

CONSULTING

NEWSLETTER 2019/1

EDITOR'S INTRODUCTION

Why another Newsletter? Vienna, Austria's capital city, has long been known for its social housing programs, and - especially with IBA_Wien 2022 - it is fast becoming a global knowledge hub for housing policies bringing more and more experts to this city to study and to discuss housing issues. Vienna-based PUSH-Consulting (Partners for Urbanism and Sustainable Housing, see www.push-c.at) wants to share these experiences with you and also those from other cities. We feel that in a world where more and more people move to the urbanized

areas and need to be housed cities should raise their voice. We shall also announce regularly important events in the fields of urbanism and housing. This is, however, not a one-way street. We invite you to contribute and to share with us your ideas, ongoing programs, and experiences in this new quarterly publication: just write your comments to: push@push-c.at

Let's cooperate for better housing solutions.

Wolfgang Förster
EditorEditor

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VIENNA: TACKLING RISING LAND PRICES

Many cities are struggling with rising land prices in housing. While cities like Munich (“Soziale Bodennutzung”) and some medium-sized towns in Northern Italy have already developed their own models to obtain land for affordable housing Austria’s capital is now taking a more radical approach: To continue its broad affordable housing program - where 62% of the population live - the city-state now plans to introduce a new category “subsidized housing” in its land use plan. This means that in such zones only developments with at least two thirds subsidized housing will be allowed thus excluding competition by other potential buyers, as in such zones at least two thirds of the useable floor space (UFS) must be used for subsidized housing. The new category will apply to all developments

over 5000 m2 USF, i.e. roughly 50 apartments. As the subsidized housing act limits land to € 188,- per m2 UFS this will reduce land costs for subsidized housing by almost 90% (as compared to up to € 2,000,- in private developments at the moment). Subsidized housing will have a maximum monthly net rent limit of € 5,- per m2, and must be used for this purpose for 40 years. Not surprisingly this dramatic land price reduction has caused protests from land owners, particularly from the conservative Party-Farmers’ Association as there is still a lot of agricultural land in the periphery of the city. The proposal is part of Vienna’s new draft building code which the city council with its red-green majority adopted in November; the new regulation thus enters into force in January 2019.

NEW YORK CITY: SUCCESS FOR MICRO-APARTMENTS

Residents moved into New York's first 55 micro apartments at Carmel Place Tower at 335 East 27, in Manhattan's Murray Hill area, in fall 2018. The attempt to solve the city's increasing affordable housing crisis became possible after the 1987 minimum size of 370 square feet (37 m2) for apartments was abolished by a new building code. The nine storey tower was developed by NYC based Monadnock Development with Architects who won the 2013 competition the outcome of which was presented at the 2013 exhibition "Making Room: New Models for housing new Yorkers" at the Museum of the City of New York.

It includes 55 rental units of 240-340 square feet (24-34 m2) which come fully furnished at a monthly gross rent of \$ 2,670 – 3,220 (€ 2,130 – 2,570). The building also includes 22 unfurnished affordable apartments at a rent of \$ 914 – 1,873 (€ 731 -1,500) which resulted in some 60,000 applications in the 2015 lottery. Residents also profit from a communal kitchen area, a communal TV room, laundry, and a bike storage room. Given the increasing demand for affordable housing in NYC the success of the project is expected to lead to more micro apartment developments in the near future.



VANCOUVER/CANADA: AFFORDABLE HOUSING PROGRAM

Following a workshop with Vienna experts and the exhibition “The Vienna Model” at the Museum of Vancouver (MOV) in 2017, and discussions held, among others, with Gil Kelley, City Planning Manager, and Abigail Bond, Director of Affordable Housing Program, the City Council of Vancouver has now adopted a groundbreaking plan with 2 billion

CDN (about 1,6 bn €) for a new affordable housing program explicitly referring to Vienna as a model. A pilot project could eventually be realized by the Simon Fraser University student housing program. PUSH will continue with its expertise.



WARSAW WORKSHOP

By invitation of the architecture department of Warsaw University of Technology PUSH presented the exhibition “The Vienna Model” at their premises and gave a presentation for the students on October 4, 2018. Discussions were also held with Bank BGK Nieruchomosci which plans to build a 3,000 unit residential area of affordable housing in Warsaw and with the Austrian Cultural Forum which suggested an extended cooperation in the next years.



DUBLIN WORKSHOP

By invitation of the National Economic and Social Council (NESC) at the office of the Irish Prime Minister (Taoiseach) PUSH presented the “Vienna Model” in February 2018. The discussion among participating experts concentrated on the topic of land for affordable housing. Following the workshop a task force at NESC started work on establishing a national Land Fund based on the model of Wohnfonds Wien (Vienna Housing Fund). In September 2018 the Irish government established a Land Development Agency with a budget of 1,2 bn (8 approx € 1,6 bn) with two roles: first to prepare State land for regeneration and

housing development and second to assemble public and private land for housing development. A minimum of 40 per cent of the housing on the land of this new agency is to be either social or affordable. The aim is to construct 150,000 homes till 2040. Also, the city of Dublin announced the construction of a large scale affordable (cost-rent) development at Inchicore. PUSH will continue to advise the Irish government and the City of Dublin in these matters. The next step will be a workshop organized by the housing Agency in Dublin on the occasion of the exhibition “The Vienna Model 2”. For more info see: www.housingagency.ie



BIOTOPE CITY: ADAPTING CITIES TO THE CLIMATE CHANGE

A pioneering housing estate with some 1,000 apartments, most of them in the subsidized rental sector, is about to be completed at Vienna's southern periphery within the IBA-program in 2019. Planned to develop an answer to the challenges of the climate change – urban overheating and frequent heavy rains – it was developed by several housing associations and architects in close cooperation

with the Dutch Biotope City Foundation represented by Prof. Helga Fassbinder, and Vienna's University of Biotechnology (BOKU). Besides the aim to reduce the air temperature – it will leave the area 4 degrees C. cooler than at its entry – grey water and rain water will be used on site to reduce pressure on the sewage system. Other work includes early information of future users, for example on the vertical greening, and a continuous evaluation process carried out by the BOKU scientists. For more info see www.iba-wien.at

IBA MEETS IBA

As several IBAs (International Building Exhibitions) are on their way in Europe they have created their own network to better coordinate their efforts and time schedules. After a meeting in Vienna in 2017 this year's reunion was hosted by IBA

Heidelberg (see: www.iba.heidelberg.de which has chosen the theme "Wissenschaftsstadt" (Science City).

CONSTRUCTING THE COMMONS

The new Sonnwendviertel area next to Vienna's main railway station with some 5,000 apartments will bring mostly middle-class residents to the old working class area of Favoriten with its strong immigrant communities, Vienna's 10th district. In order to discuss how these different neighbourhoods can be better connected IBA_Wien invited two universities – Vienna Academy of Fine Arts and Delft University of Technology – to explore the existing and potential commons in both areas and how they can contribute to a better connection and to a win-win situation for both resident groups. For the results see: www.iba-wien.at



VIENNA SUMMER SCHOOL

Within the framework of IBA's "IBA meets university" program a summer school was held in Vienna as a joint project of Universität Wien, TU Wien in cooperation with several European universities on the topic of "new social housing" with

an emphasis on the further development of large post-war housing estates. The summer school as a research lab is expected to become a regular event. For more info see: www.iba-wien.at

UNECE CONFERENCE REPORT RELEASED

UNECE has released the report of the Vienna April 2018 Conferen-

ce on the Implementation of the Charter for Sustainable Housing. For info and download see: www.unece.org/housing-and-land-management.html.

QUEER HOUSING

The LGBTI movement opened its first publicly subsidized “queer housing” project at the Seestadt Aspern development this year. Due to the increasing interest Queerbau group plans further buildings in Vienna. For more information see: www.queerbau.at

HOUSING FOR ALL CONFERENCE

At the occasion of Austria’s EU-presidency in the second half of 2018 Vienna hosted an international conference “Housing for All” December 3-5 at the Wiener Wohnen (the city’s housing administration) headquarter. Mayors from various cities, housing providers, tenants’ representatives, and scientists discussed Europe’s housing crisis with EU legislators. The conference was opened with

two speeches by Vienna Mayor Dr. Michael Ludwig and UN special rapporteur on Adequate housing, Leilani Farha. While Ms. Farha described neo-liberal policies and international real estate investors as being responsible for the “abandonment” of large parts of the less affluent population calling for a “shift” in housing policies Dr. Ludwig called cities to raise their voice in the EU to work for social inclusion. For more info see: www.housing-for-all.eu

TEMPORARY HOUSING

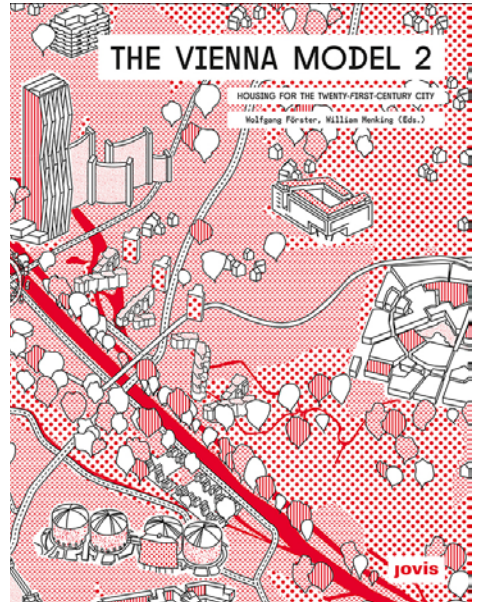
Responding to the increasing housing demand the City of Vienna last year allowed housing to be built temporarily on plots dedicated to other uses according to the Land Use Plan. This has led to two different solutions: a) housing which can be transformed for other functions later; with an innovative example called “slim building” (more info: www.kallco.at)



b) modular buildings which can be transferred to other plots later; a stunning building was designed by sigs architects with timber modular elements (see: www.sigs.at)

THE VIENNA MODEL 2

Following the success of the exhibition and book “The Vienna Model” an updated version has been completed in 2018. It includes both the new projects built in Vienna and comprehensive overviews of recent housing policy developments in the EU, in North America, and in Asia. The exhibition was first presented at Planungswerkstatt Wien on December 3, and the book is now available in a German OR English version at Jovis Verlag Berlin. To order use: <https://www.jovis.de/de/buecher/details/product/the-vienna-model-2.html>.



VERGESSENE SCHULEN – ARCHITEKTURLEHRE ZWISCHEN REFORM UND REVOLTE UM 1968

(Forgotten Schools - Architecture formation between reform and revolt around 1968, ed.: Nina Gribat, Philipp Misselwitz, Matthias Görlich, spectator Books, Leipzig 2018, German only, ISBN 978-3-95905-071-5)

The late 1960s marked a turning point in architecture and urban planning teaching. Students and teachers of both studies were at the forefront of university reform and of the general revolt against authoritarianism in society and politics. Architects and urban planners started to reflect their role in the shaping of urban environment. Today, as another - often similar - change of paradigms can be observed at many universities and as movements like “Occupy” or the “sharing society” concepts strongly remind of the 1960s it seems helpful to analyze those earlier developments in theory and practice, a truly fascinating experience. Only critical remark: The book concentrates on two German university cities - West-Berlin and Stuttgart - with very few references to the rest of the academic world, and even for a



German native speaker it is difficult to follow this – often random – collection of personal reflections by various protagonists. Still, as these include names like Harald Bodenschatz, Helga Fassbinder, and Thomas Sieverts, just to name a few, it is worthwhile to read this stimulating analysis of changes that have influenced urban planning processes in the last 50 years. And to consider what they mean to us today. As, to quote Cedric Price: “Technology is the answer. But what was the question?”

GEFÄHRLICHE ORTE: UNTERWEGS IN KREUZBERG

(ed. AutorInnenkollektiv Gras und Beton, German only, Assoziation ed, Berlin/Hamburg 2018, German only, ISBN 978-3-86241-5)

„Dangerous places” or “no-go areas” have become a frequent phenomenon in many big cities. Berlin is no exception; the Kreuzberg district, over decades a laboratory for unconventional urban planning and innovative housing concepts, is now widely believed to be “dangerous”. Dangerous for whom? as the editors of this clever book ask. In one of the most striking articles Lea Rakovsky describes in detail how video surveillance is used to “design” criminal places – and to distinguish them from others which thus become more attractive to investors. Another question concerns the emergence and the purpose of such classifications. Does this mean that there are no dangers outside such areas? Is the connection of danger with specific parts of the city an expression of stigmatization, or even a logical consequence of cities which have lost cohesion in society due to neo-liberal policies? Authorities, not surprisingly,



respond with the same methods that may be at the roots of these unlucky developments: get out those who disturb.