

Land resources of Warsaw's housing cooperatives and their potential for social housing development.

Abstract

Housing cooperatives are often perceived as a legacy of the socialist system and are studied mainly in terms of property management. There are few studies addressing their development potential, including the possibility of using their land for the provision of social housing.

Historically, during the interwar period and under state socialism, cooperation between the Warsaw municipality and housing cooperatives focused on the development of new public land incorporated into the city's boundaries. Contemporary conditions, however, require the densification of already urbanized areas equipped with technical and social infrastructure.

An analysis of legal regulations and the past investment activity of housing cooperatives indicates that, in order to achieve the objectives of national and municipal housing policy, it is necessary to limit the privatization of cooperative housing – especially tenant-based units – and to ensure the stability of the regulatory environment. This would enable the development of long-term investment processes in cooperative tenant housing.

These changes would allow for better use of cooperative land in Warsaw. The analysis shows that 98% of cooperative land is located within urbanized areas designated by the city for densification, accounting for 9.2% of the total area of this area. Due to the lack of full data, it is impossible to estimate the total area of cooperative land available for development.

However,

it can be indicated that functional and spatial transformation and the addition of housing is possible in areas currently used for low-density local shopping centres and parking facilities.

An attempt was made to establish a new housing cooperative to realise a tenant-based housing project. This process was included as part of the research, which made it possible to identify practical barriers to the development of such investments. On this basis, recommendations were formulated regarding changes in municipal land policy and in regulations concerning housing cooperatives and land management.

Key words: land resources, housing cooperatives, social housing, Warsaw's land policy

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