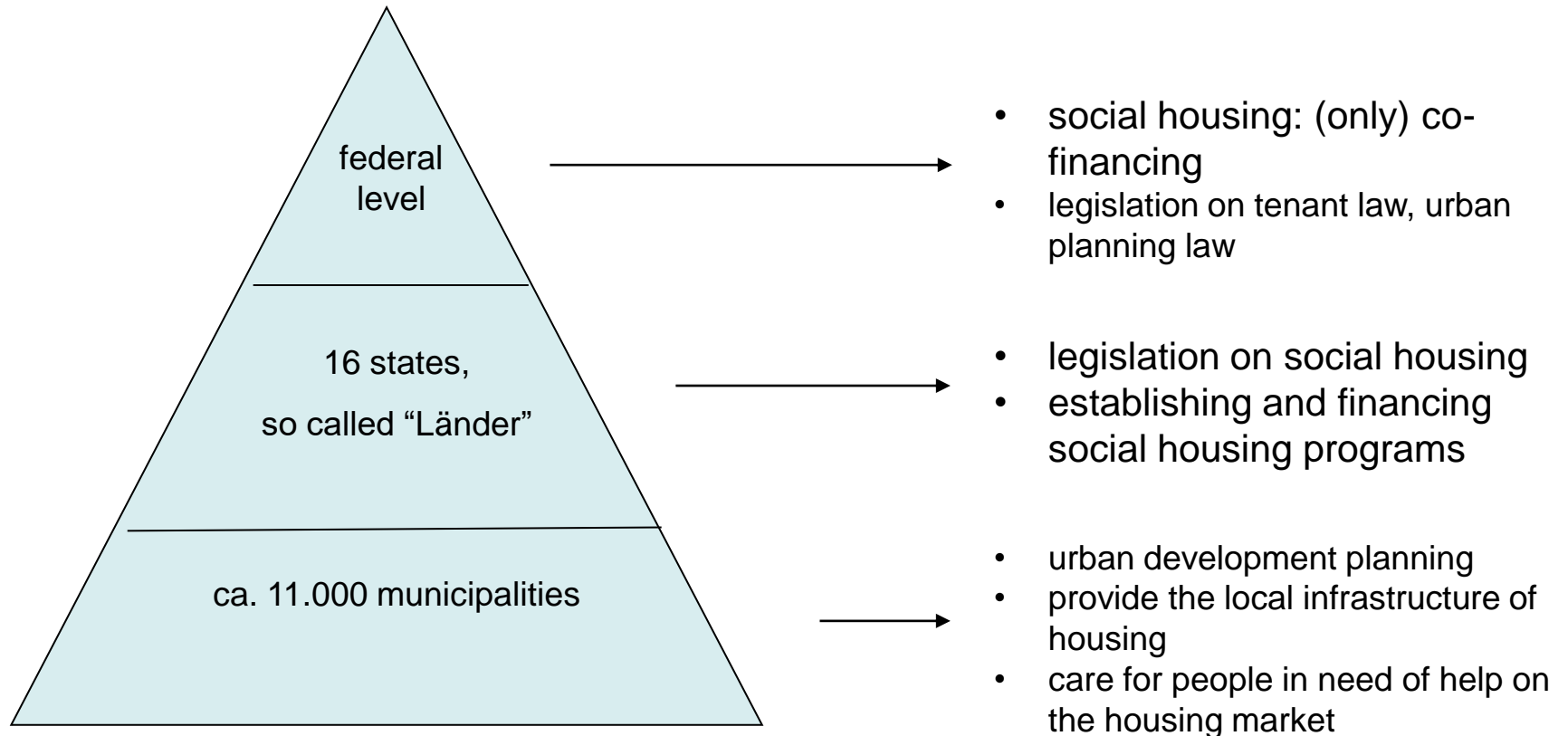




Bundesministerium
für Wohnen, Stadtentwicklung
und Bauwesen

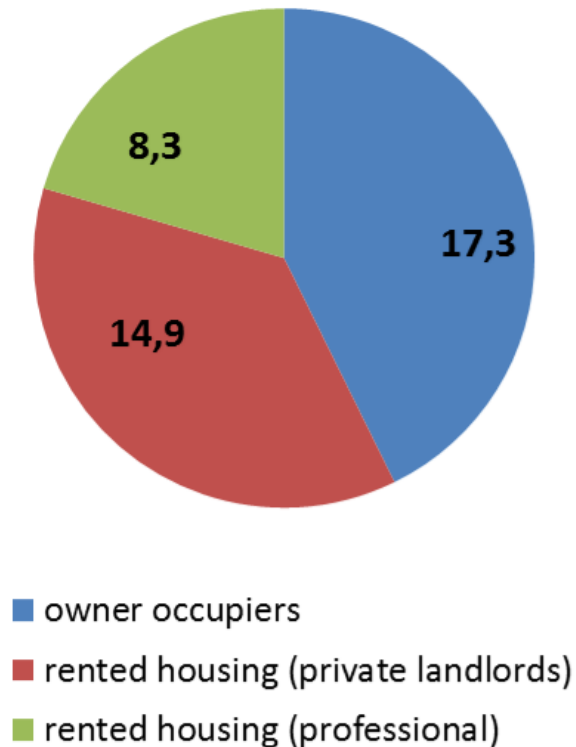
Social Housing in Germany

Competences in Germany

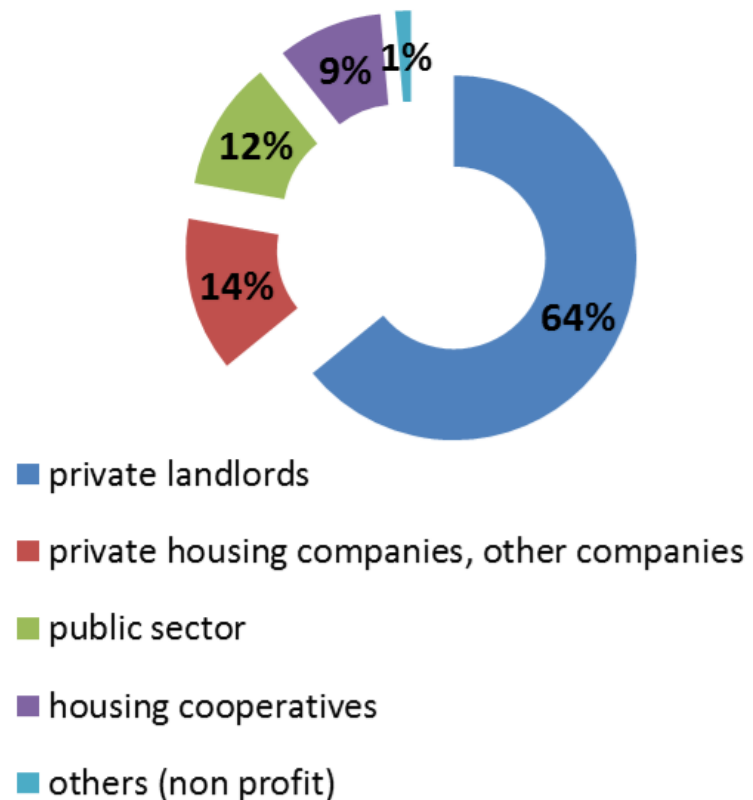


Structure of the German Housing Market

Housing units (in millions)

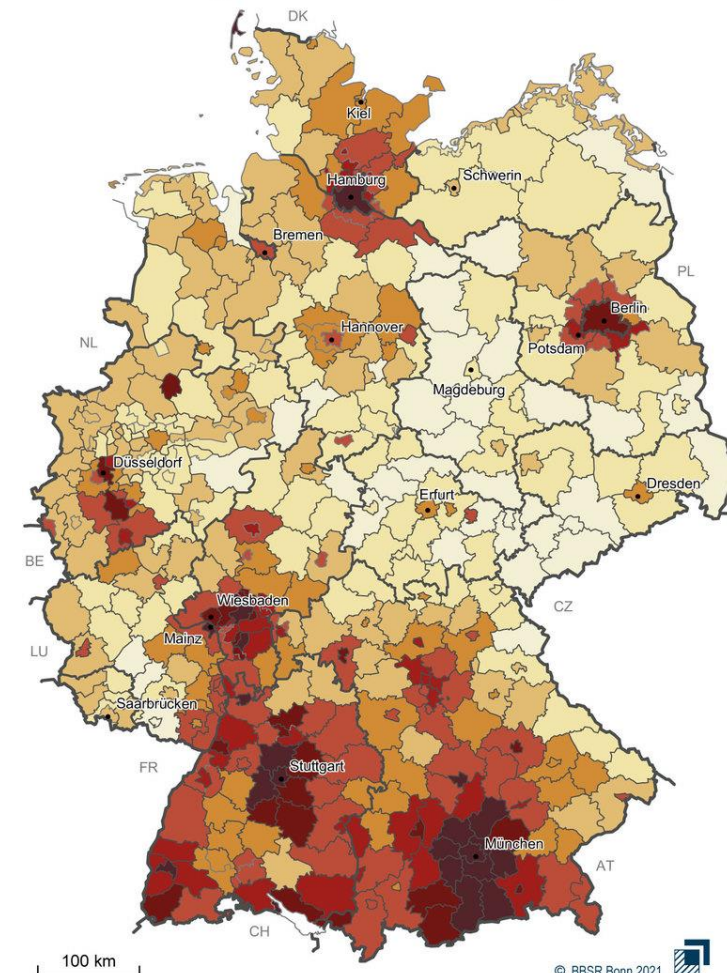


Structure of supply side (rental market)

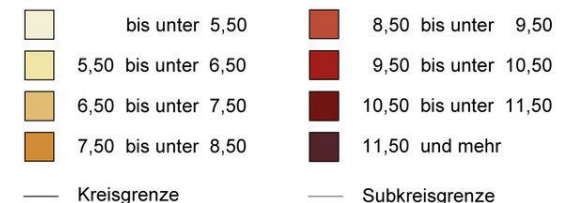


Housing Market in Germany: Challenges

- housing market shows great regional differences
- migration into cities (jobs, infrastructure, cultural life)
- migration from East-Germany to West-Germany
- immigration
 - immigration from other EU countries
 - Refugees, last year about 1 Mio. from Ukraine



Angebotsmieten von Wohnungen bei Wiedervermietung in mittlerer/guter Wohnlage 2020 in € je m² nettokalt



Anmerkungen: Angebotsmieten ohne Nebenkosten für unmöblierte Wohnungen im Gebäudebestand (ohne Neubau) mit 40 bis 100 m² Wohnfläche, mittlere Wohnungsausstattung, mittlere bis gute Wohnlage, basierend auf im Internet veröffentlichten Wohnungsinseraten von Immobilienplattformen und Zeitungen.

Datenbasis: BBSR-Wohnungsmarktbeobachtung, IDN ImmoDaten GmbH, microm Wohnlagen
Geometrische Grundlage: Kreise und Subkreise (generalisiert), 31.12.2019 © GeoBasis-DE/BKG
Bearbeitung: N. Brack, J. Nielsen, A. Schürt

German System of Social Housing

Aims of social housing:

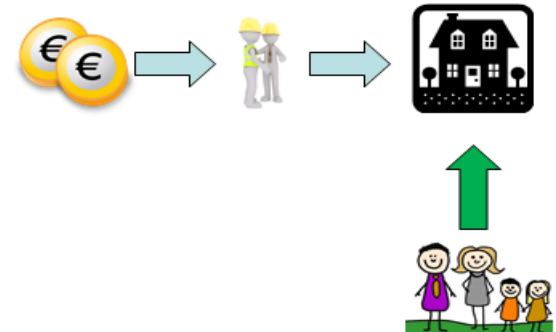
- providing living space to people with lower income
- adapting regional differences
- contributing to social mixture.

Social housing in Germany is not equivalent to public housing!

Social housing is based on funding (like subsidized loans), which can be obtained by all types of owners and investors.

In return, the owners must observe the obligation of restricted allocation i.e. renting out the dwellings

- (1) to low-income households (these households hold a specific confirmation [“Wohnberechtigungsschein”])
- (2) at lowered rents.



German System of Social Housing

The responsibility (legislation and financing) for social housing was devolved to the federal “Länder” in 2006. (The “Länder” received compensation payments from 2007 to 2019).

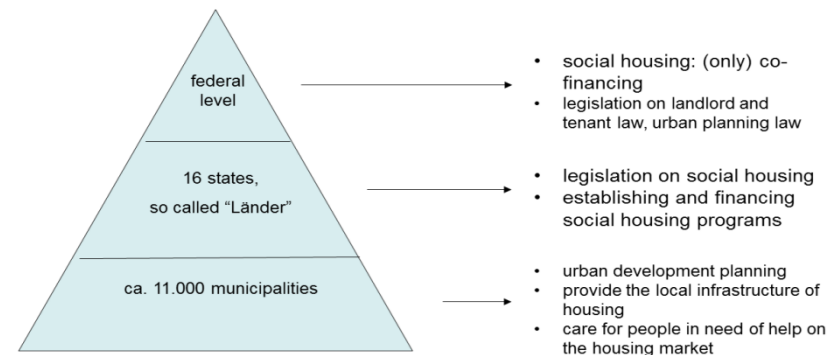
Amendment of the German Basic Law (constitution) in 2019:

Starting in 2020 the “Länder” receive subsidies from the federal government to realize social housing programs.

In 2020: EUR 1 billion, in 2021: EUR 1 billion, 2022: EUR 2 billions, 2023: 2,5 billions; 2024: 3,15 billions, 2025: 3,5 billions, 2026: 3,5 billions

The “Länder” have to co-finance their social housing programmes.

The Länder have to document how they use the subsidies of the federal government.



"Alliance for Affordable Housing".

- | It was agreed in the coalition agreement to set up an "Alliance for Affordable Housing".
- | Members from the federal government, representatives of the federal states, of municipal umbrella organizations, of the housing and construction industry as well as other industry associations and of civil society are involved.
- | In October 2022, the alliance presented a comprehensive package of measures for a construction, investment and innovation offensive to create more affordable housing, including
 - | More federal investments for more affordable housing
 - | Measures to speed up the approval and construction of affordable housing
 - | Limiting costs for more affordable housing

Extent and Structure of Homelessness in Germany

Number and distribution of homeless people as of 31.01.2022

Groups of homeless people	total
Accommodated homeless (absolute)	178.100
People living rough (extrapolated)	38.500
People living with family and friends (extrapolated)	54.800
total	262.600

Quelle: Ausmaß und Struktur von Wohnungslosigkeit – Der Wohnungslosenbericht 2022 des Bundesministeriums für Arbeit und Soziales

Mission

Coalition agreement 2021-2025

"We set a goal to end homelessness by 2030 and are launching a National Action Plan to do so."



National Action Plan - Implementation

- Draft development by Feb. 2024: Future conference and subsequent public consultation with the involvement of all stakeholders and those with homeless experience.
- Adoption of the NAP as a mission statement in March 2024 with core statements on fundamental goals, values and first measures as well as the form of cooperation between all stakeholders

National Action Plan - Implementation

- Implementation through **annual work programs** with joint evaluation and updating.
- Formation of **self-organized forums** that take up the annual goals, propose interim goals and concrete measures, implement and evaluate them
- **Support** through scientific expertise, networking opportunities and innovation
- **Annual review meeting** of the participating institutions
- **Process control** by secretariat, federal departmental committee and steering board

Thank you very much!