

CONSULTING

NEWSLETTER 2019/2

EDITOR´S INTRODUCTION

Our first PUSH Newsletter was a great success. We not only received a lot of positive feedback and registrations but also many proposals for articles. We must, however, ask for your understanding that we cannot publish them all. This shows that there is a widespread interest in social housing policies – good news, among others, for Europe´ s second Social Housing Festival in June (see below). Please continue to send us informatons you want to share with other experts. Keep in touch!

Wolfgang Förster
Editor
PUSH- Consulting
Vienna, Austria

PUSH activities

1 | Dublin Workshop

2 | Warsaw Workshop
Success for Micro-apartments

Housing News

3 | Berlin: Social Environment
Protection Zones

4 | Tyrol: 39 Steps Towards more
affordable Housing

5 | Vienna: Top Architecture for
the homeless

6 | Leon: Increasing density: Las
americas housing

7 | Los Angeles: More Land for
housing

8 | Paris: Public Transport com-
pany as a housing developer

upcomming Events

9 | IFHP Conference

9 | ENHR Annual Conference

9 | Social Housing Festival Lyon

10 | London: A Home for All

Recommended Reading

11 | Eric Klineberg: Palaces for
the People

DUBLIN WORKSHOP

Following a 2018 workshop held by Ireland's National Economic and Social Council (NESC) at the Prime Minister's Office (Taoiseach) which led to the establishment of a Land Agency expected to deliver land for 150,000 homes - 2/3 of them affordable - till 2040, and to the development of a first rental housing estate at Inchicore. The Housing Agency is going to host another expert workshop in Dublin in April 2019 in connection to the exhibition "The Vienna Model 2" organized by PUSH- Consulting. The exhibition was held at 3 venues: CHQ at the Dublin Docklands, Ballymun rediscovery Centre, and the Richmond barracks. At the seminar on April 7 Brendan Kenny, Deputy Chief Executive of the Dublin City Council announced several affordable housing developments with hundreds of cost-rental apartments to be built upon the Vienna model. Wolfgang Förster invited Dublin to join IBA_Wien as a „corresponding city“ with these new developments.

For more information see:
www.housingagency.ie
www.housingmodeldublin.ie



WARSAW WORKSHOP

The architecture department of Warsaw Technical University hosted the exhibition “The Vienna Model” in connection with a lecture for students October 3-5-2018. PUSH is also involved into the development of a new rental housing area with some 3,000 flats in Warsaw by Bank BGK Nierumosci. We shall continue to report on the project.



Berlin

SOCIAL ENVIRONMENT PROTECTION ZONES

Like many booming cities, Berlin has been confronted with strong gentrification in its inner city in recent years. As a consequence of renewal activities by international investors – often in the form of luxury modernization – and of the conversion of rental flats to expensive condominiums low-income residents have been forced to move out. Berlin’s red-red-green Senat (the city-state government) is now responding to this challenge. Most of the “Mitte” district has been declared a “Milieuschutzgebiet” (Social Environment Protection Area) which means that all renewal activities will need the approval of the district which will check the social consequences and may set rent limits. The district has also a preemption right. The Senat hopes thus to prevent further changes in the social structure of innercity districts. For more info see: www.berlin.de/ba-mitte

Tyrol/Austria

39 STEPS TOWARDS MORE AFFORDABLE HOUSING

The Austrian state of Tyrol, like other Alpine regions, has been confronted with an increasing lack of affordable housing both in rural and urban areas, due to the huge demand by second home buyers and by the resulting land speculation. The conservative-green state government has now presented a range of legal measures to confront this challenge. The package includes a higher tax on second homes, a preemption right for home seekers with an urgent need, and the right of local communities to establish quota for subsidized housing in their land use plans. The package of 39 legal measures also includes about € 37 mio for additional subsidies for affordable housing. The new regulations started with January 2019. Opposition parties welcomed the reforms while partly criticizing them as “too late”. It has to be seen, however, if they will be accepted by the EU. For more info see: <https://www.tirol.gv.at/bauen-wohnen/>

Vienna/Austria

TOP ARCHITECTURE FOR THE HOMELESS

Numbers of homeless have always been low in Vienna due to the high share of social housing. In recent years, however, their numbers have increased, mostly because of migration from other parts of Austria and from neighbouring countries. These people, among them many women, need temporary shelter but also easy access to hygienic and health services. Now a privately initiated project planned next to Vienna's new central railway station promises relief: "Cape 10" (meaning the "Cape of good Hope" in the 10th district) will offer temporary shelter as well as a number of services to those stranded on the streets. Financing will be via a ppp model with several private investors and public institutions on board. In order to avoid stigmatization and exclusion the project will include public areas like a café and a hall for cultural events. Cooperation has already been announced by several artists and by two prestigious cultural institutions: Burgtheater, Europe's leading German language theatre, and Konzerthaus, the world-famous concert hall. The

architecture comes from Coop Himmelb(l)au, and it is characterized by flexibility and transparency to signal openness. For images and more information see: <https://cape10.at> or www.coop-himmelblau.at.



Leon, Mexico

INCREASING DENSITY: LAS AMERICAS HOUSING

The Mexican government has initiated a prototype for social housing in the city of Leon. The plan, developed by New York based SO-IL architects together with Imuvi Development is expected to serve as a catalyst for urban regeneration and improvement of life for low income communities. What is new is the multi-storey scheme in a city whose development has been characterized by free-standing homes and urban sprawl. To minimize costs the building has shared utility cores and prefabricated facades. It may well serve as an example for low cost – but still high quality - housing in fast growing urban areas. For more info and images see: www.so-il.org/projects/las-americanas-social-housing.



Los Angeles

MORE LAND FOR HOUSING

Mayor Eric Garcetti's ambitious public transport plan which is expected to provide this car-oriented city with America's most extensive mass-transit net now also has an interesting side effect as was discussed at an L.A. Urban Mobility Conference recently. As a large shift in mobility patterns can be expected private car traffic will drastically be reduced – and so can the huge parking areas. These spaces – altogether about the size of Manhattan – together with some densification would provide the space for the construction of 1,5 million homes in already built-up areas. This is an interesting perspective for cities worldwide: what do do with the enormous spaces sacrificed to car traffic in a post-car era. For more information see: www.urbanmobilityla.com

Paris

PUBLIC TRANSPORT COMPANY AS A HOUSING DEVELOPER

After Transport for London Paris' public transport company RATP embarks on a similar project as it will engage more in real estate development. Based on an annual budget of € 100 mio for RATP Real Estate and an extensive land property of more than 1,5 mio m² – mostly former industrial areas which shall be transformed to high-density urban purposes – RATP is expected to become a major player in the urban development of the French capital. For more info see: www.ratprealestate.com



IFHP CONFERENCE

The International Federation for Housing and Planning will organize its CEO-Forum in Budapest/Hungary June 23-25, 2019. For more info see: www.ifhp.org

ENHR ANNUAL CONFERENCE

The European network for housing research will hold its next conference in Athens/Greece August 27-30, 2019 for more info see: www.enhr2019.com

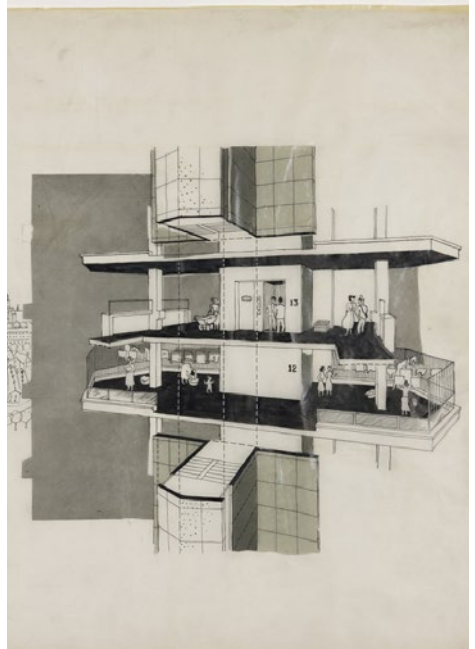
SOCIAL HOUSING FESTIVAL LYON

On June 4-8, 2019 Lyon will host Europe's second (after Amsterdam) Social Housing Festival in cooperation with Housing Europe, the European Federation of Public, Cooperative, and Social Housing providers with a total of over 26 million homes (11 percent of the total housing stock in Europe) in 24 countries. The festival is expected to present social and affordable housing solutions all over the region and to deliver solutions to present challenges in housing. For more info see: www.housingeurope.eu

London

A HOME FOR ALL. SIX EXPERIMENTS IN SOCIAL HOUSING

London's Victoria and Albert Museum shows six groundbreaking projects from the RIBA collection – five historical and one contemporary – to illustrate innovations in public participation, design, and of successive visions of societal and domestic life. Till June 30, 2019. For more information see: <https://www.architecture.com/whats-on>



ERIC KLINENBERG: PALACES FOR THE PEOPLE

(PENGUINRANDOMHOUSE, NEW YORK 2018)

Social infrastructure – public buildings and public spaces - is as important to the functioning of cities as technical infrastructure argues New York sociologist Klinenberg, analysing new public and private approaches like the New York High Line or the Los Angeles Riverfront Revitalization. Climate change adaptation will be another big topic for social infrastructure. But Klinenberg goes beyond merely technical questions: If our societies are increasingly becoming divided and polarized citizens need shared values – and places to develop them.

