

### *Summary*

Simmering – a growth district?

Simmering, situated in the south eastern part of Vienna, covers one twentieth of Vienna's total surface area. Almost half of the district surface area is green land; in proportion to the total surface area, the density of population is the second lowest of all municipal districts of Vienna. The development reserves which the district offers for urban planning and the provision of housing has been taken advantage of in the past years. A number of housing projects (such as in Leberberg) has been realised. This has paved the way for a quick increase in the population. In late 2007, about 86,100 persons had their main residence in Simmering. In the period from 2001 to 2007 the population increased annually by 1.8%, while Vienna's total population grew by 1.34% on average.

What is the reason for population growth?

The increase in the population is due to the inflow of individuals and families on the one hand and to births in the local households on the other hand. Individuals and families with a migration background play a major role; with almost 30% the share of this group of persons was (still) below that of the Viennese average in 2007.

Are mainly families living in Simmering?

Simmering is a family district. More than half (54%) of all households are family households, about 40% of all households of Simmering are formed by singles. At least one child lives in 30% of all households; more than half of all family households are couples with one to two children. The number of these family households has increased by more than 4% per year in the past six years, but also the number of multiple-child families has grown fast compared to the average of Vienna.

What housing supply is available to families?

In Simmering the number of available housing units designated as a main residence has grown by more than 1.5% annually since 2001. The expanding supply of housing covers all sizes of housing units, the number of mini-apartments of up to 35 m<sup>2</sup> which can be used by young singles and the number of housing units larger than 90 m<sup>2</sup>, for which above all families with (several) children have a demand, have increased significantly.

Where do families live...

New housing for this group was established above all in the local subdistricts (»Zählbezirke«) »Leberberg«, »Alt-Simmering« and »Enkplatz«. But also in the traditional

residential areas close to the district of Favoriten and along Simmeringer Hauptstraße (»Geiselberg«, »Hasenleiten«, »Simmeringer Bad«, »Simmeringer Haide«), the share of family households is more than 50%.

... and where do singles live?

However, an above-average number of one-person households can be found in the local subdistricts neighbouring the 2<sup>nd</sup> and 3<sup>rd</sup> district or the Danube (»Gaswerk Simmering«, »Untere Simmeringer Haide«).

Who provides housing?

Four of ten housing units in Simmering were built by the City of Vienna and are managed by »Wiener Wohnen«. Thus in quantitative terms, the City of Vienna plays an equally important role as a landlord as the private and subsidised rental sector. By subsidising the construction of more than 300 buildings since 2003, the City of Vienna has contributed to the creation of new dwellings also in this segment of housing supply. Despite a strong growth (+5% per year in the period 2001 to 2007), the segment of condominiums and owner-occupied houses is still underrepresented in Simmering (compared to the average of Vienna).

Do people living in Simmering manage to get a foothold in the labour market?

People of working age living in Simmering worked as employees or self-employed during an average of 200 days per year. Thus their labour market integration exceeded the average of Vienna. The high level of economic activity safeguards incomes. In 2007 half of the economically active persons living in Simmering had gross earnings of at least 1,888,- EUR per month.

Are there regional income differences?

Quite sizeable income differences are registered within the 11<sup>th</sup> district. In the traditional housing areas with a high density of municipal and small housing units (»Alt Simmering«, »Enkplatz« and »Geiselberg«) the median income from labour market participation are below the district average; a significantly better income situation (based on the median) is experienced by the residents of local districts with new housing projects (»Leberberg«, »Kaiser-Ebersdorf«, »Gaswerk Simmering«, »E-Werk Simmering«).

In which parts of the district is the highest risk of long-term unemployment?

The highest unemployment risk is recorded in those local areas with the lowest income level. In the local district »Geiselberg« jobless persons are registered as unemployed for an average of about 166 days.