Welcome
Sean Elo-Rivera, SANDAG Vice Chair and Council President of the City of San Diego
Jan Harnik, SCAG Regional Council President and Council Member of Palm Desert

Overview of Social Housing
Presentation, Q&A

Panel Discussion
Social Housing: Vienna & Southern California Parallels, Key Differences, and Implementation Strategies

Preview of Upcoming Events and Closing
Overview of Social Housing

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The LA Housing Movement Lab

The LA Housing Movement Lab is a collaborative table that amplifies movements for housing justice by crafting strategy, tactics, analysis and narrative to transform housing in Los Angeles and guarantee that all poor, working class and people of color live in high-quality, safe and affordable homes within stable, healthy, resilient, accessible and vibrant communities.

https://housingmovementlab.la/
The Global Policy Leadership Academy (GPLA) prepares professionals and civic leaders to advance solutions to current, intractable societal challenges. With a deep commitment to the development of shared knowledge, best practices, and collaboration, we are working to expand and develop networks of informed, passionate problem solvers committed to creating more equitable, sustainable communities for all.

Our intensive field studies, courses, and certification programs, prepare leaders to effectively advocate for and accelerate positive change in their communities, the region, and the world.
100 Years of Social Housing in Vienna

- 1918: 30,000 Homeless
- 2022: Most Livable City
Housing in Crisis
Pop: 2,239,000
Vienna is grappling with unusually high levels of homelessness and slum conditions.

Red Vienna Movement
Pop.: 1,935,881
Socialist party undertakes massive mission of improving housing conditions. Builds 65,000 high-quality homes funded by land and wealth taxes.

Austro-Facism
Pop.: 1,770,938
Fascists take over and begin genocide of Jewish residents of the city.

Socialist Revival
Pop.: 1,627,566
Socialists return to power and focus on social housing. 135,000 homes are built in 25 years.
Limited Profit Housing (LPHA) model becomes the largest source of subsidized housing, resulting in 150,000 homes in addition to 20,000 units of municipal housing.

100,000 LPHA homes are built and municipal housing is discontinued.

In response to a growing population, municipal housing is brought back and new zoning laws are put into place to ensure availability of land for subsidized housing.
Social Housing in Vienna is...

- Municipal Housing
- Limited Profit Housing Association
- SMART Apartments
- Owner Cooperatives
- Gentle Density
- Temporary Emergency Housing
# City Comparison

**VIENNA, AUSTRIA**  
Population: 1.96 M  
- Square Miles: 160  
- Person/Sq Mi: 12,250

**LOS ANGELES, CA**  
Population: 3.85 M  
- Square Miles: 469  
- Person/Sq Mi: 8,207

**SAN DIEGO, CA**  
Population: 1.40 M  
- Square Miles: 372  
- Person/Sq Mi: 3,771

<table>
<thead>
<tr>
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<th>Vienna</th>
<th>Los Angeles</th>
<th>San Diego</th>
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<tbody>
<tr>
<td><strong>Square Miles</strong></td>
<td>160</td>
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<td>12,250</td>
<td>8,207</td>
<td>3,771</td>
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<tr>
<td><strong>Total Housing Units</strong></td>
<td>1,050,000 (0.54 /capita)</td>
<td>1,384,851 (0.36 /capita)</td>
<td>512,530 (0.37 /capita)</td>
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<td><strong>Subsidized Affordable Housing</strong></td>
<td>442,000 (0.23 /capita)</td>
<td>70,737 (0.02 /capita)</td>
<td>20,057 (0.014 /capita)</td>
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<td><strong>Homelessness</strong></td>
<td>2,200</td>
<td>41,980</td>
<td>2,507</td>
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<td><strong>Owner Occupied</strong></td>
<td>21%</td>
<td>37%</td>
<td>46%</td>
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* Vienna's subsidized rental housing is available to households up to 200% of the median income, compared to California which primarily limits subsidies to households earning at or below 60% of the median income.
Vienna’s Approach to Housing

- Housing is a Human Right
- Housing Must be for Everyone
- Sufficient Public Sector Investment in Housing
- Pro Active Public Land Strategy
- Cost Based Financing (LPHA)
- Innovation & Sustainability
VIENNA’S HOUSING POLICIES

- **Produce**
  Housing for All

- **Prevent**
  Displacement

- **Preserve**
  Vulnerable Housing

- **Protect**
  Tenants

- **Promote**
  Equity, Inclusion, and Sustainability
Vienna’s housing production

Produce
Housing for All

- Active Role of Government
- Permanent Source of Funding
- Mobilize Land for Housing
- Social Housing includes the Middle Class
Permanent Source of Funding

1% income tax → €250 million

loan repayments, ground leases and rental income → €200 million

€450 Million TOTAL

- 85% of funds are allocated to capital costs
- 2/3rd is allocated to new construction
- 1/3rd is allocated to rehabilitation

- 15% of funds are used for ongoing individual subsidies and coordination of tenant services
Mobilize Land for Housing

• Public Land Acquisition
• Mixed Income
  • 1/3rd Public Housing
  • 1/3rd Middle Income
  • 1/3rd Market Rate
• Transit Oriented Infrastructure
• Developer competitions
Cost Based Financing
Limited Profit Housing Associations (LPHA)

- Mixed income housing
- Limit on land price
- Limitation of financing (max. 3.5% return on equity capital)
- Low cost loans (1% 40 year amort)
- Cost-limited rents
- “Smart Units” / micro units
- Tenants contribute 1% of costs
Permanent Affordability
Social housing in Vienna is permanently affordable.

Rent to Purchase
Right to purchase rental units after 10 years of occupancy.

Municipal Housing Stock
23% of Housing in Vienna is owned by the City.

Gentle Urban Renewal
Rehabilitation of existing properties.
220,000 Municipal Housing Units

Unlike other major European cities, Vienna never sold its municipal housing to private entities. This gives it greater ability to address urgent needs.
Gentle Urban Renewal

“Gentle urban renewal” comprises the support of all refurbishment and construction projects as well as the development of concepts for the upgrading of entire urban blocks including the surrounding public space.
Promote
Equity, Inclusion, and Sustainability

Social Mixing Policy
Social Cohesion
Mixed Income Buildings
Mixed Income Neighborhoods

Social Housing Zoning
1/3rd Municipal
1/3rd Limited Profit
1/3rd Market Rate

Integrated Land Use Planning
Affordability
Mobility
Sustainability
Livability

Juried Developer Competitions
Land Advisory Board
4-Pillar Model

Smart City Vienna
Carbon Neutral by 2040
Social Mixing Policy

Mixed income zoning
Affordable Housing in Every neighborhood
Focus on social cohesion

“In Vienna you cannot tell a person's income by their address”

Michael Ludwig, Mayor of Vienna
Sustainability & Innovation

Low carbon construction
Car free living
Electrification of utilities
Smart technology
Sonnwendviertel: Open Space & Public Transit

Transit Agency & City Agreement
Central Rail Station
75 Acres Development
17 Acre Park
5,500 Units
  - Municipal Housing
  - Cooperative Ownership
  - Limited Profit Housing
  - Market Rate Housing
100 Shops
EV Car Sharing Svc
600 Parking Stalls
1,100 Bicycle Stalls
## Protect Tenants

### Tenant Rights
- Rent Control
- Open Ended Leases
- Just Cause Eviction
- Right of Inheritance / Transfer

### Tenant Services
- Leasing Assistance
- Legal Support
- Mediation Services
- Community Support
Eviction Protection

The city is notified immediately; tenants are provided crisis support and rental assistance.

Income Only Checked at Lease Up

Income growth does not affect rent or tenancy.

Block Renewal

Vienna invests in neighborhoods that are facing gentrification.
Tenant Protections

- Integrated ecosystem of tenant's services including government agencies providing:
  - Eviction defense and anti-tenant harassment case management
  - Placing eligible social housing applicants in homes
  - Community building and social cohesion support

- Higher access to vouchers for low-income tenants who cannot afford subsidized housing

- Funding for tenants who would like to form a cooperative

- Variety of roles of tenant ownership and control but consistently present throughout
Join a future delegation!

To learn more about the Vienna Social Housing Field Study, visit

https://GPLA.co
Social Housing in Vienna and Southern California: Parallels, Key Differences, and Implementation Strategies
Panelists

Assemblymember Alex Lee (D-24)

Joe Donlin
Deputy Director of Policy and Research, Strategic Actions for a Just Economy (SAJE)

Sean Spear
President and CEO, Community HousingWorks

Susan Guinn
Chief Innovation Officer, San Diego Foundation
Preview of Upcoming Events and Closing
Stay connected with SANDAG

Explore our website
SANDAG.org

Stay Informed
SANDAG.org/housing

Save the Date
Regional Planning Committee
April 7, 2023 12:30pm

Housing Acceleration Program Call for Projects
Spring 2023
Stay connected with SCAG

Explore our website
SCAG.ca.gov

Stay Informed
Scag.ca.gov/housing

Save the Date
Housing Working Group
April 18, 2023 10:00am-12:00pm

SCAG General Assembly
May 4-5 JW Marriott
Thank you!