



CONSULTING

NEWSLETTER 2021/2

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Barcelona

## The Vienna Model II in Barcelona

After several delay caused by the pandemic Wolfgang Förster´s exhibition the Vienna Model II is finally due to be shown at COAC ( Coleggi d'arquitectes de Catalunya), the Catalanian architects association, at its Barcelona premises form July 15 to September 18, 2021.

For more info see:  
[www.arquitectes.cat](http://www.arquitectes.cat)



Philadelphia  
**Push goes Philadelphia**



Philadelphia based Penn University, Department of Sociology, hosted a webinar on affordable housing policies inspired by the Vienna model, on April 13. The event was organized by Prof. Daniel Aldana Cohen, together with Ilona Duverge, co-founder of Movement School which is leading the organizing drive for a Green New Deal for Public Housing among public housing residents in New York City. The discussion after Wolfgang Förster's presenta-

tion was further enhanced by the response by Pennsylvania Senator Nikil Saval. About 300 participants followed the webinar. For more info see: <https://sociology.sas.upenn.edu>

Germany

## The end of single-family housing?

The ongoing construction of single-family housing has long been recognized as ecologically disastrous, due to the enormous land consumption, with the urban sprawl leading to a higher dependency on cars. Now a new debate has started, following the decision of the red-green district government of Hamburg North to stop the dedication (“Widmung”) of land for single family housing in its land use plans. The discussion has been taken up by leading magazines as Spiegel, and is expected to lead to similar decisions in other cities.

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EU

## A New Bauhaus

While the 1920s German Bauhaus is still seen as one of the sources of modern building the European Commission wants to revive its multi-disciplinary approach to arts and architecture. As EU commission president Ursula von der Leyen explained on February 12, 2021 “the fight against the climate change and environment protection demand that we reconsider our way of living”. With the Green Deal as the highest priority the “New European Bauhaus” is a creative and inter-disciplinary initiative expected to build a bridge between sciences, technology, design, and sustainability. The new initiative focusses especially on retrofitting and circular economy. “The New European Bauhaus will bring the Green Deal to our residential areas. This means integrative, accessible rooms which enforce the dialogue between

different cultures, disciplines, genders, and age groups. It also means an integrative economy with equal prosperity and affordable rooms which create a dialogue between our built environment and ecosystems inspired by natural cycles and resources. We have to understand diversity as a chance and to learn from each other”, therefore the rate of retrofitting should double and recycling of old materials be encouraged. The Commission is now collecting ideas for the implementation of this program. It is also supported by the European Council of Engineers Chambers (ECEC) and by the Architect’s Council of Europe (ACE)

For more info see, among others: [https://europa.eu/new-european-bauhaus/index\\_en](https://europa.eu/new-european-bauhaus/index_en)



Berlin

## Rent Restriction abolished

The rent restriction ( “Mietendeckel”, literally “rent lid”) imposed by the red-red-green Berlin State government (Senat) in 2019 was abolished by the German Federal Court of Constitution (Bundesverfassungsgericht, BVerfG) in April. As the BVerfG ruled rent matters are a national competence forbidding a state to establish its own rules. The Berlin Senat has frozen all rents in more than 1,5 million apartments at the 2019 level. In practice this meant that monthly net rents should not exceed Euro 9,50 / m<sup>2</sup>, roughly half the current market rent. This is bad news for the tenants as according to the BVerfG decision they have also to repay the difference in rent since 2019 which can amount to several thousand Euros if the private landlords demand this. Some of the bigger housing companies have announced, however, that they will renounce of such repayments, in order to avoid mass evictions. Still, tenants´ organizations expect some 17,00 households to “get into serious difficulties, and the Berlin Senate is now discussing a support program for these

low-income households. At the same time SPD Social Democrats) announced to initiate a new federal law on rent restriction.

For more info see:

<https://www.mieterschutzbund-berlin.de>

