

# Housing in Vienna

## Annual Report 2015



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**Legal notice**

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# **Housing in Vienna**

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# Another successful year

Social housing has a long tradition in Vienna as it has been continuously developed over the past decades. Especially in the light of the challenging global conditions it appears to be of highest importance to secure this unique achievement and to develop it further. Vienna will therefore host the so called international Architectural Exhibition, Internationale Bauausstellung - IBA\_Wien, dedicated to social housing and its further development. However, the political decision to launch the IBA\_Wien was not the only political milestone in 2015. A number of measures were taken that stimulated the creation of affordable and needs-based housing. As in the previous period, the main focus lay on the construction of a large number of new subsidized housing buildings in order to meet the needs for affordable housing and to cope with the challenges of an aging society. The Municipal administrative unit, the Group for Housing, Housing Construction and Urban Renewal (Geschäftsgruppe Wohnen, Wohnbau und Stadterneuerung) presents hereby once again the very successful results of its work in its 2015 performance report.

By re-vitalizing the municipal housing programme and starting first implementation projects, the City of Vienna highlights the importance of adequate housing as a basic human right, which is utmost important for the quality of life and for living together peacefully. Therefore, I would like to express my deep gratitude to all the members of the housing group for their high level of commitment and the services provided to the citizens of Vienna.

May the present report be inspiring to you too.



Hauswirth

Dr. Michael Ludwig  
Executive City Councillor for  
Living, Housing and Urban Renewal



PID/Jobst



**Housing in the so called Sonnwendviertel**  
Architects: Riepl Kaufmann Bammer Architektur,  
Architekturbüro Klaus Kada and Studiovlay  
Landscape Design: Rajek-Barosch  
Building Promoter: win4wien Bauträger GmbH  
Photo: Bruno Klomfar

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# Introduction

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New Buildings with Distinction  
Two Projects with Great Appeal

# New Buildings with Distinction

Vienna increased the construction pace of new buildings very early in order to provide sufficient affordable housing in a growing city. Priority was given to highly affordable housing. The city of Vienna is therefore able to present once again an impressive performance record for the year 2015.

Currently there are about 14.000 subsidised dwellings under construction and about 7.000 are completed every year. This is rather unique in the European context. The city of Hamburg for example declared in 2011 the “Alliance for Housing” (Bündnis für das Wohnen) aiming at creating 6.000 dwellings per year, although only 2.000 of them are meant to be subsidised rental dwellings.

In Vienna the remarkable high level of new housing built in the past years will be maintained also in the upcoming years. The offer related to housing ranges from classical subsidised housing and projects of the so called “Vienna Housing Initiative” (Wiener Wohnbauinitiative) to the “SMART Housing Construction Programme (SMART\_Wohnbauprogramm) and to the New Municipal Housing (Gemeindewohnungen Neu).

## New Municipal Housing

In order to increase the offer of financially highly attractive housing, the City of Vienna decided to build again Municipal Housing, i.e. housing owned by the city. While SMART dwellings require a relatively small share of private contribution, there is no such private share at all in Municipal



PID/Schaub-Walzer

From former airfield to attractive new district: The first settlement phase of aspern Seestadt is nearly complete.

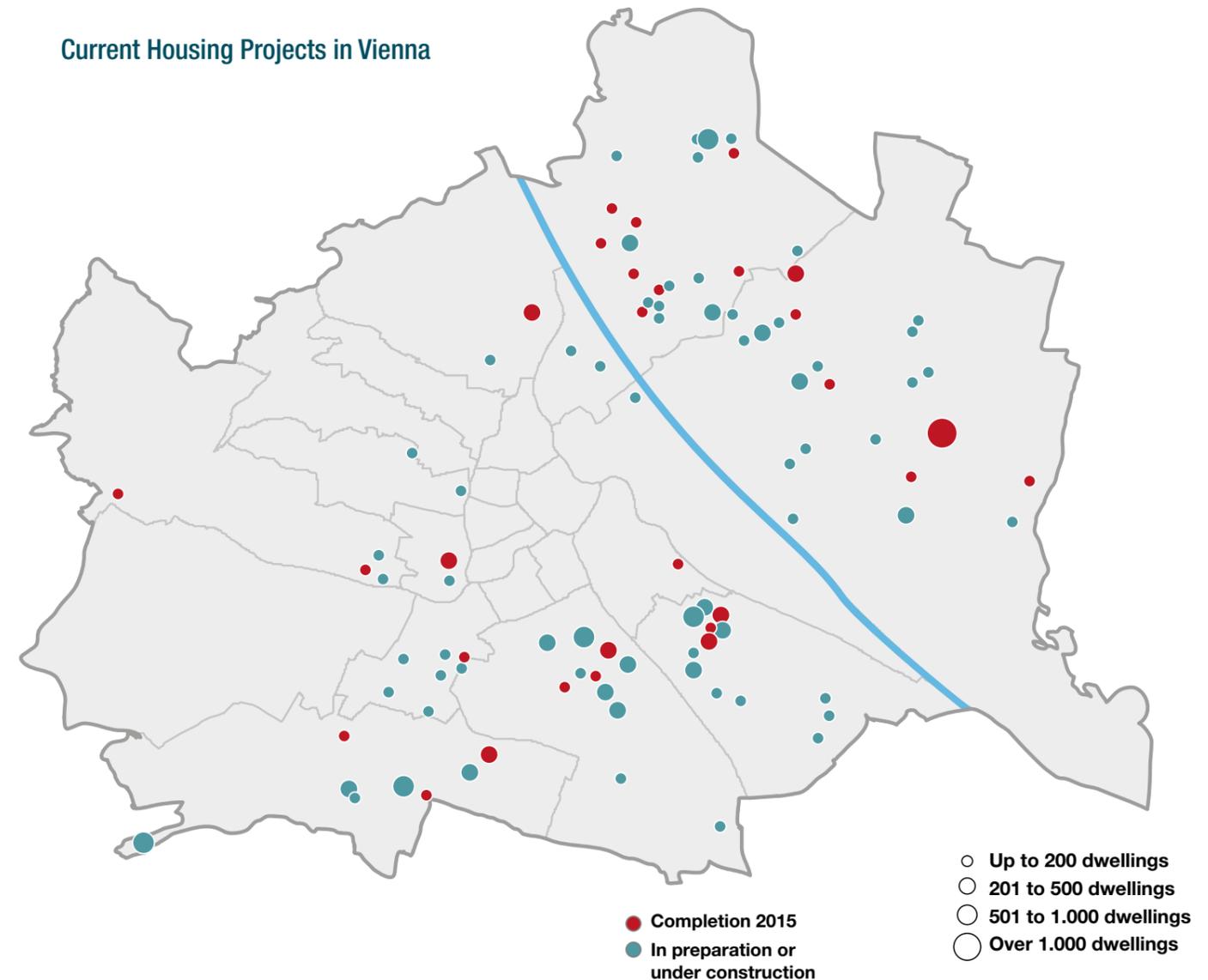
Housing. The gross rent is capped at 7.50 EUR per square meter for both the municipal dwellings as well as for SMART dwellings.

In 2015 two more housing projects were launched in addition to the pilot project in Fontanastraße in the 10th district of Vienna. This means that in less than one year after the political decision making, 400 new municipal dwellings are already in the pre-construction phase. In total, 2.000 municipal dwellings are planned to be on track until 2020.

## First SMART Dwellings Handed Over

Vienna is breaking new grounds in terms of affordable housing even before the political decision of constructing municipal dwellings. The first SMART dwellings in a subsidised housing complex on the roof of a shopping centre were handed over to their tenants in June 2015. SMART

## Current Housing Projects in Vienna



dwellings are included in almost all new housing projects. In total, about 2.880 SMART dwellings are already under construction.

## “Vienna Housing Initiative” (Wiener Wohnbauinitiative, WBI)

The City of Vienna launched in 2011 an additional new construction programme for subsidized housing, the so-called “Vienna Housing Initiative” (Wiener Wohnbauinitiative, WBI) targeting private funding for housing. Highly advantageous loans of the City of Vienna provide fairly as advantageous conditions for tenants as subsidised housing. Though the WBI was launched only in 2011, the first 1.600 WBI-dwellings were already handed over to tenants in 2014 in the Ilse-Arlt-Street 20–22 in the Seestadt Aspern quarter. In total, almost half of 2.900 of the first WBI-phase dwellings are completed.

## Importance of Maintenance of the Existing Stock of Dwellings

The construction of new housing is evidently of major importance in a growing city like Vienna. At the same time, the usage and the state of existing housing is of high importance too.

According to a recent joint survey of the city administration departments MA 50 Housing Research in cooperation with the MA 23 Statistics and MA 18 Urban Research there are about 945.000 dwellings in Vienna. Out of these, 885.000 are main residences and about 60.000 secondary residences. The maintenance of this stock of dwellings ensures on a long run its preservation. Every year, funds from the Subsidised Housing Renovation (geförderte Wohnbausanierung) are provided for renovation of housing for about 10.000 dwellings. The same approach also applies to housing renewal: People first.

### ■ Subsidised housing in figures

- In 2015, around **7,200** housing units were handed over to residents.
- Around **20,000** subsidised housing units were in the pre-construction phase or under construction.
- In 2015, around **10,200** new homes were approved in Vienna.

# Two Showcase Projects

“Social, innovative and environmental friendly” – these are the principles on which the City bases its housing and urban renewal policy for the future. In 2015, the way was paved for two exciting Viennese projects that will also play a leading role on an international level.

Over 40 city consortia applied to the European Commission for a “Smart Cities” project. Together with Lyon and Munich, Vienna was awarded the “Smarter Together” project in late September 2015. It is the second-placed project out of a total of just four successful applications.

The EU Commission made particular reference to the right balance between innovative technology and the “social dimension”. After all, smart and integrative solutions must above all enhance citizens’ quality of life.

## Sustainable Investments in Simmering

The total EU funding amount to 25 million EUR, of which around EUR 7 million are earmarked for Vienna. By 2020, a total of about EUR 45 million will be invested in smart measures at the so-called “Lighthouse Area” in the northwestern section of Simmering (Geiselberg and central Simmering).

The 21,000 residents in the project area will benefit from the upgrade in various ways. The goal is to improve the public space, the range of mobility options and the energy supply infrastructure, thus making the residential area as a whole “smarter” – i.e. more environmentally friendly – and at the same time increasing the quality of life for all. Around 1,300 inhabitants of housing complexes, which are being renovated to cutting-edge standards, also benefit from the improved living comfort and savings on heating costs.

## From an Old Quarter to a Showcase Project

“Smarter Together” is the “first smart urban renewal project in Vienna”. It is managed by MA 25 and involves numerous third-party project partners as well as other city administration departments (see fact box). The participation and voice of the residents also play a crucial role. After all, they know their district best and can provide important ideas and suggestions for its modernisation. This is why “Smarter Together” emphasises various forms of participation and civic involvement. In addition, the Viennese project includes solar thermal energy, thermal upgrades, electric car sharing, electric mobility as well as an Urban Living Lab.

## International Architecture Exhibition in Vienna

The renowned International Architecture Exhibition (Internationale Bauausstellung – IBA) is not a trade fair in the usual sense, but rather a process that runs over several years. The focal points differ clearly from IBA to IBA and from city to city. Since Vienna is considered around the world to be a pioneer in social housing, the IBA\_Wien will be the first International Architecture Exhibition to put the topic of “New Social Housing” at the top of the agenda: IBA\_



PID/lobst

The housing complex on Hauffgasse in Simmering is being renovated in an innovative way as part of “Smarter Together”. The residents of the complex will benefit from substantially lower heating costs, among other things.

Wien Neues soziales Wohnen. During the IBA exhibition period 2016–2022 the current challenges relating to housing and urban development are debated in a targeted way in a broad discussion.

## Where Vision and Innovation Shape the Future

The tradition of the International Architecture Exhibition goes back more than 110 years. The first IBA was staged in Darmstadt in 1901. It was dedicated to the theme of art and building, and the architectural results presented are seen as milestones of German Art Nouveau. In Vienna, it was the “International Exhibition of the Werkbundsiedlung” in 1932, for which 70 houses were built under the slogan “Efficiency in the Smallest Spaces”. The housing estate on the southwestern edge of Vienna was visited by 100,000 guests at the time.

## New Social Housing

In the upcoming years, the IBA\_Wien will serve as a field for experimentation, with the aim being to develop innovations both in the construction of new housing and in urban renewal. Hence the focal points of IBA\_Wien will be: new construction, development of existing buildings and coexistence. First and foremost, the aim of the exhibition is to show how, considering the challenges of the 21st century,

Vienna’s successful approach can be pursued in the future. Best-practice examples will be developed, presented to the local and international public and put up for discussion. Several districts will themselves become urban laboratories and hence showrooms. But before all this happens, 2016 will be used to initiate broad-based public discourse and home in on the main issues. The population of Vienna as well as Austrian and international experts will be involved in this preparatory phase to the greatest possible extent.

### ■ Smarter Together

- **Lighthouse Cities:** Lyon (F), Munich (D) and Vienna
- **Follower Cities:** Santiago de Compostela (E), Venice (I) and Sofia (BG)
- **Observer Cities:** Kiev (UA), Yokohama (J)
- **External project partners in Vienna:** Austrian Institute of Technology, BWSG housing cooperative, Kelag Wärme GmbH; Österreichische Post AG, Siemens Österreich AG, Scycube Informationstechnologie GmbH; TINA Vienna Energy Center; Wiener Stadtwerke Holding AG (Wiener Linien, Wien Energie and Neue Urbane Mobilität Wien GmbH)
- **City administration departments involved:** MA 18 – City Development and City Planning; MA 20 – Energy Planning; MA 21 – City District Planning and Land Use; MA 25 – Urban Renovation and Audit Office for Residential Buildings; MA 50 – Housing Subsidy and Mediation Service for Housing-Related Matters; MA 56 – Vienna Schools; Wiener Wohnen

**IBA**  
WIEN  
Neues  
soziales  
Wohnen

The IBA\_Wien “New Social Housing” will have three thematic focal points:

- New Buildings for Vienna
- Further Development in Vienna
- Living Together in Vienna



ZOOM visual project gmbh

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# Funding Housing

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New Municipal Dwellings  
SMART Living in Penzing  
Subsidised Housing for all Generations  
Housing for Young Generations  
Innovative Success Model  
Urban Development at the Top  
Active Support for Change  
Making Vienna More Beautiful  
Subsidised Renovation – A Dynamic Process

# New Municipal Dwellings

Vienna is increasing the pace of construction of especially affordable housing and is therefore building again traditional “Municipal Dwellings” (Gemeindewohnungen). First projects have already been set up in Fontanastraße, Stumpergasse, Handelskai and Emil-Behring-Weg.



PID/Bohmann

Mayor Michael Häupl and Executive City Councillor Michael Ludwig presented the winning project for Fontanastrasse 1.

The new municipal dwellings offer a whole range of benefits: no self-funding, no deposit, no estate agent commission, no time limit and the awarding is done 100 percent by Wiener Wohnen. The gross rent of the new council dwellings will amount to a maximum of EUR 7.50 per square metre (including operating costs and 10% sales tax).

The winning project (NMPB Architects) for the first housing complex of 120 dwellings on Fontanastrasse in Favoriten has already been chosen. It features well-conceived floor plans and a generous range of communal facilities as well as green and open spaces. The architecturally sophisticated conceptual design of the project follows the principle of “Air, Light and Sun” that governed the construction of municipal housing in the time of social democratic “Red Vienna” during the First Republic of Austria. The start of construction is expected to take place in 2016; completion is envisaged in 2018.



The first project features generous and needs-based green and open spaces and much more besides.

# Smart Housing in Penzing

Premiere for a new form of living in Vienna – in two respects. The first SMART homes – built on the roof of the Auhof Center in Vienna’s 14th district – were handed over to tenants in the summer of 2015. An innovative project that will find imitators.

In the area of subsidised housing, the construction of dwellings on top of existing urban structures and buildings is nothing new. What is new, though, is the creation of affordable living space on the roof of a shopping centre. “The housing project on the roof of the Auhof Center is another variant and a pioneering example with its high-quality, affordable and smart dwellings,” says City Councillor for Housing Michael Ludwig.

## Tailored living

The innovative housing project of developer WBV-GPA comprises 71 subsidised rental dwellings, among them 24 particularly inexpensive SMART dwellings. The dwellings have one to three rooms and an average size of 53 to 77 m<sup>2</sup>. The new tenants are happy about their flats, duplexes and starter dwellings, whose construction was made possible in cooperation with the “neunerHAUS” association as part of the “Housing First” programme.

The design of the new building allows for a spacious square inner courtyard with seating, green islands and lawns to play on. Two community patios and a community room



Querkraft

“Smart” living on the roof of the Auhof Center

with a kitchenette contribute to the quality of living. Seventy-one car parking spaces are available for use by the residents in the shopping centre’s underground car park. And not to forget: the numerous shopping possibilities right on your doorstep.

## SMART dwellings in tune with the times

With the new SMART dwellings, the City of Vienna offers affordable living space, especially for young families, couples, single-parent families, senior citizens and singles. The central ideas behind the SMART dwellings are a high level of suitability for everyday use, low share of self-funding and affordable rents. The rooms have a compact design, which avoids unnecessary rental costs for superfluous living space. Spacious communal areas and larger storage rooms outside the dwelling compensate for the slightly smaller living space.

Around one-third of all subsidised new dwellings are built according to the SMART standard. With gross rents of EUR 7.50 per square metre, SMART dwellings are priced very attractively. SMART dwellings are available in sizes of 1 to 5 rooms. As in the case of municipal dwellings, potential tenants must prove that they are in urgent need of a home. More than 2,877 dwellings were under construction or in the pre-construction phase at the end of 2015. 97 have been completed.

# Subsidised Housing for All Generations

In order to strengthen the cohesion between the generations, “Housing for All Generations” again took centre stage in the projects of the developer competitions and the Vienna Land Advisory Board. Around 1,300 subsidised dwellings will be completed with this priority in mind by 2019.

For many decades, social housing in Vienna has created a range of dwellings to meet the requirements arising from developments in society as well as the current needs of the people. The social mixing of different income groups as well as the coexistence of the generations are primary goals. In 2014, two architectural competitions were held under the slogan “Housing for All Generations”: generationen: wohnen Florasdorf (“Generations: Living in Florasdorf”) and generationen: wohnen Stavangergasse (“Generations:

Living in Stavangergasse”). As a result, 530 subsidised rental dwellings and shared dwellings will be created in the 21st and 22nd districts by 2018. The Vienna Housing Fund (Wohnfonds\_Wien) picked up this theme again in 2015 and held a developer competition generationen: wohnen in Wien Donaustadt und Liesing (“Generations: Living in Vienna Donaustadt and Liesing”).

## “Generations: Living in Vienna Donaustadt and Liesing”

The developer competition was designed as a two-step procedure. The subject of the competition were two project areas in the 22nd district (Dittelgasse and Kagran West III with two plots each) and one project area in the 23rd district (Traviatagasse with one plot). All locations were developed by wohnfonds\_wien. The aim of the developer competition was to construct inexpensive, high-quality, innovative and ecological residential buildings. In this procedure, both the developers and architects were allowed to submit projects for a maximum of two plots.

In the first phase, project teams developed a central theme and basic solutions, in particular for the topics “Housing for All Generations” and “SMART Housing”. The conceptual approach employed was evaluated in the initial stage. This meant reduced effort on the part of the participating project teams and offered a secure basis for further elaboration in the first stage, focusing on the key topics.

In the second phase, the selected project teams developed implementation concepts based on the further development of the central theme from the first phase. The concepts then entered the competition and were assessed by a judging panel according to the tried-and-tested 4-pillar model (economics, social sustainability, architecture and ecology).

## Land Advisory Board

Since autumn 1995, smaller subsidised residential projects with fewer than 300 residential units (except private homes, allotment houses and attic dwellings for personal requirements) have been appraised by a committee for quality, the Land Advisory Board. Like the panel of judges in the developer competitions, the members of the Land Advisory Board come from different disciplines. Submitted projects are evaluated in monthly meetings.

Also like in the developer competitions, at least one-third of all dwellings homes must be realised as SMART dwellings. 18 projects were recommended for subsidies by the Land Advisory Board in 2015 alone.

Thus around 1,900 residential units with total construction costs of about EUR 223 million and subsidies totalling around EUR 77 million were subsidised.



Housing for all generations on Dittelgasse in Donaustadt

## Thematic Focus “Housing for All Generations”

Current demographic developments in Vienna, such as the ageing population and the increasing proportion of single households (currently around 46%) as well as stagnating incomes, require new solutions for subsidised housing. One-fourth of Vienna’s population was over 60 years old in 2015. Ever-increasing life expectancy goes hand-in-hand with the rising number of persons in need of care and assistance. Most seniors want to live in their own home for as long as possible. This requires the construction of barrier-free dwellings and facilities, so people can still live independently even as their mobility declines.

Housing for all generations, however, also means taking the needs of young residents, young families, children and teenagers into account in the planning process. Providing for play and exercise areas is particularly important in this context. Floor plan considerations with respect to patchwork living are a good approach for flexible, cross-generational living.

Other important aspects are: planning of location-based supply facilities such as social infrastructure and local amenities, cooperation with social institutions and service providers for housing for all generations, as well as reflections on neighbourhood management.

## SMART Housing Programme

One condition was to provide at least one-third of the residential units at all three locations as rental dwellings in accordance with the requirements of the SMART Housing Programme. Through the developer competition, the SMART Housing Programme creates a wide range of homes that

both reduces costs and offers new approaches to planning. Depending on the target group, compact and space-efficient dwellings open up different planning approaches, all of which focus on the functionality and suitability of the living space for the users as well as on the space inside the dwelling itself.

## Key Data of the Procedure

The developer competition started in March 2015. The judging panel convened for the first time in May 2015. All in all, the judging panel, chaired by DI Dr. Kurt Puchinger, had to evaluate 27 contributions as well as the “guaranteed starter” at plot A on Dittelgasse. The judging panel selected the winners

## Developer competitions

The goal of the developer competitions, which were launched in 1995, is to identify project teams that offer the best implementation concepts for the plots of land being tendered. They are also a steering tool for ensuring that homes are built which actually meet the housing needs of the Viennese. In addition to specific topics and requirements, the winning projects must fulfil the sophisticated and demanding requirements of the defined evaluation criteria such as social sustainability, architecture, economics and ecology. The winning teams implement their submitted concepts on the tendered plots making use of funds from Vienna’s programme for subsidised housing.



www.schreinerkaster.at

Dittelgasse: The outside spaces can also be used as meeting places by older and younger residents.

on 23 and 24 September 2015. The total construction costs amount to EUR 95,871,650; the funding volume is EUR 33,128,559.

#### The Site Donaustadt – Dittelgasse

The competition area has a surface of 24,032 m<sup>2</sup>. The site consists of the two plots, A and B. For plot B, only competitor collectives consisting of at least two developers and at least two architects were admitted. The project planning for plot A was done by the co-owner of the property, WBV-GPA, as a “guaranteed starter”. In addition to the thematic focal points of “Housing for All Generations” and “SMART Housing”, the competition tender included the creation of a mobility concept.

All in all, around 370 subsidised dwellings will be built by 2018. In addition to dwellings for families, patchwork families and single parents, potential tenants are awaited for shared dwellings for seniors, dwellings for assisted living with a focus on integration, guest dwellings for temporary accommodation and dwellings for people with disabilities. Tenants can avail themselves of services such as dry cleaning and a parcel service. The new building project also provides space for a kindergarten for seven groups with a multi-purpose room as well as a small convenience store with café. The major part of the area is car-free. Easily accessible bicycle rooms, a repair shop and meeting point for

bike sharing round out the offer.

- Plot A – guaranteed starter  
Developer: WBV-GPA; architecture: Architekt MOOS-MANN, landscape architecture: Bauchplan). (Studio Wien
- Plot B – winning project  
Developer: SIEDLUNGSUNION – WBV-GÖD; architecture: g.o.y.a. – königlarch architekten; landscape architecture: rajek barosch landschaftsarchitektur; social sustainability: kon-text; mobility concept: Rosinak & Partner

#### Site Donaustadt – Kagran West III

The “Kagran West III” site is in Vienna’s 22nd district. It includes two plots: Plot 1 with a total size of approx. 3,995 m<sup>2</sup> and Plot 2 with a total of 4,100 m<sup>2</sup>. The contract for Plot 1 is awarded by wohnfonds\_wien along with construction rights, which results in particularly favourable conditions for future tenants.

Around 210 subsidised dwellings will be completed by 2019. The range of homes includes dwellings for families, patchwork families and elderly people; shared dwellings with assistance for seniors as well as shared dwellings for young people (students and apprentices). So-called cluster dwellings for pensioners will be established as well as starter dwellings for families with a migration background and joker dwellings for temporary living.

Encounter spaces inside and outside the buildings extend the personal living space and promote neighbourly relations. A kindergarten for three groups will also be established.

- Plot 1 – winning project  
Developer: Eisenhof; architecture: BLAICH + DELUGAN ARCHITEKTEN; landscape architecture: rajek barosch landschaftsarchitektur; social sustainability: realitylab
- Plot 2 – winning project  
Developer: Building Development Network; architecture: wup ZT-GmbH; landscape architecture: EGKK Landschaftsarchitektur; social sustainability: wohnbund:consult

#### Site Liesing – Traviatagasse

The 10,701 m<sup>2</sup> site on Traviatagasse is located in Vienna’s 23rd district. By 2018, around 200 subsidised dwellings and a kindergarten for four groups, including a multi-purpose room, will be built on the plot.

Subsidised dwellings for classic young families and elderly people as well as shared dwellings for unaccompanied young refugees will be available. A youth club, a library and a kindergarten for four groups, including a multi-purpose room, round out the offer.

- Plot – winning project  
Developer: ÖVW; architecture: AllesWirdGut; landscape

#### Housing for All Generations 21

A residential building is being constructed on Anton-Schall-Gasse in Floridsdorf. It comprises 81 subsidised rental dwellings (of which 27 are SMART dwellings) as well as a home for seniors and will be completed by 2018. In addition to subsidised rental dwellings, the GEWOG project evaluated by the Land Advisory Council offers housing clusters (individual dwellings with a communal room and kitchen for families), “residential groups for people 55+” and a residential home for seniors. All housing forms aim at a needs-based supply of dwellings as well as care and assistance offerings, which allow as much independence as possible and provide as much support as necessary. Common areas in the building and outside round out the offer.

architecture: 3:0 Landschaftsarchitektur; project development: Delta Projektconsulting GmbH; community work: Diakonie Flüchtlingsdienst – Diakonie Wien



Christian Staudinger

22nd district, Kagran West III, Plot 2: Attractive encounter spaces for the younger and older generations

# Housing for the Young

Vienna is growing – and is growing older and younger at the same time. The changes within society brought about in the wake of this dynamic demographic development are reflected in the housing needs of people and therefore considered in the Viennese projects for subsidised new housing.

Not only will the number of senior citizens increase considerably in the coming decades – the same goes for the number of young people. The aim of subsidised housing in Vienna is to provide the people of Vienna with living space that meets their wishes and needs as exactly as possible.

In view of the demographic forecasts and dynamics, the targets of the Vienna housing policy, which are based on those of the Vienna Urban Development Plan “STEP 2025” and on the government agreement, are orientated even more towards a varied and needs-based supply of housing. The focal point of “Housing for the Young”, for example, is on inexpensive and high-quality dwellings that are tailored to individual needs. The offerings range from the “JungwienerInnen-Aktion” (Project by Young Viennese) of Wiener Wohnen to SMART dwellings and new municipal dwellings to student

dormitory residences and the new loan for young Viennese residents.

## Around 1,000 dwellings in Neu Leopoldau

A developer competition with the emphasis on “Housing for the young” was tendered for a major project in 2015. Approximately 1,000 residential units will be built on 9 plots on the site of the former Leopoldau gas plant. Where the gas supply for a large part of Vienna used to be secured, people will be living and working from as early as 2019. Within the scope of the project, which will be part of the IBA\_Wien, innovative and affordable homes will evolve that meet the housing needs of the young generation. One third of the subsidised dwellings will be executed according to the SMART standard.



On the site of the former Leopoldau gas plant, 1,000 new subsidised dwellings will be created especially for the needs of young singles, single parents and families with children.

# Innovative Success Model

Privately funded and yet affordable – the Vienna Housing Initiative (WBI) has proven enormously successful as a new tool for the creation of additional living space with low rents. 2,900 dwellings, which have been realised with partner consortia, have already been handed over to the new tenants.

The City of Vienna launched an additional new building programme to supplement subsidised housing: the Vienna Housing Initiative 2011 (Wiener Wohnbauinitiative 2011), a special type of privately funded housing. Thanks to favourable loans from the City of Vienna, tenants enjoy conditions that are almost as advantageous as those for subsidised housing. Potential tenants can select from two options: for the first variant, the net rent is limited to a maximum of EUR 6.10 per square metre of floor space, and the contribution to the financing is only EUR 150 per square metre; for the second variant, the net rent is limited to a maximum of EUR 4.75 per square metre of floor space, and the contribution to financing is EUR 500 per square metre.

The binding rent control comes into effect for ten years as of completion of the building and applies to both new tenancy and re-letting. The net rents will be CPI-indexed every year. For existing rental contracts, nothing will change even after the ten years have expired.

## 2,900 dwellings already completed

Although the Housing Initiative was launched only in late 2011, the first dwellings in aspern Seestadt were completed as early as 2014. With the handover of the housing complex at Ilse-Arlt-Strasse 20–22, Seestadt celebrated the completion of all 14 projects under the Vienna Housing Initiative. More than 1,600 low-cost and high-quality dwellings were created in Seestadt through this programme, which supplements subsidised housing.

The Housing Initiative also provides additional affordable living space in the second large urban development area, the Sonnwendviertel. Two projects with a total of 270 dwellings and five commercial units were completed in 2015. A further 300 homes are already under construction. Thus around 2,900 residential units have already been completed only four years after the start of the Housing Initiative, and a further 2,500 are under construction or in the pre-construction phase.



Housing Initiative: 1,600 dwellings in aspern Seestadt

More than 900 homes built under the Housing Initiative will be ready to move into next year. The largest project, with 445 dwellings and 22 commercial units, is located on Kaltenleutgebner Strasse in Liesing. The new estate of “Waldmühle Rodaun” will be constructed on the site of the former Perlmöser cement plant by summer 2016.

### Projected completions in 2016

- 11th district, Mautner-Markhof-Gasse 9: 112 dwellings
- 22nd district, Otterweg, Zieselweg, Wieselweg: 88 dwellings
- 22nd district, Attemsgasse 23: 166 dwellings
- 21st district, Franklinstrasse 25: 117 dwellings
- 23rd district, Kaltenleutgebner Strasse 22–24: 445 dwellings and 22 commercial units

# Urban Development at the Top

The goal of the “Viennese way” of “Gentle Urban Renewal”, which has been successfully pursued for more than 40 years, is to upgrade and improve the housing situation and living quality in densely built so called Gründerzeit (late 19th century) districts in a targeted manner. This will be done with the involvement of the local population.

At the initiative of the former Executive Councillor for Housing in Vienna and former federal minister Rudolf Edllinger, block renovation was launched by wohnfonds\_wien as a tool of comprehensive urban renewal in 1989. So far, 93 block renovation areas have been commissioned.

Block renovation has been one of the most important tools of Gentle Urban Renewal ever since. Gentle Urban Renewal is a method of improving the housing quality and living quality that goes beyond the individual building and property. The primary goal is to ensure the sustainable renovation of city blocks, to remove deficits and at the same time to create a resident-orientated infrastructure. Namely, when whole residential blocks are renovated and made more attractive, this not only entails an increase in the quality of life for the people who live there but also provides an important stimulus for local businesses.

“For block renovation projects, the considerable subsidies from the City of Vienna also offer key incentives to get private homeowners on board and achieve structural improvements in the urban environment – which in turn attracts new strata of the population and companies. Entire districts are upgraded step by step in this way,” says Michael Ludwig, Executive city Councillor for Housing.

## Sustainable Renovation

Within the framework of a block renovation project, specialists (block renovation agents) prepare upgrading plans for densely built areas and areas lacking in infrastructure. wohnfonds\_wien accompanies this process in close cooperation with property owners, district councils, city administration departments and other specialist areas.

The Area Renewal Offices (GB\*) are important partners of wohnfonds\_wien. By being present on site, they have the



GB\*21

The GB\* implements measures in the public space to enhance the housing quality and quality of life.



Praschi-Goodarzi Architekten ZT-GmbH

A renovation of the base at Streffleurgasse 4 in Brigittenau: the upgraded court wing after renovation



GB\*6/14/15

In the run-up to the planned improvements, e.g. in public spaces, GB\* involves the residents at an early stage. It informs them, conducts interviews and collects opinions and suggestions in order to process and incorporate them in the decision-making process.

ability to support long-term developments and initiate processes. In addition to the structural renovation, this also concerns making public spaces more attractive, the use of ground floor zones, the social balance in the district as well as the activation and participation of as many district residents as possible.

## Gemeinsam für Floridsdorf (Together for Floridsdorf)

The “Gemeinsam für Floridsdorf” urban renewal initiative covers eleven city blocks with a total of 180 properties in the centre of the 21st district. The socially-orientated district upgrade – broken down into the block renovation areas of “Spitz South” and “Spitz North” – will make up a significant part of Vienna’s urban renewal programme in the coming years. The involvement and activation of residents, homeowners and businesses plays a crucial part in this respect. The provision of targeted consultancy on the renovation measures and subsidy options through the Urban Renewal Office GB\*21 (Gebietsbetreuung Stadterneuerung) as well as information on renovations are an integral part of this upgrading process.

## Reindorf Renovation Offensive

A total of 24 blocks with 270 properties are at the centre of the Reindorf Renovation Offensive. Due to the size of the area being examined, wohnfonds\_wien commissioned

three separate block renovation studies: “Reindorf North”, “Reindorf East” and “Reindorf South”, which will be processed concurrently. GB\*6/14/15 offers a networking format for cooperation in the form of a dialogue-based development process in conjunction with wohnfonds\_wien, the three block renovation teams and the 15th district. In this way, the individual concepts of the block renovation teams can be coordinated in the best possible way with previously elaborated concepts and strategies. The Reindorf Renovation Offensive will be a part of the International Architecture Exhibition IBA\_Wien.

## Achievements so Far

The renovation initiatives have kindled the interest of many building owners. Three properties in Floridsdorf with a total of 106 residential units have already been renovated in terms of heating and energy. Total building costs were around EUR 600,000, while the utilised subsidies from the City of Vienna amounted to around EUR 265,000. In Reindorf, subsidies for seven properties were applied for – for foundation renovation, renovation of residential buildings in terms of heating and energy and one total renovation. These were supported by the City of Vienna with subsidies of approximately EUR 3 million and total construction costs of EUR 5.2 million. 340 residents will benefit from these subsidised measures.

# Active Support for Change

Vienna is growing, and new liveable urban centres are evolving, while older districts are being revitalised and upgraded. The district management team of GB\* is dedicated to supporting the involvement and participation of the local population and promotes social coexistence.

In order to meet the challenges of this development with adequate solutions and promote the merging and integration of “old” and “new” in structural, functional and social terms, the Urban Renewal Offices GB\* (Gebietsbetreuung Stadterneuerung) were commissioned in 2012 with the instrument of “district management in development areas”. The involvement of the local population takes centre stage here.

“The GB\* district management teams promote social coexistence, facilitate the participation of the new inhabitants in the further development of the district and strengthen identification with the new living environment. The goal is to develop a lively district instead of mono-structures,” explained Executive City Councillor Michael Ludwig.

The most prominent areas currently include the Nordbahnhofviertel at the former Nordbahnhof freight station in the 2nd district, the Aspanggründe/Eurogate at the former Aspang station in the 3rd district, and the Sonnwendviertel, which evolved at the former freight depot of the Südbahnhof in the 10th district. The GB\* is active with district management teams on site in all of these urban development areas. aspern Seestadt likewise has a district management team with a central office – a contact point for all residents in the new district.

## Early and Comprehensive Information

Changes in the district can trigger uncertainty, resistance or even conflicts. The district management teams encourage active participation in change processes, pick up suggestions from the population and put them up for discussion. In order to make the complex planning and decision-making processes of the city transparent, the GB\* provides information at an early stage on issues such as: How will the construction site impact everyday life and for how long? Specifically what projects are planned? How will I benefit from it as a resident? What new transport connections will there be? Is there a dog area in the new park? Will there be a



GB\*10

Within the context of district management teams, GB\* provides information on current developments on an ongoing basis.

new school? What local service provider will there be – and where?

## Enabling Participation for Everyone

A particularly important aspect of the participatory processes is to capture the interests of everyone involved and everyone concerned. To this end, it is necessary to collect many opinions and suggestions and even take the views of groups into account that are not willing to get actively involved. In order to achieve widespread participation, GB\* cooperates with local associations and institutions.

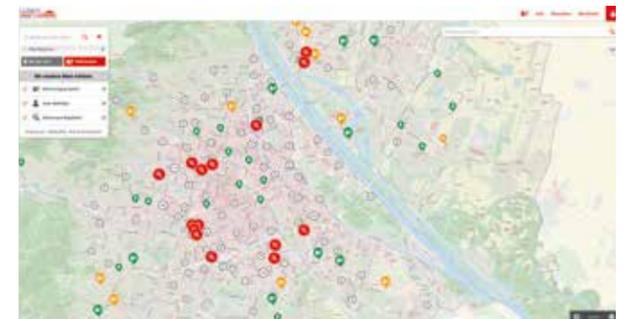
Presence on site also plays a vital role: Like aspern Seestadt, the district management team of the Sonnwendviertel has a district office and contact can be made directly with the district management team of the Nordbahnhofviertel at an “Info Point” in the district. The contact points are local meeting points for the population and contribute to the development of a shared identity.

# Making Vienna Attractive

An internet platform set up in 2015 is another way for Vienna residents to take an active part in making their city even more attractive and liveable. In addition, the new website provides up-to-date information on subsidised renovation and newbuild projects.

At [www.wohnen.wien.at](http://www.wohnen.wien.at), all citizens of Vienna have the opportunity to report their specific concerns in the section “Wir machen Wien schöner (We make Vienna more beautiful)”. The reports are published and, depending on the circumstances, supplemented with further information (e.g. on ongoing or planned renovation projects). At the same time, a list of all renovation projects can be viewed that is updated on a regular basis.

“The information from Vienna residents is a vital aid to us in making Vienna even more beautiful. This information is also incorporated in the weighting of future renovation projects. It also supplements the knowledge of our experts at [wohnfonds\\_wien](http://wohnfonds_wien) and the Urban Renewal Offices.” The website at [www.wohnen.wien.at](http://www.wohnen.wien.at) also provides an overview of development areas and new construction projects, current reports on the topic of housing as well as offers such as “I am looking for an apartment” or “I need support” with direct contact links to the respective services (Vienna tenant consultancy services: “Wohnberatung Wien” and “Mieterhilfe” (tenant help desk)).



## Participation is Welcome

At [www.wohnen.wien.at/wir-machen-wien-schoener](http://www.wohnen.wien.at/wir-machen-wien-schoener), visitors can easily enter their requests and ideas and via the website, such as questions about new residential projects or the renovation of buildings. The editorial team will forward user contributions to the experts of “Mieterhilfe”, who will then either answer them directly or forward them to the competent departments. This ensures that no suggestions are lost; each one will be promptly and expertly processed by the right specialists.

Many Vienna residents already use [www.wohnen.wien.at](http://www.wohnen.wien.at) in order to learn about projects and participate actively in the ongoing development of their city.



PID/Göckmen

New service platform: Participation and updated information on renovation and newbuild projects

# Subsidised Renovation – A Dynamic Process

Comprehensive subsidised renovation within the scope of Vienna's "Gentle Urban Renewal" offers a chance for an extra portion of innovation. Accordingly, the amendment of the applicable Renovation Regulation in 2015 focused on a targeted expansion of the range of projects for which subsidies are available.

The "Gentle Urban Renewal" programme (sanfte Stadterneuerung), which has won international awards, has achieved a great deal over the last few decades. With the help of subsidised residential building renovation, the share of

substandard dwellings in Vienna was lowered from 42 percent in the 1970s to around 3 percent. The renovation of historical buildings and the modernisation of the technical infrastructure have improved the housing situation and enhanced the quality of life in the "built city". Energy-efficient renovation and the creation of high-quality outside spaces took on ever greater importance. Recent times have brought new challenges, and issues such as the growing demand for affordable housing and barrier-free living must be dealt with.

## Incredibly Successful

One property that was subject to such a comprehensive renovation is the residential building at Dopplergasse 5 in Vienna's 11th district. It is located in the so-called "Schneiderviertel" and was built in the "Gründerzeit" around 1900. Prior to being renovated, the entire building was in a very poor state of repair. The side wing, originally a locksmith's shop, was used as a storage area. The courtyard wing was originally intended for servants' dwellings and later used as studios. Now that the foundation has been renovated, the building is an ecological showcase project: A solar system for heat generation was installed on the roof of the street



Example: Dopplergasse 5 in the 11th district before and after renovation

### Renovation projects since 1984 when wohnfonds\_wien was founded

#### Renovation grants, total:

7,165 residential buildings with 336,440 residential units overall renovation costs of approx. EUR 7.65 billion

→ EUR 4.33 billion in subsidies from the City of Vienna

Of which

#### Completed renovation projects:

6,788 residential buildings with 309,010 residential units overall renovation costs of approx. EUR 6.50 billion

→ EUR 3.93 billion in subsidies from the City of Vienna

#### Renovations in progress:

240 residential buildings with 16,134 residential units overall renovation costs of EUR 652 million

→ EUR 262 million in subsidies from the City of Vienna

#### In preparation:

155 residential buildings with 11,939 residential units overall renovation costs of EUR 542 million

→ EUR 166 million in subsidies from the City of Vienna

#### Improvements with regard to environmental and climate protection:

Reduction in heating requirements: 1,100 GWh annually

Savings in greenhouse gas emissions: around 361,300 tonnes of CO<sub>2</sub> annually



The renovated street façade of the flagship project on Dopplergasse

wing, and the shaft of the barrier-free elevator was fitted with photovoltaic panels. Other key aspects of this sustainable and environmentally friendly renovation are the greenery planted on the flat roofs and a rain water harvesting system. Despite the extensive modernisation, both the owners and the planners placed great importance on conserving the character of the old building. A space for waste bins and a bike area were created in the leafy courtyard; both are roofed. The balconies facing the courtyard now give the inner courtyard façade its character. Another highlight is the fact that the attic floor is now barrier-free throughout. The three newly created residential units have been equipped with ground-level showers as well as wheelchair-accessible thresholds to the balconies and terraces.

## Award-Winning Commitment

The committed owners are supported for a period of 15 years by the City of Vienna with a non-repayable grant of approximately EUR 114,000, a loan from the federal state in the amount of EUR 651,600 and annuity subsidies of around EUR 113,800 annually. Total construction are around EUR 2.72 million. The commitment of all those involved in the project has already been rewarded. The project won second prize in the Urban Renewal Award organised by the State Builders Guild of Vienna.

## 2015: Expansion of the Range of Projects for which Subsidies are Available

The amendment of the applicable Renovation Regulation

extends the range of residential renovation projects for which subsidies are available. The revitalisation of residential buildings erected during World War II, which are structurally unsound but worthy of preservation, is supported with additional funding. Until now, structural conditions – owing to the framework conditions prevailing at the time of their construction – were not considered "exceptional difficulties", and were hence ineligible for subsidies.

## Additional Funding of up to EUR 700/m<sup>2</sup>

In concrete terms, the following framework conditions are specified in Section 8 (5) of the 2008 Renovation Regulation:

- Renovation measures in buildings that were constructed during World War II and are structurally unsound, in which dwellings in "fixtures and fittings" category C predominate and the average size of the dwellings does not exceed 60 square metres of living area.
- Exceptional difficulties, in particular for the prevention of hazards to the inhabitants and for retrofitting the building to reach the local building standard (for example, structural measures, retroactive fire protection precautions, noise protection and accessibility).
- The following funds are granted: in addition to the usual extent of subsidies (under paragraph 1 to 4), a non-repayable contribution in the amount of up to EUR 700 per square metre of floor space for all dwellings and business premises.



Wiener Wohnen/Steinbach

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# Management & Supervision

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City of Vienna – Wiener Wohnen  
Revitalisation of Historic Public Buildings  
Safe and “Smart” Public Buildings  
Wohnpartner (Housing Partners) – in Dialogue with the Residents

# City of Vienna - Wiener Wohnen

Inextricably linked with the history of Vienna and seen as a unique achievement throughout the world even today: municipal housing. As the management organisation for approximately 220,000 council dwellings, Wiener Wohnen puts SERVICE in focus – from renovation to the enhancement of quality of life to personal assistance.

Stadt Wien – Wiener Wohnen (Vienna Housing) is an enterprise in charge of approximately 220,000 council dwellings in 2,000 urban housing complexes and thus the largest municipal property manager in Europe. Wiener Wohnen is responsible for the administration, renovation and management of an extraordinarily large housing stock that is of vital importance to the population of Vienna.

All activities of Wiener Wohnen revolve around the tenants. The goal is to continually enhance and improve the services for the approx. 500,000 residents, which go far beyond those of other property management companies, so as to contribute to a further increase in the residents' satisfaction with their homes.

## Another Milestone

The Wiener Wohnen Service Centre was opened in December 2014. The merging of the consultancy facilities for potential tenants for all subsidised housing projects and council housing in January 2015 constituted another milestone towards even greater quality of service.

Since 16 January 2015, all offers for housing applicants – whether for subsidised rental and cooperative dwellings, subsidised owner-occupied dwellings, subsidised renovated dwellings, re-let dwellings or council dwellings – have been concentrated at the Service Centre, conveniently located near the U3 metro station.



The new Wohnberatung Wien (consultancy service) provides information on subsidised dwellings and council dwellings.

## Renovation of Municipal Housing for People and Environment

Today, the focus of the planning activities is on renovation. Great importance is placed on measures for energy efficient heating and insulation. The renovation of 123 housing complexes with 21,616 residential units completed over the last five years delivered energy savings in the amount of 83.5 gigawatt hours a year. This corresponds to the average annual energy consumption of more than 30,000 dwellings and thus roughly the power consumption of all households in Margareten district.

Another focal point of the renovation projects concerns the fitting out of attic floors. The creation of more than 450 attic dwellings is planned within the scope of current renovation projects alone. And last but not least, measures for improved accessibility and barrier-free living are implemented wherever possible. The installation of lift systems is of great benefit to residents in all kinds of situations: whether pushing a stroller, carrying a large number of shopping bags or for people with temporary impairments of the locomotor system.

## Action 65Plus

Many elderly residents of Vienna want to live in their own homes for as long as possible. The new offer by the City of Vienna is helping seniors to realise their wishes. With Action 65Plus (Aktion 65Plus), Wiener Wohnen provides help for tenants who want to switch to a smaller council dwelling that is more suitable for meeting the needs of their current time of life.

## Improved Compliance with House Rules

In the autumn 2008, around 45,000 tenants of council dwellings took the opportunity to express their views on their own living situation, their wishes and needs as well as their criticism. The results of the survey – more than 85 percent of the tenants gave a splendid testimonial of their personal living situation – were all positive and underscored the benefits that municipal housing in Vienna brings to its residents. However, a large number of the respondents also expressed the wish for an improvement in compliance with house rules. The aim of the following measures was and is to demand compliance on a systematic and stricter basis.

This is done largely on an amicable basis in collaboration with wohnpartner, who work together with the residents to strengthen and improve neighbourly coexistence, satisfaction and quality of life in Vienna's municipal housing. Important factors in this context are a respectful way of dealing with one another and mutual appreciation. More than 150 employees at wohnpartner are dedicated to this goal.



Renovated residential complex at Kapaunplatz 7, 1020 Vienna

If things still don't work out, violators will be threatened with consequences, because good neighbourly relations require that all residents play by the rules. The Compliance Councillors order in Vienna's municipal housing buildings have been working since 2009 to check compliance with house rules and Viennese law for keeping streets and public spaces clean. Consistent intervention in all cases in which the house rules were breached has already brought positive results.

## Compliance Councillors Have an Outcome

15,121 checks were carried out in 2015, mostly on larger housing complexes. In order to make the work of the Compliance Councillors even more efficient, the teams are equipped with state-of-the-art tablets, which are connected to Wiener Wohnen through a special software program. In this way, reports and complaints reach Wiener Wohnen very quickly.

The commitment of the Compliance Councillors shows impressive results. While 46 legal notifications had to be issued in 2014 for breaches of the Viennese law on keeping streets and public spaces clean, the number was reduced to 29 in 2015.

Overall, residents are much more aware about following house rules and other issues such as the disposal of bulky waste. The number of gross breaches of the house rules has declined by more than 50 percent since the Compliance Councillors were deployed.

# Revitalisation of Historic Public Buildings

MA 34 – Construction and Facility Management builds and operates buildings for the City of Vienna. This includes numerous highly responsible tasks and great challenges, since the aim is to combine historical structures made of old materials with state-of-the-art building technologies. Some examples...

## Hermesvilla

Hermesvilla is situated in the middle of the former imperial hunting area of the Lainz Game Reserve. Empress Elisabeth once described her mansion as a “Castle of Dreams”. It was given to her as a gift by her husband Emperor Franz Joseph. The castle was completed in 1868 according to plans by Karl Freiherr von Hasenauer.

This historic building is now in the possession of MA 49 and is used for exhibitions of the Vienna Museum. In order to guarantee a smooth, modern operation within the historical walls, the basic structure of the building must be solid. Phase I, which started in 2014, is expected to be completed by the spring of 2016. It comprises the renewal of the roof and flashings as well as the installation of fall protections on the loggias and their tiling. All construction work was planned and coordinated by MA 34 – Construction and Facility Management in close collaboration with the Federal Authority for Monument Conservation.

## City Hall – Façade Renovation

The entire natural stone façade of Vienna City Hall, which covers around 40,000 square metres, will be renovated in 11 phases. Phase 3, comprising the entire Felderstrasse façade, with the exception of the central risalit, was completed in November 2015. Phase 4, comprising the renovation of the central risalit, Courtyard 4 and an area on Lichtenfelsgasse, started in the same month. The area of the central risalit houses a total of ten statues. Four of them were destroyed when the building opposite was hit by a bomb and will have to be completely rebuilt. Models from the Vienna Museum are available for the reconstruction of two statues; the remaining two will have to be reproduced based on available photographic material. The installation of the statues is planned for late autumn 2016. A monitor with touchscreen

as an interactive information point on the façade renovation of Vienna City Hall has been available for all interested visitors since the autumn of 2015.

## District Council Building Währing

MA 34 – Construction and Facility Management is currently restoring the façade of the district council building at Martinstrasse 100 in Vienna's 18th district. Revitalisation measures on the building structure must be carried out by professional specialists in order to conserve the value and contemporary usability of the building, which is protected as a historic monument.

Together with the experts of the Federal Authority for Monument Conservation, MA 37 – Building Inspection Department and Civil Engineers, extensive preliminary studies were conducted on the district council building. The restoration goals for the sustainable façade renovation work were determined on the basis of these results. One major goal of all the restoration measures is to restore the original appearance of the façade and its decorative elements.



Renovation of the City Hall central risalit

PID/Christian Jobst

# Safe and “Smart” Public Buildings

Modern guidance systems provide all important information in the council buildings of the City of Vienna in a clear and comprehensible manner. Another major task is to ensure the safety of everybody in the building. The energy management system (EMS) supports smart operation and helps with the responsible use of energy.

In order to support the transfer of information in buildings, MA 34 – Construction and Facility Management has deployed a comprehensive guidance system. It shows the right way, helps in emergencies and explains the house rules in a concise way. Based on a well structured information system, users of council buildings are effectively provided with help for orientation in the building by visual, tactile and acoustic elements.



Information of the location and routes, hazard warnings, escape routes and rules of conduct constitute the most important content of a properly functioning guidance system. In order to make vital information accessible to people with visual impairments, acoustic announcements in lifts and door plates in Braille are used.

## No Signage and no Information Overload

A well thought-out system is required so that visitors won't be confused. The information provided must be sufficient; too much content should not be communicated in order to avoid misunderstandings that cost time and might even result in hazardous situations. An incomprehensible mass of signage and information overkill are of little help here. Implementation by MA 34 will take place gradually during working hours and within the scope of conversions and renovations.

The new guidance system has already been implemented in the district council building on Ameringstrasse in the 6th district. The renewal in the building on Karl-Borromäus-Platz in the 3rd district is part of the ongoing construction works.

## Smart Energy Management

The energy management system (EMS) records the energy

consumption of council buildings and transmits the figures to a control centre in real time. This initiative lays the foundation for a new era of building automation and an even more responsible use of energy. Every year since 2009, new heating, ventilation, air conditioning and plumbing systems (HVAC systems), which MA 34 is in charge of, have been connected to the remote control system. It allows for comprehensive remote diagnostics and configuration of HVAC systems and makes on-site checks unnecessary in many cases.

Twenty-three properties were connected to the remote control system in 2015, including the district council building at Elterleinplatz 14 in the 17th district with its consumption data for district heat, electricity and water, and the Kuffner observatory at Johann-Staud-Strasse 10 in the 16th district with its consumption data for gas, electricity and water.



Kuffner observatory in the 16th district

MA 34

# Wohnpartner – in Dialogue with the Residents

From the exchange between young and old in the “Contemporary Witness” projects to innovative conflict mediation to garden projects aimed at promoting community life: Nine wohnpartner teams work together with the tenants for good and further improved neighbourly coexistence in Viennese municipal housing buildings.

Just how dedicated the wohnpartner teams are became particularly evident in 2015. Numerous new projects and initiatives became important building blocks for the development of good relations between neighbours in Vienna’s municipal housing buildings. In addition to projects such as “Neighbourly Chess”, “Learning Support” and “Welcome Neighbour”, the peer mediation programme was successfully tested as a forward-looking teaching method at schools throughout Vienna. wohnpartner also initiated another project with contemporary witnesses in Ottakring.

## Touching Encounters in Sandeitleiten

April 2015 marked the 70th anniversary of the peaceful liberation of Ottakring and Hernals from National Socialism. Contemporary witnesses Helene Neuhaus and Paul Vodicka recounted the events to wohnpartner co-workers in touching Encounters, and the “70 Years Peaceful Liberation of Ottakring” project was born. An event for a come-together between generations was organised in the Roterstrasse Middle School, and the events of 70 years ago were documented in an informative brochure. A special kind of memorial was also created: the “sandleitendatenbank” (sandleiten database). The ceremonial unveiling, attended by the Executive City Councillor for Housing Ludwig and deputy district mayor Eva Weissmann, took place on 21 October 2015. The artist Andreas Strauss converted a wooden bench at Matteottiplatz in a way that one can now listen all day long to vividly recounted history through a built-in MP3 player and headphone jacks. The talks between contemporary witnesses and students are documented in this way.

## Peer Mediation

Students are also at the centre of another initiative of wohnpartner. Many schools are located in or near council housing buildings. When children and teenagers learn to settle

conflicts in a constructive way, this has a positive impact on their living environment. In cooperation projects with numerous Viennese schools, wohnpartner has trained children and teenagers in the art of peer mediation. In workshops, wohnpartner teams explain basic mediative attitudes such as respect, appreciation, the willingness to work for one’s own interests and, at the same time, accepting the interests of others. Transferred to everyday life outside school, such skills can provide a strong foundation for the coexistence of future generations.

## Gardens as Meeting Points

wohnpartner has established itself as a reliable organisation for the design and development of communal garden projects. The organisation uses these projects to promote dialogue between residents of different generations and cultural backgrounds, which also prevents friction between neighbours. More than 180 “mobile flowerbeds” have been



Students with contemporary witnesses Paul Vodicka (3rd from left) and Helli Neuhaus (front right), deputy district mayor Eva Weissmann and artist Andreas Strauss



Wohnservice Wien/Martin Mikulik

Peer mediation: wohnpartner trains students as mediators. Latif Havrest (left) and Rudolf Bayer (right) conveyed this knowledge at the elementary school at Jochbergengasse 1 with the help of practical exercises.

created in the courts of Vienna’s municipal housing buildings, and 60 elevated beds were added in 2015 alone.

The latest successful project is the community garden on Springsiedelgasse in the 19th district. The garden covers 630 square metres and evolved from an idea of the residents, who had been wanting to use the green areas of their housing complex for gardening for quite some time. After two years of planning together, the day finally arrived in June 2015. The garden area is currently made up of a total of ten elevated flowerbeds, several communal beds and a herb spiral. There is enough room for further planting areas to be used in the future, although tenants already find the conditions are ideal for some serious gardening – according to the slogan: Together for a wonderful neighbourhood.

## About wohnpartner

wohnpartner is a facility of Wohnservice Wien. More than 150 wohnpartner employees work together with residents to develop a broad range of initiatives aimed at promoting and further improving the already good relations between neighbours living in Viennese municipal housing. These projects include the “Welcome Neighbour!” initiative, the 1st Viennese municipal housing choir, the resident centres, and the support of tenants with the organisation of courtyard cafés or neighbourhood parties. wohnpartner also



Wohnservice Wien/Severin Lenart

Community garden on Springsiedelgasse: Neighbours share their gardening knowledge and get to know one another here.

mediates in disputes between tenants and conducts mediation meetings free of charge. During the summer months, “wohnpartner unterwegs (wohnpartner on the road)” employees visit municipal housing buildings in the evening to offer special mediation in complaints relating to noise. [www.wohnpartner-wien.at](http://www.wohnpartner-wien.at)



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# Advice & Assistance

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Wohnservice Wien – Everything related to Housing  
Advice & Active Help  
The Vienna Housing Ticket  
Advice on Subsidies

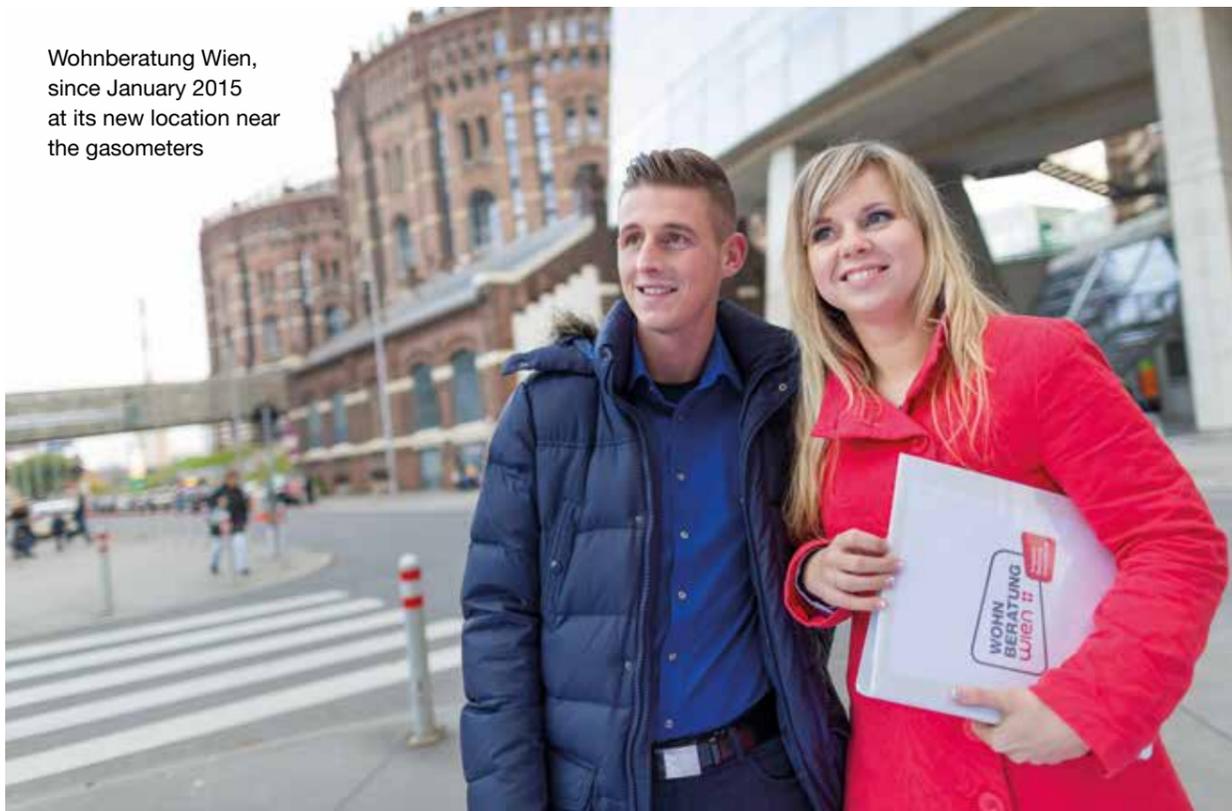
# Wohnservice Wien – Everything related to Housing

Wohnservice Wien with its consultancy services “Wohnberatung Wien” and “Mieterhilfe” (tenant help desk) is a competent point of contact that provides the required expertise for tenants, people looking for somewhere to live and anybody interested in the topic of housing. The services offered in the areas of consultancy, information

The new “Wohnberatung Wien” consultancy centre was opened in early January 2015. The previously separate service facilities “Wiener Wohnen Kundenservice GmbH” (customer service for municipal dwellings) and “Wohnservice Wien GmbH” (for subsidised housing) have been answering customer inquiries together ever since. The offices of “Wohnberatung Wien” are located in the 3rd district at Guglgasse 7-9/corner of Paragonstrasse. It is particularly

conveniently located and can be reached by public transport (U3 station Gasometer). In the newly designed, friendly rooms, the advisers help customers with all questions to do with housing and living. Whether for subsidised rental and cooperative dwellings, subsidised owner-occupied dwellings, subsidised redeveloped dwellings, re-let dwellings or council dwellings – Wohnberatung Wien provides housing-seekers with extensive information on the diverse

Wohnberatung Wien,  
since January 2015  
at its new location near  
the gasometers



Wohnservice Wien / Ludwig Schedl

range of homes available in the city. In addition, their experts skilfully highlight the funding and subsidy options available for the creation of new living space and provide professional advice on matters of energy-efficient conversions and upgrades.

Full information on municipal dwellings, subsidized dwellings and projects is also available on the internet at [www.wohnberatung-wien.at](http://www.wohnberatung-wien.at). Registration is free of charge and can be done at home or at the consultancy centre. You can search for and reserve dwellings around the clock at the “click of a mouse”.

The consultancy centre is happy to help with questions that go beyond its range of services by putting you in touch with other institutions and facilities of the City of Vienna.

## Information Events and Guidebooks

Several times a year between spring and autumn, Wohnberatung Wien organises free inspection tours of its residential buildings. Basic knowledge on subsidised housing – from registration to placement – is provided in a one-hour informational talk, and consultants of Wohnberatung Wien give valuable tips on hunting for somewhere to live. Attendants are then taken to a new subsidised housing project by bus.

Another fixed item on the annual event calendar is the Living Fair held at Millennium City and organised by Wohnservice Wien. Home-hunters can ask developers directly about currently subsidised projects. Wohnservice Wien is also represented with a large stand, combining the info points of both Mieterhilfe and Wohnberatung Wien.

In order to present the services of the different providers visibly and comprehensibly, Wohnservice Wien publishes a large number of folders, brochures and guidebooks every year. These are tailored to the respective dialogue group in terms of content and language in order to ensure that the information really reaches the recipient.

The “Wohnberatung Wien” brochure provides information to all those looking for a subsidised or council dwelling. All steps toward a dream dwelling are vividly presented, while a comprehensive glossary section explains all important terms from “A” for “Ablöse (one-off payment)” to “Z” for “Zukunftsprojekte (future projects)”.

Another example is the “SMART folder”, which explains the multifaceted SMART housing programme in concise and informative terms. Appropriate printed materials are used to address the older generation and explain the range of special dwellings available to them. From “Action 65plus”,

which facilitates the move from a large council dwelling to a smaller one for seniors, to “Housing for All Generations”, shared or assisted living and houses with the provision of care – the entire range of services for older people in the area of housing is appropriately presented and explained.

The “Junges Wohnen in Wien (Housing for the young in Vienna)” brochure was compiled for young people in Vienna. It offers many useful tips for home-hunting and an overview of the main offerings of social housing in Vienna.

All brochures and printed materials are available at all service locations of Wohnservice Wien (InfoCenter, Mieterhilfe, Wohnberatung). Interested parties can request the guidebook free of charge at the InfoCenter of Wohnservice Wien: by phone on 01/4000-8000 or by e-mail to [infocenter@wohnservice-wien.at](mailto:infocenter@wohnservice-wien.at).

## Wohnservice Wien on the Internet

Our internet presence also focuses on the transfer of information. The website of the Housing Department [www.wohnen.wien.at](http://www.wohnen.wien.at) with the “wir-machen-wien-schoener” and “wien-waechst-mit” sub-sites has been launched. These pages show what the city has achieved in the areas of subsidised housing and the renovation of existing buildings. The websites are regularly updated with new projects.

Specifically for “Junges Wohnen in Wien”, Wohnservice created the website [www.wohncheck.at](http://www.wohncheck.at), which provides information tailored to this programme of the City of Vienna. It has already been decided to perform a complete relaunch of the [www.wohnservice-wien.at](http://www.wohnservice-wien.at) website in 2016 in order to boost added value for visitors.



# Advice & Active Help

The “Mieterhilfe” (tenant help desk) offers free advice by phone and in person on all issues related to tenancy law. Residents of subsidised dwellings, tenants of council and private dwellings as well as owners get fast and uncomplicated help from the experts.

Vienna residents are provided with advice and support on legal matters relating to the tenancy law at the “Mieterhilfe” (tenant help desk) and the Vienna Arbitration Board. In addition, GB\* teams offer personal consultancy sessions and free lecture series such as “Housing for beginners”, “Tips for buying a home” or “Worry-free housing in old age” at the centres. These are tailored to the needs of different target

groups. One vital aspect in this context is the discussion of possible problems that can easily be avoided with timely information and advice.

“Mieterhilfe” is a tenant advice service that is free of charge to all resident of Vienna. The team advises on questions concerning:

- Tenancy law and right of abode (utility bills, rent increases, rental agreements, dwelling transfers and building management)
- Law on non-profit housing (subsidised dwellings)
- Residential property law

The colleagues at the “Mieterhilfe” (tenant help desk) had a total of 29,038 contacts with customers in 2015. A total of 23,136 questions revolving around the topic of housing were answered in the discussions. In addition, the Association for Combating Property Speculation provides legal assistance quickly and unbureaucratically.

## Arbitration Board

The Vienna Arbitration Board in matters of tenancy law is a service of Vienna's city administration and aims at resolving issues before they are brought before the district courts. Its proceedings are free for both parties involved, except for the costs of legal representation. Its remit includes out-of-court proceedings in matters of tenancy law, e.g. reviews of utility bills or rent. The Arbitration Board also intervenes to ensure the implementation of maintenance work. In last year alone, 2,505 rent reviews and 1,381 utility bill reviews were conducted; maintenance work was enforced in 558 instances. In addition, the Board is in charge of determining the amount to be repaid of prohibited one-off payments and deposits.

## Online Check

The utility bill calculator of the Tenant Assistance Service makes it possible to check the individual entries on the utility bill at the click of a mouse. After entering the individual

figures, it calculates whether they are comparatively low, medium or too high. In the event of inconsistencies, the experts the Tenant Assistance Service are happy to help you. The utility cost calculator at [www.betriebskostenrechner.at](http://www.betriebskostenrechner.at) registered about 10,800 inquiries in 2015.

With a few clicks of the mouse, the rent calculator checks whether the rent is appropriate or too high. Rents in Vienna are much lower than in other cities – not least thanks to the 220,000 or so council dwellings and the more than 200,000 subsidised dwellings, which exert a downward pressure on the entire Vienna housing market. There are no location surcharges for council or subsidised dwellings. However, the surcharges on the private housing market do not always have a legal basis, as numerous cases have shown. Temporary rental contracts are also frequently more expensive than they should be.

The rent calculator is an important initial tool – free of charge, of course – for checking the appropriateness of the rent. This service was used approximately 101,000 times last year. The average difference between the rental contracts and the appraisals performed by MA 25 was about EUR 3.62 per square metre net. [www.mietenrechner.at](http://www.mietenrechner.at)

## Rent Calculator App

The “Vienna Rent Calculator” has also been available as a free app (for iOS and Android smartphones) since 2014.



Executive City Councillor Michael Ludwig and Bernhard Jarolim, Head of MA 25 – Urban Renewal and Inspection Centre for Residential Buildings, explain the rent calculator

The level of the statutorily regulated guideline rent (in older buildings) can therefore be calculated by housing-seekers before concluding a tenancy agreement or thoroughly verified by tenants afterwards. Only details such as the address, dwelling size and amenities – including, for example, lifts, cellar compartments, balconies, terraces, etc. – are needed for the calculation. The “fixtures and fittings” category of the dwelling and the so-called “location surcharge” can also be checked.

This service is additionally offered in the consultancy and service centres, such as those of Mieterhilfe. With the Arbitration Board of MA 50, the City of Vienna also has an independent service and consultancy office for enforcing the rights of tenants and landlords, e.g. in the area of rent checks.

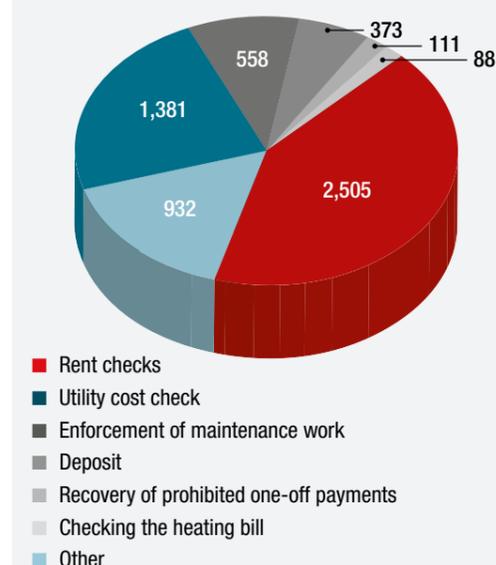
The Vienna rent calculator is available as an app for Android phones and iPhones.



## Discussion statistics of the Tenant Assistance Service - topics in 2015

	Contacts	in percent
Main rent	3,189	13.8
Maintenance obligations	3,171	13.7
Property management	2,934	12.7
Termination of tenancy	2,498	10.8
Utility costs	1,771	7.7
Usage right	1,558	6.7
Technology	1,054	4.6
Award guidelines, council dwelling	1,039	4.5
Home-hunting	994	4.3
Checks of rental contract	942	4.1
Sub-letting	871	3.8
Estate agents	582	2.5
Social issues / eviction	543	2.3
Resident conflict (wohnpartner)	459	2.0
Aids / subsidies	449	1.9
Mould	437	1.9
Investment cost compensation	340	1.5
House management and winter service	138	0.6
Call centre	99	0.4
Housing speculation	68	0.3
<b>Total</b>	<b>23,136</b>	<b>100.00</b>

## Mediation Service subject areas in 2015



# The Vienna Housing Ticket

The new harmonized basic conditions for the allocation of subsidized as well as municipal dwellings entered into force on 1 July 2015. The amended guidelines provide for greater transparency and fairness in the allocation of dwellings and simplify the search for somewhere to live.

The Vienna Housing Ticket not only replaces the previously required reservation slip but also enables access to a customised offer of subsidised dwellings. It includes all dwelling categories awarded through Wohnberatung Wien – from municipal dwellings to subsidized and subsidized renovated dwellings.

## The Entry Ticket to Affordable Housing in Vienna

Holder of the Vienna Housing Ticket are registered at Wohnberatung Wien with their personal prerequisites and individual wishes and are sent offers for dwellings that match their criteria. Existing reservation slips will remain valid. The revision and harmonisation of the award criteria further simplifies the overview of available dwellings in the city. In the future, only one registration will be required to express interest in a municipal or subsidized dwelling.

All Vienna residents who meet the prerequisites are entitled to the Vienna Housing Ticket. Upon successful registration, it is possible to express an interest in published dwellings online or directly at Wohnberatung Wien. The dwellings are offered in sequence, depending on the validity date of the respective Vienna Housing Ticket. If a justified housing need is proven, the entire range of available dwellings will be open to the applicant; otherwise, subsidised housing offers alternatives.

## Bonus System

Anybody who has been living in Vienna for a while and is interested in a subsidized or in a municipal dwelling will be given bonus months in the sequence. Three months are credited for each five-year period – the maximum bonus period is nine months. The bonus system has the aim of supporting all those who have had their main place of residence in Vienna for a longer period of time.



Executive City Councillor for Housing Dr. Michael Ludwig presented the Vienna Housing Ticket and the revision of the award criteria at a press conference.

# Advice on Subsidies

Whether over the phone or in person – the experts at the InfoPoint help quickly and free of charge. The focus is on questions about the issue of improvements in the dwelling and the subsidies available for this from the City of Vienna as well as on the accessibility and future adaptability of dwellings.

The advice is provided by a specialist team in person or over the telephone. Advice is provided on topics such as:

- Small improvement in the dwelling under the renovation procedure (installation of a central heating system, bathroom, toilet...)
- Subsidies for the installation of solar panels
- Disability-adapted or age-appropriate conversions in a group of dwellings
- “Thewosan” (thermal isolation) subsidy for one-family and two-family houses
- Subsidies for safety measures in dwellings

To date, MA 50 has conducted a total of 167 personal consultations and 203 consultations over the phone on the subject of funding age-appropriate conversions, for which a prior informational discussion is mandatory. For technical issues (MA 25), 75 personal consultations have so far been conducted at the “InfoPoint”.

## New Subsidy Programme

Considering the higher life expectation of Vienna's population, demographic changes and an increasingly higher amount of elderly people require age-appropriate housing in a suitable environment. On one hand, appropriate subsidized housing projects meet these needs. On the other, the City also offers subsidies for conversions aiming at an improved accessibility. The subsidies were extended in 2015 as part of the special programme for “Age-appropriate adaptation”. Subsidies of up to EUR 4,200 are possible for a floor-level shower, roll-under washing table, ramps, door opening aids according to ÖNORM B 1600 and much more besides.

The “InfoPoint” has easy barrier-free access at the entrance on Maria-Restituta-Platz 1 in 1200 Vienna. Glass partitions as well as modern fixtures and fittings make for a bright and friendly consultancy environment. An information desk equipped with informational material and a drinking



MA 25

fountain contributes to the pleasant and comfortable atmosphere in the waiting area.

## Facts & figures

2015 (status: 16 Dec. 2015)

- approx. **3,680 telephone inquiries**, equivalent to approx. 16 consultations per day
- approx. **2,144 personal consultations**, equivalent to approx. 9 consultations per day
- 318 subsidy agreements for disability measures
- 108 subsidy agreements for condensing boilers
- 650 subsidy agreements for district heating connections



**Residential building of the LiSA building group in aspern Seestadt**  
Architecture: wup ZT GmbH  
Landscape Design: ZwoPK  
Client: LiSA, Schwarzatal  
Photo: Andreas Buchberger

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# Research & Innovation

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2nd Vienna Housing “Oscar”  
Housing research – success needs a basis  
In-demand Viennese model

# 2nd Vienna Housing “Oscar”

The Vienna Housing Prize is awarded in recognition of outstanding achievements in subsidised housing and as an incentive for future building projects. The lighthouse project from 2008 to 2013 was selected in 2015. In addition, recognition prizes and an audience price were awarded.



Wolf Leeb

Vienna Housing Prize 2015: “so.vie.so mitbestimmt” – Sonnwendviertel showing solidarity, 10th district, Sonnwendviertel I, Plot C.02.04

The Vienna Housing Prize was awarded for the first time in 2009 on the initiative of City Councillor for Housing Michael Ludwig. “The purpose of the prize is to honour subsidised housing that features outstandingly innovative qualities. The standards achieved in the realisation of projects plays a vital role, above all a very high level of needs-based living quality,” says Vienna’s City Councillor for Housing and President of wohnfonds\_wien.

The requirements that the winning project of the Second Vienna Housing Prize in 2015 had to meet were accordingly high. A high-calibre international panel of judges carefully

examined a whole range of subsidised projects built over a period of six years. The focus was placed on the innovative content of projects in terms of economics, social sustainability, architecture and ecology as well as the quality of implementation, user orientation and fitness for use.

The procedure started in November 2014 with the download of the tender documents. Eligible to participate were those subsidised residential projects which residents moved into in the period from 1 January 2008 to 31 December 2013. The meetings of the panel of judges took place on 18 and 19 February 2015 and on 16 and 17 March 2015.

Almost 50 projects were entered for the Second Vienna Housing Prize, which was organised by wohnfonds\_wien. Forty-nine teams consisting of a total of 29 developers, 44 architects and 14 landscape architects as well as experts from the fields of ecology and social sustainability competed for the award, which also enjoys an excellent reputation abroad. Vienna is well known around the world as a leading city in the field of social housing.

In the first round, nine projects were selected and nominated for the second round. At the meeting on 16 March, all nominated properties were inspected on site by the international panel of judges, under the chairmanship of Prof. DI Kunibert Wachten, after which the winner was chosen. The people of Vienna awarded a public prize for their favourite project for the very first time. This enabled them to jointly determine which qualities in subsidised housing projects should be given special attention in the future.

## Vienna Housing Prize 2015

**“so.vie.so mitbestimmt” – Sonnwendviertel showing solidarity, 10th district, Hackergasse 2–4, Sonnwendviertel I, Plot C.02.04**

Developer: BWS, architecture: s & s Architekten, landscape architecture: AUBÖCK + KÁRÁSZ, Social sustainability: wohnbund:consult

In addition to the main prize, two further projects were honoured by the panel of judges with recognition prizes.



PID/lobst

City Councillor Ludwig with the happy winning team of the Second Vienna Housing Prize.

## ■ Recognition prizes

### ■ For building groups

**Wohnen mit uns!  
Wohnen mit scharf!**

2nd district, Krakauer Strasse 17–19, Nordbahnhof II – Interkulturelles Wohnen (Intercultural Living), Plot 15C

Developer: Schwarzatal, architecture: SUPERBLOCK – einszueins architektur, landscape architecture: DVD Landschaftsplanung, building group: wohnen mit uns! (living with us!): Wohnprojekt Wien – Verein für nachhaltiges Leben (Housing project Vienna – association for sustainable living)



### ■ For district development

**Neu Stadlau – Oase 22**

District management, Oase 22: Caritas District Work

BOA, 22nd district, Adelheid-Popp-Gasse 1, Plot 2

Developer: BUWOG, architecture: ARGE Koeb&Pollak – Schmoeger Architektur, landscape architecture: EGKK – DI Joachim Kräftner



22nd district, Adelheid-Popp-Gasse 5, Plot 8

Developer: GESIBA, architecture: studio uek – Pesendorfer, landscape architecture: rajek barosch landschaftsarchitektur, participation: PlanSinn



**Time Out – Aktives Wohnen**  
22nd district, Adelheid-Popp-Gasse 3, Plot 1

Developer: ÖSW, architecture: g.o.y.a. architekten, landscape architecture: rajek barosch landschaftsarchitektur



### ■ Public prize

**Time Out – Aktives Wohnen**

22nd district, Adelheid-Popp-Gasse 3, Plot 1

Developer: ÖSW, architecture: g.o.y.a. architekten, landscape architecture: rajek barosch landschaftsarchitektur

wohnfonds\_wien, Manfred Seidl

# Housing Research – Success Needs a Sound Basis

Projects that illuminate the future development of our city and meet the needs of our society need scientific analysis and research. That is the responsible task of Vienna Housing Research. It ensures that the most diverse demands are met.

Vienna Housing Research, which is assigned to city administration department MA 50 – Housing Subsidies and Arbitration Board for Legal Housing Affairs, is jointly responsible for the mid-term assessment of living space requirements as well as the qualitative further development of Vienna housing. The goal is innovative, subsidised, affordable housing in Vienna, which takes on current social challenges and develops new solutions for them. Vienna Housing Research provides the scientific basis and, with its expertise, supports policy-makers in their decision-making as well as the specialist public sphere with this challenging task.

In the area of new buildings, the work of Vienna Housing Research focuses on the qualitative and in particular the current quantitative development of the supply and demand for housing, ensuring the provision of affordable housing in the future, and on the changed living requirements resulting from social and demographic developments.

Topics such as the importance of the late nineteenth-century “Gründerzeit” building stock in Vienna in conjunction with the housing policy, private investment and urban development, economic and ecological issues of the homes of the future, as well as comparison and analysis of the most important international parameters in the area of subsidised housing, are also among the tasks of Vienna Housing Research.

## Future Housing for Young People in Vienna

The housing-related wishes of young people in Vienna are undergoing a great historical change due to changing lifestyles and are becoming increasingly diverse. Today’s young Viennese are much more mobile both socially and geographically than they were 20 years ago; they are multi-networked, both on a virtual and on an analogue basis. Many young people today live differently from how their parents did at the same age. For them, youth is not simply about

preparing for a model of living previously lived by their parents, but is a special phase of life in which they test, change and reject their own, new everyday practices and relationships and transfer them to the next phase of life.

Because of this social change, young adults have altered the significance of the first dwelling of their own as well as the way they approach the issue. Young Viennese of every background want housing that offers them self-determined free space for new forms of youthful living in an urban environment. They want homes that adapt to their flexible lifestyles – not the other way around – and feature a price-performance ratio appropriate to their age and affordable even in the city centre. To address the subject, an in-depth specialist symposium for an audience of interested listeners is to be offered over the course of 2016.

## Smart City in Municipal Housing

Vienna Housing Research is part of an interdisciplinary research consortium that achieved success with its submission of a so-called exploratory project on the theme of “Smart renovation in social housing” in May 2015. The “Smart City in Municipal Housing” project, which is funded by the Climate and Energy Fund with around EUR 200,000, was executed in cooperation with Wiener Wohnen, wohnpartner and external experts (Energieinstitut der Wirtschaft [Energy Institute for Businesses], Wien Süd, wohnbund-consult and Rosinak & Partner).

With the active involvement of residents, an innovative modernisation road map with new flexible, future-ready forms of housing is being developed for two Vienna housing complexes with a total of 150 dwellings in order to improve the quality of life of future generations. In addition to involving the tenants, the key points of smart moderni-

### ■ An overview of research areas

- **Affordable living:** Cost reduction through planning, pilot projects for low-cost housing, space-saving construction, financing options, subsidy options
- **Technical and ecological qualities and standards in new buildings:** Innovative technologies, flexibility, timber construction, free spaces, standards of fixtures and fittings and much more.
- **Technical and ecological qualities and standards in renovation:** Innovative technologies, reduction in energy consumption, green spaces and much more.
- **Living in a community:** Co-determination, new house managers, mediation and management, communal facilities, assisted living, social mix, integration, identity

sation are the integration of the living environment as well as consideration of the socio-demographic change and socio-economic framework conditions. In addition to the energy-related renovation of the residential buildings and the design of the living environment, the project also deals with issues relating to sustainable mobility. It banks on the participation of residents through extensive communication and information and takes into account aspects of demographic change and social sustainability when preparing the renovation plan.

## Commissioned Research Projects

In 2015, a total of 38 research projects were commissioned. In addition, 7 projects were sponsored that concerned the participation of Vienna in international projects and presentations of subsidised housing in Vienna abroad.

The result reports of the completed research projects of Vienna Housing Research are available online at [www.wohnbauforschung.at](http://www.wohnbauforschung.at) in German, partly also in English.



# Viennese Model In-Demand

Vienna's social housing is an international model, today more than ever, and a point of interest for many high-ranking expert delegations from all over the world. Particular interest was expressed in aspern Seestadt and Sonnwendviertel in 2015.



Wien-Haus/Brussels

A conference entitled "Future challenges of social housing in Europe" was held at the Wien-Haus in Brussels on 13 November 2015 and was attended by 35 experts from across Europe. The event succeeded in raising the topic of "social housing" to the highest European level.

Vienna has about 220,000 municipal dwellings and approximately 200,000 subsidized dwellings. Vienna is therefore the city with the highest percentage of subsidized and affordable dwellings anywhere in Europe. In 2015 alone, 12 delegations from 9 countries came to Vienna in order to learn more by engaging in expert discussions and excursions on matters pertaining to housing construction and

urban renewal. Abroad, the Viennese model was discussed and explained at relevant seminars and lectures, e.g. in Brussels, Frankfurt and Wrocław/Poland.

## EU Urban Partnership "Housing"

The EU urban agenda was proposed in 2014 by the European Commission and is to be implemented in the form of 12

urban partnerships starting in 2016. Vital themes for cities in these urban partnerships will be critically analysed together with the EU institutions, the member states, cities and important stakeholders in order to develop suggestions for improvements in the areas of legislation and financing conditions. The first four partnerships will be dedicated to the issues of housing, air quality, urban poverty and migration/integration. They will work intensively for three years to prepare changes in the areas of legislation and financing. The City of Vienna is represented in the EU urban partnership "Housing" by Vienna Housing Research.

## Eurocities

As a network of major European cities in Brussels, Eurocities ensures that the voice of the Europe's cities is heard in EU decision-making processes. Vienna chairs the Eurocities "Housing" Working Group. The Working Group serves as a platform for the exchange of knowledge and the generation of ideas as well as a special interest group for lobbying European institutions. In order for the group to provide productive answers to and shape the given requirements, an appropriately strategic orientation is required for the group's activities, which are linked to intensive work in the conceptual area, coordination as well as operational work. This challenging work has been taken up by Vienna Housing Research for some years now. In terms of content, questions about the strategies of cities for meeting the growing housing needs were specifically dealt with in the Eurocities "Housing" Working Group in 2015.

Together with the Eurocities "Public Services" Working Group, a new policy statement was elaborated by deleting the restriction that subsidised housing is available only to "disadvantaged citizens and socially weak population groups". This established a more solid basis for the Brussels lobbying work in the context of the "Resolution for Social Housing in Europe", which was initiated by the Mayor of Vienna in 2013 and signed by 30 major cities.

## UN Charter on Sustainable Housing

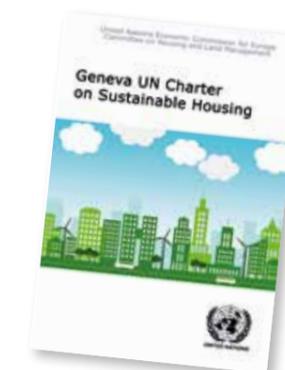
Vienna Housing Research represents Austria at the United Nations Economic Commission for Europe (UNECE) on the Committee for Housing and Land Management. 2015 was dominated by the "Geneva UN Charter on Sustainable Housing", which was adopted by the delegates of UNECE on 8 October. The Charter provides a common basis for the countries of the ECE region (United States, Canada, Europe and the successor states to the Soviet Union). Its aim is to promote the development of socially sustainable housing in this region. The goal is to ensure decent, affordable and healthy living conditions for everybody. In addition, the Charter serves as preparation for the UN Habitat III Conference,



Swedish Tenants Association

A delegation of the Swedish Tenants Association visits the Sonnwendviertel in the 10th district during its two-day trip to Vienna.

which will take place in Quito, Ecuador, on 17-20 October 2016. At this conference, the course is to be set for the sustainable development of cities on a worldwide basis.



### ■ Why a charter for social housing?

Social housing plays a key role for the quality of life. The resultant positive effects are dependent upon taking the following principles into account: environmental protection, economic feasibility and efficiency, social inclusion and participation as well as cultural appropriateness. The general conditions of our age, such as globalisation, demographic change, climate change and the economic crisis, pose great challenges to the development of social housing in the ECE region.

**Housing in Inzersdorf**

Architecture: wimmerundpartner ZT GmbH

Outside space planning: EGKK

Developer: Gewog, Heimbau

Photo: wimmerundpartner



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# Notes

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### ATLANTIS-KLANG-HAUS

After an extensive restoration in the spring of 2015 under the aegis of MA 34, the building is resplendent again in its original colours: The façade painting “Atlantis-Klang-Haus” designed by the poetic surrealist Helmut Kand on Mariahilfer Hofmühlgasse.

### FREE FEED FOR FURRY NOSES

A special social market opened at Karl-Marx-Hof with the “Feeding Box”: Socially disadvantaged animal keepers receive free feed for their beloved pets at the issuing shop, which Wiener Wohnen makes available at very low cost.



### WORLDWIDE RECOGNITION

Vienna is an international model in matters of “housing”. Barbara Hendricks, German Federal Minister for the Environment, Nature Conservation, Building and Nuclear Safety, together with State Secretary Florian Pronold and a delegation, visited the city in June 2015 in order to learn about and exchange information on the local model. At the City Hall, a presentation of the Executive Councillor Michael Ludwig was on the agenda, among other things.



### CELEBRITY TREE SPONSOR

The popular actor Harald Krassnitzer accepted the first tree sponsorship in a municipal housing complex in Hietzing.

### GREAT PERSONALITY

Architect Dr. Wolfgang Förster, head of Vienna Housing Research, was awarded the Merit Award in Gold of Vienna province on 26 July 2015. “He brings the success story of Vienna housing to the world and ensures that this best-practice model gets appropriate attention,” said Executive City Councillor for Housing Michael Ludwig in his laudatory speech.



### CHARITY KICK-ABOUT

Several departments kicked the ball at the sports field in Gersthof for a good cause. The residential housing department was represented by MA 25 (white and red), MA 34 (red and black) and MA 69 (blue and white). A total of EUR 7,300 was collected for Children’s Cancer Aid!



### HONOURED VISIT AT ASPERN SEESTADT

In June 2015, Federal President Heinz Fischer together with Executive City Councillor for Housing Michael Ludwig were impressed by the progress of urban development in aspern Seestadt.





### “JOBS IN-HOUSE”

As part of the pilot project at the Rennbahnweg municipal housing building, residents looking for work have the opportunity, if interested and suitable, to work at their housing complex as a Vienna House Manager.

### BARRIER-FREE IN THE 8TH DISTRICT

Thanks to the newly installed lift, the district council building at Schlesingerplatz 2-4 in Josefstadt is now barrier-free – a huge relief for people with walking difficulties!



### SECURE AND SAFE IN VIENNA

The City of Vienna supports the Vienna police whenever and wherever possible. For example, with the new windows valued at EUR 250,000 for the Police Department at Hufelandgasse. Meidling District Mayor Gabriele Votava and State Police President Gerhard Pürstl are also delighted by this.



### GARDENING TOGETHER

Several members of the Vienna City Government visited the neighbourhood garden in “Eurogate”, the new urban district of passive houses.



# **Housing in Vienna**

Annual Report 2015

Online at  
[www.wohnbauforschung.at](http://www.wohnbauforschung.at)