Regional Refugee Response for the Ukraine Situation

Shelter/Housing/Accommodation Sector in Poland

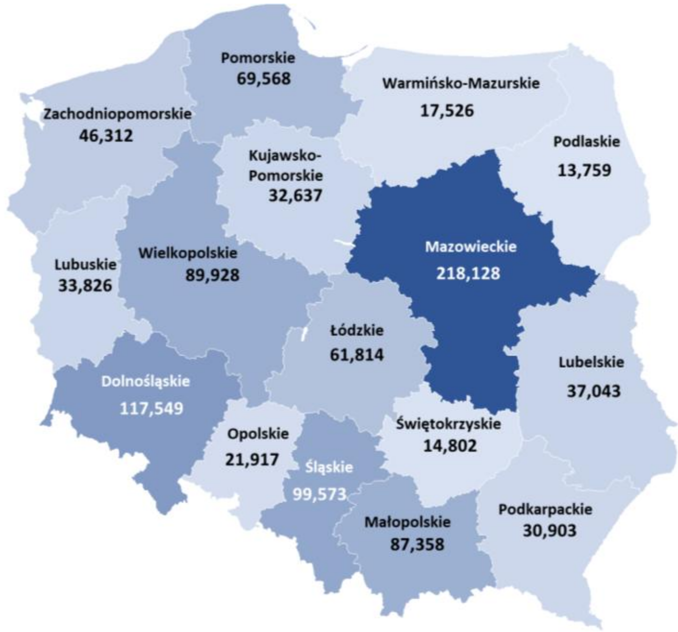
as of February 2025

FACTSHEET

In mid-February 2025 there were **992,643 active registrations** of Ukrainian refugees in Poland. The majority live in M**azowieckie** Voivodeship followed by **Dolnośląskie** and **Śląskie**. 61% of all refugees are females, and 55% of all refugees are between the ages of 18 and 59, with more than twice as many women as men.

The housing situation of refugees is gradually becoming similar to that of pre-war migrants, which is evidence of progressive integration**. Approximately 61% live in private accommodation**, **19% in shared accommodation with others, and 3%, mainly from the most vulnerable groups (seniors, people with disabilities, minorities, etc.), in collective centers** (OZZ).

After the amendments to the special act on the assistance to the citizens of Ukraine came into force, all OZZs are financed from public funds under agreements with Voivodes. Collective accommodation centers run by private entities and NGOs are very few in number.



GAPS & CHALLENGES

While more and more refugees are renting apartments on the private market, **approximately 30,000 (3%) refugees in the most difficult life situation still live in OZZs.** Among them, there is a higher percentage of people over 60 y.o. living in OZZs (18%) and a higher percentage of people living with family or friends from Ukraine (11% according to the National Bank of Poland). The economic and housing situation of this group is more difficult than that of other refugees, as most of them do not have a source of income from work in Poland. Funds from Ukraine and Polish social benefits play an important role in their income structure. According to official data, **the vast majority of people from vulnerable groups living long-term in OZZs will not be able to change their housing and life situation due to limited economic opportunities.**

Before 2022, the Polish housing market was already been facing challenges such as **limited housing stock and rising private rental prices.** The large influx of refugees put additional pressure on the housing market, making it extremely difficult to find medium/long-term individual accommodation. According to the SEIS report, the housing problem affects one in five families (19%) who live in shared accommodation. High housing costs are an additional factor in their difficult situation and increase the risk of homelessness. Furthermore, **refugees face discrimination on the private rental market**, especially in the case of the Roma minority, with reported cases of bias when trying to secure private housing, including higher levels of refusals and risks of forced eviction, compounded by misinformation about eviction and tenancy rights in Poland.

RESPONSE

From the Shelter Sector perspective, there are two main groups of beneficiaries: **refugees that are able to secure self-sustainable accommodation** and **more vulnerable refugees living in OZZ for long-term** with a limited capacity to find employment and to secure self-sustainability.

It is recommended that the medium and long-term **accommodation programs are accompanied by social and economic inclusion programs in order to be sustainable**. Since many refugees are women with children, support programs should include daily childcare, employment and housing assistance. These three components must be implemented simultaneously. In order to organise appropriate support to improve the living conditions of people permanently residing in OZZs, it is necessary to thoroughly analyse their needs and strengthen cooperation between the local government, organisations and the host community.

Sources: • Otwarte Dane • SEIS 2024 (UNHCR) • Poland Chapter: 2025-2026 RRP • "NIE MA PLANÓW, JEST WOJNA" (Fundacja Ukraina) • Poland — Snapshot: Needs of Refugees in Małopolska Collective Sites — Accommodation (DTM) • Sytuacja życiowa i ekonomiczna migrantów z Ukrainy w Polsce w 2024 r. Raport NBP •

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