

New approaches to 'Social Housing' in Germany

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IRS/UrbanPlus



The agenda

1. Overview of German social housing'
2. The German debate about a demand for social housing
3. What to do after the end of traditional social housing?
4. A new demand of interlinking '*quasi*' and '*physical*' social housing with strategies for *precarious neighbourhoods*



1. Overview of German social housing'

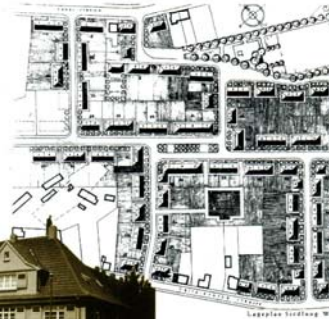


An der G...
im Weeg

Bewohnern den täglichen Einkauf im direkten Wohnumfeld zu ermöglichen.

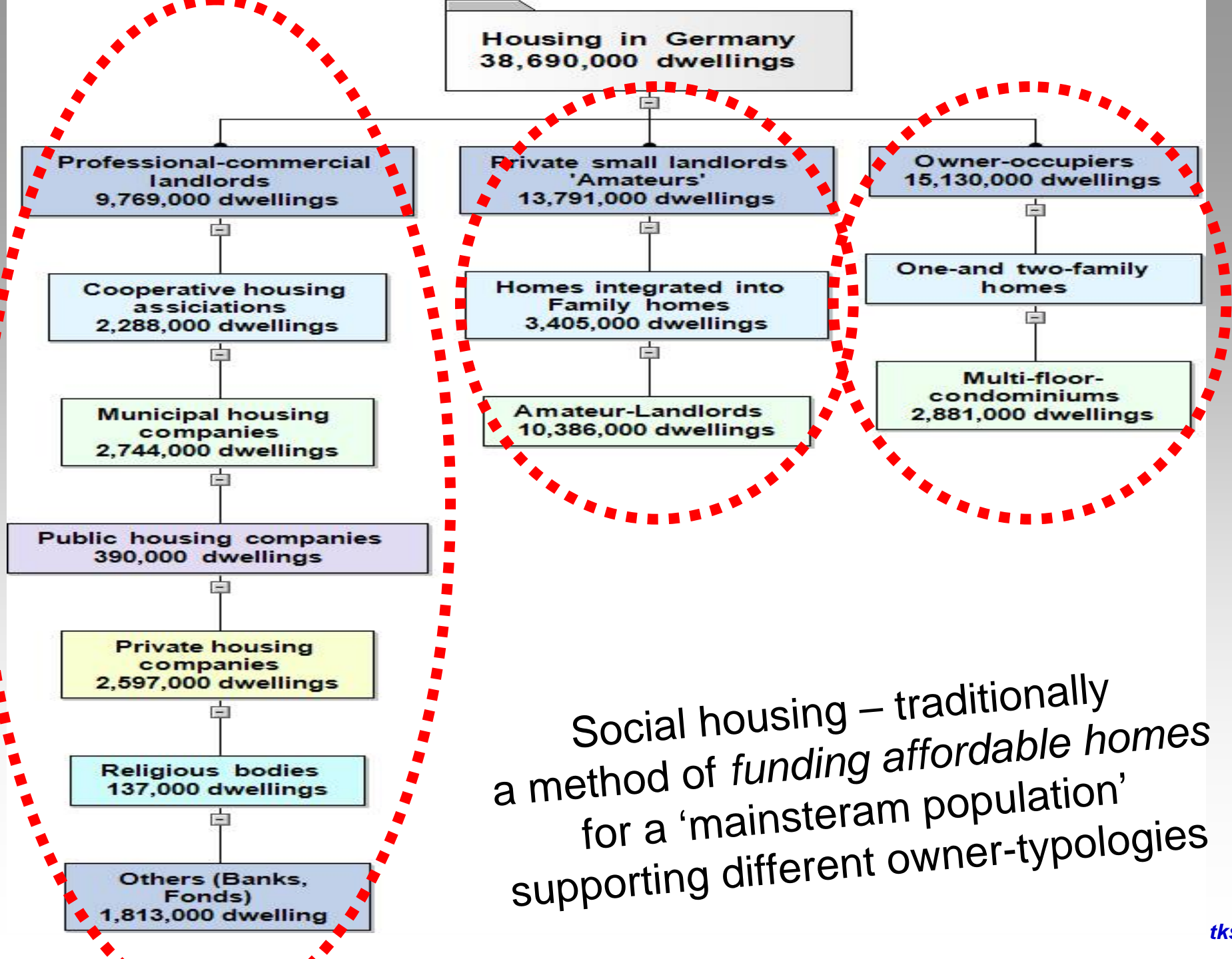
Das Genossenschaftsheim geriet etwas kleiner als das am Kannenhof, da in der Nachbarschaft mehrere Säle vorhanden waren, enthielt aber dennoch Tagesraum, Versammlungsraum, Lesezimmer und Kegelbahn.

Mit dem Bau des Kindergartens und der Plansch-
eckenanlage fand die Siedlung 1930 ihren vor-
läufigen Abschluß. Zur Zeit der Planung, 1927,
"wo noch bessere Verhältnisse bei den Gemein-
den bestanden", sollte der Kindergarten von der
Stadt erbaut und betrieben werden. Im
Laufe der drei Jahre bis 1930 sah



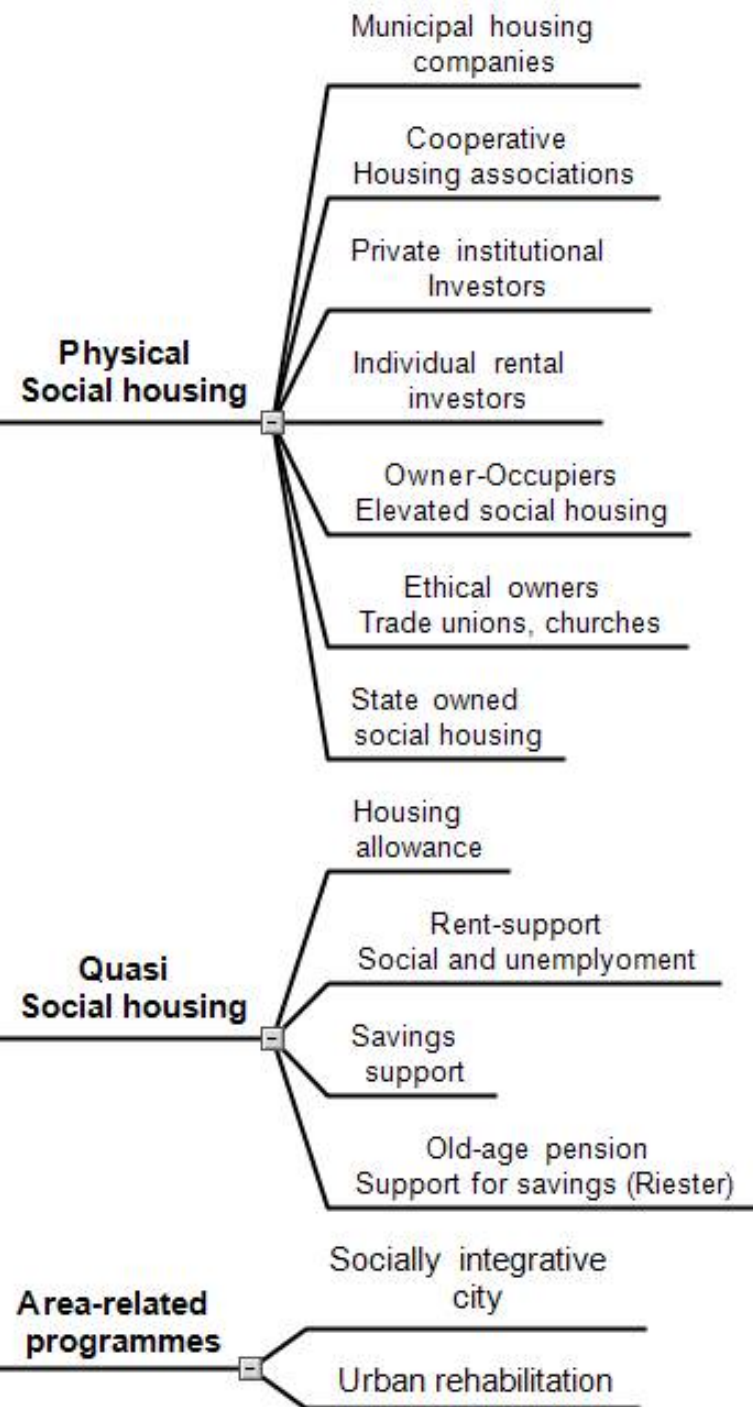
Lageplan Siedlung W...



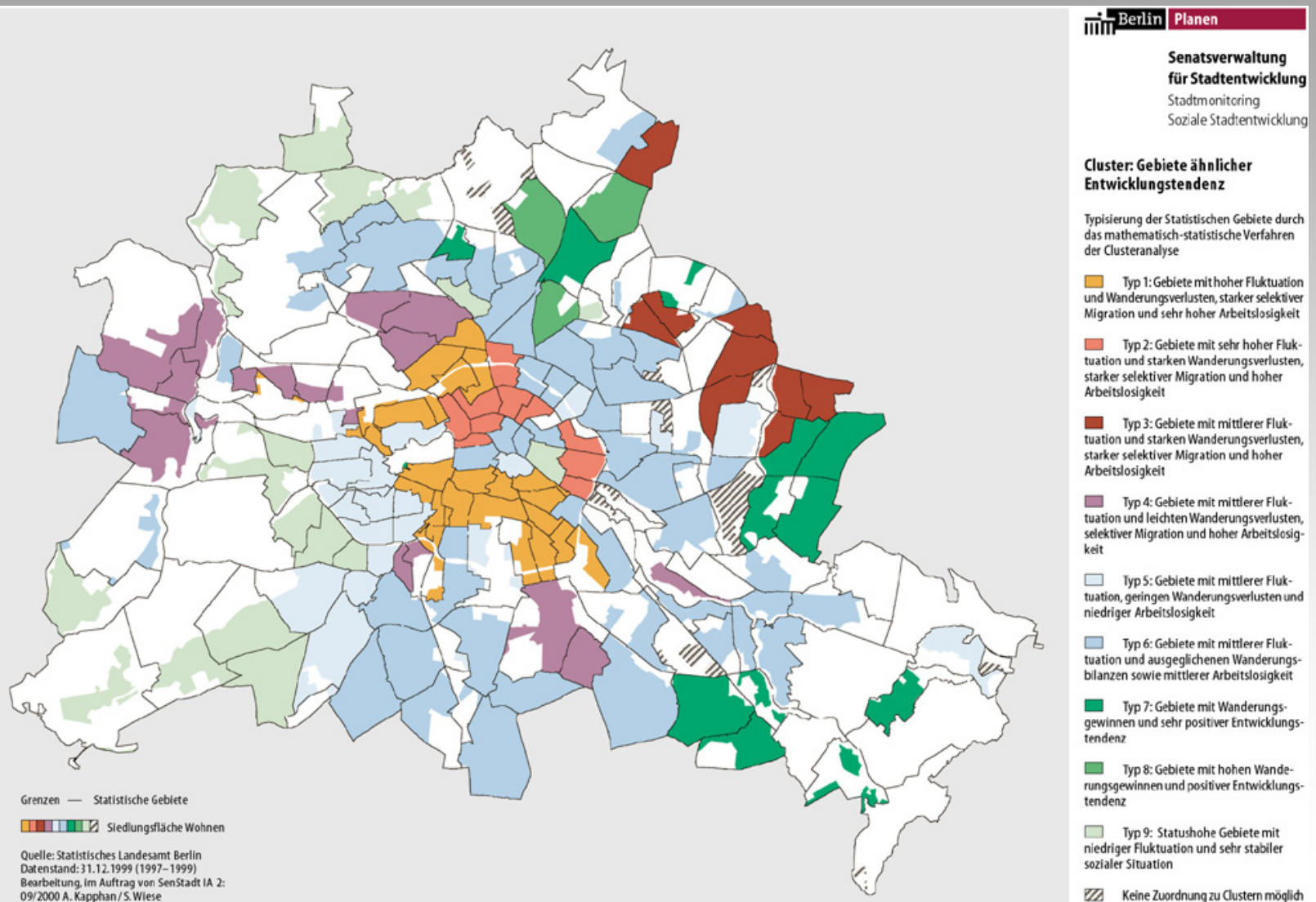


Social housing – traditionally
a method of *funding affordable homes*
for a 'mainsteram population'
supporting different owner-typologies

Structure of German Social Housing



Socio-spatial polarisation despite or because of traditional social housing?



A change in providers of social housing due to massive privatisation of public housing companies



FORTRESS

Global alternative investment



GESOBAU

Ihre Wohnfühl - Experten



LONE STAR FUNDS



GSW

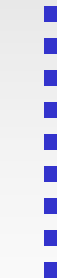
**Gesellschaft für
sozialen Wohnungsbau**

GAGFAH NILEG ACQUISITION 1 WOBA

Gemeinnützige Aktiengesellschaft für Angestellten-Heimstätten Dresden

2. The German debate about a demand for social housing

- A *natural melt-off* due to procedures
3.9 mio in 1987 down to 1.8 mio in 2001; -
100.000 p.a.
- A complex debate in a *neo-liberal context*
less state
uneconomical – and often socially insensitive
– public housing companies
- An *impoverished federal and local state* selling
off the ‘family silver’



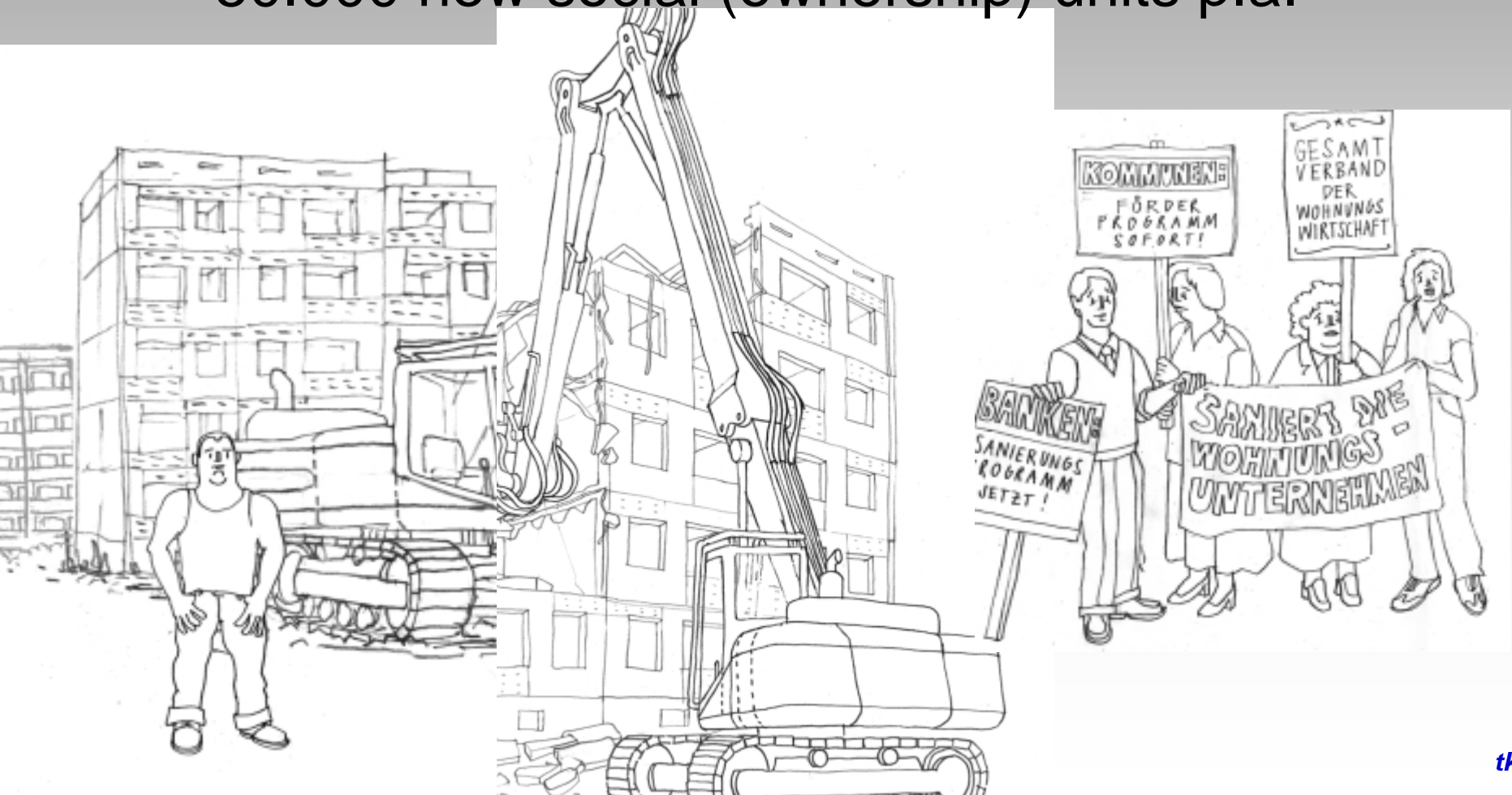
The debate about a demand for social housing (2)

- The promises of '*non stigmatising individual assistance*' and a non localised
- The *demographic factor* reducing housing needs further
- A polarisation between *market pressured growth-regions* and eastern (and western) *declining regions*
- If public companies are as shareholder oriented, why should they be public?

1 million empty dwellings

The biggest action in social housing: 'Urban regeneration (east)'

400.000 dwellings demolished until 2009
50.000 new social (ownership) units p.a.



3. What to do after the end of traditional social housing?

- Privatisation:
Precarious balance between debt-reduction and increased spending on housing benefits
- Experience: Withdrawal of privatised housing companies from integrated policies – social city and urban regeneration
- Innovations have not come from policy or public housing companies

‘Privatising profit and socialising losses’

To which developments has social housing to respond?

- individualisation
- new life-styles (laptop-bohemians...)
- ageing
- new household and time structures
- work-life-banances
- polarisation between included and excluded

New milieus

The active poor as housing actors

The passive housing consumers

Prevenive of empowering

An interim résumé

In Germany housing is a highly ideological topic partly distant from economic logic

The question of logics of ownership and rent is by far not empirically answered

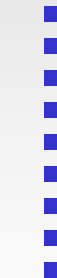
Regional dynamics, faster living, local persistence?

1. Traditional social housing is not 'per se' good
2. Individualised social assistance has its pros and cons
3. The question is open, what social housing as a public activity is appropriate for post-modern societies?



4. Interlinking 'quasi' and 'physical' social housing with strategies for precarious neighbourhoods

- Physical rehabilitation as such has failed urban socio-spatial problems
 - Social initiatives have failed as they did not address physical problems
- All empirical indicators show that 'single issue policies' cannot solve hybrid socio-spatial problems





STADT

Senatsverwaltung
für Stadtentwicklung

Deficits in physical social housing in the socially integrative city

- Estatist self-conception prevents the state-actors from intervening in market distortions – restriction to socio-cultural work
- Good impact on social climate in neighbourhoods
- Improvement of infrastructure
- Little or no impact on local economy and unemployment housing problems



ExWoSt

FORSCHUNGSINITIATIVE
ZukunftBAU

Forschungsprogramme

projektplanung
OST
AUFBAU



http://www.bbr.bund.de/cln_005/nn_25610/EN/ResearchConsultation/research__node.html?__nnn=true



Bundesamt
für Bauwesen und
Raumordnung

Trying to understand – government research and action

- Socio-spatial programmes *Socially Integrative City*
- Cooperative housing
- Typology related research – single family homes
- Ecological building and maintenance
- Local economy and neighbourhood
- Gender matters in housing
- Generation matters in housing



Germany has a strong history of self governance in housing

- Cooperatives 11 % of stock
- Strong link to policy making
- Answering to pressing policy questions:
 - Accelerating life-style and location changes
 - Ageing populations and age-poverty
 - Allowing links to other self-organised sectors



BERLIN

WOHNEN IN EIGENER REGIE !



GEMEINSCHAFTSORIENTIERTE
STRATEGIEN FÜR DIE MIETERSTADT

BILDUNGSWERK BERLIN DER HEINRICH-BÖLL - STIFTUNG UND MATHIAS HEYDEN (HG.)

- Good ideas (often) derive from the bottom
- Under a certain pressure, the state responds:
 - Self-help funding
 - Providing low cost building ground
 - Integrating social infrastructure
 - Strengthening self-governance
- Finding a balance not overburdening the initiatives

'home-builders groups'

Eigentumswohnungen mit Grundstücksermäßigung Munich



München, Riem
"WOGENO Wohnanlage"
(Bayern)

- Municipal social housing programme with market actors
- Taking up the differences of demand
- Activating the active – and encouraging social inclusion and assistance

Municipal provision of low priced land

New approaches to ethnic integration and housing

Immigrant population is diversifying

- continuing dependency on low rents
- emerging lower middle class
- emerging active parts of ethnic minorities
- change of spending behaviour
 - staying for good end investing



Ethnic cooperatives

Including 'threshold groups', culture and an alternative sector



Often it is neither money
nor initiative that is preventing
self-organisation
It is the lack of knowledge
and know-how
Solution: management
assistance

**Agency for home-building groups
and generation spanning living**

New modes of self-organisation

Handing over stock to the residents

- Charging the renters the 'real value' of houses for the poorer part of society – a full cost evaluation of rent and social subsidies
- Minorities – if supported can run homes to the benefit of all – and at well calculated cost



**New cooperative
of social renters**



Age matters ...

An ageing population has a problem of housing, care and segregation



- Federal and state models for generation-spanning housing
- the old contribute to the young – the young contribute to the old

Self organisation of aged residents in flats and blocks





Gender matters: housing for women and ...

A model for self organisation upon a joint discriminator changing to a social model

- Men are allowed in, but not as members/owners



1. Frauen Wohn- und Baugenossenschaft München

Different groups have special demands....

Attempting a résumé

1. A revived public/municipal housing sector learning from social and civil initiatives
2. New build and rehab in socio-spatial problem zones to curb residualisation of social groups
3. Strengthening content-oriented competition between the sectors of social housing – public companies and private
4. Answering to the problems of post-modern European societies by truly integrated and citizen-based policies with an enabling character



Thank you for your attention !



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IRS

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Droste&Partner