



# ICHP

INTERNATIONAL  
CONGRESS ON  
HOUSING  
POLICIES

**29.01.24**  
BILBAO,  
BASQUE COUNTRY

## Municipal Housing in Vienna

creating spaces - to live in and to participate in society

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# Affordable Housing

## Factors that help to keep rents low

220.000 apartments in municipal housing

housing estates in every district of the city

Access not only for „the poor“ but also middle class

Subsidised housing: 30-50% flats of subsidised estates distributed by authorities

Strong tenancy law: price protection / dismissal protection / maintenance obligation

Land procurement and urban renewal fund: reserves land in the city exclusively für social housing (disused rail tracks, empty hospitals, farm land, ...)

New zoning rule (2019): developments with more than 5.000sqm of living space, two thirds must be subsidised housing



# Access to municipal housing

## Preconditions

Minimum age 18 by the time the tenancy agreement is signed

At least 2 years of primary residence at the current address in Vienna

Austrian citizen or equally-qualified (EU-citizen, etc.)

Beneath a certain income limit

1 Person EURO 57.600,00 / family of 4 EURO 108.420,00

## Housing Needs

Young Residents moving out of home

Separate households

Overcrowding (too small apartment compared to number of inhabitants)

Single parent

Special housing requirements due to illness, limited mobility (wheelchair-bound) and barrier-free housing requirements



# Who lives in municipal housing?

500.000 people, 21% of all Viennese live in municipal housing estates, of these 52% are female (Quelle MA 23, 01.01.23)

People from 183 different countries of birth

31% are Non-Austrian Citizens

The number of Non-Austrian residents increase, the number of Austrian Citizens decrease

The average age is 40,4, the age group of seniors and the age group of young people under the age of 19 are equally large and comprise almost 50% of the residents.

Income: 35,7% low, 62,3% middle, 2% high (comparison subsidised housing: 10,8 low, 78,8 middle, 10,4 high) (Quelle Statistik Austria / EU SILC 2022)



# Wohnpartner – for a good Neighbourhood

## Areas of Work:

Conflict Resolution

Neighbourhood Fieldwork

Neighbourhood Centers

Social Advise and Referrals

170 Staff members

19 offices

9 Neighbourhood Centers

30+ languages spoken



# Wohnpartner Objectives

Promote good neighborly relations among residents

Foster a community that lives by the values of mutual respect, appreciation and openness

Encourage solidarity, individual responsibility, and self-determination through empowerment

Facilitate active participation

Accompany on-site opportunities to foster community belonging

