



CapaCity Workshop

Affordable and Social Housing in Vienna

Workshop Report

October 2017, Vienna

„CapaCity“ is a format of



in cooperation with



City of
Ljubljana

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Executive Summary

Based on the great interest in the Vienna Model, which was introduced to representatives from Ljubljana during a CapaCity workshop in May 2017, a follow-up workshop was organized in Vienna to provide a wider group of Slovenian housing experts with information on Vienna's approach towards affordable and social housing. In October 2017, a delegation of 50 representatives came to the urban development area Lake city Aspern to discuss housing funding, subsidies, building costs and other financial matters in terms of social or limited profit housing. The delegation covered a wide range of housing experts from the Chamber of Commerce and Industry of Slovenia, real estate companies in Novo Mesto and Celje, the public housing funds of the city of Ljubljana and the Municipalities of Koper and Maribor, the housing fund of the City of Nova Gorica, the real estate institute, the Real estate pension and disability insurance fund, the Housing Fund of the Republic of Slovenia, the Housing company Konjice as well as the Municipality of Domžale.

Following introductions on the Vienna Model, limited profit housing, and active land policy in Vienna, the group had the chance to learn more about the Lake city Aspern and to have a closer look at some of the building projects in Vienna's largest urban development area. Also, the delegation visited two subsidized housing projects in Sonnwendviertel, where they could discuss design and financial matters with the responsible architects and developers.

The visit of the delegation to Vienna can be seen as a successful follow-up workshop of the first CapaCity workshop in Ljubljana that supported the international exchange of ideas and challenges within the (public) housing sector. Further visits and know-how exchange might be possible measures to increase the cooperation between Vienna and Slovenian housing institutions.

1 Introduction

The program **CapaCity – Urban Competences** pursues a more deepened international cooperation between the City of Vienna, its organizations and other cities. Several initiatives in the Danube region already have pushed forward cooperation and intensification of social and economic exchange between countries, regions and cities (f.i. the enlargement of the European Union in 2004 & 2007; the establishment of the European Strategy for the Danube Region), nevertheless the City of Vienna now focuses on the internationalization of organizations and companies in order to generate common project ideas. Integrated urban development as holistic smart city approach is the main aspect of future activities within the program **CapaCity**. The Municipal Department for European Affairs (MA 27) of the City of Vienna as initiator of the **CapaCity** program pursues to both widen the range of topics for city cooperation and to identify core topics of common interest.

Intensified European integration is one aspect of the program, additionally the city of Vienna has been visited by rising numbers of delegations and municipal experts, who are interested in urban strategies and technologies applied in Vienna. **CapaCity** will build up on opportunities generated by this grand international interest and will strive after sustaining contacts and intensifying exchange with regard to urban technologies and strategies.

The following activities are designed within the project **CapaCity** in order to support Viennese companies and organisations to deepen internationalization and activities in CEE and SEE:

- Organization of workshops in selected cities and towns with participation of Vienna stakeholders. The main aim of these workshops is follow-up activities.
- Coordination and collection of statistics of visiting delegations and experts to Vienna organisations and companies with particular interest in Vienna urban solutions.
- Representation at events, relevant for smart city expert networks & cooperation ideas.
- Research on and collection of relevant challenges for future urban development with regard to important cross-border and transnational projects and attractive co-financing instruments.

- Development of project ideas, triggered by municipal expert exchange on the basis of organized workshops in **CapaCity** partner cities.

Diverse sectors and topics are relevant for workshops within **CapaCity** which are based on issues of the smart city Vienna framework strategy: radical resource preservation, innovations/new technologies, balanced quality of living. **CapaCity** is open for a variety of concrete topics, e.g. among others integration and diversity policies, PPPs (private-public partnerships) for cities and municipalities, urban mobility and transport planning, strategies for tourism development or urban development visions. The ruling principle of workshops is the mutual benefit for both the host city and the City of Vienna and its organizations.

The Workshop “Affordable and social housing in Vienna” was organised through the **CapaCity** programme in close cooperation between Urban Innovation Vienna, the City of Ljubljana respectively the Public Housing Fund of the Municipality of Ljubljana.

The Viennese team consisted of:

- **Herbert Bartik**, Urban Innovation Vienna, Urban Future Hub
- **Susanne Bauer**, City of Vienna, MA 50 – Division for Housing Research and International Relations
- **Silvia Hofer**, Wohnfonds_wien
- **Martin Orner**, Limited Profit Housing Association EBG (Gemeinnützige Ein- und Mehrfamilienhäuser Baugenossenschaft reg. Gen. m. b. H.)
- **Petra Schaner**, Urban Innovation Vienna, Urban Future Hub

2 The study case

Due to the great interest in Vienna's housing programmes and the city's approach towards affordable and social housing, the City of Ljubljana requested another CapaCity workshop in Vienna following the visit of Viennese housing experts in Ljubljana in May 2017. The goal of this workshop was to learn more about the Vienna Model of Housing and to introduce Vienna's approach to a wider group of Slovenian housing representatives in order to give them a first-hand insight into successful housing projects and to show them possible solutions for current problems in Ljubljana.

Main issues in Ljubljana's housing sector include:

Lack of affordable rental housing units. Non-profit units are granted only through an application process; as the application success rate for non-profit housing units is only 10%, the amount of public housing units is not sufficient for the high demand. With around 4000 applicants on the waiting list, this means a waiting time of 20 years for the last person on the waiting list, so there is a huge lack of affordable housing units in Ljubljana. One reason for the large amount of applications is the relatively high eligible income limit, which is 200% of the average net income.

No systematic (tax-based) funding system. The Ljubljana and Slovenia housing system is strongly based on subject funding, while the object funding system still needs to be improved. The funding granted by the PHF and the municipality depends on investment project development and currently sums up to 14.3 million €. A systematic tax-based funding structure is missing.

Non-existing cooperative housing. Due to a lack of tradition cooperative housing is not well developed in Ljubljana. Other reasons for this issue are that ownership is understood as a "value" as well as uncertainties in the legal framework and scarce resources (land, financing...).

These issues and other topics were addressed in presentations by housing experts of the City of Vienna, wohnfonds_wien, the limited profit housing association EGB as well as the Lake city Aspern. Further input was also provided during the field trips to Aspern and Sonnwendviertel.

3 The workshop program

Day 1 (4th October)

Meeting point: Veranstaltungspavillon FABRIK
Sonnenallee, opposite of Maria-Trapp-Platz, 1220 Vienna

13.00	<p>Introduction & Moderation Herbert Bartik (Urban Innovation Vienna, Future Hub)</p>
13.10	<p>Keynote 1: The Vienna Model Susanne Bauer (City of Vienna, MA 50 – Division for Housing Research and International Relations)</p> <ul style="list-style-type: none"> • Main pillars of affordable housing • Legal and financial framework conditions • Innovation and adaption (e.g. SMART-Housing) • Output and costs
13.45	<p>Keynote 2: Limited Profit Housing Associations Martin Orner (Limited Profit Housing Association EBG / Gemeinnützige Ein- und Mehrfamilienhäuser Baugenossenschaft reg. Gen. m. b. H.)</p> <ul style="list-style-type: none"> • History • Key principles & current regulatory setting • Owner structures • Financing • Audit and control • Challenges & innovation needs
14.30	Coffee Break
15.00	<p>Site visit 1: Lakecity Aspern</p> <ul style="list-style-type: none"> • Short presentation on the project area Lakecity Aspern • Guided tour with focus on Housing
17.30	End of Day 1

Day 2 (5th October)

Meeting point: Rainers Hotel Vienna
Gudrunstraße 184, 1100 Vienna

8.45	Coffee Break
9.00	<p>Keynote 3: Vienna's social housing system with focus on active land policy</p> <p>Silvia Hofer (Housing Funds Vienna / Wohnfonds Wien)</p> <ul style="list-style-type: none"> • Active land policy • Quality control processes • Funding of housing projects
10.00	Transfer to Sonnwendviertel (Sonnwendgasse 21, 1100 Vienna)
10.30	<p>Site visit 2: Sonnwendviertel</p> <ul style="list-style-type: none"> • Guided tour – housing project “Wohnzimmer” (developer EBG) Sonnwendgasse 21, 1100 Vienna • Guided tour – housing project “Antonie-Alt-Gasse 13” (developer EGW) Antonie-Alt-Gasse 13, 1100 Vienna
13.00	End of Day 2

4 Workshop findings

4.1 Workshop topics

The Vienna Model

- **Housing structure in Vienna.** With approximately 80% of Vienna's citizens living in rental apartments, the percentage of tenants within the housing sector is very high. 45 % of Vienna's housing stock are council housing and subsidized rental flats. One third of the buildings was built before 1919 and are regularly refurbished. The average rent costs per sqm for municipal housing are between 6.16€ and 7.83€; for subsidized housing the costs lie between 7.60€ and 8.76€. In order to maintain social mixing, the income threshold for municipal housing is relatively high. Currently, there are 220,000 municipal housing units (owned by the City of Vienna) in stock that actively support tenants via the "wohnpartner" organisation and more than 200,000 housing units managed by Limited profit housing associations.
- **Vienna's housing programs.** 11,000 to 12,000 housing units are planned within the Vienna Housing Action Plan 2016-2018. In the course of this program, a total of 17 developer competitions for subsidized housing developers are planned. The amount of flats that will be built within this program corresponds with the double amount of housing units compared to Vienna's usual new building capacity.

Municipal housing is also fostered by the New Municipal Housing Program. In a pilot project 120 new flats will be built in the 10th district and the construction of 4,000 additional municipal flats is planned.

In addition, Vienna's housing initiative, which started in 2011, aims at building 6,250 additional housing units by encouraging private partners through financial means. Also, as part of the housing construction campaign (2016 – 2018), another 49 building blocks will be developed, which contain approx. 11,800 apartments.

- **SMART housing.** The SMART housing initiative provides compact flats for special groups like young families, single parents or elderly people at a rent of max. 7.5€ per sqm and a finance contribution of approx. 60€ per sqm. The SMART flats are characterized by a compact ground floor plan and by different furnishing packages. They also have to be designed for "standard" furniture. All new subsidized buildings include about one third of SMART apartments and 50% of the flats are distributed via the city-owned "wohnservice_wien".
- **Area Renewal Offices.** Area Renewal Offices (Gebietsbetreuung Stadterneuerung) are a service by the City of Vienna and

commissioned by a city coordinator. Coordinated by architects or housing developers, their main tasks involve consultancy in housing & tenancy law, questions of infrastructure, mobility & safety, information and consultancy on urban renewal, activities for “strong” neighbourhoods and project work in public spaces.

- **Challenges in Vienna’s housing system.** In the private market, the rental costs in Vienna increased by 42% between 2008 and 2016; in the public utility market the increase was 21%. For new contracts the rent is 11.07€ in the private market and 7.73€ in the public utility market.

Another current issues are the stagnating subsidies due to policy and political decisions and the decreasing availability of land for social housing. At the moment, 10,000 new subsidized apartments are needed in Vienna, while only 6,000 – 7,000 new flats are being built.

Financing and refurbishment of social housing

- **Object funding.** Social housing in Vienna is funded via taxes, consisting of income taxes (employees and employers contribute 0.5% each of gross pay). Subsidies in Vienna (577 Mio. Euros for 2017) focus on object funding for new construction and renovation, while subject funding is only offered to low income groups (e.g. single parents, young/old people...).

Object funding is based on a revolving system that allows tenants to spend their money on the economy instead of rents, hence contributing to financing the municipal infrastructure, such as schools and public spaces, via taxes.

- **Funding subsidised housing.** Subsidies by Vienna’s housing fund, wohnfonds_wien, are mostly spent on new construction and renovation of flats. Different forms of subsidies cover loans or annuities of the province of Vienna and non-repayable subsidies. In addition, there are also housing allowances as individual subsidies. In general, there is a distinction between normal and special subsidies (special subsidized flats have a tenant contribution of only 63€ per sqm as opposed to normal subsidized flats with a tenant contribution of 500€ per sqm). SMART flats, which are directed at a lower income rate, have an even lower tenant contribution (see *SMART housing*). The tenant contribution covers land costs (approx. 300€ per sqm) and one part of the building costs.

Since the income thresholds for subsidized flats owned by building cooperatives are relatively high (e.g. income limit of 44,700€ per year for one person), a social mix of tenants can be provided.

- **Gentle urban renewal.** The renovation and refurbishment of housing units in Vienna is based on a gentle urban renewable model that offers

different types of renovation for different buildings. The renewal measures reach from basic renewal and maintenance measures to individual projects (e.g. construction of an elevator) and residential housing for specific target groups (e.g. students or elderly people). The thermal-energetic housing refurbishment program (called Thewosan), one of Vienna's main urban renewal programs, offers a comprehensive modernization of inhabited houses, the thorough renovation of uninhabited houses as well as individual improvement measures and measures for block renewal.

The target value per year for refurbishment is the renovation of around 10,000 housing units with a construction volume of 250 million €.

Limited profit housing associations

- **Housing cooperatives in Austria.** Limited profit housing associations (LPHA) in Vienna are based on the Limited Profit Housing Act; they are owned by municipalities, the financing sector, trade unions or other NGOs and receive public funding. The focus of their work lies in innovative housing construction and a social approach towards building and housing management; the goal of LPHA is to hold costs for financing and maintaining buildings low.

At the moment, there are 186 limited profit housing associations located in Austria, which manage approx. 900,000 and own around 600,000 apartments. LPHA are controlled on three levels: by the auditing association, by the provincial governments and by the tax authorities.

- **Public funding system.** The LPH system was able to develop based on the public funding system for building apartments ("Wohnbauförderung"), which provided first funds in 1910 and is under jurisdiction of provincial governments since the 1980s. Even though the share of housing projects funded by "Wohnbauförderung" is decreasing, it is still the main provider of funds. Two thirds of all apartments built by housing associations in Austria since WWII were subsidized by public funding, which is paid for by employers and employees via taxes.

The aim of the public funding system is to build affordable housing units in order to strengthen regional development, social mixing and to integrate various groups (e.g. handicapped persons, seniors...). It also aims at setting good ecological standards and at improving general economic policies.

- **Financing limited profit housing.** LPHA can make profit, but the profit has to be re-invested in the construction of new affordable housing units, so the profit distribution to the owners is low (3.5% of initial capital). Only the costs of the investments are covered (cost-covering principle); nevertheless, after all loans for the construction of the

buildings are repaid, the LPHA receive a “basic rent” of 2€ per sqm per month in addition to a maintenance fee (0.50 to 2€ per sqm), running costs and tax. The profit has to be reinvested in new building projects, as the companies are not allowed to accumulate too much capital.

LPHA receive tax exemptions (no corporate income tax) and they are financed through public subsidies by the City of Vienna, which they receive in form of long-term low interest rates (30-35 years to pay back loans). This allows LPHA to offer lower rents than private investors (approx. 6.20€ per sqm net dwelling area plus a maintenance fee, running costs and taxes).

- **Decreasing social housing stock.** Based on the “right to buy” system, flats that were built by LPHA can be bought by the tenants after 10 years, which means the housing stock of available flats will be reduced gradually. In Vienna, the housing stock is reduced by around 5000 apartments each year. Exceptions from the “right to buy” regulation are special subsidized flats.

Therefore, the reserve of rental housing is very low in Vienna at 2%, so there are basically no vacancies.

Active land policy and quality control

- **Housing and urban renewal fund.** One important actor that provides land for subsidized housing in Vienna is “wohnfonds_wien”, Vienna’s housing and urban renewal fund. It is responsible for providing land and quality management in social housing and for the renovation, refurbishment and urban renewal of old apartment blocks. In total, wohnfonds_wien owns 2.8 million sqm of land.
- **Quality assurance for subsidized housing.** The main task for affordable housing is to secure good quality at reasonable prices. For every project bigger than 500 flats a developer competition is carried out, which involves a public tendering process for project teams of developers and architects. All submissions are evaluated by a jury, which judges the project along four criteria (“4-pillar model”): 1) Social Sustainability; 2) Architecture; 3) Costs; 4) Ecology. Beneath these main criteria a number of sub-criteria are applied. The focus of projects is on affordable housing and SMART living, multi-generation living, barrier-free living, participation and upscaling the neighbourhood. 80% of all subsidized flats are assessed via development competitions.

Projects smaller than 500 flats are evaluated by the Land Advisory Board, which meets for monthly assessments. Most of the criteria are of a qualitative nature. However, they are supplemented by quantitative regulatory framework in the form of a set of legal texts (national or regional law), which define basic rules and standards.

4.2 Field trips: Best practices from Vienna

Lake city Aspern

On the first workshop day, a walk through Lake city Aspern was organized after the presentations, where the delegation had the chance to have a look at different housing projects and to discuss them with a representative of the City of Vienna.

The urban development area Lake city Aspern is located in the 22nd district on a former airfield and covers an area of 240 hectares with 2.6 million sqm gross floor space. It is a relatively young district with a low density. Aspern's masterplan focuses on the three principles urban density, public space and mixed use as well as diversity. The development process started in 2010 and stretches over three stages until 2028. In order to assure the quality of planning and building processes a quality advisory board was set up. The projected number of residents in 2028 will be 20,000 people.

In total, there are 3,000 housing units in Lake city Aspern by more than 20 property developers and architects and six joined housing development groups. There is a focus on social housing, housing initiatives as well as private residential construction. On a technical level, building standards in Aspern include energy efficiency and the use of distance heating. +

Introduced project:

- **Aspern D12.** The housing project Seestadt Aspern D12 offers 213 apartments, which are all subsidized. A range of innovative technologies is used for this building complex, including a wooden façade and smart building technologies like a thermal energy generator that produces renewable energy on site. The project was awarded the "climate active gold medal".

Sonnwendviertel

On the second day, the delegation visited Sonnwendviertel and they received a closer introduction to two new housing projects by the teams of head architects and builders.

Sonnwendviertel is located in the 10th district next to Vienna's central station and stretches over an area of 34 hectares. The area will be developed between 2012 and 2021 with housing as one of the main functions; altogether, 5,500 housing units are planned for 13,000

persons and implemented within 34 housing projects (of which 14 were already completed). Housing options include subsidized housing (2,300 subsidized housing units), SMART housing (316 SMART flats) and flats funded by Vienna's housing grant (780 flats).

Visited projects:

- **Wohnzimmer_wien.** In the housing building wohnzimmer_wien ("living room Vienna") there are 430 apartments in the general, of which most are subsidized and built in cooperation with other housing associations. Many apartment buildings are equipped with community facilities like a wellness center, a community kitchen or even a cinema. The project was awarded the Austrian building developer award 2015.
- **Sonnwendviertel C04.** The housing project Sonnwendviertel C04 in Antonie-Alt-Gasse 13 offers 173 flats (including SMART flats) and three housing units for communities. Community spaces cover a communication area and a terrace as well as green spaces in the center. The flats are subsidized.

5 Concluding remarks

5.1 Tangible Benefits for Vienna

- **Promoting Vienna's housing approach internationally.** As the city of Vienna offers a successful approach towards establishing public housing, it is important to promote the "Vienna Model" internationally. This can be achieved through workshops and field trip on housing, as it happened with the Ljubljana delegation. The housing experts from Vienna had the chance to explain the concept and discuss existing challenges with their counterparts in Ljubljana, thus not only giving them an insight into Vienna's strategy and approach towards public housing, but also getting feedback on certain topics. Also, several "best practices" in Lake city Aspern and Sonnwendviertel were presented to the guests from Ljubljana, hence promoting them internationally.
- **Know-how exchange on housing financing and other topics.** Apart from offering know-how, the representatives of the City of Vienna were also able to discuss Ljubljana's housing situation. Both cities exchanged know-how on current and future challenges and offered advice from their field of expertise. Especially the field of financing social housing was discussed intensively. The know-how exchange will not be limited to the two CapaCity workshops that already took place, but will also be continued in the future.

5.2 Next Steps

- **Continuing cooperation on Eurocities.** The know-how exchange on housing topics between Vienna and Ljubljana will be further intensified within the Eurocities programme, where both cities work together on the issue of affordable housing.

6 Annex

6.1 List of participants

Participants from Ljubljana

Name	Organisation
Boštjan Udovič	GZS-ZPN
Dušan Jukič	Zarja d.o.o. Novo mesto
Primož Murn	Zarja d.o.o. Novo mesto
Sašo Rink	Javni stanovanjski sklad MOL
Jožica Kuntarič	Javni stanovanjski sklad MOL
Tanja Gašperšič	Javni stanovanjski sklad MOL
Živa Matjašič	Javni stanovanjski sklad MOL
Nina Meško	Javni stanovanjski sklad MOL
Primož Brvar	Nepremičnine Celje d.o.o.
Tadej Lebič	Nepremičnine Celje d.o.o.
Srebrenko Grbić	Nepremičnine Celje d.o.o.
Darja Pavlina	Nepremičnine Celje d.o.o.
Marko Lukač	Nepremičnine Celje d.o.o.
Andrej Dimec	Nepremičnine Celje d.o.o.
Mitja Dvornik	Nepremičnine Celje d.o.o.
Glorija Smalović	Nepremičnine Celje d.o.o.
Petra Urleb	Nepremičnine Celje d.o.o.
Dušan Slapnik	Nepremičnine Celje d.o.o.
Ana Trunkl	Nepremičnine Celje d.o.o.
Simon Koražija	Nepremičnine Celje d.o.o.

Alenka Cizej	Nepremičnine Celje d.o.o.
Alenka Padežnik	Nepremičnine Celje d.o.o.
Marjana Palir	Nepremičnine Celje d.o.o.
mag. Tomica Dumančič	Stanovanjski sklad MO Nova Gorica
Jordan Mikulin	Stanovanjski sklad MO Nova Gorica
Anton Kožar	INŠTITUT ZA NEPREMIČNINE d.o.o.
Goran Malenić	Javni stanovanjski sklad Mestne občine Koper
Ana Fajić	Javni stanovanjski sklad Mestne občine Koper
Tanja Kokole	Javni stanovanjski sklad Mestne občine Koper
Bernarda Kosmina	Javni stanovanjski sklad Mestne občine Koper
Robert Peternelj	Nepremičninski sklad PIZ d.o.o.
Jurij Bajec	Nepremičninski sklad PIZ d.o.o.
Andrej Kos	Nepremičninski sklad PIZ d.o.o.
Miha Glavič	Javni stanovanjski sklad Mestne občine Maribor
Peter Kolenko	Javni stanovanjski sklad Mestne občine Maribor
Viljem Klemenčič	Javni stanovanjski sklad Mestne občine Maribor
Marijan Kaučič	Javni stanovanjski sklad Mestne občine Maribor
mag. Mojca Štritof Brus	Stanovanjski sklad Republike Slovenije j.s.
mag. Dušan Gorenčič	Stanovanjski sklad Republike Slovenije j.s.
Borut Hafner	Stanovanjski sklad Republike Slovenije j.s.
Sintija Mavsar	Stanovanjski sklad Republike Slovenije j.s.
Tomaž Rihtaršič	Stanovanjsko podjetje Konjice d.o.o.
Albert Brdnik	Stanovanjsko podjetje Konjice d.o.o.
Gregor Grmek	Občina Domžale
Marko Juvan	Občina Domžale

Participants from Vienna

Name	Organisation
Herbert Bartik	Urban Innovation Vienna
Susanne Bauer	City of Vienna, MA 50 – Division for Housing Research and International Relations
Silvia Hofer	Wohnfonds_wien
Martin Orner	Limited Profit Housing Association EBG (Gemeinnützige Ein- und Mehrfamilienhäuser Baugenossenschaft reg. Gen. m. b. H.)
Petra Schaner	Urban Innovation Vienna

6.2 Photo summary

Day 1 – Lake City Aspern





Day 2 – Sonnwendviertel









6.3 Presentations of the workshop

(see next page)

Affordable and social housing

CapaCity Excursion Vienna | 4th – 5th October 2017

SITE VISIT

SONNWENDVIERTEL

- Location: 10th district, next to Vienna's Central Station
- Area: 34 hectares (7 ha park)
- Housing:
 - subsidized housing
 - SMART housing
 - flats funded by Vienna's housing grant



SONNWENDVIERTEL

Urban Development Area

FACTS & FIGURES

- Urban development process: 2012-2021
- Main function: housing → 5,500 housing units for 13,000 persons planned
- Infrastructure: shops, schools, kindergartens, medical facilities, leisure facilities
- Connection to public transport system, walking and bike lanes



HOUSING IN SONNWENDVIERTEL

FACTS & FIGURES

- 14 housing projects were already completed by 11 housing developers
 - more than 2,300 subsidized housing units (among them 780 flats financed by Vienna's housing grant)
 - 180 free financed flats
- 20 housing projects are still in planning

SMART HOUSING

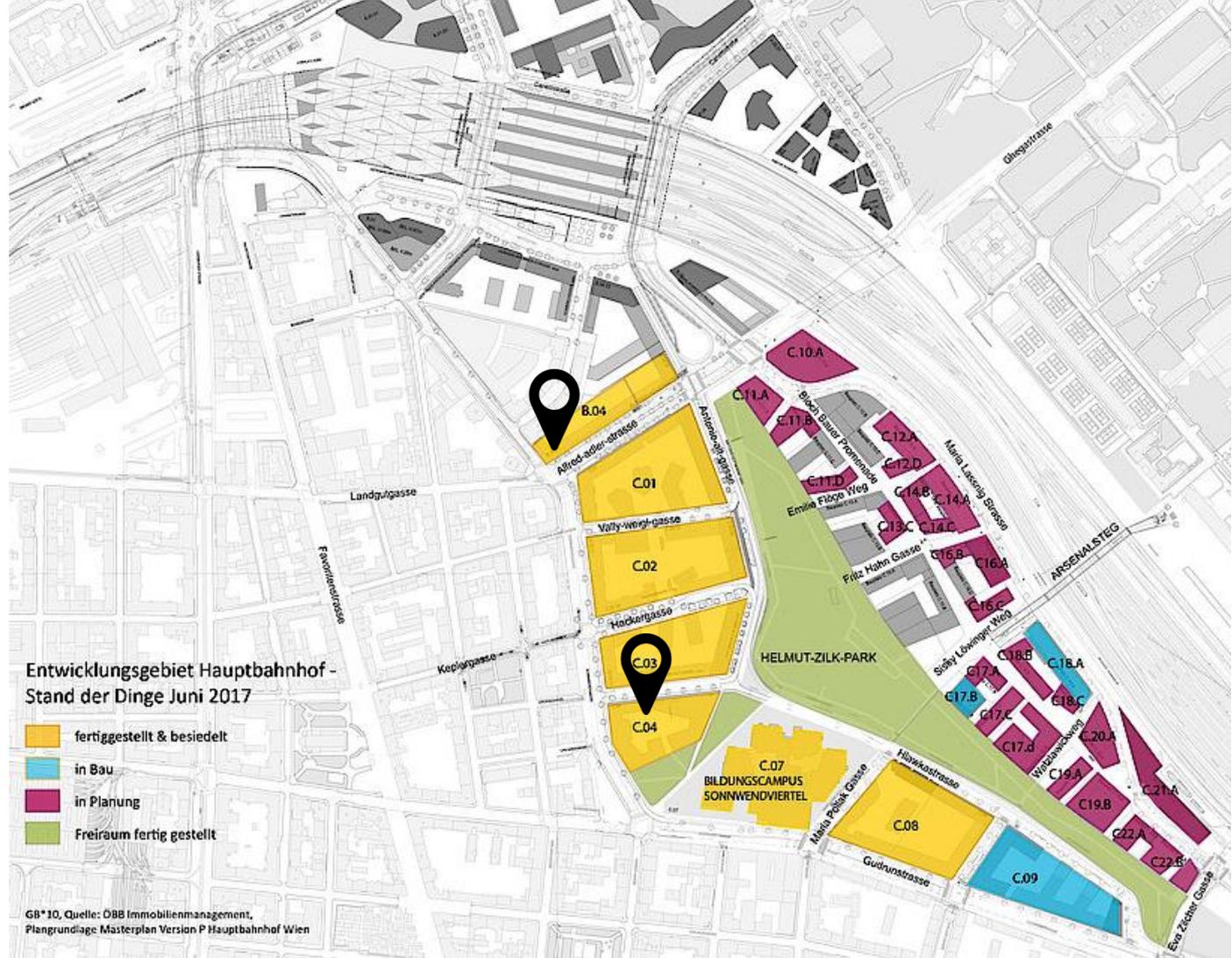
- 316 SMART housing units planned
- Target groups: families, young couples, single parents, housing across generations



SITE VISITS

Sonnwendviertel

- Housing project „Wohnzimmer“ („living room“)
 - developer EBG
 - 427 flats
- SMART Housing project
 - developer EGW
 - 175 flats



THANK YOU

bartik@urbaninnovation.at





NEW QUALITIES IN VIENNA HOUSING PROJECTS



The City of Vienna – General Facts and Figures



The City of Vienna – General Facts and Figures

Dimension and Size

Area: ca. 415 km²

Inhabitants: 1.867.960 (2017)

Metropolitan Region

Centrope: ~ 7,2 Mio Inhabitants

Administration and Organisations

Capital and Federal State

23 districts, UN, OPEC, OECE, etc.

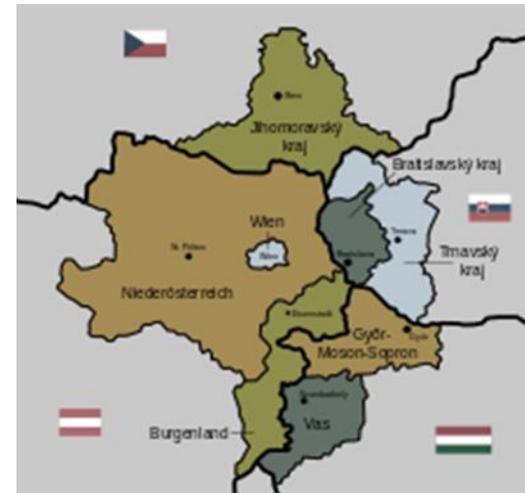
Economy and Wealth

1st place in „Quality of Living Ranking“
since 2009 by Mercer

GDP/capita: € 47.700 (Dez. 2016),

average age: 40,5 years;

185.000 students;



© Stefan.lefnaer

CENTROPE: Die Centrope Region besteht aus Wien, NÖ, Burgenland, Südmähren, Bratislava, Trnava, Győr-Moson-Sopron und Vas.

Housing in a growing city:

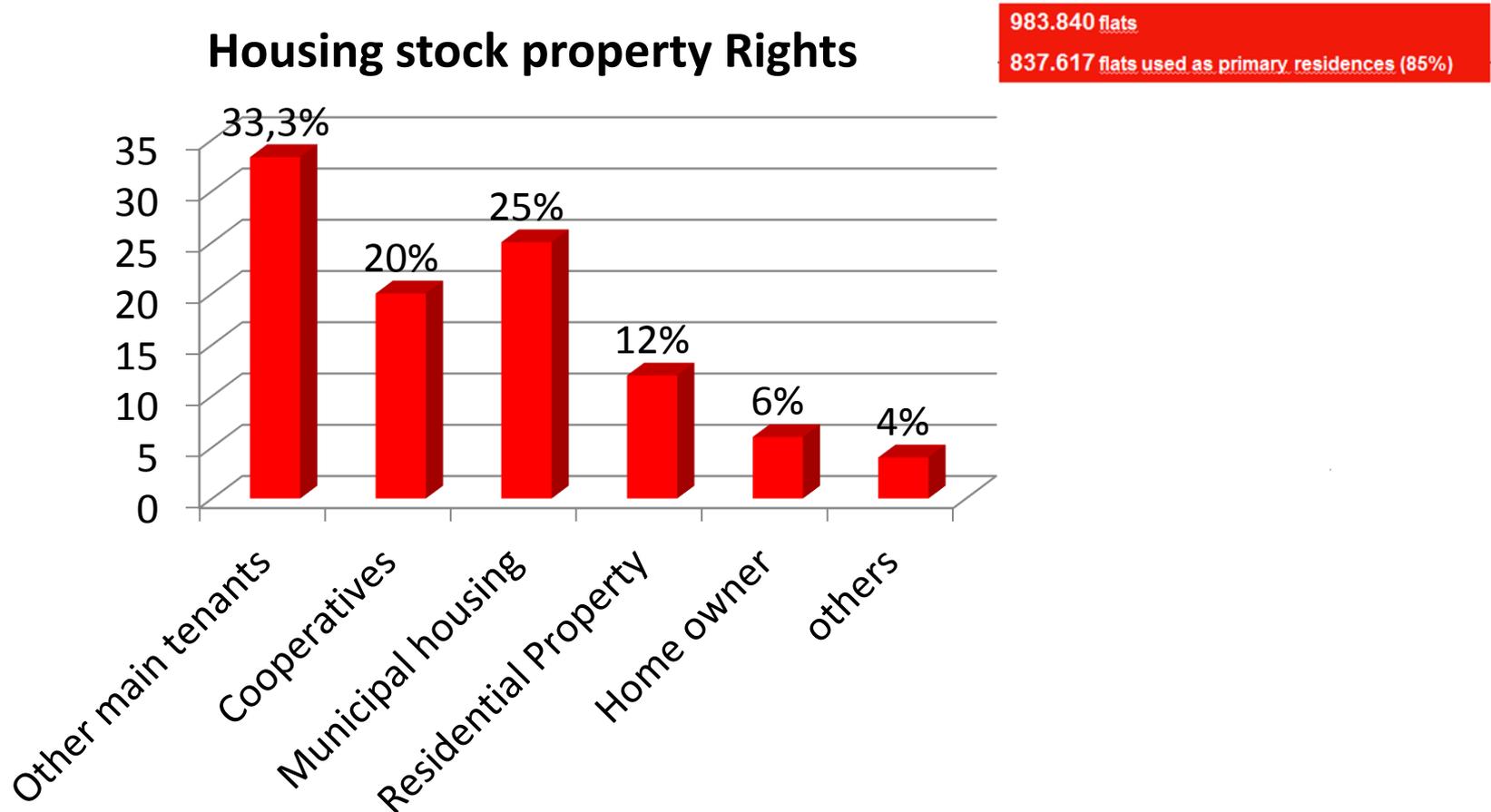
Residential population:

Current:	1.867.960 (2017) inhabitants (1.1.2017)
Growth btw. 2000-2010:	+ 150.000 inhabitants (+1,0 % per year)
Growth btw. 2010-2016:	+ 140.000 inhabitants (+1,6 % per year)

Population development:

Forecast:	2.034.703 inhabitants (1.1.2025)
Growth btw. 2016-2025:	+ 200.000 inhabitants (+1,2 % per year)

Overview: Housing structure in Vienna

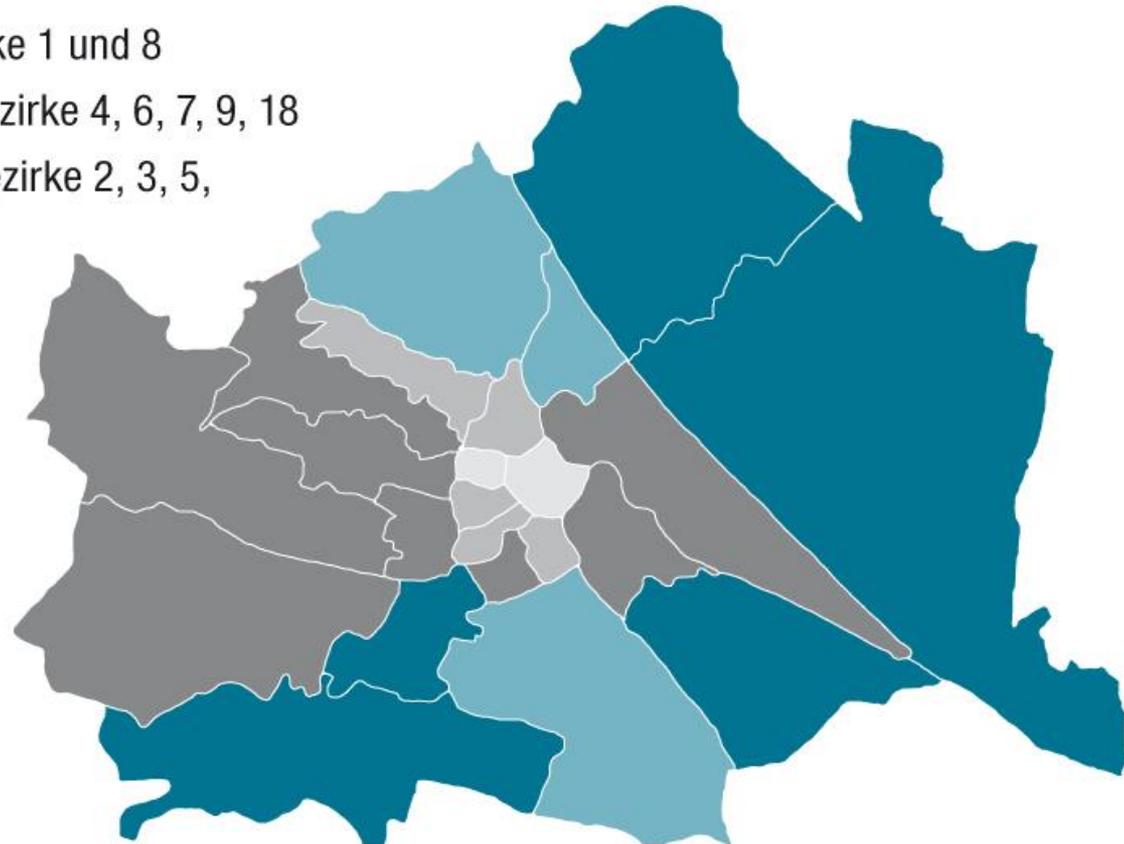


Source: Statistik Austria, Mikrozensus 2015, Neues Hochrechnungsverfahren ab 2014

Share of socially rented flats - in the stock of primary residences

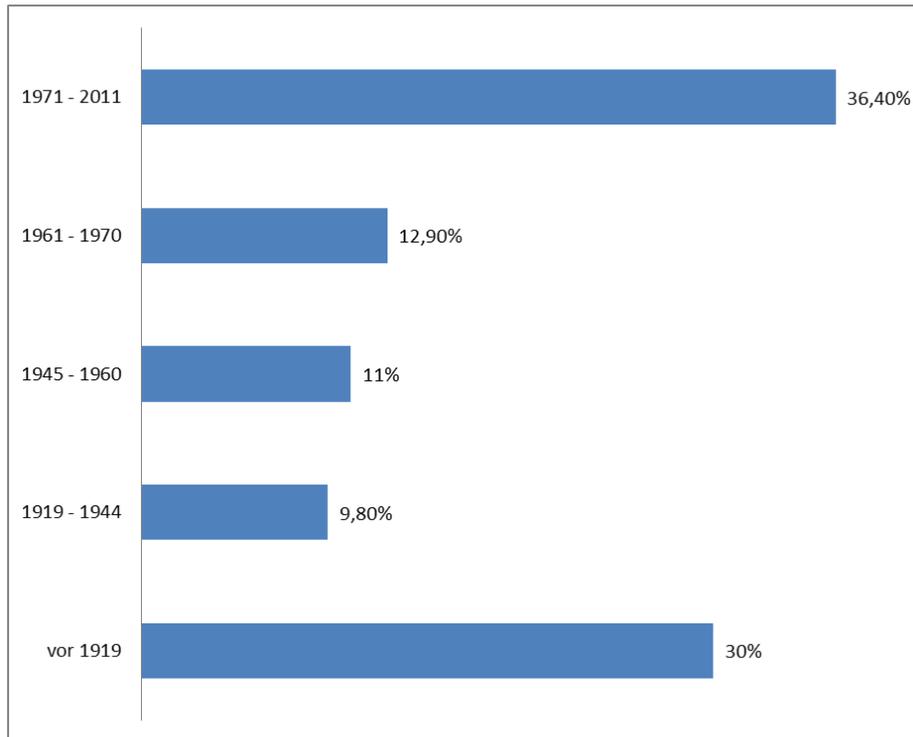
spatial distribution

- **bis 10 Prozent:** Bezirke 1 und 8
- **11 bis 25 Prozent:** Bezirke 4, 6, 7, 9, 18
- **26 bis 33 Prozent:** Bezirke 2, 3, 5, 13, 14, 15, 16, 17
- **34 bis 50 Prozent:** Bezirke 10, 19, 20
- **51 bis 67 Prozent:** Bezirke 11, 12, 21, 23



Source: Statistik Austria, Registerzählung 2011

Housing Stock – Construction Periods



Source: Statistik Austria, Registerzählung 2011

Vienna Housing Policy: Continuity as a key to success

- Stock of 220.000 municipal homes
- 200.000 not for profit rental homes
- Housing subsidy scheme
- Price stabilising effect through subsidized new construction
- Limited profit housing associations
- Active land policy
- „Gentle Urban Renewal“
- Tenant Protection

Davidgasse, Hellerfabrik



Important Legal Framework in Vienna: (a selection:)

Wiener Wohnhausförderungs- und Wohnhaussanierungsgesetz
(WWFSG 1989)

WWFSG 1989

I. Hauptstück

Wohnbauförderung

II. Hauptstück

Sanierungsförderung

III. Hauptstück

Wohnbeihilfe

Neubauverordnung

(NeubauVO 2007)

Sanierungsverordnung

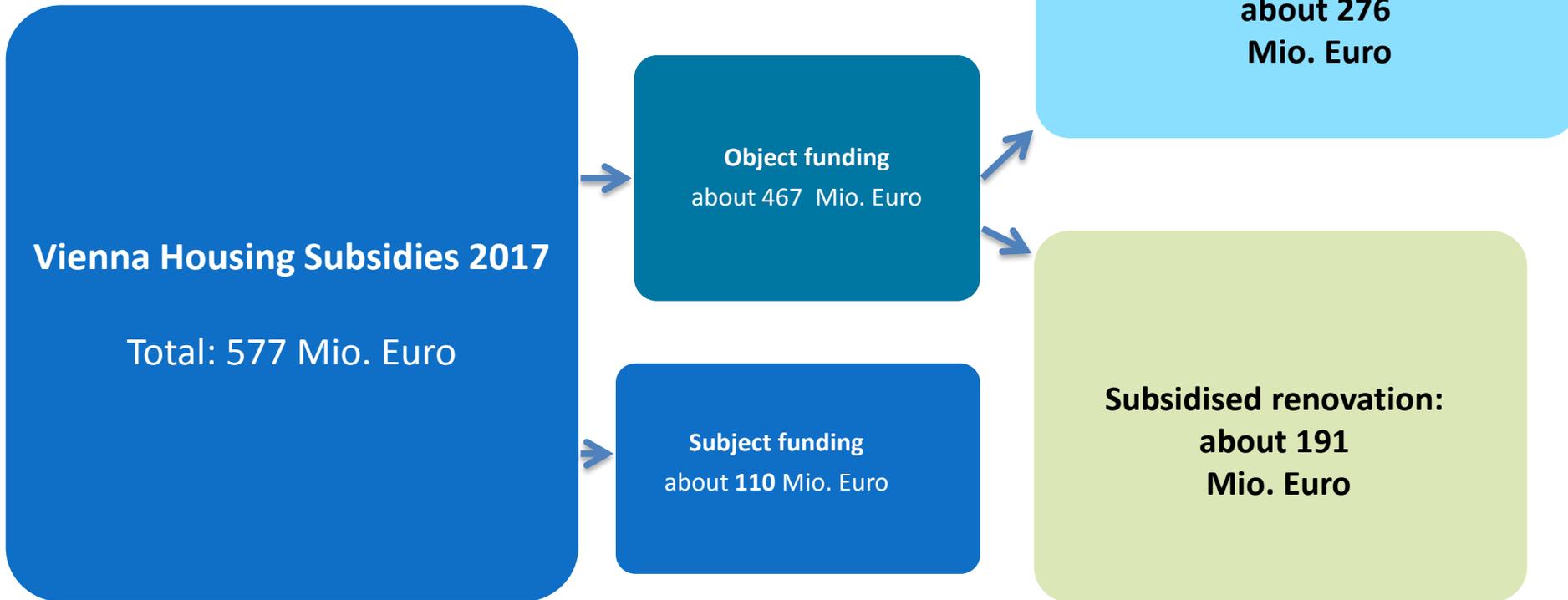
(SanVO 2013)

WGG

Wohnungsgemeinnützigkeitsgesetz
und Bauträgervertragsgesetz

Mietrechtsgesetz (MRG)

Use of subsidies:



Source of funds: Contribution of employees and employers of 0,5% each of gross pay

Wohnfonds_Wien: Vienna Building Fonds

wohnfonds_wien
fonds für wohnbau und stadterneuerung

An important instrument of the city:

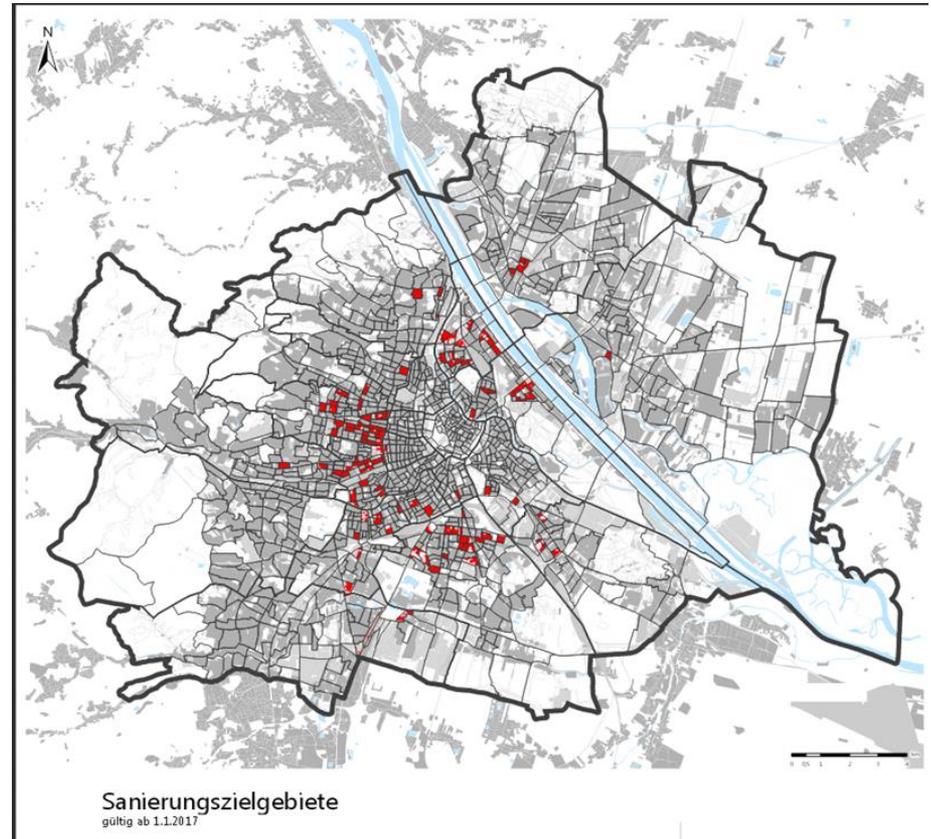
- Managing „Gentle urban renewal “
- Managing land stockage and supply
- Managing Developers‘ competition



Soft Urban Renewal

Funding System in Vienna –
Principles:

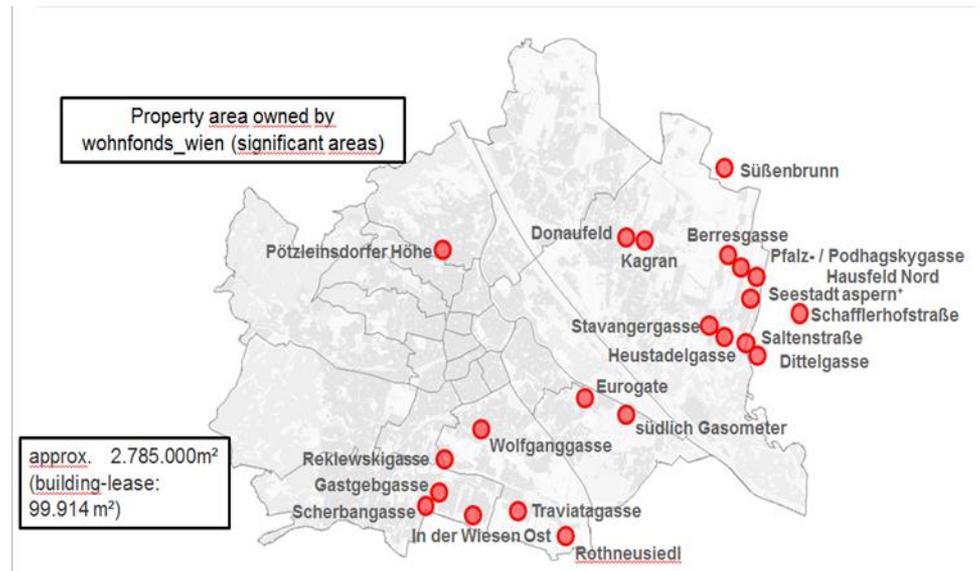
- Gentle urban renewing
- Priority of social criteria
- Avoidance of segregation
- Ensuring affordable, modern living space



Benefits for Vienna´s residents, the cityscape, the environment
and for the social sustainability

Active land policy by wohnfonds_wien

- Over the years well-directed **acquisition** strategies: continuous **purchase** of properties with development potential
- Forward-thinking **development** of properties into `ready-to-use´ building grounds for subsidized housing construction
- Damping effect on the Viennese property market by being able to sell the land for housing projects without additional mark-up (as a non-profit organisation) and thus **cut basic costs** of the property market.



Instruments subsidized housing Vienna

Land Advisory Board

- Plot owned by developer
- Project < 300 flats

- Project-Submission

- Evaluation by the Land Advisory Board (monthly meetings)

Developers' Competition

- Plot owned by developer and project > 300 flats
- Plot owned by wohnfonds_wien
- Developers' Competition organised by the wohnfonds_wien
- Project-Submission by Teams (developer and architect)

- Evaluation by the jury

Quality and Affordability – Four-pillar model

Social Sustainability	Architecture	Costs	Ecology
Everyday suitability	Architecture, urban structure	Land costs, construction costs	Energy consumption and renewable materials
Cost reduction through planning	Building structure, floor plans	User costs, rents, share of building costs	Ecologic construction, materials and design
Living together in communities	Internal infrastructure, staircases, corridors	Service charges	Ecologic qualities of the facility
Adaptability to changing needs	Environment, green spaces	Contract and rental conditions	Ecologic qualities in open space
Jury decision			

Limited profit housing associations (LPHA)



- Legal regulations: Limited Profit Housing Act
- Owners are municipalities, the financing sector, trade unions, charity organisations, private persons etc.
- LPHA shall make profit, but profits have to be re-invested in affordable housing; low profit distribution to owners
- Cost coverage principle
- Tie-up of assets, undisclosed reserves cannot be cashed out
- Strict audit and control

Area Renewal Offices – Gebietsbetreuung Stadterneuerung

Area renewal offices (GB*) – a service by the city of Vienna – run by architects or housing developers and commissioned by the city coordinate and promote rehabilitation programmes since 1974, predominantly in the private housing stock.

Main tasks of GB*:

Consultancy in housing & tenancy law

Questions of infrastructure, mobility & safety

Information and consultancy on urban renewal

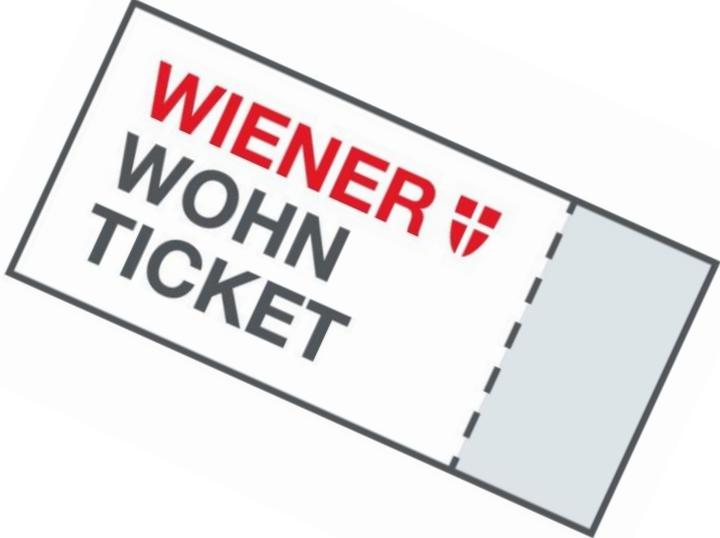
Activities for ‚strong‘ neighborhoods

Project work in public spaces



www.gbstern.at

Prerequisites:

- At least 18 years old at the time of signing the contract
 - The current address in Vienna must have been the principal residence for at least two years
 - Austrian citizen or with equal rights to Austrian citizens
 - Below income threshold
- 
- The image shows a stylized illustration of a 'Wiener WohnTicket'. It is a rectangular ticket with a dashed line on the right side, suggesting it can be torn. The text 'WIENER WOHN TICKET' is written in bold, black, sans-serif capital letters. The word 'WIENER' is in red, and 'WOHN TICKET' is in black. A small red shield with a white cross is positioned to the right of 'WIENER'. The ticket is tilted slightly to the right.
- New subsidised home = principal residence

Income thresholds subsidized and municipal housing

Persons	Euro, net annual salary
1	44.700
2	66.610
3	75.360
4	84.130
further person plus:	4.910

Subsidized new housing construction

Wohnpark Alt-Erlaa,
1985



AST-Wohnbau, Aspernstraße, 2011



Terrassenhaus Inzersdorfer Straße, 1974



ASP Holzwohnbau, 2015

Subsidized Housing Construction

- Stock of 200.000 housing units, owned by LPHA
- public subsidized construction of currently 7,000 dwellings per year

Further Initiatives:

- **WBI: Vienna's housing initiative 2011**
- 6.250 units will be built additionally to subsidised public housing.
- 1.600 units will be built in Seestadt Aspern, Vienna's lake side.
- Private partners are encouraged through financial means

- **Gemeindebau NEU – New municipal housing**

- Pilot project: 120 flats in the 10th district (in the south of Vienna).
- The construction of further 4000 municipal flats are planned.

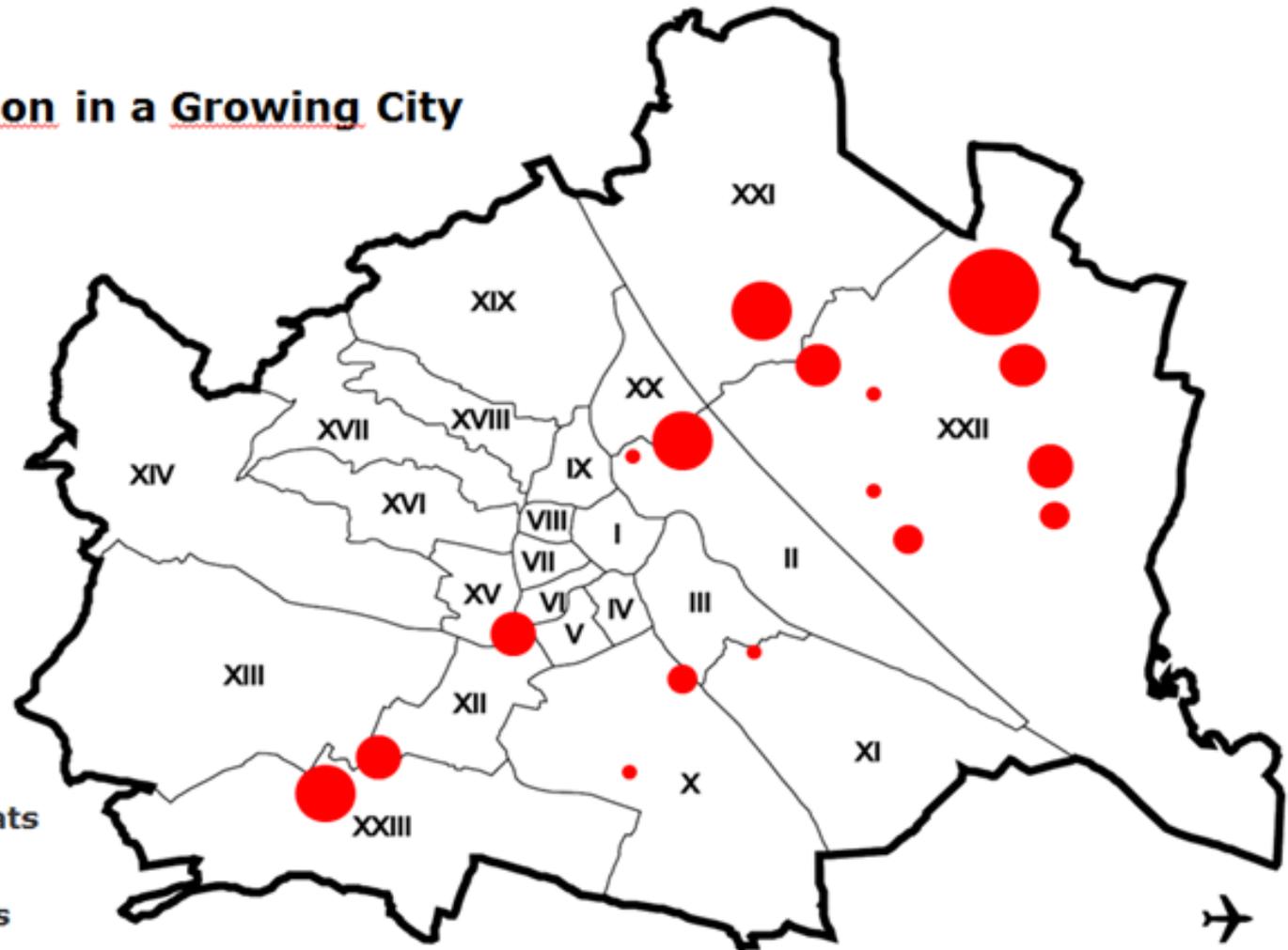
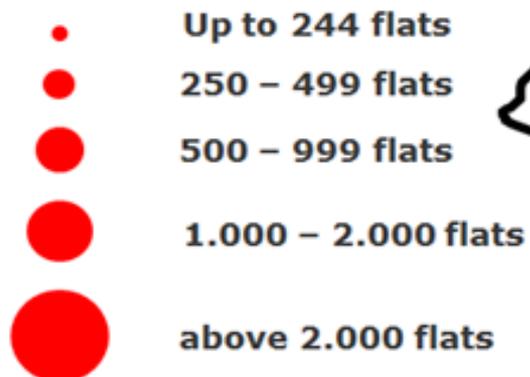


Vienna Housing Action Plan 2016 - 2018

Housing Construction in a Growing City

17 sites

-about 12.000 flats



Source: http://www.wohnfonds.wien.at/media/file/Neubau/Broschre_Webseite_07_20161.pdf

aspern Vienna's Urban Lakeside – the largest urban development area

- situated in the **north-eastern part of Vienna**
- new, **multifunctional urban quarter** with high-quality flats
- **total area: 240 hectares**
- new buildings with a planned **gross floor area in excess of 2.2 million sq m**
- investments totaling approx. Euro 5 billion
- development horizon **2028: more than 25,000 residents and workplaces**

wien3420
aspern development AG



SMART Housing

With its new SMART flats the City of Vienna provides especially young families, couples, single parents, elderly people and singles with affordable living accommodation.

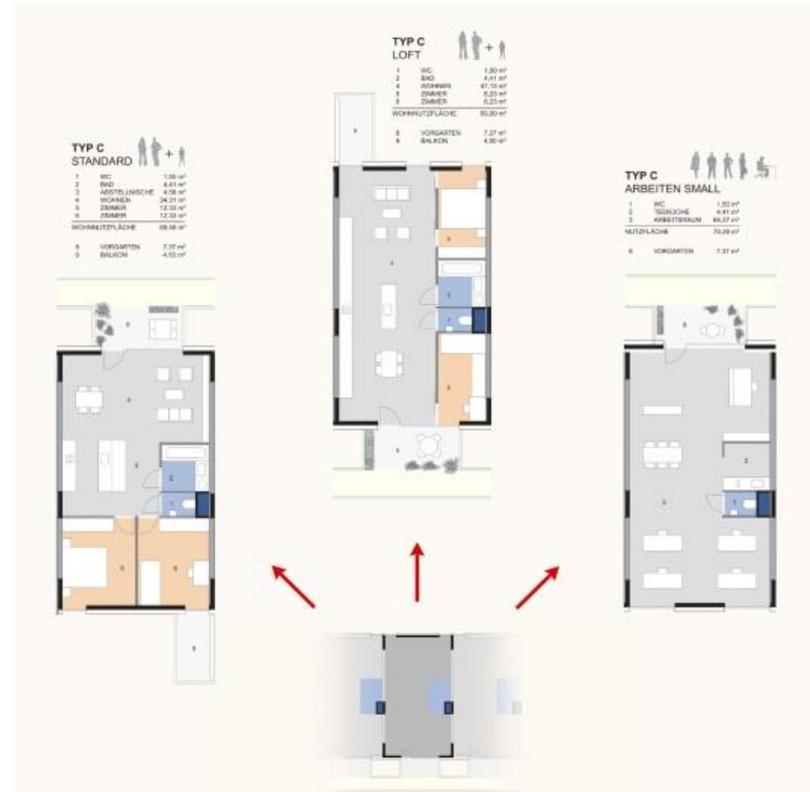


Rent: **max. 7,5 €/m²** (incl. running costs and VAT)

- Typ A (1 room): max. 40 m² max. 300,00 €/month
- Typ B (2 rooms): max. 55 m² max. 415,00 €/month
- Typ C (3 rooms): max. 70 m² max. 525,00 €/month

SMART Housing, compact, affordable, flexible

1/3 of all new construction is SMART



Completion: 2012 - 2016: 403
 In construction: 772
 In planning: 2.801

Total: 3.976 SMART Housing

The Vienna Model . . .

- Publicly provided housing prevents property bubbles and stands for affordability
- Promotion of low rent costs and a social sustainable city.
- Active land policy
- Innovation driver in the field of subsidized new construction e.g. through the developers' competition
- Socially compatible renovation in the frame of “soft urban renewal”
- Promotion of the construction industry and securing of jobs

**THANK YOU FOR YOUR
KIND ATTENTION**

wien.
unser zuhause.
Geschäftsgruppe Wohnen, Wohnbau & Stadterneuerung



The Austrian System of Public Utility & Limited Profit Housing Associations



Introduction EBG

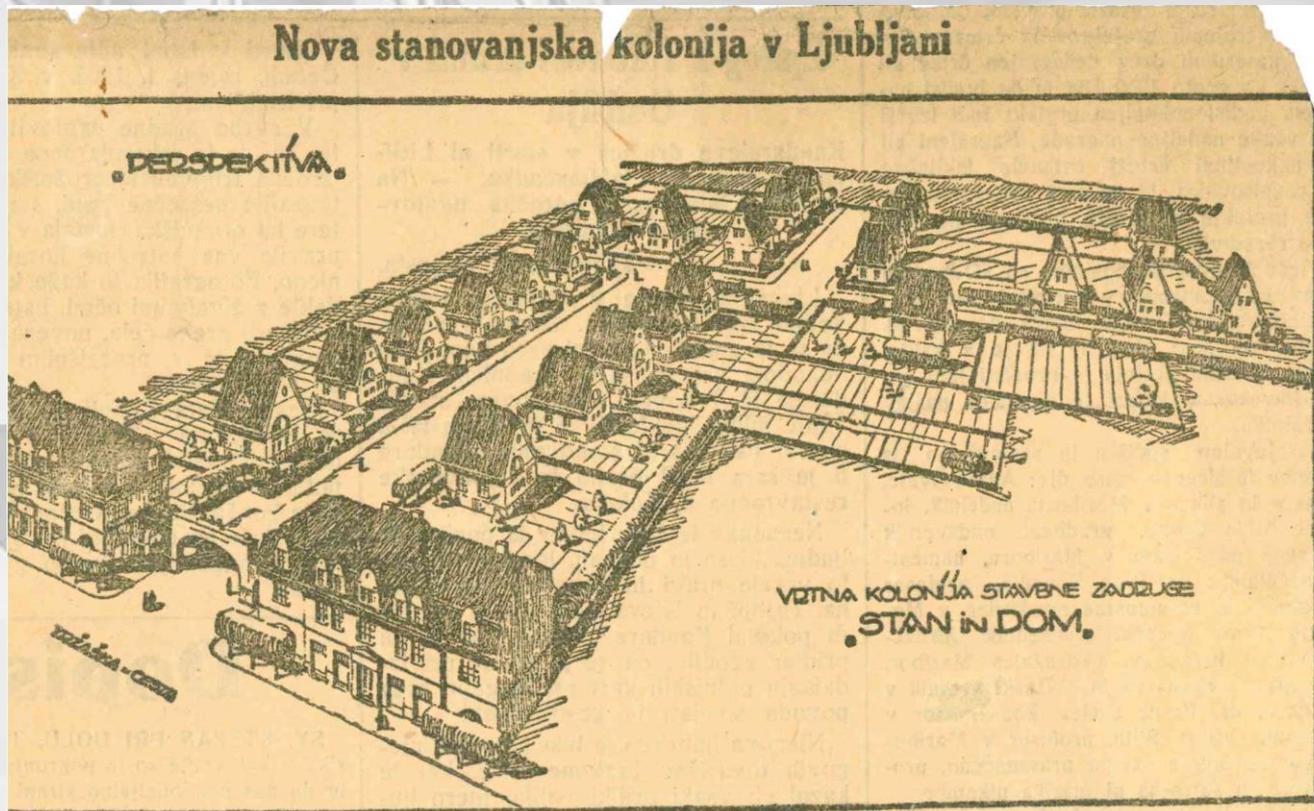
limited profit housing cooperation, founded in 1910

**about 9.000 apartments in Austria, 50 employees,
turnover about EUR 55 Mio**

**during the last 5 years: average investment in
housing construction EUR 40 Mio, currently more
than 2.000 apartments in the pipeline**

**focus: innovative housing construction, social
approach in building and housing management**

History EBG



Houses built by EBG in
1912 in Ljubljana

Projects EBG

Vienna: wohnzimmer_wien – Sonnwendviertel (close to new Hauptbahnhof)



430 apartments, most of them subsidized

cooperation with other housing associations

many community facilities (wellness center, kitchen, barbecue, boulder room, theatre, ...)

Austrian „Bauherrenpreis 2015“ (building developer award)

Projects EBG

Seestadt Aspern D12



213 apartments, all of them subsidized
(with „Superförderung“)

Innovative technologies:

- wooden facade
- smart building – thermal energy completely produced on site

Award: „klimaaktiv“ gold medal

Projects EBG

Innsbruck: Saggen



Renovation + roof extension, 43 new subsidized apartments



next projects

Vienna, Pötzleinsdorfer Höhe



developers' competition
70 subsidized rental apartments

Architect: Adolf Krischanitz

next projects

Vienna, Sonnwendviertel



developers' competition
64 subsidized rental apartments

Architect: AG3



next projects

Vienna, In der Wiesen Ost



developers' competition

319 subsidized rental apartments

Partner: Eisenhof

Architects: Superblock; Mascha & Seethaler

next projects

Vienna, Zschokkegasse



60 subsidized rental apartments
supermarket

Architects: Dietrich | Untertrifaller

next projects

Vienna, Seestadt Aspern/Am Seebogen

HEIMSPIEL
Junges, sportliches Wohnen & Arbeiten am Seebogen



PERSPEKTIVE

Bildbau und Raumgliederung

Formkonzepte und Planung

Maßstab

Außenhof und Spielplätze

Großflächen- und Begrünung

Feuerwehrzufahrt und -Abstellflächen

Sonstige und Fahrradstellplätze für Besucher

developers' competition
89 subsidized rental apartments

Architects: Dietrich | Untertrifaller

next projects

Vienna, Franzosengraben



**430 non-subsidized apartments
with 4 partners**

**Architects: Riepl/Bammer/Kaufmann;
KENH; Nussmüller**



next projects

Graz, Green City



50 non-subsidized apartments

Architects: Riepl/Bammer/Kaufmann

Austrian system of limited profit housing coops

first housing cooperatives established in the 1890's
(some of them still existing) as self-help organizations

background: industrialization, lack of appropriate
housing for workers

before and after WW I foundation of several
cooperations in Austria

supported by state funds – 1908: state fund established
on the occasion of the government anniversary of
Kaiser Franz Josef – up to 90 % of building costs of
housing built by cooperatives

Austrian system of limited profit housing coops

1910: foundation of „Wohnungsfürsorgefonds“ (housing assistance funds) – first reference of „Gemeinnützige Bauvereinigungen“ (limited profit housing associations) in the law

1940: german „limited profit housing act“ (from 1932) introduced by the Nazis in Austria

after WWII: law remained in force until 1979

Austrian system of limited profit housing coops

1980: Austrian limited profit housing act introduced, still in force

**several times amended and adopted, last time 1.1.2016
– amongst others introduction of „intergenerational contract“**

(Germany: limited profit housing act repealed in 1990)

Austrian system of limited profit housing coops

after WW II: foundation of limited-profit housing companies (stock companies and plc's)

2016: 186 companies (98 cooperations, 78 plc's, 10 stock companies)

9.200 employees

2015: more than 18.000 new apartments built; almost 900 Mio Euros investment in renovations

facts & figures

in Austria:

39 % detached houses

11 % condominiums

17 % private rented apartments

8 % council flats

16 % housing associations

in Vienna:

6 % detached houses

13 % condominiums

32 % private rented apartments

24 % council flats

20 % housing associations

facts & figures

- housing associations built one million apartments in Austria, still manage 900.000
- they own 600.000 rented apartments
- reduction through privatization of BUWOG and other state-owned housing associations by ÖVP/FPÖ-government in 2002 (about 65.000 apartments for 960 million Euros)
- 8.000 apartments per year refinanced → low rent, about EUR 6,20/square meter net dwelling area

the system of housing associations

- **basic idea: in a cooperative, aim is the promotion of members and not making profits. Also valid for housing cooperations which are not cooperatives, but stock companies or plc's**
- **detailed legal framework**
- **system has grown over decades, almost never touched**

basic principles

- long-term refinancing → lower rent. Private investors are interested in short-term profits, housing associations not

basic principles

- „intergenerational contract“: in a kind of revolving system, one generation finances the construction of their houses and apartments through their rent over a long period (usually 25 – 35 years). After that, their rent decreases, but contains a kind of solidarity contribution for the next generations.

basic principles

- **modified cost covering principle**

general rule: tenants and buyers don't pay more than necessary for financing and maintaining building

exemptions:

- **fixed rates eg for property management and fees for building supervision**
 - **after all loans are repaid: „basic rent“ of EUR 1,75/m²/month (+ maintenance fee EUR 2,- + running costs + tax)**
- profits (intergenerational contract)**

cost covering principle

- **calculation:**
 - **annuity (repayment of loans – subsidies and mortgage)**
 - **maintenance costs (max. EUR 2,-/sqm after 30 years)**
 - **3, 5 % interest for own funds**
 - **2 % reserve (for loss of rent and vacancy costs)**
 - **running costs (insurance, fm, water, electricity, ...)**
 - **administrative costs (regulated)**
 - **10 % tax**

cost covering principle

- example – 89,57 m² in „Sonwendviertel“, built in 2012

	per m ²	total
loan Province of Vienna	0,41	36,76
mortgage	3,91	350,11
maintenance costs	0,41	36,72
interest for own funds	0,01	0,66
2 % reserve	0,09	8,49
running costs	1,40	125,40
administrative costs	0,24	21,35
10 % tax	0,65	57,95
total	7,12	637,44

revolving system

- only 3,5 % of share in the company (nominal value) may be distributed as annual dividend. In cooperatives, usually there is no distribution, only in stock companies and plc's.
 - companies are obliged to build (unless there is a lack of demand, financial means or land)
 - companies are not allowed to accumulate too much capital – if they do, they have to pay taxes
- biggest part of profits remains in companies and has to be reinvested

Companies are controlled by three bodies:

- auditing association – every company has to be a member. Annual audit with detailed report (in our company: two auditors for about two month)
- provincial governments
- tax authorities
- → best controlled companies in Austria

limited area of activity

Companies are not allowed to do every business:

- **only housing and connected activity**
- **only in Austria**
- **Exemptions have to be approved by the authorities**

tax exemptions

- no corporate income tax
- justification: profits are reinvested

effects of the Austrian system

- safe and affordable housing for a big part of austrian households
- households renting from housing associations save on average more than 1 billion EUR per year, compared to the private sector (about 1.700,- EUR per year and household)

public funding

- without system of „Wohnbauförderung“ (public funding for the building of apartments) the sector wouldn't have been able to develop
- first funds: 1910
- after WWII several laws
- since 1980's: jurisdiction of provincial governments
- most housing projects of the sector are funded by „Wohnbauförderung“ – but share is decreasing

public funding

- paid for by employers and employees
- until now: taxes raised by the federal government and distributed to provincial governments
- starting from 2018: taxes are raised by provincial governments, may be higher or lower than before
- about 2/3 of all apartments built by housing associations after WWII were subsidized

aims of public funding

- **building of apartments**
- **affordable housing**
- **general economic policy**
- **regional development**
- **ecology**
- **integration of various groups (eg handicapped persons, ...)**

limits for owners

Owners (shareholder, ...) of companies which are not cooperatives are limited:

- **dividend max. 3,5 %**
- **trading of shares limited – price not higher than face value**
- > **assets tied up in the companies**

facts & figures – housing in Austria

framework conditions:

- stagnating or sinking net-income of employees
- high level of immigration (2015: net-growth by 43.000 people in Vienna)
- rising unemployment
- high demand for low-cost housing

facts & figures

rental costs in Vienna:

- **privat market: rent-increase + 42 % between 2008 and 2016**
- **public utility market: rent-increase + 21 %**

(inflation: + 14 %)

average rent per m² and month (including running costs and tax, without heating costs) for new contracts in 2015 and 2016:

- **privat market: EUR 11,07**
- **public utility market: EUR 7,73**

current issues

- **decreasing subsidies due to austerity policy and political decisions**
- **availability of land for social housing has dramatically decreased, no political solutions**
- **about 10.000 subsidized new apartments needed in Vienna, about 6 – 7.000 built**

current issues

- share of public utility sector decreasing, only about 25 % (in the past usually 75 %)
- land prices: price limit for subsidized housing: EUR 250,-/square meter net dwelling area. Prices on the market: between 500,- in bad locations and 1.000,- in average locations → social housing almost impossible
- even public property often not available for social housing but sold to best bidder for luxury housing or investment groups

current issues

- „right to buy“ reduces supply of affordable housing by around 5.000 apartments per year

current issues

- **discussion about „social effectiveness“**
- **40 % of tenants of pu-apartments are part of 1st and 2nd income-quintil respectively (380.000 bzw. 350.000 persons, < 1.630 or 2.670 Euro)**
- **income-distribution in apartments of the sector represents austrian average**
- **higher income groups: private property (33% highest quartil)**

Attack by the financial sector on Austrian system of housing cooperations:

- VIG is main shareholder of biggest limited profit housing company – has lobbied for new rulings, aim: more profits and/or higher price when selling shares. Is included in current government program. Would seriously undermine (and in the long run probably ruin) the system. Government faces broad opposition against these plans (due to early elections not on the agenda any more).

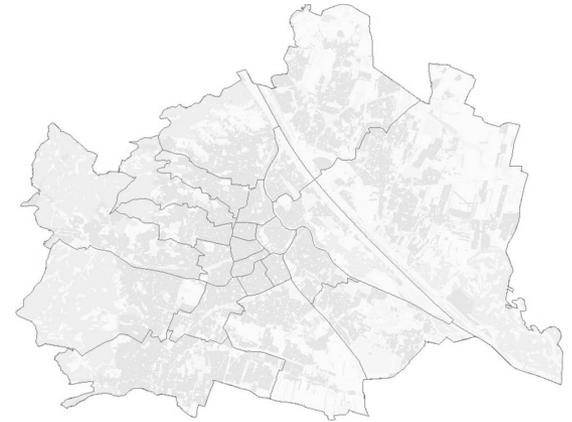
Thank you for your attention!



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wohnfonds_wien

Silvia HOFER

Vienna's social housing system

Aerial view



gut für sie. schön für wien.

Vienna in figures

Area of Vienna	414,8 sq km
population	~ 1.8 m
housing stock currently	~ 980,000
projection for 2029	2 m

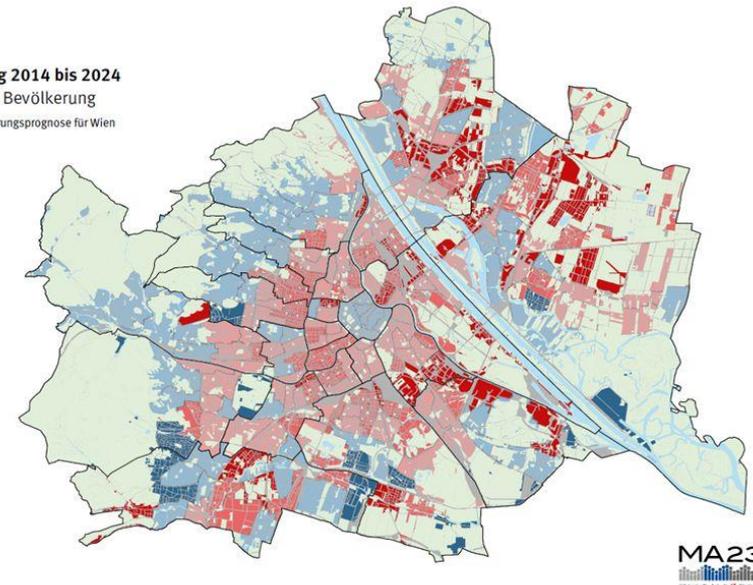
reference: Statistik Austria / base: June 2015

gut für sie. schön für wien.

Demographic development of population

- Population development (2015 + 43.200 inhabitants)
- Population growth of elderly and younger people
- Various kinds of relationship

Karte 3.1
Bevölkerungsentwicklung 2014 bis 2024
 Relative Veränderung der Bevölkerung
 Quelle: MA 23, Kleinräumige Bevölkerungsprognose für Wien
 Kartengrundlage: ViennaGIS
 Bearbeitung: T. Tranum

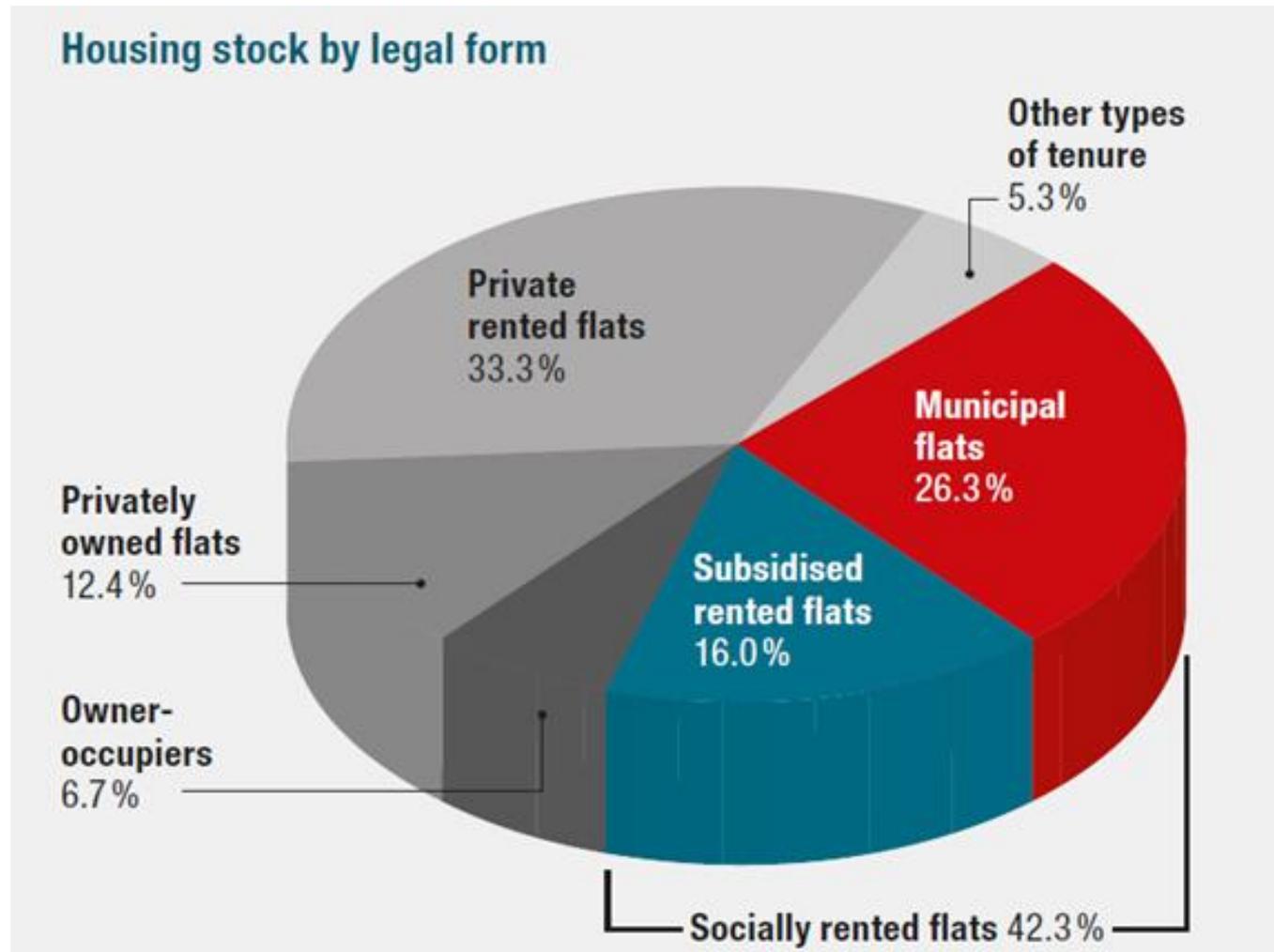


reference: www.wien.gv.at

- ⇒ **Refurbishment of housing stock**
- ⇒ **Construction of new residential buildings**

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Housing stock – form of organisation

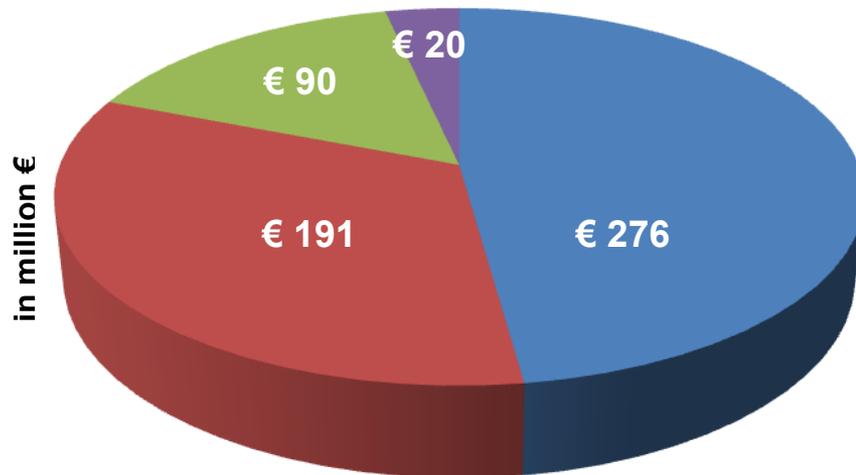


Source: Housing in Vienna Annual Report 2013

Data: Statistik Austria

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Housing subsidy – budget plan 2017



2017

new construction	276 m
renovation	191 m
allowance for tenants	90 m
others	20 m

total	577 m
--------------	--------------

■ new construction ■ renovation ■ allowance for tenants ■ others

Income

- Average annual income of an Austrian employee net € 20.956,-
(reference: Statistik Austria – Lohnsteuerstatistik 2013)
- **Upper income-limits**

Subsidised rental flats and flats owned by building cooperative:

- * one person: € 44.700,-
- * two persons: € 66.610,-
- * three persons: € 75.360,-
- * four persons: € 84.130,-
- * further persons: + € 4.910,- each

Examples of subsidised flats

apartment of 70 sq m	rent	tenant contribution
rented (normal subsidy)	~ € 500,- (€ 7,25/sq m)	~ € 35.000,- (€ 500.-/sq m)
rented (special subsidy)	~ € 600,- (€ 8,57/sq m)	~ € 4.400,- (€ 63.-/sq m)
SMART living*)	~ € 525,- (€ 7,50/sq m)	~ € 4.200,- (€ 60.-/sq m)
owned	~ € 170,- (€ 2,42/sq m)	~ € 170.000,-(€ 2.430.-/sq m)

based on average values of 2014

*) SMART = compact, affordable and multifunctional apartment

wohnfonds_wien

Fonds für Wohnbau und Stadterneuerung

was founded in 1984, based on a decision of the city council of Vienna.

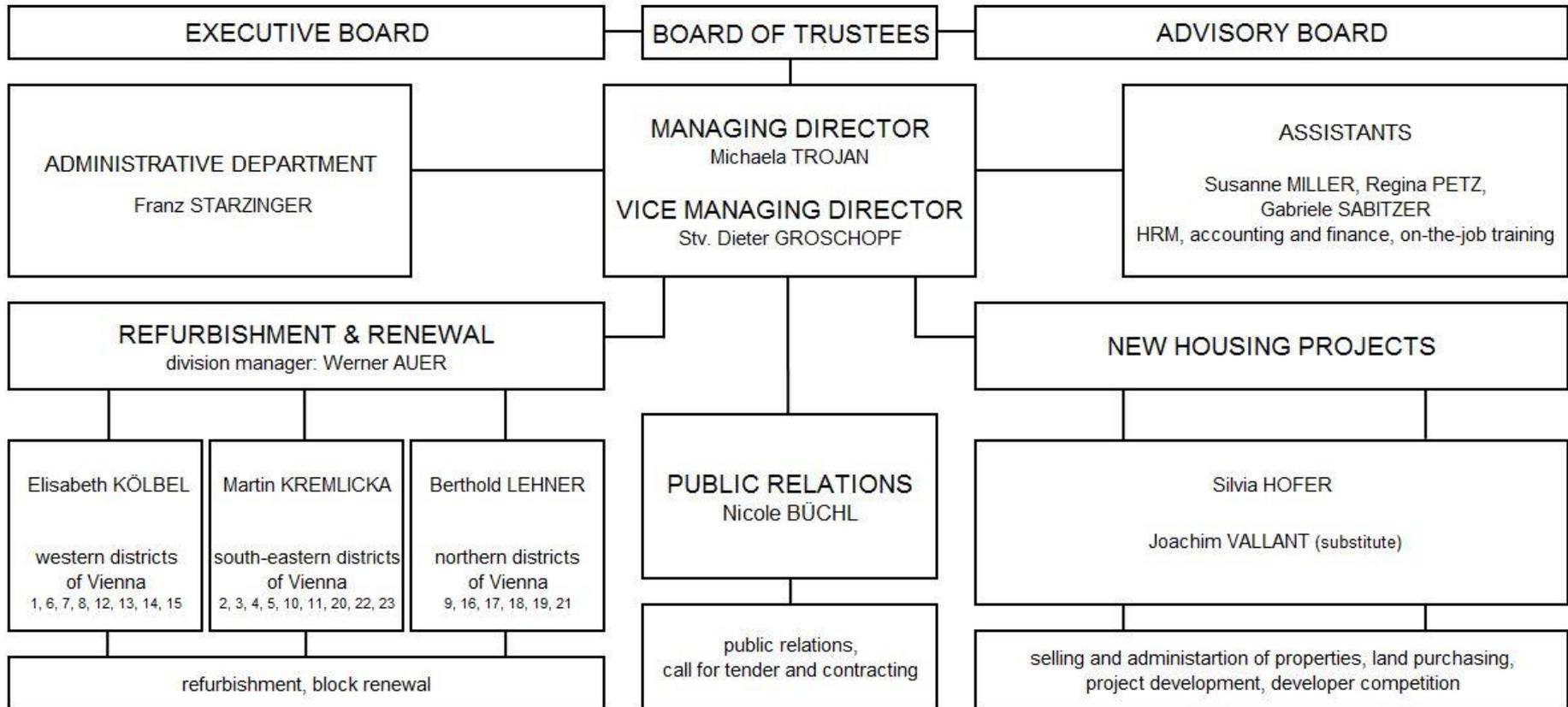


credit: Roland Ferrigato

Tasks

- providing land for state-subsidised new housing construction and quality management in **social housing**
- subsidised renovation of old apartment blocks, coordination and monitoring of refurbishment and **urban renewal**, block renewal

Organisational chart of wohnfonds_wien



Funding system in Vienna

PRINCIPLES:

- „sanfte Stadterneuerung“
(= gentle urban renewing)
- Priority of social criteria
- Avoidance of segregation
- Affordable living space



credit: Isabella Wall, akp architekten

15., Dingelstedtgasse 12
1st Prize Urban Renewal Award 2016

Different types of renovation and subsidies

- **Basic renewal**
(renovation of an occupied house)
- Renovation of an unoccupied house or a converted building
- Maintenance measures
- Individual projects, e.g. construction of an elevator
- Residential housing for students or elderly people
- **Thewosan** – (**The**rmische **Wo**hnhaus**san**ierung)
energy-efficient renovation
- Block renewal with benefits for the neighbourhood

Different forms of subsidies

SUBSIDIES OF HOUSING ESTATES

- Loan of the province of Vienna
- Annuity of the province of Vienna
- Non-repayable subsidies

INDIVIDUAL SUBSIDIES

- Housing allowance

Statistics – refurbishment since 1985 / guarantee until 31.12.2016

7.300 buildings / approx. 340.000 units

Total costs € 7.850 m

subsidies € 5.355 m

target ⇒ per year approx. € 250 m
construction volume
for 10.000 units



20., Klosterneuburger Straße 43
2nd Prize Urban Renewal Award 2016

Bildcredit: www.adsyphoto.com

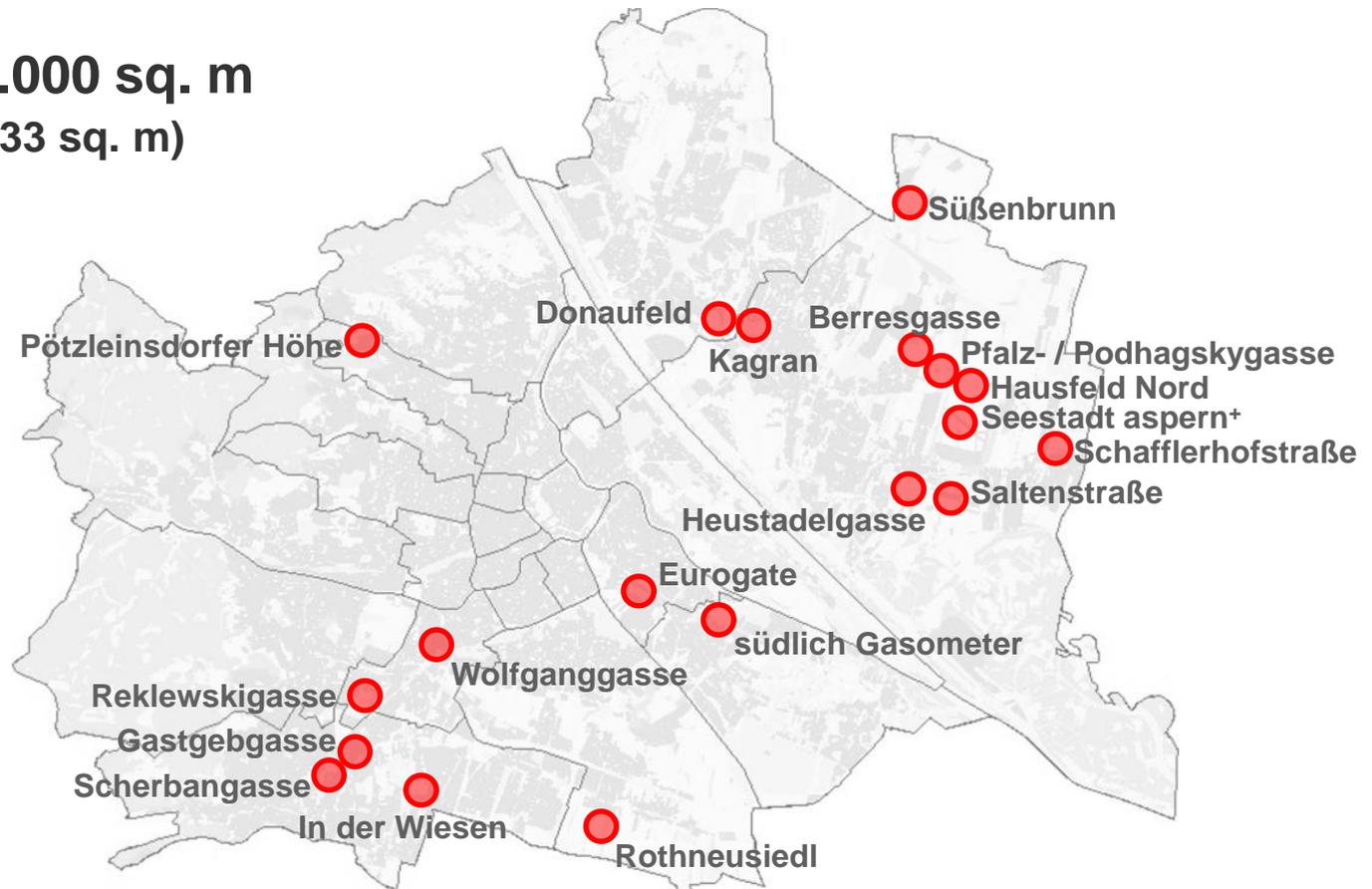
Property management and project development

- **Property acquisition**
- **Project development**
- **Quality control of residential buildings**

Property area owned by wohnfonds_wien

major areas

approx. 2.725.000 sq. m
(leasehold: 122.133 sq. m)



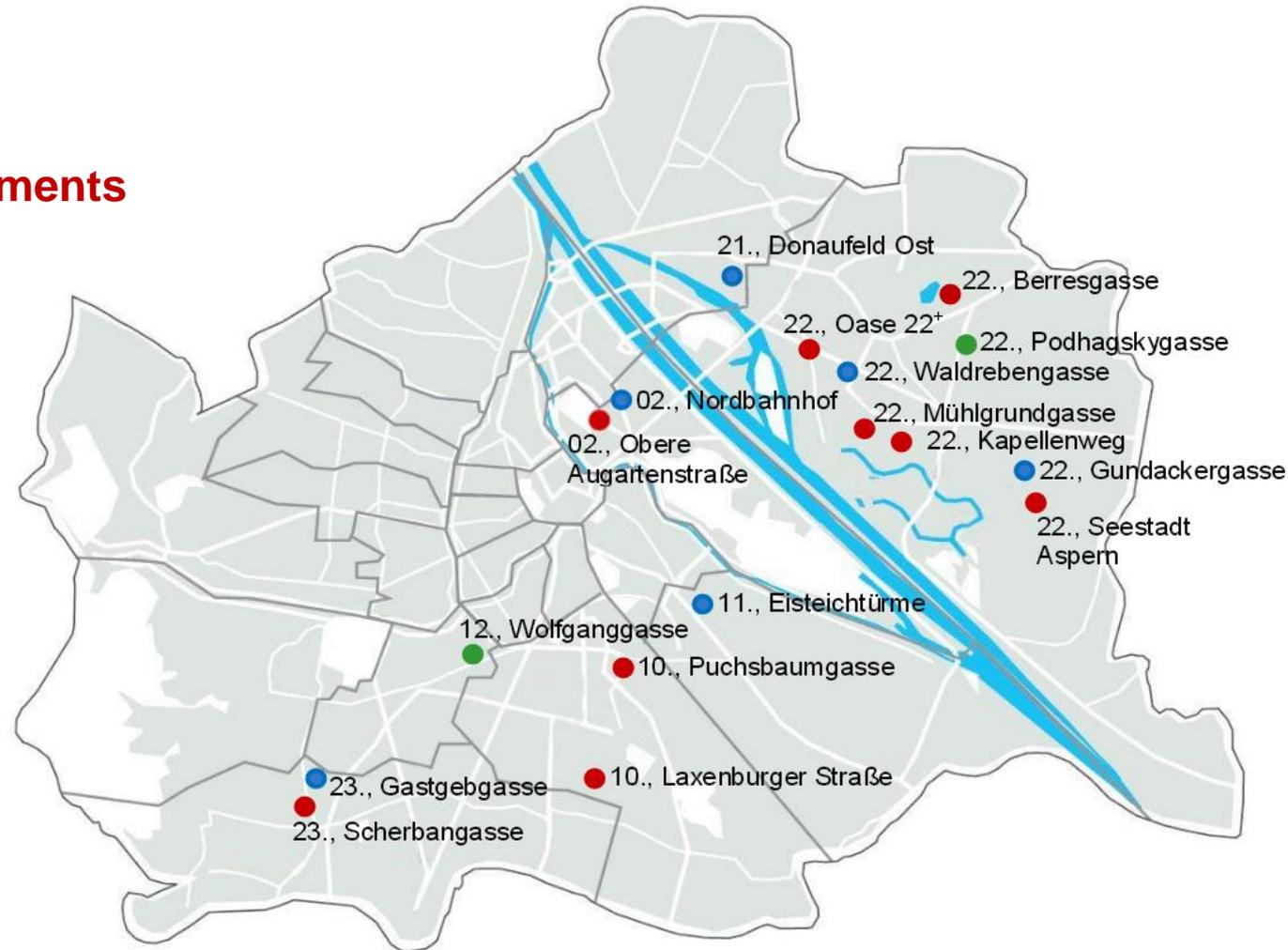
gut für sie. schön für wien.

Housing Construction Campaign 04.2016 – 04.2018

start 2016
approx. 2.780 apartments
~ 13 building plots

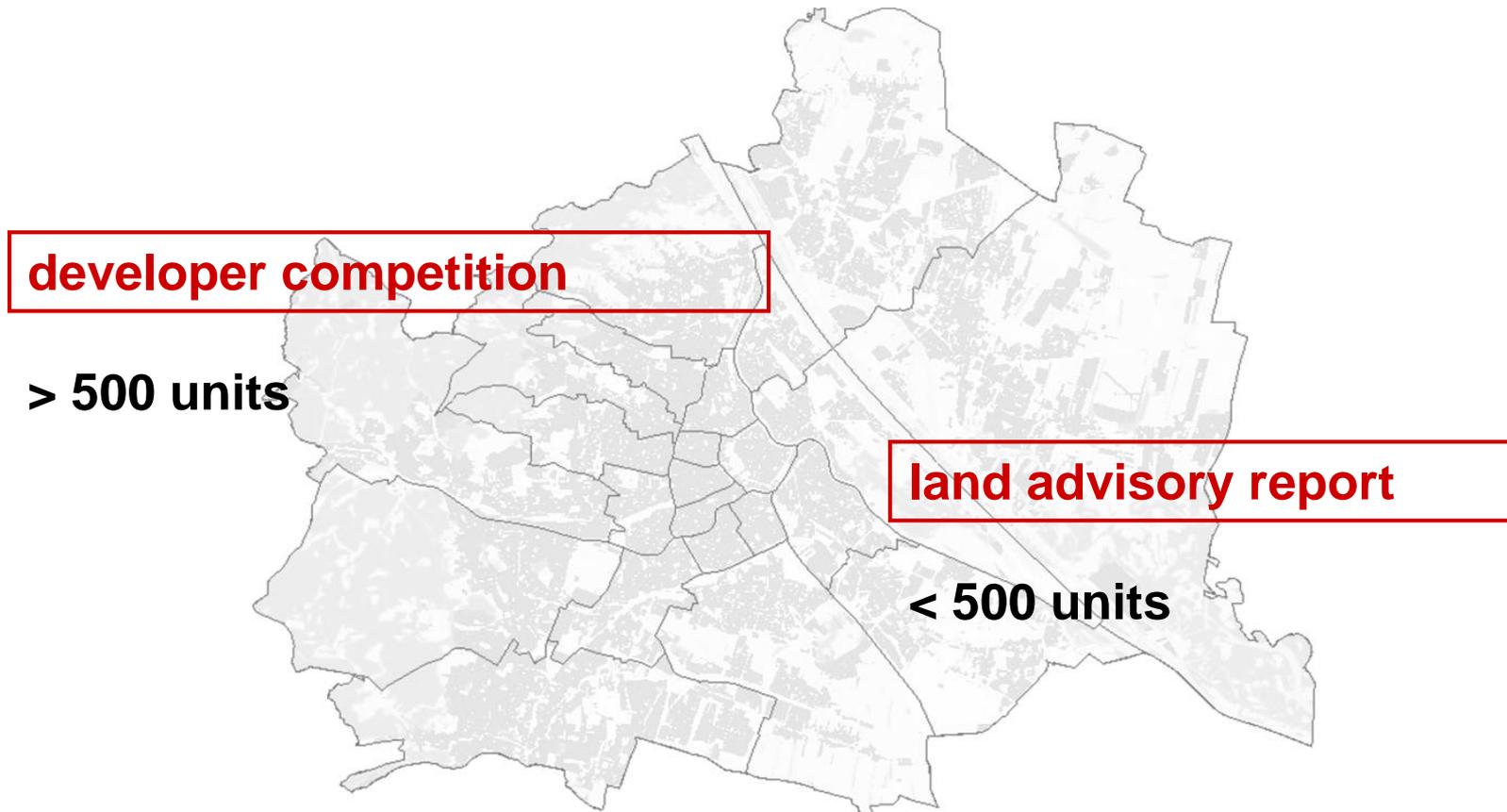
Start 2017
rd. 7.700 flats
~ 29 building plots

Start 2018
rd. 1.300 flats
~ 7 building plots



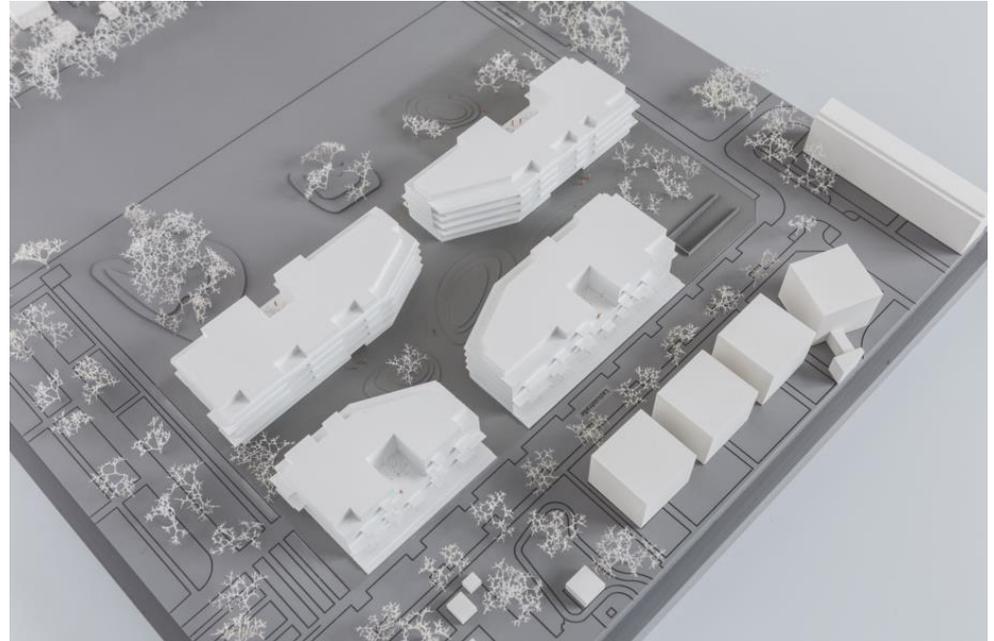
gut für sie. schön für wien.

Quality assurance



Developer competition

- **Public tendering procedure**
- **Project team of developers & architects**
- **Stand by your offer**
- **Decision by a Jury of experts**



credit: www.studiohuger.at

23., Traviatagasse
Developer competition 2015

Quality criteria – 4-pillar-model

- **Economy**
- **Social sustainability**
- **Architecture**
- **Ecology**



22., Adelheid-Popp-Gasse 2-5
Developer competition 2008

Quality criteria – economy

- **Property costs**
- **Total construction costs**
- **Rental costs & conditions and terms**
- **Price performance ratio**



credit: Elsa Prochazka

22., Podhagskygasse II
Developer competition 2011

Quality criteria – social sustainability

- **Suitable for daily use**
- **Cost reduction by proper economical planning**
- **Multi-generation-living**
- **multipurpose**



credit: expressiv.at

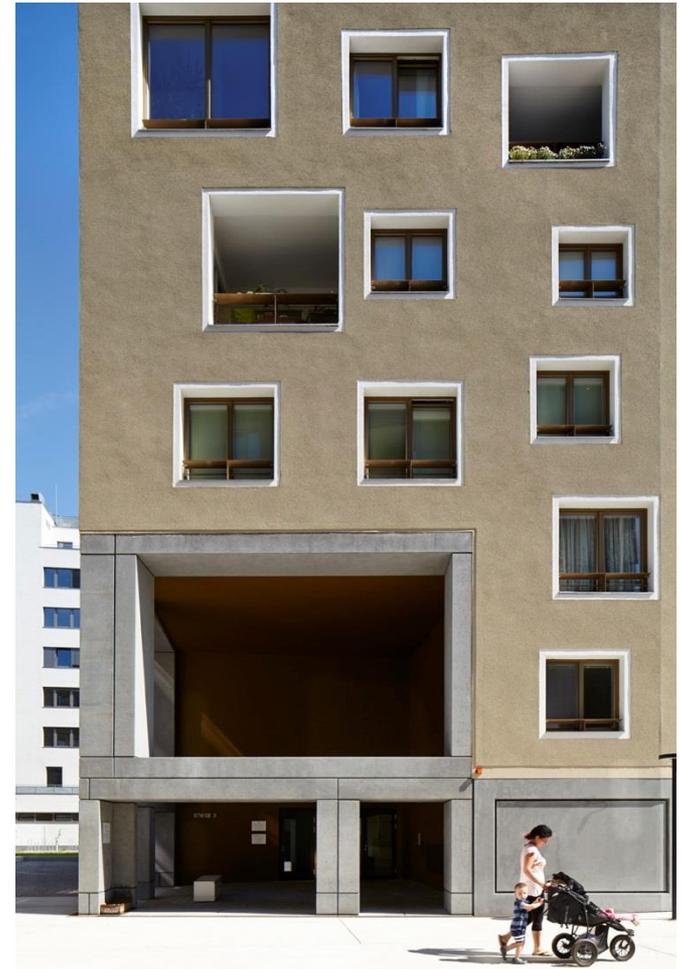
22., Stavangergasse
Developer competition 2014

Quality criteria – architecture

- **Urban planning**
- **Construction of the building**
- **Structure of the flats**
- **Design**

credit: Manfred Seidl, Wien

2., Ernst-Melchior-Gasse 11
Nordbahnhof II
Developer competition 2010



Quality criteria – ecology

- **Climate protection,
Preservation of resources**
- **Healthy & environmentally
aware living**
- **Open space quality
surrounding the site**



credit: Alexander Schindler

10., Hackergasse 2-4
Sonnwendviertel
Developer competition 2009 /
residential building award 2015

Jury

- architects
 - economists
 - ecologists
 - open space planner
 - developer
- Members of the city departments:**
- housing research
 - housing subsidy
 - urban planning
 - wohnfonds_wien

Focus

- **Affordable living - SMART-living**
- **Multigeneration living**
- **Barrier free living**
- **Participation**
- **Upscaling the neighbourhood**

SMART-living

in sustained housing estates

- 1/3 of total units

Preconditions of the SMART-living-programm

- Finance contribution approx. € 60,- /sq. m
- Monthly rent € 7,50 / sq. m

SMART-living

SMART-breakdown by legal categories

Type A (1 room): max. 40 sq. m

Type B (2 rooms): max. 55 sq. m

Type C (3 rooms): max. 70 sq. m

Type D (4 rooms): max. 85 sq. m

Type E (5 rooms): max.100 sq. m

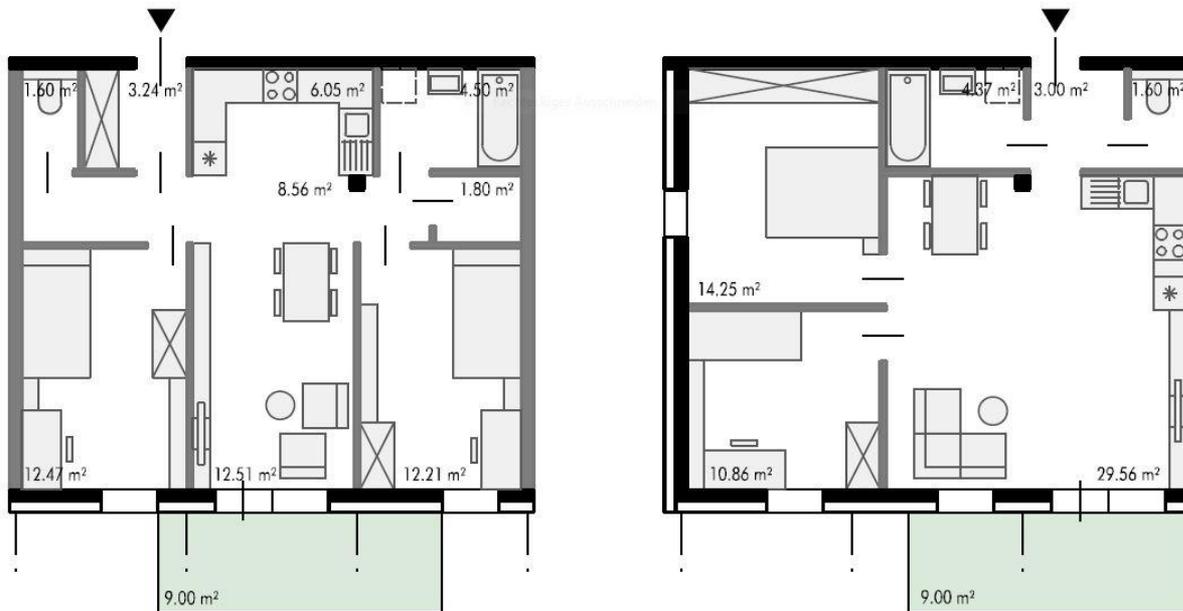
Distribution key of SMART-flats

Type A + Type B: minimum 50 %

Type C + Type D + Type E: maximum 50 %

SMART living – 11., Lorenz- Reiter-Straße – building site 3

SMART living 63 sq. m



- Monthly rent € 7,02 / sq. m € 442,26
- Finance contribution € 60,00 / sq. m € 3.780,-

S & S Architekten

gut für sie. schön für wien.

02., Nordbahnhof I



credits: Manfred Seidl

gut für sie. schön für wien.

02., Nordbahnhof II



credits: Manfred Seidl

gut für sie. schön für wien.

22., Seestadt



credits: Jürgen Pletterbauer

gut für sie. schön für wien.

22., Seestadt



credits: Jürgen Pletterbauer

gut für sie. schön für wien.

10., Sonnwendviertel



credits: Wolf Leeb

gut für sie. schön für wien.

10., Sonnwendviertel



credits: Wolf Leeb (above) / Schreiner Kastler (left) / Rüdiger Lainer & Partner, BKK-3 (right)

gut für sie. schön für wien.

Statistics – new buildings since 1995

land advisory report

80.924 units

891 projects

Developers competition

31.876 units

69 competitions, 253 building sites

(February 2016)

New buildings ⇒ from 2007 up to 2016

48.109 units



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Vienna's Urban Lakeside



City of  Vienna





Vienna's Urban Lakeside

The Context

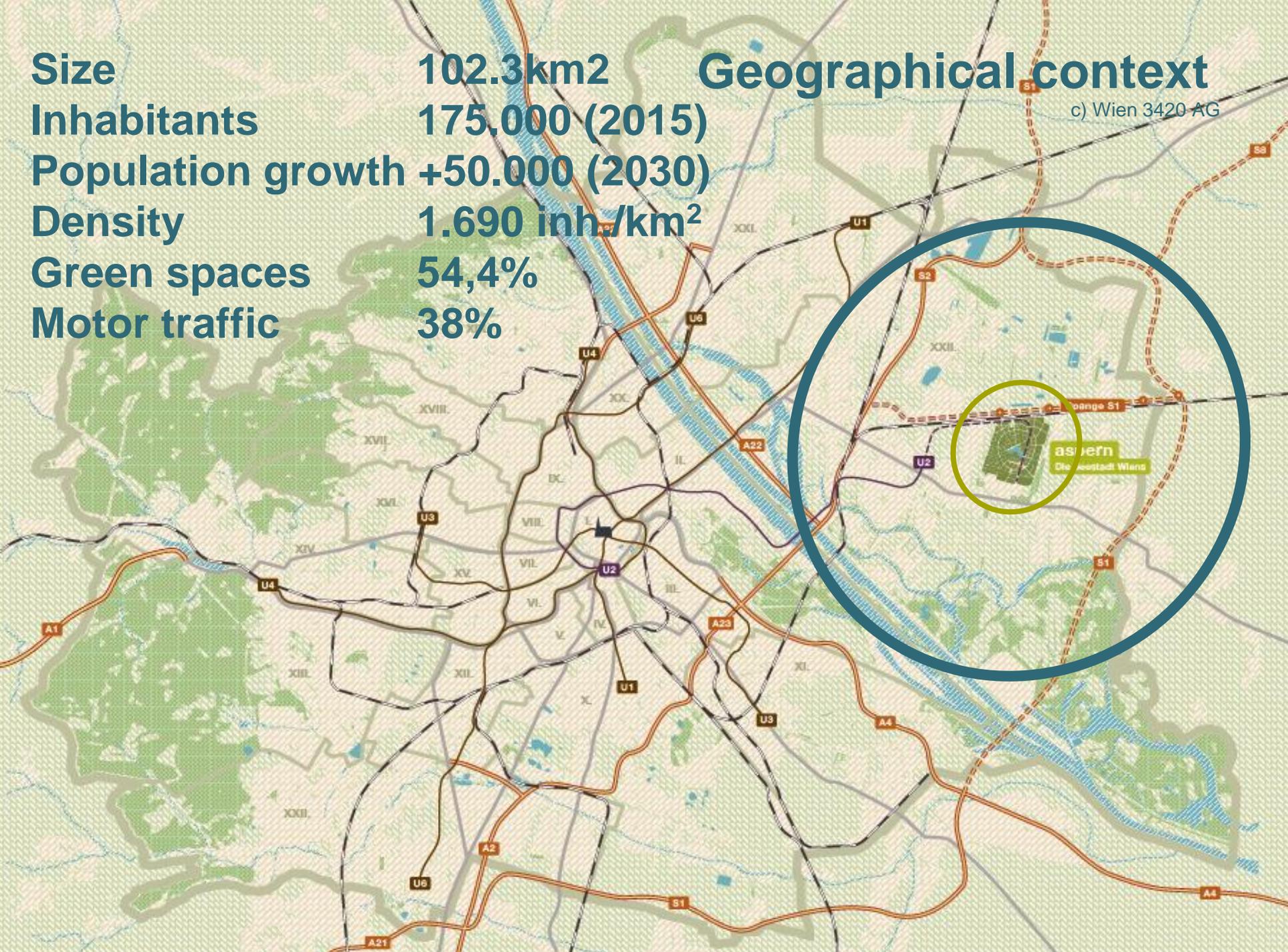
- **STEP 2005 -> STEP 2025 (Urban Development Plan)**
11 target areas; special strategies for mobility and public spaces
- **Smart City Vienna Framework Strategy > 2050**
3 dimensions: quality of life, resource efficiency, innovation; 50 goals, medium term, long term
- **Zoning**
Fully adopted
- **Environmental Impact Assessment**
2010, ongoing



Size 102.3km²
Inhabitants 175.000 (2015)
Population growth +50.000 (2030)
Density 1.690 inh./km²
Green spaces 54,4%
Motor traffic 38%

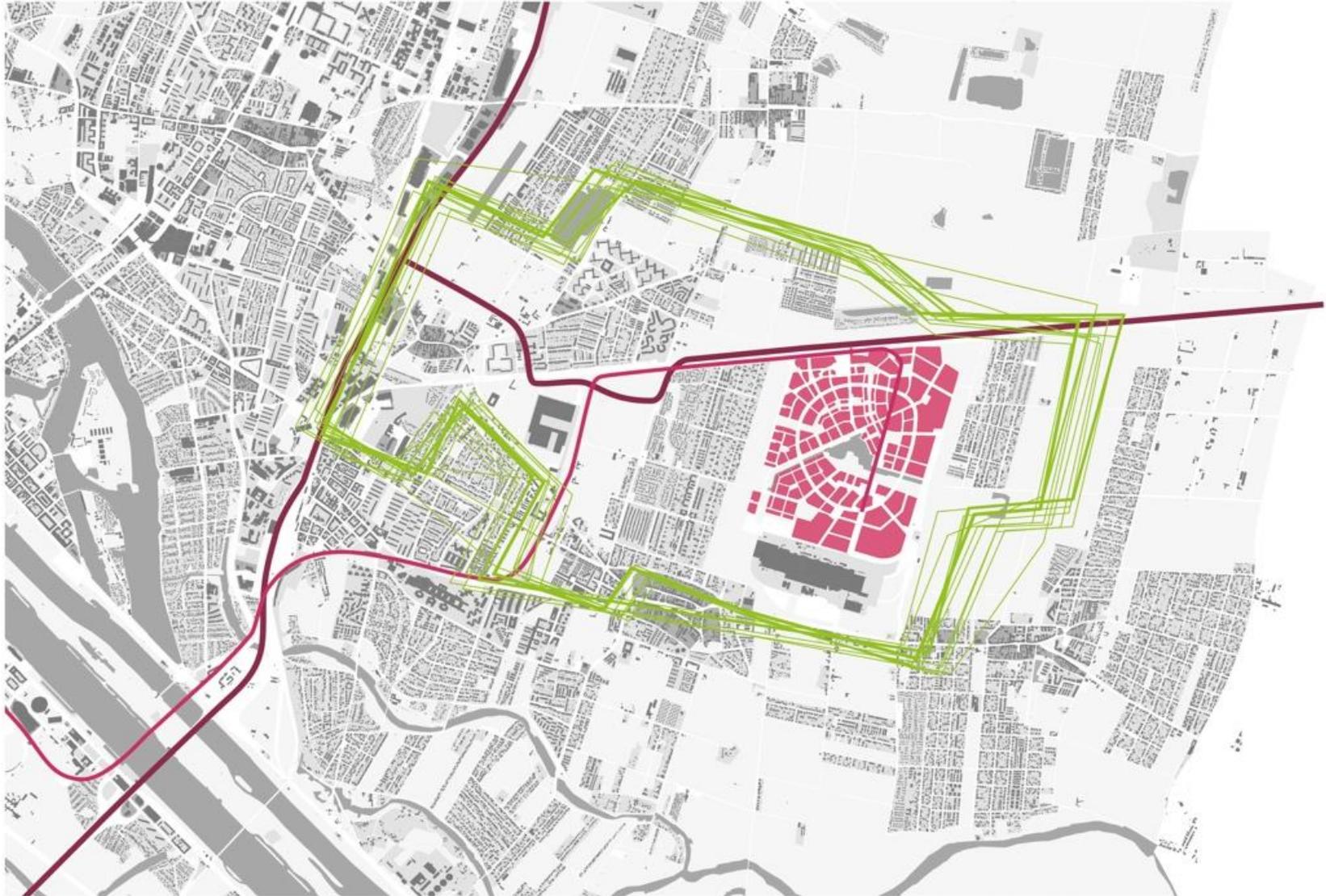
Geographical context

c) Wien 3420 AG



Target area U2 Donaustadt

c) City of Vienna – MA21





Local centre





Vienna's Urban Lakeside

The Project

Main principles

– Urban density

- City of short distances
- Eco-friendly mobility
- Conservation of building land
- Energy efficiency (usage + distribution)

– Quality of public spaces

– Mixed use/diversity

– Urban Lab of Smart City Wien

- Logistics, building standards, mobility, social cohesion...



c) Daniel Hawelka





Vienna's Urban Lakeside

Facts & Figures

- **240 ha**
- **2.6 Mio. m² gross floor space**
- **>10.500 housing units**
- **50% public spaces**
- **67 ha green-leisure areas**
- **80% eco-friendly mobility**
- **5 bio EUR**
- **Stage by stage implementation**





c) C. Fürthner / MA 18

Status quo 2018

- **3.000 housing units** (+20 property developers, architects...)
- **6 joined housing development groups**
- **4 parks**
- **school campus, kindergarten, assisted living**
- **managed shopping street**
- **subway, 2 stops, 7 bus lines**
- **7 neighbourhood-garages**
- **mobility fund**
- **technology centre**
- **researchTUb, Industrie 4.0 pilot, ASCR**
- **Opel, Hoerbiger, Atos, Wien Work. Din**
- **technical infrastructure**



c) L. Schedl / W3420



Next step. Lakeside Quarter

c) schreinerkastler.at

pedestrian zone

mixed use

unires

office campus

flagship architecture – Hoho Wien

rental apartments & condos





Vienna's Urban Lakeside

The Approach



Vienna's Urban Lakeside

Key players

– Wien 3420 Aspern Development AG

redevelopment company
public private partnership
landowners & investors

wien3420
aspern development AG

– Vienna City Administration

mpbd – project management
ma21 – target area management

- +20 municipal departments
- public utility companies
- political stakeholders

City of  Vienna



c) Daniel Hawelka





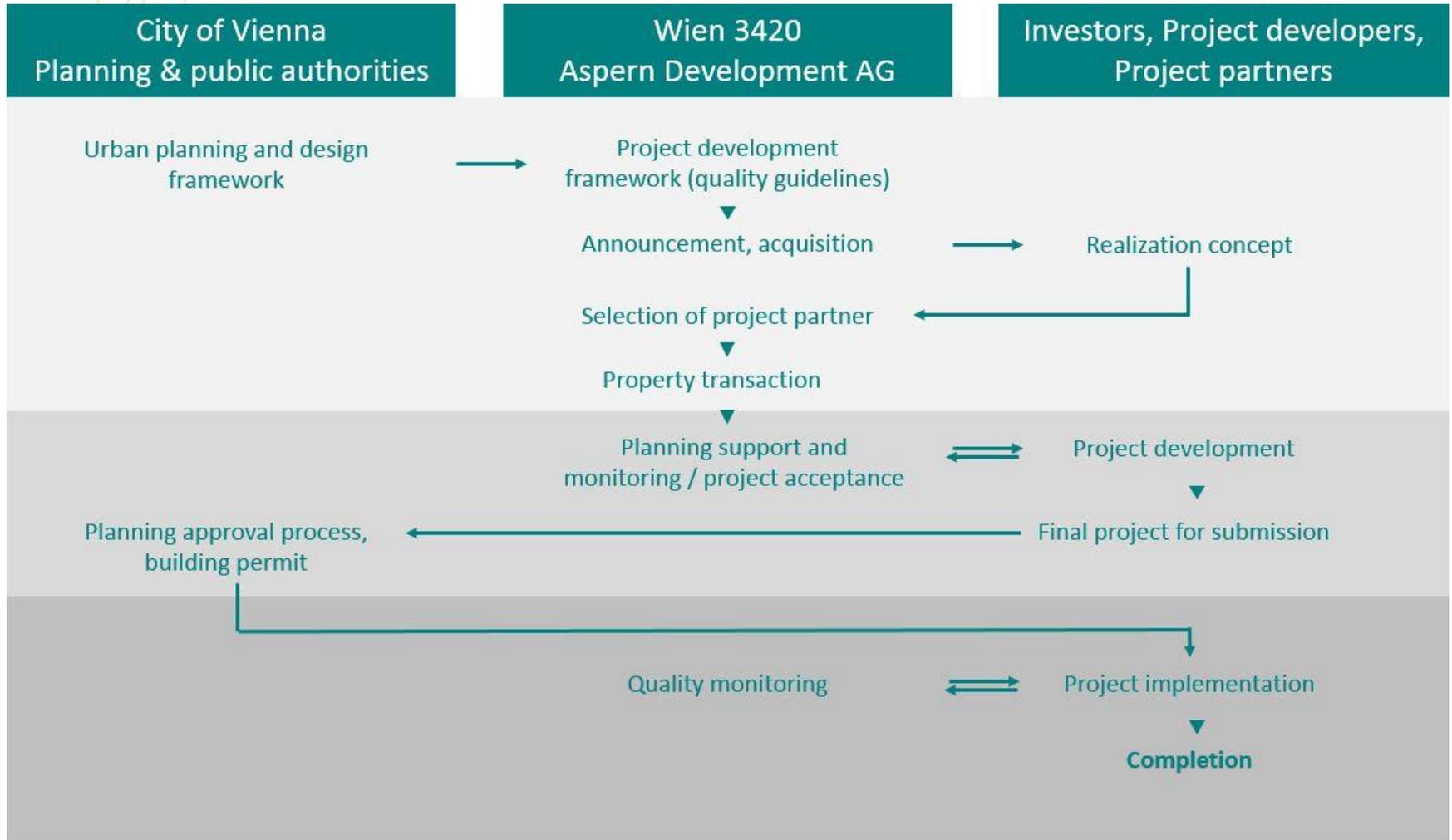
masterplan/EIA/zoning...

- >> tender specifications
- >> contractual agreements (incorp. quality guidelines)
- >> planning advice and monitoring
- >> inspection, compliance audits

+ **aspern** quality advisory board(s)

c) Wien 3420 AG







Vienna's Urban Lakeside

Implementation



Vienna's Urban Lakeside

Residential building

- **Social housing ([WWFSG](#))**
- **Housing initiative**
- **Joined housing development groups**
- **Private residential construction**



c) R. Mandl / MA18





Vienna's Urban Lakeside

Business

- **Opel Wien**
- **Hoerbiger**
- **Wien Work**
- **Technology Centre: Start-ups + SMEs**
- **research TUb/Industry 4.0 pilot**
- **Atos...**
- **Aspern Smart City Research**



c) Hoerbiger



- **SeestadtFLOTTE (bike-rental-system)**
 - **Hallo Dienstmann delivery service**
 - **Seestadt CARD**
 - **Carsharing**
 - **Seestadt trolley (bicycle trailer)**
 - **Shopping trolley**
 - **aspern ReCycle**
-
- **City of short distances**
 - **Activated ground floor levels**
 - **Attractive public spaces**
 - **Tempo 30**
 - **Public transport**
 - **Neighbourhood garages**



cc) Wien 3420 AG



mibike+
rent

+ Barracuda

mibike+
+ Mondisco

mobil + bewusst

www.aspern-seestadt.at

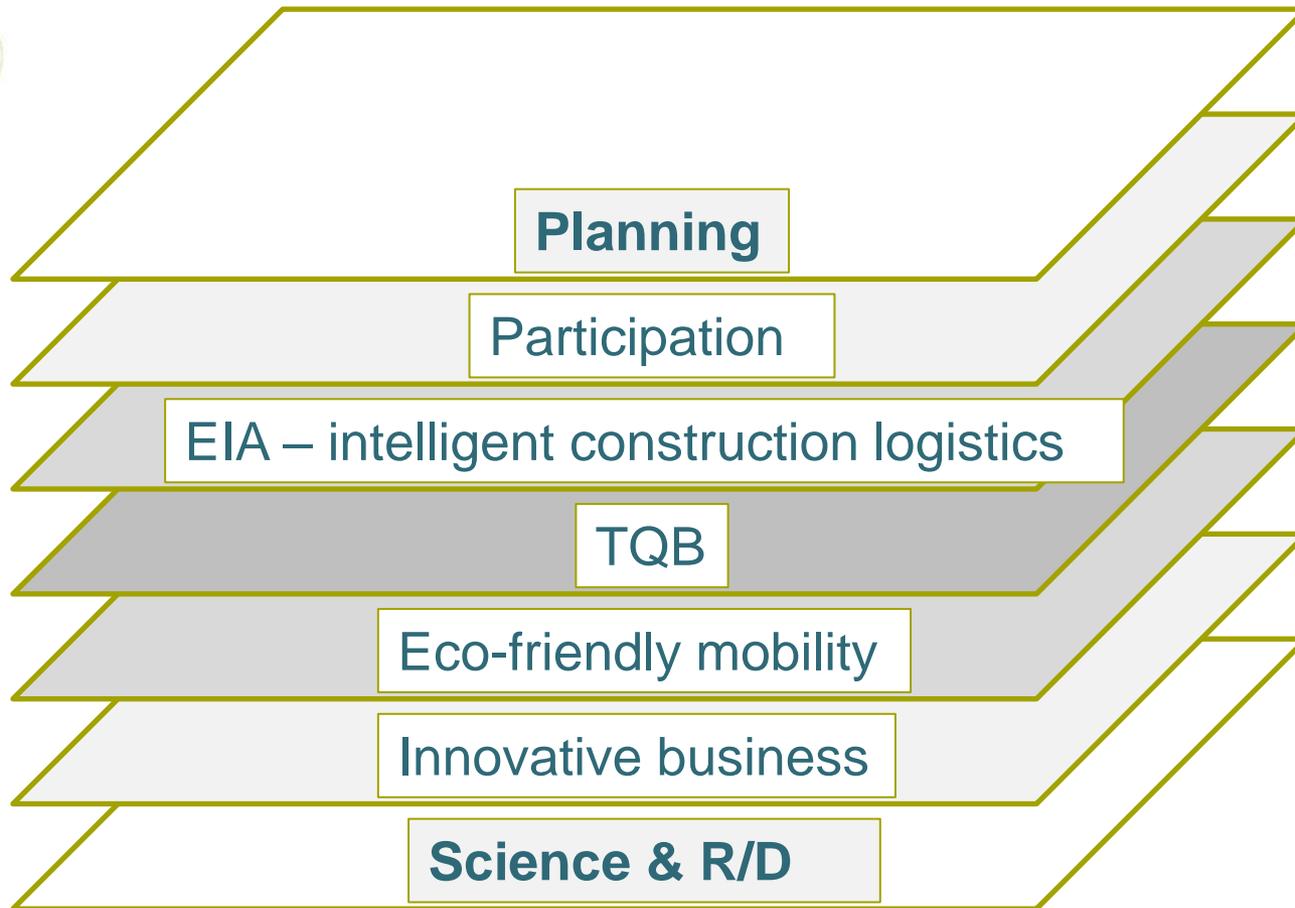
aspern +

- Energy efficiency - [TQB](#)
- Distance heating
- Aspern Smart City Research - [ASCR](#)



- Joint Venture: Siemens, Wien Energy, AIT etc.
- Smart Buildings
- Smart Grids
- Smart ICT
- Smart Citizens

School campus
Residential building
Student residence
2 benchmark projects



Outlook

Future milestones

- **2018 Environmental Impact Assessment II***
- **2020 Completion Seeparkquartier, ÖBB-Railway Station**
- **2022 Completion Quartier Am Seebogen**
- **2022+ Forum Nord, ÖBB Vienna-Bratislava**
- **2030 Project completion**

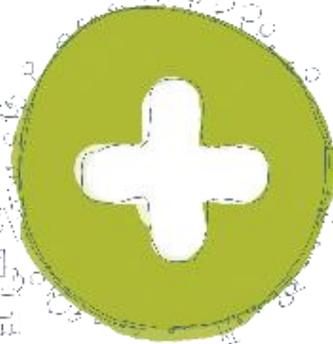




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Vienna's Urban Lakeside

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HOUSING AS A MULTIFUNCTIONAL FABRIC

LIVING_ROOM SONNENDVIERTEL, VIENNA

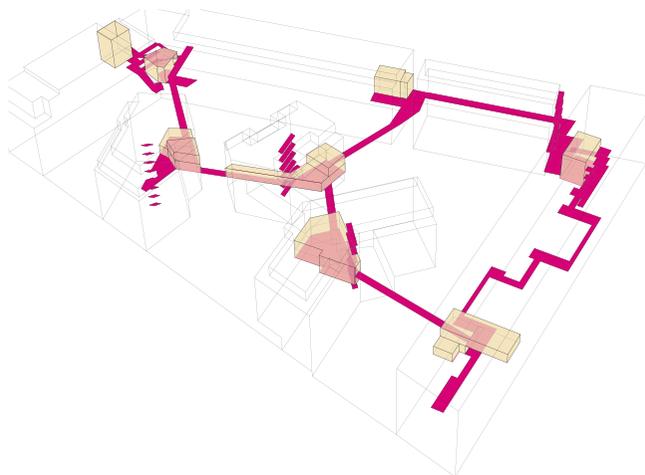
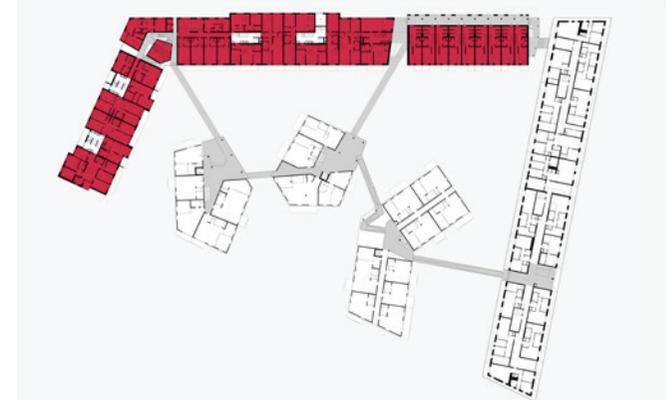
36.500 m² housing / 450 apartments
2.500 m² common spaces
with architects Klaus Kada and Riepl Kaufmann Bammer
studioVlay: 17.500 m² / 163 apartments
competition: 2009 (1st prize)
completion: September 2014

LIVING_ROOM SONNENDVIERTEL is part of the urban development around the new central station of Vienna. It accommodates 450 apartments and more than 2.500m² of common spaces, like a vertical playground, a cinema, a library, a climbing wall and even a wellness center with swimming pool of about 1.000m². The overall urban layout was developed in partnership with architects Klaus Kada and Riepl Kaufmann Bammer, and in close collaboration with the client, housing corporation Win4Wien.

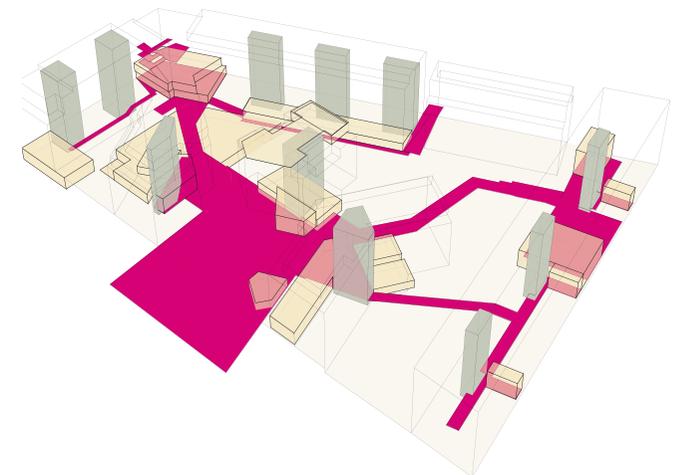
THE QUARTER AS A COMMON LIVING ROOM

The housing complex offers a number of shared facilities that are inserted in between the apartments. Together, they form a „living room“, that extends the single apartments atmospherically, spatially and programmatically. The „living room“ is an invitation to leave one's apartment and live outside. It offers spaces that do not fit into the apartments: a library, a cinema, a swimming pool, a ballroom, a grill room, a canteen, a youth club and many more. The „living room“ is fragmented and nests in different spots that are connected by a „carpet“ of pathways on the ground floor and bridges on the third floor. Its various spaces enliven the general access areas and transform the housing block into a multifunctional fabric.

StudioVlayStreeruwitz
//////////////////// ZT-GMBH



„carpet“, axonometric projection: common spaces and bridges on the 3rd floor



House 3 (prefabricated wood elements with sound-absorbing metal facade in black)

Wohnwirtschaft in Österreich

Österreichischer Wohnungsmarkt

Wohnungseigentümer	Anzahl	Miethöhe in €	
		inkl. BK	exkl. BK
• Ein- und Zweifamilienhäuser - Eigennutzung	1.414.600		
• Eigentumswohnungen - Eigennutzung	282.600		
• Eigentumswohnungen – vermietet, leerstehend	130.600		
• Gebietskörperschaften	293.500	6,2	4,0
• Institutionelle und Private Vermieter	702.500	8,3	6,3
• Gemeinnützige Bauvereinigungen	621.500	6,4	4,6
• Sonstige Mietverhältnisse	<u>371.500</u>		
	3.816.800		

Wiener Wohnungsmarkt

Wohnungseigentümer	Anzahl	Mieöhe in €	
		inkl. BK	exkl. BK
• Ein- und Zweifamilienhäuser - Eigennutzung	72.960		
• Eigentumswohnungen - Eigennutzung	91.000		
• Eigentumswohnungen – vermietet, leerstehend	19.300		
• Gebietskörperschaften	219.000	6,2	4,0
• Institutionelle und Private Vermieter	268.640	8,3	6,3
• Gemeinnützige Bauvereinigungen	182.300	6,4	4,6
• Sonstige Mietverhältnisse	<u>36.500</u>		
	889.700		

Wohnungsbestand 2013

Mietwohnungsmarkt

		Anteile an MW/Anteil an Wo	
Neubau freier Markt unter 20 Jahre	50.000,-	3%	1%
Bestand freier Markt über 20 Jahre	400.296,-	23%	11%
Bestand Richtwert ohne Gebietsk.	333.004,-	19%	9%
Neubau leistbar nicht GBV	5.000,-	0%	0%
Neubau leistbar GBV	5.000,-	0%	0%
Bestand leistbar Gebietskörperschaften	320.000,-	19%	9%
Leistbar GBV Miete nach WBFö	251.917,-	15%	7%
Leistbar GBV Miete nach WGG	346.383,-	20%	9%
Miete gesamt	1.711.600,-	100%	46%

Handwritten notes:
 180000
 2,12%
 180000
 10000 = 180000
 3,37%
 180000 = 600000
 1,8% Anteil an MW
 aus Nachtrag V

Wohnungsbestand 2013

Eigentumsmarkt

	Anzahl	Anteil an	
		EWo	aller Wo
Neubaueigentum	40.000	2%	1%
Altbau Eigentum	256.928	13%	7%
Gefördertes Eigentum	270.072	13%	7%
Eigenheime	1.444.100	72%	39%
Eigentum gesamt	2.011.100	100%	54%

Wohnungen ohne Zweitwohnsitze und Leerstand

3.722.700 100%

Einkommensverteilung

Verfügbares Einkommen der Haushalte in Österreich 2005 + 2015

	10% Grenze	25% Grenze	50% Grenze	75% Grenze	90% Grenze
	jährlich				
2005	€ 11.647,-	€ 17.751,-	€ 27.913,-	€ 40.619,-	€ 56.778,-
2015	€ 14.265,-	€ 21.369,-	€ 34.534,-	€ 52.816,-	€ 72.697,-
	monatlich				
2005	€ 831,93	€ 1.267,93	€ 1.993,79	€ 2.901,36	€ 4.055,57
2015	€ 1.018,93	€ 1.526,36	€ 2.466,71	€ 3.772,57	€ 5.192,64

Funktion der GBV am Wohnungsmarkt

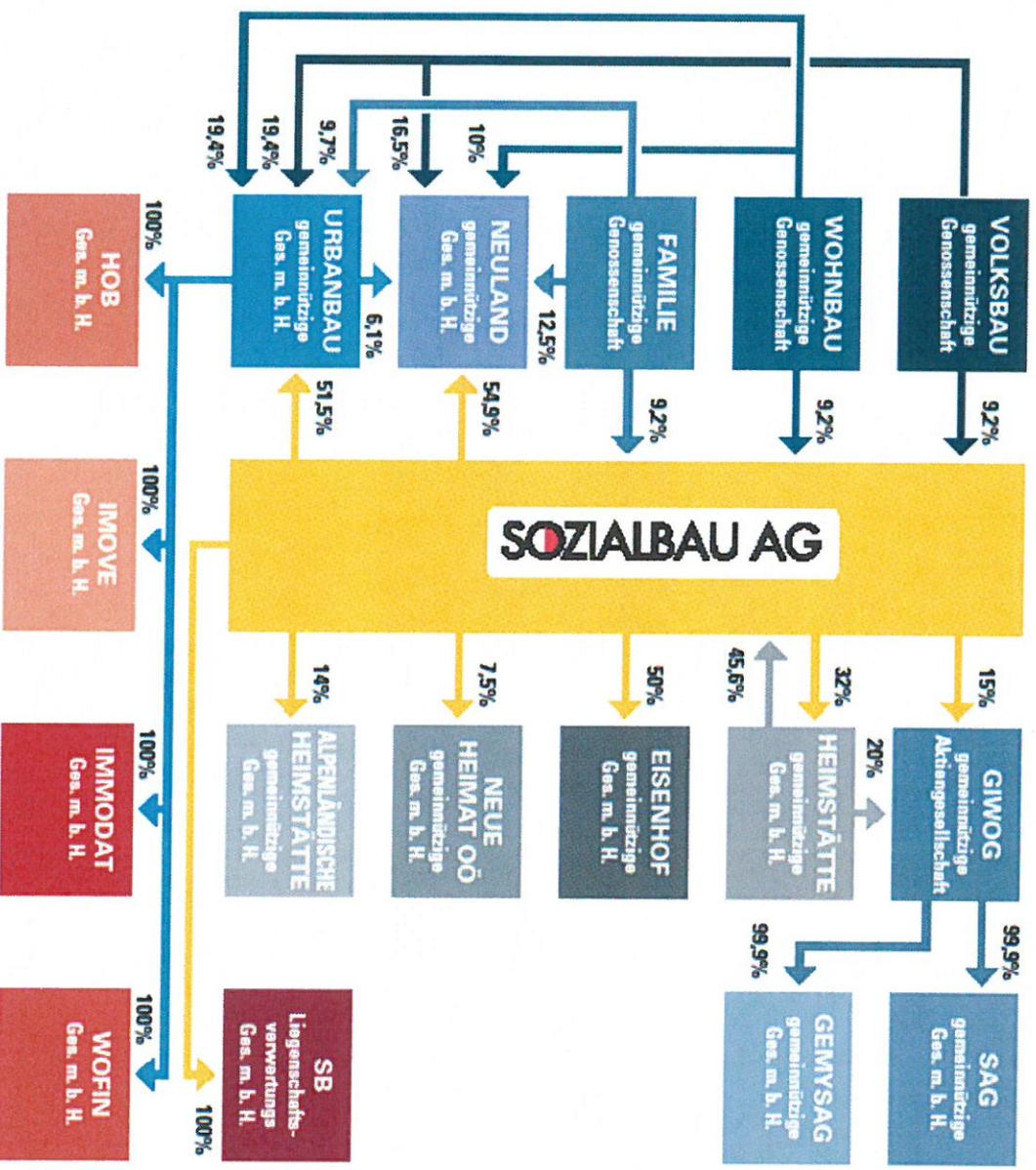
- | | | |
|--------------------|---------------------|-----------|
| • Ländlicher Markt | 1.903.900 Wohnungen | 9,3% GBV |
| • Ballungsräume | 1.912.900 Wohnungen | 23,3% GBV |

Bei der Errichtung von Gebäuden

- Markt strebt an die Investitionskosten in 15 bis 25 Jahren zurückzuerhalten
- GBV-Sektor ist bereit auf 30 bis 40 Jahren zu gehen

Bei der langfristigen Nutzung von Gebäuden

- Markt strebt immer die maximale Miete an
- GBV ist reglementiert mit € 1,75 „Miete“ + € 2,00 „EVB“ + Erhöhung?



Wohnungsbestand - Verwaltungsbestand

	Verwaltung	Bestand
Sozialbau	50.971	4.135
Urbanbau	0	3.643
Neuland	0	2.409
Wohnbau	0	10.826
Familie	0	10.044
Volksbau	0	10.529
Vindobona	0	749
EGW – Heimstätte	13.972	10.865
Alpenländische Heimstätte	12.028	6.917
Neue Heimat Oberösterreich	15.216	9.944
Giwog	25.283	20.941
Eisenhof	<u>2.286</u>	<u>1.820</u>
	119.756	92.822

Wesentliche Tätigkeitsfelder

- Verwaltung des Wohnbestandes
- Projektentwicklung und Errichtung von Wohnungen

03.07.2017

DI Dr. Bernd Rießland

10 von 14

Jährlicher Wohnungswechsel

Gemeindewohnungen	5% bis	6%
Gemeinnütziger Wohnungsbestand	5% bis	8%
„freier Wohnungsmarkt“	8% bis	10%

Wohnungen wechseln alle 10 bis 20 Jahre ihre Nutzer

- Wohnungspolitisch relevant: Miete oder Eigentum
- Risikopolitisch relevant: Leerstellungs- und Wiedervermietungskosten
- Relevant für Brauchbarmachungskosten: € 50,- bis € 500,- je m²

Rücklage

2%

Instandhaltung und Brauchbarmachung

	3. Jahr	11. Jahr	21. Jahr
	€ je m ² und Monat		
Laufende Instandhaltung	0,43	0,43	0,43
Brauchbarmachung	0,25	0,50	0,75
Leerstandskosten	0,12	0,22	0,27
Erhaltungsarbeiten	0,0	0,30	1,00
Gesamtausgaben	0,80	1,45	2,45

3 wesentliche Ertragsfelder der Immobilienbewirtschaftung

Verwaltungstätigkeit

Verwaltungsentgelt

Ertragskomponenten/Bauverwaltung Erhaltung

Baukoordination bei mehreren Gewerken

Bautätigkeit

Kostendeckung + Ertragskomponenten Errichtung – Dienstleistungserträge

Bauverwaltung – Koordinationsleistung bis Vertrieb

Leistungsentgelt für Planungsleistungen

Vermögensverwaltung

Wohnungen - Kostendeckungsphase 2% der Miete nach § 14 WGG

Wohnungen – nach Entschuldung € 1,75 je m² und Monat

Wohnungen nach RBG § 13 (4)

Geschäftslokale § 13 (5)

DANKKE

für Ihre Aufmerksamkeit!

03.07.2017

DI Dr. Bernd Riefland

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