

CEĻĀ UZ PIEEJAMA UN DAUDZVEIDĪGA MĀJOKĻA PROGRAMMU

2019

RĪGAI

RĪGAS PILSĒTAS ARHITEKTA BIROJA KONFERENCE

SUSANNE BAUER

Vecākā pētniece,
Vīnes pašvaldības pārstāve
ANO Eiropas **Ekonomiskās** komisijas
Pilsētpolitikas, Mājokļu un zemes lietu **komitejā** un
Eurocities **pilsētattīstības** darba grupas **vadītāja**



Pašvaldības aģentūra
RĪGAS PILSĒTAS ARHITEKTA BIROJS



RĪGAS PILSĒTAS
PAŠVALDĪBA



Setting up innovative
energy efficiency service packages
for home renovations



Funded by the Horizon 2020
Framework Programme of the
European Union

EU Partnership on Housing Action Plan

Main outcomes and findings

14th of November 2019, Riga

Susanne Bauer, Wiener Wohnen, City of Vienna

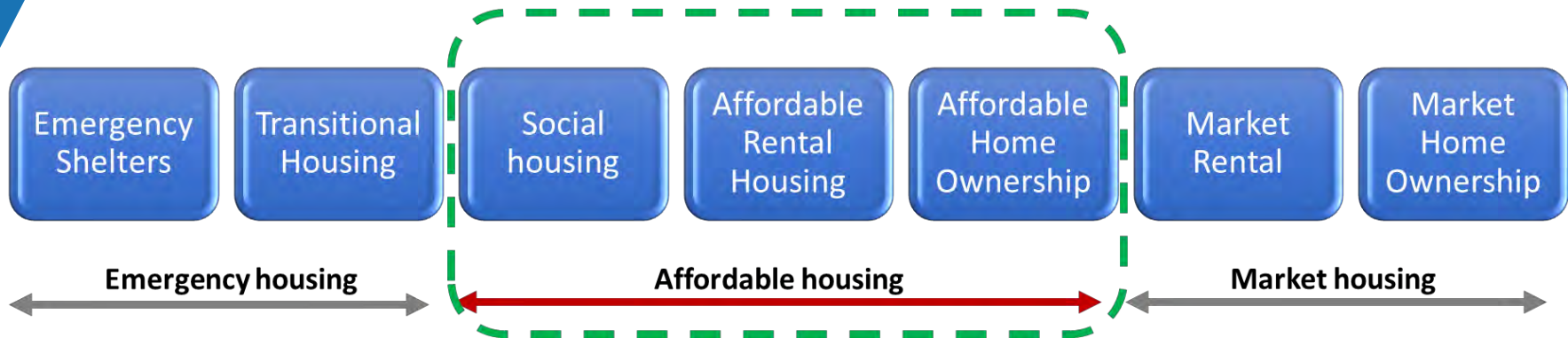
The Task of the Housing Partnership

“The objectives are to have affordable housing of good quality. The focus will be on public affordable housing, state aid rules and general housing policy.”

“Each Partnership will formulate an Action Plan with concrete proposals for **Better Regulation, Better Funding and Better Knowledge.**”

(Pact of Amsterdam, 2016)

Housing Continuum: The scope of Housing Partnership



Better legislation

Action 1: Guidance on EU regulation and public support for housing

Action 2: Capacity building for application of state aid rules in affordable housing sector at a city level

Action 3: Revision of the SGEI decision with regard to the narrow target group of social housing

Better funding & financing conditions

Action 11: Recommendations on EU-Funding of Affordable Housing

Action 12: Recommendations on the European Semester and Affordable Housing

Better knowledge (base and exchange)

For cities:

Action 4: Affordable Housing Good Practice Database

Action 5: Provide policy guidance for supply of social and affordable housing in Europe

Action 6: Exchange Programme for Urban Housing Responsibles

Better knowledge (base and exchange)

On EU-level:

Action 9: Recommendations on Improvement of EU Urban Housing Market Data

Action 10: Gender Dimension in Affordability/Energy Poverty

Action 7: Monitoring System for Affordable Housing in the European Union

Action 8: Exchange on Affordable Housing on Member State level

Good Policy and Practice

Policy recommendations on 8 priority themes:

- protection of vulnerable groups
- anti-speculation
- renovation and energy efficiency
- co-ownership, co-management and co-design
- spatial planning
- land use and building ground
- rent stabilisation and control
- security of tenancy



What else would be needed?

Integrating social housing with further, affordable, social and climate aspects especially in the area of urban renewal



a social urban renewal deal

The City of Vienna – General Facts and Figures

Dimension and Size

Area: ca. 415 km²

Inhabitants: 1.9 Mio (2019)

Metropolitan Region

Centroe: ~ 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

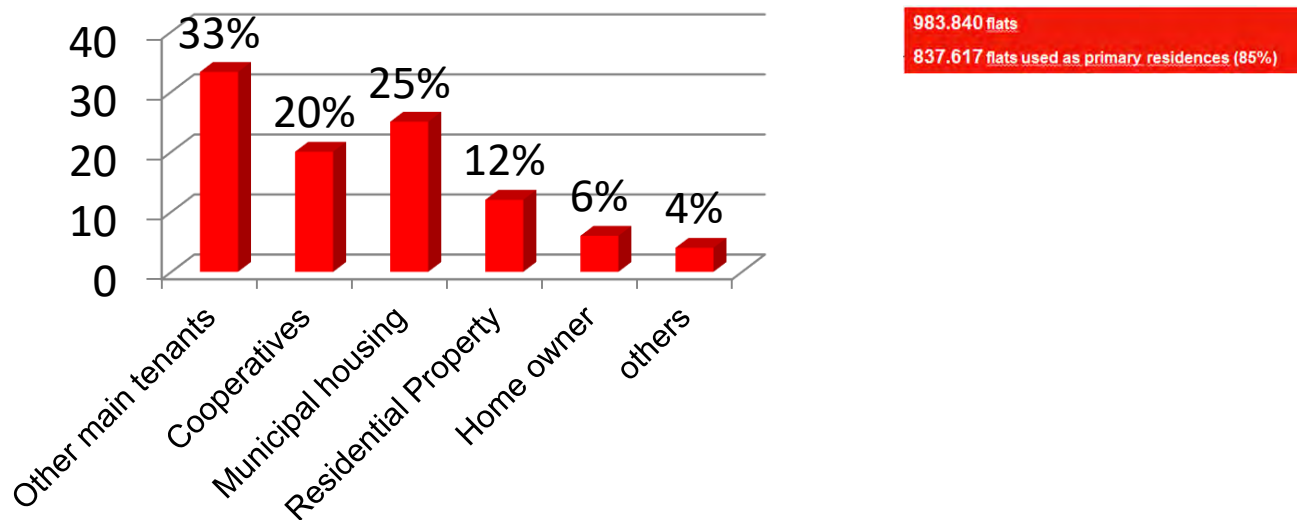


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GDP/capita: € 47.700 (Dez. 2016),
average age: 40,5 years;
185.000 students;

Overview: Housing structure in Vienna

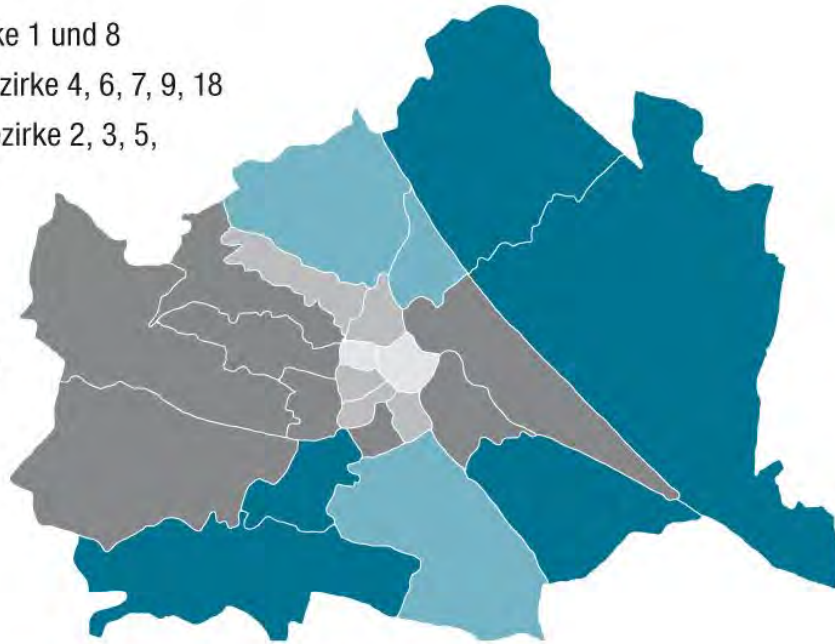
Housing stock property Rights



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

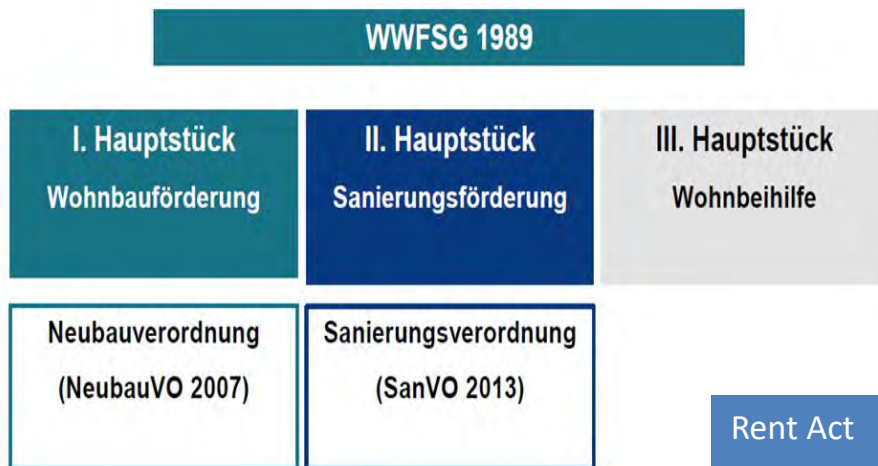
spatial distribution

- **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



Important Legal Framework in Vienna: (a selection:)

Viennese Housing Promotion and Renovation Act
Wiener Wohnhausförderungs- und Wohnhaussanierungsgesetz
(WWFSG 1989)



Limited profit Housing Act

WGG

Wohnungsgemeinnützigkeitsgesetz
und Bauträgervertragsgesetz

Rent Act

Mietrechtsgesetz (MRG)

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

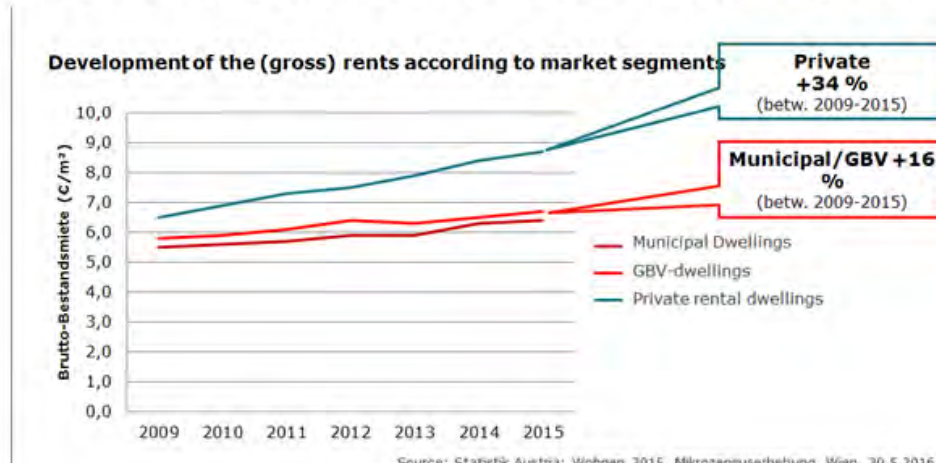


New zoning category: „Subsidised Housing“

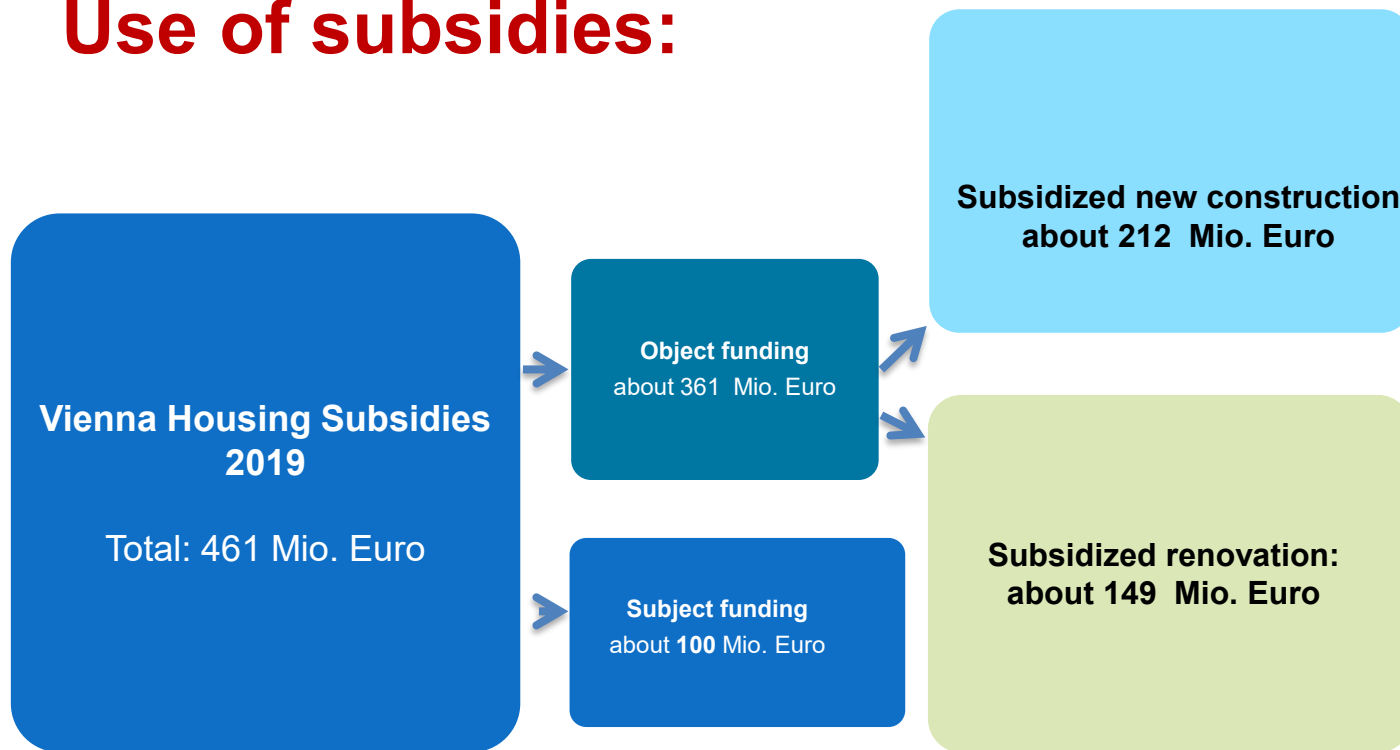
- Instrument to limit the rising prices for building ground
- New dedications or reclassification of land: 5000m² or more living space: about 2/3 for affordable housing
- 188 euros per square meter above ground gross floor area
- Rent threshold of 5 Euro net rent/m²
- Decrease speculation on land
- Measure to increase the quota of subsidized housing in Vienna

Limited Profit Housing Associations

- Legal regulations: Limited Profit Housing Act
- LPHA shall make profit, but profits have to be re-invested in affordable housing; low profit distribution to owners
- Cost coverage principle, cost limited rents: Tie-up of assets, undisclosed reserves cannot be cashed out, strict audit and control



Use of subsidies:



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

Pillars of social and affordable housing in Vienna

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

European Responsible Housing Awards (ERHIN) 2019

Two projects:

- More than a roof: Preventing evictions through intervention of social workers
- “Gemeinsam sicher Wohnen” – “Safe and secure housing through social cohesion”



Emerging trends:

- Safe the climate and provide affordable housing - urban renewal as part of a active climate policy
- Digitalisation – a chance to decrease building and housing costs?
- Smart City, demographical change, accessibility
- Inclusive cities for all – social mix in cities
- ...

Thank you for your kind attention!



Quelle: mediawien

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PALDIES!

LĪDZ NĀKAMAJAM GADAM!



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