

Social Housing Germany

Experiences and current issues

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Agenda

1. On the history of social housing
2. Structure of Social Housing over the last decades
3. Rental vs. Ownership
4. Principles of public funding, virtualisation and devolution of social housing
5. Challenges in the current multi-faceted housing crisis
6. Varieties of responses and what they teach
7. A new cooperative initiative?
8. Some experience from Vietnamese housing

1. On the history of social housing

- Social housing in socio-economical crisis situations
- Never for the very poor
- High quality housing
- Cooperatives and self-help included
- Mostly rental

- Three peak periods
 - Post 1919
 - Post 1945
 - Post 1990



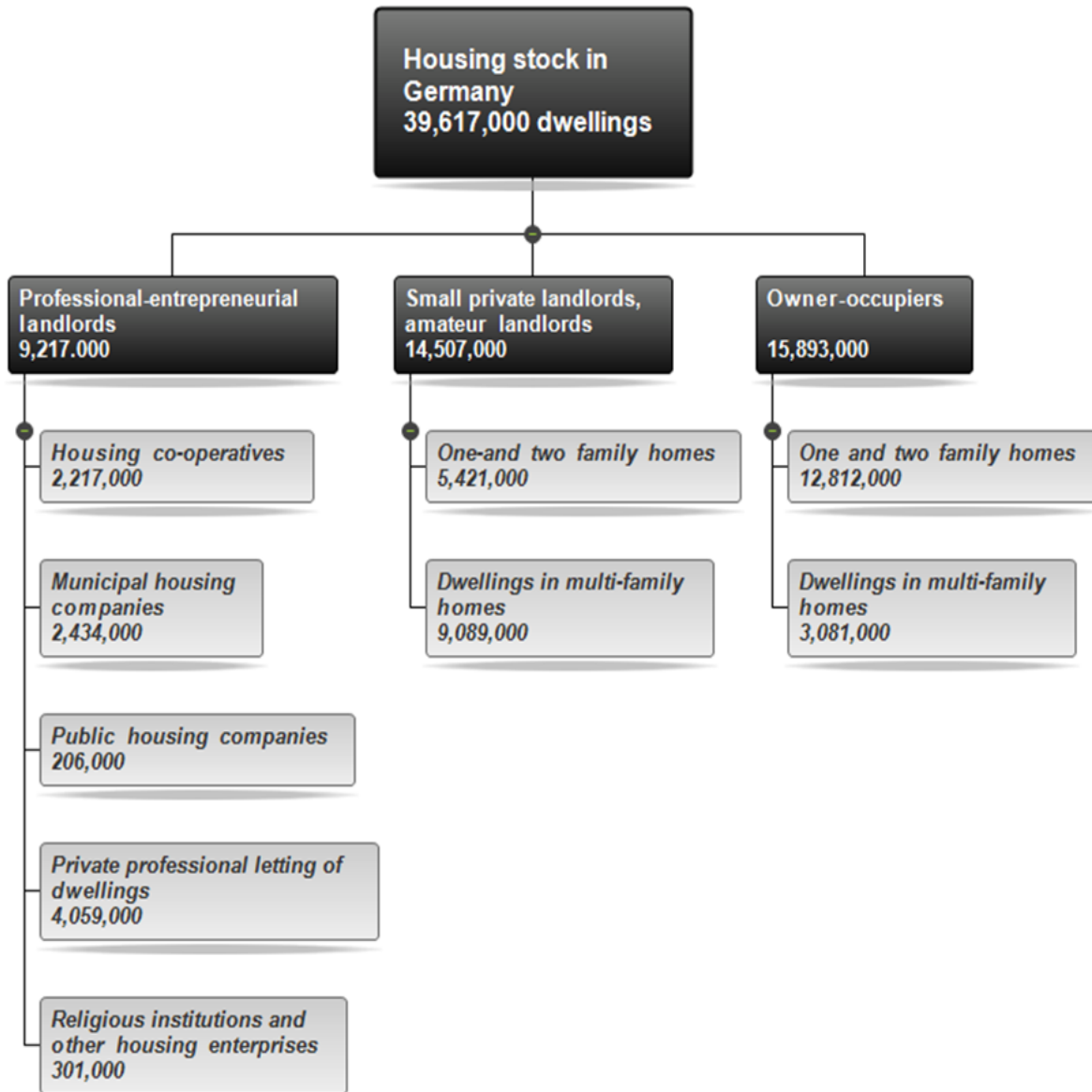
Social housing targets

- Example of 'decent housing' for 'decent people'
- Focus on building neighbourhoods
- Always not only housing, but an element of Keynesian policy and labour market policy



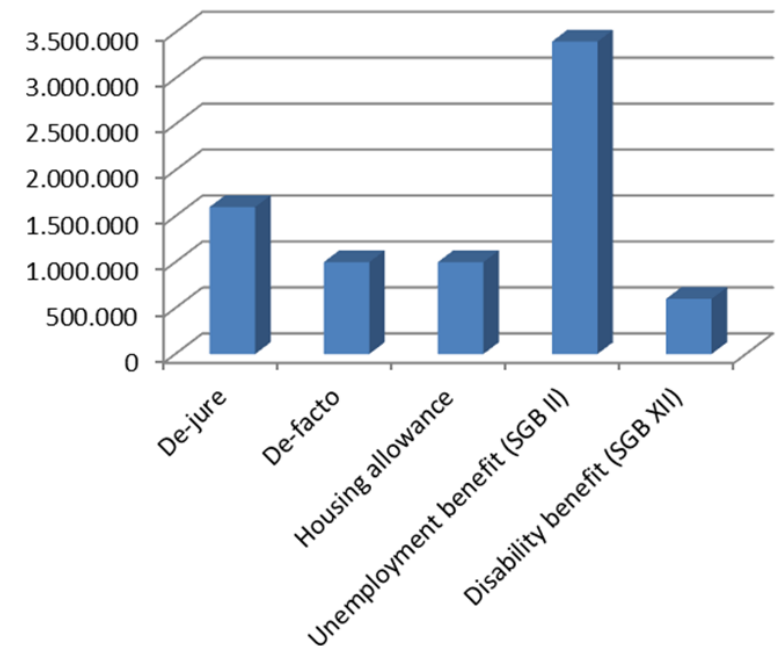
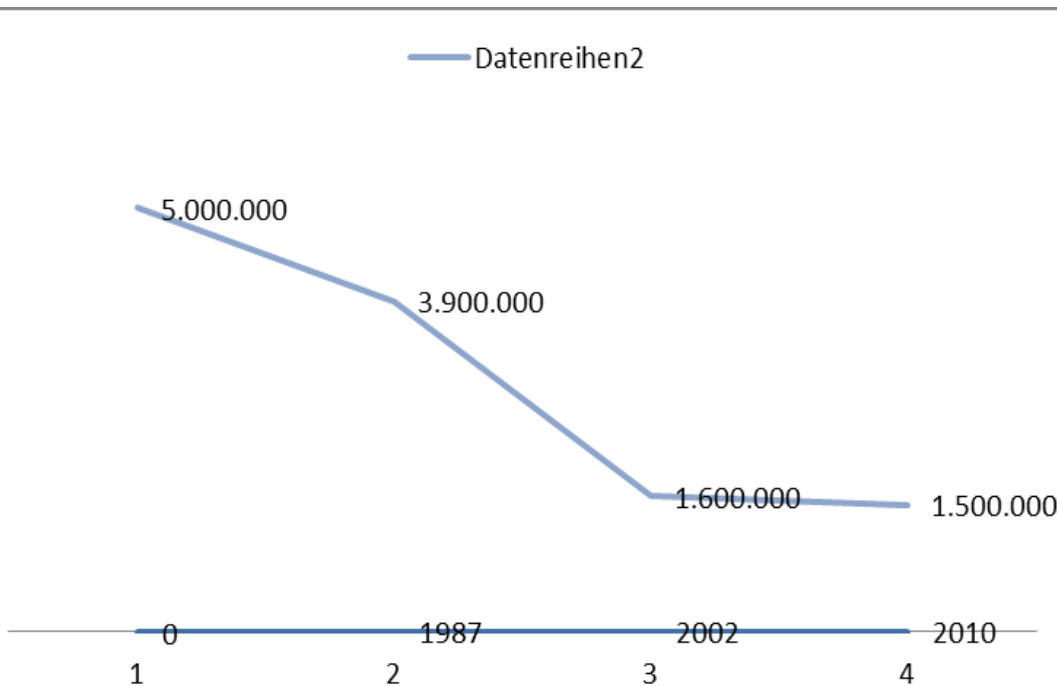
2. Structure of social housing

- Shrinking social housing stock from 30 % (1970) to 6 % (2014)
- Residualisation of social housing
- The prevailing neo-liberal housing policy and the has affected the poor's and the lower middle classes' ability to pay rents.



Current state of social housing

- 5 mio (West) built between 1950 and 2000
- 4 mio (East) built between 1950 and 1990
- De jure SH – 1.5 mio
- De facto SH – 1.5 mio
- Melt off of 100.000 units p.a.
- Newly built 20-30.000 units p.a.



3. Rental vs. Ownership

- Priority on rental housing over ownership
- Benefit of rental:
 - No need for saving from lower incomes, but entrance into homes at once
 - Fit for a dynamic labour and regional development
 - Long term public influence
- Ownership
 - Financing institutions loses influence
- Strong cooperative sector



4. Principles of public funding, virtualisation and devolution of social housing

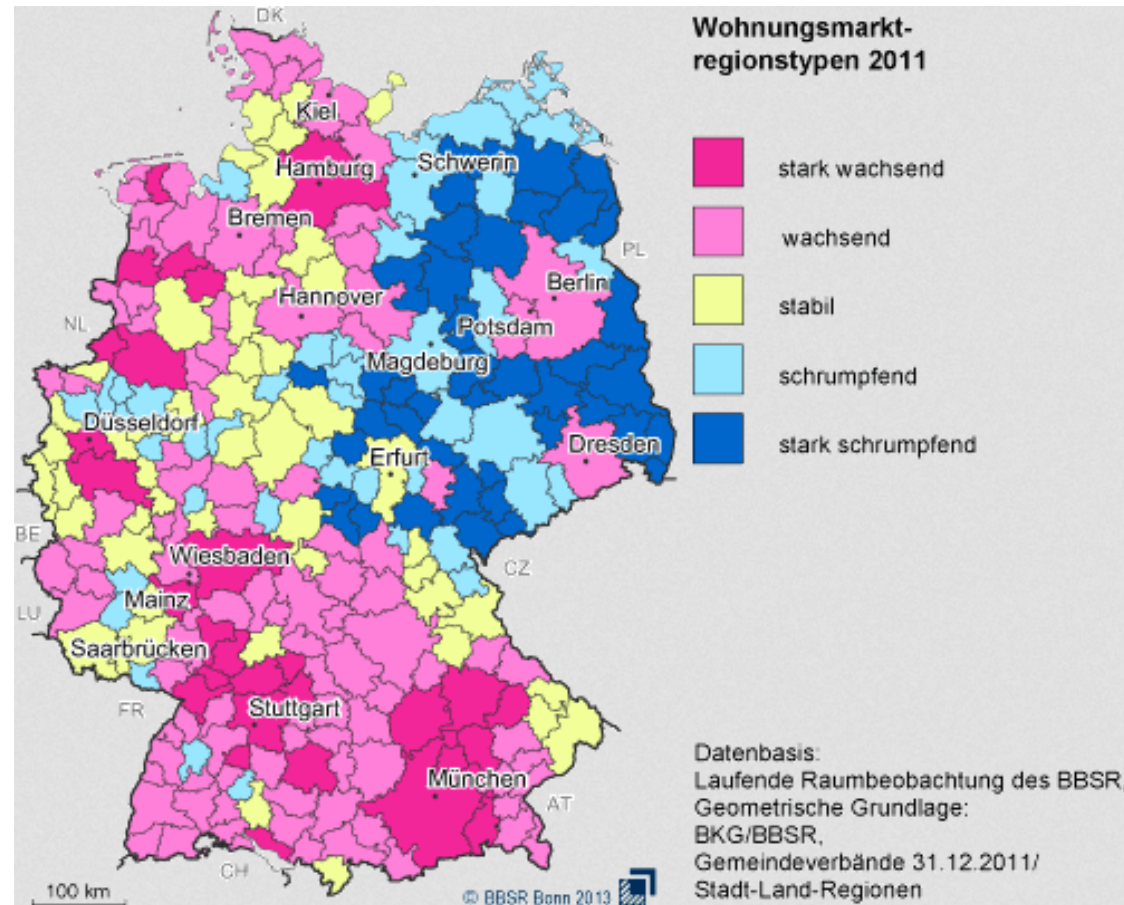
- Access and rent control
- Full-cost principle as basis of rent-generation
- Living in a social home does not exclude from social benefits
- Decreasing subsidy – increasing rent
- Shock towards the end – high rent rises (after 25 – 50 years)



- Mix of public subsidies and
- private bank mortgages for the landlord
- Discretion of regions what and
- how to build as social housing
- Wide variety from new collaboration with municipal housing companies and cooperatives to individual

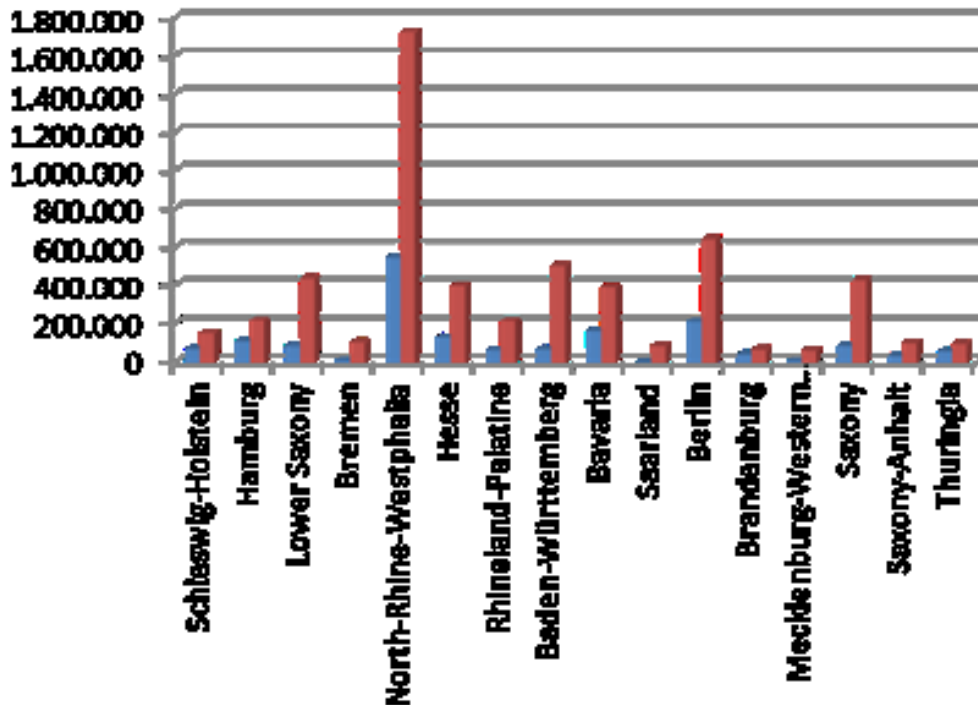
5. Challenges in the current multi-faceted housing crisis

- Socio-spatial polarisation between growth and shrinking regions
- Publicly funded demolition of 500.000 dwellings in shrinking areas
- High demand of growth regions
 - Market
 - Social housing

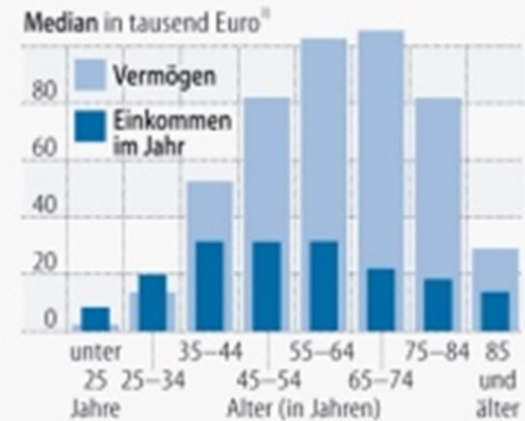


Need to re-invent social housing

- Growing demand even with above 41 m² per head
- Deepening socio-economic rift
Wealth and poverty report of 2012/13
- Ageing society need of rehabilitation
- Articulation of demand in the political realm



Im Alter sinkt das Nettovermögen und das Nettoeinkommen deutlich



3) Haushaltsnettoeinkommen in Deutschland nach Alter der Referenzperson.
Quelle: Deutsche Bundesbank, Private Haushalte und ihre Finanzen (PHF), Datenstand Februar 2013

F.A.Z. Grafik Bröcher

6. A need to re-start social housing without the inherent faults and problems of the system



- No more of what went wrong in the centre
- Quality social housing integrated in the system as permanent
- New 'non-profit ownership'
- Democratic responsibility, collective self-organisation, localisation, self-organisation
- Reduce public funding and develop revolving housing funds
- Utilise alternative 'in-kind' funding sources
- Organise long-term engagement of the third sector
- Be responsive to changing life-styles and demography

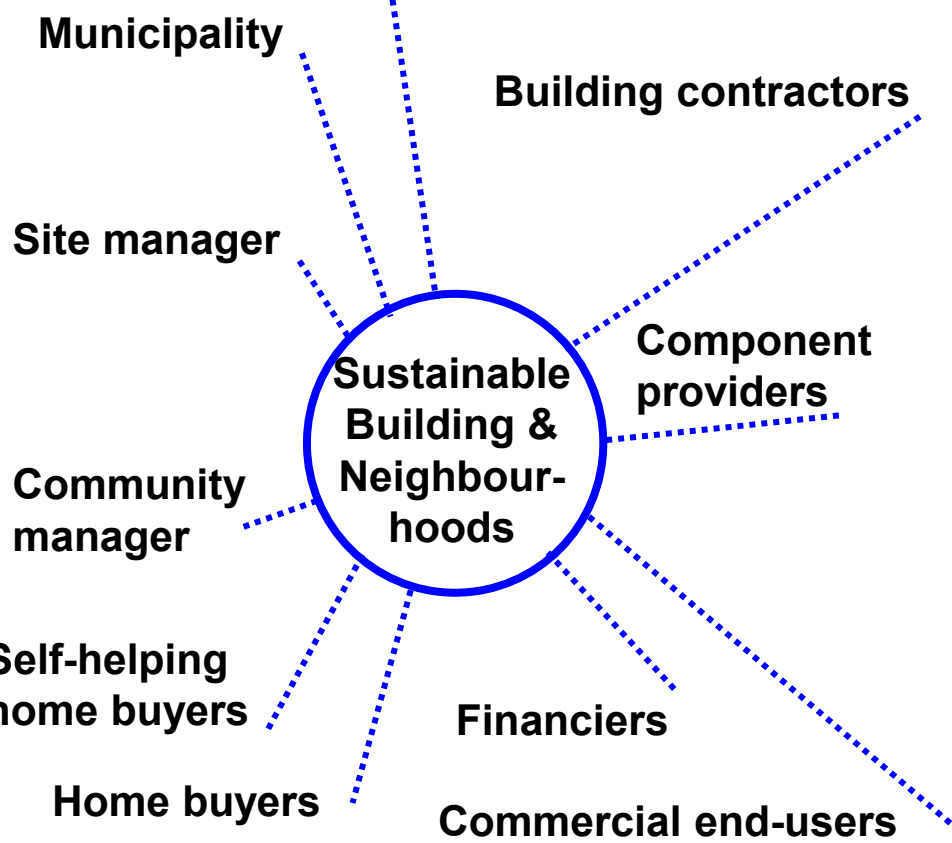
7. A new cooperative initiative?

- Experimental housing projects at the front of housing problems
- Targeted 'integrated' research
 - building technology
 - financing
 - social
 - urban structure



8. Some experience from Vietnamese (social) housing

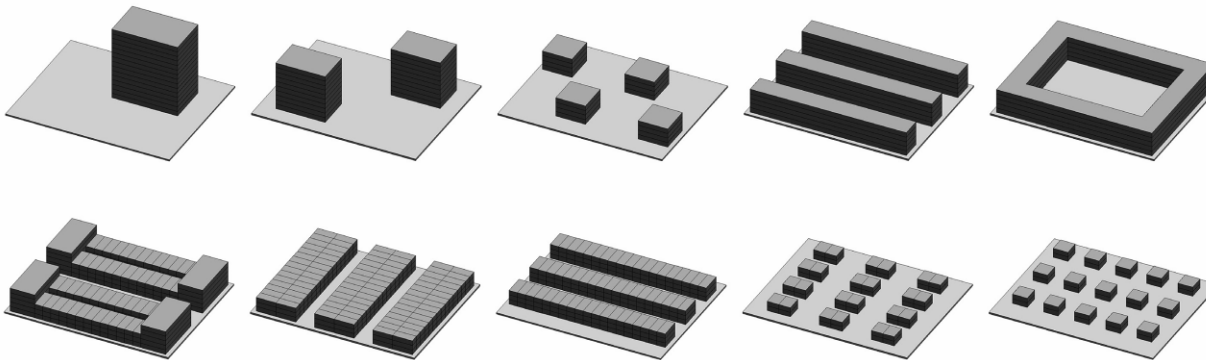
City government - Governance



- **What are the demands of the end users?**
 - Affordable and safe home (survey)
 - Workplace
 - Access to infrastructure and neighbourhood
 - Growth in wealth and space as households and society develop
- **What are the necessary capacities?**
 - Communication skills
 - Professional knowledge for sustainable urban development
 - Responsive administration
 - Educated residents

Key Strategy: Low Rise – High Density

high-rise	small high-rise	urban villa	linear building	block perimeter structure
covered area 1.000 sqm	covered area 1.200 sqm	covered area 1.296 sqm	covered area 3.420 sqm	covered area 3.504 sqm
levels 15 levels	levels 10 levels	levels 4 levels	levels 5 levels	levels 5 levels
total floor space 15.000 sqm	total floor space 12.000 sqm	total floor space 5.184 sqm	total floor space 17.100 sqm	total floor space 17.520 sqm
site coverage ratio 0,13	site coverage ratio 0,15	site coverage ratio 0,16	site coverage ratio 0,43	site coverage ratio 0,44
floor area ratio 1,88	floor area ratio 1,50	floor area ratio 0,65	floor area ratio 2,14	floor area ratio 2,19



comb. row house/ apartment building	back-to-back row house	row house	semi-detached house	detached house
covered area 5.240 sqm	covered area 5.400 sqm	covered area 3.420 sqm	covered area 1.512 sqm	covered area 1.215 sqm
levels 3-5 levels	levels 3 levels	levels 3 levels	levels 2 levels	levels 2 levels
total floor space 19.440 sqm	total floor space 16.200 sqm	total floor space 10.260 sqm	total floor space 3.024 sqm	total floor space 2.430 sqm
site coverage ratio 0,66	site coverage ratio 0,72	site coverage ratio 0,43	site coverage ratio 0,19	site coverage ratio 0,15
floor area ratio 2,43	floor area ratio 2,03	floor area ratio 1,28	floor area ratio 0,38	floor area ratio 0,30

2 Layered Shophouse



Formalising the
informal and
informalising the
(often) fake formal
bureaucratic structures