

Lessons From Vienna's Social Housing Model



GLOBAL POLICY
LEADERSHIP ACADEMY

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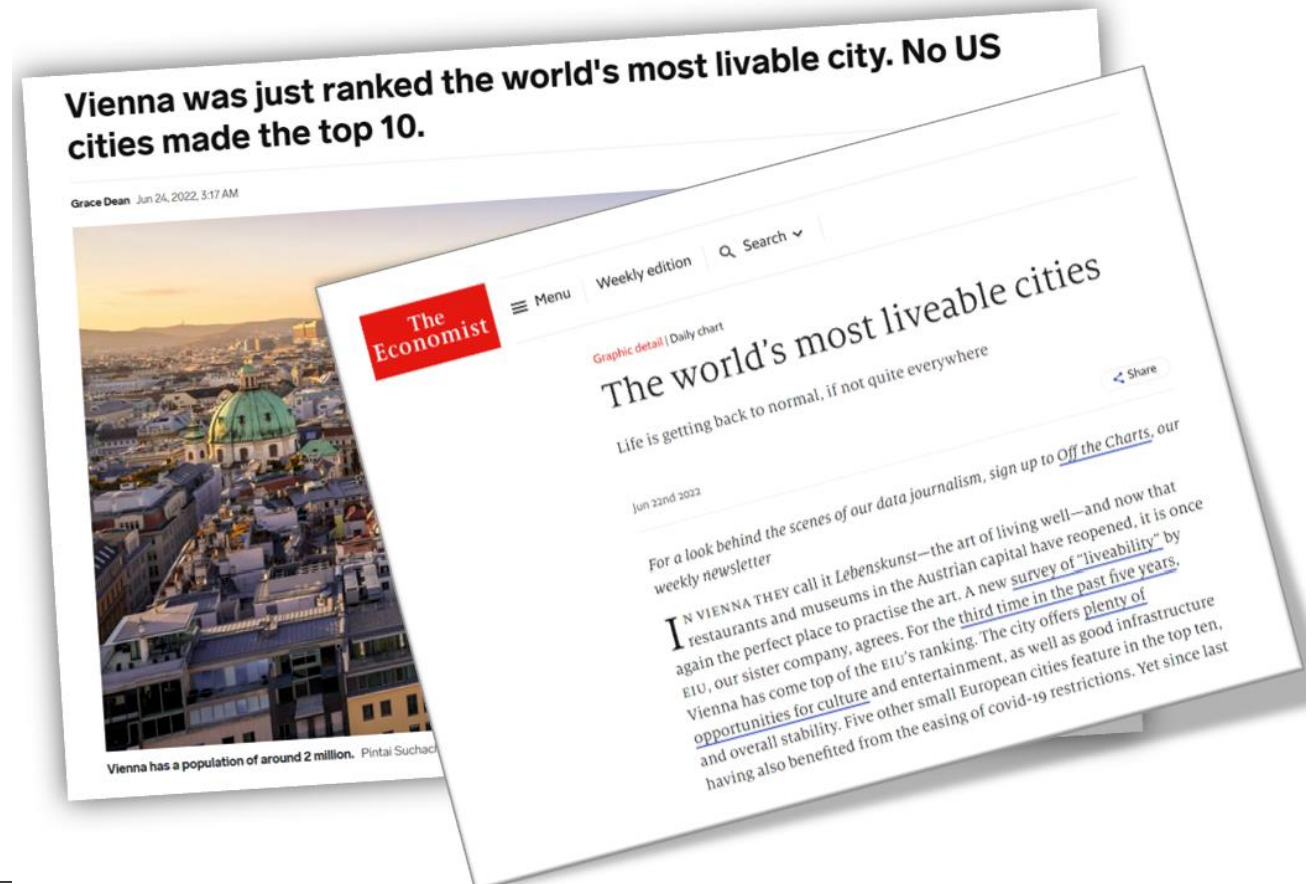
Vienna solved their housing crisis

1918: 30,000 Homeless



© State Hall of the Austrian National Library. Photographer, Albert Hilscher.

2022: Most Livable City

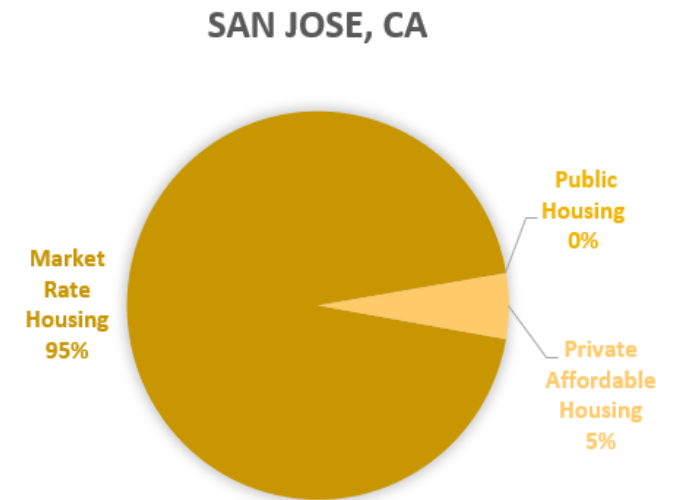
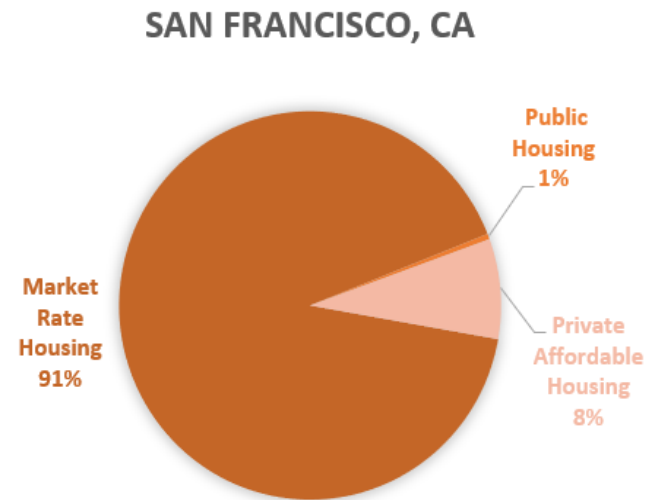
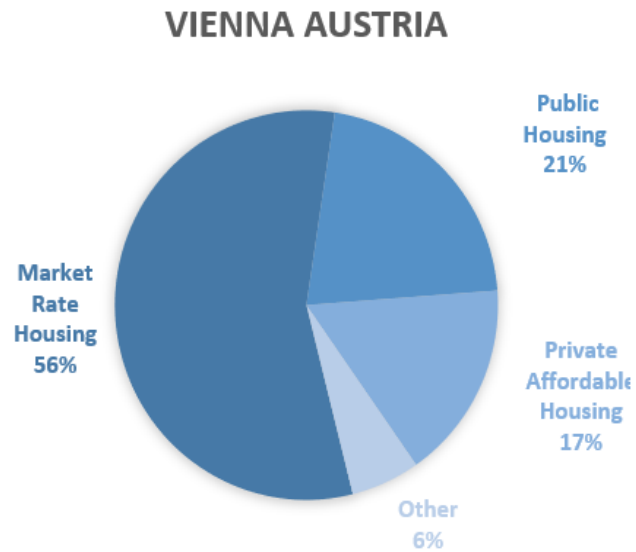


Vienna's Approach to Housing

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



City Comparisons



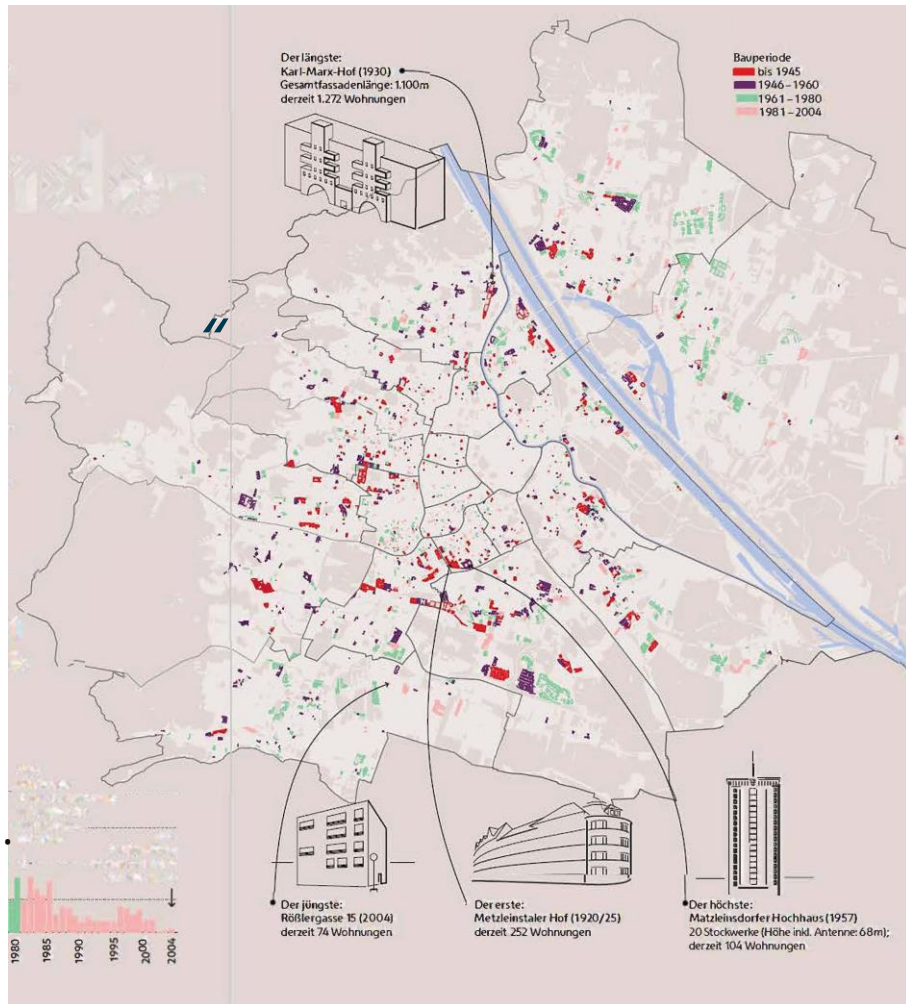
Total Population	1,960,023	887,711	1,021,786
Total Housing Units	1,050,000	340,140	322,881
Total Affordable Housing	442,000	29,890	17,598
Homelessness	2,200	7,754	6,650

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"

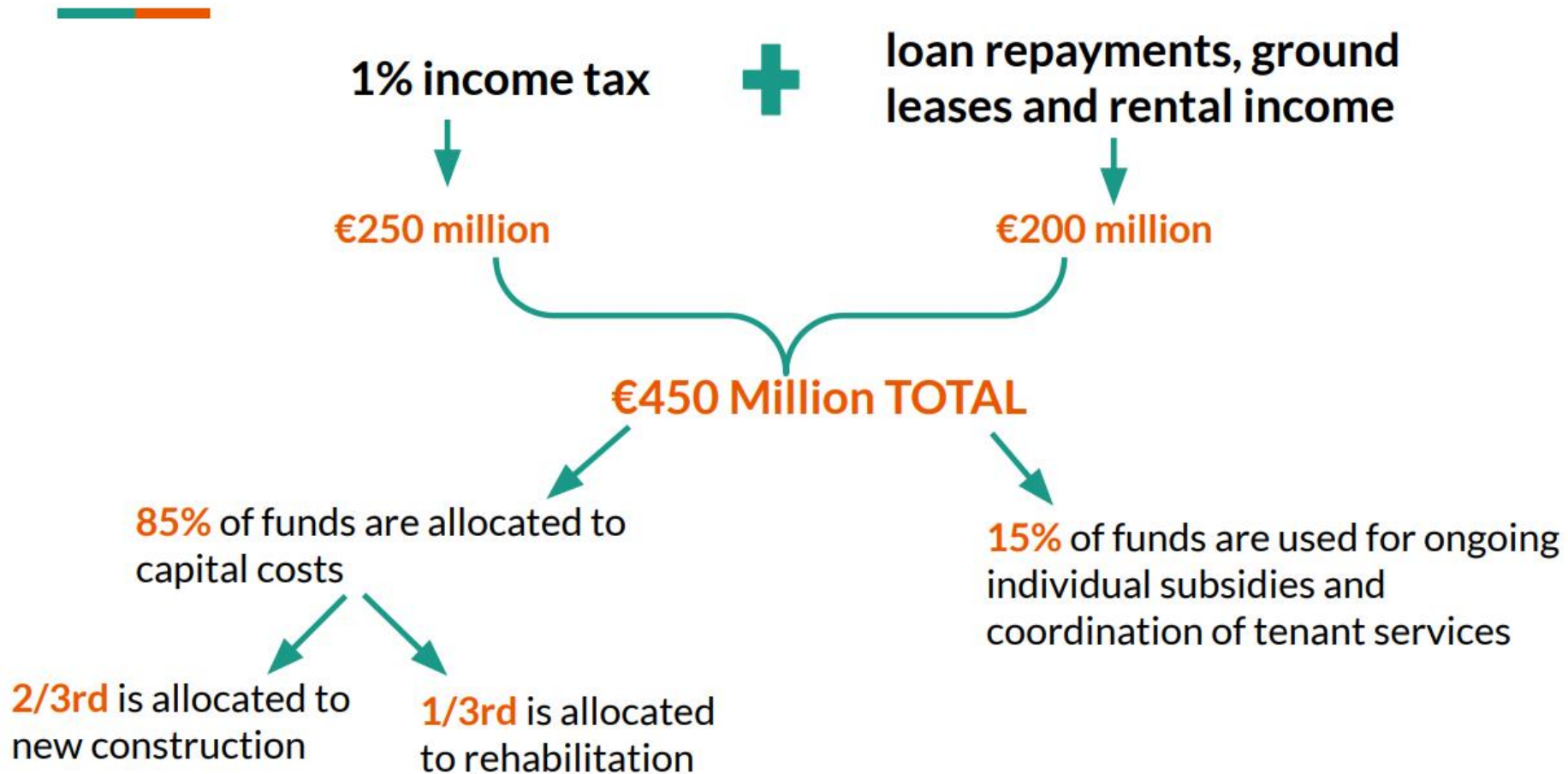
Michael Ludwig, Mayor of Vienna



Mölkler Bastei (Wien 1)

Photo: Gerd Götzenbrucker

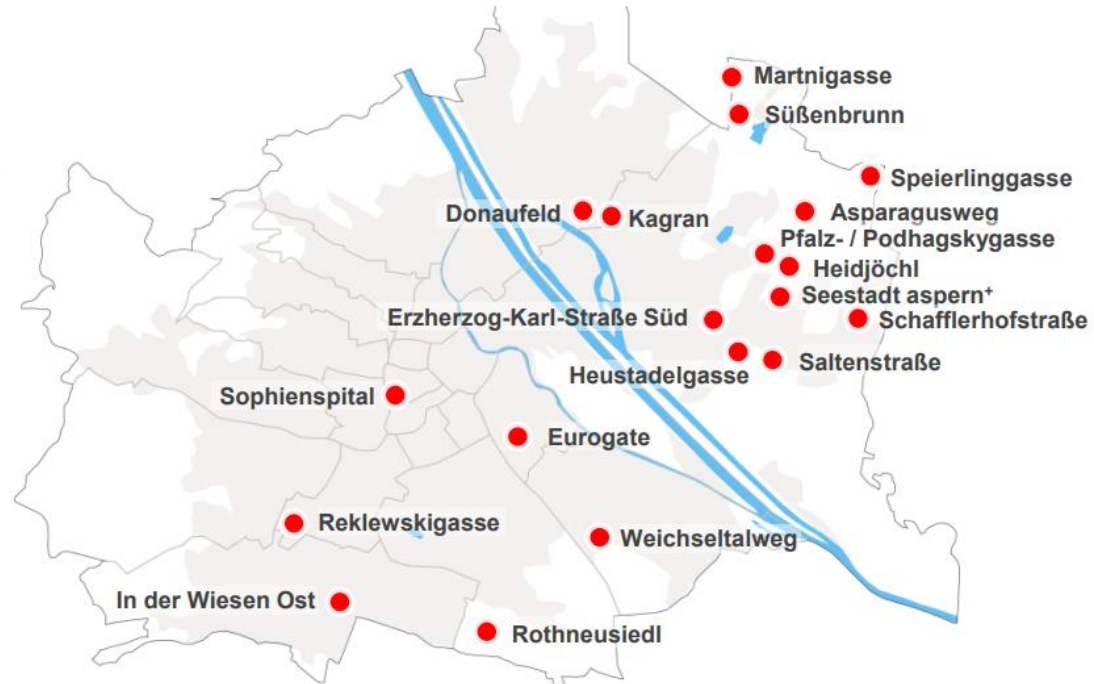
Vienna's Housing Capital



Public Land Strategy

Total land holdings
3.2 million m²
Including leasehold

- Recent major > new housing developments



wohnfonds_wien



fonds für wohnbau
und stadterneuerung

Large Scale Urban Development

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



Open Space & Public Transit

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



Sonnwendviertel

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>

