

SUMMARY OF THE DOCTORAL WORK

Kamil Nowak, MSc

Supervisor: Professor Iwona Sagan
Department of Socio-Economic Geography
Faculty of Oceanography and Geography
University of Gdansk

Subject of doctoral dissertation: **Availability of social housing resources in the context of housing policies and the level of social and economic development in Polish cities**

Income levels or more broadly speaking the social and economic situation of a city or region should not determine access to housing resources. Housing should be accessible not only to wealthy families, but also to low-income households. The housing situation in Poland is characterized by a low number of dwellings per 1,000 residents in relation to the value for other EU countries, which indicates neglect in the area of housing policy. The post-communist transformation of Poland after 1989 has resulted in a situation, where local governments owned a large number of dwellings. Poland's housing policy over the next 25 years tended to focus on mass privatization leading to a 50% reduction in the number of local government-owned housing. Although Polish law obligates municipalities to satisfy the housing needs of their residents, this is not an easy task. The less than stellar housing situation in Poland does not mean that the situation is the same in all cities, as differences between cities tend to be large.

The issue of spatial differences in access to social housing resources was addressed in the doctoral dissertation. They were discussed on the example of Polish cities. The main purpose of the work is an assessment of availability to social housing resources in Polish cities in the context of housing policy and social and economic determinants.

The specific aims of the work reflect the procedure of research methods used and stages completed. These are the following:

- assessment of the current state and structure of housing resources in Poland;
- comparison of social housing policy in Poland in relation to other countries;
- assessment of availability of social housing resources in Polish cities;
- evaluation of the level of activity of local governments in the area of housing policy and the use of pro-community solutions in Polish cities;
- construction of a city typology on the basis of access to social housing resources;
- evaluation of the relationship between the level of social and economic development in cities and accessibility of social housing and pro-community solutions of local housing policy;

- assessment of the demand for affordable housing in Poland.

The research hypothesis of the dissertation is: the degree of activity of local housing policy produces a much more fundamental impact on the availability of social housing resources in Polish cities than does the level of social and economic development.

The spatial scope of work concerns 210 Polish cities with more than 20 000 inhabitants, which were 67,5% of the cities in this group in 2016.

The study made it possible to identify the scale of spatial variances and differences in the structure of the housing resources available at the municipalities level. It also examined the degree to which housing needs are being satisfied in Polish cities with a special focus on social and economic determinants. The conclusion from this Ph. D. thesis is that the degree to which housing needs are being satisfied for low-income households varies across Poland. Undoubtedly, variances in access to housing resources are linked with the level of activity of the local housing policy and the level of economic development. However, the relationship between the availability of social housing resources and the level of social development is inconsiderable. The results do not exclude the possibility of confirming the hypothesis posed in the work. At the same time, they confirm the rationale for the multi-criterion structure of the typology described in the study.