

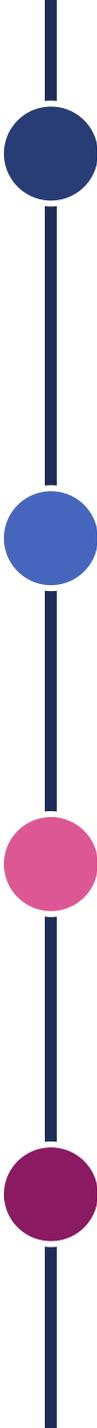


Rethinking Social Housing for California

Housing Policy Forum Series

March 15, 2023

Agenda



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



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/>





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SOCIAL HOUSING FIELD STUDY
VIENNA

Immersive field study designed to give housing policy leaders an understanding of how Vienna came to be the most livable city in the world.

CURRICULUM TOPICS
The Vienna Land Procurement and Urban Renewal Fund | Creating Permanent Affordability for All | Developer Competitions

EXPERIENTIAL LEARNING FOR HOUSING LEADERS
2023 DATES

- Sun. May 21 – Fri. May 26, 2023
- Mon. May 29 – Sat. June 3, 2023

CALL:
(619) 236-0632

MORE CONTACT INFO:
programs@gpla.co | gpla.co

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.

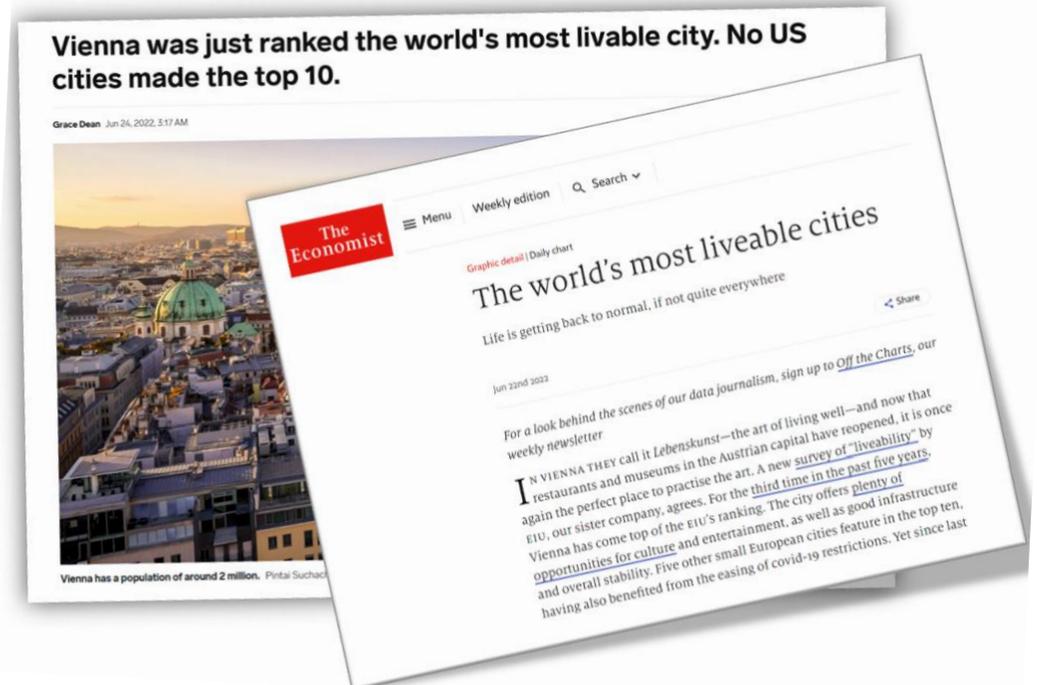
Our intensive field studies, courses, and certification programs, prepare leaders to effectively advocate for and accelerate positive change in their communities, the region, and the world.



100 Years of Social Housing in Vienna



- 1918: 30,000 Homeless



- 2022: Most Livable City



Pre-WWI

Housing in Crisis

Pop: 2,239,000

Vienna is grappling with unusually high levels of homelessness and slum conditions



1922-34

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



1934-45

Austro-Facism

Pop.: 1,770,938

Fascists take over and begin genocide of Jewish residents of the city.

1945-70

Socialist Revival

Pop.: 1,627,566

Socialists return to power and focus on social housing. 135,000 homes are built in 25 years.



1970–04

New Models

Pop.: 1,492,636

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.

2004–16

Growth and Change

Pop.: 1,548,537

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

2016–22

Progress and Innovation

Pop.: 1,911,728

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**



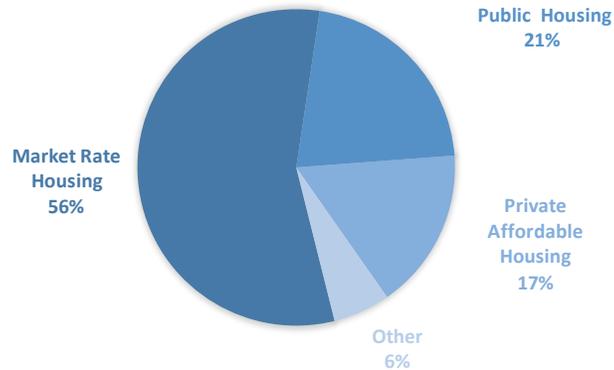
**Gentle
Density**



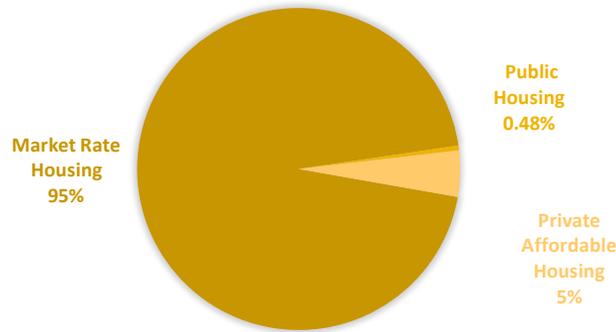
**Temporary
Emergency
Housing**

City Comparison

VIENNA, AUSTRIA
Population 1.96 M



LOS ANGELES, CA
Population 3.85 M



SAN DIEGO, CA
Population 1.40 M



Square Miles	160		469		372	
Person/Sq Mi	12,250		8,207		3,771	
Total Housing Units	1,050,000	0.54 /capita	1,384,851	0.36 /capita	512,530	0.37 /capita
Subsidized Affordable Housing*	442,000	0.23 /capita	70,737	0.02 /capita	20,057	0.014 /capita
Homelessness	2,200		41,980		2,507	
Owner Occupied	21%		37%		46%	

* 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



Vienna's housing production



Produce
Housing for All

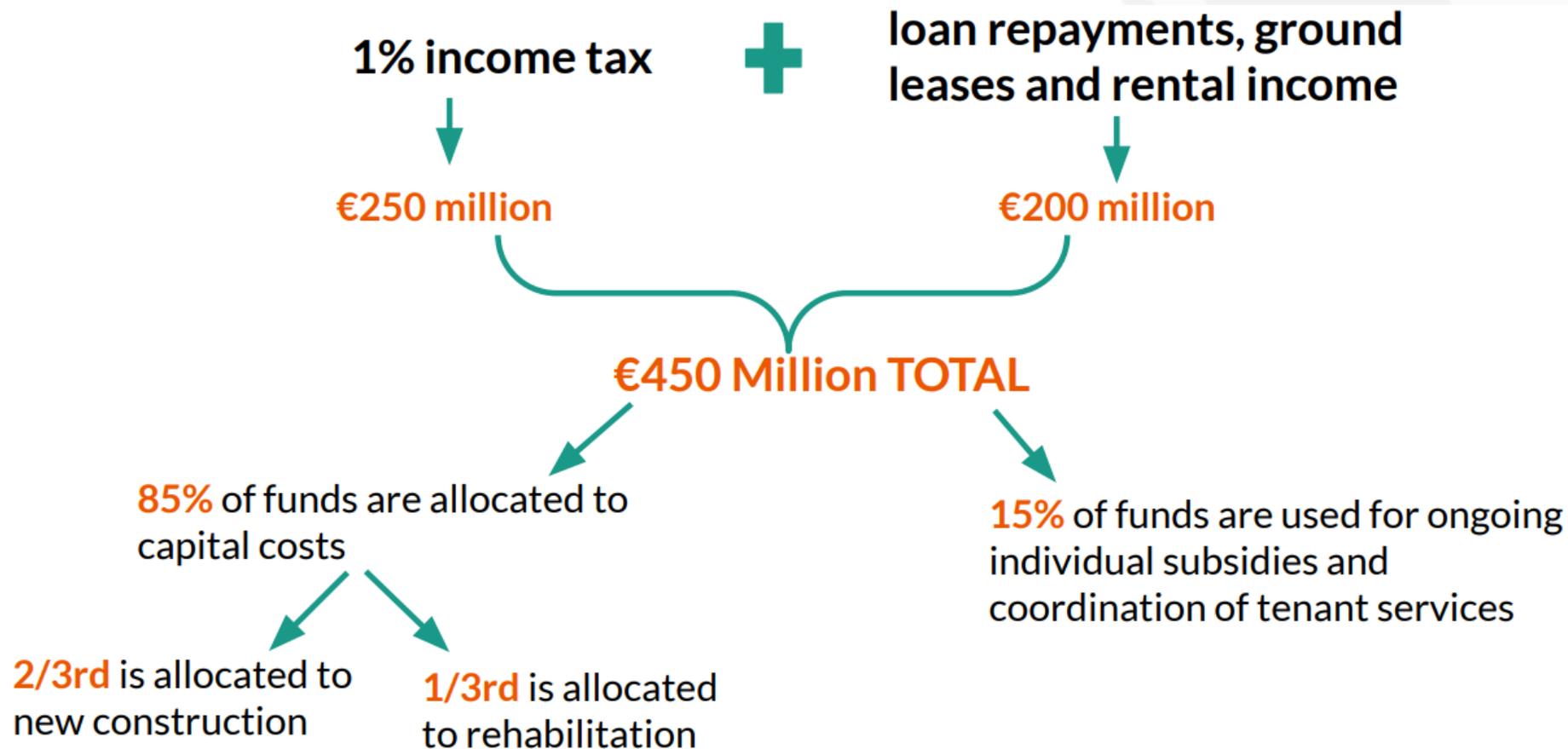
Active Role of Government

Permanent Source of Funding

Mobilize Land for Housing

Social Housing includes the Middle Class

Permanent Source of Funding



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



Preserve Vulnerable Housing



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

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

Michael Ludwig, Mayor of Vienna

Mixed income zoning

Affordable Housing in Every neighborhood

Focus on social cohesion



Möller Bastei (Wien 1)

Photo: Gerd Götzenbrucker

Sustainability & Innovation

Low carbon construction

Car free living

Electrification of utilities

Smart technology

D12 © Jürgen Pletterbauer



D16+17 © Jürgen Pletterbauer



Climate
Smart City
Strategy Vienna

Our way to becoming a model climate city

City of
Vienna

Smart City

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



Prevent Displacement

**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



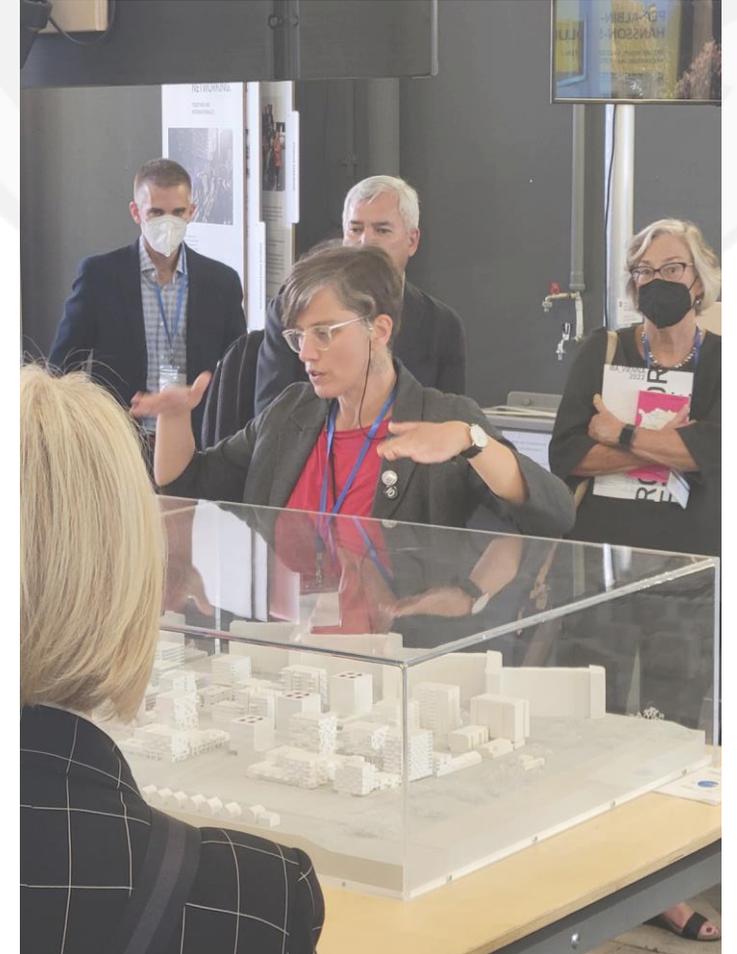
Join a future delegation!



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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

SANDAG



Preview of Upcoming Events and Closing

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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](https://scag.ca.gov)



Stay Informed
[Scag.ca.gov/housing](https://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!

