



**Proposals for housing policies that can deliver AGS
priorities and more:**

the Citizen's perspective



**For economic growth and
stability:
affordable housing wanted!**

Vienna around 1910

- Population: 1910: 2,083.497
 - death age of low-income workers: 33 years
- Flats: 1910: 482.269 = 4,8 persons per flat on average
 - An average flat had less than 30 m² , no water, no toilet, no bath, no gas, no electricity, lack of daylight
- Costs (rent):
 - 50% of the tenants: 20- 30 % of the family-income
 - 30% of the tenants: 30 – 40% of the family-income
 - 10% of the tenants: 40 – 50% of the family-income
 - 10% of the tenants: more than 50%
- No fix accomodation for 332.378 persons

Legal situation until 1917

- Austrian- Hungarian Monarchy
- No rental law existed, free agreements about tenancy, high amount of poverty
- No financial support from the state for house-construction
- No limitation for rents and the duration of contracts
 - The landlord could increase the rent and finish the contract whenever he/she wanted
- free - completely liberal housing market

First rental law 1922

- 7.12.1922 the rental law was introduced, 22.6.1929 the law has been reformed
- The rents for all buildings built before 26.1.1917 were kept at the level of 1914, buildings built after January 1917 had no rent limits
- Result: ground became cheap, the state and the communities (especially Vienna) started to construct buildings for low-income people
- 1910 to 1934: 65.000 flats were built by the Viennese community

Austrian housing situation 2010

- 8,283.200 Mio inhabitants
- 3.624.300 Mio households
- **Austria:** 39,9 % tenants (1.445.500 flats) **Vienna:** 75,8% tenants
- 43,3m² per person/ 2,9 persons per flat
- in Vienna: 37,5 m² per person /1,99 persons per flat
- 23,1% of the flats are constructed before 1945
- 43,3% of the flats constructed: 1945 – 1980
- 33,6% of the flats constructed: 1981 – 2009
- 48,1% of the flats are in 1/2 Family houses

Austrian housing stock

- private owner
 - of 1/2 familyhouses: 1.742.200
 - of condominium: 402.297
 - other private owner: 617.603
- communal owner incl. Vienna: 286.900
 - Vienna: 220.000
- Nonprofit housing association: 575.300

Problems since the 90ties

- Since 1994 private rents have been opened
- Ground costs have been increased – so housing construction have become more expensive
- Newcomers on the housing market have less income than the older generation but are confronted with higher rents than their parents or grandparents
- The political attitude about equality of tenants and owners has been lost
- Actual political mainstream – not only in Austria - people serve markets instead in the other way round
- Reduction of financial support in all social/sociopolitical related fields.

Problems today: the fiscal pact

- A flash back of the policies of the 30ties in the last century
- It will have a very destructive influence on our societies – the beginning we can see in Greece and Spain
- It will not solve our economical problems
- It reduces our space for political scope for actions
- It is a reaction made under stress and fear
- There are always more ways than one BUT that requires to broaden our own perception

What would it need in the housing sector?

- The political attitude that everyone has the right for high quality and affordable housing
- The political attitude that tenants and owner have equal rights
- The political attitude that income out of selling or renting houses has to have limits.
- The political attitude that enough housings are build and that it is a responsibility of the state to make that happen.

What follows

- Clear perception which rules and regulation are necessary to reach the goal „affordable housing for everyone“ without sticking on old thinking
- Clear perception that market (individual) interest and society interests are often not the same and that we need BOTH
- Clear perception about the limits of the market and the supporting role of state to guarantee enough diversity in housing models

What does it need?

- The political conviction that market and social needs do have equal importance
- The political attitude that housing is a social need and plays an important role in peaceful societies
- The political support to finance housing and to limit rents and profit in real estate
- The political vision that competition and cooperation are both entitled to enable fruitful societies

11 ■ So that diversity has a chance to exist