What is social housing in Germany?
- state subsidised building (private, institutional, other ownership rent fixing)
- „virtual social housing”: housing benefit (low income, Hartz IV)

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)

... 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?