



Housing Policy in Austria

special reference to Vienna and Graz



Content

- Brief history of public housing in Austria.
- Legal framework.
- Main principles.
- Financing
- Seestadt Aspern - Vienna
- Reinighausgründe - Graz

History of public housing – interwar period

- 1920: City of Vienna became a separate province.
- City of Vienna acquired strategic located development sites – on a large scale
- Introduction of taxes - needed to fund public housing.
- In contrast to the private market, rents were 3-4% of a household income.
- Building authority, standardized the building proses.
- By 1934, over 10% of all Viennese lived in public housing
- Very close collaboration between authority and planners



Source: City of Vienna

History of public housing – after World War 2

- Despite the challenges, from 1947 until 1958 app. 5000 new units per annum were built.
- Heavy reliance on prefabricated pieces during this period.
- 10.000 new units were built annually in the time period 1960 until 1970 .
- Emphasis away from prefabricated buildings
- “Resident planning” as participation model



Source: S. SternPhoto: S. Stern

History of public housing – 1980's PPP

- Major policy shift – public-private- partnership.
- Central tenant to support an inclusive city development.
- PPP model is successful due to landownership.
- Only non-profit housing corporations can develop PPP housing projects
- Half of the units are permanently reserved for socially needy people.
- Current housing program includes a variety of housing types: large inner-city brownfield developments, smaller infill projects, but also densified low-rise housing in peripheral areas.
- Today, 70 to 80 % of all new housing construction in Vienna is subsidized, and this gives the city a strong influence on the development of its quantities, distribution, and qualities.



Source: City of Vienna

Vienna Housing – Short facts

- Eight out of ten flats built in the city today are financed by Vienna's housing subsidy scheme.
- The amount of land zoned exclusively for single family houses in Vienna is **zero**. Just 9% of the dwelling units in Vienna are single family homes
- 220.000 units owned by „Wiener Wohnen“ – Viennese housing agency
- 200.000 units owned by housing associations, public grants.
- 62 % of the total population live in public subsidised housing/ social housing
- Social housing is not stigmatised.
- Income bracket varies from € 46.450 - 87.430 per annum depending on the number of inhabitants

Institutional Framework

Federal State

- Major part of housing legislation is controlled by the federal state
- Tenancy Law – limitation of rent rate
- Condominium law – regulates the relations between flat owners/terms of maintenance etc.
- Limited – profit housing law regulates the activities of the LPHA

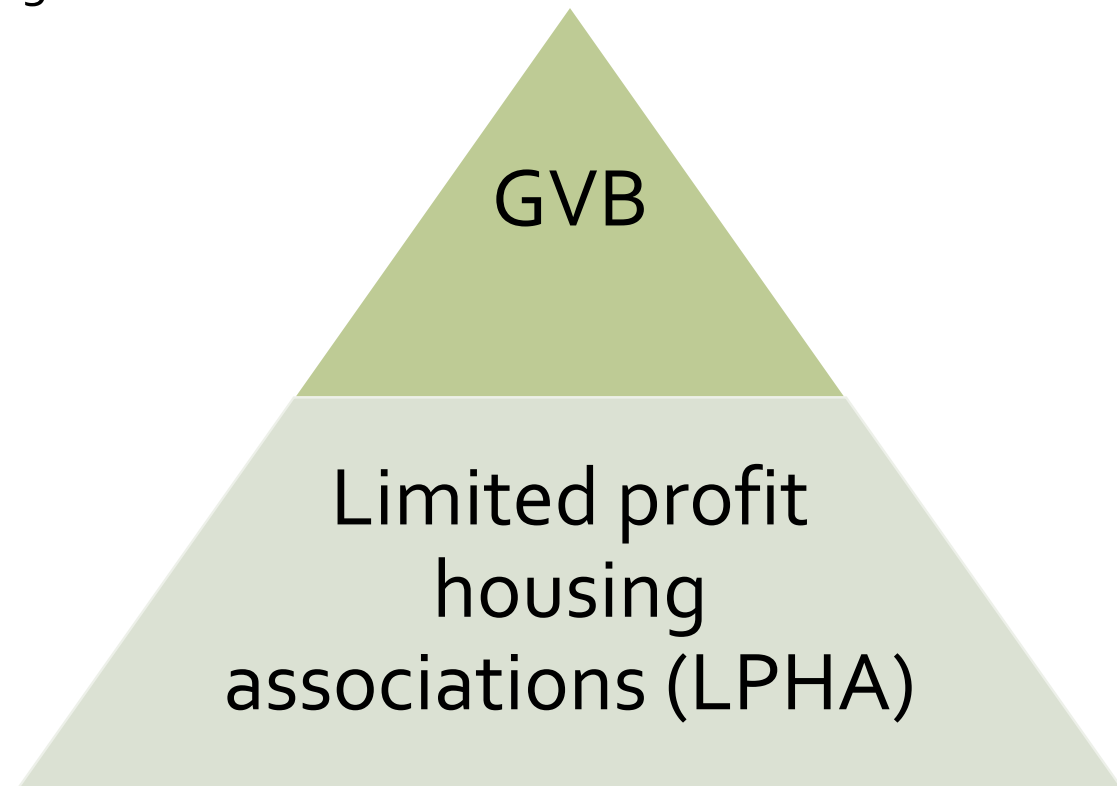
Provinces / „Länder“

- 9 “Länder” have legislative competence on the housing subsidy schemes, supervision of the housing associations (LPHA), town planning and building codes
- Quality standards
- Form of subsidies, loans, interest rates
- The terms of subsidies: interest rate, pay back schemes

In the context of housing - municipalities are altogether a receiving partner

Umbrella organisation housing associations “GBV”

- Supervise und audit the single associations.



Limited profit housing associations LPHA

- LPHA comprise 200 housing cooperatives, private/public limited companies.
- Total housing stock of some 700 000 units approx. 20% of total housing stock
- LPHA are responsible for 28% of new residential construction.
- More than half of all multi story housing construction
- 33% of the total expenditure on housing subsidies
- Half of the units are permanently reserved for socially needy people.
- Main focus is on delivering housing, limited brief to develop commercial space

Financial Framework – Federal level

Social housing is a valued priority in Austria funded by:

- income tax,
- corporate tax and
- housing-specific contribution made by all employed citizens.

Subsidies– Capital Market Instruments

Public subsidy schemes by the “Länder”

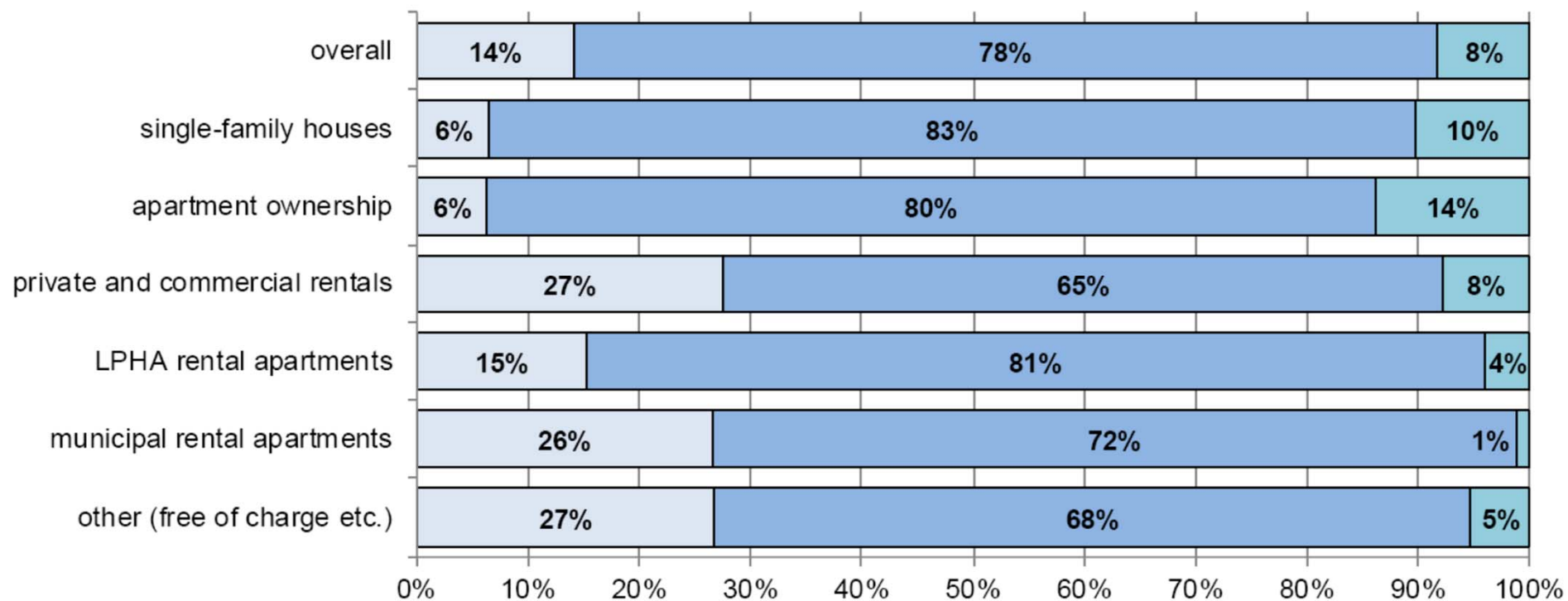
These schemes do not cover complete costs

Capital market instruments

- “Bausparen” (contact saving) schemes
- “Wohnbaubanken” – Housing banks
- Commercial Banks

Income groups across tenures 2016 – Austria overall

■ low incomes (below 60% of median)
 ■ mid-range incomes (60% to 180% of median)
 ■ high incomes (above 180% of median)



Source: EU-SILC 2016/critical housing analysis

The Vienna Model – key Principals

- Inclusion / social mix
- Developing new urban areas
- Diversity and integration
- Citizen Participation
- Climate and environmental issues
- Use and design of urban spaces
- Developing existing housing stock
- Building on the outskirts

Principal 1 – Inclusion / social mix

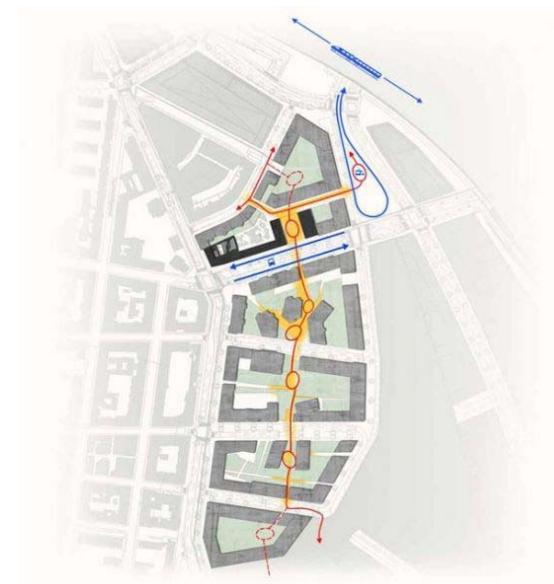
New constructions are undertaken with a particular focus, mixing subsidy models intended for a wide target groups.

Architectural standards that minimize differences to prevent a visible stigmatization of residents.

The result is social cohesion

Project “Smart living - Vienna central station”

- Varying floor space
- Public space – meeting space
- Well integrated into the urban fabric



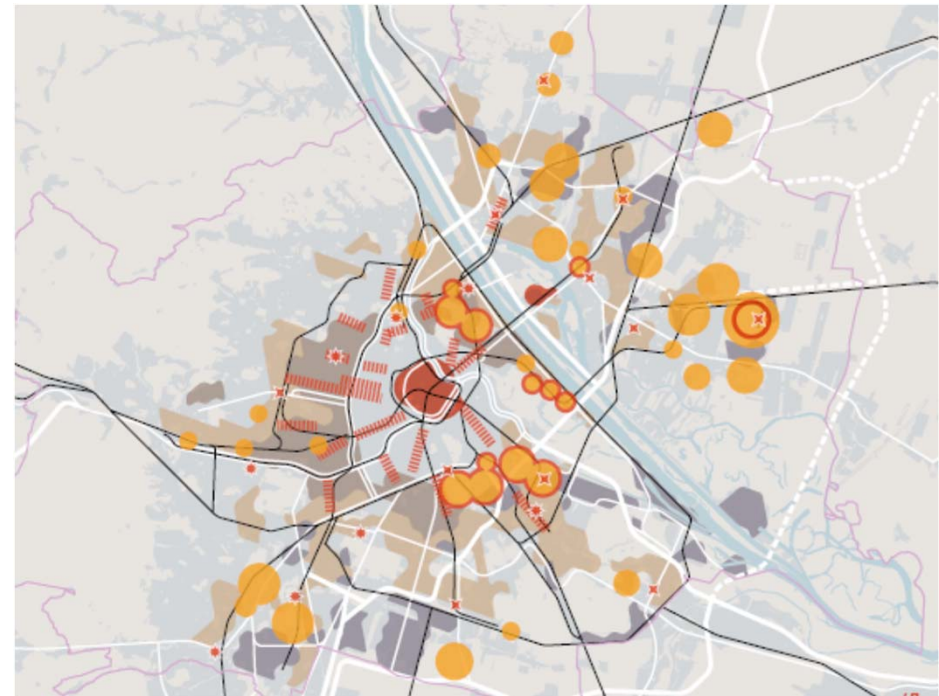
Source: Urban Planning Vienna

Principal 2 – Developing new urban areas

Strategic development plan is reviewed and adopted every ten years. Based on this plan the city organizes competitions for new subsidized estates.

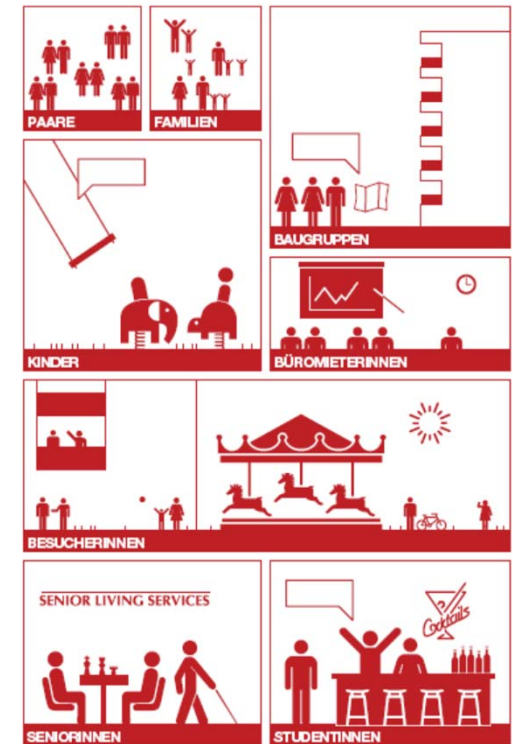
Major criteria are:

- planning and architecture qualities
- ecological issues
- sustainability
- designed to avoid the compromises of market-oriented approaches.



Source: Urban Planning Vienna

Principal 3 – Developing new urban areas



Source: Urban Planning Vienna

Principal 4 – Public participation

- Local Area Renewal Offices have been commissioned as interdisciplinary teams by the City of Vienna to integrate the local population into processes of area development.



Source: Urban Planning Vienna

Principal 5 – Climate and Environmental Issues

- Compulsory requirements laid down in the competition process for the projects.
- Additional ecological measures include rainwater and gray-water recycling as well as solar and wind energy.
- Many new “passive houses” no longer require traditional heating at all.
- Green and blue infrastructure

EUROGATE – largest passive house in Europa

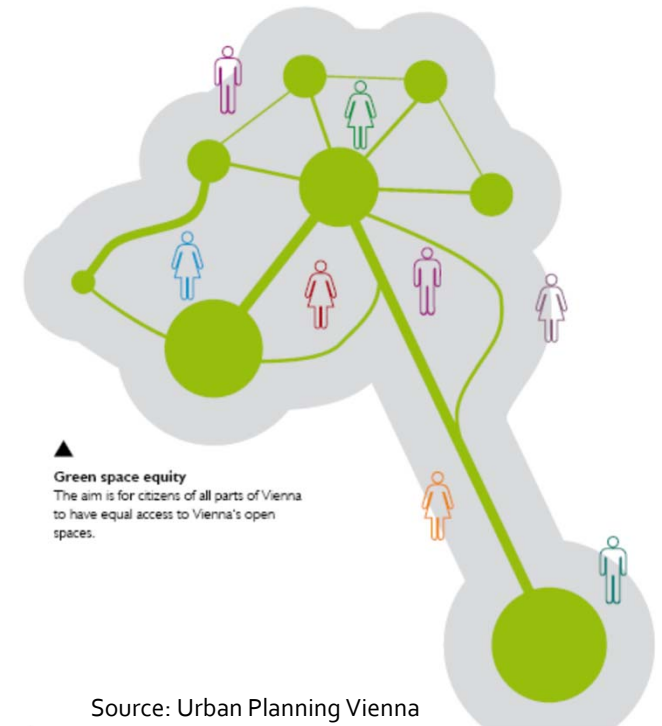


Source: Wohnservice Wien Ges.m.b.H.

Principal 6 – public open spaces

Access to urban space is a key consideration in the design and layout of new city-subsidized housing projects.

communal indoor and outdoor spaces that ensure communication, tolerance, and a diversity of interaction.



Principal 7 – Developing existing housing stock

- Aim of the development plan is to facilitate a sustainable compact city.
- This “city of short distances” provides immediate access to public infrastructure, reduces traffic, supports the use of public space, and secures valuable green areas.



Wien.
unser zuhause.

Principal 8 – Diversity and Integration

- Like many large cities, Vienna is experiencing profound demographic changes. Today more than a third of the city's population is foreign-born.
- As a consequence, one of the declared objectives for housing construction in Vienna is the targeted integration of “different” and new lifestyles in subsidized housing projects.

WOHNMODELL INTER-ETHNISCHE NACHBARSCHAFT
Anton-Baumgartner-Straße 129 / WIEN 23
140 Units - 300 Inhabitants from Egypt, Afghanistan,
Bangladesh, China, Africa, Austrians.....



SCHEIFINGER + PARTNER

Principal 9 – Building on the outskirts

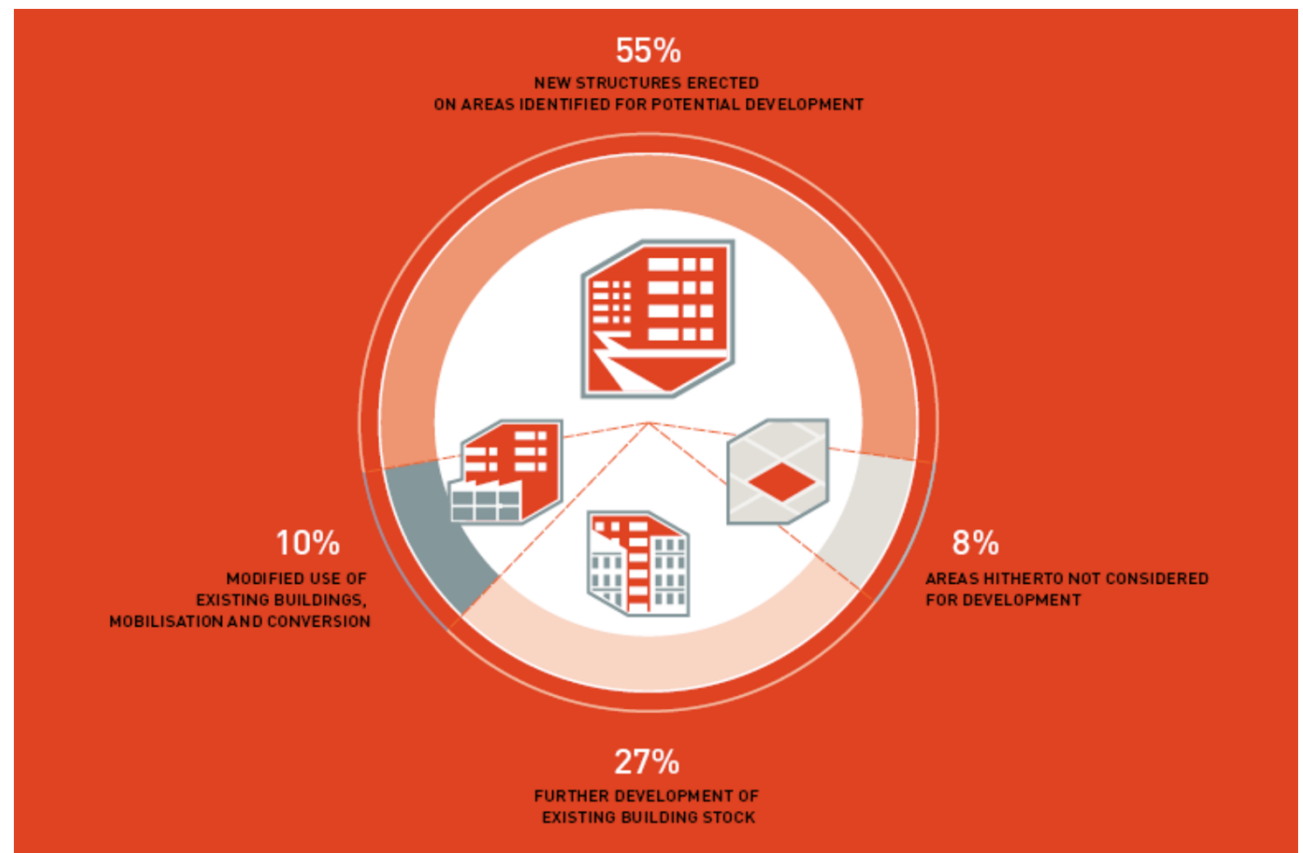
Housing demand

2014 – 2025

120,000 units

citizens – 1.8 million at the last count

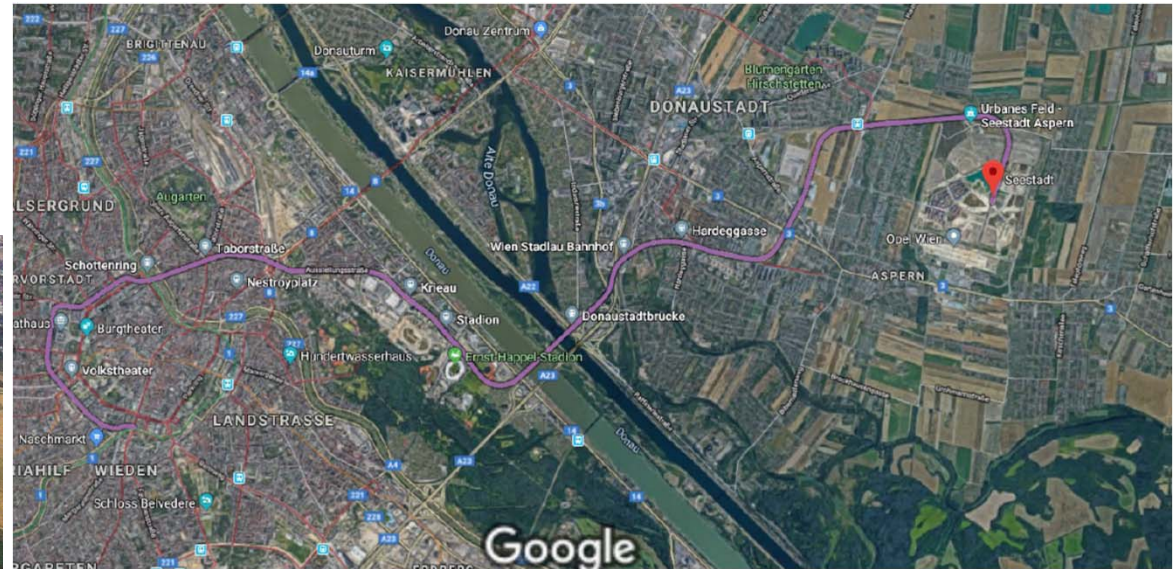
Source: Urban Planning Vienna



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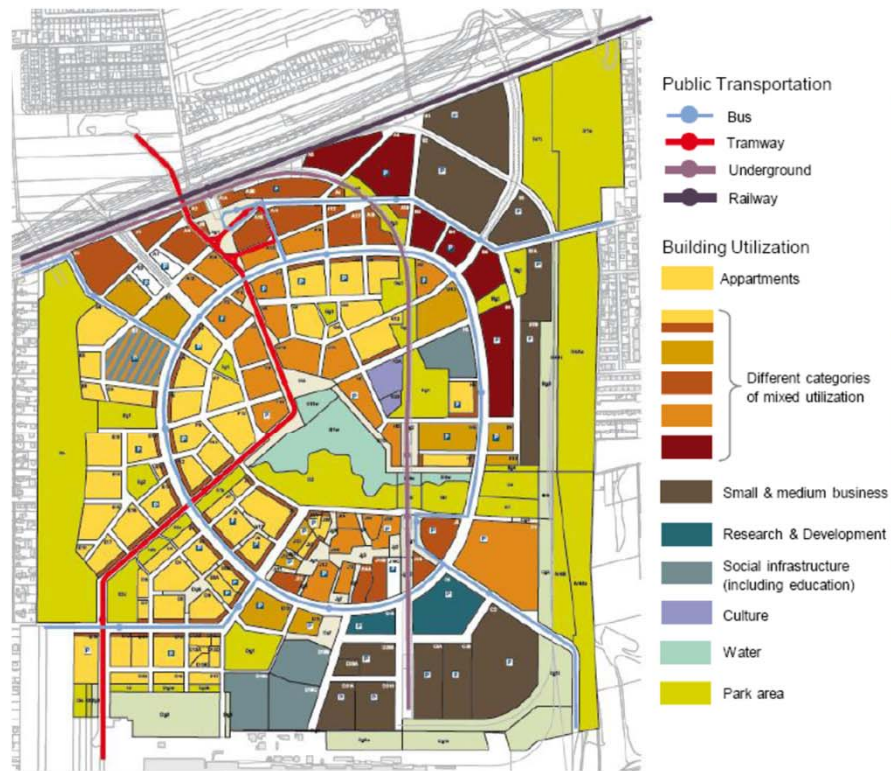
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Aspern Seestadt – Short facts

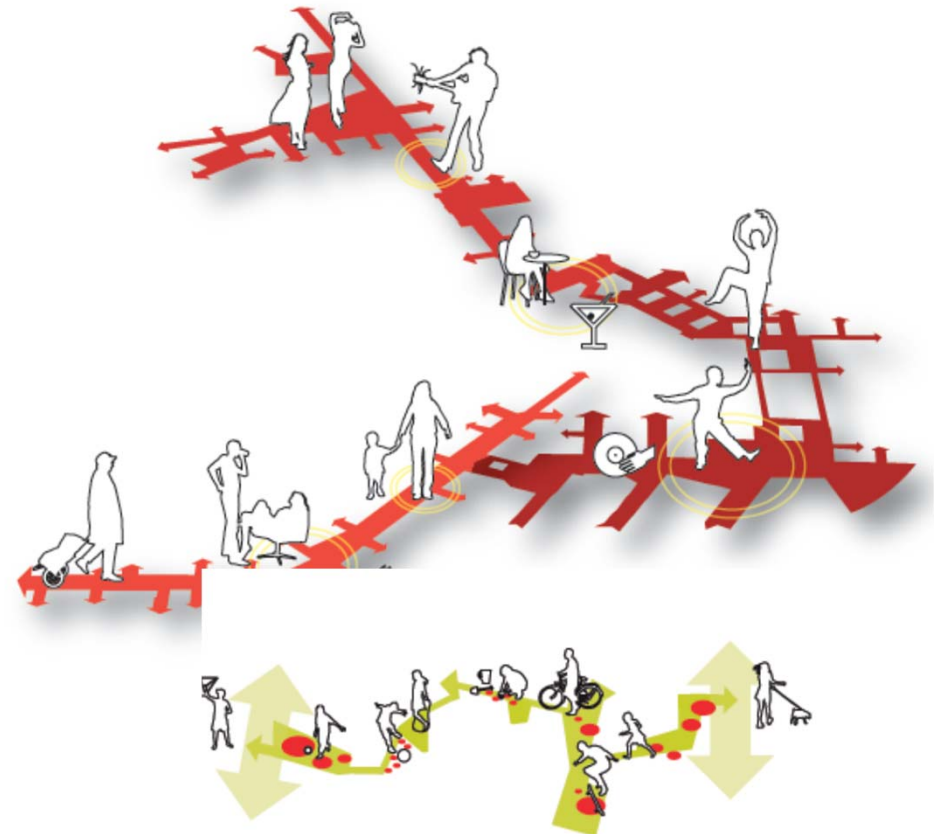
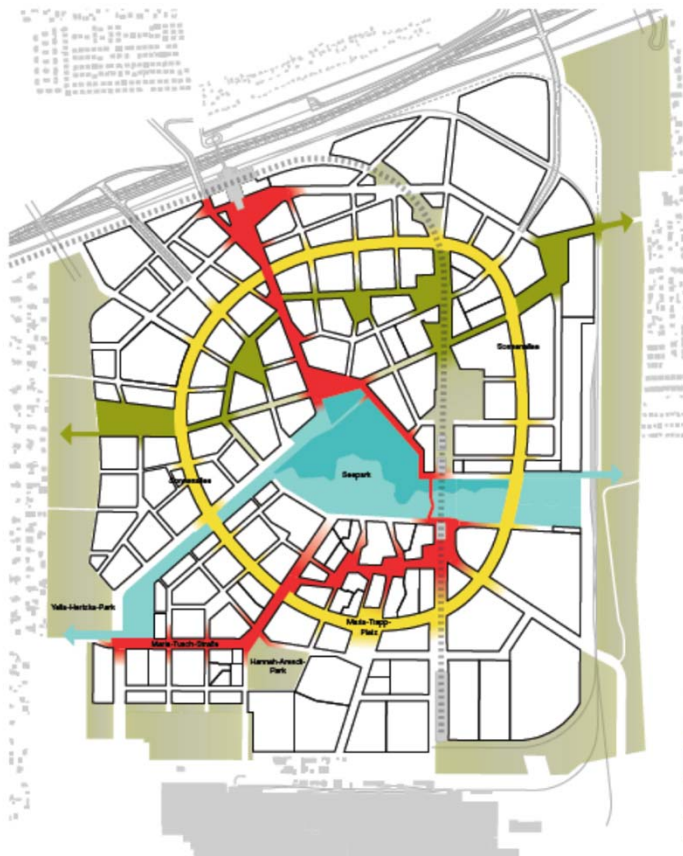
- Total site area 240 hectares – approx. equivalent to Vienna's 1st district
- Max. capacity by 2028: ca. 20,000 residents and space for up to 20,000 workplaces
- 3,500m² floor space assign to shops, restaurants and small businesses
- Seestadt technology centre
- Seestadt school campus – capacity 800 children
- 50% of the site is reserved for public open space (recreation areas, squares, footpaths and cycle routes)
- U2 underground link with two stations, 25 minute journey to the city centre, extensive bus service
- Target for modal split: 40% cycling and walking, 40% public transport, 20% motorised

Aspern Seestadt



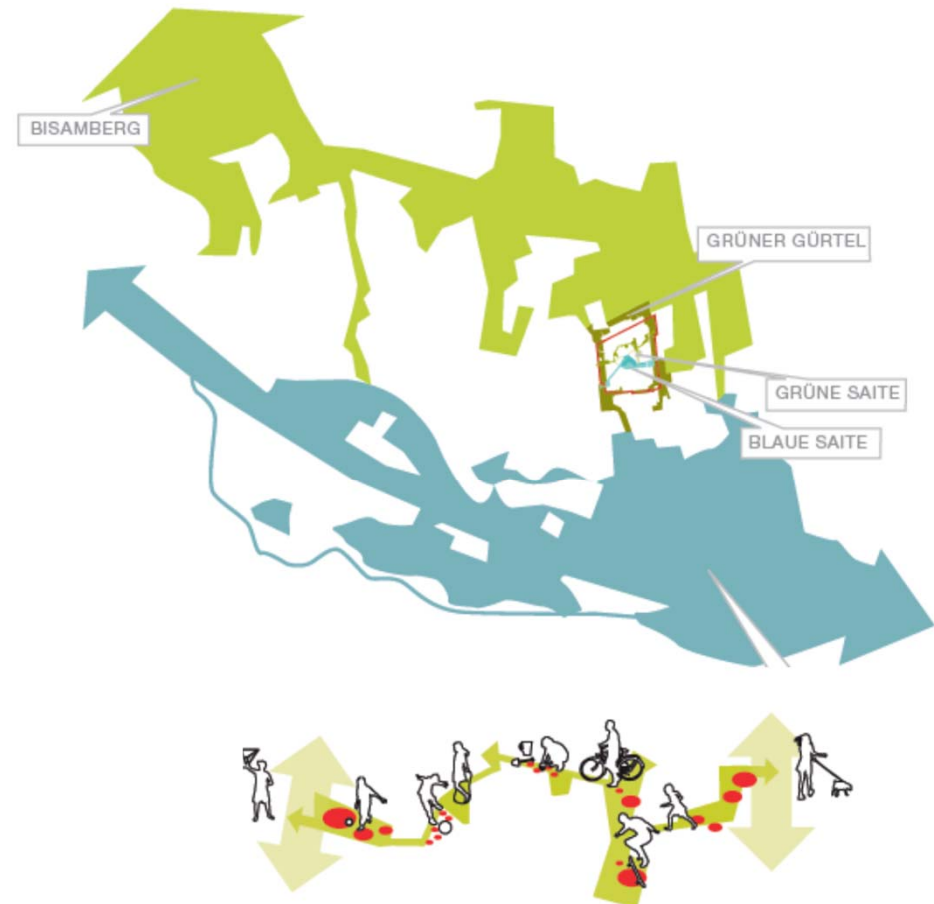
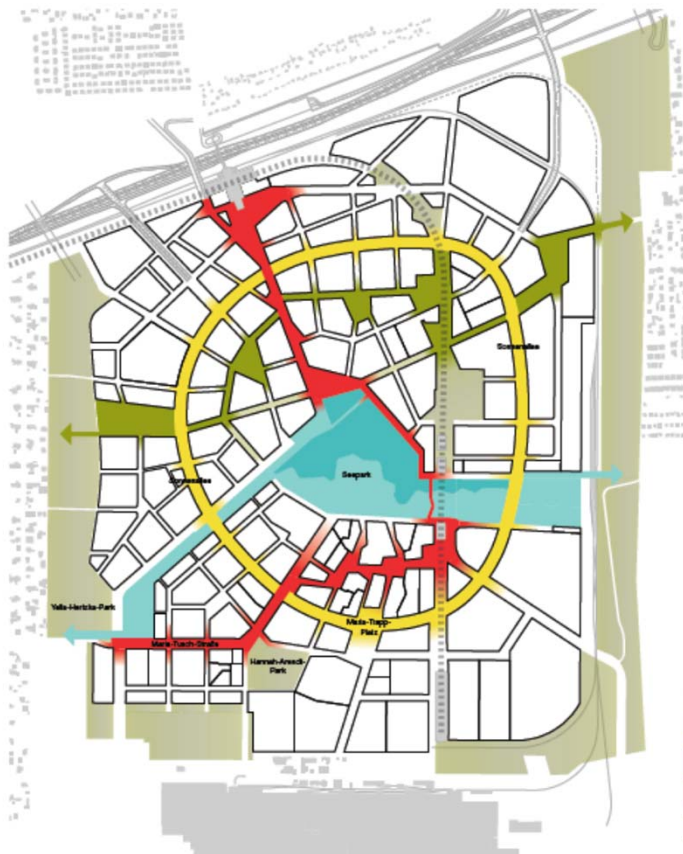
SIEMENS

Aspern - seestadt



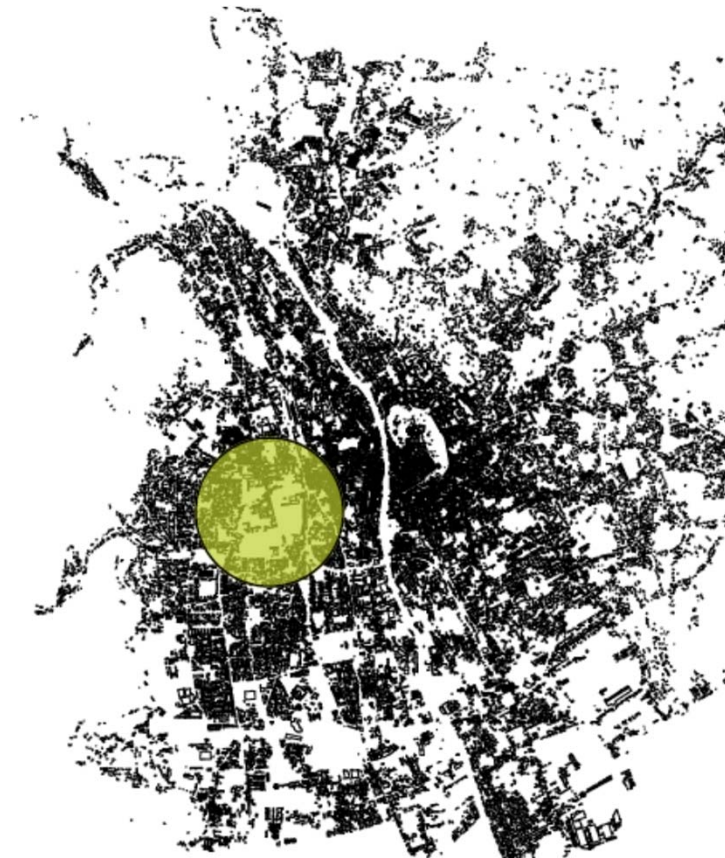
Source: Urban Planning Vienna

Aspern Seestadt



Source: Urban Planning Vienna

Graz - Reininghausgründe

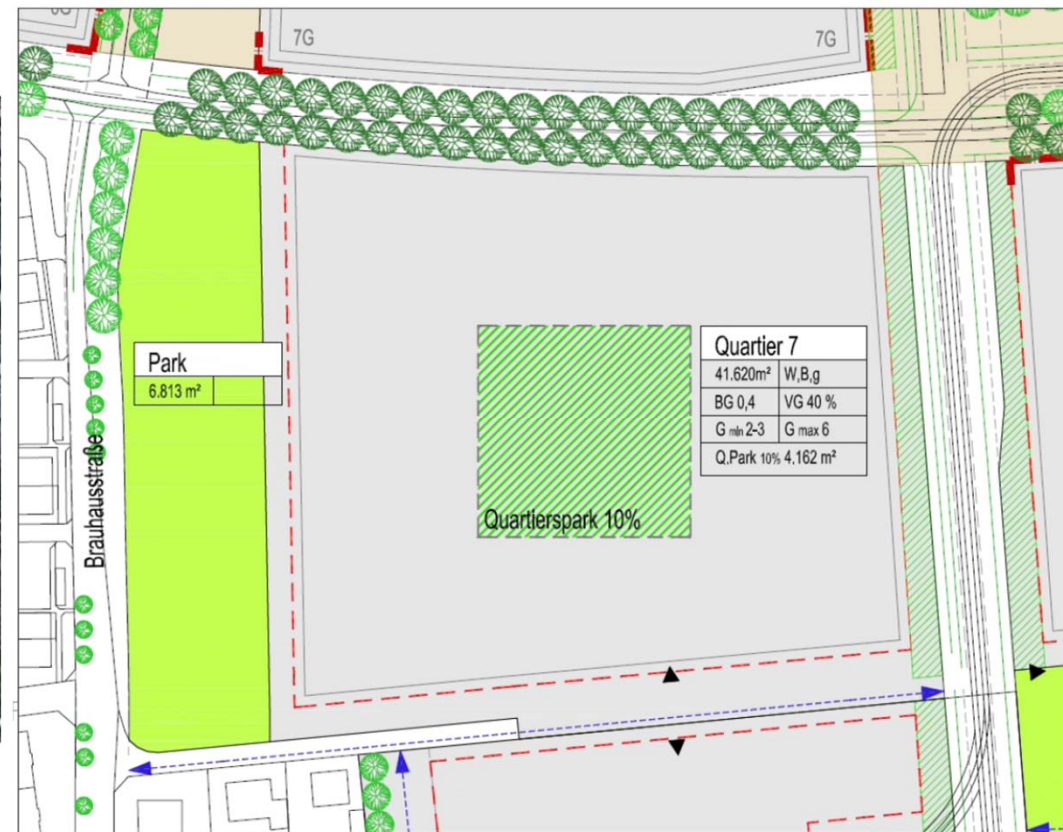


Source: Structure Plan Graz

Graz – Reininghausgründe short facts

- Time horizon until 2025 – 10.000 additional persons / 5.200 units
- Housing mix. single flats, family units from 40m² to 100m²
- Kindergarten, primary und secondary school
- Extension of the existing tram line – City centre within 20 min
- Open space ca. 3ha
- 25% of all units are barrier free
- Extent of the planning area 100ha

Graz - Reininghausgründe



Source: Structure Plan Graz

Many thanks for your attention