



**City of
Vienna**

THE VIENNA MODEL FOR SOCIAL HOUSING



CITY OF VIENNA.

GENERAL FACTS & FIGURES

1.9

Mio.

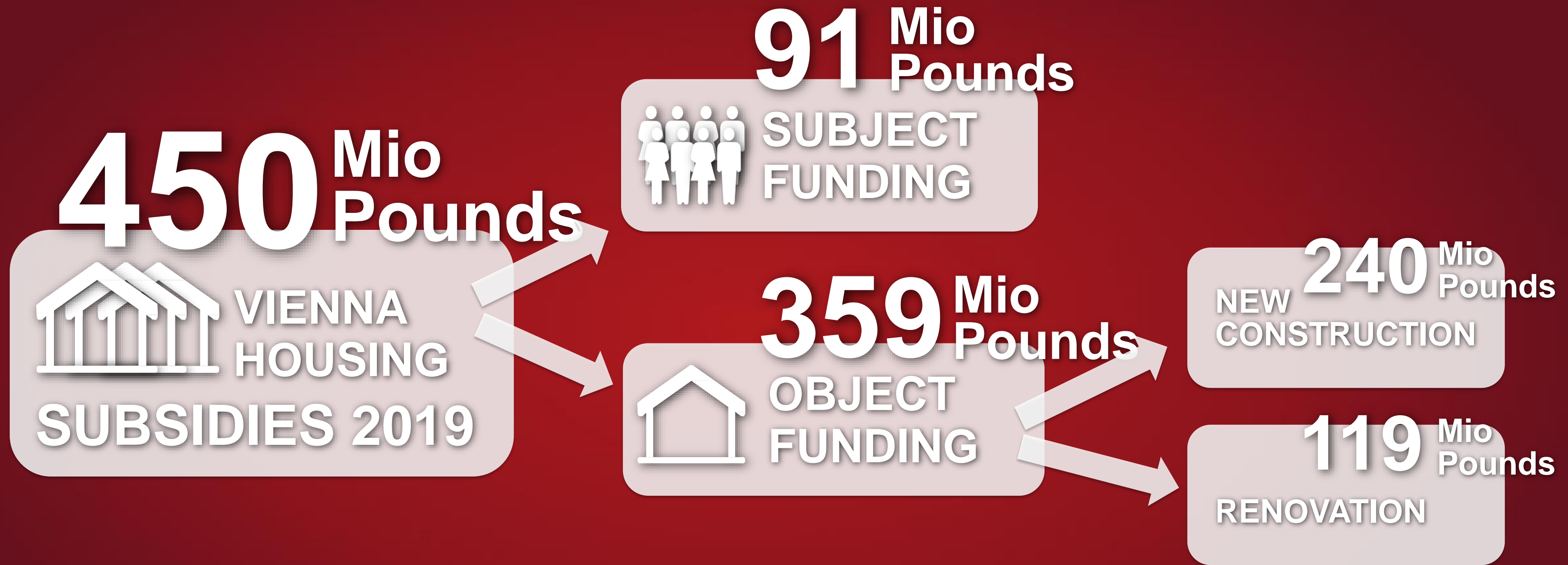


1.9 million people are living in Vienna ...

1/2



... of those, apx. 950,000 are living in public or subsidized housing facilities.



VIENNA: Use of subsidies



LIVING
QUALITY



PRICE
EFFECT



CAPPED
RENTS



TENANT
PROTECTION



JOB
CREATION



SOCIAL
MIX

For a higher quality of live





4.58
£ / m²

WIENER
WOHNEN



9.52
£ / m²

PRIVATE
MARKET

Low rents ensure social stability.



CITY OF VIENNA.

PUBLIC FLATS & SUBSIDIZED HOUSING

Karl-Marx-Hof, Vienna 19th District



so.vie.so, Vienna 10th District
Developer: BWS; Design: s&s Architekten



Council Flats

administration, maintenance and renting of 220,000 council flats owned by the city of Vienna

Subsidized Housing Construction

public subsidized construction of currently 7,000 dwellings per year medium-term average

Two forms of social housing

Allocation criteria:

- Two years primary residence for EU citizens
- Minimum age 18
- Maximum income GBP 2,878,-
- Socially criteria such as overcrowding
- Reservation for Youngsters

WIENER 
WOHN
TICKET

Widely fair applicant acceptance criteria

Wiener Wohnen: Viennas Council flats



4,000
Employees



1,800
Housing
facilities



220,000
Individual
flats



5,100
Storage rooms &
business premises



47,000
Garages & outdoor
parking spots

Europe's largest public property manager



Subsidized housing construction



New residential areas in Vienna

| 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 | | | |

Quality and Affordability – Four-pillar model



**HOUSING
PROMOTION**



**PROFIT
LIMITATION**



**SUBSIDIZED
HOUSING
ZONING
CATEGORY**



**TENANT
PROTECTION**



**LAND
PROCUREMENT**



**RENOVATION &
MODERNIZATION**

Social security for happy tenants

THANK YOU FOR YOUR KIND ATTENTION

A national emergency

With a clear solution

Polly Neate, Chief Executive

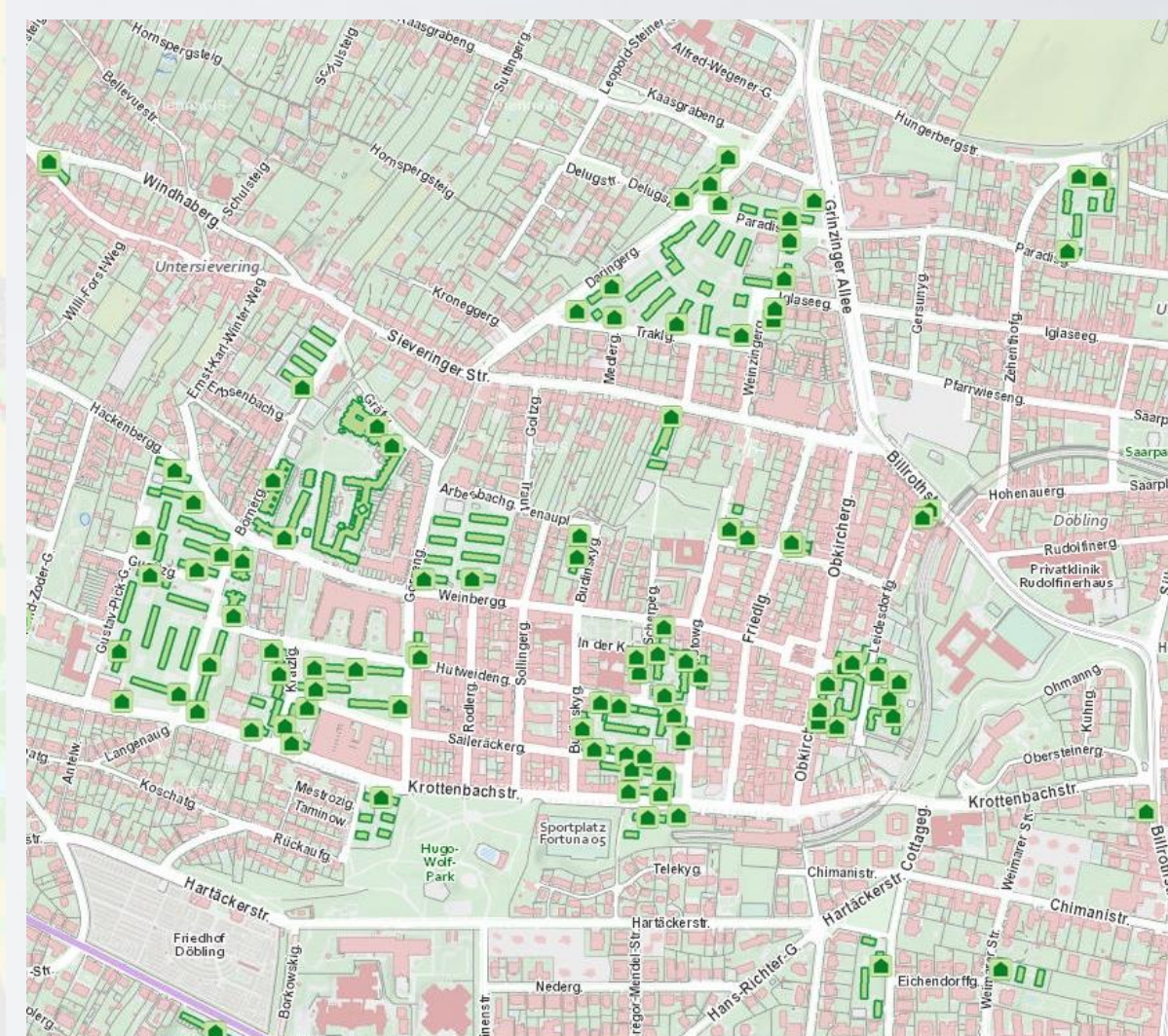
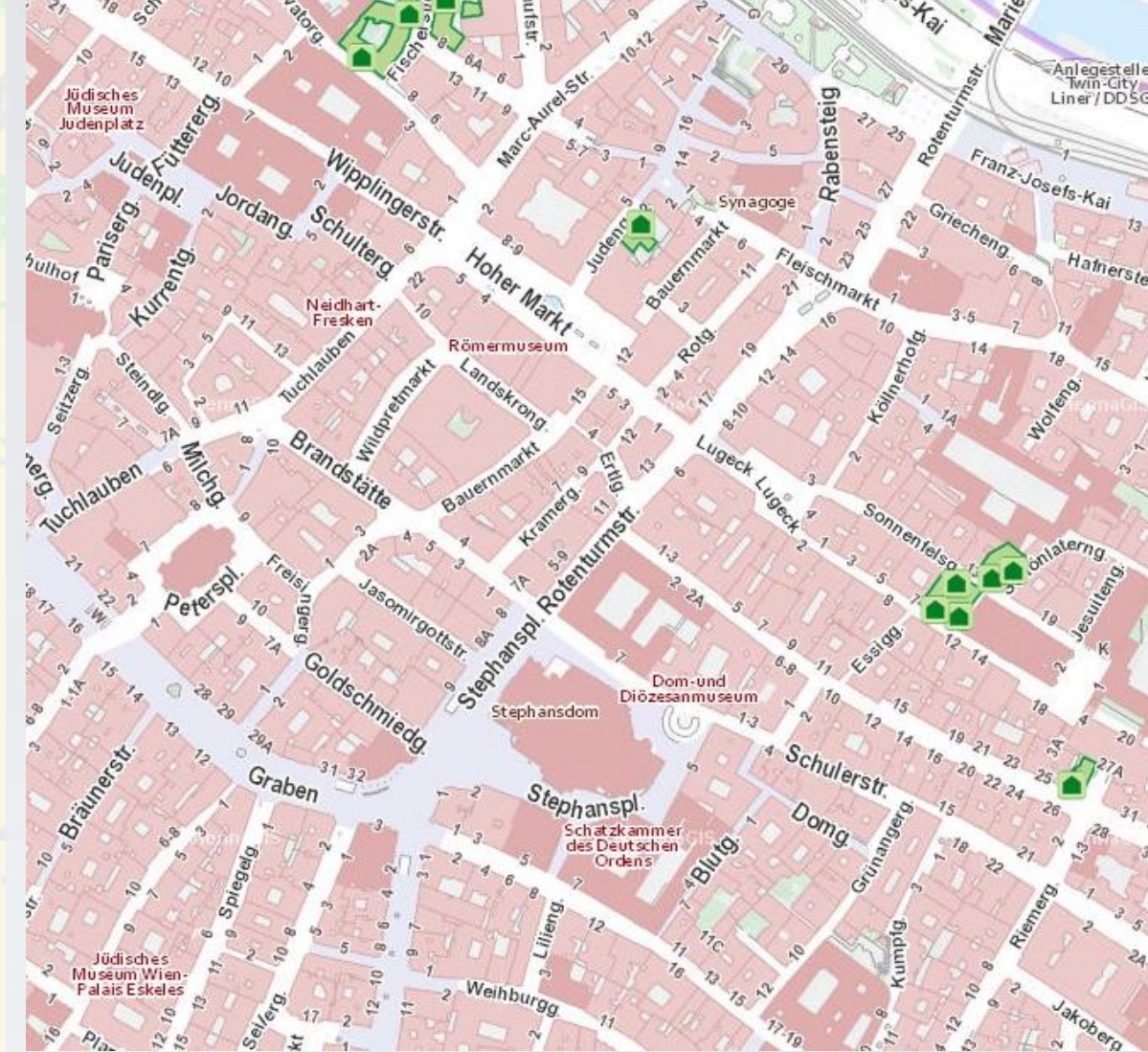
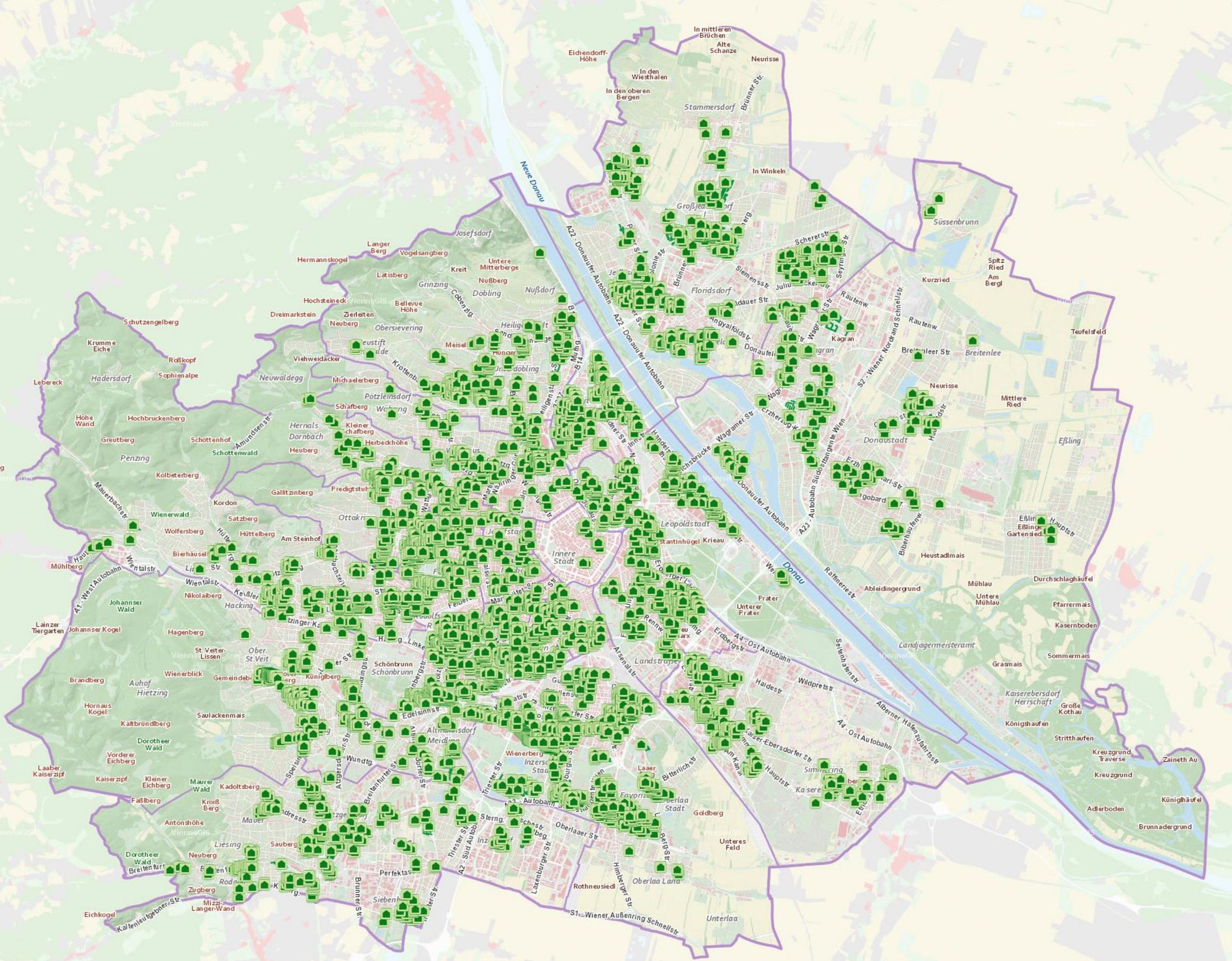
Our housing crisis has become a national emergency

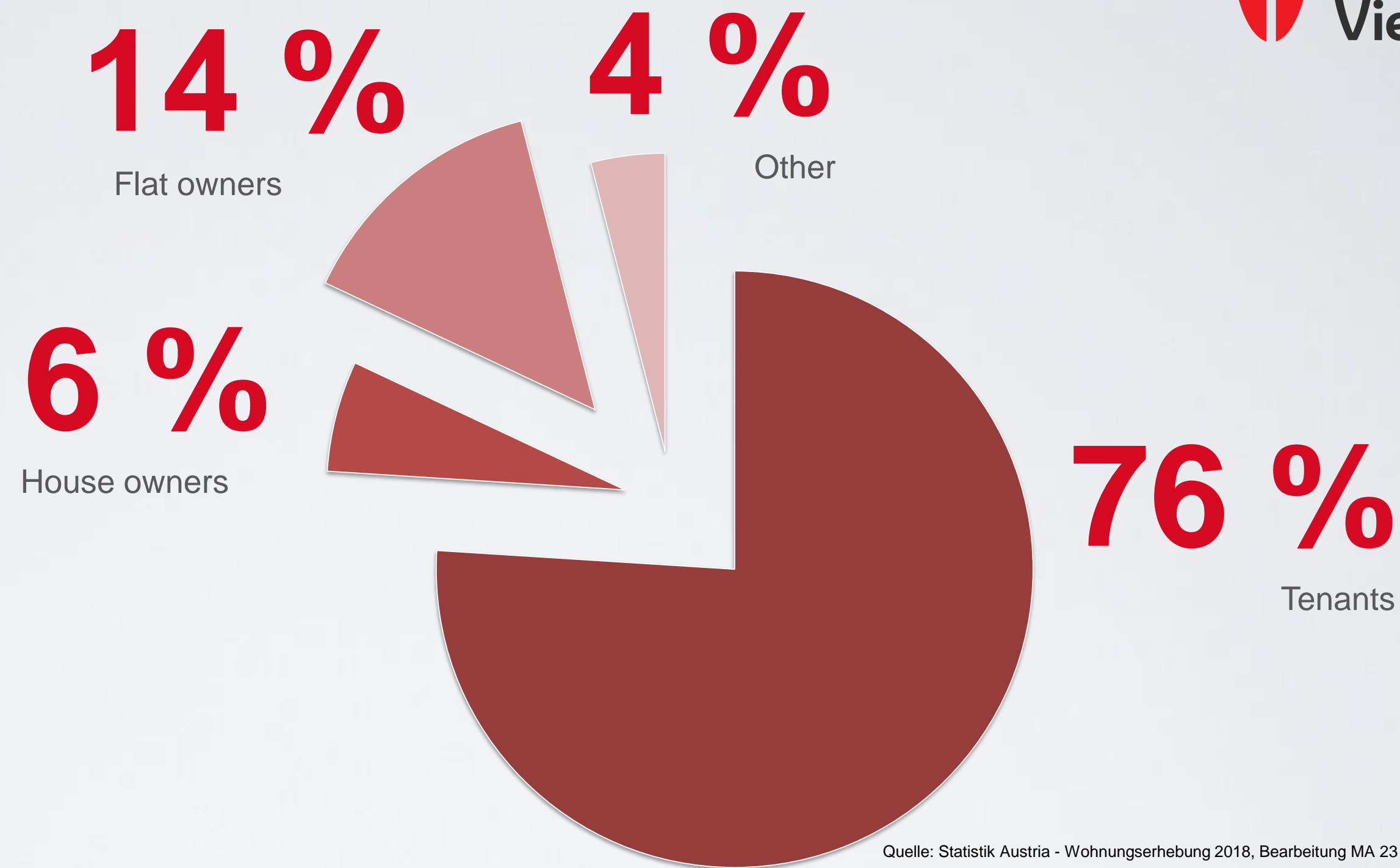
- 726 rough sleepers died in England and Wales in 2018 – a 22% increase in just one year
- 83,700 homeless families live in temporary accommodation including more than 124,000 children
- 1.1 million people are on the waiting list for social housing yet only 6,434 new social homes were delivered last year
- Local Housing Allowance fails to cover moderate rents in 97% of England
- Private renters spend on average 41% of income on rent and 800,000 can't afford to save even £10 per month
- Average house price to income ratio in England is 8:1
- **The cost of all this is incalculable. But one figure we do know is the annual cost of housing benefit: £21 billion**

Social housing is the answer – so we must...

- Embrace a new, inclusive, ambitious vision
- Change the definition of "affordable"
- Increase grant funding
- Reform the Land Compensation Act
- Stop undermining the role of planning
- Gain cross-party agreement
- Start now!

BACKUP





2018

Tenancy - Vienna's primary form of residence

Who lives in Vienna in 2018?



1,888,776 people

Growth



2008
→ **2018**

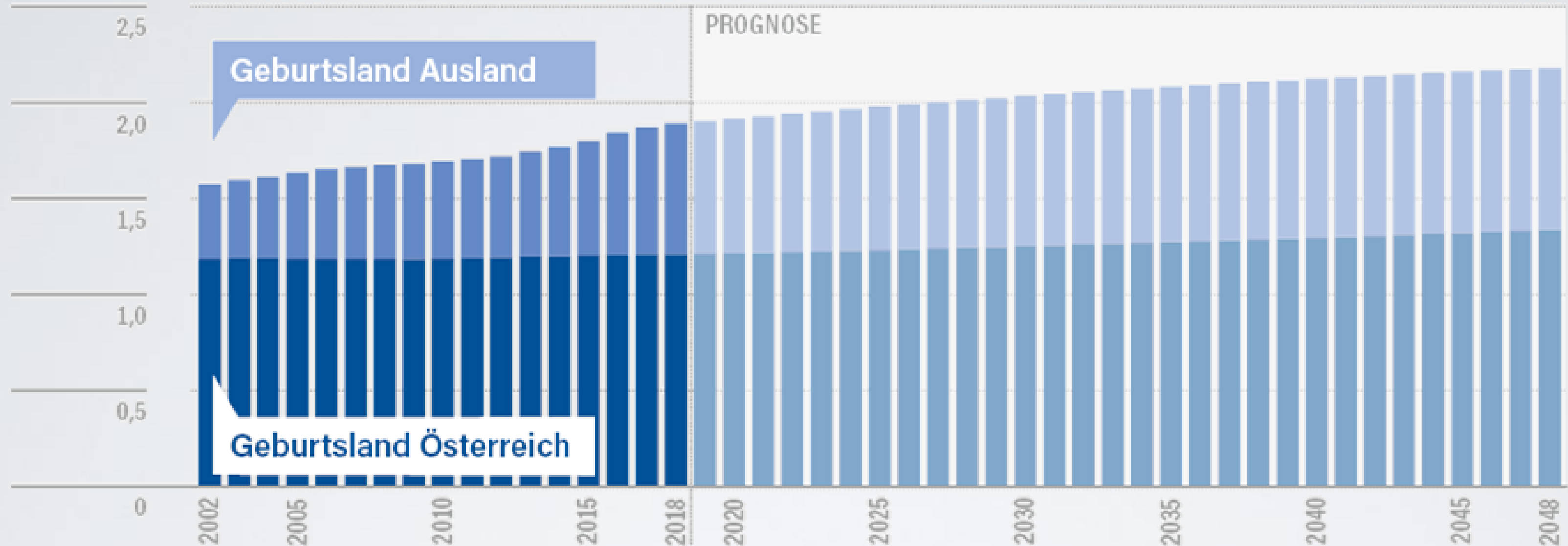
+217,555
(+13.0%)



2017
→ **2018**

+21,194
(+1.1%)

BEVÖLKERUNG IN MILLIONEN ZU JAHRESBEGINN



Quelle: Statistik Wien

Growing City: Population Forecast