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Social housing futures → Germany

Housing in Germany
35,980,000 dwellings

- Professional-commercial landlords: 9,785,000 dwellings
- Private small landlords: 13,751,000 dwellings
- Owner-occupiers: 15,130,000 dwellings
- Cooperatives housing associations: 2,328,000 dwellings
- Homes integrated into family homes: 3,460,000 dwellings
- One-and two-family homes: 10,670,000 dwellings
- Municipal housing associations: 2,744,000 dwellings
- Artist-Landlords: 10,396,000 dwellings
- Multi-room- and condominiums: 2,283,000 dwellings
- Public housing companies: 350,000 dwellings
- Private housing companies: 2,627,000 dwellings
- Religious bodies: 127,000 dwellings
- Others (banks, funds): 1,813,000 dwellings

What is social housing in Germany?

- state subsidised building (private, institutional, other ownership rent fixing)
- „virtual social housing“: housing benefit (low income, Hartz IV)

Christiane Droste, LSE 2008

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Abb. 27 Eigentumsstruktur und Bildungsbildung bei Berliner Mietwohnungen 2008

Berlin 2007

- Municipal social
- Municipal rent fixed
- Other municipal
- Housing cooperatives soc
- Housing cooperatives if
- Private social
- Private rent fixed
- other

Subsidised dwellings in Germany 2006

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Where do which social housing residents live?

- **target groups:** socially deprived + low income (but educated) to lower middle income + old people and migrants → gender/diversity
- **stock:**
 - attractive: low to middle income groups, families
 - unattractive: very social groups to low income groups
 - self-organised: low to middle income groups, young families

Is the German structure best for the vulnerable?

Yes! (security of tenure, relative socio-spatial integration) **but...**

Christiane Droste, LSE 2008

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... market differences + polarising society request innovation:

- Models of self – organisation? („building groups“, housing cooperatives)
- Municipal housing policies? (München-Modell, re-distribution of rent-fixed stock in Hamburg)
- Ownership for the poor? (social integration +qualification = supported home-steading)

... challenges :

- ageing society: poverty, adaptation
- What to do about gentrification?

Abb. 28 Wohnflächen und Angebotsstruktur zu Haushaltskennwerten 2007