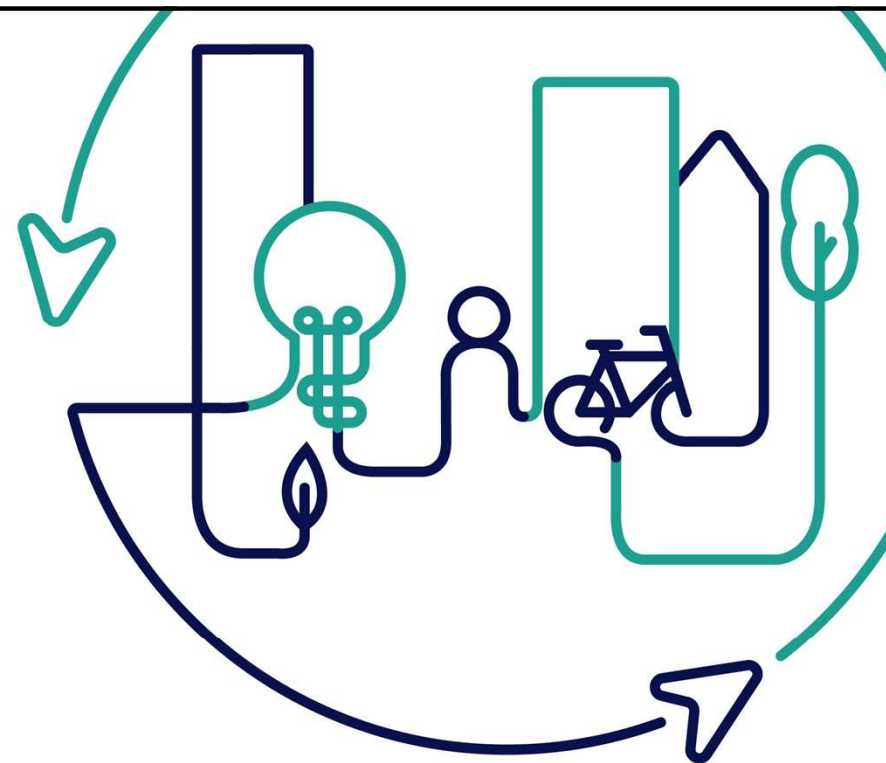


EUROPEAN U R B A N INITIATIVE



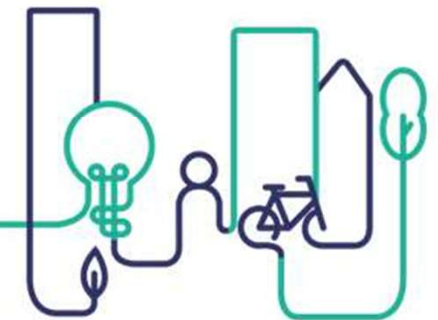
Co-funded by
the European Union



THE VIENNA MODEL OF SOCIAL HOUSING

A system to provide « Housing for the Common Good » for more than 100 years

**Michaela Kauer, Director of the Brussels Office of the City of Vienna
EUI Housing Policy Lab, Fuenlabrada, 18 November 2025**



Co-funded by
the European Union

Overview



1

Stable governance context

2

Key system elements

3

Instruments for good housing policy

4

Lighthouse Projects

STABLE GOVERNANCE CONTEXT

The Austrian Model

- Strong constitutional basis on national level
- Stable housing financing system
- Established non-profit housing sector
- Rent law and rent regulation
- Key role for regions and cities
- Cooperation with social economy
- Engagement in EU projects and EU policy design



KEY SYSTEM ELEMENTS

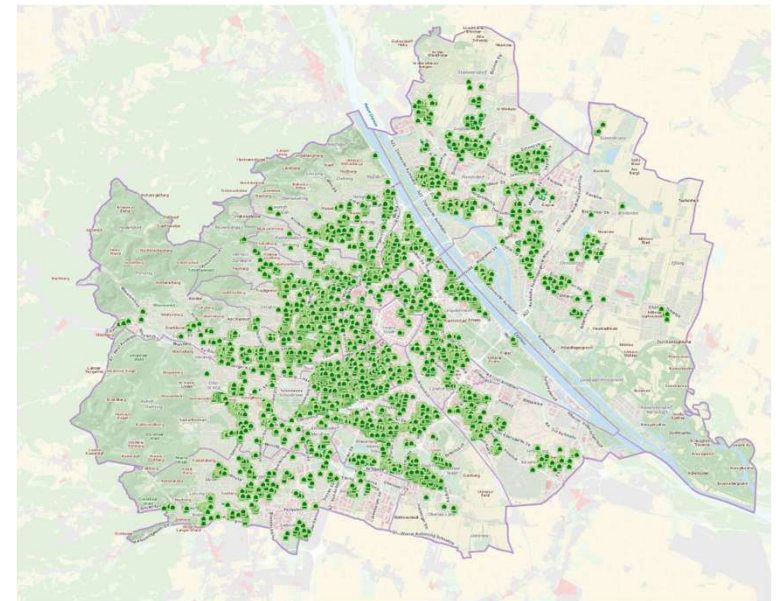
Vienna's Housing policy

- Housing promotion
- Renovation and modernisation
- Land procurement
- Subsidised housing zoning category
- Tenants' protection and eviction prevention
- Individual assistance for people in need, Housing First
- Limitation of profits, strict rules on short-term touristic rentals



MUNICIPAL HOUSING IN VIENNA: **« Wiener Wohnen » Europe's biggest municipal housing company**

- 500.000 inhabitants
- 220.000 municipal flats
- 5100 storage rooms and business facilities
- 7.800 elevators
- 1800 estates and 1300 playgrounds
- 610 hectares of green areas and 68.000 trees
- 4000 employees
- Culture, theaters, choirs, TV-series, ...
- People are proud to live in their « Gemeindebau »



INSTRUMENTS FOR GOOD HOUSING POLICY

A holistic view to secure land and the right to housing

- Vienna Housing Promotion and Renovation Act
- Vienna Land Fund to build land reserves
- Long-term lease contracts for housing providers
- Developers' competitions for new constructions
- Building code with category „subsidised housing“
- Municipal offices for dispute settlement in housing
- Eviction prevention programmes
- Neighborhood counselling offices



4 PILLAR MODEL OF AFFORDABILITY AND SUSTAINABILITY

Social sustainability	Architecture	Economic sustainability	Environmental sustainability
Everyday suitability	Architecture and urban structure	Land costs, construction costs	Energy consumption and renewable materials
Cost reduction through planning	Building structure floor plans	User cost rents, share of building costs	Ecologic construction, materials and design
Living together in communities	Internal infrastructure, staircases, corridors	Service charges	Ecologic qualities of the facility
Adaptability to changing needs	Environment, green spaces	Contract and rental conditions	Ecologic qualities of the open space



LIGHTHOUSE PROJECTS

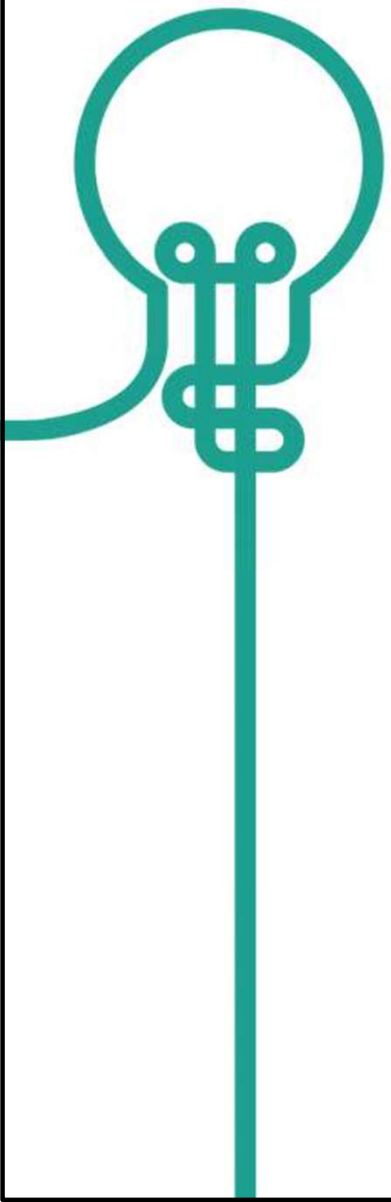
Working with communities

- Smarter Together under Horizon
- WieNeu+ to roll it out
- Frauen-Werk-Stadt I & II on gender sensitive housing design
- Development Areas Main Station, Aspern Lakeside, North-West Station, Rothneusiedl
- Cooling zones to combat heat zones
- Vienna Climate Team – Citizens create a climate-fit neighbourhood
- Hauskunft – One stop shop for renovation





**In Vienna, we aim at
social mix all over the
city territory. Our
housing policy aims
at a good quality of
life for all our
citizens, co-created
with our citizens.**



Housing for the Common Good

Exchanging with and inspiring the world

- ✓ Put **people at the center**: involve, empower, emancipate
- ✓ Involve **capable stakeholders** to co-design, co-manage, co-own
- ✓ **Protect citizens** from speculation, eviction and homelessness
- ✓ **Protect cities** from gentrification, financialisation and touristification
- ✓ Set **goals and processes** in a **transparent and accountable** way on all levels of management and government
- ✓ Account for **long-term nature of housing** in **financing models**
- ✓ Establish **revolving funds** and **keep the money in the system**
- ✓ Promote a **multi-level, multi-stakeholder policy framework**

Useful links:

All about the Vienna model:

<https://socialhousing.wien/>

EU Urban Agenda Housing Partnership:

<https://www.urbanagenda.urban-initiative.eu/partnerships/housing>

European Responsible Housing Initiative and Awards:

<https://www.responsiblehousing.eu/>



Contact:

michaela.kauer@wien.gv.at

