

LIFE QUALITY AND HUMAN POTENTIAL OF TERRITORIES

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FEATURES AND TRENDS IN THE DEVELOPMENT OF HOUSING SECTOR IN THE VOLOGDA REGION MUNICIPALITIES



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The housing sector is a key indicator of the quality of life and requires regular monitoring at the municipal level for effective management of regional development. The aim of this article is to identify the features and trends in the development of the housing sector in the municipalities of the Vologda Region. The main research methods included statistical analysis, grouping, comparative and spatial analysis. The information base comprised data from Vologdastat disaggregated by municipality for the period 2010–2024. The study revealed persistent territorial disparities in the level of housing provision, degree of housing improvement and deterioration, as well as in the volume and structure of new housing construction, including the share of individual housing construction. The research was conducted using a typology of municipalities based on the share of rural population, which made it possible to identify consistent systemic patterns: the urbanrural divide, characteristic features of suburbanization, and the

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specific features of rural municipalities. The scientific novelty lies in the systematic analysis of the housing sector at the municipal level of the Vologda Region, taking into account the age structure of the housing stock and its technical condition. The findings may be used by regional government authorities and local selfgovernment bodies in the development of housing programs and spatial development strategies.

Housing sector, municipalities, Vologda Region, housing provision, housing improvement, housing deterioration, housing construction.

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Introduction

The housing sector is one of the key subsystems of regional and municipal economies, exerting a direct impact on the quality of life, demographic dynamics, migration processes, and social stability of territories (Sekushina, 2020; Buzulutsky, 2024). Housing availability directly determines reproductive decisions of households (Domnich, 2026). In the context of growing competition between settlements, the availability of comfortable and safe housing and the level of improvement of the housing stock are becoming key factors in the attractiveness of municipal entities, especially small and medium-sized cities, which are losing population to large agglomerations (Emel'yanova, Chapargina, 2020).

For Russians, housing has exceptionally high subjective value, which is why inequality in this area is traditionally perceived as painful. Paradoxically, however, the majority of the population does not consider the housing problem to be one of the most pressing issues. Over the previous two decades, the share of people who do not own their own housing has decreased, and among those who still do, confidence in acquiring housing has grown. Nevertheless, a set of factors that exacerbate housing inequality for certain groups remains, as indirectly evidenced by the high demand

among citizens for improved housing conditions (Kolennikova, 2024).

Currently, the Russian Federation is implementing a whole range of state measures aimed at developing the housing sector in the country's regions, including private housing construction, shortening the investment and construction cycle, and increasing the affordability of housing for the population. The national project “Housing and Urban Environment” was implemented from 2019 to 2024; it included state programs (federal projects) “Mortgage”, “Housing”, “Creating a Comfortable Urban Environment”, and “Ensuring a Sustainable Reduction of Uninhabitable Housing Stock”. The implementation of a new national project has begun since 2025, which is aimed in part at developing the housing sector – “Infrastructure for Life”.

Among the many socially oriented state programs included in the structure of the new major national project are “New Construction Rhythm”, “Housing”, “Mortgage”, “Infrastructure Development in Settlements”, “Modernization of Utility Infrastructure”, and “Creating a Comfortable Urban Environment”. Among the objectives of the national project is to renew the housing stock by 2030 by at least 20% compared to 2019¹.

¹ The Ministry of Construction has demanded that regions be fully prepared for the new national project. Interfax News Agency. Available at: <https://www.interfax.ru/russia/985935> (accessed: 18.11.2025).

At the regional level, measures to support the development of the housing sector are also being implemented. In particular, the Vologda Region has a regional targeted program 9 “Resettlement of citizens from dilapidated housing stock in the municipal entities of the Vologda Region for 2025–2026”². The key criterion is that the house should have been designated as dilapidated after January 1, 2017, due to physical deterioration. The program includes 55 dilapidated houses in 11 municipalities of the region, with a total area of approximately 11,600 square meters, where approximately 670 people live. The share of dilapidated and unsafe housing in the region’s housing stock is about 6.1%, while the average for Russia is approximately 1.1%.

It is important to note the existing dynamics: the region has actively implemented resettlement programs in recent years (including within the framework of the “Housing and Urban Environment” national project), and the volume of the emergency housing stock has been gradually decreasing. For example, in 2024, the region achieved record results: more than three thousand families were resettled. As of the end of 2024, more than 21,000 families (including single individuals) were on the register across the entire region.

The picture is uneven when viewed by municipality. Based on an analysis of Vologdastat data for 2024, we can conclude that there are significantly more people on the waiting list in large cities – Vologda and Cherepovets. In municipal districts and regions, the figures are significantly lower, but in some areas, for example, in Babaevsky, Veliky Ustyugsky, and Sokolsky okrugs, the level of need is also quite high.

At the same time, an unexpected contrast can be observed between the population decline and the pace of housing construction. For instance, in recent years, the Vologda Region has been experiencing a steady natural population

decline, and overall, the rate of population decrease over a number of years has exceeded the national average. Over five years, the rate of population decline in the Vologda Region exceeded 3.4%, while the national average was 0.4%. At the same time, the volume of housing construction in the region was increasing. For example, in 2023, 746,000 sq. m of housing was commissioned (an increase of 15.1% compared to 2022). In 2024, the planned target (440,000 sq. m) was even exceeded – in fact, 682,700 sq. m of housing was commissioned.

Thus, it can be stated that the region is experiencing positive dynamics in terms of the commissioning of residential space in the context of depopulation. This divergence in trends suggests that regional authorities are trying to address the problem of demographic decline by improving housing conditions, or that housing construction is determined by other factors, in particular, the fulfillment of obligations to socially vulnerable groups (orphans, large families) within the framework of existing federal and regional programs.

The systematic development of the housing sector in the Russian Federation is impossible without taking into account the specific features of its constituent entities: their socio-economic situation, infrastructure capabilities, climatic conditions, and other differences. In this sense, the specifics of the Vologda Region are of particular interest for research. The region, which is typical of the Northwestern Federal District and combines industrially developed cities (Vologda, Cherepovets) with vast rural peripheral areas, faces a range of problems in the housing sector: the aging of the housing stock, a high degree of wear and tear of multi-apartment buildings, uneven commissioning of new housing, and a low level of amenities in a number of municipal entities. At the same time, the region is experiencing

² On the regional targeted program 9 “Resettlement of citizens from emergency housing stock in the municipal entities of the Vologda Region for 2025–2026”: Government Resolution 1231 of the Vologda Region, dated August 29, 2025. Official Internet Portal of Legal Information pravo.gov.ru. Available at: <https://clck.ru/skMcx> (accessed: 09.07.2026).

active private housing construction, which is shaping new trends in the development of the housing sector. However, comprehensive studies that simultaneously cover housing availability, the technical condition of the housing stock, and the dynamics of construction across all municipal entities of the Vologda Region have been unavailable until now.

The aim of the study is to identify the features and trends in the development of the housing sector in the municipal entities of the Vologda Region. To achieve this aim, the following tasks were solved: 1) to conduct an analytical review of current scientific literature on the development of the housing sector in the regions, with a focus on non-metropolitan and depressed areas; 2) to assess the level of housing provision for the population and its dynamics across the municipal entities of the Vologda Region; 3) to analyze the technical condition of the housing stock, including the level of amenities, distribution by year of construction and degree of wear and tear; 4) to analyze the dynamics of housing construction volumes, including the share of private housing construction; 5) to identify the specific features of housing sector development in different types of municipal entities.

The object of the research is the housing sector in the Vologda Region, and the subject is the trends and territorial characteristics of the development of the housing stock in the region's municipalities.

The novelty of the work lies in the systematic analysis of the housing sector across all municipal entities of the Vologda Region, which made it possible to identify not only general trends but also persistent territorial disparities between urban and peripheral rural areas. Another element of scientific novelty is the typology of the region's municipal entities based on the nature of housing and construction dynamics. For the first time in the region, based on a set of indicators (housing construction per capita, population dynamics,

and the level of wear and tear of the housing stock), three zones have been identified: growth, stagnation, and depression.

The practical significance of the study lies in the fact that its results can be used by the state authorities of the Vologda Region and local self-government bodies when developing and adjusting regional and municipal housing programs, spatial development strategies, as well as when allocating budget funds for the modernization and construction of housing.

Theoretical foundations of the research

The housing sector is a complex multi-level system that includes the housing stock, the housing market, the housing and utilities system, and management and financing institutions. In foreign literature, approaches to comparing housing systems at the national level predominate (André, Chalaux, 2018; Arbaci, 2019), whereas in Russian science, due to the legacy of the planned economy, a tradition has developed of detailed ranking and typologization of regions based on a set of housing indicators (Nozdrina, 2009; Pilipenko, 2024). At the same time, as I.V. Pilipenko notes that the housing sector in Western countries is among the least regulated areas by the state, where the laws of supply and demand are perceived as an objective reality – which fundamentally distinguishes them from the Russian approach, which has retained elements of state planning (Pilipenko, 2024).

In global practice, when discussing the concept of housing affordability, scholars consider it in terms of five components: overall affordability, purchase affordability, mortgage affordability (repayment), affordability from the perspective of income, and affordability from the perspective of commercial rental. The criteria for affordability are actively discussed, but the most widely recognized indicator remains the ratio of housing cost to income, based on the neoclassical theory of consumer choice. The threshold values range from

25 to 50% of income allocated to housing, which allows for the identification of three groups: “normal” ($\leq 30\%$), “acceptable” (30–50%), and “stressful” affordability ($\geq 50\%$). A study conducted in a country with a developing economy (Nigeria) found that 40% of respondents spent up to 30% of their household income on housing; 44.7% spent between 30.1% and 50%; and 12.9% spent more than 50% (Adegoke, Agbola, 2020).

It is worth noting that this indicator has traditionally been high in the Vologda Region. Families have to save for quite a long time to buy a typical two-room apartment in a new building. This takes the situation beyond the “normal” level of affordability ($\leq 30\%$ of income) and brings it closer to the “acceptable” and “stressful” levels. The region has federal and regional preferential programs (for example, for families with children), which partially alleviates the situation. However, a standard mortgage is available only to those who have savings and a sufficiently high current income. At the same time, income stratification in the region is quite noticeable.

Local self-government bodies in the Russian Federation are vested with broad powers in the field of housing and utilities, including the management of the municipal housing stock, the provision of housing under social tenancy agreements to low-income citizens, the organization of landscaping, and the regulation of tariffs. The activities of housing and utilities bodies in a municipality constitute a process-based mechanism aimed at addressing issues of local importance that are enshrined in law (Kirillova, 2020). The priority goal of municipal policy is to establish a balance between the interests of producers, consumers, and regulators of utility services.

At the same time, researchers note that the state has effectively transferred a significant portion of the responsibilities for ensuring the constitutional right to housing to the municipal level, which, given the limited financial resources, leads to low efficiency: only a small share

of needy citizens receive housing (Semyashkin, 2022). This creates a fundamental contradiction between the assigned powers and the real capabilities of local budgets.

The scientific literature also includes a number of studies devoted to the issues of housing sector development across different municipal entities. The work (Churilova, Churilov, 2025) presents the dynamics of prices in the primary and secondary housing markets in St. Petersburg based on a statistical analysis of time series from 2010 to 2024, identifies the periods of lowest housing affordability (2010, 2022–2023), and substantiates the existence of a correlation between rising prices and an increase in rent, with a time lag. In practical terms, the authors formulate several measures that can help alleviate the severity of the problem. Among them is the development of housing leasing (renting an apartment with the option to buy it).

Using the example of the Republic of Karelia, A.V. Fedorova and co-authors developed a typology of municipal districts based on the rate of commissioning of individual residential buildings, and identified four groups of territories from intensively developing to showing downward dynamics. The authors associate the active development of residential housing with the implementation of government programs (“Hectare in the Arctic”, preferential mortgages) and note the steady growth of construction in rural areas since 2017 (Fedorova et al., 2023).

The focus of research by scientists at the Udmurt State Agrarian University is the problems of managing housing and communal services in rural areas. Based on materials from Malopurginsky District of the Republic of Udmurtia, such problems have been identified as the wear and tear of water supply and wastewater networks, the presence of ownerless property, and the water quality not meeting the requirements. The authors note that within the framework of the “Integrated Development of Rural Areas” program, considera-

ble attention is paid to housing construction in rural areas, but the amount of budget funds allocated for these purposes is insufficient. As measures to improve management, it is proposed to strengthen the oversight of local government bodies over the activities of housing and communal services enterprises, carry out comprehensive modernization of facilities, and attract private investment through concession agreements and energy service contracts (Gainutdinova et al., 2022).

Of particular interest is the study by M.V. Shchukina and co-authors, which focuses on assessing the effectiveness of municipal programs in Perm. The researchers found no direct correlation between the volume of budget expenditures and the quality of achieving target indicators. A particular problem is the sharp fluctuations in effectiveness in the area of housing policy. It has been established that programs involving extrabudgetary funding sources show more stable results (Shchukina et al., 2025).

D.D. Bakharev emphasizes its low effectiveness in his study devoted to the issues related to the implementation of municipal housing policy in Perm. In particular, the author notes the low rates of resettlement from dilapidated housing and the provision of housing for orphans and low-income individuals, which lag behind the planned targets, and the utilization of budget funds is hampered by rising housing prices. The existing mechanisms (purchases on the secondary market, queue-based distribution) are not sufficiently effective and need to be replaced with new approaches. The author proposes the development of the social rental housing institution and the construction of specialized buildings as a promising solution (Bakharev, 2022).

T.R. Lukashenok and E.G. Efimova identify the following as the main barriers to the development of housing construction in municipalities across various regions of Russia: rising housing prices, the high cost of building materials, a shortage of qualified personnel, and an imbalance in infrastructure

development. The authors show that, despite the positive dynamics in housing commissioning and the growing availability of square meters per capita, housing affordability remains limited. In their view, the solution lies in shaping housing policy based on coordinated interaction between federal and regional levels of governance. To improve the efficiency of the sector, a model for organizing housing construction is proposed that would ensure cyclical data exchange, monitoring, and coordination of support measures (Lukashonok, Efimova, 2023).

The availability of energy resources also demonstrates significant spatial differentiation. The study (Cheshmehzangi, 2020) identifies three types of territories using China as an example: urban (multi-storey enclosed complexes with good infrastructure and high energy consumption), suburban (low-rise development with a growing load on the grid), and rural (low-rise housing with low energy consumption, often using firewood and coal, which indicates an extremely low level of infrastructure) (Cheshmehzangi, 2020). It should be noted that in the Vologda Region, the spatial differentiation in the availability of energy resources largely mirrors the situation in China. In urban areas (especially in Vologda and Cherepovets), there is a high concentration of multi-storey housing, dense development, and well-developed infrastructure. Overall energy consumption is high. In addition to apartments, there are commercial facilities, offices, and industrial zones that also consume electricity. However, there are also individual locations with an imbalance in capacity – for example, some areas in cities are overloaded. This creates risks regarding electricity supply, even if the region's overall generation capacity is sufficient.

The suburban type in the Vologda Region can be represented by settlements where individual development is actively spreading. Here, based on the existing capacity, the load on the networks is increased, since private houses are usually larger in area than apartments, and in the absence of gas,

they are heated using electrical appliances – in other words, the infrastructure does not always keep up with the pace of development.

In rural areas, especially in ungazified northern and eastern municipal districts, low-rise construction predominates, and the level of centralized infrastructure is lower; therefore, a significant portion of households still use traditional means of heating their homes (firewood).

A review of studies by Russian authors makes it possible to identify several persistent trends and problems characteristic of Russia's regions and municipal entities in the housing sector.

1. The imbalance between quantitative and qualitative indicators. On the one hand, there is an increase in the total housing area per capita – from 19.2 sq. m in 2000 to 28.8 sq. m in 2023 (Minchenko et al., 2025). At the same time, it is important to understand that this growth is often due not so much to construction as to a reduction in the population (Sekushina, 2020). The integrated index of housing sector quality, calculated by M.N. Minchenko and co-authors using eight indicators, revealed that only 11 regions have a high level (more than 0.6), 17 have a level above average, 46 have a level below average, and 11 have a low level (less than 0.4). At the same time, more than half of the country's population (50.7%) lives in regions with a “below average” and “low” level of quality (Minchenko et al., 2025).

2. Regional and inter-municipal differentiation. The interregional analysis conducted by O.V. Rabchevich and I.V. Yugova revealed significant disparities in the development of the housing sector (Rabchevich, Yugova, 2020). High housing construction volumes are characteristic of a limited number of leading regions (Moscow Region, Krasnodar Territory), while in most constituent entities of the Russian Federation, especially in the northern and Arctic territories, the indicators are significantly lower than the national average (Emel'yanova, Chapargina, 2020). In another study (Vavilina, Komarova, 2024), the

authors reach similar conclusions: it has been established that only 10 constituent entities of the Russian Federation can be classified as successful in terms of the level of housing construction. As a rule, these are either regions with cities with a population of over a million (Moscow, Moscow Region, Krasnodar Territory) or territories involved in oil production and refining (Tyumen Region, Republic of Tatarstan, Republic of Bashkortostan). The remaining constituent entities of the Russian Federation demonstrate low absolute and relative indicators of housing commissioning (Vavilina, Komarova, 2024).

3. Decline in housing affordability. The housing affordability ratio in 2023 averaged 3.33 years across Russia. Housing is affordable (less than 3 years) only in 30 regions; it is not entirely affordable in 42 regions; purchasing it is seriously complicated in 10 regions; and it is significantly unaffordable in 3 regions (Minchenko et al., 2025).

4. The growing role of private housing construction. Studies show that its share in the total housing supply has increased in 61 regions, and in urban areas — in 51 constituent entities of the Russian Federation. In 2023, the population built 431.5 thousand residential houses with a total area of 58.7 million sq. m. (53 % of the total supply). The average size of private housing construction projects (136 sq. m) is almost twice as large as the average size of apartments in multi-apartment buildings (76 sq. m). At the same time, in the multi-apartment building segment, the area of apartments being commissioned decreased in 79 out of 85 regions. The development of private housing construction can be considered a promising area for improving housing provision, especially in small towns and rural areas (Pilipenko, 2024).

M.S. Oborin's study, based on materials from the Perm Territory, reveals the influence of key groups of factors on the regional housing construction market. The analysis showed that the demographic situation is characterized by a decline

in population size despite an increase in housing availability, which indicates a change in household composition rather than the overcoming of the housing shortage. From an economic perspective, despite rising incomes, a significant proportion of citizens remain below the poverty line, which limits the real demand for housing. Transport, infrastructure, and social factors manifest themselves in the problem of occupying facilities before the completion of social and engineering infrastructure construction, which makes integrated development of territories a mandatory condition. Among the organizational and legal factors, the author highlights the transition to project financing using escrow accounts and the acute problem of defrauded equity holders (Oborin, 2021).

In the modern scientific paradigm, the housing sector is considered not only as a social sphere but also as a key economic subsystem that ensures the sustainability and resilience of territories (Buzulutsky, 2024). Five main aspects of the housing sector's impact on the municipality's economy are identified: economic (multiplier effect, job creation, attracting investment); social (population retention, reducing tensions, encouraging higher birth rates); environmental (implementation of "green" standards); institutional (creating a stable investment climate); and technological (digitalization and new materials that increase the durability of buildings).

Furthermore, the housing sector is one of the factors of spatial development. An analysis of spatial development concepts shows that urbanization is the key mechanism for transforming the territorial structure of society. It creates new economic and social centers. Classical theories of urbanization identify six stages of its development – from pre-urbanization to deconcentration, starting with the point concentration of population and ending with complex agglomerations and macro-regions. In modern science, spatial development is viewed as the interaction between large urban centers and peripheral areas. In the process of this interaction,

agglomerations become self-organizing systems that stimulate socio-economic growth.

Different models of urbanization are represented in the practices of Japan, China, and India. Japan is an example of compact urbanization in the information age, China is an example of rapid industrial urbanization with the unique phenomenon of "urban villages," and India is an example of developing urbanization with a strong traditionally agrarian focus (Salitskii, Chubarov, 2022).

Russian urbanization is characterized by high concentration of population in cities with population of over one million, which brings it closer to the Japanese model. In particular, the Japanese model of compact agglomerations with well-developed public transport and integration of suburbs is relevant for Moscow and Saint Petersburg agglomerations in Russia. At the same time, Russian cities differ from the Chinese model in that they have significantly lower growth rates. In China, urbanization is accompanied by the mass relocation of peasants to cities, while in Russia, internal migration between regions and suburbanization – the growth of suburbs around large cities – predominate (Garnaga, 2021). The Indian scenario, with its preservation of close ties between city and countryside, may reflect the specific features of Russia's small towns and single-industry towns.

The spatial development of the Vologda Region is closely linked to the nationwide models of urbanization, but it also has its own regional specifics. The region has traditionally developed two urbanized zones: Vologda and Cherepovets agglomerations. This is not a unique case, but it is exceptionally rare among the constituent entities of the Russian Federation, since in most regions of Russia there is one major socio-economic, financial, and industrial center, which is usually the administrative center of the respective constituent entity.

An analysis of foreign studies (Chatterjee, 2023; Miller et al., 2011; Abraham, 2025; Yao,

2015) allows concluding that, first, housing prices and construction dynamics are not just sectoral indicators, but active factors influencing local economic growth, employment, and consumer demand. Second, a significant portion of the variation in housing prices is explained by local supply factors (zoning, land availability, construction regulations), which makes municipal policy a key tool for regulating housing affordability. Third, the behavioral characteristics of consumers (risk tolerance, level of information) and institutional features (cultural norms, migration flows) create significant differences even between geographically close areas.

Overall, the theoretical review conducted allows stating that there is a significant scientific gap. The vast majority of studies, both Russian and foreign, have been conducted at the macro level (countries, regions), leaving the municipal level – the key platform for implementing housing policy – poorly studied.

Materials and methods

The study analyzed the literature of Russian and foreign scholars working on the problems of developing regional and macro-regional housing markets, statistical documents from the Territorial Body of the Federal State Statistics Service for the Vologda Region (Vologdastat), broken down by municipal entities, and data from the Unified Interdepartmental Information and Statistical System (EMISS), as well as from the information and analytical system “Digital Environment of the Project Directorate of the Ministry of Construction of Russia” (CSPDM). We used open data from the Ministry of Construction of the Vologda Region and the Main Strategic Directorate of the Administration of the Governor of the Vologda Region, articles from scientific journals, and Internet resources.

We defined a time interval from 2010 to 2024 to analyze the dynamics of development in the housing sector in the Vologda Region. This choice is due to the fact that by 2010, the housing market in Russia had relatively stabilized after the global financial crisis of 2008, which was characterized by a sharp decline in construction and the suspension of large-scale long-term projects. Thus, 2010 can be considered the starting point of a new cycle in the development of the housing sector, when developers’ activity resumed and previously deferred projects began to be implemented. During this period, significant economic shocks occurred that substantially influenced the state of the market: the structural crisis of 2014–2015, caused by sanctions pressure and exchange rate volatility; and the COVID-19 pandemic in 2020, which disrupted traditional supply chains and led to a temporary halt in construction projects. By the end of the period, a large-scale transformation of the economy had taken place in 2022 against the backdrop of unprecedented external restrictions. All these events disrupted the industry’s upward dynamics while simultaneously acting as catalysts for further development – through the revision of regional developers’ strategies, the reshaping of the construction materials market, the development of government support programs for the housing sector, and so on.

Thus, the analysis of the period from 2010 to 2024 is scientifically effective, since it covers the full economic cycle – from crisis recovery through a series of external shocks to the formation of a new economic reality. This allows not only identifying a linear trend in the development of the Vologda Region housing sector, but also assessing the degree of its resilience to external shocks of various nature.

The main indicators studied include statistical data on the population’s housing provision, and the level of amenities in houses and apartments has been analyzed in terms

of the availability of water supply, sewage systems, and central heating. Data on the degree of wear and tear of residential buildings have been examined, as well as data on the total annual housing commissioning in the region, including housing built by the population, and data on annual housing commissioning per 1,000 people.

The theoretical aspects of the study are based on the method of scientific generalizations and an analytical review of domestic and foreign scientific literature. The main research

results are formulated based on the principles of systems analysis, as well as the method of collecting information about the subject of the study. We used the chronological method, the method of scientific generalizations, and statistical and comparative analysis to process the statistical data.

Results of the research

In the first stage of the study, we analyzed the population of the municipal entities of the Vologda Region (*Tab. 1*). On average across the region, the

Table 1. Dynamics of population size and total area of residential premises per resident in the municipal entities of the Vologda Region

Municipality (okrug)	Population, people			Housing provision, m ² per person		
	2010	2024	2024 / 2010	2010	2024	2024 / 2010
Kichm.-Gorodetsky	18,355	14,079	76.7	27.8	56.1	By 2 times
Vologdsky	50,471	51,950	102.9	22.9	35.5	155.0
Babushkinskiy	13,149	9,307	70.8	32.1	47.8	148.9
Ustyuzhenskiy	18,617	15,048	80.8	35	49.8	142.3
Vologda*	310,033	317,822	102.5	22.5	32	142.2
Vashkinsky	8,010	5,872	73.3	33.4	47.5	142.2
Kharovsky	16,318	12,618	77.3	35.7	50.3	140.9
Chagodoshchensky	13,795	10,732	77.8	30.6	42.8	139.9
Ust-Kubinskiy	8,040	7,154	89.0	38.1	53.1	139.4
Tarnogsky	12,781	10,250	80.2	35.1	48	136.8
Vytegorsky**	27,042	21,686	80.2	26	34.6	133.1
Belozersky	17,141	12,978	75.7	34.7	45.7	131.7
Nikolsky**	22,293	18,390	82.5	27.9	36.4	130.5
Sheksninskiy**	33,211	28,791	86.7	24.4	31.7	129.9
Kirillovsky	15,759	13,795	87.5	35.3	45.6	129.2
Verkhovazhsky	13,823	12,287	88.9	30.3	39	128.7
Cherepovets*	312,903	298,160	95.3	23.1	29.4	127.3
Cherepovetsky**	40,745	39,308	96.5	27.8	35.3	127.0
Kaduysky	17,085	16,316	95.5	36.5	45.3	124.1
Sokolsky	51,257	44,172	86.2	28.8	35.5	123.3
Gryazovetsky	35,637	31,398	88.1	28.8	35.4	122.9
Mezhdurechenskiy	6,057	4,740	78.3	34.4	42	122.1
Totemsky	23,855	21,802	91.4	28.1	34.2	121.7
Vozhegodsky	16,634	13,416	80.7	30.8	37.1	120.5
Syamzhensky	8,869	7,880	88.8	34.7	41.4	119.3
Velikoustyugsky	57,832	48,563	84.0	27.7	32.4	117.0
Babaevsky	21,791	18,541	85.1	34.2	38.7	113.2
Nyuksensky	9,687	8,316	85.8	33.4	30.4	91.0
Average for region	1,201,190	1,115,371	92.9	30.7	40.5	131.9

* – urban okrug; ** – municipal district.
According to: Rosstat data.

indicators decreased by 7.1% between 2010 and 2024. This indicates prolonged depopulation, which is characteristic of many regions of Russia's North-West. At the same time, there are trends of spatial polarization: population growth is observed only in two locations: Vologda (+2.5%) and Vologdsky District (+2.9%).

The most significant population decline was recorded in remote rural municipal districts: Babushkinsky, Kichmengsko-Gorodetsky, Vashkinsky, Kharovsky, and Ust-Kubinsky municipal okrugs (decrease of more than 20%). For the industrial center of the region, Cherepovets, a slight decline (-4.7%) is characteristic, which, given the overall decline, can be considered relatively stable, although the city's migration attractiveness is decreasing compared to Vologda.

On average, housing availability in the region increased from 30.7 sq. m per person in 2010 to 40.5 sq. m in 2024 (+31.9%). Formally, this is a positive trend, but to a large extent it is due not to the commissioning of new housing, but to a reduction in the population. In particular, the most significant increase in housing availability was recorded in the Kichmengsky-Gorodetsky okrug (more than doubling, from 27.8 to 56.1 m² per person), which occurred against the backdrop of a substantial population decline (by 22.3 %).

In Vologda and Cherepovets, the level of housing provision (32 and 29.4 m²/person, respectively) remains below the regional average (40.5 m²/person), which is typical for cities with high building density and an influx of migrants who are not provided with new square meters. It is worth noting that Vologdsky okrug and Vologda are the only municipalities where the growth in housing provision is of an investment and construction nature: the pace of housing construction outpaces or is comparable to population growth. Against the backdrop of all municipal entities, Nyuksensky Municipal okrug stands out: its population has decreased by 14.2%, and housing availability has fallen by 9%, which may indicate that the

obsolete housing stock is being decommissioned in quantities exceeding the population decline.

The results of the analysis of the housing stock improvement level as a whole indicate that the level of improvement is higher in urban municipal entities, but it is also high in some rural areas, mainly in those located close to large cities (Sheksninsky district, Vologdsky, Kaduysky municipal okrugs, see *Tab. 2*).

When examining the indicators over time, we can conclude that the region is demonstrating steady progress. The average indicators for the region have increased across all types of utilities: water supply (+14 p.p.), sewage (+15.9 p.p.), and central heating (+10.2 p.p.), which indicates systematic work to modernize the utility infrastructure.

In Nyuksensky district, a sharp increase in the level of improvement was recorded due to the water supply and sewage networks, from 25–17% in 2010 to 100% in 2024, which is linked to the implementation of the state policy on modernizing the utility infrastructure. It was during these years that the federal project “Clean Water” under the national project “Housing and Urban Environment” was actively implemented. By the end of the period, construction of main water supply networks with a length of more than 8 km and modernization of another 17 km of distribution networks, including the installation of 94 wells in the village of Nyuksenitsa, had been completed. In addition, in 2020, the reconstruction of the wastewater drainage system along Kultury Street in the district center was carried out under the state program “Integrated Development of Rural Territories”. On the other hand, the sharp statistical jump can also be explained by the specifics of how the “level of improvement” indicator is recorded: as soon as water supply, pumping, and treatment facilities are put into operation, the formal percentage of population coverage (derived from the calculated capacity of the infrastructure facilities themselves) rapidly reaches its

Table 2. Housing stock improvement level – share of area equipped with water supply, wastewater disposal (sewerage), and centralized heating

Municipality (okrug, district)	Water supply			Water disposal (sewage)			Heating (centralized)		
	2010	2024	2024 / 2010	2010	2024	2024 / 2010	2010	2024	2024 / 2010
Vologda*	96.5	99.3	2.8	96.8	99.3	2.5	96	89.5	-6.5
Cherepovets*	99.2	97.9	-1.3	99.2	97.9	-1.3	97.6	95.3	-2.3
Babaevsky	32.6	40.3	7.7	27.4	28.2	0.8	24.8	23.1	-1.7
Belozersky	25.7	31	5.3	25.7	23.3	-2.4	14.7	13.1	-1.6
Velikoustyugsky	53.4	64.9	11.5	40	51.2	11.2	20.3	29.2	8.9
Gryazovetsky	61.8	64.3	2.5	52	54.9	2.9	51.3	47.6	-3.7
Kaduysky	49.2	61.8	12.6	50.8	61.4	10.6	48.8	47.1	-1.7
Kirillovsky	21.8	66.3	44.5	16.2	57.3	41.1	19.5	26	6.5
Sokolsky	60.9	60	-0.9	57.3	56.2	-1.1	58.7	57.2	-1.5
Ustyuzhenskiy	29.7	40.9	11.2	23.8	31.1	7.3	23.2	22.4	-0.8
Kharovsky	38.6	33.8	-4.8	34.6	30.1	-4.5	34.9	28.3	-6.6
Chagodoshchensky	64.4	73.9	9.5	45.6	64.6	19	37.1	36.3	-0.8
Sheksninsky**	64.1	64.6	0.5	63.6	49.6	-14	52	42.1	-9.9
Vozhegodsky	23	23.6	0.6	18.1	21.9	3.8	14.6	17.3	2.7
Vytegorsky**	22.1	28	5.9	17.8	21.7	3.9	15.9	18	2.1
Nikolsky **	13.6	38.5	24.9	10	38	28	9.2	9.4	0.2
Totemsky	47.4	65.8	18.4	34.3	42.7	8.4	33.4	39.8	6.4
Babushkinskiy	49.2	55.1	5.9	1.9	5.4	3.5	0.4	0	-0.4
Vashkinsky	12.6	14	1.4	8.8	10.8	2	8.2	10	1.8
Verkhovazhsky	17.5	35.6	18.1	10.8	35.6	24.8	3.5	3	-0.5
Vologdsky	56.8	62.1	5.3	52.8	60.1	7.3	51.3	50.2	-1.1
Kichm.-Gorodetsky	5.6	4.8	-0.8	0.5	1.2	0.7	0.6	0.3	-0.3
Mezhdurechenskiy	72.6	80.6	8	23.2	27.5	4.3	15.8	17	1.2
Nyuksensky	25.3	100	74.7	17.6	100	82.4	11.8	22.5	10.7
Syamzhensky	17.5	38.4	20.9	11.9	13.8	1.9	12.2	8.9	-3.3
Tarnogsky	70.4	75.1	4.7	11.7	50.3	38.6	16.3	5	-11.3
Ust-Kubinsky	36.2	45.9	9.7	16.1	40.1	24	21.6	3.1	-18.5
Cherepovetsky**	49	44.9	-4.1	48.9	40.1	-8.8	47.1	33.7	-13.4
Average for region	60.9	74.9	14	54.3	70.2	15.9	50.4	60.7	10.3
* – urban okrug; ** – municipal district. According to: Rosstat data.									

maximum. In addition, the administrative status of the territory has changed – Nyuksensky district was one of the first in the Vologda Region to be transformed into a municipal district, which centralized accounting.

At the same time, the polarization of territories is intensifying: against the backdrop of high average indicators, a group of areas (Kichmengsko-Gorodetsky, Vashkinsky, and Babushkinsky okrugs) stands out, where the level of amenities remains extremely low, and in some cases even deteriorates. At the same time,

these municipalities are characterized by the maximum decline in population.

The gap between the leaders and the outsiders is widening. The most problematic area is central heating. For instance, despite the growth in the average regional indicators, a sharp decline in the level of centralized heating is observed in a number of okrugs (Ust-Kubinsky, Tarnogsky, Sheksninsky, Cherepovetsky). This may be due both to modernization (the transition to autonomous heating) and to the degradation of the network infrastructure.

We should also note that there is an imbalance between the types of amenities. In a number of districts (Babushkinsky, Tarnogsky, Mezhdurechensky), water supply has been provided for a significant portion of the housing stock, but sewage and central heating are virtually absent, which creates environmental and sanitary-epidemiological risks.

Overall, we can conclude that the quality of housing conditions (level of amenities) is more differentiated than the quantitative indicators of housing availability, and it is the level of amenities that serves as a more accurate indicator of the actual living conditions and quality of life at the municipal level.

The analysis of the structure of the housing stock by the year of construction of buildings makes it possible to assess the nature of historical development and the degree of physical deterioration of the houses. More than 70% of residential construction in the Vologda Region took place between 1946 and 1995 (Khrushchev-era and Brezhnev-era buildings). The share of modern housing (built after 1995) is only 26.1%, which indicates relatively low rates of housing stock renewal. At the same time, in a number of municipalities, a significant portion of the housing stock is over 80 years old, which indicates critical wear and tear of engineering systems, low energy efficiency, and high maintenance costs. The situation is particularly acute in Kirillovsky (21.2% of the stock is over 80 years old) and Totemsky (19.5%) okrugs. In addition, peripheral rural areas are characterized by a low share of modern housing (9–15%), with the bulk of it dating back to 1946–1970 (in many municipalities, the share is 27–44%) – a fund established in the post-war decades, which is currently in a critical condition.

Urban okrugs of Vologda and Cherepovets, as well as Cherepovetsky and Sheksninsky suburban areas, and Vologdsky and Kaduysky okrugs, demonstrate the highest share of modern hous-

ing. In addition, Ust-Kubinsky okrug stands out due to its abnormally high share of new residential stock (35.8%). This is due to the area's growing appeal in terms of developing upscale suburban real estate. Cottages, including premium ones with particularly large living areas, are being actively built near the municipality's main recreational facilities (primarily the extensive mouth of the Kubena River). At the same time, it is worth mentioning the municipality's participation in the regional program for relocating citizens from dilapidated and unsafe housing stock. In particular, under the program, five apartment buildings with 67 residential units were constructed in the district³.

It is worth noting that the low level of housing amenities is observed alongside a high share of the old housing stock. In districts where more than 15% of housing was built before 1945 (Kirillovsky, Totemsky, Kharovsky), the level of access to water supply and sewage systems is significantly lower than the regional average.

As part of the study, we also analyzed the distribution of the housing stock by degree of wear and tear. Overall, in the region, more than half (57%) of the housing stock is in satisfactory condition (wear and tear up to 30%). At the same time, nearly 11% of the houses have high and critical wear and tear, which corresponds to the large-scale problem of dilapidated and unsafe housing.

The housing stock in large cities is characterized by a low level of wear and tear. Cherepovets stands out in particular, where 89.5% of the housing stock has a wear and tear level of up to 30%, and the share of dilapidated housing is zero. Mezhdurechensky okrug (almost half of the housing stock is over 66% worn out, and 22% is in excessively poor condition), Babaevsky District (41.5% and 14.8%, respectively), Kichmegsko-Gorodetsky District (37.5% and 32.8%), Nikolsky, and Vytegorsky okrugs are in the critical risk zone (more than a third of the housing stock has high or critical wear).

³ On the approval of the Strategy for the Socio-Economic Development of the Ust-Kubinsky Municipal District for the Period up to 2030: Decision 77 of the Representative Assembly of the Ust-Kubinsky Municipal District, dated 18.12.2018. Available at: <https://clc.li/ybmtS>

Most areas with high wear and tear are characterized by a high proportion of pre-war and post-war housing. However, Mezhdurechensky district demonstrates critical wear and tear even with a relatively small share of old housing, which indicates systemic problems with operation and the lack of major repairs in the housing stock built between 1971 and 1995.

To assess construction activity, we also analyzed the commissioning of residential buildings, including the calculation of indicators per 1,000 people and the share of private housing construction. Over 14 years, the average absolute indicators of housing commissioning in the region increased 1.67-fold, and per capita, they increased 1.79-fold. However, the increase in construction activity in the region was extremely uneven. Vologda, Cherepovets, and Vologdsky and Cherepovetsky okrugs account for 71.4% of all housing commissioning in the region. This confirms the previously identified trend toward polarization: construction activity is concentrated in the regional center, a large industrial city, and suburban areas.

At the same time, Mezhdurechensky, Babushkinsky, Kichmengsko-Gorodetsky, Kharovsky, Syamzhensky, and Vashkinsky okrugs, which belong to the group with the highest depopulation and the greatest wear and tear of the housing stock, demonstrate minimal volumes of new construction, which confirms their depressed state. In districts with a high degree of wear (> 66%) – Mezhdurechensky (48.7%), Babaevsky (41.5%), Kichmengsko-Gorodetsky (37.5%) – the new housing units per 1,000 people amount to 215–343 sq. m, which is insufficient to compensate for the loss of dilapidated housing stock. In Mezhdurechensky district, with a wear rate of 48.7%, the new housing units amount to only 215 sq. m. per 1,000 people, which means that the stock of dilapidated housing will continue to accumulate. Sokolsky district is showing anomalous growth – housing construction has increased tenfold, but this is due to the low base effect from 2010 (1.9 thousand sq. m.).

Vologda and Cherepovets naturally have a low share of private housing construction, as the main construction activity here is concentrated on multi-apartment residential complexes. In peripheral rural areas, multi-apartment construction is virtually non-existent. Any new housing here is built by the local population themselves. This is largely due to the predominance of the private sector and the lack of investment attractiveness for developers.

Belozersky, Gryazovetsky, Kaduysky, Kharovsky, Ustyuzhensky municipal okrugs and Vytegorsky district demonstrate high volatility in the share of residential housing, which is explained by the implementation of single projects for the construction of multi-family housing (for example, the construction of a house for displaced persons) or the lack of regular housing construction: any input, whether it is one apartment building or several individual, dramatically changes the proportions.

To identify the specific features of the development of the housing sector in different types of municipal entities, an analytical review was conducted, combining all previously considered indicators (population size, housing provision, level of amenities, age structure of housing stock, wear and tear, housing commissioning, and share of private housing construction) within the framework of typology of municipalities based on the share of the rural population⁴. This indicator serves as an integral characteristic of the territory, reflecting the degree of urbanization, which, in turn, is linked to the type of housing stock, the pattern of settlement, and the availability of infrastructure. The choice is also driven by the availability of the indicator for all the municipalities under consideration and its comparability with official statistics data.

The results of the analysis made it possible to identify a number of features and differences between urban and rural areas in terms of the development of the housing sector (*Tab. 3*).

⁴ Uskova T.V., Voroshilov N.V. (Eds). (2024). Socio-economic development of municipal entities in the Vologda Region, 2000–2023: Information and analytical bulletin. Issue 11. Vologda: VolRC RAS. 132 p.

Table 3. Typology of municipal entities in the Vologda Region and key indicators of housing sector development

Type of municipality	Municipalities	Population dynamics, 2024 to 2010, %	Housing provision for the population (2024)	Housing improvement level, %			Share of housing built after 1995, %	Share of housing stock with wear level exceeding 66%, %	Housing commissioning per 1,000 people (2024)	Share of private residential housing, %
				Water supply	Sewage system	Central heating				
Urban districts	Vologda, Cherepovets	-1.1	30.7	98.6	98.6	92.4	32.3	1.1	449.5	19.7
Mostly urban	Babaevsky, Belozersky, Velikoustyugsky, Gryazovetsky, Kaduysky, Kirillovsky, Sokolsky, Ustyuzhensky, Kharovsky, Chagodoshchensky, Sheksninsky	-15.2	41.2	54.7	46.2	33.9	18.6	20.1	576.3	74.6
Mostly rural	Vozhegodsky, Vytegorsky, Nikolsky, Totemsky	-16.2	35.6	39	31.1	21.1	18.4	29.4	347.9	80.1
Rural	Babushkinsky, Vashkinsky, Verkhovazhsky, Vologodsky, Kichm.-Gorodetsky, Mezhdurechensky, Nyuksensky, Syamzhensky, Tarnogsky, Ust-Kubinsky, Cherepovetsky	-9.9	43.3	50.6	35	14	19.2	20.4	823.3	90.7

The issue of population decline is most acute in predominantly rural municipalities (-16.2% compared to 2010) and predominantly urban municipalities (-15.2%). In the group of rural municipalities, the situation is offset by the indicators for Vologdsky okrug, where the population increased by 3% over the period under consideration.

Negative demographic trends have largely become the main reason for the increase in housing availability. According to data from 2024, in rural areas of the region, there were 43.2 sq.m. of living space per person. In cities, the availability is noticeably lower (30.7 sq.m. per person) due to the higher population density and a smaller share of the private sector.

Urban areas are almost completely well-developed. In all other groups, the level of development is significantly lower, with the lowest indicators in predominantly rural districts (Vytegorsky, Vozhedsky, Nikolsky, Totemsky), where only 39 % of housing is equipped with running water, 31.1 % with sewage systems, and 21.1 % with central heating.

The largest share of modern housing is in cities (32.3%), which is due to active multi-apartment construction. Accordingly, the problem of dilapidated and unsafe housing is virtually non-existent in cities. In other groups, the share of new housing is lower, and in predominantly rural municipalities it is minimal (18.4%), which indicates a lack of housing stock renewal. As a result, this category also has the highest share

of housing with high wear and tear (29.4% of housing has a wear and tear of over 66%).

An analysis of the state of the construction industry allows concluding that the highest rates of housing commissioning are typical for rural municipalities (823.3 square meters per 1,000 people). However, this is solely due to the inclusion of Vologdsky and Cherepovetsky okrugs in this group. If we exclude these two suburban areas, then the rest of the rural areas (Babushkinsky, Vashkinsky, Verkhovazhsky, Kichm.-Gorodetsky, Mezhdurechensky, Nyuksensky, Syamzhensky, Tarnogsky, Ust-Kubinsky) will be only 500 sq. m. per 1,000 people, which is below the regional average. In predominantly rural areas (Vozhegodsky, Vytegorsky, Nikolsky, Totemsky), the new construction is minimal (347.9 sq. m. per 1,000 people), which carries serious risks, given that these municipalities have the highest levels of housing stock wear and tear.

Private housing construction dominates in all groups except for urban areas. In rural areas, private housing construction accounts for more than 90% of the new construction, which confirms the complete dependence of the renewal of the housing stock on the population's capabilities.

An important point that needs to be emphasized is the presence of differentiation within the group of rural municipal entities. It can be divided into two subgroups: 1) suburban districts (Vologdsky, Cherepovetsky), which are zones of active suburbanization; 2) deeply peripheral, depressed rural areas (Kichm.-Gorodetsky, Mezhdurechensky, Babushkinsky, Vashkinsky, etc.). The first subgroup is characterized by population growth, maximum housing commissioning per capita (>2,200 square meters/1 thousand people), modern housing stock (27% built after 1995), low level of depreciation of housing stock (share >66% is only 15.1%). The second subgroup shows the maximum population decline (-19.1%), an outdated housing stock (82.5% of housing was built before 1995), and

consequently, a high level of wear and tear on the housing stock (Kichmengsko-Gorodetsky district — 37.5%, Mezhdurechensky district — 48.6%), as well as an extremely low level of amenities (Kichmengsko-Gorodetsky district: 4.8% have water supply, 1.2% have sewage systems).

Thus, a pronounced polarization is observed in the spatial structure of rural areas. Suburban zones demonstrate dynamic development, transforming into residential areas of large cities. In contrast, peripheral rural municipalities are in a state of deep depression: their housing stock is characterized by physical and moral deterioration, and new construction is virtually non-existent.

Conclusion

Our study made it possible to draw the following conclusions.

From the perspective of housing sector development, the Vologda Region municipal entities are developing extremely unevenly. Conventionally, we can distinguish three groups:

1) the growth zone: urban districts of Vologda, Cherepovets, Vologdsky okrug, and Cherepovetsky district; the population is growing here, housing is being actively built, the housing stock is in good condition, and the level of housing amenities is high.

2) the stagnation zone: primarily urban areas and some rural ones (Velikoustyugsky, Sheksninsky, Kaduysky okrugs, etc.); here, the population is declining moderately, construction is underway, but the wear and tear of the housing stock and issues related to improvement require attention.

3) the depression zone: predominantly rural areas (Vozhegodsky, Totemsky okrugs, Nikolsky, Vytegorsky districts) and peripheral rural areas (Kichmengsko-Gorodetsky, Mezhdurechensky, Babushkinsky, Vashkinsky okrugs, etc.); here, the population is declining the fastest, housing stock is deteriorating to the extent that 50 %

of it is worn out, infrastructure is minimal, and new construction is almost non-existent.

Formal indicators of housing provision mask the actual quality of life. The highest housing provision is observed in rural municipalities, but this is more a consequence of depopulation than of comfortable living conditions. The actual quality of housing (level of amenities and wear and tear of the housing stock) in these areas is the worst.

Private housing construction forms the basis of housing policy outside large cities. In suburban and rural areas, private housing construction accounts for 80–90% of new construction. This means that the renewal of the housing stock depends on the financial capabilities of the population, not on the investors and developers. In depressed areas, even private housing construction is minimal due to low purchasing power and population outflow.

Suburban areas are developing due to suburbanization, which carries certain risks. The high pace of private housing construction in Vologdsky okrug and Cherepovetsky district requires the accelerated development of engineering infrastructure (water supply, sewage), which is currently lagging behind the pace of development.

Currently, there is an urgent need to implement targeted measures in regional housing policy, as uniform approaches have proven to be ineffective.

In our view, it seems advisable to integrate the proposed typology into the existing system of regional program-targeted management

of the housing sector. For depressed areas and deeply peripheral territories, the priority mechanisms are those enshrined in Federal Law 185-FZ⁵ and the regional targeted program⁶ — resettlement from dilapidated housing using funds from the Housing and Utilities Fund. For growth and stagnation areas, the focus should be on the mechanisms of the state program “Providing the population of the Vologda Region with affordable housing...”⁷ and the regional program for the modernization of utility infrastructure⁸.

The research results make it possible to adjust the current logic for implementing certain specialized state programs in accordance with the specific characteristics of the Vologda Region. In particular, to enhance the effectiveness of achieving the target indicator of “updating the housing stock by 20% by 2030” under the national project “Infrastructure for Life,” it is essential to take into account the scale of the problem related to wear and tear.

The region has a significant share of the old housing stock, so regional documents should include broader programs not only for demolition but also for the comprehensive modernization of the old but not dilapidated housing stock – for example, by insulating facades, replacing windows, and installing new equipment.

At the same time, it is important to ensure synchronization with other existing strategies, in particular with plans for the development of key settlements (there are 27 of them in the region). For example, housing renovation should be necessarily linked to the construction or high-quality modernization of utility infra-

⁵ On the Fund for Assistance in the Reform of Housing and Communal Services: Federal Law 185-FZ, dated July 21, 2007 (as amended on December 28, 2025). pravo.gov.ru. Available at: <https://clck.su/Dkkfc> (accessed: 09.07.2026).

⁶ On the regional targeted program No. 8 “Resettlement of citizens from dilapidated housing stock in the municipal entities of the Vologda Region for 2019–2025”: Vologda Region Government Resolution 322, dated April 1, 2019. vologda-oblast.ru. Available at: <https://clck.su/MJRBS> (accessed: 09.07.2026).

⁷ On the regional targeted program 8 “Resettlement of citizens from dilapidated housing stock in the municipal entities of the Vologda Region for 2019–2025”: Vologda Region Government Resolution 322, dated April 1, 2019. vologda-oblast.ru. Available at: <https://clck.su/Oqzvn> (accessed: 09.07.2026).

⁸ On the approval of the regional program for the modernization of utility infrastructure systems in the Vologda Region for 2023–2027: Vologda Region Government Resolution 321, dated March 13, 2023. vologda-oblast.ru. Available at: <https://clck.su/nBHgZ> (accessed: 09.07.2026).

structure and the development of the social sector. Special attention should be paid to rural areas (we can state that currently the main focus of national projects is on cities).

Monitoring the implementation of the tasks set out in state programs should be carried out on the basis of comprehensive monitoring system that tracks not only final indicators (housing commissioning, percentage of budget funds utilization, etc.) but also production stages, for example, the selection of land plots, design, etc. This will make it possible to promptly adjust the programs, including in terms of their quantitative indicators.

It is also necessary to encourage private housing construction in suburban areas, with the parallel development of transport and social infrastructure, and to link the allocation of land plots to obligations for connecting to utility networks or to subsidizing autonomous systems.

Furthermore, it is impossible to ignore that, for obvious reasons, virtually all state measures currently in place in the region to develop the housing sector are closely linked to addressing demographic challenges. Therefore, assistance in resolving housing issues is primarily provided to officially registered young families with children and to large families.

The following federal-level measures are in effect in the Vologda Region:

- preferential family mortgage with 6% rate;
- the provision of social payment (subsidy) for the purchase or construction of housing under the state program “Providing accessible and comfortable housing and utility services for citizens of the Russian Federation”.

Regional-level measures are the following:

- preferential mortgage lending program for large families, young families with a child born no earlier than 2018, and young professionals (under 35 years of age) – subsidizing 4.5% of the loan interest rate.

- regional maternity (family) capital for improving housing conditions (for the third or subsequent child).

- compensation for expenses incurred by large families registered as needing housing for procurement of timber for house construction.

- provision of a land plot for private housing construction or personal household farming, as well as dacha construction plot, free of charge, or one-time monetary payment to large families and participants in the special military operation.

Starting in 2025, a new regional support measure has been in effect – a one-time payment of 500,000 rubles upon the birth of a third child or subsequent children (not earlier than January 1, 2024).

In this regard, proposals for improving support measures in the housing sector at this stage may consist only of adjustments or additions to the terms of existing programs. In particular, it seems advisable to consider extending the scope of family mortgages to young families without children, as well as to establish a progressive scale of loan subsidies depending on the number of children.

Furthermore, it is necessary to regulate the application of family mortgages for secondary housing in a more differentiated manner. The program applies to the secondary market only in cases where no more than two multi-apartment buildings are commissioned in a settlement per year. Currently, there are 13 such settlements in the Vologda Region (the register is maintained by DOM.RF). While fully understanding the rationale behind such measures aimed at stimulating the construction of new, high-quality housing in Russia, it is necessary to somewhat soften the terms of family mortgages for secondary housing. It is quite obvious that this will have beneficial consequences for small settlements experiencing population outflow, at least in terms of improving the socio-economic situation of citizens who, for various reasons, do not intend to leave their established homes.

The research results empirically confirm the applicability of the core-periphery model to the analysis of the housing sector at the level of a constituent entity of the Russian Federation and supplement it with specific quantitative characteristics of the differentiation of municipalities in the Vologda Region. Furthermore, the identification of a subgroup of “peripheral rural territories” makes it possible to refine the model, showing that even within the periphery there is its own gradation – the most remote,

depopulating territories require special regulatory mechanisms that differ from those applicable to rural areas as a whole.

Further research on the subject under consideration will involve formalizing the typology of municipal entities using cluster analysis methods and determining the quantitative thresholds for assigning entities to each group, as well as conducting a comparative analysis with other constituent entities of the Russian Federation based on a unified methodology.

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Секушина И.А., Белкин А.Н.

ОСОБЕННОСТИ И ТЕНДЕНЦИИ РАЗВИТИЯ ЖИЛИЩНОЙ СФЕРЫ В МУНИЦИПАЛЬНЫХ ОБРАЗОВАНИЯХ ВОЛОГОДСКОЙ ОБЛАСТИ

Жилищная сфера является ключевым индикатором качества жизни населения и требует регулярного мониторинга на муниципальном уровне для эффективного управления региональным развитием. Цель работы – выявление особенностей и тенденций развития жилищной сферы в муниципальных образованиях Вологодской области, основные методы исследования – статистический анализ, метод группировок, сравнительный и пространственный анализ. Информационной базой послужили данные Вологдастата в разрезе муниципальных образований за период 2010–2024 гг. В результате выявлены устойчивые территориальные диспропорции по уровню обеспеченности населения жильем, степени благоустройства и износа жилого фонда, а также по объемам и структуре ввода нового жилья, включая долю индивидуального строительства. Исследование проводилось в разрезе типологии муниципалитетов по удельному весу сельского населения, что позволило выявить устойчивые системные тенденции: дифференциацию между городом и селом, характерные черты субурбанизации, а также особенности сельских муниципальных образований. Научная новизна заключается в системном анализе жилищной сферы на муниципальном уровне Вологодской области с учетом возрастной структуры фонда и его технического состояния. Результаты исследования могут быть использованы органами государственной власти региона и местного самоуправления при разработке жилищных программ и стратегий пространственного развития.

Жилищная сфера, муниципальные образования, Вологодская область, обеспеченность жильем, благоустройство жилого фонда, износ жилья, жилищное строительство.

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