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Housing needs of the population of Poland at the background of regional housing markets

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Tekst jest udostępniony do wykorzystania w ramach dozwolonego użytku.

Table 1

Demographic Changes, Households and Population in Households as per National Census Reports of 1970, 1978, 1988, and 2002

Description	1970	1978	1988	2002
Total population in thousands	32 642.3	35 061.5	37 879.1	38 230.1
towns	17 064.6	20 150.4	23 175.1	23 610.4
villages	15 577.7	14 911.1	14 704.0	14 619.7
Population age structure in %	100	100	100	100
pre-productive age (0-17)	32.9	28.7	29.9	23.2
productive age (18-59),	54.1	58.0	55.5	59.9
including: 18-19	19.0	22.6	16.7	19.4
30-59	35.1	35.4	38.8	40.5
after retirement (60 +)	13.0	13.3	14.6	17.0
Households in thousands	9 376.3	10 948.1	11 970.6	13 337.1
towns	5 390.2	6 789.9	7 864.3	8 964.5
villages	3 986.1	4 158.2	4 106.3	4 372.6

Source: GUS review tables concerning the 2002 National Census

The chronic lack of flats discourages from starting up families (or delays it) and from territorial migrations of the population. Lack of flats does not support the natural process of families becoming independent, while those families, which are formed out of necessity, have to share flats as two- and three-generation households. In addition, the emergence of households established by younger and older single persons is made difficult. Small and overcrowded flats do not create favourable conditions for procreation attitudes of the married couples.

In 1993, the share of population beyond retirement age was 13.3%, and in 1998 it increased up to 14.3%. It is expected that by 2030 that share will grow up to reach the level of 24%, while it will increase up to 14.5% by 2010. Population in that age group will increase by more than 3.5 million people, and almost half of that increase is expected to take place by 2010.

In a dynamic perspective, the process of ageing of the Polish community is shown in Table 2.

Table 2

Indexes of dynamics of major changes within population groups (1988 = 100)

Age group	1998	2000	2005	2010
0-17	9 888 600 = 100.0	94.1	80.8	75.2
18-59/64	23 226 300 = 100.0	101.9	106.9	108.0
incl. 18-44	15 565 300 = 100.0	99.8	99.8	100.2
45-59/64	7 660 400 = 100.0	106.1	121.3	123.8
60/65 and more	5 552 000 = 100.0	102.3	105.0	113.0

Source: *Polish Population Forecast*, GUS, Warszawa 2000, pp. 27, and 28.

Diversified dynamics of population age changes in the forecast period means the necessity of developing a housing policy that would be variable in time and diversified. It becomes

necessary to work out various forms of satisfying housing needs, adjusted to diversified specificity of those needs, as well as preferences of particular population age groups.

The growing process of ageing of Poland's population requires effective actions to be initiated with a proper lead-in time. Certain expectations will also be directed to the housing policy, so that it would incorporate in its solutions also the problem of the elderly people (pensions, architectural barriers, etc.). Living of such a numerous group of the elderly in their currently occupied flats means reducing the natural generation process of taking over the family dwellings.

Current number and structure of households

The above-referenced national censuses made it possible to determine changes in the number and structure of households. The census data show that the rate of increase in the total number of households in periods between national censuses of 1978 and 1988, and between those of 1988 and 2002 is ca. 2%. At the same time, that rate of increase is clearly different in urban and in rural areas. Changes in the number of households in the country show the reversal of the tendency, from the upward in the first census period to the downward one, while towns demonstrate a tendency of a substantial increase in the households number during the whole period (Table 1).

Interestingly, the share of single-person households increased at that background from 17.4% (1978) to nearly 25% (2002) of the total number of households, including the increase in towns from as little as 21% in 1978 to almost 28% in 2002. That state of affairs generates housing needs of a new kind, and in a considerable and growing extent. The noticeable fluctuations in the share of four-person households result, most probably, from the overall tendency within demographic changes, and probably relate to the non-satisfied housing needs and the state economy downturns and upturns. This is reflected in the average number of people per a single flat.

Assessment of current housing needs

In the light of information derived from the 2002 National Census, the more and more often recurring thesis of the decreasing arduousness of the so-called *housing issue* cannot be confirmed. The same can be said about a statement that housing policy does not require any special involvement on the part of local governments in order to improve the present housing situation.

The housing situation in Poland is determined by the quantitative deficit of flats and low standard of the major part of them. In the period after the 1988 census, there was not any significant improvement in the housing situation in Poland. Changes, which were noted, resulted from the increase in the number of new flats with a bigger surface area, and an increase in the size of single-family houses. An average flat in towns in 2002 was by 24.2 m² smaller than that in the country. Average surface area of flats in Poland increased from 59 m² to nearly 69 m², and the average surface area per capita from 17.1 m² to over 21 m², with the simultaneous drop in the average number of persons per flat from 3.46 to 3.25 (2.95 in towns and 3.87 in villages). This is, to a large extent, the consequence of a particularly low

dynamics of the population number increase in that period, being even lower than the critically low dynamics of the housing stock increase.

Urban flats are usually too small for two households, or a three-generation family. In 2002, self-contained flats (occupied by single households) were estimated at 10.1 million among the total number of 13.3 million. That proportion was 76.1% of the total number of households, while the same proportion was 80.3% in 1988. Therefore, the number of shared flats increased from 2.4 million in 1988 (19.6% of the total number of households) to 3.2 million in 2002, or 23.9% of the total number of households.

Having assumed the necessity to provide an independent flat for each household, one can assess the input housing deficit in the way, as described below. The GUS data show that the rate of statistical housing deficit in 1998 amounted to almost 12% of the occupied stock, with the same deficit shares in urban and rural areas. According to the results of the 2002 National Census, the statistical national housing deficit amounted to total 1,704 thousand flats in May 2002, including 1,089 thousand flats in towns and 615 thousand flats in villages. During the period between national censuses, the deficit grew up to almost 15% of the occupied stock in total (almost 14% in towns and more than 15% in the country).

However, one should take into account the fact of voluntary, joint living of families, especially in residential buildings in the country (it often happens that, based on the census assumptions, such buildings are considered to be single flats), as well as joint living of families for economic reasons. The assessment of the input housing deficit constitutes only a fragment of a long-term forecast, which should include both the expected stock decline, and the increase in the household number, preferably in particular Regions.

Table 3

Housing needs in 2002

Description	Total	Towns	Villages
Statistical* housing deficit in 2002 (in thousands)	1 704	1 089	615
Number of sub-standard flats (in thousands)	1 851	739	1 112
Housing reserve (5% of the stock), including that resulting from migrations**	600	400	200
Housing needs in 2002 (in thousands):			
– without reserve	1 704	1 089	615
– with specified reserve	2 304	1 489	815
– with sub-standard flats	4 155	2 228	1 927

* including the annual flat number decrease, and ca. 126,000 flats to be demolished, as registered during the 2002 National Census.

** migrations between Regions in 2001 concerned almost 370,000 people

Source: 2002 National Census Report. Flats. GUS, Warszawa 2003, pp. 46, 68.

A separate issue is that of occupied, sub-standard flats. The National Census Report stated¹⁵ that in 2002 there were 1,851,100 such flats, or 15.9% of the total occupied housing stock, out of which almost 740,000 in towns (9.4% of the whole urban housing stock) and nearly 1,112,000 in rural areas (as much as 29.6% of the housing stock). It should be

¹⁵ National Census Report: Flats and Population 2002. GUS, Warszawa 2003, p. 103.

noted that when compared to the 1988 National Census, the share of sub-standard flats decreased from 33% to 15.9% of total occupied housing stock. However, the number of such flats still constitutes a great challenge to the state, as it concerns 6.5 million of citizens, who make up 17.1% of the total population.

Size and structure of the housing market in Poland in 1990-2002

During the transformation period of 1990-2002, flats from the existing housing stock became the subject of transactions on the secondary market, in the total number of 3.1 million units (during 13 years), which each year was over 2.5 times higher than the number of new flats. This constituted 24.3% of the whole housing stock, and in particular Regions the share ranged from 14% in the Śląskie Region to 43.5% in the Zachodniopomorskie Region. This means that between 1990 and 2002 almost every fourth flat changed its owner. In that time there were total 1,231,300 new flats transferred for use. When that number was compared with the number of housing transactions concluded on the secondary market, it turned out that at each 2 new flats, there were 5 "old" ones changed, and, at the same time, there were large fluctuations in those numbers in particular Regions.

Transactions in flats (also residential buildings) are the largest, and characteristic segment of the property market in Poland. They concern 65% of total market transactions and range from 44% in the Lubelskie Region to 80% in the Śląskie Region. One-third of transactions in flats are carried as a result of privatisation activities of the State Treasury and municipalities.

The average share of land in market property transactions is 23%. Most of transactions in land are effected in the agricultural Regions, e.g. in the Lubelskie (47%), or in the Świętokrzyskie (44%). At the same time, such Regions face the lowest interest in flat transactions. The lowest level of transactions in land is in the Śląskie Region, where the dominating type of transactions is that in flats. Other property types, such as workshops, offices, garages, etc. have a relatively low share in the total number of transactions (11%), ranging from 7% to 16% in particular Regions.

The characteristics of regional housing markets was shown based on statistical data from 2002, supplemented (for comparison purposes) with the respective references to the years 2001 and 2000. It shows that between 2000 and 2001 there was a growth of GDP in Poland by 5.2% in current prices, and in particular Regions one can notice considerable differences in the increase of the so-calculated GDP. In the Mazowieckie Region, the increase exceeded 10%, while in the Opolskie Region it did not even reach 1%.

In 2002, as compared to 2001, there was a visible decrease in the number of transactions on the housing market by nearly 19,000 transactions on the secondary and by 9,000 transactions on the primary market. Although in 2001, when the majority of funds to conduct the 2002 transactions were generated, GDP increased by 5.2% in current prices, still the real increase was only by 1.1% (4% in 2000). Moreover, it took place under the conditions of the continued recession and the negative dynamics of national demand¹⁶

¹⁶ W. Dominiak: *Makroekonomiczne uwarunkowania i możliwości realizacji popytu mieszkaniowego w Polsce*, [w:] Referaty XIII Konferencji Spalskiej, Spała 2002, s. 47.

amounting to -1.9% in fixed prices. That was reflected in the number of transactions on the housing market and in the number of new flats transferred for use. In that context, the index of percentage compensating statistical deficit with new flats transferred for use in 2002 seems to be significant. The index shows potential capabilities for compensating that deficit in the period extending from a dozen or so years to nearly 50 years in various regions. On the average, when calculating in accordance with the 2002 results, the period would amount to ca. 18 years in relation to Poland (see Table 4).

Analyses conducted in the Institute¹⁷ show that it is possible to distinguish four groups of Regions, in which main classification criteria are: the number of households, GDP total and per capita, and the number of newly constructed flats. Group I, with 1.7-2.0 million households, includes the Mazowieckie and the Śląskie Regions. Group II, which falls within the 0.9-1.1 million households bracket, covers the Małopolskie, the Wielkopolskie, the Dolnośląskie, and the Łódzkie Regions. Group III, in the range of 0.6-0.8 million households, includes the Pomorskie, the Kujawsko-pomorskie, the Lubelskie, the Zachodniopomorskie, and the Podkarpackie Regions. Group IV, with 0.3-0.5 million households, includes the Warmińsko-mazurskie, the Podlaskie, the Opolskie, the Świętokrzyskie, and the Lubuskie Regions. General descriptions of all the Region groups are provided below:

Group I (2 Regions), constitutes 27.7% of total households and a 34.1% share in the national GDP, participates in 29.1% of total statistical housing deficit, with a 30.6% share in new housing projects.

Group II (4 Regions), constitutes 31.3% of total households and a 30.5% share in the national GDP, participates in 30.1% of total statistical housing deficit, with a 30.5% share in new housing projects.

Group III (5 Regions) constitutes 25.7% of total households and a 23.0% share in the national GDP, participates in 25.4% of total statistical housing deficit, with a 12.4% share in new housing projects.

Group IV (5 Regions), constitutes 15.3% of total households and a 12.4% share in the national GDP, participates in 15.4% of total statistical housing deficit, with a 12.3% share in new housing projects.

This division does not match the geographical location of the respective Regions, and only shows the need to identify the number of households, housing stock and needs at the background of regional potentials, when developing a new housing policy of the state. The differences in development potentials that are shown emphasize the need for working out proper strategies to satisfy the housing demand in particular regions, taking into consideration their specific requirements and trends of social and economic growth.

Fig. 1 shows how considerable differences in transaction values exist on regional housing markets, and how direct relationship is between the value of the housing market transactions (primary and secondary markets) and the economic potential of particular Regions. Purchasing a flat on the primary or secondary market is still a serious financial challenge to those households, which are interested in such transactions and generate

¹⁷ W. Rydzik: *Przesłanki prognozowania potrzeb i popytu mieszkaniowego ludności Polski do roku 2010*. IRM Kraków 2003.

proper income. Usually, the preparatory period lasts several years, and various elements influence the way of the transaction financing, starting from simple saving to earning of the so-called credit rating. The basic qualifying factor is the household's income that can be allocated towards a flat.

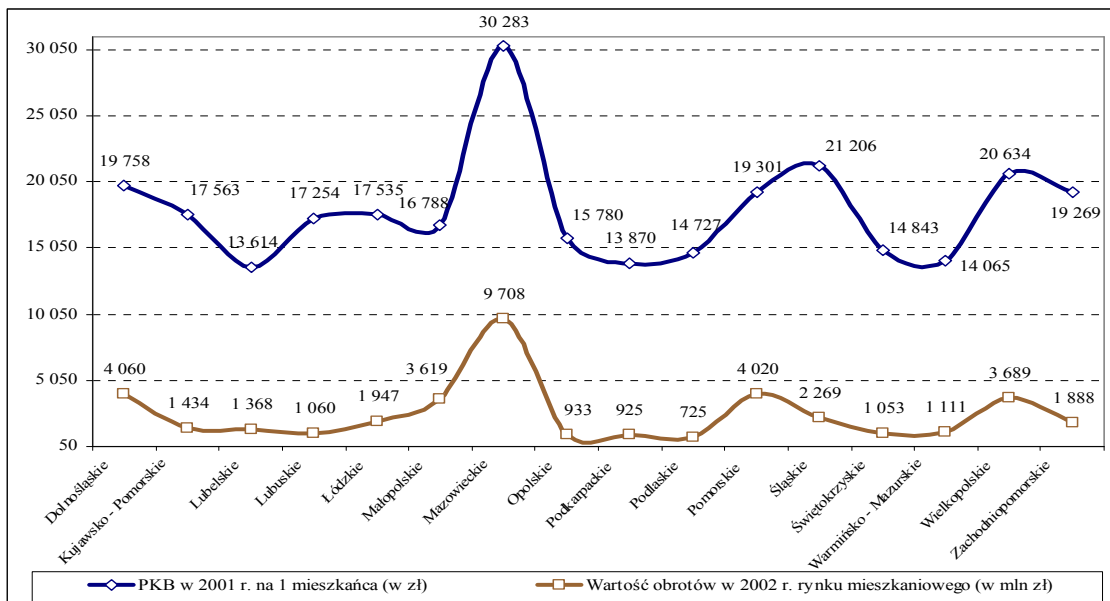


Fig. 1. Relationships between GDP per capita in 2001 and the value of transactions on regional housing markets in 2002

Source: GDP as per Regions and sub-regions in 2001. GUS, Katowice 2003, p. 31; own calculations of housing market transactions values

The values of average gross income¹⁸ at the disposal of households in particular Regions in 1998-2001, that is in years preceding the housing market transactions under consideration, are shown in Table 6. In order to capture the changing trends in those values, the respective ratios were provided for each Region, whereas the previous year's income was 100. In a considerable group of the Regions, the rate of increase of that value substantially exceeds the average national value. This is reflected in the volume of transactions on primary and secondary housing markets and in the value of transactions effected in 2002.

¹⁸ GUS defines gross income at the household's disposal as the result of adjusting the original gross income by income and property taxes, social insurance premiums, social benefits other than social transfers in kind and other current transfers.

Table 4

Description of regional housing markets in 2002

No.	Region	Population in thousands	Households in thousands	Number of occupied flats in thousands	Statistical deficit of flats (3-4) in thousands	2001 GDP to 2000 GDP ratio (current prices)	Transactions in flats in thousands	Flats transferred for use in thousands	No. of flats transferred for use as % of the statistical deficit
0	1	2	3	4	5	6	7	8	9
1.	Dolnośląskie	2 907.2	1 066.5	936.2	130.3	102.9	26.6	7.1	5.5%
2.	Kujawsko-pomorskie	2 067.3	706.7	624.9	81.8	106.1	13.4	4.2	5.3%
3.	Lubelskie	2 199.1	742.2	638.9	103.3	106.4	10.4	3.4	3.3%
4.	Lubuskie	1 008.9	345.7	306.6	39.1	103.2	8.8	2.4	6.1%
5.	Łódzkie	2 612.9	983.7	869.3	114.4	104.6	13.8	4.8	4.2%
6.	Małopolskie	3 232.4	1 040.8	898.8	142.0	101.7	19.5	9.7	6.8%
7.	Mazowieckie	5 124.0	1 919.0	1 641.6	277.4	110.5	35.3	22.3	8.0%
8.	Opolskie	1 065.1	369.8	311.8	58.0	100.9	8.4	1.3	2.2%
9.	Podkarpackie	2 103.8	615.9	551.9	64.0	106.0	8.2	4.1	6.4%
10.	Podlaskie	1 208.6	407.4	359.6	47.8	107.1	4.7	2.6	5.4%
11.	Pomorskie	2 179.9	755.2	652.0	103.2	103.8	17.7	8.4	8.1%
12.	Śląskie	4 742.9	1 778.0	1 559.9	218.1	103.7	24.0	7.6	3.5%
13.	Świętokrzyskie	1 297.5	434.1	378.6	55.5	103.4	5.5	2.8	5.1%
14.	Warmińsko-mazurskie	1 248.4	483.8	421.6	62.2	101.6	11.5	2.9	4.7%
15.	Wielkopolskie	3 351.9	1 079.7	953.1	126.6	105.2	21.4	9.4	7.4%
16.	Zachodniopomorskie	1 698.2	608.1	527.9	80.2	103.3	14.0	4.6	5.7%
Total Poland		38 230,1	13 337,0	11 632,7	1 704,3	105,2	243,3	97,6	5,7%

Source: GDP as per Regions and sub-regions in 2001. GUS, Katowice 2003, p. 31.

Table 5

Division of Region into groups based on criteria that justify the elaboration of proper housing development strategies for them

No.	Regions	House holds in thousands	Occupied flats in thousands	Housing deficit in thousands	Total population in thousands	Transactions in flats in thousands	Flats transferred for use in thousands	Individual housing projects in thousands	Total GDP in 2001 in PLN millions	GDP per capita ^{*)} in 2001 in PLN in thousands
	Poland total	13 337.0	11 632.7	1 704.3	38 230.1	243.3	97.6	52.4	750 786	14 069
<i>Groups of Regions:</i>										
1.	Mazowieckie	1 919.0	1 641.6	277.4	5 124.0	35.3	22.3	8.0	153 702	18 194
2.	Śląskie	1 778.0	1 559.9	218.1	4 742.9	24.0	7.6	6.1	102 639	15 828
	Group I share	27.7%	27.5%	29.1%	25.8%	24.4%	30.6%	26.9%	34.1%	
3.	Wielkopolskie	1 079.7	953.1	126.6	3 351.9	21.4	9.4	5.5	69 397	14 581
4.	Dolnośląskie	1 066.5	936.2	130.3	2 907.2	26.6	7.1	2.9	58 704	14 749
5.	Małopolskie	1 040.8	898.8	142.0	3 232.4	19.5	9.7	6.2	54 361	12 867
6.	Łódzkie	983.7	869.3	114.4	2 612.9	13.8	4.8	3.7	46 261	13 583
	Group II share	31.3%	31.4%	30.1%	31.7%	33.4%	31.8%	34.9%	30.5%	
	Total 6 Regions	59.0%	59.0%	59.2%	57.5%	57.8%	62.4%	61.8%	64.6%	
7.	Pomorskie	755.2	652.0	103.2	2 179.9	17.7	8.4	3.5	42 499	13 627
8.	Lubelskie	742.2	638.9	103.3	2 199.1	10.4	3.4	1.9	30 361	11 403
9.	Kujawsko-pomorskie	706.7	624.9	81.8	2 067.3	13.4	4.2	2.1	36 885	13 014
10.	Podkarpackie	615.9	551.9	64.0	2 103.8	8.2	4.1	3.4	29 541	10 942
11.	Zachodniopomorskie	608.1	527.9	80.2	1 698.2	14.0	4.6	2.0	33 424	14 512
	Group III share	25.7%	25.8%	25.4%	26.8%	26.2%	25.3%	24.6%	23.0%	
	Total 11 Regions	84.7%	84.7%	84.6%	84.3%	84.0%	87.7%	86.5%	87.6%	
12.	Warmińsko-mazurskie	483.8	421.6	62.2	1 428.4	11.5	2.9	1.5	20 660	11 524
13.	Świętokrzyskie	434.1	378.6	55.5	1 297.5	5.5	2.8	1.9	19 613	11 981
14.	Podlaskie	407.4	359.6	47.8	1 208.6	4.7	2.6	1.4	17 976	11 880
15.	Opolskie	369.8	311.8	58.0	1 065.1	8.4	1.3	0.8	17 086	11 476
16.	Lubuskie	345.7	306.6	39.1	1 008.9	8.8	2.4	1.5	17 676	13 088
	Group IV share	15.3%	15.3%	15.4%	15.7%	16.0%	12.3%	13.5%	12.4%	
	Total 16 Regions	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

*)Gross nominal income in the sector of households at their disposal, in: GDP as per Regions and sub-regions in 2001. GUS, Katowice 2003, p. 48.

When analysing housing needs in the light of the volume and value of transactions on regional housing markets, one should take into account the exceptional situation of the Mazowieckie Region. In that Region, the analysed income values exceed the national average by ca. 30%, their nominal amounts are by more than 60% higher than those in the lowest income Region (Table 6), the number of transactions is two times higher than the average number of secondary market transactions per a single Region and more than three times higher on the primary market in 2002 (Tables 7 and 8).

Table 6

No.	Region	Per capita in PLN thousands				Previous year = 100		
		1998	1999	2000	2001	1999	2000	2001
1.	Dolnośląskie	9 875	11 268	13 746	14 749	114.1	122.0	107.3
2.	Kujawsko-pomorskie	9 323	10 075	11 933	13 014	108.1	118.4	109.1
3.	Lubelskie	8 520	8 975	10 417	11 403	105.3	116.1	109.5
4.	Lubuskie	9 408	10 492	12 390	13 088	111.5	118.1	105.6
5.	Łódzkie	9 967	10 930	12 837	13 583	109.7	117.4	105.8
6.	Małopolskie	9 294	10 517	12 310	12 867	113.2	117.0	104.5
7.	Mazowieckie	14 449	15 652	16 872	18 194	108.3	107.8	107.8
8.	Opolskie	8 763	8 771	10 778	11 476	100.1	122.9	106.5
9.	Podkarpackie	8 179	8 771	10 307	10 942	107.2	117.5	106.2
10.	Podlaskie	8 958	9 505	10 786	11 880	106.1	113.5	110.1
11.	Pomorskie	9 334	10 810	12 656	13 627	115.8	117.1	107.7
12.	Śląskie	12 039	12 817	14 881	15 828	106.5	116.1	106.4
13.	Świętokrzyskie	8 971	9 571	11 310	11 981	106.7	118.2	105.9
14.	Warmińsko-mazurskie	8 224	8 802	10 867	11 524	107.0	123.5	106.0
15.	Wielkopolskie	10 097	11 598	13 593	14 581	114.9	117.2	107.3
16.	Zachodniopomorskie	9 979	11 220	13 797	14 512	112.4	123.0	105.2
Total Poland		10 332	11 320	13 158	14 069	109.6	116.2	106.9

The analysis of Table 6 reveals one, general tendency: there was a substantial increase in gross nominal income at the households' disposal in Poland by 9.6% in 1999, later by as much as 16.2% in 2000, and then there was a sudden decline of that increase in 2001 to as little as 7%.

Table 7 data show that, generally, transactions on the secondary housing market revealed a downward trend, and in each subsequent year after 1999 the number of transactions grew smaller and smaller. However, the situation in particular Regions is diversified. Some of them recorded increase in the number of transactions in 2001. Satisfied demand for new flats (primary market) supplements transactions on the secondary housing market. Several-year trends in the construction of new flats in particular Regions and in Poland in total are presented in Table 8. One can note the growing rate of an increase in the number of new flats in Poland until 2001, and a decrease (though not too sharp) in 2002.

The situation would not raise any special reservations, if the obtained results were satisfactory. The increase in the number of new flats, fluctuating around 100,000 per year

does not prove that housing needs can be satisfied within the next 20-30 years. It also proves the scale of an effective housing demand and stabilised base value of that demand.

Since 1999, with the methodological cooperation of the Real Estate Market Department of the Institute of Urban Development, the GUS Central Office of Statistics has been issuing annual booklets on real estate market transactions in Poland. The 2003 booklet¹⁹ quotes values of single transactions from both the primary and the secondary markets. Those values, together with the earlier provided information on transactions on domestic primary / secondary housing markets, as well as on regional markets enabled, for the first time, to assess the base value of the housing market in Poland (Fig. 2).

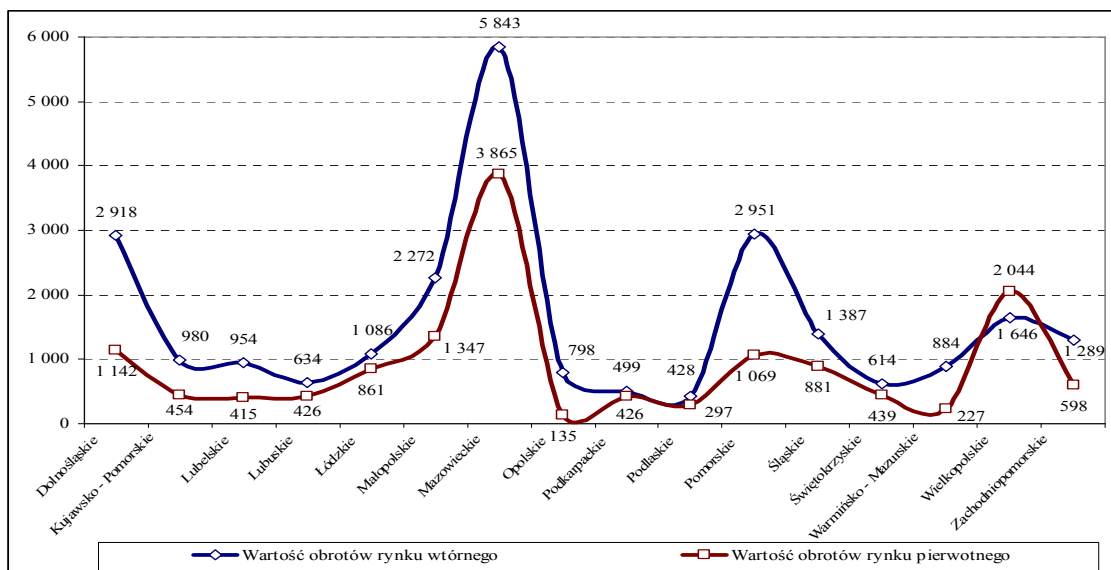


Fig. 2. Value of transactions on regional housing markets in 2002 (in PLN millions)

Source: Own calculations

The graph demonstrates that, except for one Region (the Wielkopolskie), the value of secondary housing market transactions is higher than that of the primary market, and in the majority of the Regions the value of transactions on each of those markets did not exceed 1 billion Polish zlotys in 2002. Only in 6 Regions, the value of transactions exceeded that level on the secondary market, and in 5 Regions on the primary market.

¹⁹ Obrót nieruchomości w 2002 r., GUS, Warszawa 2003, s. 19.

Table 7

Transactions on the secondary housing market

No.	Region	Transactions on the secondary housing market (pcs.)						Previous year = 100			
		1998	1999	2000	2001	2002	1999	2000	2001	2002	
1.	Dolnośląskie	32 388	31 010	27 826	28 575	26 615	95.7	89.7	102.7	93,1	
2.	Kujawsko-pomorskie	14 259	18 848	14 809	15 167	13 353	132.2	78.6	102.4	88,0	
3.	Lubelskie	12 814	11 776	10 799	10 766	10 432	91.9	91.7	99.7	96,9	
4.	Lubuskie	11 123	10 302	8 517	11 057	8 826	92.6	82.7	129.8	79,8	
5.	Łódzkie	19 504	23 082	16 883	14 362	13 802	118.3	73.1	85.1	96,1	
6.	Małopolskie	24 960	24 898	22 155	21 531	19 462	99.8	89.0	97.2	90,4	
7.	Mazowieckie	38 490	44 422	39 692	36 535	35 250	115.4	89.4	92.0	96,5	
8.	Opolskie	11 311	12 720	11 382	10 208	8 406	112.5	89.5	89.7	82,3	
9.	Podkarpackie	11 495	9 904	8 344	8 783	8 237	86.2	84.2	105.3	93,8	
10.	Podlaskie	5 926	7 145	6 270	5 612	4 705	120.6	87.8	89.5	83,8	
11.	Pomorskie	18 689	23 816	18 713	18 763	17 720	127.4	78.6	100.3	94,4	
12.	Śląskie	25 740	32 259	26 553	24 985	23 990	125.3	82.3	94.1	96,0	
13.	Świętokrzyskie	6 209	6 545	5 870	6 714	5 481	105.4	89.7	114.4	81,6	
14.	Warmińsko-mazurskie	14 116	10 711	9 311	13 507	11 498	75.9	86.9	145.1	85,1	
15.	Wielkopolskie	25 416	33 201	26 924	22 174	21 440	130.6	81.1	82.4	96,7	
16.	Zachodniopomorskie	20 290	20 021	16 298	13 583	14 041	98.7	81.4	83.3	103,4	
	Total Poland	292 730	320 660	270 346	262 322	243 258	109,5	84,3	97,0	92,7	

Source: L. Kalkowski et al.: *Monitoring of the Polish real-estate market in 1990-2002 and in the 1st half of 2003*, IRM Kraków 2003, Appendices, pp. 36-51.

Table 8

Transactions on the primary housing market 1998-2002

No.	Region	Transactions on the primary housing market (pcs.)					Previous year =100			
		1998	1999	2000	2001	2002	1999	2000	2001	2002
1.	Dolnośląskie	4 927	5 518	5 891	9 466	7 109	112.0	106.8	160.7	75,1
2.	Kujawsko-pomorskie	4 670	4 827	3 782	5 278	4 247	103.4	78.4	139.6	80,5
3.	Lubelskie	4 921	4 250	3 009	4 934	3 377	86.4	70.8	164.0	68,4
4.	Lubuskie	2 244	2 394	2 116	2 610	2 380	106.7	88.4	123.3	91,2
5.	Łódzkie	4 417	3 801	3 791	5 052	4 814	86.1	99.7	133.3	95,3
6.	Małopolskie	8 614	8 792	8 002	10 525	9 735	102.1	91.0	131.5	92,5
7.	Mazowieckie	17 639	18 980	25 186	27 456	22 328	107.6	132.7	109.0	81,3
8.	Opolskie	946	846	1 100	1 267	1 250	89.4	130.0	115.2	98,7
9.	Podkarpackie	3 159	2 997	2 895	2 825	4 060	94.9	96.6	97.6	143,7
10.	Podlaskie	4 279	3 940	3 798	3 130	2 612	92.1	96.4	82.4	83,5
11.	Pomorskie	5 260	5 749	5 669	7 209	8 439	109.3	98.6	127.2	117,1
12.	Śląskie	4 785	5 360	5 634	6 541	7 605	112.0	105.1	116.1	116,3
13.	Świętokrzyskie	1 840	1 811	1 833	1 823	2 753	98.4	101.2	99.5	151,0
14.	Warmińsko-mazurskie	3 580	2 534	3 697	3 477	2 924	70.8	145.9	94.0	84,1
15.	Wielkopolskie	6 405	6 498	7 266	8 798	9 357	101.5	111.8	121.1	106,4
16.	Zachodniopomorskie	2 908	3 682	4 120	5 576	4 605	126.6	111.9	135.3	82,6
	Total Poland	80 594	81 979	87 789	105 967	97 595	101,7	107,1	120,7	92,1

Source: Counties in Poland. GUS, Warszawa 1999, pp. 223-225; Construction industry -results, GUS, yearbooks 2000-2002.

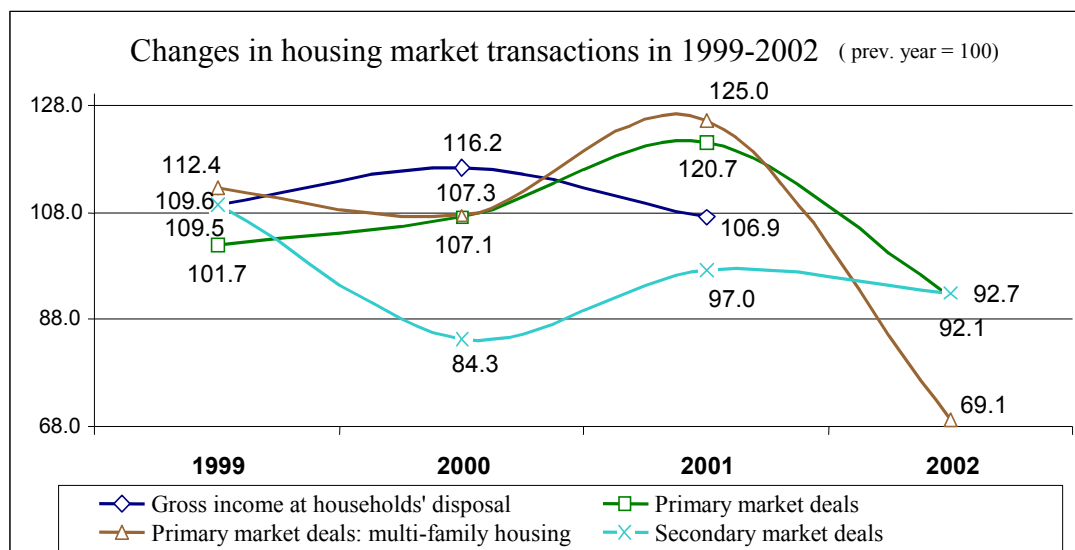


Fig. 3. Primary and secondary housing market dynamics at the background of the dynamics of gross income at the households' disposal (in current prices, per capita)

Fig. 3 illustrates the dynamics of changes in the gross nominal income at the households' disposal per capita, and the dynamics of changes in the numbers of transactions on primary and secondary housing markets. Due to their development cycles, private house building projects were excluded from the primary market transactions, which made it possible to show more distinctively the strong influence of the decrease in income upon the decline of multi-family housing construction in 2002. Real Estate Market Department of the Institute of Urban Development intends to launch, in near future, an extended research on the value of base housing demand in groups of Regions, and on the identification of the conditions for satisfying the deferred housing demand in particular Regions.

HOUSING NEEDS IN POLAND BASED ON REGIONAL HOUSING MARKETS

Summary

Subsequent national censuses indicated that the rate of increase in the number of households in the periods between the censuses conducted in 1978/1988 and 1988/2002 was similar and amounted to ca. 2%. The statistical housing deficit was estimated in 1988 at nearly 12% of the existing stock, with similar proportion in towns and villages. According to the Census 2002 results, the statistical housing deficit in 2002 was estimated at 1,704,000 flats nationwide, including 1,089,000 flats in towns and 615,000 in rural areas. Between the last two censuses, the deficit increased to nearly 15% of the existing stock, including less than 14% in towns and more than 15% in rural areas.

In 2002, self-contained flats (occupied by single households) were estimated at 10.1 million among the total number of 13.3 million. That proportion was 76.1% of the total number of households, while the same proportion was 80.3% in 1988. Therefore, the number

of shared flats increased from 2.4 million in 1988 (19.6% of the total number of households) to 3.2 million in 2002, or 23.9% of the total number of households. What is characteristic is the increase of single-person households from 17.4% in 1978 to nearly 25% in 2002, and in the towns: from less than 21% in 1978 to nearly 28% in 2002.

The description of Polish regional housing markets is shown on the basis of 2002 statistics supplemented by respective comparative references to 2001 and 2000. That indicated that, between 2000 and 2001, GNP increased in current prices by 5.2%, while considerable differences were observed in the increases in particular regions. In the Mazowieckie, the increase exceeded 10%, while in the Opolskie, it was less than 1%. Those figures are also reflected in the indexes of relations between secondary and primary housing market transactions in 2002: 1.6 and 6.7, respectively (with a six times lower number of transactions) at the national average of 2.5.

Our analysis indicates that there are considerable differences in demographic or economic conditions of development between regions, and they are reflected in the local housing market trends. We can thus conclude that it is necessary to adjust local strategies for satisfying housing demand to specific requirements and generally adopted directions of social and economic development.

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HOUSING POLICY TOWARDS POVERTY AND SOCIAL EXCLUSION²⁰

16 years of social and economic transformation required making an evaluation and answering the following question: If and how did the changes in the Polish housing policy influence the housing situation of the part of population having lower income, and what were the effects of the applied policy on the housing poverty?

The analysis and evaluation covered legal, socioeconomic, as well as architectural and spatial housing solutions on the level of the country and mainly urban gminas. Due to the scale of the housing problems in cities, a particular attention was paid to the housing issue, including: housing construction, housing resources management, changes in housing situation of the urban population in the period of social and economic transformation (1989-2005).

The evaluation was carried out on the basis of: legal acts, governmental and parliamentary documents, statistical information census materials in particular (General National Census 1988 and 2002), information about housing from the housing monitoring conducted by the Institute of Urban Development, information gathered and analysed in relation to the conducted research subjects, concerning dwellings for the poor in the sustainable development of cities, and national instruments of assistance to construction for the poor, literature on the subject, as well as experiences of members of the author team.

The conducted analyses and own research indicate that the economic and social transformation was reflected in housing by, among others, an increased impact of factors marginalising weaker social groups, and, in particular, a decrease of accessibility of dwellings for this group. The subsequent changes in the direction of state housing policy did not alleviate the effects of transformation in this regard. In its initial period (years 1990-1994), dwellings were perceived in market categories, as it was considered that the best method to solve the housing problem is to own a dwelling.

The support for the construction of co-op dwellings was withdrawn; the remissions of parts of credits were eliminated; variable interest rates on housing loans were introduced. Ownership transformations and management of housing resources in new economic conditions became the priority.

Decentralisation of the country's governance system was reflected in the transfer of numerous competencies to the local level, including the realisation of the state housing policy. It was assumed that the possibility to satisfy housing needs results from local

²⁰ Elaborated on the basis of *Housing policy towards poverty and social exclusion*: Hanka Zaniewska – head of project, Maciej Cesarski, Lucyna Deniszczuk, Jan Kornilowicz, Maria Thiel, Tomasz Żelawski, Institute of Urban Development in Krakow – Housing Department in Warsaw.