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**HOUSING AFFORDABILITY:
METHODOLOGICAL ELEMENTS
ДОСТУПНОСТЬ ЖИЛЬЯ:
МЕТОДОЛОГИЧЕСКИЕ ОСНОВЫ**

В условиях развития рыночных механизмов финансирования государственных программ на фоне кризиса ипотечного рынка доступность жилья становится ключевым вопросом жилищной политики всех стран. Вместе с тем в экономической литературе и банковской практике отсутствует единый методологический подход к пониманию термина «доступность жилья», что приводит к использованию различных методик расчета данной категории и затрудняет проведение межстранового сравнительного анализа.

Affordability has become the key term in housing policy in both developed and transition countries. The importance of implementation of the Commonwealth of Independent States priorities causes the expansion of banks credit participation in the real economy in the light of global trends of the mortgage business. The development of mortgage lending in Russia and Belarus take place against the background of mortgage crisis abroad. Theoretical understanding of foreign experience and analysis of domestic should help to avoid the negative processes and ensure the growth of the mortgage. Today there is the task of forming the market of affordable housing through the increased public demand by means of the simultaneous housing loans development and expand in housing construction.

It was necessary for Belarus to estimate the volume of directed credit in terms of their affordability to improve housing conditions. Because Belarus took into account the recommendations of the International Monetary Fund in 2010 to assess the effect of granting preferential housing loans by banks of the country.

The term housing affordability has come into popular usage in the last two decades replacing 'housing need' at the centre of debate about the provision of adequate housing for all (Whitehead, 1991; Swartz and Miller, 2002). According to Fallis (1993), this move could be attributed to the increasing adoption of more market-oriented reforms within the housing sector in many countries. Consequently, increasing concerns over rising levels of homelessness, housing costs, mortgage defaults and foreclosures, 'negative equity' experienced by households, declining neighbourhoods, and over-heated housing markets have concertedly pushed housing affordability into the centre of housing policy discourse since the early 1990s (MacLennan and Williams, 1990; Whitehead, 1991; Boelhouwer and van der Heijen, 1992; Lefebvre, 1993; Bramley, 1994; Freeman et al., 1997; Katz et al., 2003). This has increasingly become evident in Belarus and Russia the current national housing policy emphasis on the market and private sector driven housing provision.

Differently put, affordability implies the ability of households to pay the costs of housing without imposing constraints on living costs (Stone, 1993). Putting these elements together, Freeman, et al (1997, p. 2) asserted that housing affordability concentrates on the relationship between housing expenditure and household income and defines a (relative or absolute) standard in terms of that income above which housing is regarded as unaffordable. These definitions tend to invoke, with different levels of emphases some or all of the three standards on socially acceptable housing, housing cost and quality of life (King, 1994). Within these contexts, adequacy of shelter and residual income are considered the core components of the definition of housing affordability. Such definitions inherently involved value judgments about not only the quality and merit-goods attributes of housing but also about the relationship between housing expenditure and housing income and acceptance of the view that housing should represent no more than a given element within that income.

In order to operationalise these definitions, the standards are usually defined in a relative way (when defined in relation to the existing situation of households in general) or in a normative way (when defined by an independently defined value). The use of normative standards, which are often defined in terms of ratios, has been subject to a wide range of criticisms (Baer, 1976; Marks, 1984; Hancock, 1993; Stone, 1993; Bramley, 1994; Hulchanski, 1995; Glaeser and Gyourko, 2003). The problem is that there is hardly any consensus around need-type standards (such as living standards) on which many definitions of housing affordability are based. Therefore, there is a lack of consensus on how best to quantify the extent of discrepancy between the housing expenditure of households and what they are expected to spend given their consumption needs.

Another definition of housing affordability, the shelter poverty measure (Stone 1993, 2006), uses a sliding scale to reflect that upper income and smaller households can afford to spend much more than 30 percent of their incomes on housing and still have enough income left over to satisfy other

basic needs, whereas extremely low income households that pay even 10 percent of their incomes on housing costs may be forced to forgo essential medical care and healthy food. The National Association of Home Builders (NAHB) has its Housing Opportunity Index (2007), which is the share of homes affordable for median household incomes for each metropolitan statistical area. The NAHB Index has some intuitive limitations, however.

There is no clear understanding of the term «housing affordability» in modern economic literature and banking practice in Russia and Belarus. Federal National Program of Russia «Housing 2002—2010» has two indicators to assess the affordability of housing: index of housing affordability, i.e. the ratio of average market value of the standard apartments with total area of 54 square meters to the average annual total income of the family consisting of three persons.

In Belarus, despite the adoption of the Concept of mortgage lending development in the Republic of Belarus, there are no legal frameworks for the mortgage market and, unlike Russia, the term of «availability of mortgage lending» is not put into the regulatory documentation and practice of banks. Thus the author supposes that the study the content of this definition should be based on both approaches presented in the foreign and domestic literature and practice.

While agreeing with the common understanding of housing credit, the author thinks that the contents of housing affordability is not only the ratio of apartments costs to citizens income, and therefore should include the possibility of getting a credit for construction or purchase of housing. Just this integrated approach is not applied in Belarus. In practice, this leads to the fact that bank credit resources are sent into housing without regarding the ability of citizens, as well as credit policy is aimed at interest rates increasing, that entails credit risks increasing for banks.

Therefore, the review also identified some gaps in existing literature. Some of the gaps relevant to this study include the lack of existing rigorous comparative analysis of housing affordability across such socio-economic groups and housing tenure groups in countries. More often, housing affordability analyses have mainly focused on the low income group and various categories of low income households to the neglect of other social and economic group classification. Such rigorous comparative studies have also been lacking with respect to the determining the housing affordability gaps between the various housing tenure groups.

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ХАРАКТЕРИСТИКА СИСТЕМЫ ПОДГОТОВКИ БАНКОВСКИХ СПЕЦИАЛИСТОВ В ВУЗАХ КАК СЛОЖНОЙ САМООРГАНИЗУЮЩЕЙСЯ СИСТЕМЫ

Подготовка банковских специалистов вузами — часть общего процесса высшего образования, тесным образом с ним связанная и облада-