not accepted, the parties acknowledged that the surrounding area belongs to the municipality. Meanwhile, in 2016 (even before the final version of Council of State Decision No. 507/2018, 4th Section, was issued), 177 of the 228 apartments were transferred to the Attica Region under Article 62 of Law 4414/2016 (Government Gazette 149/A), 177 of the 228 apartments were transferred to the Region of Attica, while 51 remain privately owned.

In June 2025, by decision of the Regional Committee (864/2025), the signing of a programmatic agreement between the Region of Attica, DYPA (Public Employment Service), and the Ministry of Culture and Sports for the “restoration of four apartment buildings of Prosfygika on Alexandras Avenue for use as social housing.” In other words, at this stage, the project concerns four of the eight apartment buildings, which are reportedly owned entirely by the Region of Attica, and provides, in addition to social housing, accommodation for patients’ companions from the neighboring hospital, while there is no mention of the surrounding area.

It should be noted that in 2020, preliminary work was done on a programmatic agreement with the Municipality of Athens, the Region of Attica, and Anaplasi SA, but it did not come to fruition.

The Municipality of Athens fully recognizes the importance of restoring buildings, ensuring their structural soundness while respecting the original designs—as is appropriate for monuments—as well as their social utilization, while requesting to be fully informed and involved in the relevant planning. Given the significance of the project, its public nature, the historical and monumental protection of the site, and its direct impact on neighborhood life, we believe that any advancement of the planning cannot proceed without prior, open, institutionally organized, and substantive consultation.

For this reason, the Municipality of Athens requests that the Region of Attica, before proceeding with the implementation of the programmatic agreement:

1. To immediately initiate a public and formal consultation process regarding the entire design (buildings and public spaces) about the development and redevelopment of the Prosfygika Housing Complex on Alexandras Avenue, in accordance with the legislation on redevelopment (Law 2508/97).
2. To present in detail the scope, scope, uses, timeline, and impacts of the intervention (as provided for in the legislation on the Preliminary Regeneration Proposal), as well as the manner in which the protection of the complex's historical and social character is ensured.
3. To formally invite the Municipality of Athens, local residents, representatives of current residents, academic and social organizations, as well as all relevant cultural heritage protection and urban planning agencies, to collaborate.
4. To ensure full transparency regarding the studies, the intended uses, the ownership and operational status, the social criteria, and the process for selecting beneficiaries and allocating housing, as well as the provisions for protecting the historical memory of the site.
5. Refrain from proceeding with enforcement measures, such as evictions, before the planning approval process is completed and the necessary protective measures for the current residents of the buildings are put in place.

We particularly highlight the issue of property ownership, which requires further investigation and clarification, following the court rulings and specific legislative provisions that have been enacted.

Athens needs projects designed with accountability, social sensitivity, respect for memory, and trust in its citizens. The Prosfygika of Alexandras is not just another building stock to be exploited. It is a place of memory, social history, and urban identity, which requires special care and institutional seriousness.

In such a process, the Municipality of Athens is ready to contribute institutionally and substantively, and demands respect for its role and rights.”



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