Rebuilding a social ownership society

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Preconditions

- 20 mill. housing units (2021)
- Capable housing industry with >150,000 housing completions (2021)
- Strong focus on housing ownership; >>90% ownership rate
- Deficient schemes of housing management, hardly any owners associations
- Difficult situation with energy
- Hardly any social housing, no third sector housing
Affordable housing solutions – different approaches

- **affordable land provision**
  - inclusionary Zoning, e.g. in USA, Montreal, France
  - obligatory social housing shares in French municipalities

- **public rental housing**
  - Sweden municipal housing companies
  - Vienna municipal housing

- **asset-based welfare regimes**
  - Singapore public housing for sale
  - Finnish Housing Companies

- **third sector providers**
  - Limited Profit Housing Associations (LPHA) in Austria
  - HLM in France
  - Woningcorporatie in the Netherlands

- **employment of the private sector**
  - LIHTC – low-income housing tax credits in USA
  - obligatory social housing shares in commercial new construction in Malaysia

Finding a future Ukrainian path …

- **Targets of rehousing Ukraine**
  - Quantity: total number / affordable housing
  - No fossil fuels in new construction, decarbonisation of the stock
  - Market driven vs. establishment of a social housing regime
  - Market finance vs. affordable housing finance schemes
  - Owner-occupied vs. additional rental schemes

- **Affordable housing schemes (if any)**
  - Eligibility of asset based welfare schemes with full ownership titles for the tenants
  - PPP approaches to organize construction, housing management, refurbishment schemes, financing, social targeting
  - Learning from successful models e.g. in Singapore, Finland, Austria etc.
  - Joint endeavour to create framework conditions, realize some pilots, evaluate, re-shape, scale-up

- **Applicability on housing reconstruction?**