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**: comprehensiv 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
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 CO₂/year
(Some) Challenges:

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