

Housing in Vienna

Annual Report 2016

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Sonnwendviertel, plot C.01

Architecture: Univ.-Prof. Arch. DI Klaus Kada/Riepl Riepl Architects/
 DI Bernd Vlay and Mag.ª arch. Karoline Streeruwitz
 Spatial planning: rajek barosch landschaftsarchitektur
 Developer: win4wien

Photo: Bojan Schnabl

Dedicated with Heart and Passion

The City of Vienna is known for its special focus on social dimension in urban housing far beyond mere economic criteria. Thanks to decades of political emphasis on affordable housing, Vienna is currently in a much better position than other metropolitan cities, where social housing has been either neglected or even completely abandoned.

Around 800,000 Viennese residents are currently living in buildings refurbished by using funds granted by the City of Vienna. Over the last 40 years, this approach has led to entire neighborhoods being renovated and fitted for the future. Vienna's housing policy has also created a number of attractive new neighborhoods with top infrastructures. In these, the increasing use of the latest smart city technologies is contributing to the Paris climate goals.

Since income has been stagnating in some population segments and people have more and more differing housing needs, Vienna has addressed the issue of affordable and suitable housing in a very early stage. At the same time, all measures possible have been taken in order to increase new construction in the mid-term by 9,000 funded housing units per year. The SMART housing programme and new social housing will considerably increase supply for everyone on lower incomes, even in the future.

The Vienna Housing Fund *wohnfonds_wien* plays a central role in the social housing policy, as do the non-profit developers too. Both have made major contributions towards Vienna reaching its housing policy goals. As the present Annual Report 2016 strikingly demonstrates, a whole range of Viennese institutions and municipal housing departments contribute to the quality of life of the Viennese population.

Major contemporary challenges require extraordinary effort. The fact that the staff in the business group of the city administration for housing, housing construction and urban renewal have brought so much commitment, passion and success to the table fills me with pride and joy. Dear colleagues: A big THANK YOU!

I hope that you will find our Annual Report 2016 interesting, and I wish you an inspiring read.



Bohmann

Michael Ludwig PhD
 Executive City Councillor for Housing, Housing
 Construction and Urban Renewal

22., Kapellenweg
Architecture: AllesWirdGut Architektur ZT GMBH/
feld72 architekten zt gmbh
Spatial planning: Carla Lo Landschaftsarchitektur
Developer: MIGRA/NEUES LEBEN/WOGEM



Photo: EXPRESSIV

Introduction

Social Housing Shapes the Future

Social Housing Shapes the Future

Vienna is an extraordinarily lively and dynamic city in the heart of Europe. Social housing, with its broad range of affordable yet high-quality homes, has contributed significantly towards this. To ensure this over the next few years and decades, the city is undertaking a variety of actions.

The high quality of living and housing in Vienna and its noteworthy balance of social diversity - especially in comparison with other countries - is more than simply good luck. The cornerstones of Vienna's social housing are 220,000 municipal housing units as well as a further 200,000 subsidized housing units. Allocation guidelines that also grant the middle class access to this large and growing housing sector ensure an adequate social mix. The ongoing Soft Urban Renewal helps also to make housing affordable, contributes to a positive societal dynamics and provides

thousands of jobs. These benefits, which have a long tradition in Vienna and enjoy a broad social consensus, have to be preserved for future generations.

International Involvement

An special initiative to continue this social housing success story began at the 15th Vienna Housing Research Day, as the topic reached a new level of poignancy due to the much-discussed TTIP and CETA international trade treaties. In the past, there have been repeated criticism on so-



Aspern – Vienna's lake city is being developed according to smart city criteria.

PID/Fürthner



STUDIOVLAY

cial housing in Europe. This is precisely why strong partners are required within Europe to create awareness of the need for subsidized housing - not just for today, but also for future generations. Housing is a fundamental right. Publicly funded housing is an important public service that should be accessible to a wide range of people at different societal levels and not exclusively reserved for low-income house-

holds. Publicly funded housing, as successfully practised in Austria, is a key pillar of social housing policy (pages 44-45).

Global Green City Award

In Autumn 2016, subsidized housing in Vienna was able to contribute to another special award for the city: As part of the UN Habitat Conference in Quito (Ecuador) from 17 to 20 October 2016, the City of Vienna was awarded the title of "Global Green City" and presented with the "Sustainable City and Human Settlement Award". Four cities were honored in the "Sustainable City" category for their especially sustainable approach to resources and their contribution to the "New Urban Agenda" that had been agreed in Quito.

Among the numerous aspects presented by TINA Vienna, the City of Vienna's Smart City Agency, were "Soft Urban Renewal" projects (pages 24-25) - a Viennese success model - as well as the EU-funded Smart City project Smarter Together (pages 42- 43), which fosters urban renewal in the district of Simmering.

Increasing Quality of Life

As is the case with many other European cities, Vienna has to face a strong population growth. The demand for new housing will therefore increase in the mid-term. The city



Global forum on human settlements

Andreas Rendl, Austrian Ambassador for Peru and Ecuador, accepts the 'Global Green Cities Award' on behalf of Vienna.

places great importance on high quality and affordability both in urban development and in urban renewal areas. 13 property developer competitions with over 11,000 funded residential units are planned solely as part of the new Housing Offensive until April 2018. Attractive new neighborhoods are springing up in Berresgasse in the district of Donaustadt and the Carrée Atzgersdorf in Liesing, among others. Even Aspern - Vienna's lake city - is looking forward to its next phase of development. Furthermore, funded housing projects are being carried out by the Housing Initiative as well as by the Land Advisory Board.

In 2016, six competitions were held by *wohnfonds_wien* (pages 16-19). A third of these residential units will provide affordable "smart" conditions. At the end of 2016, around 4,600 SMART homes were in the preparation or construction phase. There were around 18,000 funded residential units, with a total investment volume of around 1.3 billion euros and around 720 million euros of housing funding from the City of Vienna. This safeguards 26,000 jobs in Vienna.

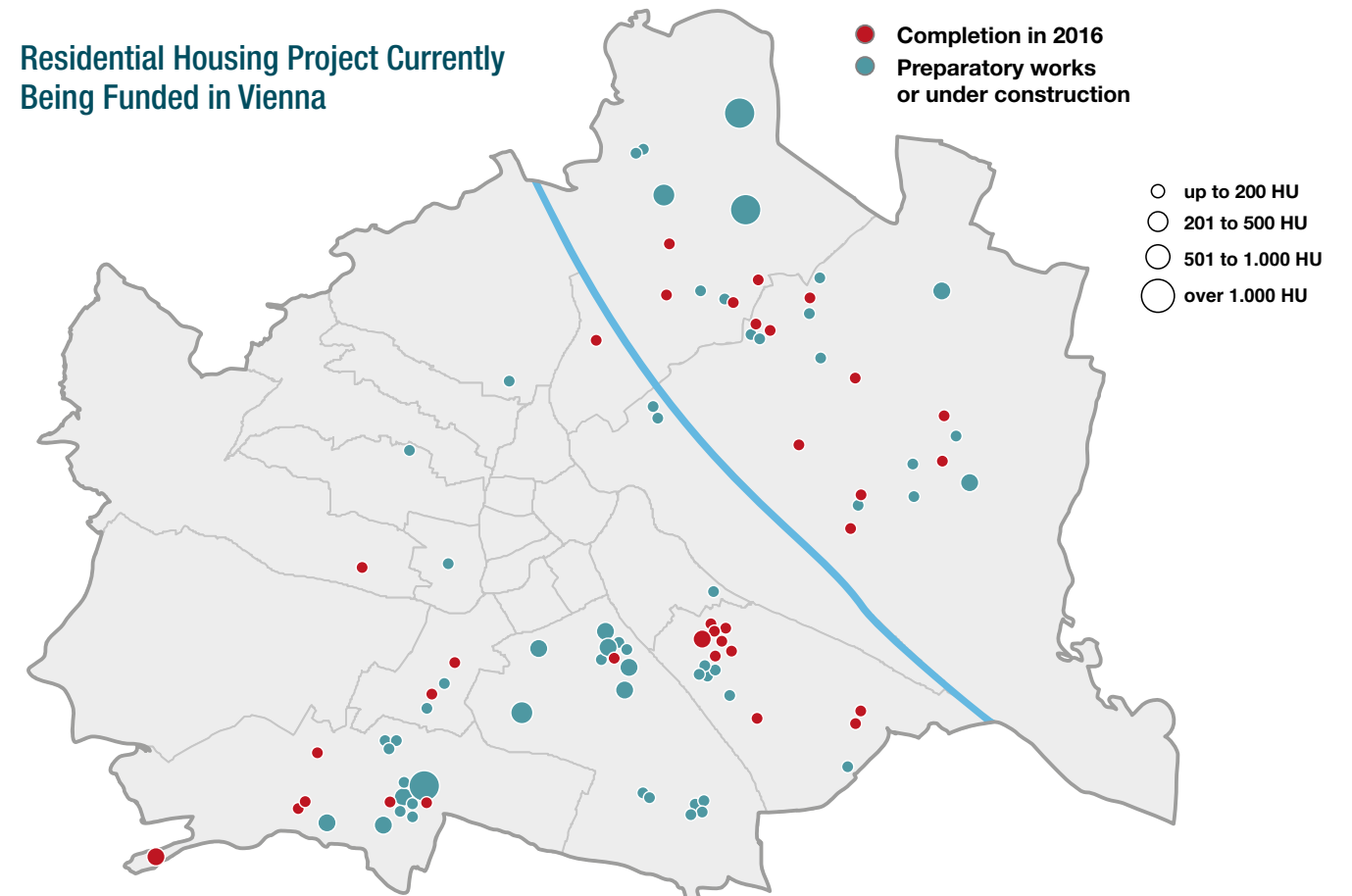
In order to facilitate more rapid progress of new constructions, new procedures such as "combined processes" (page 18) were introduced for property developer competitions in 2016.

New Housing Through Renovation

Wherever possible, new attractive living spaces are even being created in Vienna's historic neighborhoods. Funded renovation projects, such as attic conversions and extensions, created around 400 homes in 2016. Soft Urban Renewal was continued in 2016, generating further national and international best practice projects. The current balance of Vienna's method of modernising older parts of the city while focusing on the residents' needs is unparalleled: Around 800,000 residents are now living in renovated residential buildings. This went hand in hand with significantly improved living standards and noticeably lower energy costs. The central aim of this Soft Urban Renewal is to design the renovation process in such a way that established residents can still afford their housing after improvements have been made. As the funding comes with rent controls, it has been largely possible to avoid displacing the original residents.

The renewal and modernization of Vienna's social housing was a central focus for *Wiener Wohnen* in 2016 - the management service for municipal housing units. In total, almost three quarters of the roughly 2,000 municipal housing buildings in Vienna have already been modernized. Renovation is currently ongoing in 72 municipal housing buildings with around 13,000 apartments (pages 28-29).

Residential Housing Project Currently Being Funded in Vienna



Of course, the city is also involved in the maintenance and renovation of a number of historic public buildings, as for example the renovation of Vienna's town hall facade (page 37).

A Wide Range of Housing Services

Along with area management for urban renewal (GB*), district management and housing partners in communities, the City of Vienna also supported participation and coexistence in 2016. A number of low-threshold initiatives and activities gave residents the chance to get involved actively in shaping their neighborhoods and the places they live in (pages 22-23, 34-35).

The city also offers a comprehensive housing service that competently supports people in finding homes, in legal matters and in making necessary changes to allow disabled access (pages 30-33, 36).

Knowledge Management for the Future

In order to ensure that housing in Vienna continues to be fit for the future, there are a number of initiatives targeting knowledge management and encouraging innovation. The Vienna Housing Research, based in the department MA 50, plays a central role here. It not only supports res-

idential construction in Vienna, but also fosters networks and exchanges on international level. A total of 12 research projects (page 44) were launched by the Housing Research in 2016. With the International Building Exhibition Vienna 2016-2022, the IBA_Vienna "New Social Housing", the City of Vienna is adjusting the housing policy tools within the new framework conditions in order to ensure affordability in a growing city, even in the future (pages 40-41).



The new Sonnwendviertel District



The former Nordbahnhof station - new housing on Vorgartenstraße

Sonnwendviertel II, site B.04 south
Architecture: Geiswinkler & Geiswinkler Architekten
Landscaping: Atelier Auböck + Kárász
Developer: HEIMBAU



Funding Social Housing

Subsidized Housing Projects
Biotope City in Favoriten
An Additional Tool for Affordable Housing
Involving the Neighborhood
Modern Living with Historic Flair

Subsidized Housing Projects

The *wohnfonds_wien*, a trust for housing and urban renewal, held five property developer competitions and a competition for construction groups in 2016, including a new, more time-efficient “streamlined” process. A third of all homes will be “smart”.

Vienna is a rapidly growing metropolis. The city has continually upheld its level of housing construction since 2007, and will continue to improve on this in 2017. This will further develop the wide spectrum of affordable yet high-quality housing. More construction projects are carried out in Vienna than any other European city: There have been around 10,000 new residential units per year up to now, around 7,000 of them subsidized, and a further 13,000 planned units, out of which 9,000 are subsidized.

Part of this subsidized housing is realized thanks to the property developer competitions held by *wohnfonds_wien*. In 2016, six projects were completed in nine locations in the districts of Leopoldstadt, Favoriten, Währing, Florids-

dorf, Donaustadt and Liesing, fulfilling quality standards in economy, social sustainability, architecture and ecology as well as ensuring affordable conditions.

SMART Homes

On all nine locations, at least a third of all homes were designed to comply with the provisions of the SMART Housing Programme. This creates a multi-layered offer from all competitor developers, which reduces costs on the one hand, while offering new planning approaches on the other. Users are provided with efficient housing that guarantees functionality to cope with the demands of everyday life.

A Wide Range of Topics

2016 was characterized by a wide range of topics and focal points. The range spanned from inter-generational living to young living and housing in combination with urban gardening. As well as affordable living, new construction projects also encompass countless social facilities, mobility concepts, innovative green spaces and leisure spaces, opportunities for gardening together, and infrastructures such as local suppliers, businesses, nursery schools and doctor's surgeries.

Inter-Generational Living

The focus of the two-tier developer competition “generationen:wohnen in Wien Favoriten, Währing und Donaustadt” was inter-generational living. By 2019, there will be around 350 subsidized housing units in the 10th, 18th and 22nd Districts.

Favoriten – site Sonnwendviertel III

By 2019, there will be around 140 city-subsidized rental apartments and around 30 places in homes on two construction sites with a total of around 4,200 m². One housing project is primarily aimed at young people, while the other has a range of target groups and provides family homes, shared flats, a community housing group and workshops with shared accommodation for young people. Meeting

■ Developer Competitions

The developer competitions for housing projects with at least 300* residential units introduced in 1995 aimed to create project teams to offer the best realization concepts for the available construction sites. They are also a management tool for achieving housing that reflects the needs of Vienna's population. As is the case with special topics and requirements, winning projects must fulfil challenging criteria concerning the economy, social sustainability, architecture and ecology. The winning projects implement their submitted concepts on the relevant construction sites using funding from the City of Vienna. Six competition procedures were completed in 2016. Find out more at

www.wohnfonds.wien.at/neubau/baustraegerwettbewerb.

*500 from 2017



Hirschstettner Straße: Inter-generational living in Donaustadt

places in the buildings and outside, as well as a café with garden, promote inter-generational collective living.

Währing - site Pötzleinsdorfer Höhe

On a 6,974 m² construction site in the Vienna District of Währing around 70 funded rental homes will be built by 2018 - of which 25 will be SMART homes with super funding. This housing is mostly aimed at young families. These especially affordable SMART homes are distinguished by their excellent layouts.

Donaustadt - site Hirschstettner Straße

By 2019, a 6,600 m² site in Donaustadt will be home to around 120 city-funded rental apartments, of which 40 will be affordable SMART homes, as well as around 25 places in homes. Besides family homes and separate units for residents' relatives - such as starter flats or apartments for grandparents - disabled-friendly apartments and two housing facilities for underage refugees are also available.



Neu Leopoldau, site P: Young living in a new part of town with more than 1,000 city-funded homes

Young Living in a New Part of Town

At the site of the old Leopoldau gas plant in the 21st District more than 1,000 city-funded rental homes will be built by Winter 2018/2019, of which 347 will be SMART homes, as



Superblock ZI-GmbH

In der Wiesen: urban gardening, site 4: Sit back and relax in the country side

well as housing designed for young people. The project was prompted by a developers company in cooperation with a development competition carried out by *wohnfonds_wien*. This affordable, needs-orientated housing project is part of a new, low-traffic area of the city that will include many social facilities, a mobility concept with communal garage and innovative green areas and open spaces. The competition area includes eleven construction sites with around a total area of 77,800 m². One site is intended for a community housing group.

Living & Gardening: “Erlaaer Flur”

As a result of the developer’s competition “In the meadows: urban gardening”, approximately 1,060 city-funded homes will be built in the 23rd District on around 49,000 m² by 2018/2019, of which 303 will be smart homes. This will also include a women’s housing facility of the Municipal Department MA 11, a doctor’s surgery, funded business premises and a nursery school. Using the existing local gardens in the area as a basis, “urban gardening” was selected as a key focus for the development of high-quality, usable open air space. Besides community aspects and a mobility concept, urban gardens characterise the new “Erlaaer Flur” residential area.

The Kapellenhof

The “Kapellenweg” process in the 22nd District was the first developers competition as part of the Vienna Housing Offensive 2014-2016. In cooperation with the City of Vienna, represented by the department MA 69 property management, *wohnfonds_wien* was responsible for the tender. The 16,453 m² construction site backs directly onto the hospital SMZ Ost. The approximately 450 city-funded rental homes (of which 151 are SMART homes) offer impressively flexible user conditions. Future tenants can decide how they will finance their new home. There are a range of options available. As well as standard apartments, this new construction also offers cheaper starter apartments, assisted living for people with special needs, business premises and a start-up office with an outdoor café.

The New “Streamlined Procedure”

There will be around 150 city-funded homes on “Obere Augartenstraße” in the 2nd District and on “Mühlgrundgasse” in the 22nd District by 2019. They are the result of a developers competition held by *wohnfonds_wien* based on the new procedure. This “Streamlined Procedure” was a pilot project that will be used in the future not only to ensure that scheduled processes are more efficient processes, but

also to facilitate the integration of building and housing designs developed as part of the competition into planning and land use processes.

Obere Augartenstraße 4

The construction site has around 1,500 m². The 45 city-funded rental homes planned (of which 15 are SMART homes) have well thought-out layouts and attractive open spaces. SMART homes are available with four equipment packages. A social inner courtyard with tenant plots, a playground with adventure area, a playground for small children and a communal terrace altogether encourage new residents to socialise. Other attractive features of the area are its location and excellent public transport connections.

Mühlgrundgasse

The project is set on a site of 3,507 m² and encompasses 100 city-funded rental homes - of which 38 are SMART homes - with excellent layouts. Social amenities in the two buildings and outside encourage neighborly communication. Sun terraces offer communal plots for urban gardening over a range of floors. There are playgrounds under the metro tracks for children and young people. The competition area has very good public transport connections with the U2 metro station Stadlau.



Sara Hammer

Obere Augartenstraße: Needs-orientated homes realized in record time

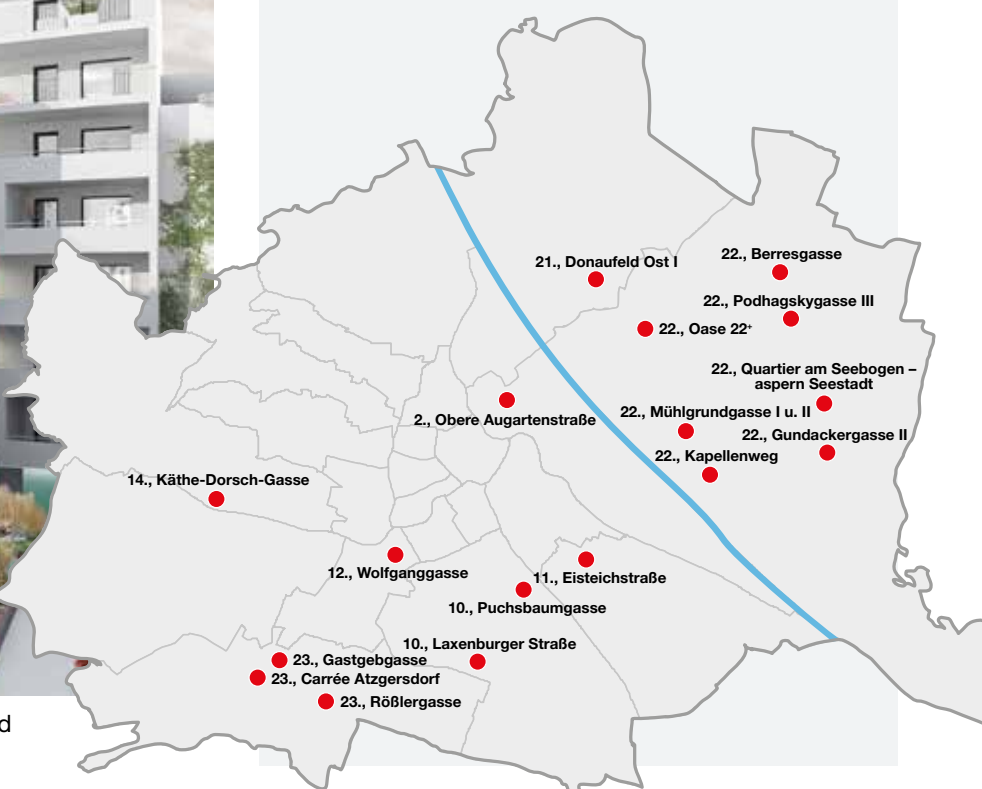
■ Outlook

In order to start the implementation of the Housing Construction Offensive initiated by Executive City Councillor Michael Ludwig, the *wohnfonds_wien* launched in April 2016 a comprehensive two-year competition programme across 17 locations with more than 11,000 residential units. The first two resultant procedures encompassed 600 residential units and were successfully concluded in 2016.

Seven additional competition procedures with around 6,000 residential units in the 10th, 11th, 22nd and 23rd District of Vienna are planned to be concluded in 2017. This includes the 2nd building section of Seestadt Aspern and the expansion of the OASE 22 housing project.

The largest urban expansion projects with projected city-funding for 2017 are in the 23rd district; the Carrée Atzgersdorf on the regional train lines 1, 2 and 3, and in the 22nd district; Berresgasse, to the east of Badeteich Hirschstetten which is a location that will also include an educational campus.

You can find out more about current and planned developer competitions on www.wohnfonds.wien.at/neubau/bauträgerwettbewerbe.



Biotope City in Favoriten

The former Coca-Cola factory site will be home to a new city quarter by 2019. Out of the approximately 900 homes, 608 will be city-funded and 217 will be “smart” homes. This developers’ cooperation is being evaluated by the Land Advisory Board, which is part of *wohnfonds_wien*.

After carrying out an inter-disciplinary cooperative development process as a basis for the new elaboration of Areal Planning and Land Use Plans, a new city quarter is being developed in Favoriten. The plan envisions affordable, high-quality housing, generous outside spaces and a range of social facilities such as a swimming pool and children’s play areas across the 50,000 m² site. The construction will cost around 80.7 million euros. Funding makes up around 25.4 million euros. The whole area features natural plant life and offers nurseries, schools and business premises as well as extensive recreation and play ground and urban gardening plots. A central theme of “Biotope City” is vertical landscaping. This connects living spaces with the adjacent



10., Biotope City, site 5

Wienerberg recreation area, complemented by 18,000 m² of recreational space inside the District.

Overview of funded housing projects

Site 3

- Developer: ÖSW; Architecture: RLP; Landscaping: AUBÖCK + KÁRÁSZ

Site 4-1

- Developer: Gesiba; Architecture: RLP; Landscaping: AUBÖCK + KÁRÁSZ

Site 4-2

- Developer: Gesiba; Architecture: RLP; Landscaping: AUBÖCK + KÁRÁSZ

Site 5

- Developer: Wien Süd; Architecture: Glück/HD Architekten; Landscaping: AUBÖCK + KÁRÁSZ

Site 6

- Developer: ARWAG; Architecture: Glück/Peretti&Peretti; Landscaping: AUBÖCK + KÁRÁSZ

Site 7

- Developer: Gesiba; Architecture: RLP; Landscaping: AUBÖCK + KÁRÁSZ

Land Advisory Board

Developer Competitions and the Land Advisory Board are important tools for ensuring quality in city-funded housing. The Land Advisory Board assesses small housing projects with less than 300* residential units (with the exception of owned properties, allotment properties and attics for own use). Similarly to the jury for Developer Competitions, the Land Advisory Board is made up of members from a range of disciplines. Submitted projects are assessed at monthly meetings. In analogy to the Developer Competition, at least a third of all homes must be completed as affordable SMART homes.

In 2016, the Land Advisory Board alone recommended 40 projects for funding. This means funding for more than 3,800 residential units with a total construction cost of around 485 million euros and funding of around 165 million euros.

*500 from 2017

An Additional Tool for Affordable Housing

The 2011 Viennese Housing Construction Initiative (WBI) has proven to be an important tool for creating additional, affordable housing. 3,335 homes, realized with partner consortia, were available to new residents by the end of 2016.

With the Housing Construction Initiative of 2011, the City of Vienna launched a new construction programme to complement funded housing. This is a special kind of free financed housing construction that - thanks to loans to favorable conditions from the City of Vienna - offers similarly beneficial conditions for tenants as city-funded housing. There are two options to choose from, whereby the first has net rent capping at max. 6.59 euros per square meter of usable space and financing is limited to 150 euros per square meter. The second option has a net rent cap of 5.13 euros per square meter of usable space and financing is 500 euros per square meter.

These mandatory rents apply for ten years from construction completion, and apply to new rentals as well as subsequent rentals. Net rents are consumer price indexed on an annual basis. Existing rental contracts may also not be changed after these ten years.

3,335 Homes Completed

The first WBI homes in Aspern – Vienna’s lake city – were completed in 2014. After the construction of 2,417 homes in the past two years, 918 further residential units in five apartment buildings were allocated in 2016. The board of Vienna’s housing construction initiative also positively assessed five new projects in 2016 with more than 550 homes. The projects are located in the development area of Fontanastraße near the Oberlaa U1 metro station, the site of the former Nordbahnhof railway station and on the site Siemensacker in the 21st District.

The “Waldmühle Rodaun” project on the site of the former Perlmöser cement factory in Kaltenleutgeben is the largest individual project, with 445 residential units. It is characterized by its location in the Viennese woods, and offers attractive homes close to nature.

Ecology played an important role from the beginning. A large proportion of the rubble was collected and reused on site. This meant that disruption to this ecologically sensitive area was considerably reduced even during the construction phase, and residents now have access to an electric bike sharing system to promote ecologically sound mobility.

The Future of the Housing Construction Initiative

Vienna’s Housing Construction Initiative will continue to contribute to the city’s housing supply over the coming years. In 2017, over 570 homes will be ready to move into, thanks to this initiative. At the end of 2016, around 2,000 WBI units were either already under construction or in the preparation phases.

Completions in 2017

- 10., Sonnwendviertel C.09-B/C: 304 homes
- 23., Altmannsdorfer Str. 104/Sagedergasse: 168 homes
- 23., Breitenfurter Str. 239–241, Bpl. 1: 100 homes

New WBI projects in 2016

- 10., Fontanastraße: 3 projects with 248 homes
- 2., Nordbahnhof: 1 project with 168 homes
- 21., Siemensacker: 1 project with 136 homes

Involving the Neighborhood

Urban Renewal Offices (GB*) have been involved in the sensitive renewal of Viennese neighborhoods for 40 years. They also contributed to projects in 2016 that improved the quality of life, such as those at the Forscheritschpark and at Herbststraße 15, or as a District Partner.

The thematic diversity and range of participation projects is broad. The following three projects provide representative examples.

Forschneritschpark - More Offers for Everyone

The Forscheritschpark on Johnstraße is a lively, popular meeting place in the 15th district that is intensively used by the residents of the neighborhood. As part of a District initiative, the park is being modernized in 2017, and is set to receive a new play and leisure area.

The needs, wishes and concerns of users were taken into consideration during the planning phase. The GB*6/14/15 team organized a participation process in the Summer and Autumn of 2016.

Information, Participation and Results Analysis

As part of the participation process, the GB*6/14/15 team carried out discussions with specialized services and the District administration in order to establish the technical



Discussions were held to establish the needs of users of the Forscheritschpark.

and financial framework conditions for implementation. In addition, local players and experts were also involved. On-site visits on different days of the week and at different times of day revealed which groups were using the park. During park discussions, almost 100 individual discussions were carried out with various users. Pupils from the primary school Johnstraße expressed their needs and preferences during their own workshop.

All ideas and suggestions were then evaluated and processed by the GB*6/14/15 team. The results of this participation serves as the foundations for the planning and implementation of the new Forscheritschpark, and will be made available to the planning team. Detailed results are available at: www.gbstern.at

We are District Partners!

The GB* local initiative District Partnership brings people together within the District who have space or are in need of space. The focus is on community engagement for a District with a high quality of life.

A District partnership has many aspects. Business premises, service providers, associations and institutions almost always have space that isn't used or that is only occasionally used.

In 2016, GB* identified 21 such business premises as part of the urban renewal endeavours in Floridsdorf along Floridsdorfer Hauptstraße, Brünner Straße and Prager Straße, which are set to be reused.

The GB* team networks, provides advice and information, and offers space for District activities in certain locations. These can be used by local people free of charge or in exchange for a nominal fee. All information about the initiative District Partnership can be found here: www.gbstern.at/stadtteipartner



Communal activities in the neighborhood encourage togetherness and a sense of community.

GB*7/8/16

Herbststraße 15 - Space for the Neighborhood

At Herbststraße 15, a former pub in Ottakring, local people can meet up, get active and organise new initiatives together. In the rooms organized by the GB* 7/8/16, it's not just

neighborly pleasantries that are exchanged. This is a place for community learning, cooking and eating.

Increasing digitalisation means that sharing is easier than ever before. Sharing brings people together. As people share, they talk and create new communities. This development - away from ownership towards a culture of sharing, reusing, lending and repairing - offers a range of possibilities in urban environments. This not only includes the spaces themselves, but also the sharing and passing on of knowledge and know-how as well as community involvement.

The GB* experts provide the space and the infrastructure, and offer advice on tenancy law as well as local information. They also support residents in realising their own ideas and projects.

Neighborhood initiatives liven up the public space with a range of activities - a varied programme invites people from throughout the District to get involved. All information: www.gbstern.at/16



Executive Counsellor Ludwig and Ottakring's District representative Eva Weißmann cooking together at the GB* community centre at Herbststraße 15

PID/Christian Jobst

Modern Living with Historic Flair

Two exemplary renovation projects on Dingelstedtgasse in the 15th District and Lorenz-Mani-Gasse in the 16th District show just how well an old building can be brought up to modern living standards. Thanks to the use of housing funds, the rents are still affordable.

Vienna is growing - new Districts are appearing at the edges of the city in order to provide the growing population with places to live. Inside the city, Vienna has been working towards urban renewal for decades. The aim of city policy is to modernise run-down residential buildings - mostly from the turn of the 19th century - without subjecting the residents to a drastic increase in their rent.

Viennese method of dealing responsibly with its historic buildings has been recognized worldwide, and even awarded the "Scroll of Honour" by the UN Habitat. The *wohnfonds_wien* supports the many renovation projects funded by the City of Vienna from the initial planning stages through to completion, provides advice and reviews measures and costs on behalf of the city.

Prime Example: Dingelstedtgasse 12

The innovative planning of the renovation of this former suburban house, along with high quality workmanship, secured this project the 1st place at Vienna's Urban Renewal Award 2016 - an honour that is awarded each year by the construction guild.

The comprehensive renovation measures included standard upgrading of all apartments, the addition of a lift, an attic conversion and the renovation of a former workshop building in the courtyard. The newly built homes in the attic are shaped by the unusual dormers. These have been oriented towards the cupola of the Church of Maria Victorious. The refurbished facade now dominates the street in all its former glory. While the courtyard building, which is now a studio space, has retained its original aspect with its exposed brickwork, the flat roof has become a terrace with



Facade of Dingelstedtgasse 12 before the renovation



The facade of the former suburban property after its prize-winning renovation



Lobmeyrhof in Ottakring: Interior courtyard before the renovation



After the renovation: A green oasis for playing and relaxation

a densely planted roof garden. Residents can now see the neighboring park from the newly-added balconies and the two terraces that have been added to the attic conversions. The city supported the project with around 1.8 million euros of funding with a non-repayable subsidy of around 1 million euros and a loan of almost 0.5 million euros.

Securing a (Housing) Legacy

The City of Vienna provides roughly 600 million euros of housing funding each year. The "Lobmeyrhof" project shows just what this money can do. This residential property is owned by a city company, is subject to heritage protection and was almost empty at the time of renovation. This perimeter block building with large courtyard was erected in 1900 as "family homes with two homes for unmarried persons" by the "Foundation for Public Housing and Welfare Facilities", and featured a range of communal facilities.

On the street side, half of the existing Lobmeyrhof wall was retained, while a completely new shell was erected on the courtyard side within the original footprint. The new stairwell layout facilitates disabled access to all floors via lifts and ramps. After obtaining a special permit in accordance with §69 of the Building Code, it was possible to implement a contemporary, two-story attic conversion as a vertical extension as well as optimising the existing structure. Ten student residential communities as well as assisted living and "Wieder Wohnen" places were also created. The generous inner courtyard is now available for use by the residents living in the 175 high-quality homes. A subsidy of over 20.1 million euros and a loan of around 7.5 million euros made this project possible, with a total of over 31.6 million euros investment.

Renovation Since the Founding of *wohnfonds_wien* in 1984

- **Total refurbishment commitment:**
7,288 residential properties with around 340,000 residential units around 7.85 billion euros in total renovation costs
→ 5.35 billion euros in funding from the City of Vienna*
- Of which
- **completed renovations:**
6,931 residential properties with around 315,000 residential units 6.76 billion euros in total renovation costs
→ 4.77 billion euros in funding from the City of Vienna*
- **Ongoing refurbishment:**
230 residential properties with around 15,000 residential units
597 million euros in total renovation costs
→ 352 million euros of funding from the City of Vienna*
- **In preparation:**
142 residential properties with 10,900 residential units
518.5 million euros in total refurbishment costs
→ 262 million euros of funding from the City of Vienna*
- **Improvements of environment and climate protection:** Reduction in heating requirements: 1,133 GWh annually Annual saving of greenhouse gas emissions: around 365,400 tons of CO₂ annually

* Sum of all subsidies and loans



Photo: Wiener Wohnen / Dieter Steinbach

21., Dr. Franz-Koch-Hof

Management and Care

At Home in a Municipal Housing
Wohnservice Wien - Bundling Service Skills
Mieterhilfe - The Experts in Rental Law
wohnpartner: Working Together for a Good Neighborhood
Advice on Funding
Decorative Figures on the Town Hall

At Home in a Municipal Housing

With around 220,000 municipal housing units, *Wiener Wohnen* is the largest communal housing management agency in Europe. 2016 also saw measures to improve the standard of living and tenant satisfaction as well as create additional housing through attic conversions.

The aim of *Wiener Wohnen* is to constantly develop services for tenants, and to further improve the satisfaction and quality of life of the roughly 500,000 people living in municipal housing.

As a housing management agency with a high level of societal responsibility, *Wiener Wohnen* has been responsible for the continual maintenance and comprehensive refurbishment of municipal housing for the good of their tenants for many years. Almost three quarters of the city's housing stock has been modernized, with around 375,000 residents also reaping the benefits. Currently, there are around 13,000 residential units in 72 residential properties undergoing comprehensive refurbishment. Another 39 projects are planned, which will affect around 4,300 homes.



Executive City Councillor Councillor Ludwig and *Wiener Wohnen* Director Neumayer with tenant Ms Krenn in her new attic apartment on Rinnböckstraße. Krenn: "It's a great apartment"

Increasing the Standard of Living - Decreasing Heating Costs

The focus of *Wiener Wohnen*'s refurbishment programme is on thermal-energetic measures. Over the last 5 years, thermal refurbishment has been completed on 99 residential properties with 17,200 homes. The resulting energy savings amount to 70.1 gigawatt hours per year. This corresponds to the average annual energy consumption of over 30,000 homes, or the total electricity consumption of all households in the District of Margareten (28,700 households).

Creating Additional Living Space

Where possible, attic conversions are carried out as part of renovation measures. 520 new attic apartments have been created as part of ongoing refurbishment projects. The municipal housing on Rinnböckstraße in Simmering profited from this in 2016, where 25 new attic apartments were created in the course of the refurbishment works, similar as at Delsenbachgasse 7-11 in Simmering, Längenfeldgasse 14-18 in Meidling, at Leipziger Straße 11-15 and Wexstraße 14-18 in Brigittenau.

Accessibility and New Lifts

Wherever possible, disabled-friendly homes and homes suitable for the elderly are also being provided. In this way, *Wiener Wohnen* is honouring the wishes of residents to stay in their homes for as long as possible. To this end, lifts are also being built in. Of the 428 lifts in the 72 ongoing refurbishment projects, 261 lifts are being renovated and an additional 299 are being installed.

Fair Play in Municipal Housing

Since 2009, Regulations Advisors have been involved in Vienna's municipal housing in order to review the upholding of house rules as well as the City of Vienna's health and



Wiener Wohnen/Steinbach

The sustained involvement of Regulations Advisors has proven to be effective. Thankfully, the number of necessary warnings and legal cases continued to fall in 2016.

safety requirements. This is an important contribution to a high standard of living and a good community atmosphere. Anyone failing to uphold house rules or the city's health and safety regulations is committing a foul, and must deal with the consequences. These could include anything from a warning to a legal case. In 2016, a total of 17 warnings and only 2 legal cases were issued. As a comparison: In 2010, 31 cases and 76 warnings were necessary.

Living Safely Together

Together with the police, *Wiener Wohnen* is working intensively on improving residents' feelings of safety in their own neighborhoods. Measures range from security tips for residents' own homes in a "plan safe!" guide to a network with local police. *Wiener Wohnen* is also minimizing problematic areas by improving lighting and cutting hedges back more often. The increased involvement of Regulations Advisors, the intensification of conflict & community work, rapid help in crisis situations and the broad installation of speaker systems also serve to increase safety.

The City of Vienna offers tenants high levels of support when it comes to safety and security. The installation of burglary-resistant front doors of resistance class 3 is funded by up to 400 euros per door

House Rules in the Stairwell

Whenever a tenant moves into municipal housing, their rental contract obliges them to uphold the house rules. Upon signing the contract, all residents will be provided these binding rules by *Wiener Wohnen*, outlining the regulations for living in their new home.

The most important house rules are clearly displayed on illustrated boards in all stairwells. This means that all residents and their guests are regularly reminded of the house rules - no more excuses! If anyone continues to disobey the house rules despite receiving corresponding information and warnings, he or she can expect serious consequences that may lead to termination of the rental agreement.

Wohnservice Wien - Bundling Service Skills

The body of the City of Vienna, which includes the advisory units *Wohnberatung Wien*, the *Mieterhilfe* and *wohnpartner* is continuously expanding the wide range of free services available to Vienna's citizens. A variety of activities have been implemented in 2016.

Wohnservice Wien offers a broad spectrum of free services for anyone with a comprehensive range of free services concerning all housing issues.

New: "Housing Tours"

Wohnservice Wien's popular tours offer interested parties free information about housing projects throughout Vienna from Spring to Autumn. As part of a one-hour informa-

tion session, people can find out the most important facts about city-funded housing. Housing advisors from *Wohnberatung Wien* offer valuable tips on topics from looking for an apartment to apartment allocation.

The first housing tour was offered in 2016. Due to its positive reception and enthusiastic interest, these tours are set to be expanded to include other urban development are-



Wohnservice Wien/Jennifer Fetz

The advice offices of *Mieterhilfe* and *Wohnberatung Wien* have a stand at the 'Wohnmesse' expo.

as and a range of projects. The sessions will begin again in Spring, and more information is available in *Wohnservice Wien's* newsletter.

Tailor-Made Event Programme

The 16th housing Expo (*Wohnmesse*) took place at the Millennium City in 2016. At this show, which was open to the public, people looking for housing were able to get information directly from developers about interesting projects as well as advice from *Wohnberatung Wien* staff and tenant advisors at *Wohnservice Wien's* stand. A total of 1,240 visitors took advantage of this opportunity over the three days.

With other highlights, such as the City of Vienna's Allotment Prize and the 'Homes in Bloom' photography competition, *Wohnservice Wien* once more went above and beyond to prove its event management skills this year.

Housing Guide

Another of *Wohnservice Wien's* important tasks is creating folders, guides and brochures. These sought-after publications are provided at trade shows, in housing partner offices and, of course, in tenant advice centres, the InfoCenter and *Wohnberatung Wien's* offices. Interested parties can request these helpful publications free of charge from *Wohnservice Wien's* InfoCenter: by calling 01/4000-8000, 01/24111 or emailing infocenter@wohnservice-wien.at.

Service and Information Online

The business group's new website was launched in December at www.wohnen.wien.at. A major focus was editorial housing news as well as a map that shows funded construction projects and non-profit associations in the city.

On the www.wirmachenwienschoener.at website, visitors are asked to provide their suggestions for improving their neighborhood. Questions relating to renovations are also answered. As the website has been optimally designed for use on mobile devices, users can check it while being out and about.

Wohnberatung Wien's Positive Balance Sheet

Since *Wohnberatung Wien* opened its doors at Guglgasse 7-9 on the corner of Paragonstraße in the 3rd District at the beginning of 2015, it has been able to present an impressive balance sheet. Over the last few years, it provided personal advice to 152,000 customers, which adds up to around 1,500 consultations a week. Due to the complexity of the topics involved, consultations take an average of around 30 minutes. Housing advisors support their customers in everything concerning housing. Whether the customer

has questions about city-funded rental or associational housing, subsidized home ownership, funded renovations, change of tenant or municipal housing, or even financing or funding options.

At *Wohnberatung Wien*, anyone looking for a home will receive comprehensive information about the varied range of housing options available in the City of Vienna. At the end of 2016, the reception area for initial consultations was expanded from two booths to four in order to guarantee even more efficient processing of concerns so that customers can be directed to the right area for their personal consultation even more quickly. A mobile info point will be provided at the beginning of 2017 for people with special needs.

Apartment Hunting 24/7

All information about municipal housing, funded housing and planning projects can also be found online at www.wohnberatung-wien.at. After creating a free account, visitors can browse the current housing offer and apply for up to three homes and/or ten planning projects. In 2016, a total of 2.2 million visits were registered. In order to prepare for future tasks, the website will be further optimised in 2017 based on the knowledge gathered about users' needs in order to ensure the process of finding a home being as easy as possible.



The new www.wohnen.wien.at website offers a wide range of information and news dealing with housing.

Mieterhilfe - The Experts in Rental Law

The *Mieterhilfe* is a free tenant advice office available to all residents of Vienna. The expert team advises tenants in matters relating to social, municipal and private housing as well as home ownership and all legal matters relating to housing in general.

The *Mieterhilfe*, the *Wohnservice Wien*'s tenant assistance office, provides immediate help for all kinds of housing issues. Whether it's about rental agreements, service charges or ownership rights, advice is always professional and free of charge. A central aspect of this is solving possible problems before they arise by providing information and advice. The association also provides quick and unbureaucratic legal help to combat housing speculation.

In 2016, the staff of *Mieterhilfe* had 28,000 customer contacts. Together with the InfoCenter, around 40,000 customers were helped with a range of housing issues. There were more than 100 telephone enquiries every day. A total of 21,500 questions regarding the complex topic of housing were dealt with in personal consultations.

The expert staff at the *Mieterhilfe* provide solutions on the following matters

- Housing and rental law (service charges, rental increases, taking on fixtures and fittings, hand-overs and building management)
- Social housing law
- Home ownership law
- Rent checks
- Service charge checks

Another widely used service is the double-check of rental contracts. The experts review the contracts for "creative" additions, value adjustments, index regulations, deposit increases, illegal clauses and much more in order to save tenants stress and money in the long run. In order to ensure contractual security for tenants and landlords, the *Mieterhilfe* came up with contracts template that can be used either partially or in full, with the motto "fair rental agreement". These templates are available at the *Mieterhilfe*'s advice offices.

Focus on Rents

Over the last year, the *Mieterhilfe* focused on reviewing rents and the use of the correct rental rates. The experts paid particular close attention to the legality of rental rates. In order to get a comprehensive and thorough overview of the private rental market, the *Mieterhilfe* team reviewed 15,000 advertisements and homes offered on property platforms. This led to the conclusion that homes were, on average, 40 percent too expensive, with around 75 percent of private homes being offered for short-term lease only.

Online Check

For less complex questions, and for matters that need addressing outside opening times, the *Mieterhilfe*'s website allows tenants check rents, service charges and other matters online.

The *Mieterhilfe*'s service charge calculator lets tenants check each item on their bill in just a few clicks. It uses the values entered to work out whether the sum is low, normal or high compared to the average. If there is any deviation, the experts at the *Mieterhilfe* can help. Over the course of 2016, the service charge calculator at www.betriebskosten-rechner.at received around 17,100 visits.

The rent calculator is a free tool that helps tenants to check their rent. In 2016, this service was used around 103,500 times. The average difference between the rent being offered and the correct rent in compliance with MA 25 was around 3.30 euros net per square meter.

www.mietenrechner.at

Taking on fixtures and fittings from previous tenants is also an important topic when it comes to renting. The *Mieterhilfe*'s fixtures and fittings calculator offers additional support here. After selecting the rental objects or inventory, the



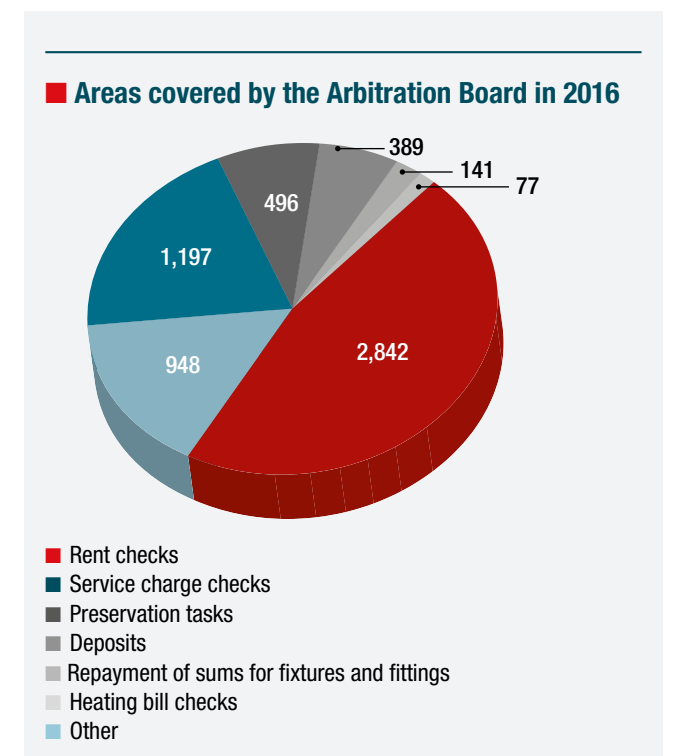
Competent support in all rental matters from the *Mieterhilfe* service centre

calculator will work out how much may be requested for the relevant fixtures and fittings. www.abloeserechner.at

The fixtures and fittings calculator and the rent calculator are freely available and are also available as Apps (for iOS and Android) to reflect the increasing use of mobile devices.

Arbitration Board

The City of Vienna also operates an independent service and advice centre to exercise the rights of tenants and landlords with the Arbitration Board Municipal Department MA 50. It operates as part of the City of Vienna's administration in advance of the District Courts in matters relating to housing law. With the exception of representation costs, its procedures are free for both parties. Its agendas include extrajudicial rental law processes such as reviewing rental rates or service charges. The Arbitration Board is also involved in implementing preservation tasks. In 2016 alone, 2,842 rental reviews and 1,197 service charge reviews were carried out, and 496 preservation tasks implemented. The Arbitration Board is also responsible for establishing the sums to be refunded for deposits and fixtures and fittings.



wohnpartner: Working Together for a Good Neighborhood

Whether providing advice and settling disputes, supporting the setting up of communication structures or implementing community support actions - new *wohnpartner* teams are dedicated to promoting harmonious community living in Vienna's municipal housing.

The staff of *wohnpartner* has brought its passion and dedication to Vienna's municipal housing for the last six years, in order to take care of the residents' concerns. Reacting quickly and without bureaucracy is key, as *wohnpartner* always put people first.

All Year Round: "wohnpartner out and about"

The staff was active in the municipal housing in 2016 as part of the "wohnpartner out and about" programme to support harmonious community living. Moreover, the staff was involved all year round, not just in the evenings in the warmer months.

The aim of "wohnpartner out and about" is to mediate conflicts and promote respect within the community. The team mediates meetings between residents in order to conciliate



From January to December for the first time in 2016: the "wohnpartner out and about" team

differing needs - such as elderly people needing a quiet environment while younger people and children need action and fun. The "wohnpartner out and about" team cultivate a dialogue in partnership. Their work is also giving them important insights into the special features of courtyard spaces as well as the needs and wishes of residents. Based on this, *wohnpartner* staff is developing tailor-made activities that promote community spirit.

Making the History of the Schlinger Hof Come Alive

For the seventh time, *wohnpartner* went on a historic journey with some eye witnesses from the time - the result was an anniversary celebration with an exhibition opened by the Executive City Councillor Michael Ludwig and District Head Georg Papai on the 7th of October. Countless visitors used the opportunity to delve into the history of the housing facilities in Floridsdorf.

The exhibition covered the time of the February fights in 1934, the bombings during the Second World War and Vienna's development as a metropolis of social housing from the 1960s to today. In a number of interviews with contemporary eye witnesses, the *wohnpartner* team found out a lot about housing built between 1924 and 1926, which was the central turning point for many of the witnesses' youth and childhood. The aim of this project was to focus on residents' experiences - to listen to their stories and create something together. It was also about strengthening inter-generational interchange as well as increasing residents' identification with their homes.

Opposites Attract: Choir Meets Rap

Many generations, a single passion: music. In 2016, an unusual group comprising the 1st Vienna municipal housing choir



Stefan Zamisch/Wohnservice Wien

To celebrate the 90th anniversary of the Schlinger Hof, contemporary eye witnesses came together with students to discuss their experiences - Housing Councillor Michael Ludwig and District Head Georg Papai gave their congratulations on a successful project.

and the two rappers Marinko Perka and Daniel Haidner - alias Freezy Trap and DäniX - made an impression on a number of audiences.

The "Choir Meets Rap" project not only showed that young and old can work together well, but also that different generations can complement each other to create something spectacular. Their many practices resulted in a completely new interpretation of the popular song "Ohh du lieber Augustin". The aim of this was to create a caricature of the typical "grouchy" Viennese manner and show just how beautiful our capital city is to live in. The choir is working on a new project together, and can regularly be spotted in the recording studio.

Art and Culture in Vienna's Municipal Housing

The *wohnpartner* library underwent another expansion on 6 December: This time, the focus was on the art and culture projects implemented by *wohnpartner* with the residents of the city's municipal housing. The broad spectrum of activi-

ties ranged from fine art to performances, literature, music and theatre. Cultural activities such as the "Municipal Housing as Cultural Host" initiative, the "Hidden Talent" exhibitions and various concerts were introduced in a laundrette. Even the latest project - an exhibition in the form of card tables in cooperation with the university for applied art - shown on the 22nd of September at the central Karl-Waldbrunner-Hof in the 3rd District, is included in the 6th edition. Another platform will be opened at Karl-Wrba-Hof in 2017.

The following editions have already been published: "Willkommen Nachbar!" ("Welcome, Neighbor!"), "Spurensuche in Ottakring" ("On the Trail in Ottakring"), "Ehrenamt und freiwilliges Engagement im Wiener Gemeindebau" ("Volunteering in the Vienna Municipal Housing"), "Zuhören - Stärken - Vermitteln" ("Listening - Strengthening - Transmitting") and "Goethehof - zwischen Dorfidyll und Weltmetropole" ("Goethehof - Between Rural Idyll and World Metropolis").

Advice on Funding

Whether by telephone or face to face - the experts at the Infopoint will be happy to help, free of charge. Advice was given on housing improvements and the available city funding as well as on access for disabled persons and future adaptability of apartments.

A team of experienced experts is available to provide information to any interested parties. Advice is given on the following topics:

- Small home improvements as part of larger refurbishments (installing central heating, a bathroom, a WC...),
- Funding for solar energy installations,
- Renovations improving accessibility of flats for disabled people and the elderly,
- Funding for thermic isolation of single family or duplex houses,
- Funding of home safety measures.

To date, the department MA 50 carried out 111 personal and 165 telephone consultations solely for age related funding for which a consultation is a requirement. The vast majority of interested clients also took advantage of a "technical consultation".



MA 25

Funding Actions continued

As life expectancy of Viennese is increasing, the demographic development means also that more people require appropriate housing for elderly coupled with appropriate environment.

This is partially being tackled by city-funded housing projects. On the other hand, the city also offers funding for modifications of homes in order to ensure improved accessibility. This was continued in 2016 as part of the "Age-Appropriate Adaptation" initiative. Up to 4,200 euros of funding are available for items such as floor-level showers, adjustable sinks, ramps or door assistance in accordance with ÖNORM B 1600.

The "Info Point" is easily accessible via the disabled-friendly entrance at Maria-Restituta-Platz 1 in Vienna 1200. Glass walls and modern facilities ensure a light and friendly ambience. An information corner with in-depth information as well as a fresh water drinking fountain creates an attractive waiting area.

■ Facts & figures

2016 (Valid as of 1.12.2016)

- Approx. **3,500 telephone requests**, which corresponds to around 15 consultations per day
- Approx. **1,900 personal consultations**, which corresponds with around 8 consultations a day
- 238 funding grants for disabled-friendly refurbishment measures
- 114 funding grants for condensing boilers
- 495 funding grants for district heating connections

You can find the MA 50's home improvement website here:

[www.wien.gv.at/amtshelfer/bauen-wohnen/wohnungsverbesserung/](http://www.wien.gv.at/amtshelfer/bauen-wohnen/wohnen/wohnungsverbesserung/)

Decorative Figures on the Town Hall

The impressive decorative figures on Vienna's town hall facade have been restored after around 70 years. Four of the original ten figures showing local professions have been comprehensively reconstructed. They have been adorning the front of the building on Felderstraße since October 2016.

The facade of Vienna's town hall is adorned with a total of 76 monolithic sculptures made from fine Savonnière stone from Lorraine. In the arcaded courtyard they show the dukes Heinrich II Jasomirgott and Leopold VI while the outer facades show figures of the crown lands and suburbs, volunteers and bourgeois soldiers, the virtues and bourgeois professions.

Restoring Existing Figures

As part of the 4th refurbishment step, work was completed on the avant-corps on Felderstraße, including the restoration of the existing figures and the placing of newly recreated figures. Civil professions are represented by a total of 10 figures.

The six surviving figures - representing tailoring, textile making, hospitality, brewing, baking and butchery - were restored with the application of partial reconstructions designed to precisely match the original stone. This method was used to replace missing elements on the faces and limbs.

Reconstructing Missing Figures

Four figures were missing, presumably because of war damage. In cooperation with the Federal Monuments Office, the department MA 34 decided to reconstruct these to reflect their original designs from 1883.

There were historic clay models in the Vienna Museum of the figures representing merchants and printers, which were suitable for using as templates for the reconstructions. The clay models for the doctor and lawyer were no longer available. There was however a blurry picture of the facade and an image of the doctor's clay model in a book and in the archives. Using this historical basis, experienced sculptor



MA 34

The four reconstructed figures on the Felderstraße facade

Bruno Rey and his assistant Jonathan Mollner created clay models. To illustrate the figures' professions, the doctor was given a pillbox, while the lawyer carries a scroll and quill.

The four clay models were then scanned using a 3D scanner. Using this computer data, the stonemasons worked with rough blocks of Savonnière stone weighing around 5 tonnes using the latest CNC technology to create rough sculptures in around 180 hours. The figures were then transported to the atelier in Stockerau, where it took Rey and Mollner around 320 hours per figure to complete the more detailed work.

Impressive Decorative Figures again Complete

After 70 years, the four sculptures reconstructed on behalf of MA 34, worth around 265,000 euros, were replaced to their original mountings on Vienna's town hall in October of 2016. Weighing around 1.6 tons, the figures were put back precisely in their niches by a crane.



Nordbahnhof
Architecture: Architect Sne Veselinovic
Spatial planning: DIⁿ Anna Detzlhofer
Developer: URBANBAU

Photo: Stefan Zamisch

Research & Innovation

IBA_Vienna 2022 - New Social Housing
Smarter Together
Well-Founded Know-How
Trailblazer

IBA_Vienna 2022 - New Social Housing

Vienna is organising an International Building Exhibition focusing on the key issues of affordable housing and social cohesion. It is intended to support the development of methods and solutions for the growing challenges which Vienna as well as other big European cities are facing.

Cities all across Europe are growing while the economic growth is low. This makes many cities in Europe face a range of new challenges. As a leading city in the field of social housing, Vienna decided to explore within the “IBA_Vienna 2022 - New Social Housing” on time new methods in order to create under the present framework conditions affordable, high-quality housing in a highly liveable city.

IBA_Vienna Preliminary Phase

As for every IBA, it was important to first carry out a “preliminary phase” for the IBA_Vienna in order to structure and orient content, which culminates in the publication of the memorandum.

The president of the IBA_Vienna, Executive Housing Councillor Dr Michael Ludwig, tasked a core team with implementing the IBA_Vienna. An international IBA Advisory Board was appointed to provide advice concerning specialist information and content. This supported the IBA team intensively in developing the programme and memorandum in the preliminary phase.

Official Start on 29 February 2016

The IBA_Vienna officially began on the 29 February 2016 with a kick-off event attended by over 400 interested guests in the Kuppelsaal hall at the TU Wien. Important input, topics and project ideas for the IBA_Vienna were collected in workshops as well as during twelve public IBA talks that took place throughout the year and involved around 900 participants.

Events in the European IBA Network

The IBA_Vienna also took part in international meetings as part of the “IBA meets IBA” programme. The event at the biennial in Venice was used to present the IBA_Vienna in exchange with the IBA Parkstad and the IBA initiative region of Stuttgart. Since December, Vienna has been represented on the “Open IBA” website (www.open-iba.de) among the official network of international IBA location. International networking meetings took place with representatives of the 7 locations of the Werkbund housing project, as well as sev-



IBA_Wien: Kick-off event on 29th February 2016 in the Kuppelsaal hall at the TU Wien

IBA
WIEN
Neues
soziales
Wohnen

The kick-off event as well as the two sets of IBA talks in Spring and Autumn of 2016 were documented in the form of publications and video clips. All information about the IBA_Vienna is available and frequently updated on the website: www.iba-wien.at.



Old and new neighborhoods growing together:
EDUCULT Activity Day on 7th October 2016 in
Favoriten on behalf of the IBA_Wien.

eral exchange and presentation trips as part of the IBAs in Parkstad, Basel, Heidelberg, Emscher Park and Berlin.

Areas Covered by the IBA_Vienna

The areas covered by the IBA_Vienna are not limited to new housing constructions, but also include the development of existing housing as well as a broader sense of community within the city. The central themes and the memorandum for the IBA_Vienna will be published at the beginning of 2017. These will provide clear criteria for the development of IBA projects, which will be presented to a broad international public in the interim presentation in 2020 and in the presentation year 2022.

Initial Projects

Research assignments were allocated for projects that will be implemented in the following years while general research topics and activating projects were also developed (e.g. a school project in cooperation with the education board or “living::sounds / living::moves”, a cooperation with EDUCULT in the Sonnwendviertel quarter, see photo from the activity day above).

Outlook for 2017

The programme and the memorandum for the IBA_Vienna will be published at the beginning of 2017. At the same time, there will be information events for developers and planners where they can find out about the aims and conditions of the IBA_Vienna in order to prepare properly for participation in developer competitions.

From 2017, the IBA_Vienna will not only be strengthened by developer competitions (e.g. Aspern – Vienna’s lake city “Am Seebogen”) and active in other IBA processes. As well as new construction, the focus will also be on renovation and developing stock from the post-war housing period (e.g. the Per-Albin-Hansson estate) as well as the turn of the century (e.g. Reindorf/Rustendorf).

IBA talks will be continued in 2017. Events, exhibitions (e.g. with the AzW) and international meetings in Vienna are also planned: e.g. the next “Werkbund estate network” session, the UNECE seminar on the topic of ‘social housing’ and an “IBA meets IBA” workshop.

Smarter Together

Under the patronage of Executive Housing Councillor Michael Ludwig and in cooperation with numerous companies, the city of Vienna is developing future-oriented smart city solutions in Simmering. The focus is on social and technical innovations for an environmentally-friendly city of the future with a high standard of life.

Smarter Together is currently the largest urban renewal project funded by the EU in Vienna and its aim is to implement innovative smart city concepts in a large area of the district of Simmering. Besides the implementation of innovative technical solutions, citizen's participation and knowledge management are key pillars of *Smarter Together*. This approach is aiming at providing sustainable contributions in achieving climate goals as well as to a positive societal dynamics and quality of living in the quarter. As part of the project, Vienna is in intensive exchange with several partner cities, especially Munich and Lyon.

A Successful First Year

Smarter Together was launched on the 1st of February 2016. The implementation will take three years, and it will be evaluated by 2021. The EU has allocated 25 million euros to the project. Vienna will be supported with 7 million euros. In total, an investment of more than 46 million euros will be triggered. A key role is given to Vienna's project partners: 8 Viennese municipal departments from several business groups, Viennese public utility companies, Wien Energie, Wiener Linien und NeuMo GmbH, BWSG, Wiener Wohnen, Kelag Wärme, Siemens Leberstraße, Post AG, AIT, Sycube as well as Caruso, TINA Vienna, Wohnbund:consult, the District Office GB*3/11 and the community college VHS Simmering.

Implementation of Innovative Smart City Solutions

The comprehensive smart refurbishment of the existing housing stock is central to the project as part of the EU funding programme "Horizon 2020". At the same time, the aim is to include integrating aspects of future-orientated and climate-friendly urban renewal i.e. aspects of heating, open spaces, e-mobility as well as information and communications technology (ICT) solutions. This also complies with Vienna's Smart City Framework Strategy, which focuses on standard of living and the societal dimension as well as on technological aspects. In Vienna, the project area en-

compasses the centre of Simmering around Enkplatz and the Geiselberg. The following is being implemented:

- Smart refurbishment of three housing blocks with a total gross area of over 65,000 m² (642 apartments). Alternative energy generation is part of it as well as mobility for residents e.g. e-car and e-bike sharing.
- Densification of district heating including the local production of energy through photovoltaic and solar means as well as decentralized feeding into the district heating network.
- The new secondary schools Enkplatz I + II will have a new zero-energy gym complex.
- A city data platform developed as part of the project will contribute to Vienna's IT infrastructure.
- Siemens at the world leading site for rail vehicles of Leberstraße is modernizing its e-logistics and installing charging infrastructure for e-cars and e-bikes.
- The Austrian postal service is switching its parcel delivery service to new e-vans and implementing innovative logistics solutions for private customers in Simmering.
- As part of a local mobility strategy, modern "mobility points" are being prepared for use in public spaces in order to interlink local mobility services that suit users' needs.
- Part of Simmering's street lighting will be changed to LED lights ahead of schedule.
- "Landmarks" in the form of innovative street equipment with photovoltaic use that allow people to charge their phones in public spaces are aimed at drawing attention to the project.
- The mobile information lab called SIMmobil will be used in the project area as a modern communication platform. It offers comprehensive information as well as the chance for residents to get involved.

In addition, knowledge and innovations will be put to use on a city-wide and international basis.



PID/Jobst

Official launch of SIMmobil. Project manager Julia Girardi-Hoog (3rd from left), the GB* 3/11 team, Executive Housing Councillor Michael Ludwig and Head of Municipal Department 25, in charge for *Smarter Together*, Bernhard Jarolim (2nd from left).

Participation and Knowledge Management

The involvement of local citizens is a central element of *Smarter Together*, which is something that Executive Housing Councillor Michael Ludwig has insisted upon from the start. Residents are given the chance to contribute to the project with their suggestions and ideas. They can also get involved with the conception and implementation of projects.

Another cornerstone of the smart urban renewal initiative is comprehensive knowledge management with a focus on a learning city (*Governance Learning*). A very important element is the exchange between 30 consortium partners, comprising cities, business players and research institutions (peer to peer learning). Knowledge management also serves the further development of innovations as well as enhancing the attractiveness of the city of Vienna as such.

Positive Project Dynamic

The initial measures as part of the *Smarter Together* project, spurred on by the enthusiasm of all involved, confirm the

high level of value and attractiveness of this project. Project partners have already cooperated in a number of exciting ways and contributed ideas for implementation. A number of local residents are already getting enthusiastically involved in their neighborhood's future, contributing a wide range of ideas.

Online

Find out more on the website and in the newsletter:
www.smartertogether.at/newsletter or
www.smarter-together.eu

Well-Founded Know-How

Forward-looking housing policy requires the relevant research into housing topics - whether this involves evaluating existing measures or innovations. Vienna is the only Federal State to operate an individual department that supports housing with research.

The agenda for housing construction research in Vienna - located in municipal department MA 50 and responsible for social housing and arbitration of disputes relating to housing law - includes the medium-term estimation of housing demand, needs-orientated development of Vienna's housing and networking with international committees. Viennese housing construction research underpins Vienna's idea of an innovative and affordable housing market that reacts to current social changes and develops new solutions. It provides the research for this, and supports housing policy as well as the public with expertise in this challenging task.

Commissioned Research Projects

A total of 12 research projects were launched by the *Wiener Wohnbauforschung* in 2016. Another 8 projects were funded, pertaining to Vienna's participation in international projects and/or presentations of Vienna's funded housing abroad.

The reports for the related research projects carried out by the *Wiener Wohnbauforschung* are published in German and partially in English on www.wohnbauforschung.at.

EUROCITIES

The work of the EUROCITIES network - representing 139 cities each with over 250,000 inhabitants in over 30 countries - is based on two central pillars:

On the one hand, it concerns debate on various matters relating to a city's work and tasks (good practice, working on mutual EU projects).

On the other hand, it is central to its work to communicate city interests to opinion shapers and decision makers in EU institutions, especially the European Commission and the European Parliament.

The focus of its work in 2016 was the event "Affordable Housing in European Cities", which took place in Brussels on the 26 of April. The event was carried out by EUROCITIES and prepared by the city of Vienna. One aim of this well-attended conference was to show how affordable housing can

contribute to societal cohesion on a larger scale, by avoiding segregation and preventing the development of social or ethnic ghettos. Vienna's role as a trailblazer in funded housing was explained in depth. The participation of members of the European Commission's Directorate for regional politics, employment and competition, the European Investment Bank, the International Tenants' Association, "Housing Europe" and many more shows that the topic of affordable housing is high on the EU's agenda. Vienna is a popular partner in these matters.

UNECE

The *Wiener Wohnbauforschung* represents Austria in the United Nations Economic Commission for Europe (UNECE) in the "Committee for Housing and Land Management". 2016 was defined by the UN Habitat III Conference, which took place on the 17 and 18 October in Quito in Ecuador. The aim of the New Urban Agenda, discussed and confirmed during the conference, is sustainable urban and settlement development from which all people can benefit equally.

The topic of housing plays a key role. The UN member states recognise that it is the task of national and local housing policy to ensure the right to reasonable living conditions for all. The focus is on affordable housing for people from different income groups, in order to support social mixing and avoid segregation.

The Viennese social housing policy concept where social mix has always to be kept in mind was adopted as the official position of the United Nations.

Trailblazer

When it comes to successful social housing, the whole of Europe is looking towards Vienna. When international discussion turns to new strategies for the affordable housing of the future, Vienna is not only a role model, but also a trailblazer.

The social housing in Vienna has an international reputation, which prompted a total of 28 international delegations and journalists from 13 countries to come and get an impression of our city's social achievements for themselves. The exhibition "The Vienna Model - Housing for the 21st Century City" was also greeted with great enthusiasm abroad when it was showcased from 13 of June to the 11 of August 2016 at the internationally renowned Aedes architecture forum in Berlin.

EU City Partnership for Housing

The EU city partnership for housing has been active for one year, and is set to continue for a further two years. It aims to create suggestions for the EU legislation, the EU's financing conditions and knowledge management for social housing and affordable housing.

The City of Vienna can use this opportunity to exert influence with its know-how. There is now a catalogue of topics that summarises the most pressing matters, compiled using the expertise of all parties involved. Currently, the legal

framework conditions and the important issue of financing, as well as a considerable contribution to the aims set out in the Europe 2020 Strategy are being addressed.

Vienna is especially involved in drawing attention to the range of solutions at a communal level, in order to establish approaches for the EU. This should make it easier for cities to provide their citizens with affordable and ecological housing. The City of Vienna and Slovakia are jointly responsible for coordinating the EU city Partnership for Housing.

Initiative for Public Benefit

The Viennese initiative for public benefit and the need to create new housing were the focus of the 15th Vienna Housing Research Day on 3 November 2016. The countless national and international experts in attendance included Werner Faymann, former Federal Chancellor, Gunther Adler, State Secretary from the German Federal Ministry of Housing, and Dorothee Dubrau, Mayor and Alderman for Town Planning and Construction, Leipzig.



Anni Sinnemäki, Vice Mayor of Helsinki, with representatives of the Finnish communal living association HEKA on a study trip to Vienna



Exchanging experiences with German neighbors: Minister Michael Groschek, Nordrhein-Westfalen, Executive Councillor Michael Ludwig and State Secretary Gunther Adler, BMUB (left to right)

21., Neu Leopoldau
Architecture: DTA duda, testor. Architektur ZT
Spatial planning: Paisagista Landschaftsplanung
Developer: Familienwohnbau



Photo: Virtual Dynamix multimedia and architecture GmbH www.vdx.at

Notes



INNOVATIVE PROGRAMME

Executive City Councillor Ludwig presented together with the Mayor Michael Häupl, temporary locations for housing projects using both prefabricated and lightweight construction methods. These form part of Vienna's comprehensive Housing Construction Offensive.

A PEACEFUL GAME

The boccia tournament on Siemensstraße in the District of Floridsdorf was a highlight of *wohnpartner's* summer season.



A NAME FOR A HOUSING PROJECT IN MARIAHILF

A housing project on Gumpendorfer Straße was named after Sister Katharina Lins (1788-1837) – to the delight of the neighboring Sisters of Mercy.



HOMES IN BLOOM

Amateur gardeners won the city of Vienna's photography competition for the eighth time. The winner for 2016 was Andreas Nickmann-Stöger, who together with his husband transformed an 8m² balcony in the 15th district into a green paradise. Prize: € 1,100!



THANK YOU FOR YOUR DEDICATION

Michael Ludwig honoured Vienna's tenant representatives for their voluntary work. These are important contact persons, and contribute significantly to the Municipal housing system.

GARDENING FOR ALL

In contrast to a standard communal garden, the newly opened Nordberggarten (9th District) does not assign small plots to individuals - so anyone and everyone can make use of the green area.





700 YEARS OF THE OLD TOWN HALL

Seven eventful centuries of this historic building at Wipplingerstraße 8 were celebrated at a ceremony in September 2016.

“PLANNING SAFELY!”

A new brochure provided suggestions on how to ensure safety and security during project development and planning for new buildings.



PLANNING AND LIVING TOGETHER

Construction groups are a trend that the city is increasingly responding to. The Gennesaret group was glad to see their building completed in 2016. A focus here was inter-generational living.



GOODBYE TO HARRY GLÜCK (†)

The Alterlaa residential home celebrated its 40th year at the beginning of 2016. With the passing in December of its architect, Harry Glück, Vienna lost a social housing pioneer who always put people’s needs first.



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