

# ACCESS TO SOCIAL HOUSING



Art. 75 The Constitution of the Republic of Poland :

Public authorities shall pursue policies conducive to satisfying the housing needs of citizens, in particular combating homelessness, promoting the development of low-income housing and supporting activities aimed at acquisition of a home by each citizen.

Art. 4 Act on the Protection of Tenants' Rights:

1. Municipality is responsible for creating conditions for meeting the housing needs of the local community
2. Municipality (...) meets the housing needs of low-income people.

Art. 20 Act on the Protection of Tenants' Rights:

1. For the purposes referred to in Art. 4, the municipality can create and own housing stock.

Art. 21 Municipality Council shall adopt (...) among others:

- principles of renting premises belonging to the housing stock of the municipality
- principles of rental policy



## ACCESS TO HOUSING FOR HOMELESS PEOPLE



### **RULES IN WARSAW**

Resolution No. LVIII/1751/2009 Warsaw City Council of 09.07.2009.  
defines the principle of availability of social housing for:

- **HOUSING-EXCLUDED PEOPLE**

Residing in the premises > 6meter of room / person

OR LARGER WHEN A PROBLEM OF VIOLENCE OR SERIOUS ILLNESS OCCURS

- **HOMELESS PEOPLE**

A PERSON NOT RESIDENT IN THE DWELLING WITHIN THE MEANING OF REGULATIONS FOR THE PROTECTION OF THE TENANTS' RIGHTS AND UNREGISTERED FOR PERMANENT RESIDENCE WITHIN THE MEANING OF REGULATIONS ON THE POPULATION REGISTER,  
AND A PERSON NOT RESIDING IN THE DWELLING AND PERMANENTLY REGISTERED IN THE HOUSE WHERE THERE IS NO POSSIBILITY OF RESIDENCE  
(definition of the Act on Social Assistance)



## ACCESS TO HOUSING FOR HOMELESS PEOPLE



Dwellings can be rented:

- **FOR AN INDEFINITE PERIOD**

**RENTAL for about 2 EURO / meter**

achieve a monthly income per family member lower than  
1409 PLN ~ 320 EURO

1937 PLN ~ 440 euro for a single person and lone parent

- **SOCIAL HOUSES FOR DEFINED PERIOD**

**for LOWER RENTAL FEE 0.25 EURO / meter**

881 PLN ~ 200 EURO

1145 PLN ~ 260 euro for a single person and lone parent



## **ADDITIONAL CRITERIA**

- For those who don't have legal title to the apartment, nor in the last 5 years they have sold it
- For those who are not the owner of undeveloped property, the disposal of which as well as benefits would potentially give them opportunity of securing their own housing needs
- For those who cannot count on the housing support of the immediate family members
- For those who have paid their rental fee and didn't disturb the life of the other residents in a previous place of residence



## **PREFERENCES FOR HOMELESS PEOPLE**

RENTAL PRIORITY, among others, for people who:  
are homeless

and they were included in the PROGRAMME „WAY  
OUT OF HOMELESSNESS” conducted in cooperation  
with the Social Welfare Centre  
within the CM1 meaning of Law on Social Assistance



## Slajd 5

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**CM1**

Proszę wybrać, która wg Pani nazwa lepiej oddaje charakter programu

Chrobak Monika; 2016-02-15

Art. 49 of the Act on social assistance:

A homeless person may be included in individual Programme „Way out of homelessness”, which consists in supporting the homeless person in solving their life problems in particular family and housing issues, and employment assistance.

An individual programme is prepared by social worker OPS or institution, where the person resides, together with the homeless.



**MOKOTOW PROGRAMME „WAY OUT OF HOMELESSNESS”  
has been operating since 2006, it covered 95 people,  
among them 89 has already took up the residence**

PHASE I

The application of a homeless person is qualified on a waiting list for rental of municipal premises, social houses in most of the cases

PHASE II

A homeless person signs the social contract with the social worker  
The agreement describes concrete actions which lead to homelessness exit

PHASE III

After confirming the execution of the contract by a social worker -  
rent of social housing, usually for 1 year

Further implementation of the contract

PHASE IV

After confirming the continued successful execution of the contract  
renting an apartment for an indefinite period

Further periodic monitoring of the client's situation - from 1 year to 3 years.





## PROBLEMS:

- **the lack of dwellings** in some districts along the absence of central management of dwellings aimed at even disposal in relation to the needs identified by the District Board

- **the selection procedure** for social housing :

Applications of dwelling place presented by the homeless people should be submitted by the District Office where the applicant had the last place of residence,

and in the case of homeless people, which did not prove their last place of residence in Warsaw, in any chosen district of the city.

Because the general principle of meeting housing needs states:

A MEMBER of the local community is

A PERSON WHO LIVES WITHIN THE CITY BORDERS WITH INTENT TO RESIDE ON A PERMANENT BASIS



## ACCESS TO HOUSING FOR HOMELESS PEOPLE



**Preventive action to avoid eviction to the night shelters** - close cooperation between **Social Welfare Centres (OPS)** and the **Department of Social Housing (WZL)**

Direction of reporting from **OPS** to **WZL**: cyclical information about a person who got a new address after the eviction

**OPS**: provide comprehensive support including:

- financial assistance and help in filling the form (legalities) when applying for an extension of the lease of the occupied premises or asking for the rental of social housing
- motivating to regular payments
- proposing adequate solutions with regard to their life situations and health conditions, to inform **WZL** about the special cases

Direction of reporting from **WZL** to **OPS**: to inform who applied and what is the status of payment made by the charge

**WZL**: processing of applications and the referral to the lease of:

- occupied rooms
  - other, better rooms
  - social housing, occupied or other dwellings
- and, if necessary, payment of housing allowance



Thank you

*M*  
*Jak Mokotów*

*zakochaj się  
w Warszawie  
na Mokotowie*

