Lessons From Vienna’s Social Housing Model

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Vienna solved their housing crisis

1918: 30,000 Homeless

2022: Most Livable City
Vienna’s Approach to Housing

- Housing for All
- Sufficient Housing Capital
- Pro Active Public Land Strategy
- Cost Based Financing (LPHA)
- Innovation & Sustainability
City Comparisons

**VIENNA AUSTRIA**
- Market Rate Housing: 56%
- Public Housing: 21%
- Private Affordable Housing: 17%
- Other: 6%

**SAN FRANCISCO, CA**
- Public Housing: 1%
- Private Affordable Housing: 8%
- Market Rate Housing: 91%

**SAN JOSE, CA**
- Public Housing: 0%
- Private Affordable Housing: 5%
- Market Rate Housing: 95%

<table>
<thead>
<tr>
<th></th>
<th>Vienna Austria</th>
<th>San Francisco, CA</th>
<th>San Jose, CA</th>
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</thead>
<tbody>
<tr>
<td><strong>Total Population</strong></td>
<td>1,960,023</td>
<td>887,711</td>
<td>1,021,786</td>
</tr>
<tr>
<td><strong>Total Housing Units</strong></td>
<td>1,050,000</td>
<td>340,140</td>
<td>322,881</td>
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<tr>
<td><strong>Total Affordable Housing</strong></td>
<td>442,000</td>
<td>29,890</td>
<td>17,598</td>
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<tr>
<td><strong>Homelessness</strong></td>
<td>2,200</td>
<td>7,754</td>
<td>6,650</td>
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Housing for All

- 80% of Vienna’s residents qualify
- Housing set asides for Low-income and vulnerable groups
- Focus on Community Building
- Comprehensive tenant services
- Displacement prevention
Social Mixing Policy

"You can’t tell a person's income by their address”

Michael Ludwig, Mayor of Vienna

Mölker Bastei (Wien 1)

Photo: Gerd Götzenbrucker
Vienna’s Housing Capital

1% income tax: €250 million

Loan repayments, ground leases and rental income: €200 million

Total: €450 million

85% of funds are allocated to capital costs

2/3rd is allocated to new construction

1/3rd is allocated to rehabilitation

15% of funds are used for ongoing individual subsidies and coordination of tenant services
Public Land Strategy

Total land holdings
3.2 million m²
Including leasehold

- Recent major > new housing developments
Large Scale Urban Development

- Mixed Income Zoning
- Infrastructure Investment
- Developer Competitions
  - Social Sustainability
  - Design
  - Environmental Sustainability
  - Financial Feasibility
Sonnwendviertel

- 75 Acres
- 17 Acre Park
- 5,500 Units
- Central Rail Station
  - 100 Shops
  - EV Car Sharing Svc
  - 600 Parking Stalls
  - 1,100 Bicycle Stalls
- 600 Parking Stalls
- 1,100 Bicycle Stalls

Open Space & Public Transit
A Variety of Housing Types

- Municipal Housing
- Limited Profit Housing Association
- SMART Apartments
- Owner Cooperatives
- Gentle Density
- Temporary Emergency Housing
Cost Based Financing
Limited Profit Housing Associations (LPHA)

- 100 Year History
- 60 Active LPHAs
- LPHA Model
  - Mixed income housing
  - Limit on land price
  - Limitation of financing
    (max. 3.5% return on equity capital)
  - Low cost loans (1% 40 year amort)
  - Cost-limited rents
  - “Smart Units” micro units
  - Tenants Contribute 1% of Costs
  - Right to Purchase
Sustainability & Innovation

- Low Carbon Construction
- Car free living
- Electrification of Utilities
- Smart technology
Join a future delegation!

To learn more about the Vienna Social Housing Field Study, visit

https://GPLA.co