

International Conference

Tackling the global housing challenges

Relevance and replicability of housing cooperatives' role in the provision of affordable housing

State of Housing Cooperatives and current challenges in selected countries:

Ueli Keller

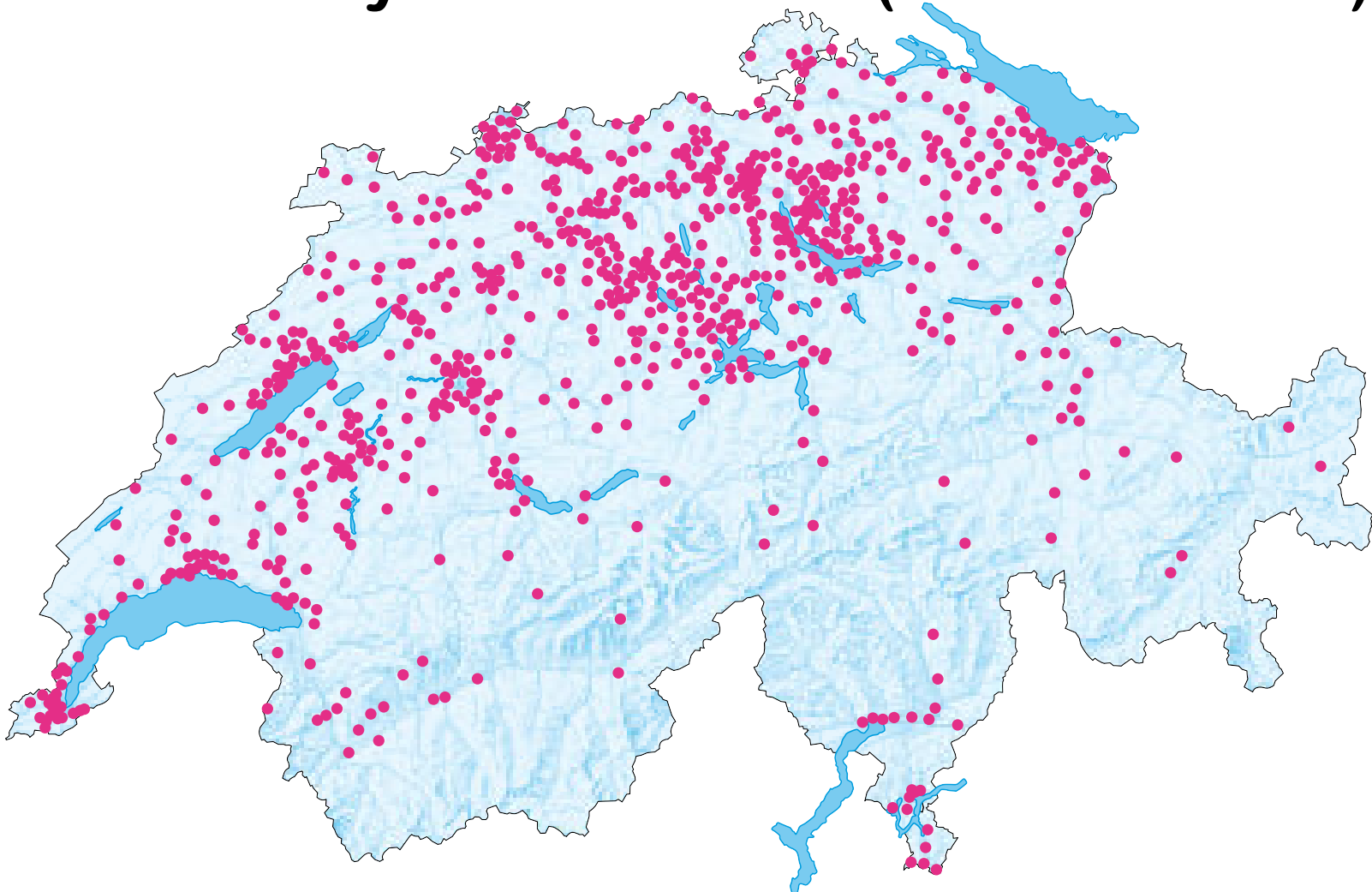
Housing Cooperatives Switzerland
(instead of Andreas Wirz)

Housing Cooperatives Switzerland National Umbrella Organization

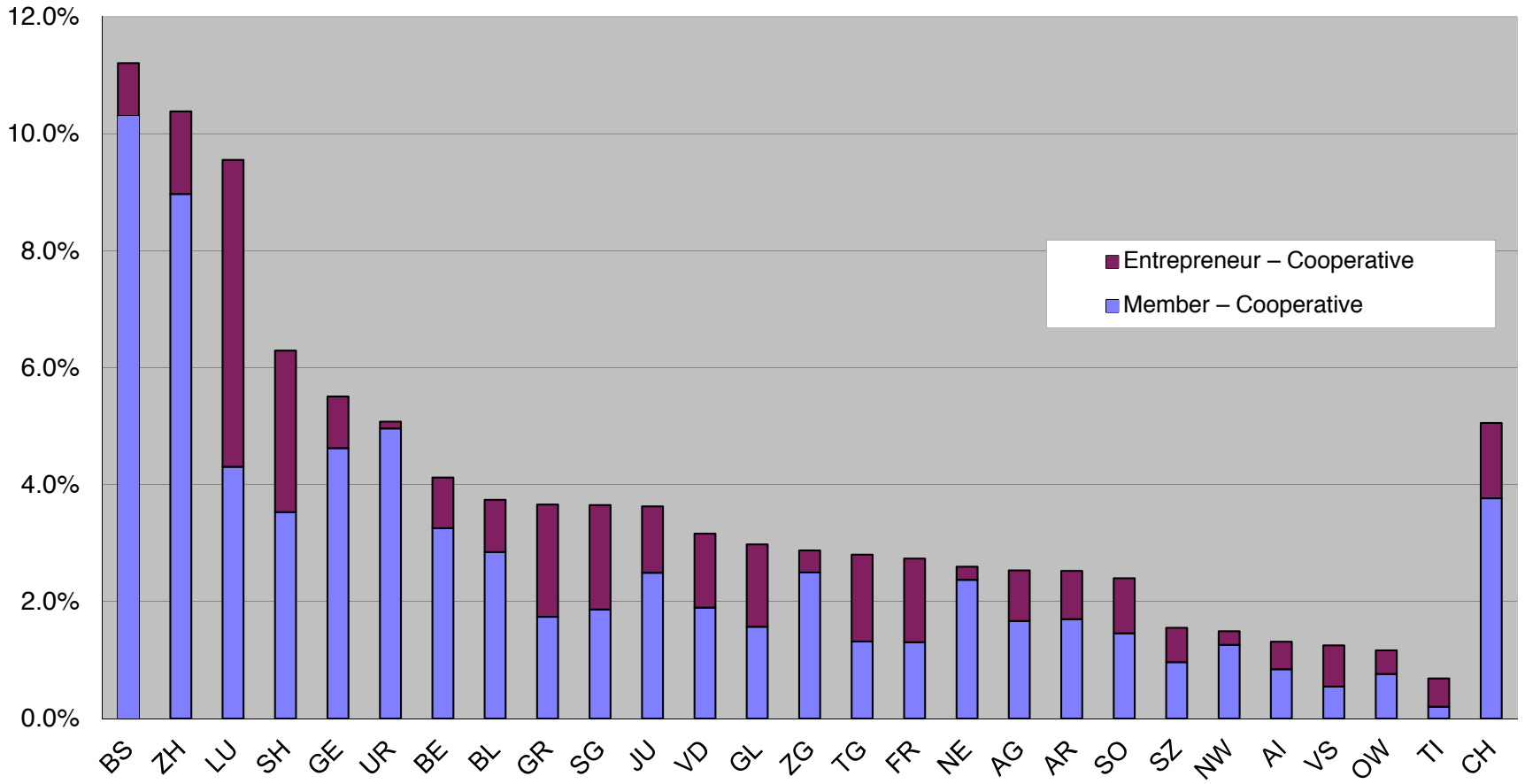
	Members	Apartments	Apartments Total CH	%
wohnbau- genossenschaften schweiz	1'203	154'662	4'528'902	3.41
WOHNEN SCHWEIZ	369	35'385	4'528'902	0.78

31.12.2018

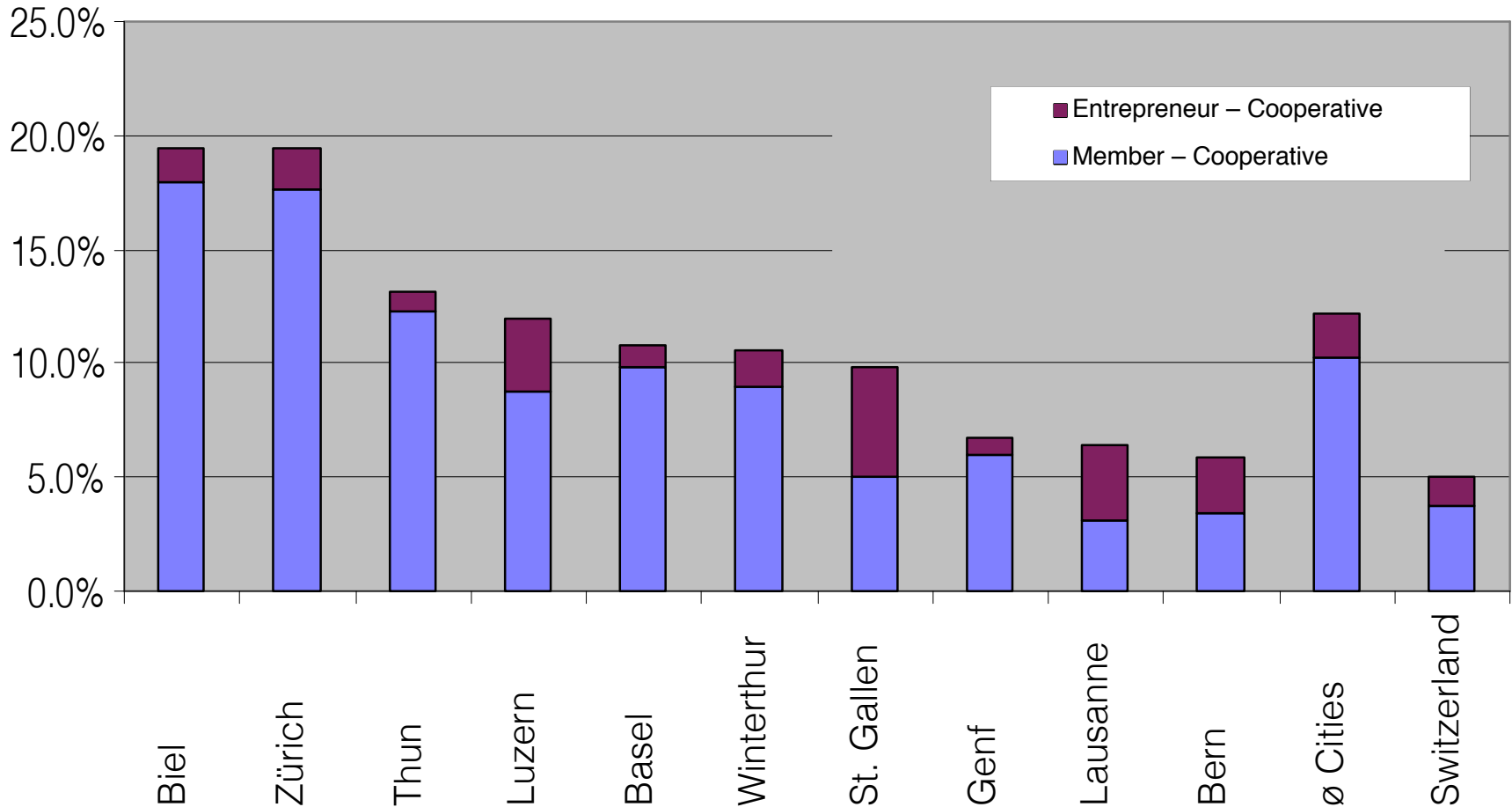
Statistics by Communities (>800 of 2'212)



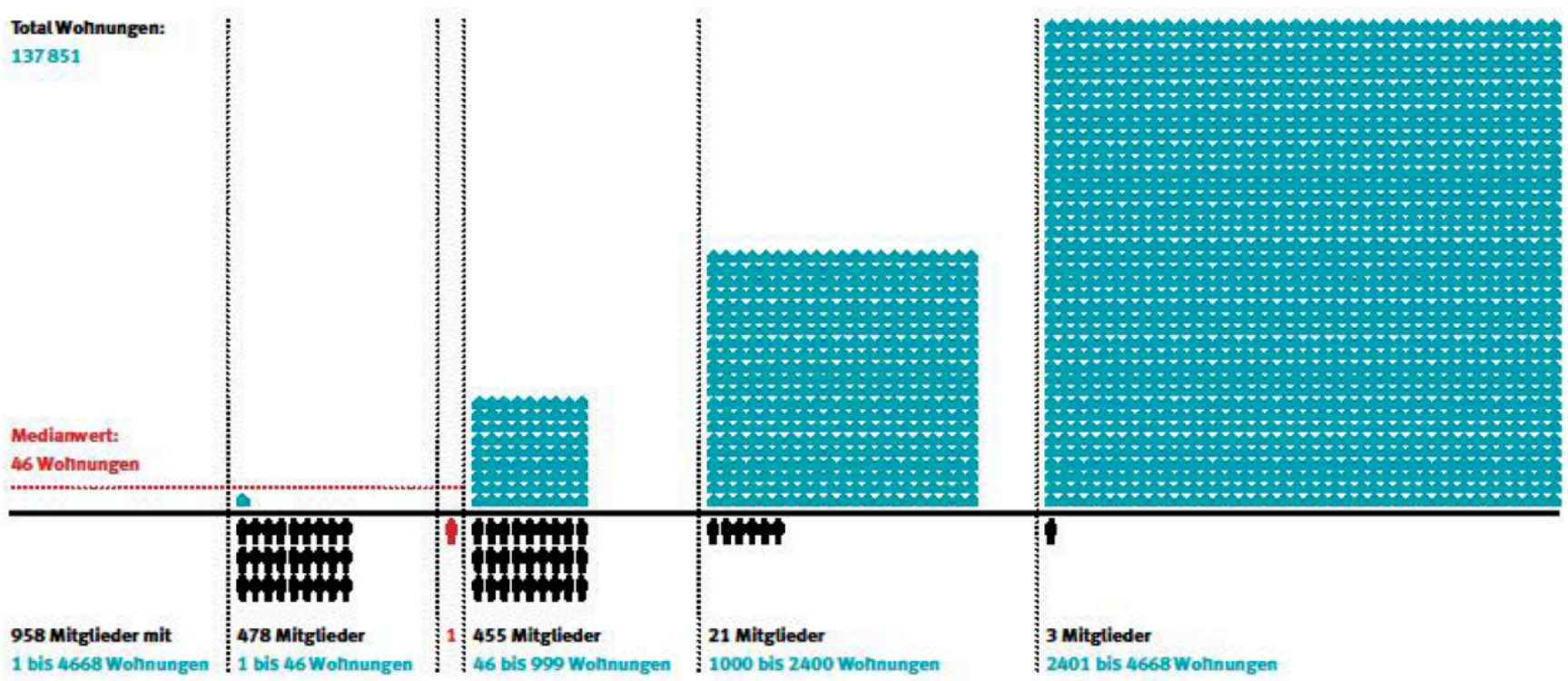
Statistics by Cantons (26)



Statistics by Cities (10)



Statistics by Size



History:

Swiss Association for Housing, Est. 1919

ZÜRICH

JANUAR 1928

3. Jahrg. No. 1

DAS WOHNEN

SCHWEIZERISCHE ZEITSCHRIFT FÜR WOHNUNGSWESEN

OFFIZIELLES ORGAN DES SCHWEIZ. VERBANDES FÜR WOHNUNGSWESEN UND WOHNUNGSREFORM

ABONNEMENT Fr. 5.—

Für das Ausland Fr. 7.50 — *Pour l'étranger frs. 7.50*

Erscheint monatlich einmal.

Parait une fois par mois

Redaktion und Verlag:

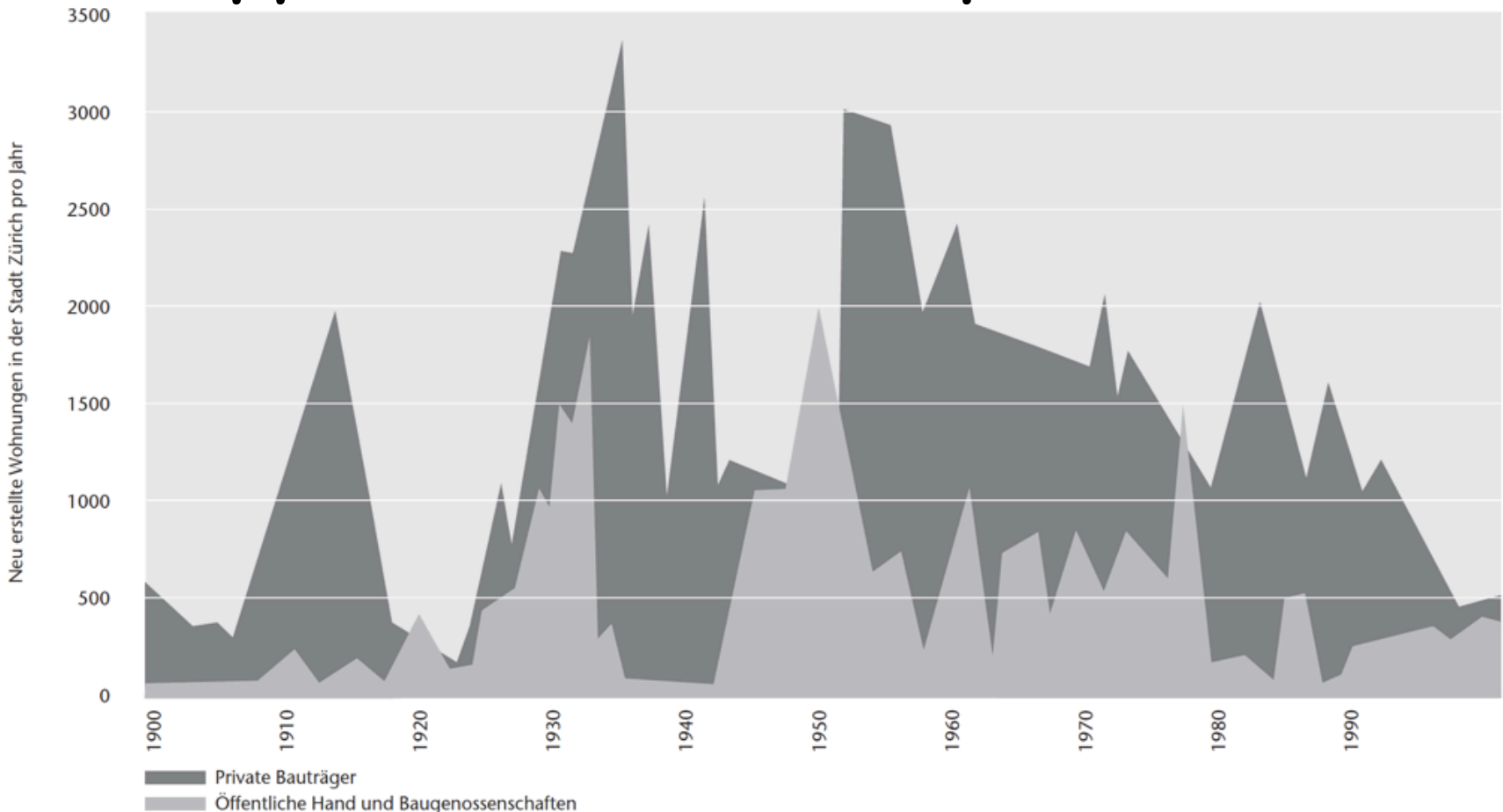
Neuland Verlag A.-G. Zürich, Bäckerstr. 38

Telephon: Selnau 13.44

Postcheck VIII/8651

History:

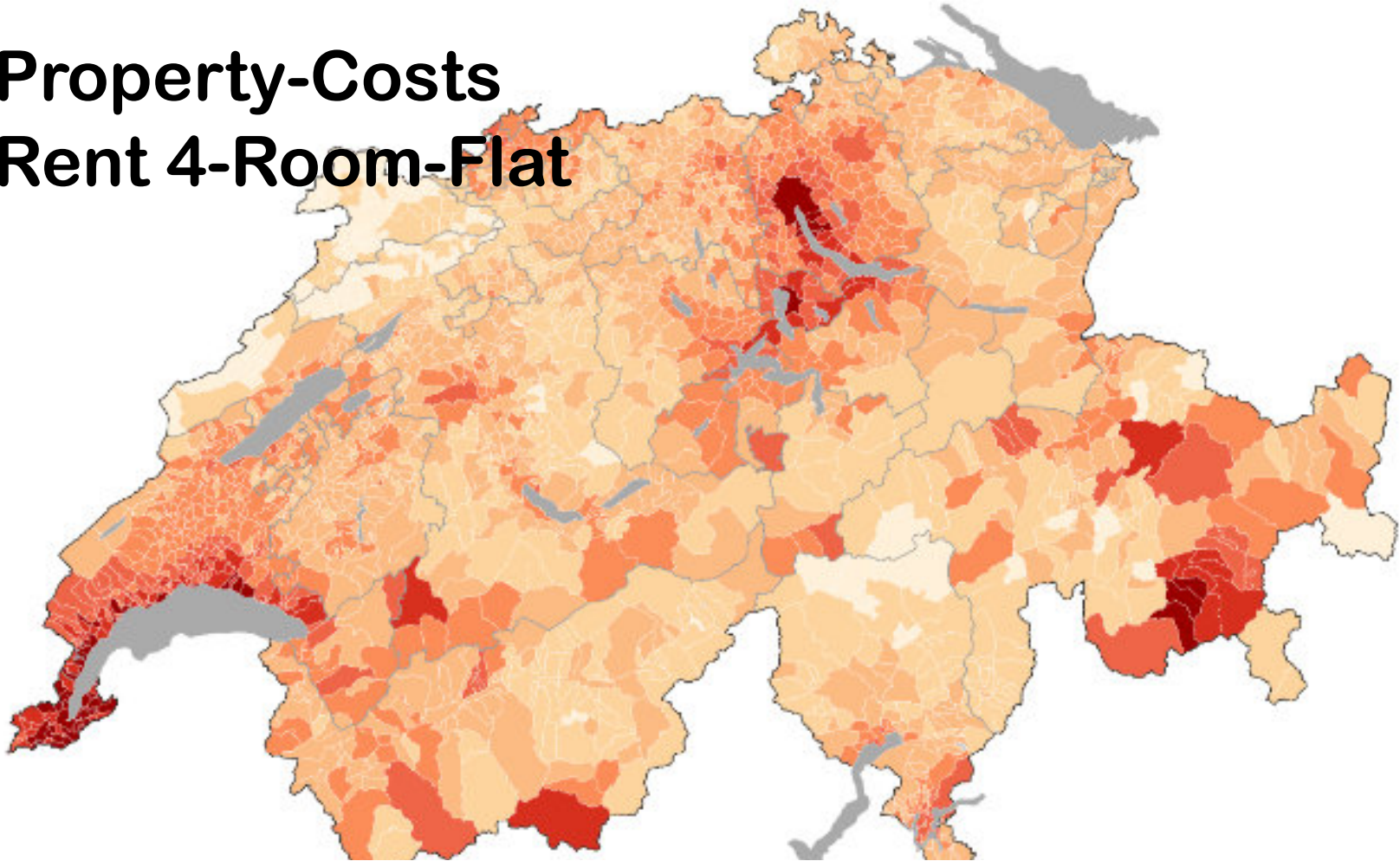
New Apartments in Zurich per Year



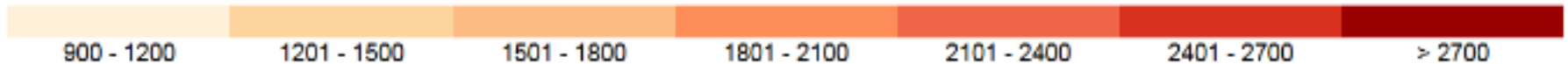
Tackling the housing challenges

- Growth of Population ~80'000/y since 2000
 - Longer Lifetime ~0.2year/y since 1998
 - Smaller Households >70% 1 or 2 Persons
 - Larger Apartments 41m² = +40% since 1970
- >
- Property-Costs
 - Building-Costs
 - Financing

Property-Costs Rent 4-Room-Flat

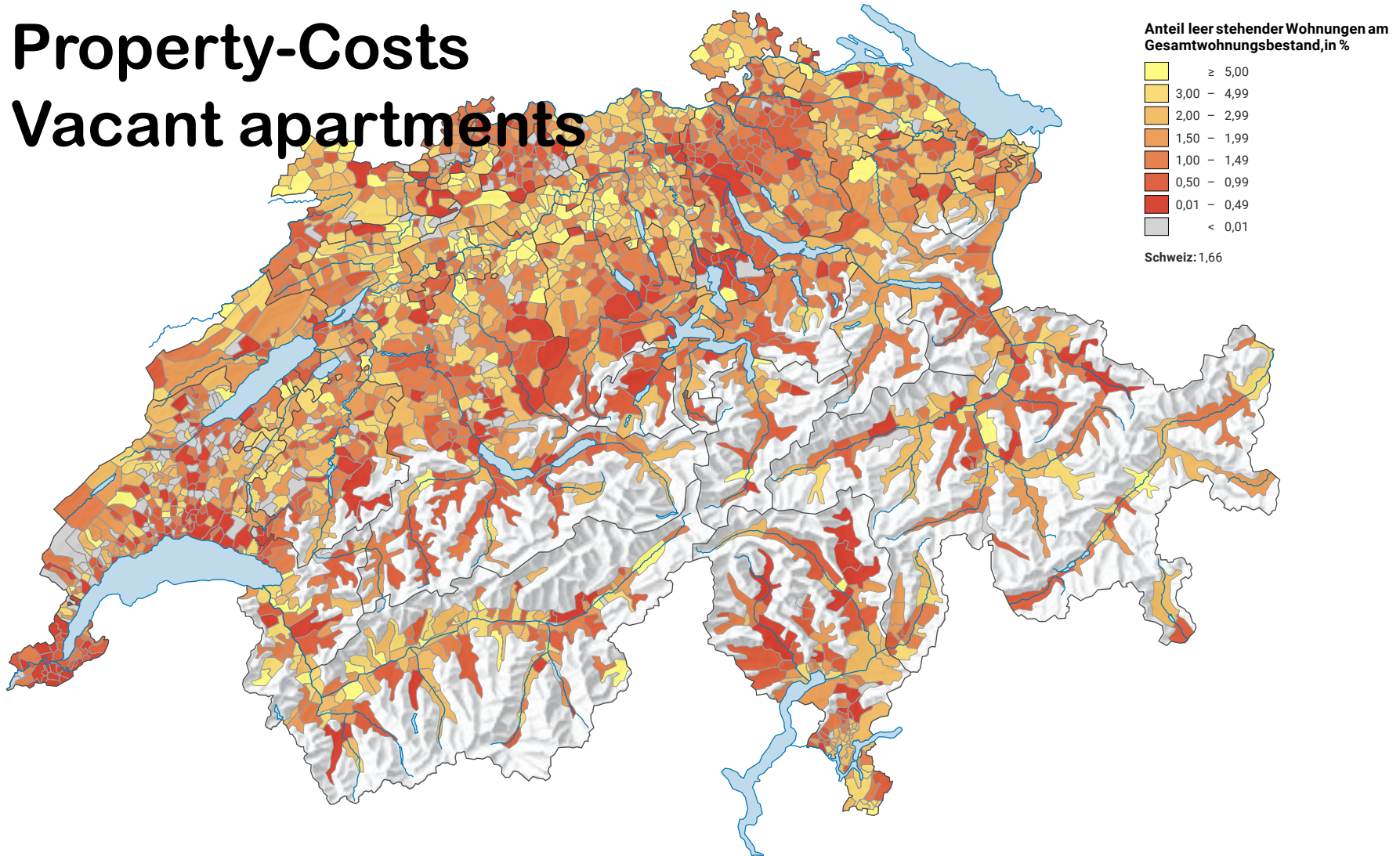


Monatsmiete in Franken für eine mittlere 4-Zimmer-Wohnung



Quelle: Wüest + Partner, Darstellung: sotomo, zitiert in: <https://blog.tagesanzeiger.ch/datenblog/index.php/9964/wo-mietpreis-berge-sich-erheben>

Property-Costs Vacant apartments



© Bundesamt für Statistik, ThemaKart, Neuchâtel 2009–2019

Property-Costs

- Legal Option to Buy Referendum Feb. 9, 2020
- Federal Land Army, Railroad, ...

- Building Zone for affordable Housing
 Canton of Zurich, 2014

- Land Lease City of Zurich
- Real estate acquisition Housing Cooperatives Zurich
- Political Negotiation Green City, 30% Coop.

Building-Costs

- Reduction of m² 95m² Flat versus 105m²
- Rule of Occupancy Persons + 1 = Rooms
- Bigger Households Clusterappartements
- Compensation Shared common Areas
- No Luxury Standard Tiles, Railings, ...
- Less Cars + Parking CarSharing, CargoBikes, ...
- Effect of Scale 45'000m² à 3'800 CHF/m²

Financing

- Federal Instruments

Issue of Guaranteed Bonds, 3 Mia., ~0.4% for 20 Years

Revolving Fund, 350 Mio., 1% for 20 Years, max. 90%

- Cantonal Subsidies (Zurich)

40% Loan – 0% Interest – 20 Year Payback

- Communal Instruments (Zurich)

1% Share Capital, max. 94% Mortgage Pension Fund

- Own Instruments

Solidarity Funds 43 Mio., Solinvest: Equity 20 Mio. CHF

planned: Platform for Crowdlending (Peer-to-Peer)

Besten Dank für ihr Interesse



COOPERATIVE

