

STATE OF HOUSING COOPERATIVES AND CURRENT CHALLENGES IN AUSTRIA

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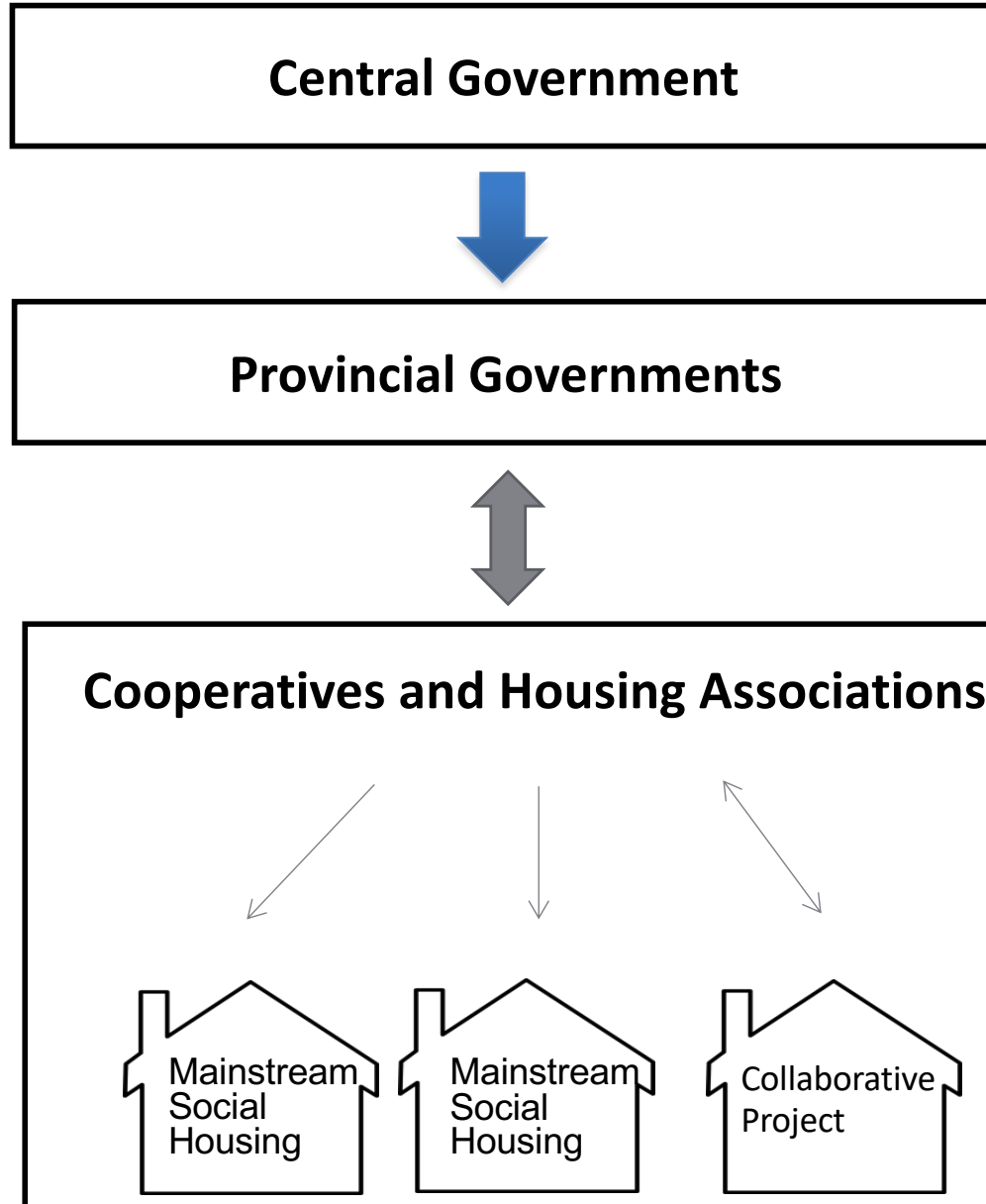
OVERVIEW

- Past role of housing cooperatives
- Current contribution to sustainable urban development
- Emerging cooperative models
- Opportunities and challenges for the future

PAST ROLE OF HOUSING COOPERATIVES



SOCIAL HOUSING SUBSIDIES



FOSTERING SUSTAINABILITY IN DEVELOPER COMPETITIONS

- Competitive bidding on specific development sites
- Scoring according to architectural quality, economic aspects, ecological quality and social sustainability.
- Cooperatives need to consider different sustainability dimensions in their project bids
- Key benefits:
 - Institutionalised culture of cooperation
 - Better design of communal facilities and environmentally friendly architecture
 - Professionalisation of community development

DEVELOPER COMPETITION SITES



Sonnwendviertel neighbourhood at Hauptbahnhof

EMERGING COOPERATIVE MODELS

- Developer-led models look promising to be scaled
 - Embedded in subsidised housing and neighbourhood programmes, facilitated by specialised consultants
 - Affordable, low-risk, less-demanding for residents
- Community-led and partnership models as lifestyle niche
 - *Baugruppen*: urban model, recent growth driven by architects, specialised consultants and Greens in local government
 - *Cohousing*: sub-urban/rural, intentional community and environmental awareness, long and complex development
- Intermediary-led models as "radical" grassroots niches
 - *Mietshäuser Syndikat*: private market model, solidarity contributions, securing bank loans through crowdfunding investments
- Some projects can have strong neighbourhood impacts

OPPORTUNITIES AND CHALLENGES

- Strategic partnership between local authority and cooperative housing providers is important.
- Developer competitions leverage the potential of cooperative principles for affordable housing.
- This model can be applied anywhere, regardless of financial scope of a local authority.
- Old and new cooperative models contribute to diversification of social and sustainable housing offer, as long as there is a political will.