

VIENNA SUSTAINABLE HOUSING FOR A GROWING METROPOLIS

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Dublin, February 27, 2018



OVERVIEW

- General figures on Vienna
- Housing Policies
- Developers Competitions
- Financing Principles
- Diversity in developments, architecture and society
- IBA International Building Exposition 2020-2022
Dublin a corresponding City?

VIENNA: IMPERIAL CITY AND GLOBAL CAPITAL OF SOCIAL HOUSING



Quelle: mediawien

Vienna- general data

Dimensions:

Area: 414,89km²

residents: 1,8 Mio (2017)

Region:

Twin-City (Vienna+ Bratislava): > 3,2 mio residents

Centroepe: > 6,7 mio residents

Administration: national Capital and State („Bundesland“),
23 districts, Seat of UN-offices,
OPEC, OSCE

Economy:

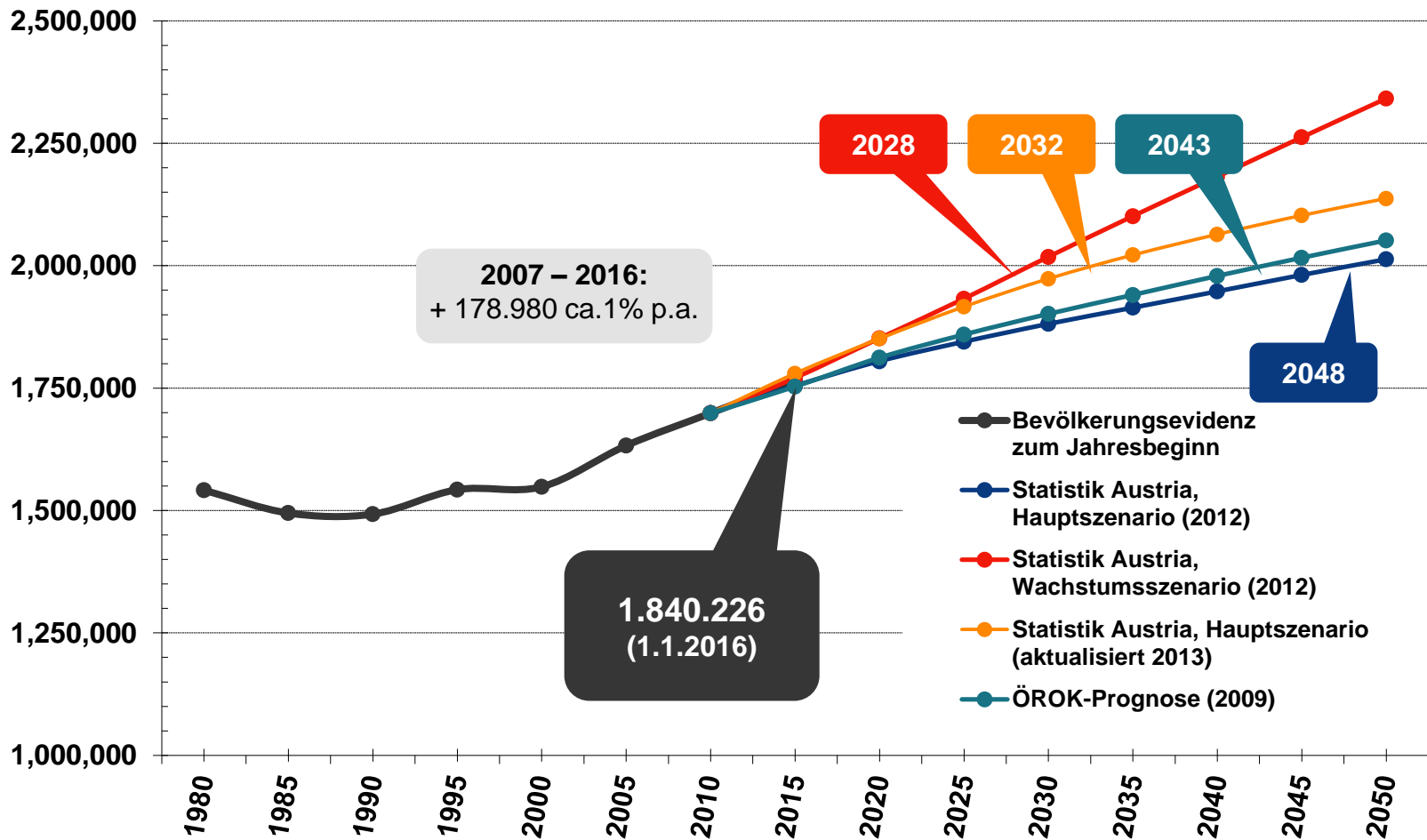
fourth highest GDP/head in EU: €
44.300 / US \$ 57.634



ADDITIONAL PULL FACTORS

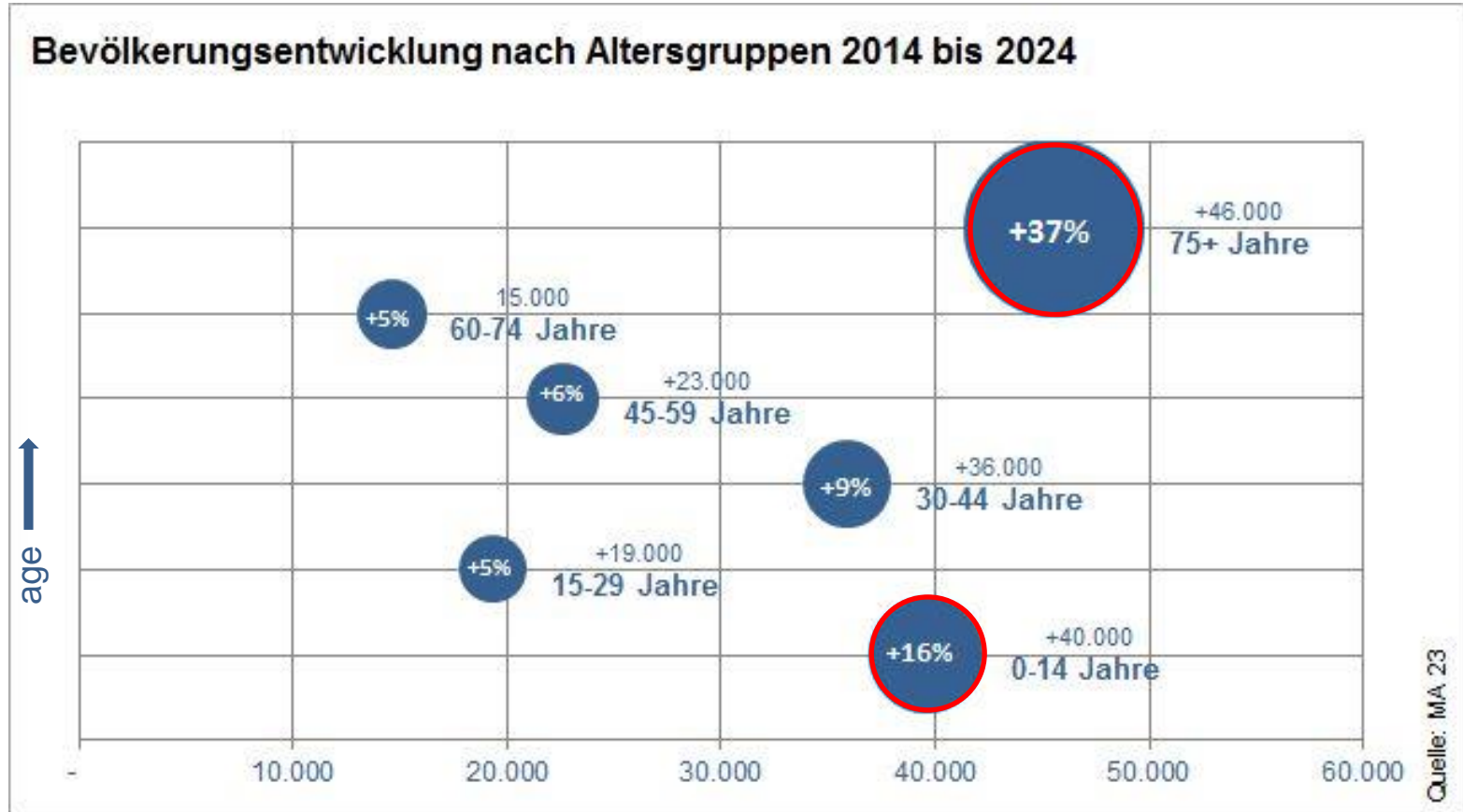
- Highest quality of life globally (Mercer-Study 2008-2017)
- Dynamic economy based on global niches and SMEs
- Higher social benefits than other Austrian states or European nations
- Biggest university cluster in the German speaking countries (250.000 students)
- Biggest conference venue globally
- Therefore more immigration to be expected
- 2017: 42% of residents born abroad, 50% of them born outside EU
- Largest immigration groups from: Germany, Serbia, Turkey, Hungary, Syria, Afghanistan

GROWING CITY: PROGNOSSES



Quelle: Statistik Austria/ÖROK

DEMOGRAPHIC DEVELOPMENT: groups -15 and 60+ growing fastest



VIENNA: AN IMMIGRATION CITY

„Vienna has always been and will remain an immigration city”
(Mayor Dr. Michael Häupl, 2016)

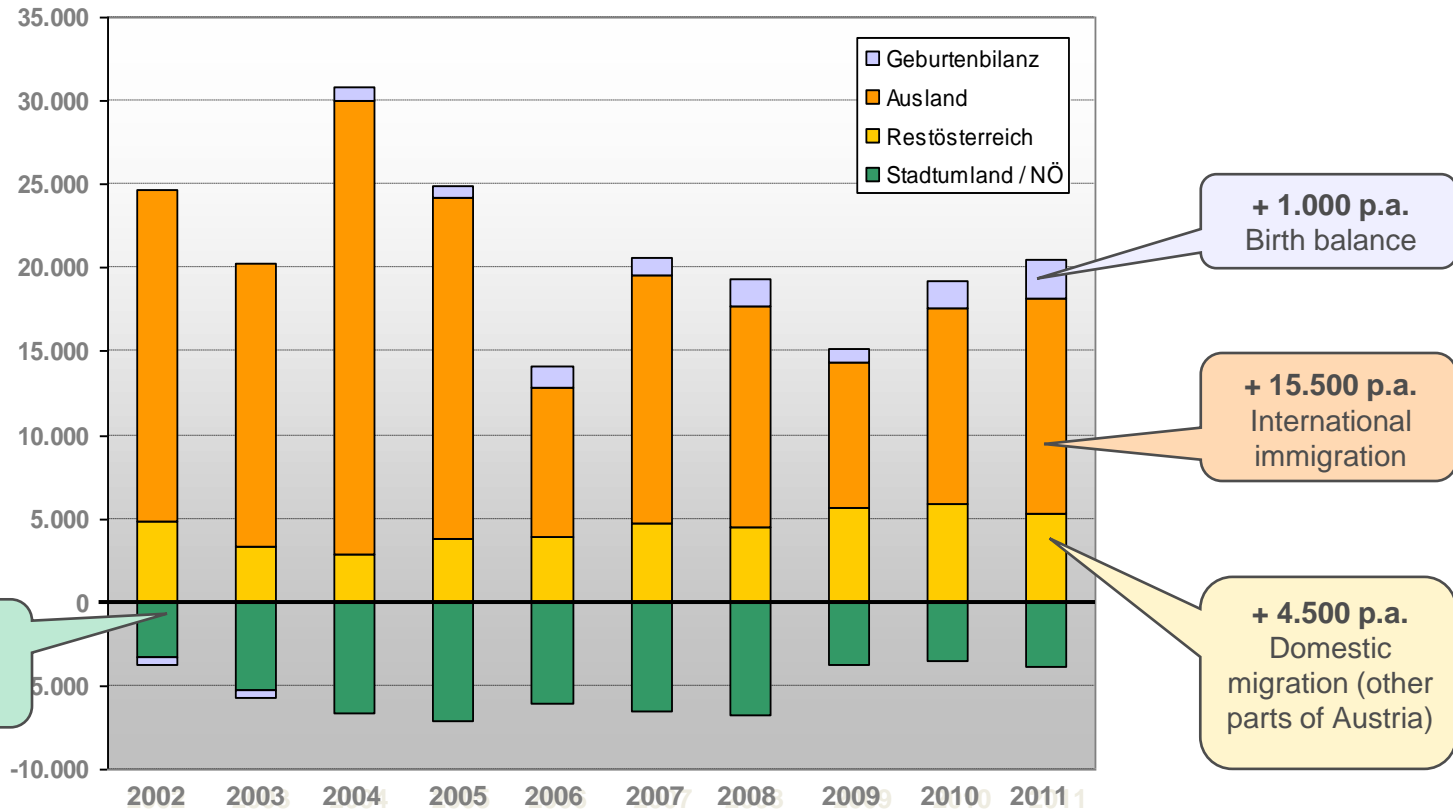
Average annual population increase since 2000: + 20.000

Population increase becomes faster: 2015: + 40.000, 2016, 2017:
+45.000

Refugee movement 2015:

Vienna receives temporarily 250.000 persons, permanently 80.000.
Accepted asylum seekers have access to minimum subsistence (€
880,--per month for singles) and to subsidized housing.

GROWING CITY: MIGRATIONAL PATTERNS per year in a typical 10 years period



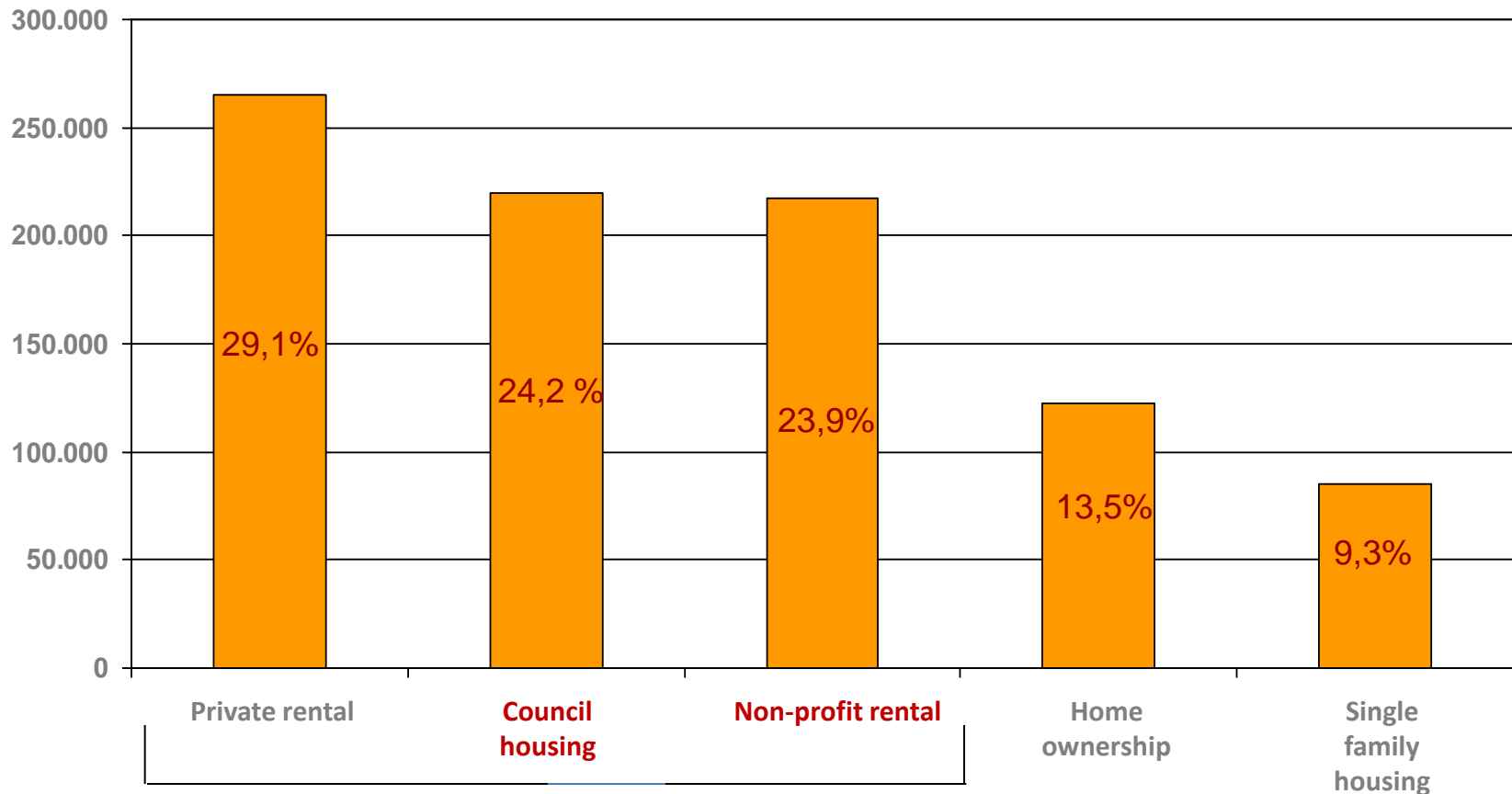
Quelle: Statistik Austria

SUBSIDIZED HOUSING: EXAMPLES



HOUSING STOCK BY FORMS OF TENANCY

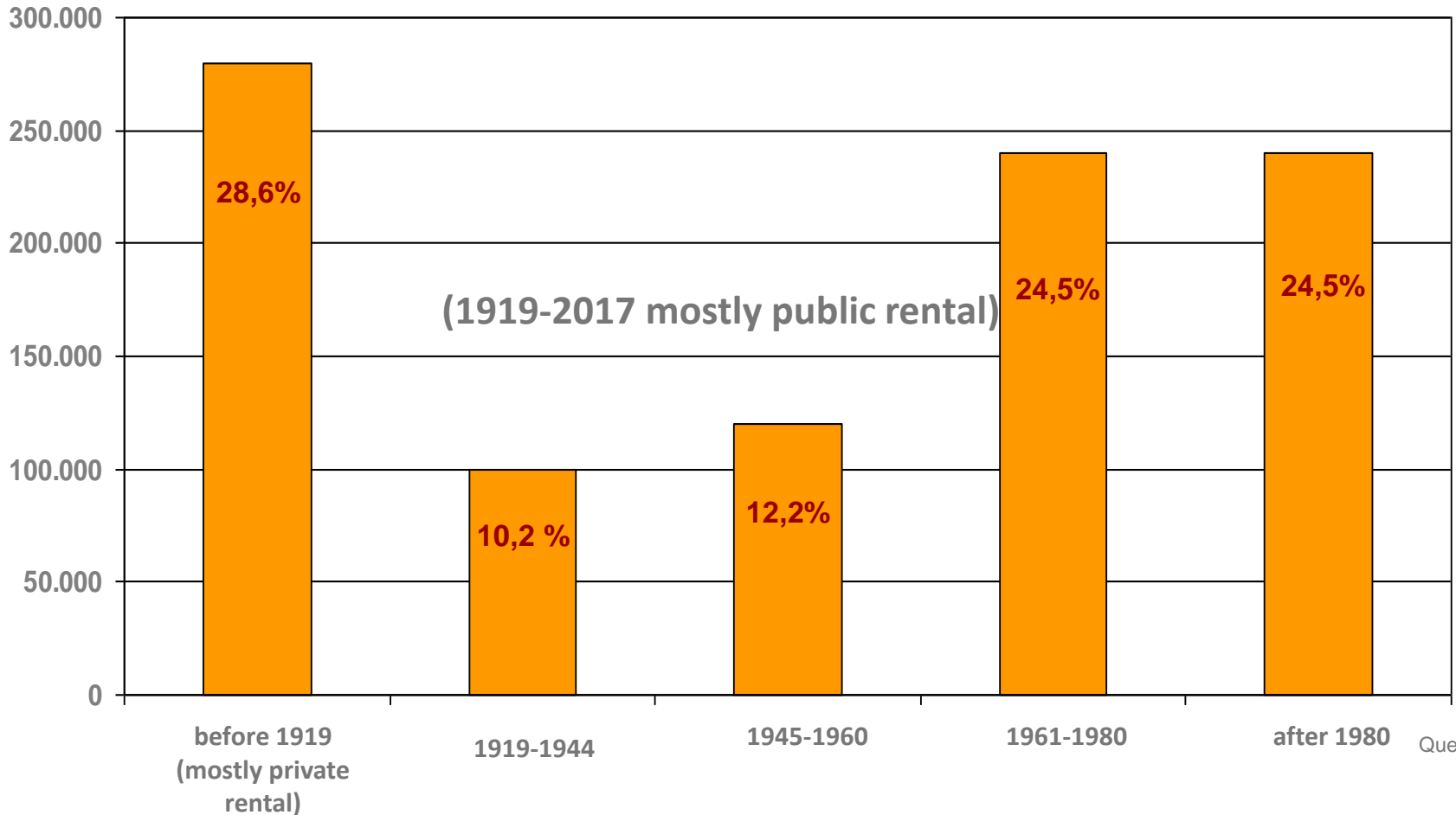
Total stock: 980.000 apartments



77 % rental,
47,1% social rental

Quelle: MA 50

VIENNA HOUSING STOCK – BUILDING PERIODS



Quelle: MA 50

Active Housing Policies: 3 pillars

Council housing

220.000 apartments owned and administered by the City

Subsidized Housing renewal and retrofitting: “Soft urban renewal“ to prevent gentrification with 12,900 apartments renewed annually (no rent increase)

Subsidized new construction (affordable housing) 7,000-13,000 new apartments annually



ACTIVE HOUSING POLICIES

- Subsidized housing is based on the **limited-profit principle**. Profits must be reinvested into housing (= revolving fund 1)
- Subsidies are given in the form of low-interest long-term **public loans** (= revolving fund 2)
- As an average 1/3 of the total construction costs are covered by the subsidies
- Subsidies are connected to numerous **quality criteria**
- Subsidies and land are provided to winners of „developers competitions” with an interdisciplinary jury
- **General politics: the market alone does not solve anything....**

Providing land for subsidized housing: The Vienna Housing Fund

Housing Fund: founded in 1984 as a city-owned non-profit institution

HF is NOT part of city administration but legally a private company, therefore independent of political procedures

HF received initial capital of approx. € 45 mio in the form of public land and since then has been working on its own budget

Vienna Housing Fund: principles

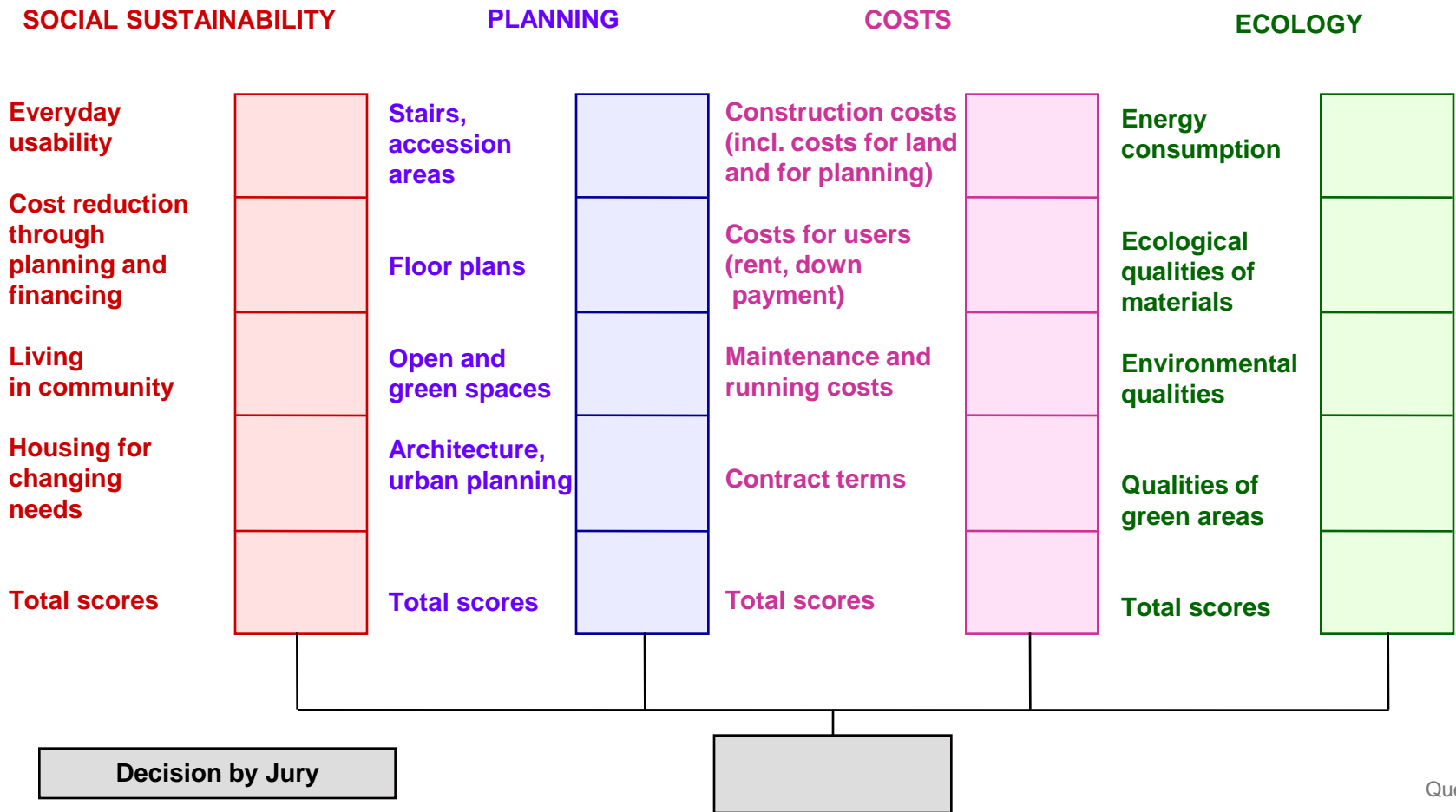
No compulsory preemption procedures,
i.e. HF buys on the private market but has a monopolistic role in dedicated housing areas

HF sells plots to winners of developers' competitions

HF has a permanent reserve for land provision of 2 years,
Therefore independent of sudden price increases

Land provision for approx. 7,000-13,000 flats annually

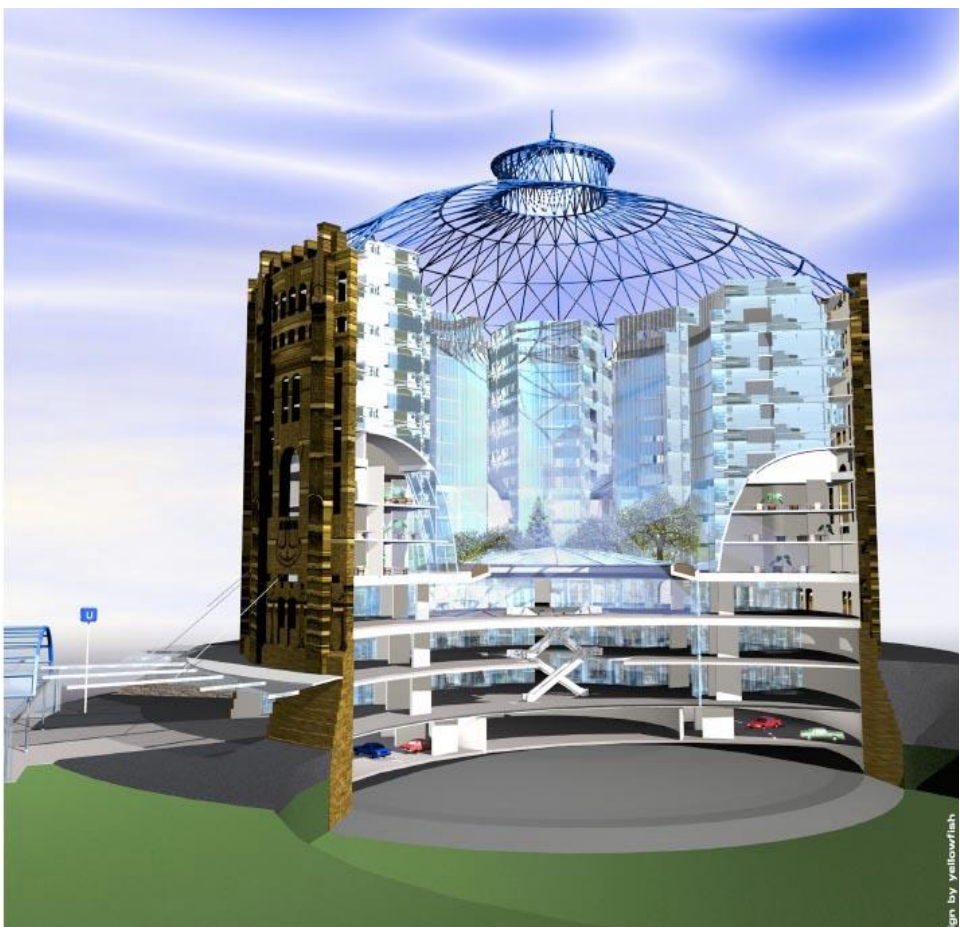
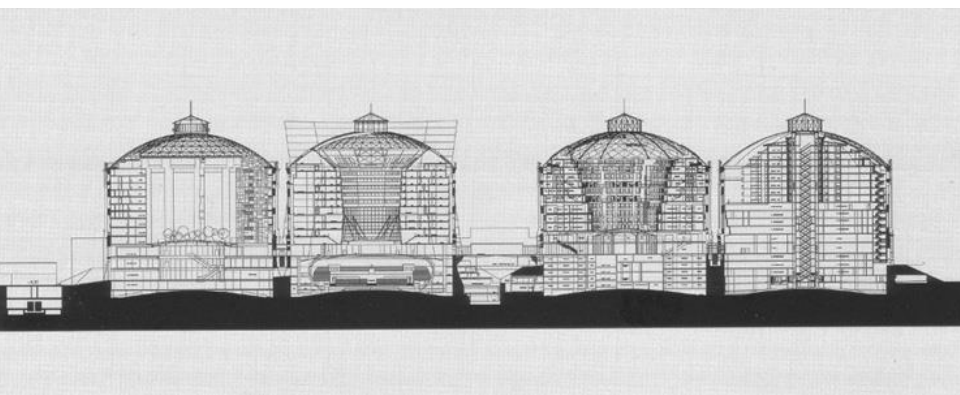
DEVELOPERS' COMPETITIONS: VIENNA 4 PILLAR-MODEL



Quelle: MA 50



Gasometre brownfield development: 600 apartments



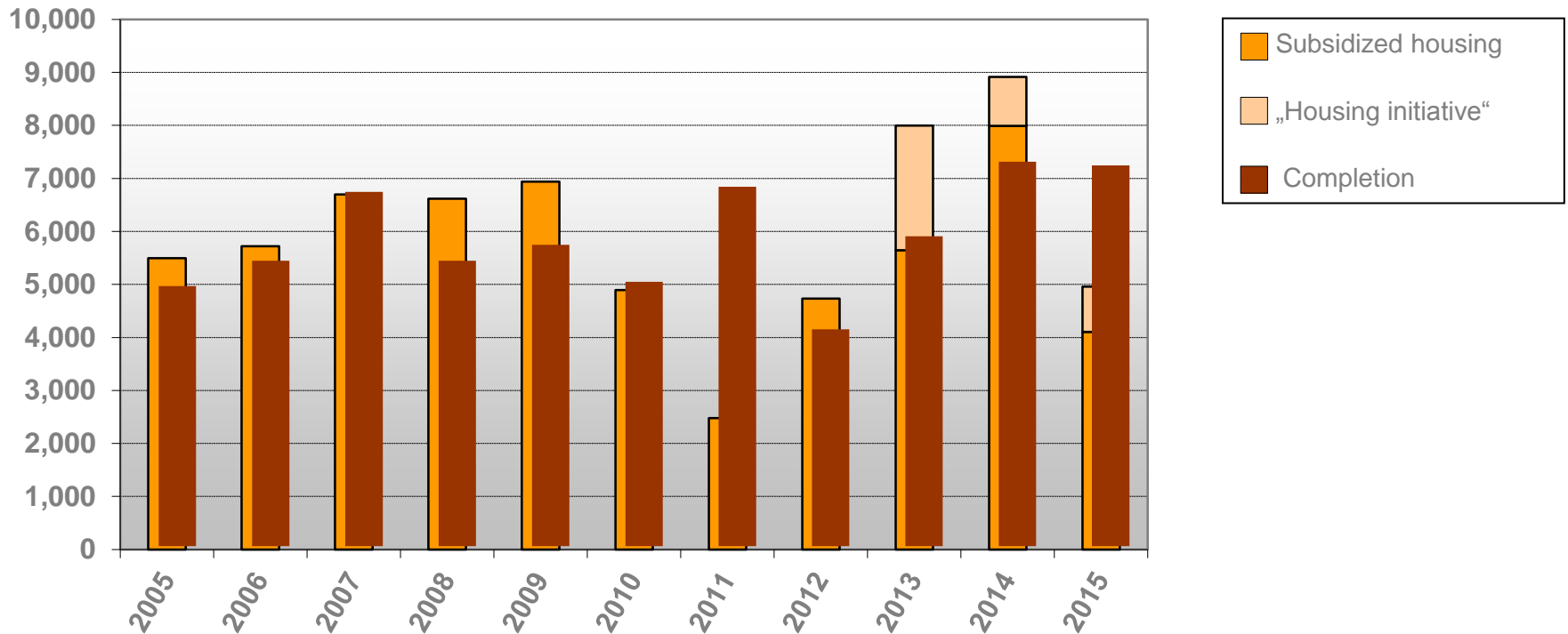


Sargfabrik („Coffin factory“) group housing project



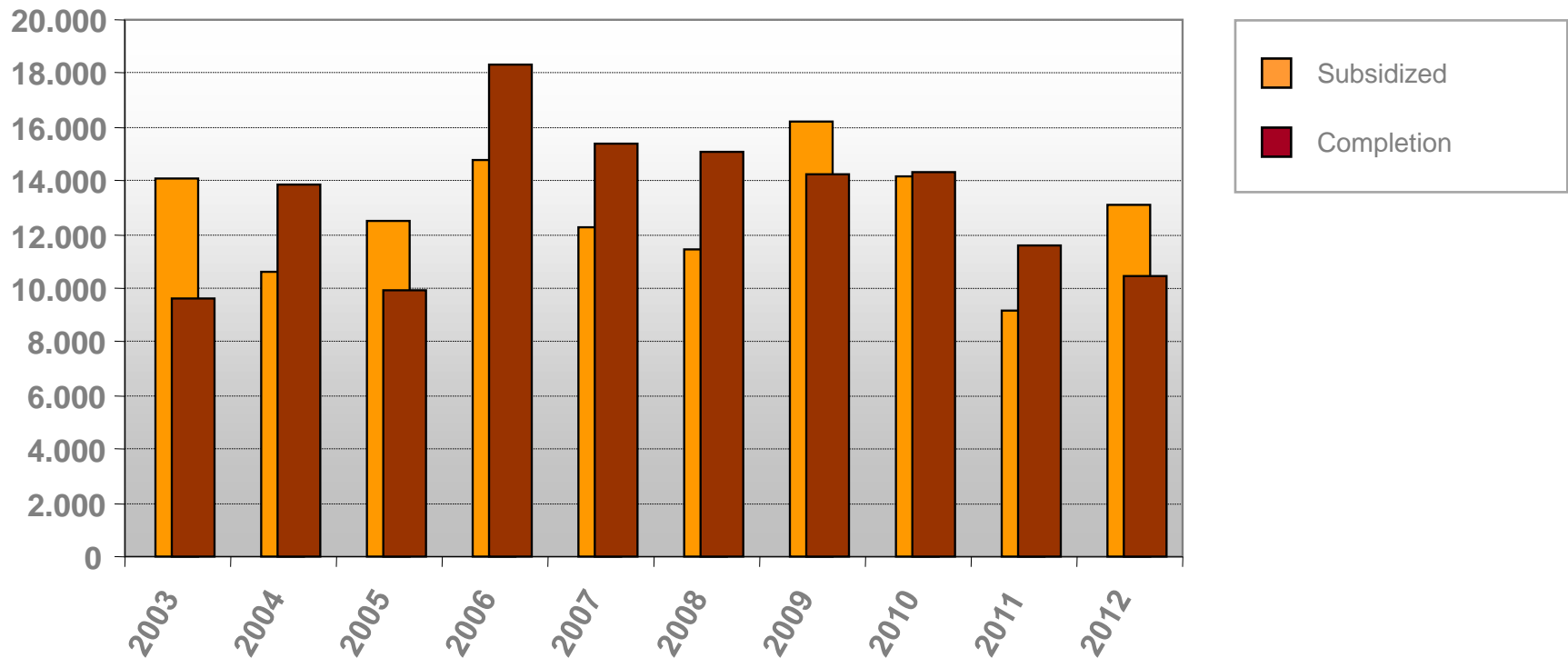


SUBSIDIZED HOUSING: APARTMENTS SUBSIDIZED AND COMPLETED PER YEAR



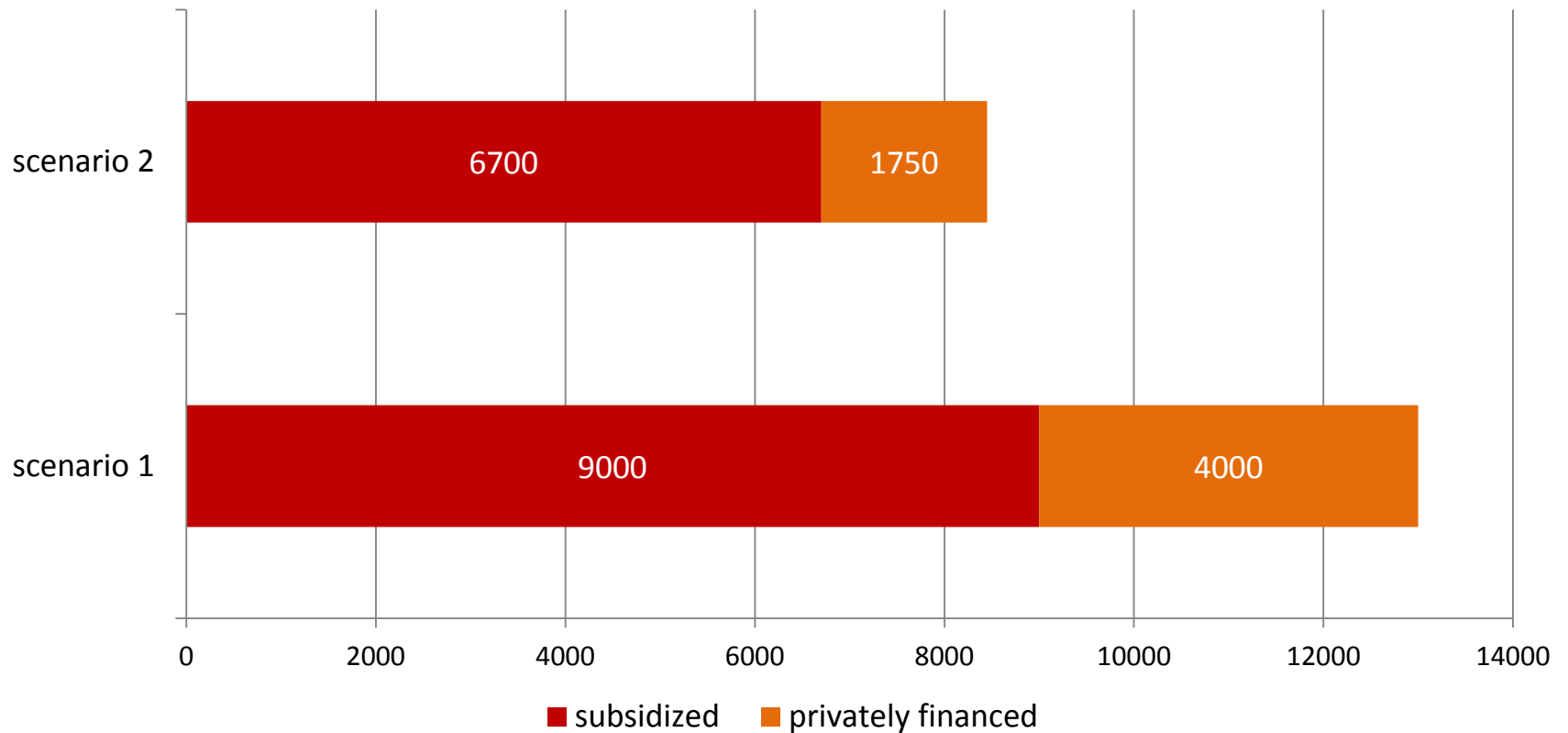
Quelle: MA 50, Wohnfonds Wien

SUBSIDIZED RENEWAL: APARTMENTS REFURBISHED PER YEAR in private and public rental housing



Quelle: MA 50, Wohnfonds Wien

ESTIMATES ANNUAL NEED FOR NEW HOUSING TILL 2020 SUBSIDIZED / FREE MARKET



ADVANTAGES OF THE VIENNA SUBSIDY MODEL

- Active planning of housing program as a state
- Definition and control of quantities and qualities
- Social component: housing as a tool to achieve social inclusion
- Strong public influence on the real estate market
- Strong influence on the construction sector and the labor market
- Balance of market mechanisms and public control

FINANCING HOUSING: THE PRINCIPLES

- Priority of „object side” subsidies over „subject side” housing allowances
- No indirect subsidies via tax deductions (these would favour high income groups)
- Priority of rental housing over home ownership (step from owning to a sharing society)

VIENNA HOUSING POLICY INSTRUMENTS: OVERVIEW

- Housing Subsidy System: 600 mio Euro annually
- Non-profit housing associations: 200.000 low-rent apartments
- 220.000 council housing apartments (managed by the city-owned „Wiener Wohnen“)
- **More than 60% of households live in subsidized housing**
- Vienna Housing Fund: Purchase and development of land
- Residents´ Participation: Area Management, Social workers („Housing Partners“) in all public estates
- **Housing Research:**
Europe´s largest housing research program, demographic data, market research, development and evaluation of new projects

VIENNA: FINANCING OF HOUSING

1. **Housing subsidies from earmarked tax**
(1% of net income, 50:50 by employees and employers), annually for Austria: 2,5 billion Euros, for the State of Vienna 450 millions
2. Plus: 150 million Euro from the Vienna State budget (=repayments from former loans), therefore annual total **600 million Euro** (secured until 2020)
3. Of these 100 Mio. Euro for **housing allowances** („Wohnbeihilfe”), 500 Mio. Euro for **investments** (out of these 2/3 for new housing construction, 1/3 for renewals)
4. Plus own means of limited-profit developers who must reinvest profits into housing
5. Plus own means (down payment) of tenants
6. Plus (if still needed): loans from special housing banks (who get tax incentives)
7. As a result: **cost-effective housing system**: housing costs for the state: Austria 1% of GDP, Germany 1,5%, USA 2%







Residents' Participation



Integration



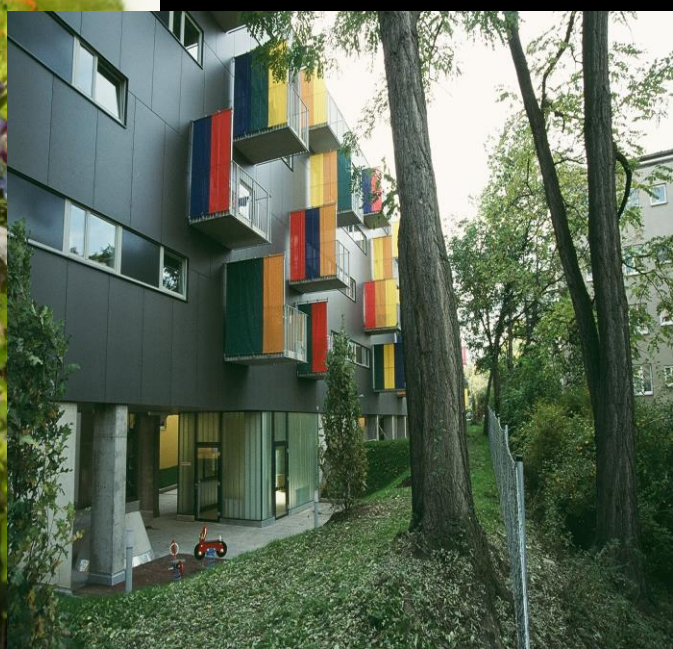
Community Building







Integration Housing Projects:
50% immigrants

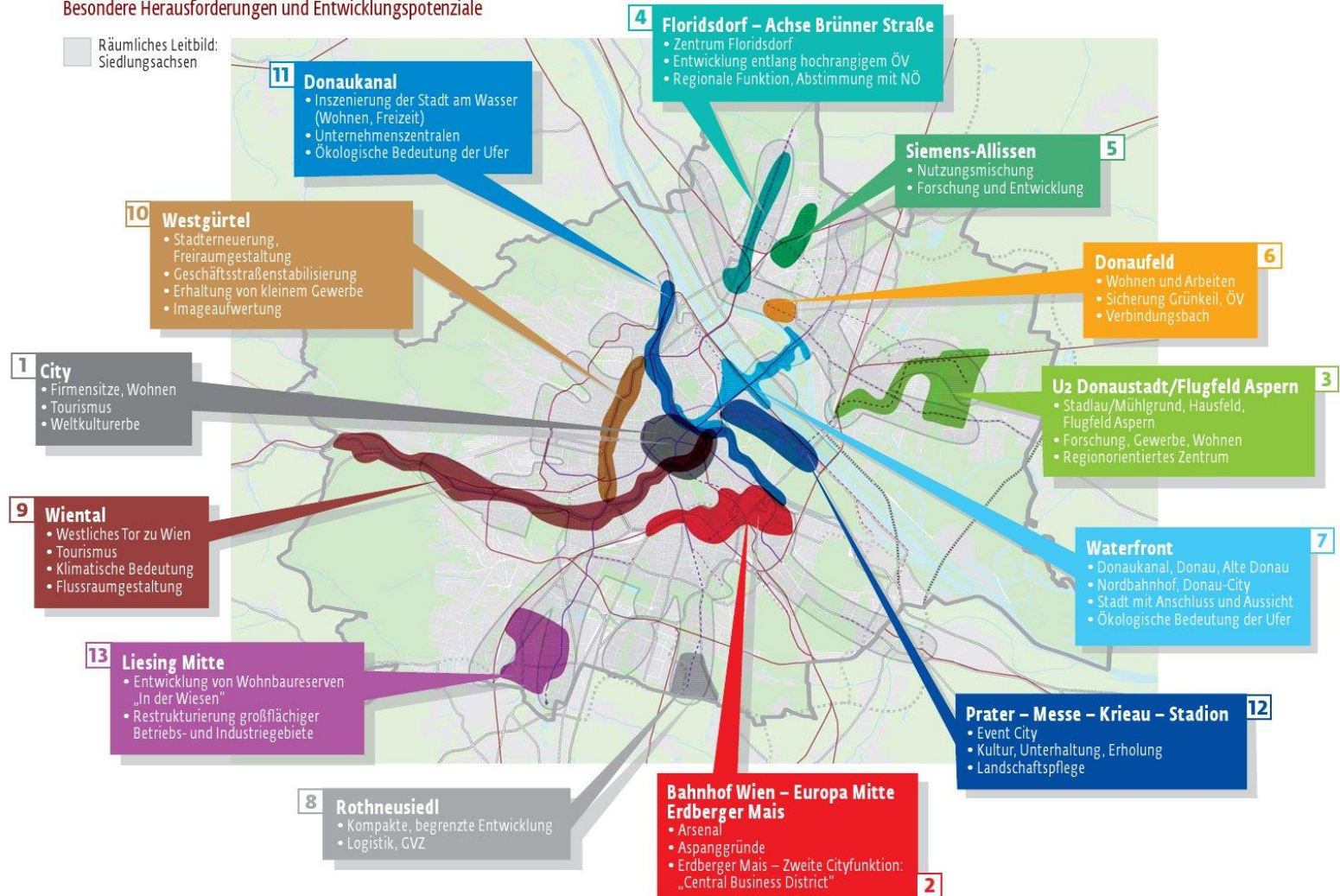




13 PRIORITY AREAS IN CITY DEVELOPMENT

13 Zielgebiete der Stadtentwicklung –

Besondere Herausforderungen und Entwicklungspotenziale



EUROPE'S LARGEST URBAN PROJECT: SEESTADT



Quelle: schreinerkastler / Aspern 3420 Development AG

SEESTADT („LAKE CITY“) ASPERN

Former airfield

Area: 240 ha

Housing: 8.500 apartments

Working: 20.000 permanent jobs
development till 2030 (northern part: IBA 2022)



Quelle: MA 18, MA 21, Tovatt Architects & Planners AB

Der Zentrale See - östliches Ufer mit U-Bahnstation



„LAKE CITY“ ASPERN



- | | |
|---|--|
| ■ Ausschließlich Wohnen | ■ Gewerbe |
| ▨ Flexible Nutzung im Erdgeschoß | ■ Sakrale Einrichtungen |
| ■ Vorwiegend Wohnen, flexible Nutzung in allen Geschossen | ■ Wasser |
| ■ Alle Nutzungen außer Gewerbe | ■ Grünfläche |
| ■ Alle Nutzungen außer Gewerbe und Wohnen | ■ Spielplatz |
| ■ Forschung & Entwicklung | ■ General Motors |
| ■ Schulen & Kindergärten in eigenen Gebäuden | ■ Sonderfunktionen in eigenen Gebäuden / Park & Ride |



BAUPLATZ D12 / D12-1

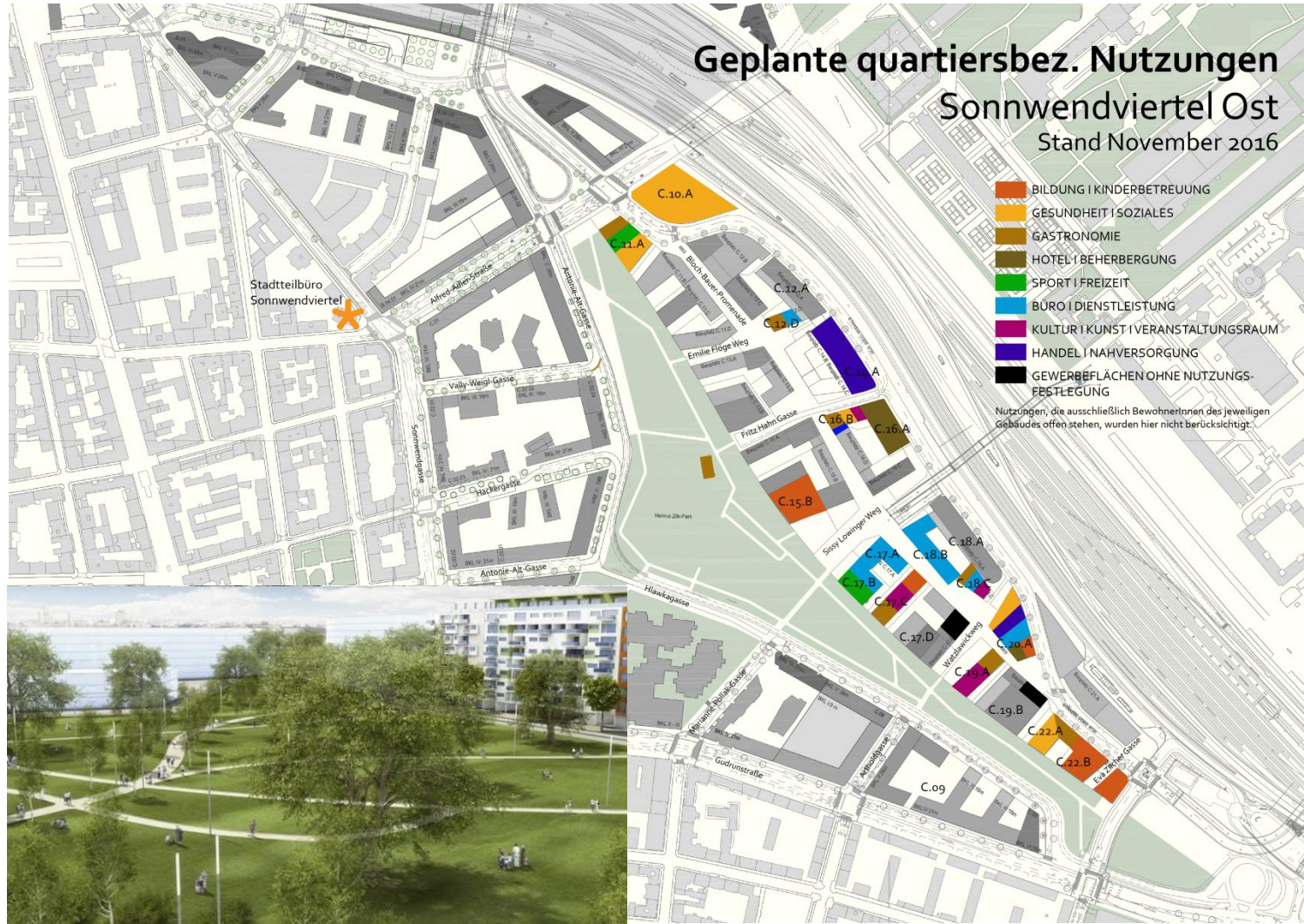
EBG

**Berger+Parkinnen,
Querkraft**

Quelle: www.hoell.at

MAIN RAILWAY STATION AREA

5.000 apartments, 20.000 jobs in offices



MAIN RAILWAY STATION AREA - SONNWENDVIERTEL



BAUPLATZ C.03.02

Sozialbau AG

Blaich + Delugan

BAUPLATZ C.02.02

ÖSW AG

Delugan Meissl

BAUPLATZ C.01
win4wien GmbH
Klaus Kada, Riepl Riepl

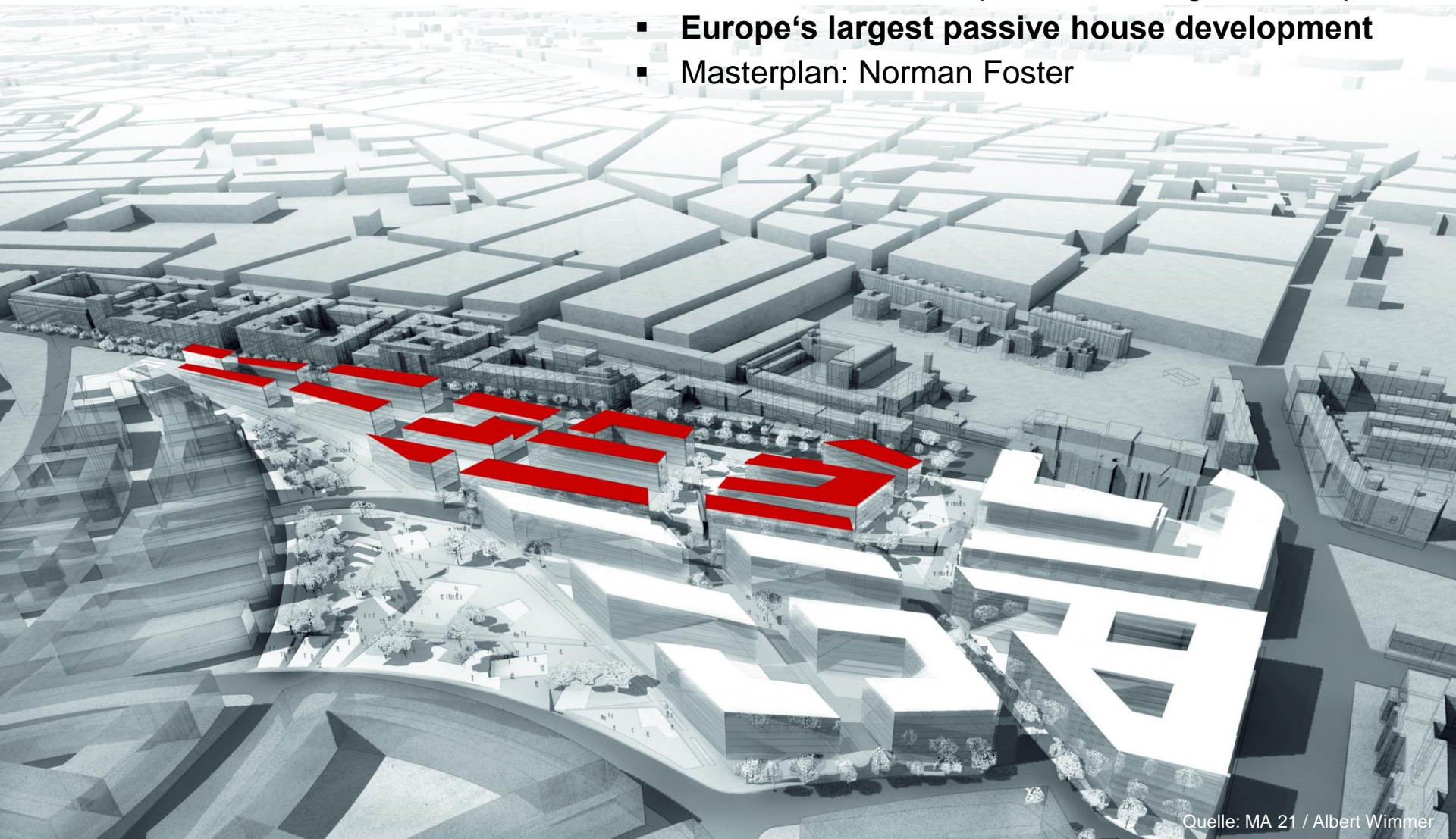


BAUPLATZ C.04
EGW Heimstätte GmbH
BKK-3, Rüdiger Lainer



EUROGATE VIENNA

- former freight station
- area size 22 ha
- 1.700 apartments
- monument for the deportation during the Nazi-period
- **Europe's largest passive house development**
- Masterplan: Norman Foster



EUROGATE VIENNA



BAUPLATZ 1

Heimbau

Feichtinger Architekten

BAUPLATZ 6

ARWAG

Albert Wimmer

BAUPLATZ 2
ÖSW AG
Krischanitz & Frank



BAUPLATZ 3
Sozialbau AG
S&S Architekten



Quelle: MA 50, Thomas Maria Laimgruber

SPECIAL HOUSING TYPES

- Housing with care integrated into „normal” housing estates
- „Baugruppen” (self-organized cooperatives), example: „Queer housing” projects by the gay community
- Low-rise developments to stop suburbanization

SPECIAL HOUSING FOR RESIDENTS WITH DEMENTIA



PERIPHERAL AREAS HIGH DENSITY LOW-RISE HOUSING



**Enhancing innovation:
International Building
Exhibition 2020-2022
„New Social Housing“**



IBA  Neues
WIEN soziales
Wohnen

PUSH-Consulting
Dr. WOLFGANG FÖRSTER
IBA-Coordinator



NEW CHALLENGES

VIENNA: CURRENT CHALLENGES IN SOCIAL HOUSING POLICIES



- Secure affordable housing for all, in spite of rising land prices,...
- Mobilize land for housing
- Prevent social segregation in the city
- Provide housing for an ageing society
- Climate protection: concentrate on the existing stock
- Implement ecological measures in new construction

IBA_WIEN – NEW SOCIAL HOUSING PROJECTS: 3 AREAS

- New construction: „**develop the city**”

Social and functional mix in buildings and in neighbourhoods

- Housing renewal / Urban renewal: „**continue the city**”

Further development of existing neighbourhoods: Ecology, climate protection, improvement without gentrification, subsidized renewal projects

- **Living together:**

Solidarity, participation, empowerment, Integration, „Arrival City”, community building, areal management, cooperation with NGOs and schools, connecting old and new, public debate, cultural events etc.

PRACTICAL LEVELS OF IBA_WIEN



- Politics

Establish Vienna as an international knowledge hub for new social housing policies; secure subsidy systems on a European level, develop a think tank against neo-liberal housing policies.

- Knowledge and communication

IBA_Wien as a conceptual „discussion room” to develop new approaches in planning, cooperation and implementation.

- Projects

IBA_Wien as a laboratory; Definition of action areas and fields for experiment; Analysis and evaluation of existing housing models and experiences, broad public participation.

COOPERATIONS – IBA meets ...

... ARCHITECTURE: AzW; Laboratory, experiments ...

... SPACE: public spaces, urban landscape, outdoor games, art in public spaces ...

... SCHOOL: housing as a school subject, pilot phase 2016/2017

... UNIVERSITIES: several thematic courses, public workshops

... ARTS: Communicating, Interpretation, Reflexion ...

... RESIDENTS: new public participation models, IBA-Talks ...

... PARTNERSHIPS: Construction systems, Financing systems, land market ...

... RESEARCH: Development of innovations, implementation, evaluation ...

... EUROPE: Strengthening of housing issues on the European level ...

... IBA MEETS IBA: Network (with Basel, Parkstad, Heidelberg, Thüringen, Stuttgart)

IBA WIEN

*Sozial nachhaltiger
Wohnbau
im 21. Jahrhundert*



Aspern: VIENNA'S „LAKE CITY“



DONAUFELD / NORDWESTBAHNHOF AREAS



PER-ALBIN-HANSSON-SIEDLUNG RETROFITTING A POST-WAR ESTATE



REINDORF / RUSTENDORF





PUBLIC EVENTS



Kick-Off 29.02.2016

Start of public debate with 500 participants, workshops with several themes:

- Who owns the city?
- Soft urban renewal – the future?
- Quality standards and affordability
- Compact housing and new urbanity
- Participation / Empowerment
- Social justice and equality in the city



IBA-Talks and Workshops:
more than 900 participants in the public debate

IBA_WIEN – “NEW SOCIAL HOUSING”

IBA-TALKS 2016 – 2017:

1. Wem gehört die Stadt? / Who owns the city?
2. Macht Wohnbau Stadt? / Does housing create urbanism?
3. Braucht Qualität Experiment? / Does quality need experiment?
4. Soziales Kapital baut / Social capital is building
5. Soziale Bodennutzung / Socially oriented use of land
6. Ankommen – Wohnen – sozialer Aufstieg / Arrival – housing – climbing the social ladder
7. Bauen – Lernen – Integration / Constructing – Learning – Integration
8. Leistbare Stadt / Affordable city
9. Wohnbau und Mobilität / Housing and mobility
10. Bestandsentwicklung und Stadterneuerung / developing the existing stock and urban renewal
11. Gemischte Stadt / Mixed city
12. Planen für Kinder und Jugendliche / Planning for kids and young people

UN-CHARTER: VIENNA UN- CONFERENCE APRIL 12/13, 2018

UNITED NATIONS ECONOMIC COMMISSION FOR EUROPE

The Geneva UN Charter on Sustainable Housing

Ensure access to decent, adequate,
affordable and healthy housing for all



UNITED NATIONS

IBA_WIEN – MORE INFOS:

- **PUSH-Consulting:**
Partners for **U**rbanism and **S**ustainable **H**ousing
www.push-c.at
- www.iba-wien.at



IBA_WIEN
INTERNATIONALE BAUAUSSTELLUNG
„NEUES SOZIALES WOHNEN“

INTERNATIONAL BUILDING EXHIBITION
„NEW SOCIAL HOUSING“

Dublin as a „Corresponding City“??

THANK YOU!

