



THE VIENNA MODEL

HOUSING FOR THE TWENTY-FIRST CENTURY CITY

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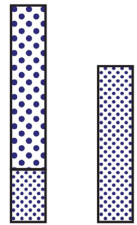
DAS WIENER MODELL THE VIENNA MODEL

WOHNBAU FÜR DIE STADT DES 21. JAHRHUNDERTS
HOUSING FOR THE TWENTY-FIRST-CENTURY CITY

Wolfgang Förster, William Menking (Hg./Eds.)

jovis

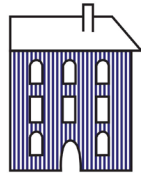
Vancouver / Vienna



2016 population

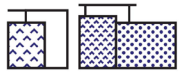


Vancouver
25,745
5,782 of these units were non-market cooperative housing.

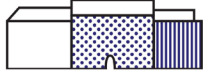


Vienna
220,000
Non-profit operate an additional 130,000 units.

Units of Social Housing

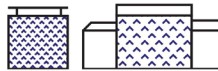


Metro Vancouver: 20,863 (2015)

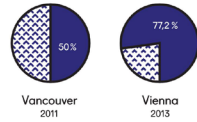


Vienna: 50,000+ (2010)

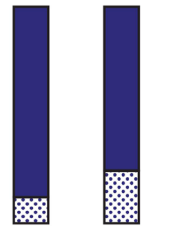
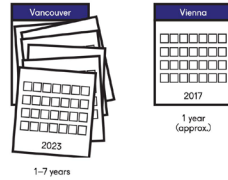
New Housing Units Under Construction



Total Rental Housing



Wait Time for Social Housing

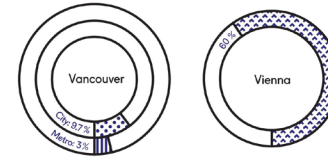


Vancouver: 131,975 social / subsidized housing

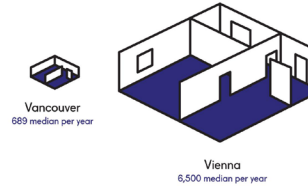
Vienna: 241,175 social / subsidized housing

Occupied Dwelling Units

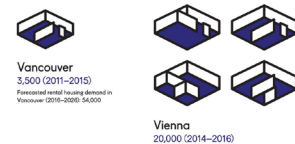
Residents Living in Social Housing



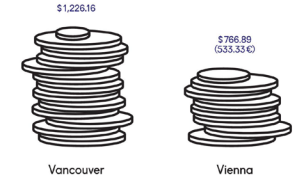
Number of Social Housing Units Built Each Year Since 2006



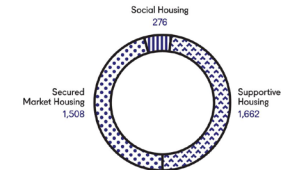
Planned Units of Social Housing



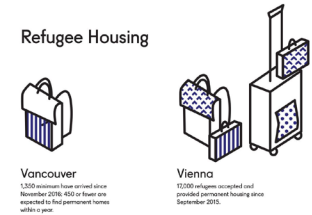
Average Rent for a One-Bedroom Apartment (outside of city centre)



Housing Units Constructed by City of Vancouver During the Last Ten Years



Refugee Housing



- 62% of all households live in subsidized housing
- 75% of all households qualify for housing subsidies
- Rent for a one bedroom
 - in Vienna \$1,435 CDN
 - in Toronto \$2,435 CDN
 - in Vancouver \$2,640 CDN



KARL-MARX-HOF







Image: Christian Oeser

3 PILLAR MODEL

3 PILLARS OF „THE BUSINESS CASE“

- **Low-Cost Land** through active Land Policy
- **Subsidized Construction** - Object Subsidy
- **Entry Fees + Individual Grants** - Supporting Tenants



FINANCING MODEL

REVOLVING FUND

1% Tax on Income (collected by national government and allocated to federal states)

+ **Additional Budget** means + **Revolving** Means

Providing:

- **Subsidized low-interest Loans**

To a Multitude of **Non-Profit** (Limited Profit)
Housing Corporations (to repay in 25-30 years)

- **Individual Grants**

To Applicants & Tenants according to Income



ACTIVE LAND POLICY I

MANDATORY SOCIAL HOUSING IN ALL LARGE DEVELOPMENTS

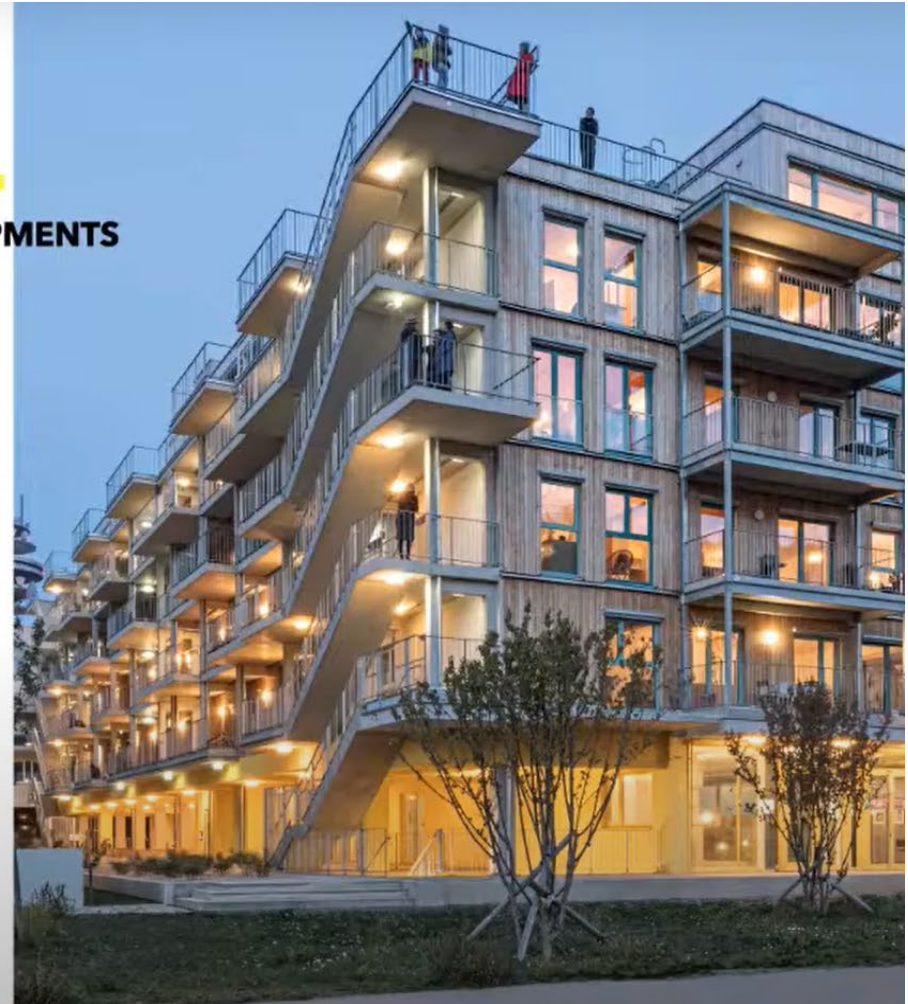
- 2/3 Social Housing Share MANDATORY in all Developments exceeding 150 Residential Units
- Social Mix including Free Market Housing at Quarter-Level
- Social Mix combining Subsidized Rental Units with Free Market or Subsidized Condominiums within Buildings
- Mixed Uses (Shops at Ground Level, Offices, Office Buildings etc.)
- Indirect Land Value Capture

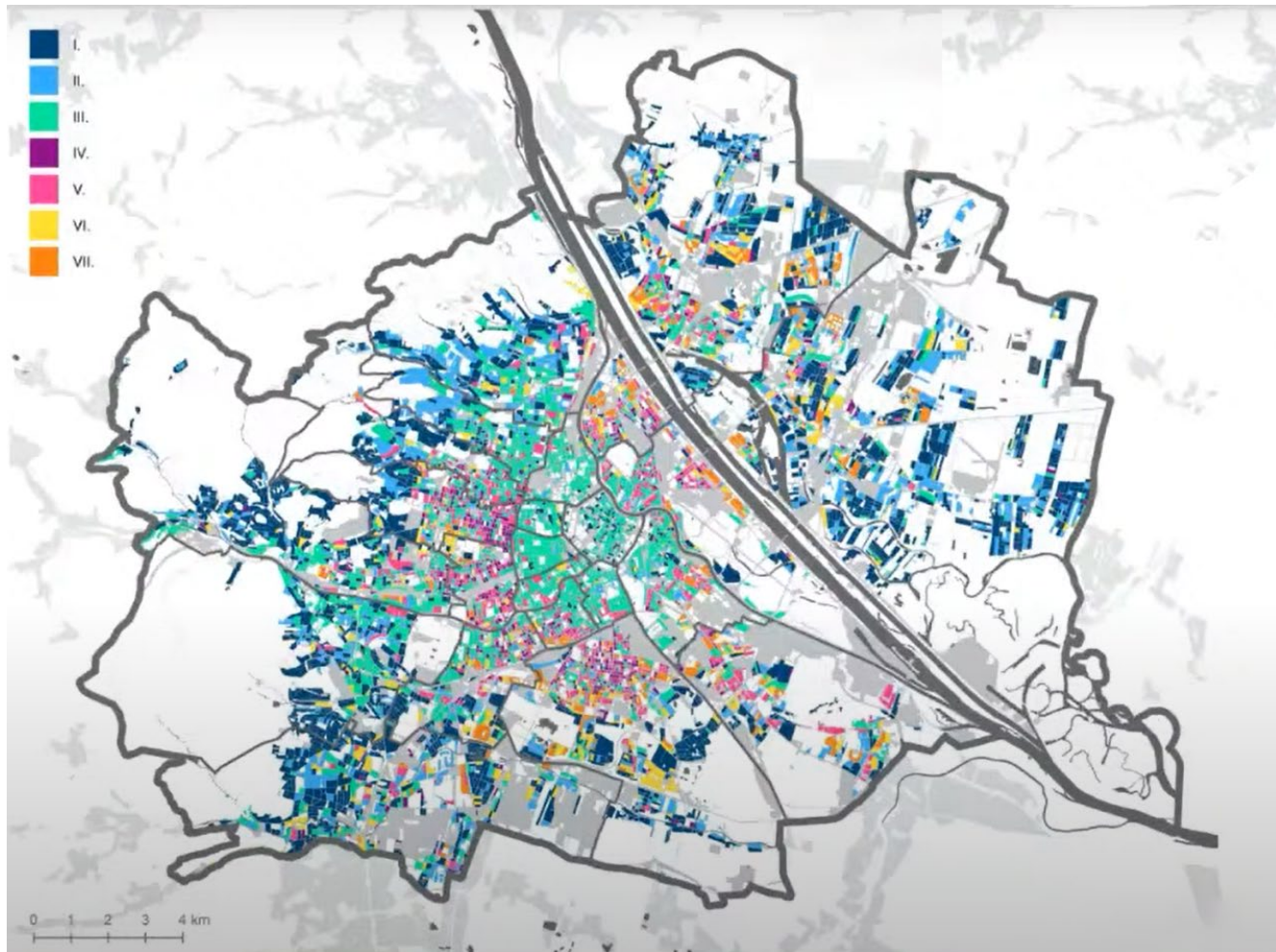


ACTIVE LAND POLICY II

MANDATORY SOCIAL HOUSING IN ALL LARGE DEVELOPMENTS

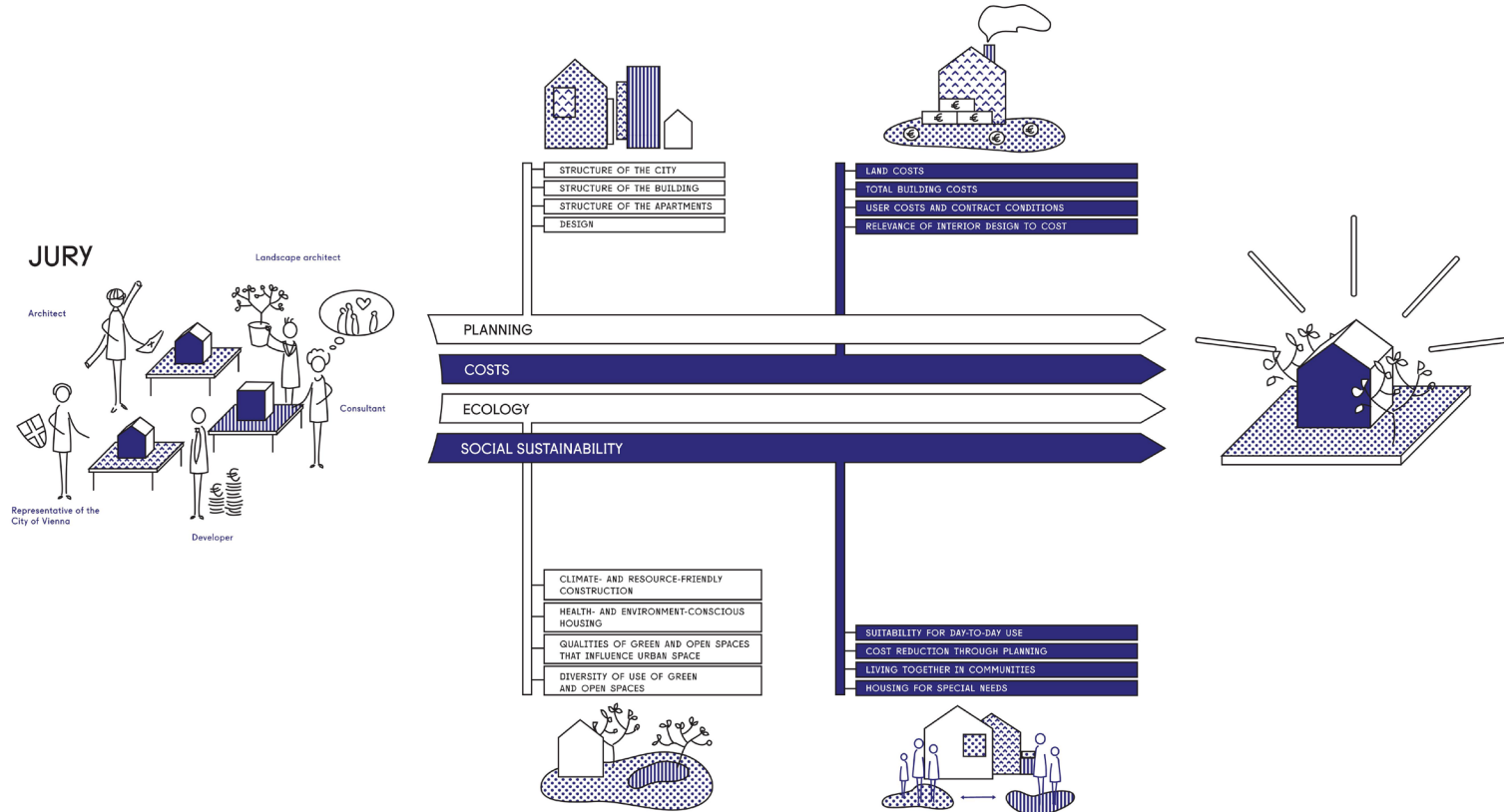
- Land historically **owned or purchased and resold/leased** at affordable prices **by the City** (managed by Vienna Housing Fund)
- **Land Reserves owned by Non-Profit Housing Corporations**
- **Former Brownfields owned by National Government** (Ministries, Federal Agencies, Federal Companies)
- Land Price Limit for Social Housing





Slide Source: Maria Vassilakou, the Former Deputy Mayor of Vienna, Austria

Developer Competitions—The Four Pillar Model



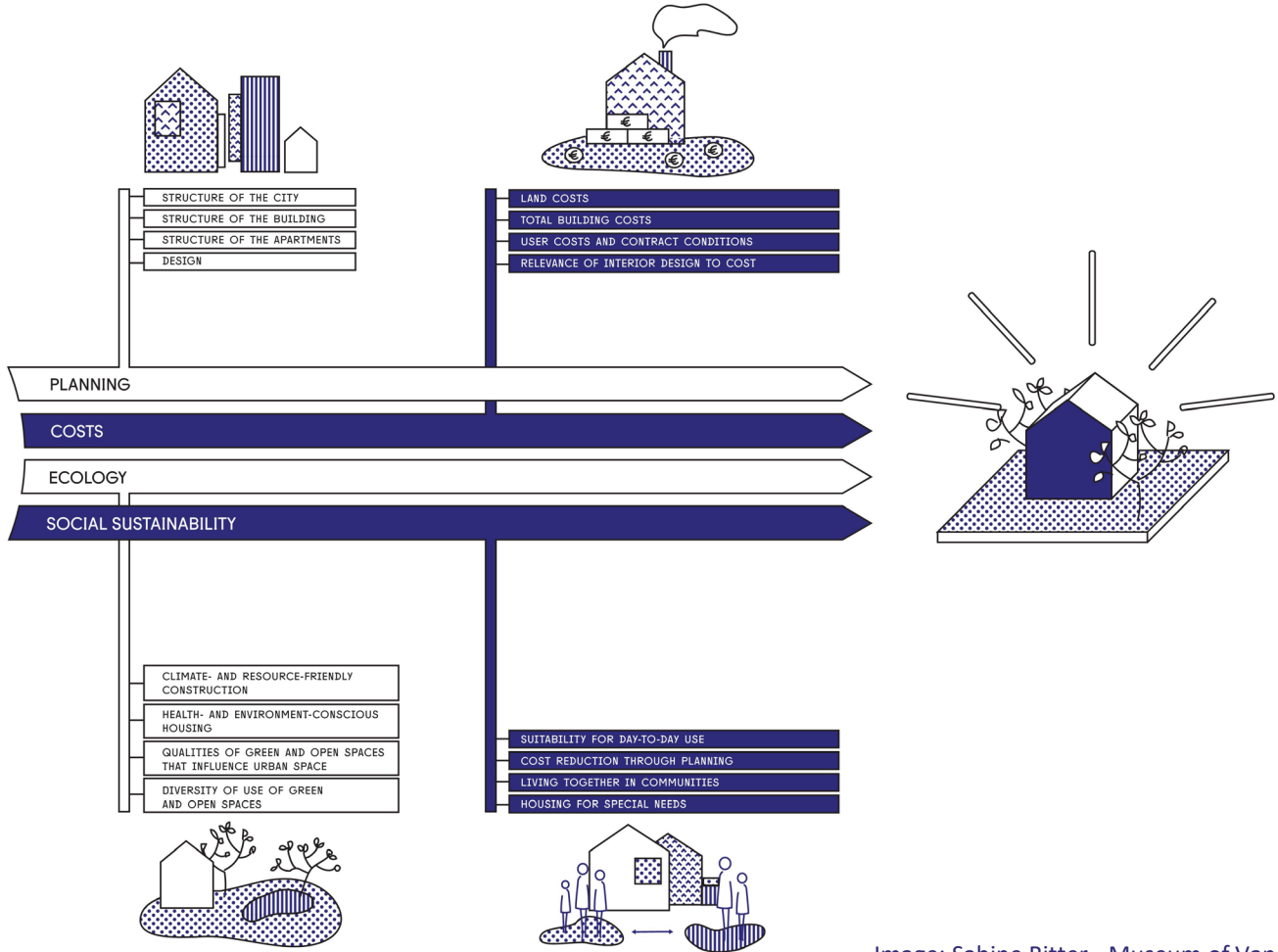
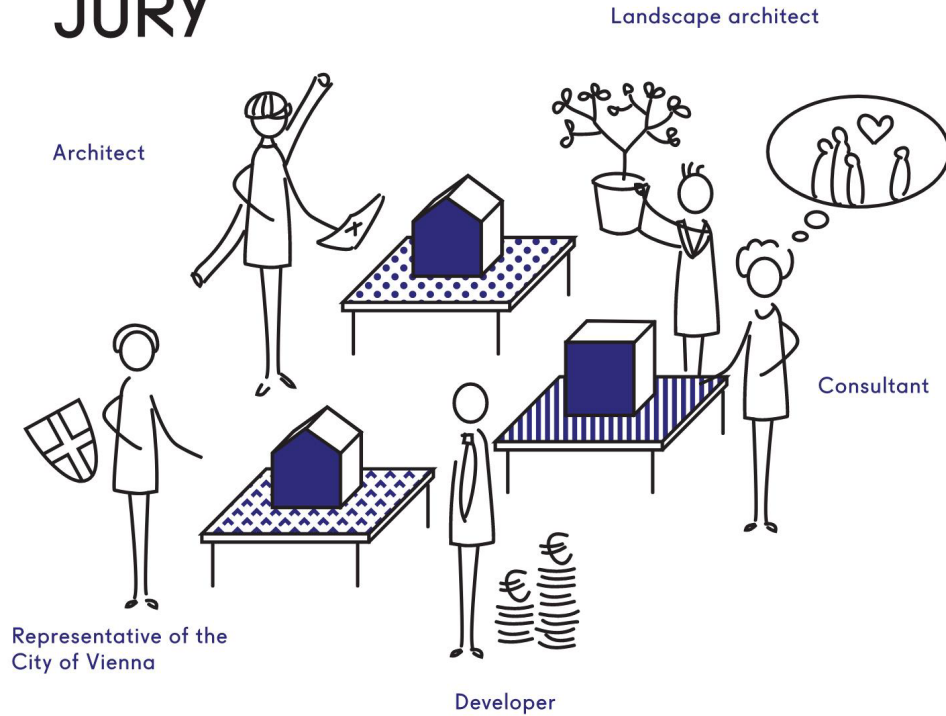


Image: Sabine Bitter - Museum of Vancouver Exhibition 2017

JURY



HOUSING FOR ALL

- **Limited Profit Developers** = Public-Plural-Partnerships (Cooperatives)
- Involving **Tenants** as Owners/**Shareholders**
- **Municipal Housing Fund** managing Land & Subsidies
- **Real Rents** reflecting Construction Costs **not** Tenants' Income
- Subsidies = **Loans** & individual **Grants**



40
jahre

wohnfonds_wien

Fonds für Wohnbau
und Stadterneuerung



Für die
Stadt Wien

innovativ
& ökologisch



SOCIAL HOUSING

Municipal housing estates

Built and managed by the City of Vienna

Subsidised housing

Built and managed by non-profit or/and limited-profit housing developers

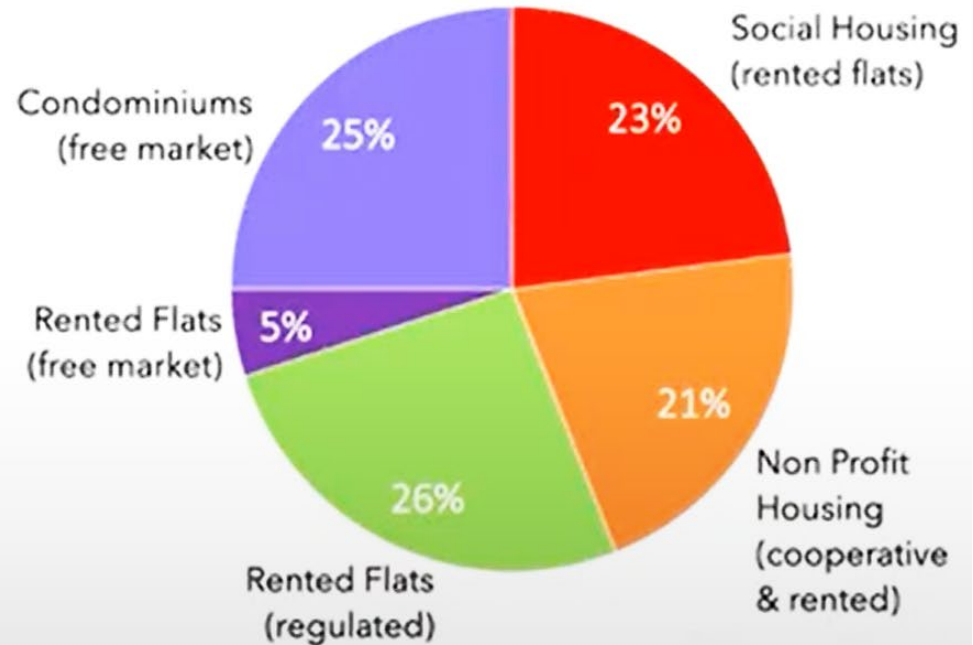
Renovated buildings

Flats in buildings renovated in the context of “gentle urban renewal”

HOUSING STOCK & TENURE STATUS

Around 990.000 apartments (2018)

- Public (municipal) housing:
230.000 units
owned by the City of Vienna
- Cooperative (social) housing:
200.000 units
built by non-profit housing
developers



58
non-/limited-profit
housing associations (LPHA)

223,500
rental and co-operative flats
Stock of units administered

44,330
owner-occupied units

5,190
new LPHA units
per year

Roughly **30%**
Share of LPHA units
in total housing production

1.235 Mill €
Investment
in new housing construction

7.9 €
Average rent per sqm of LPHA
unit (incl. maintenance and turnover tax)

26%
below rents of privately
owned or commercially leased units

2,070
full-time jobs with LPHA

30,200
full-time jobs created by
investments in housing construction

320 Mill €
Investment
in refurbishment measures

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