



Social housing in Vienna

References:

<https://www.arte.tv/fr/articles/vienne-la-rouge-laboratoire-du-logement-social>

<https://www.wien.info/fr/sightseeing/red-vienna/social-housing-buildings>

<https://www.wien.info/fr/sightseeing/red-vienna/100-years-of-red-vienna>

<https://www.hallo-austria.at/francais/autrichiens-d-adoption/habiter-en-autriche/>

New constructions 1100 apartments in 5 complexes with standard rent: 7,5 EUR per m² :

<https://www.krone.at/2310140>

Demographics https://fr.wikipedia.org/wiki/D%C3%A9mographie_de_l%27Autriche

Figures:

- 220,000 apartments
- 500,000 tenants
- 1,800 properties in the city of Vienna
- Total surface area 13,444,841 m²
- Total number of apartments in Vienna: 1 Million



The municipal social housing program, therefore owned by the city of Vienna, has existed since the end of the First World War when Vienna was faced with a housing shortage due to the large number of people who retreated to Vienna after the dissolution of the empire.

The program has been implemented by different socialist majorities and continued without interruption until today. Initially the financing was ensured by a property tax paid by the large owners who had built rental buildings at the end of the 19th century.



Social housing in Vienna is based on 2 types of housing: the municipal apartments themselves which are owned by the city and the "Cooperative apartments" built by city-subsidized cooperatives where the tenant puts up a sum of money to enter the unit. It

remains a tenant, cannot be thrown out and if he leaves he gets the money back with an inflation correction. In exchange the rent remains modest (e.g. 500 EUR for 98 m²)

The big advantage of this program is that the buildings were built throughout the city, which limited the creation of ghettos and favored social mixing, because social housing is everywhere in the city, including in some upscale districts.

The allocation of apartments is done by registering on a waiting list because the need far exceeds the supply if the rents of communal apartments is fixed there is no regulation of rents on the free market.

The development of the population in Vienna has led to an increased demand for social housing. Two types of crises have contributed to this: the explosion of Yugoslavia with the Balkan war and the Syrian crisis, as Austria has received a large number of refugees at the beginning of the crisis. In addition, the high divorce rate has also contributed to the increase in demand. Vienna had a rather stable population for many years with 1.6 MB inhabitants but it is estimated that Vienna will reach 1.9 MB in a few years and thus become the most populated capital of the EU.

Problems

- Public management with possibilities of favoritism and political corruption because the city of Vienna is SPÖ and sometimes the party card helps to get an apartment.
- Although the distribution of the buildings is fairly uniform throughout the city, the growing share of foreign tenants is not always well perceived by the "real" Viennese. If traditionally the SPÖ reigned supreme in the communal buildings, we have, unfortunately, noted the growth of the FPÖ vote, which was slowed down by the "Ibiza" crisis and the fall of H.C. Strache.
- A large number of immigrant workers come from central Turkey / Anatolia, regions that are not necessarily very modernist, but on the other hand, they are strong supporters of Mr. Erdogan and of a very rigid Islam. Especially since the attack in Vienna, the police are obliged to keep an eye on the places of prayer that are present in these very large buildings.
- A specific problem for young people is that for young people from Turkish families the cultural reference points are often blurred: Turkish or Austrian identity? For many young people, the revival of Islam has a certain attraction, especially since their families see a rigorist approach to religion in a very positive light. This leads to an increase in the wearing of veils and long dresses concealing the body.

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