

Social Housing

Germany, Spain and Poland

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Social Housing in Germany

Definition:

Subsidized housing is **funded by the government** in order to support social groups who cannot afford to participate in the open housing market.

Germany:

Drastic decrease of social housing over the last years:

| | |
|-------|-------------------------------|
| 1987: | 3.9 million subsidized houses |
| 2011: | 1.6 million subsidized houses |

Reasons:

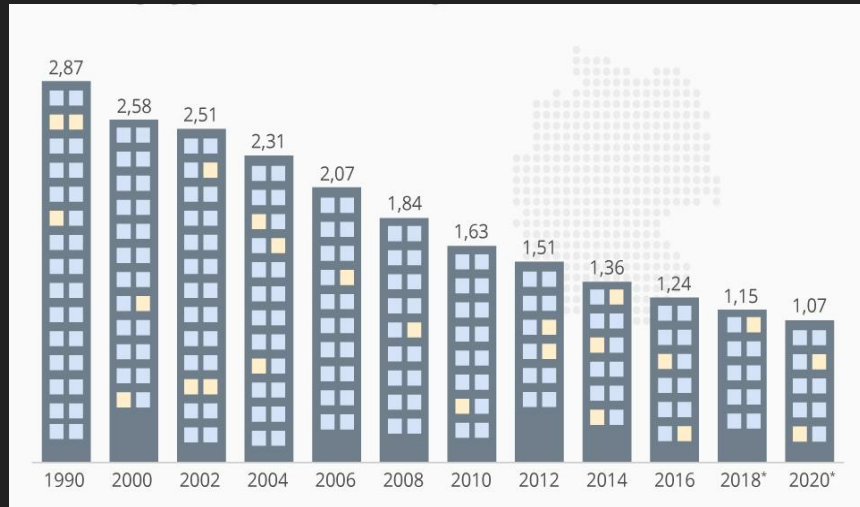
| | |
|-------|--|
| 1988: | withdrawal of the federal government from the fund |
| 1988: | Abolition of the law of “common public interest for housing” |

As a result:

Privatization of many houses

Development and distribution of Social Housing

Tendency of development in social housing
(in million)



Social Housing density in the
federal states



Sonningquartier Hamburg

New building of 248 subsidized houses in Hamburg

Character of a small city with green spaces and infrastructure



Rental Charges

To apply for the apartments it is necessary to have a so-called “Wohnberechtigungsschein”

This document proves that the income is weak and that government funded housing is justified.

| NR. | STRASSE | GESCHOSS | WOHNFLÄCHE | ZIMMER | PERSONEN | MIETBEGINN | KALTMIETE | BETRIEBSKOSTEN | HEIZKOSTEN | GESAMTMIETE |
|-----|----------------|----------|------------|--------|----------|------------|-----------|----------------|------------|-------------|
| 1 | Sonninstraße 5 | Sockel | 46,20 | 1 | 1 | 01.09.2019 | 296 € | 116 € | 69 € | 480 € |
| 2 | Sonninstraße 5 | EG | 92,92 | 4 | 5 | 01.09.2019 | 595 € | 232 € | 139 € | 966 € |
| 3 | Sonninstraße 5 | EG | 106,48 | 4 | 5 | 01.09.2019 | 905 € | 266 € | 160 € | 1.331 € |
| 4 | Sonninstraße 5 | EG | 44,10 | 2 | 1 | 01.09.2019 | 282 € | 110 € | 66 € | 459 € |
| 5 | Sonninstraße 5 | 1.OG | 46,13 | 2 | 1 | 01.09.2019 | 295 € | 115 € | 69 € | 480 € |
| 6 | Sonninstraße 5 | 1.OG | 63,67 | 3 | 3 | 01.09.2019 | 407 € | 159 € | 96 € | 662 € |
| 7 | Sonninstraße 5 | 1.OG | 40,02 | 1 | 1 | 01.09.2019 | 256 € | 100 € | 60 € | 416 € |
| 8 | Sonninstraße 5 | 1.OG | 41,70 | 1 | 1 | 01.09.2019 | 267 € | 104 € | 63 € | 434 € |
| 9 | Sonninstraße 5 | 2.OG | 46,48 | 2 | 1 | 01.09.2019 | 297 € | 116 € | 70 € | 483 € |
| 10 | Sonninstraße 5 | 2.OG | 64,17 | 3 | 3 | 01.09.2019 | 411 € | 160 € | 96 € | 667 € |



Social Housing Cologne

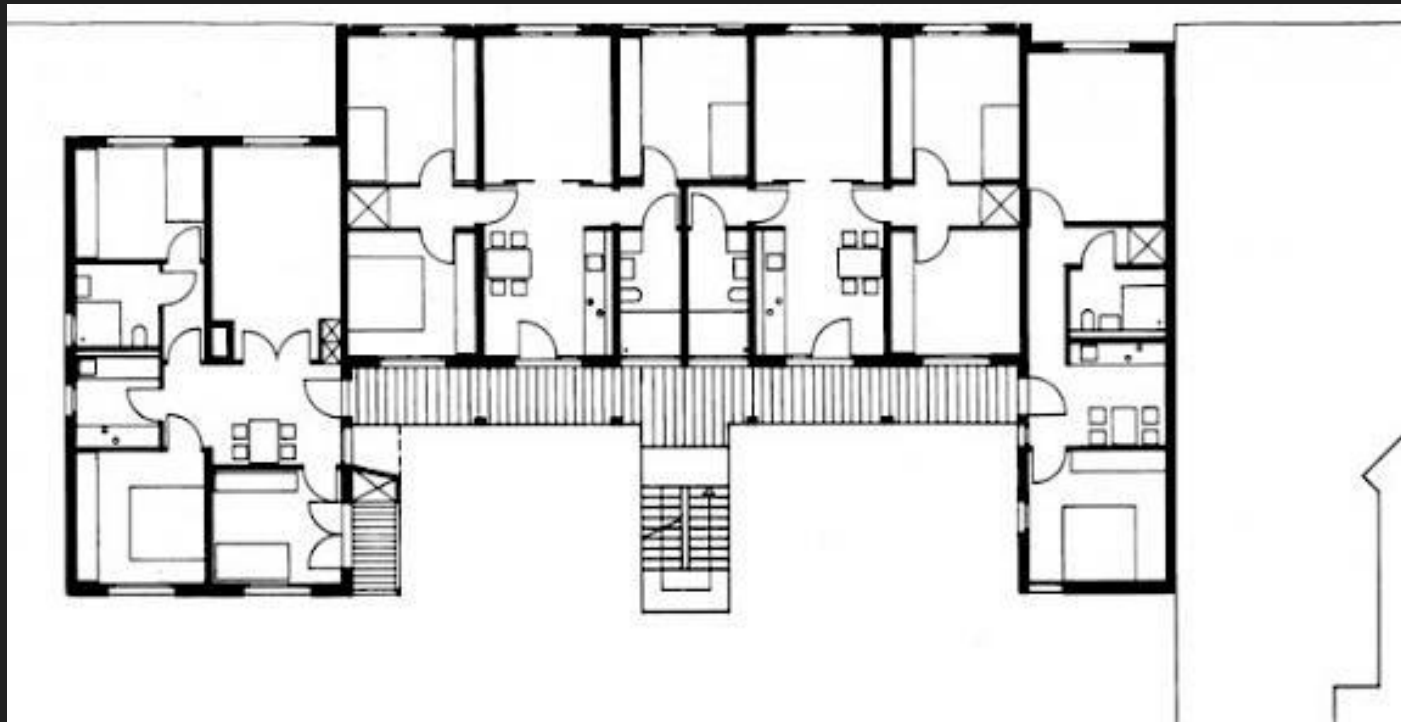
Prominent place in the middle of Cologne

-Concrete Component

-3 buildings, social houses and kindergarden with backyard



Floor Plans



Social Housing in Spain

Spain is one of the countries in Europe where less social housing is built.

Drastic decrease of social housing over the last years:

2008: 68.587 subsidized houses

2017: 4.938 subsidized houses

Reasons:

2008: beginning of the global crisis in Spain

Spain has traditionally had a greater preference for home ownership, than social housing. This is due to market trends and public policies.

Social Housing Gavà (Barcelona)

- 30 subsidized houses
- One five floors building near a little forest



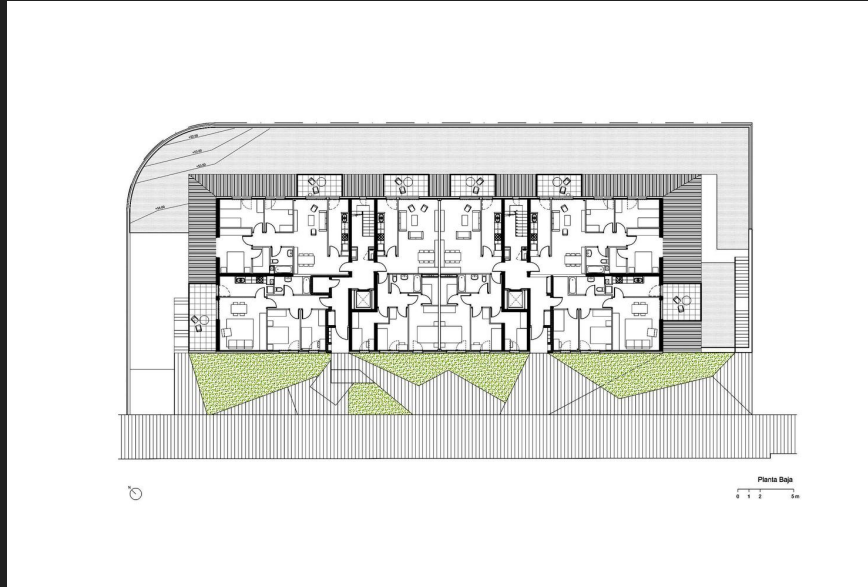
Social Housing Gavà (Barcelona)

- Façades and roof are made of metallic sheets
- Continuity of materials and a unique texture



Floor Plans

- 6 flats in its floor
- No columns, concrete structural walls



Social Housing in Poland

Definition:

Social housing is a form of state aid for people on low incomes. The rent for this place cannot exceed half of the lowest applicable rent in the commune.

Flat area:

Average area- 32m²

Increase in social housing in a few years:

2013: 83 000 subsidized houses

2017: 98 000 subsidized houses

Reasons:

This increase is the result of construction, adaptation of premises to residential purposes and transformation/ separation of premises.

Sopot 3 Maja street

- communal building
- 3-storey building with an underground garage



Sopot 3 Maja street

- floor plan is similar to square
- rooftop terrace for residents

