

# Gentle urban renewal in Vienna



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# Gentle Urban Renewal

Is based on the **preservation** of old building stock and thus also on the preservation of the cityscape

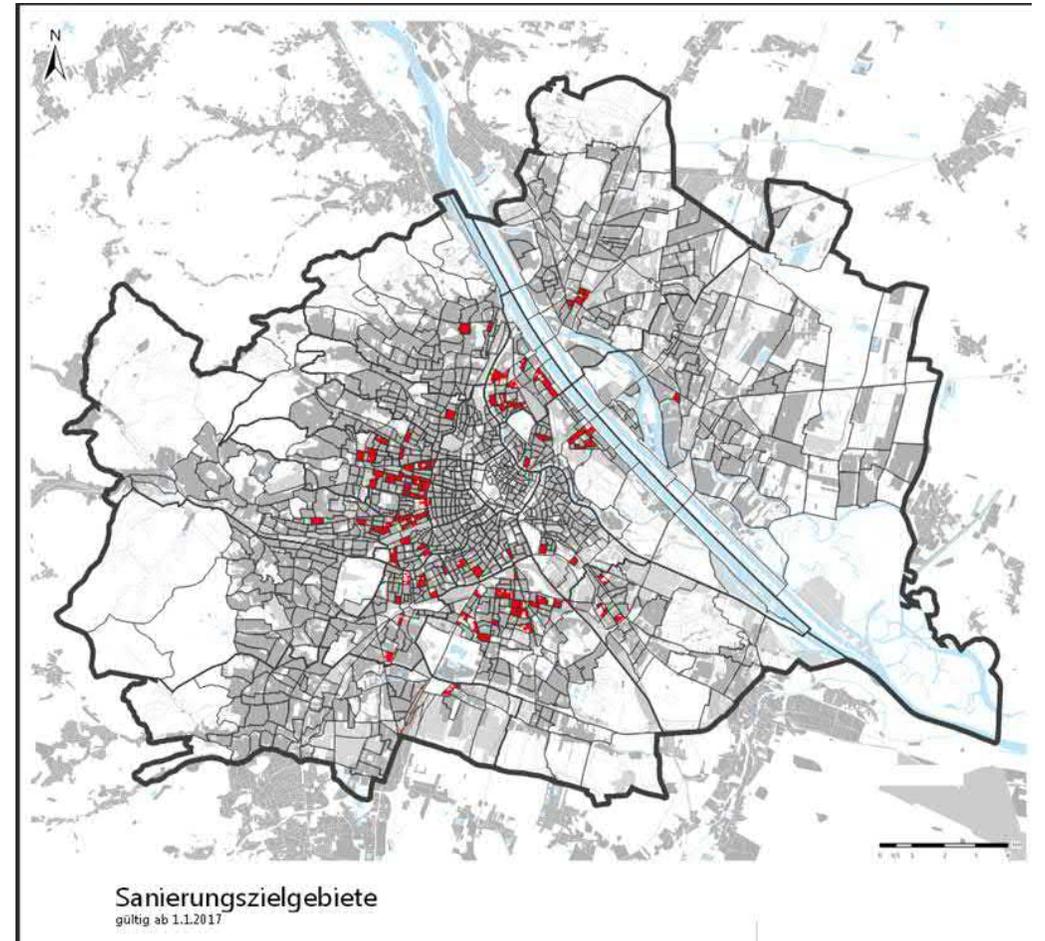
- Based on the **participation** of residents
- Creating **new living space** in existing housing stock
- Taking into consideration **accessibility**, daily use **suitability**, **residents' needs**, **city ecology**, e.g. by reduction of buildings' energy demand or dealing with care with urban animal life
- Improving of **neighbourhoods** and of **infrastructure**, preserving **workplaces** close to home



# Gentle Urban Renewal

Funding System in Vienna –  
Principles:

- Gentle urban renewing
- Priority of social criteria
- Avoidance of segregation
- Ensuring affordable, modern living space



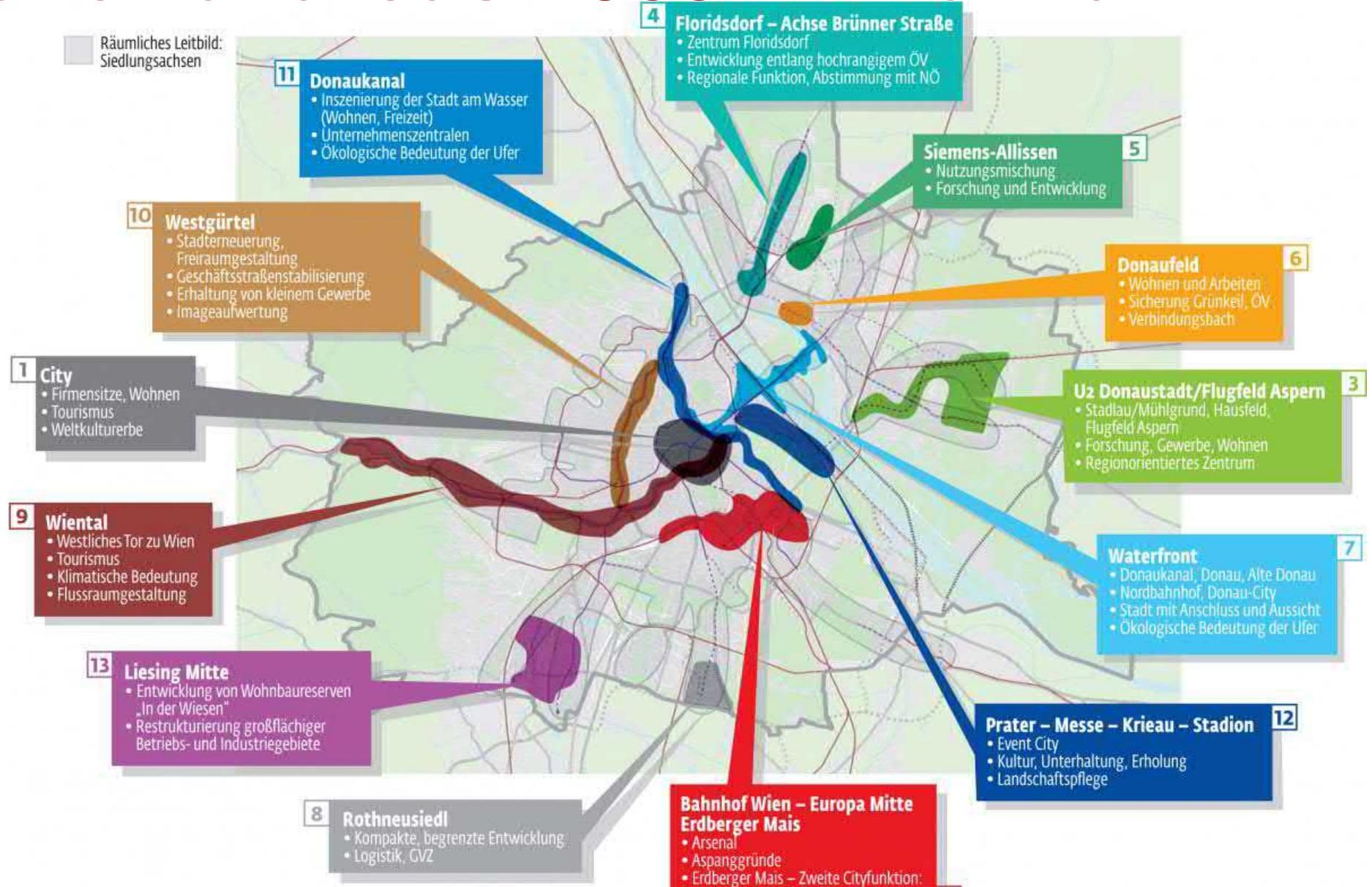
Benefits for Vienna's residents, the cityscape, the environment and for the social sustainability

# Different buildings with different need

## different types of renovation:

- **THEWOSAN**: thermal-energetic housing refurbishment
- **Basic refurbishment**: comprehensive modernization of inhabited houses
- **Total refurbishment**: thorough renovation of uninhabited houses
- **Individual improvement measures**: e.g. elevators, measures to enable accessibility, fitting of sound insulation windows, improvement of housing comfort
- **Block renewal**: sustainable development in underprivileged residential areas by elimination of urban deficiencies while providing infrastructure etc. in accordance with needs of neighbourhood residents

# Urban renewal areas 2005 in Vienna

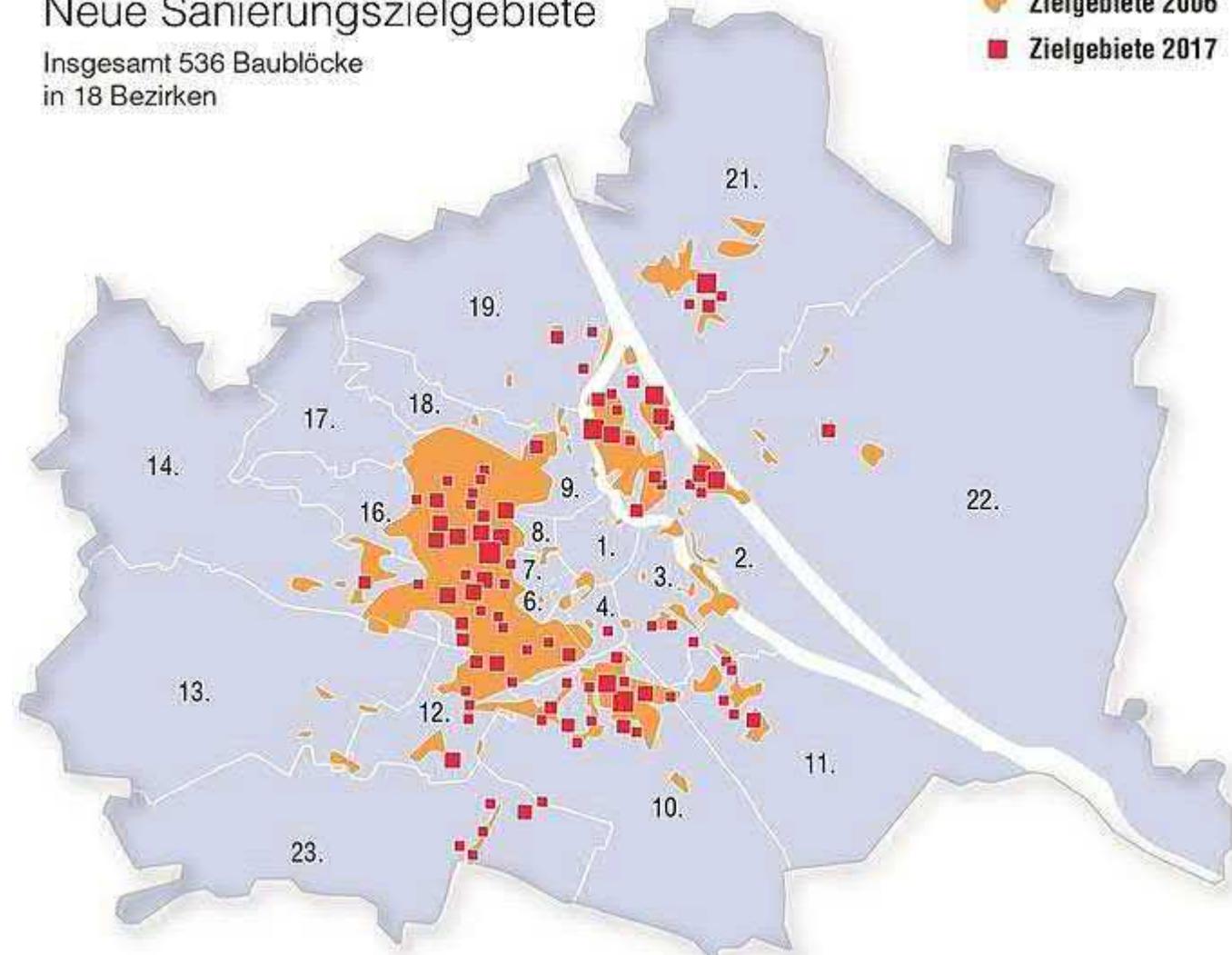


# Comparison gentle urban renewal 2006 and 2017 in Vienna

## Neue Sanierungszielgebiete

Insgesamt 536 Baublöcke  
in 18 Bezirken

- Zielgebiete 2006
- Zielgebiete 2017



# More than construction measures:



- Today, urban renewal includes far more than construction measures. Modern urban renewal means:
- informing residents of the district about developments at an early stage;
- harmonising different interests;
- promoting and living cultural diversity;
- and sustainably improving the quality of life in neighbourhoods (called “Grätzel”) in Vienna

# Wohnfonds\_wien

- wohnfonds\_wien supports subsidized residential construction in Vienna and ensures the high quality of renovation and new construction.
- It coordinates property developers, dwelling owners, municipal departments and service centres of the City of Vienna.
- Home-owners and residents can participate in a subsidized housing renovation project and have their own four walls converted into a modern apartment with funding from the City of Vienna.

# Urban Renewal Offices



- The GB\* (Urban Renewal Offices) have served as an important partner in renewal areas from the very beginning.
- The focus is on engaging the community in contributing towards improving the quality of life in a district.
- The GB\* are an active hub in the region and answer questions about city residence, living environments and living together in district communities.
- As a service centre with currently five locations, the GB\* offer a wide range of free services including guidance, information and project work at the district level.

# Figures about Gentle Urban Renewal

- Housing rehabilitation projects since 1984 after establishment of wohnfonds\_wien:
- 7.463 residential buildings with 345.000 dwellings
- Approx. Euro 8,15 billion total rehabilitation costs.
- → 5,34 billion Euro subsidies by city of Vienna
- ■ Improvement of environmental and climate protection:  
Reduction of heat demand: 1,157 GWh/year
- Savings in greenhouse gas emissions: approx.  
371.400 tonnes CO<sub>2</sub>/year



# (Some) Challenges:

- Low level of interest rates
- To meet the climate goals
- Special „needs“ of historical buildings



Kauerhof Diefenbachgasse 10-12, Foto by Wohnfonds Wien



Kuenstlergasse 14-16, Blocksanierungsgebiet Sechshaus, Foto by Wohnfonds Wien



Dopplergasse 5, Foto by Wohnfonds Wien