

Con il sostegno di



MILANO
CASA

MODELLI INTERNAZIONALI A CONFRONTO

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In collaborazione con **MM**

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In collaborazione con **MM**

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AFFORDABILITY - LIVABILITY - COMMUNITY



100 YEARS PUBLIC HOUSING TRADITION

- 62% public/social housing
- + 7000 Subsidized Units p.a.
- >500 mil. € p.a.
- Active Land Policy



3 Pillar Model

3 PILLARS OF „THE BUSINESS CASE“

- **Low-Cost Land** through active Land Policy
- **Subsidized Construction** - Object Subsidy
- **Entry Fees + Individual Grants** - Supporting Tenants



Financing Model

REVOLVING FUND

- **1% Tax on Income** (collected by national government and allocated to federal states)
- + **Additional Budget** means + **Revolving Means**
- Managed by **Wohnfonds Wien**
- Providing:
 - **Subsidized low-interest Loans**
- To a Multitude of **Limited Profit Housing Corporations** (to repay in 25-30 years)
 - **Individual Grants**
- To Applicants & Tenants according to Income



Targeting Middle class

- Income limits

1 Person HH

49.080€

2 Person HH

73.150€

3 Person HH

82.770€

4 Person HH

92.390€

Per add. Person

+5.390

75% OF POPULATION ELIGIBLE FOR SOCIAL HOUSING

Targeting Middle class

Subsidized Rents Scheme: Entrance Fee+ Affordable Rent+(optional) Acquisition Option in +25y.

Collaborative Housing Models:
owning Shares + collaborative Planning

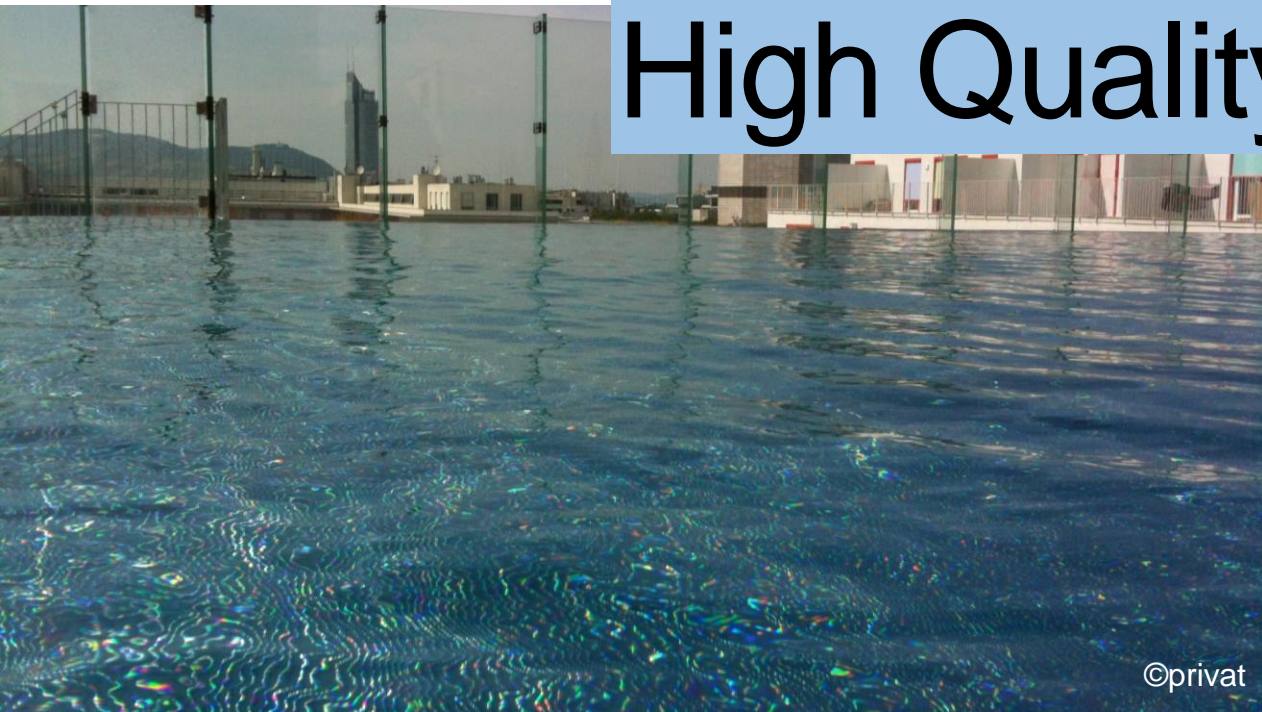
Cost-Rent + Grant-Transparency



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High Quality Living



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TAKE AWAYS

Housing for all

- **Limited Profit Developers** = Public-Plural-Partnerships (Cooperatives)
- Involving **Tenants** as Owners/**Shareholders**
- **Municipal Housing Fund** managing Land & Subsidies
- **Real Rents** reflecting Construction Costs not Tenants' Income
- Subsidies = Loans & individual Grants



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Namon Freeman

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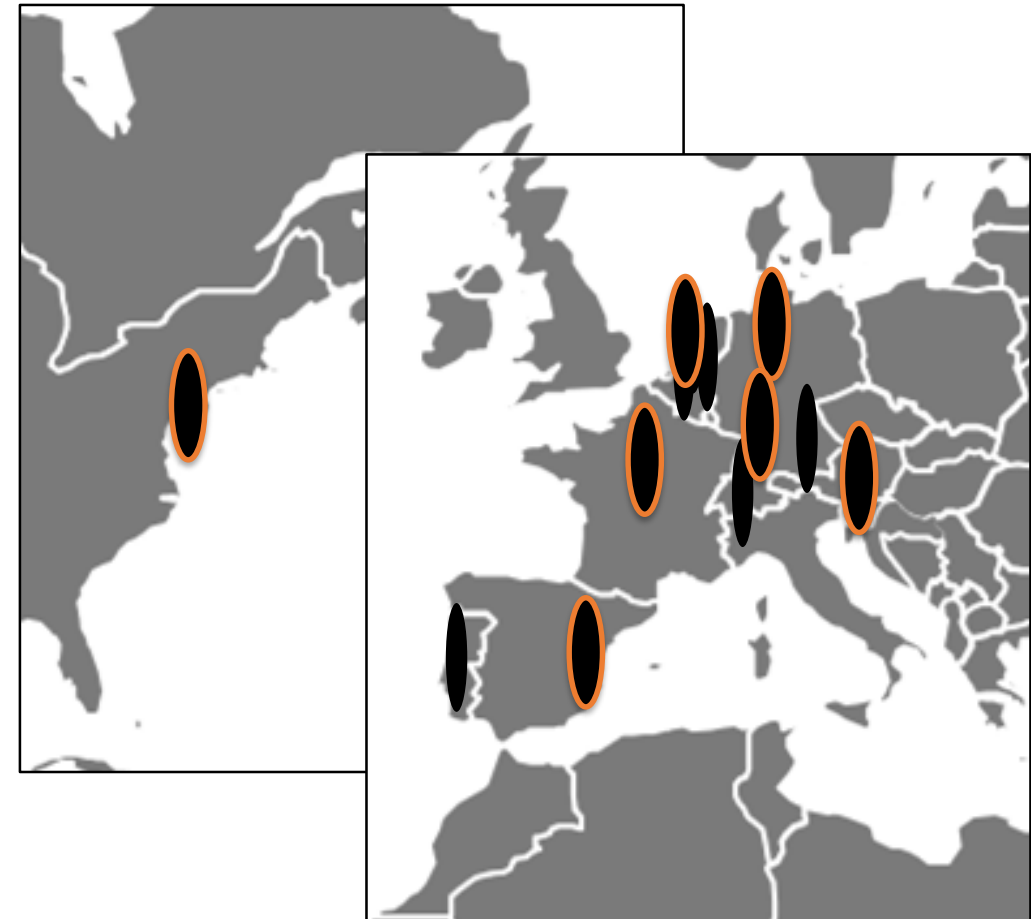
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SOCIAL HOUSING BEST PRACTICES

- Surveyed **12 comparable cities in Europe and North America** to identify promising programs, policies, and institutions to maintain existing or create new public or social housing

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NEW YORK CITY HOUSING ECOSYSTEM

Tenant Subsidies: Financial assistance directed to tenants or their landlords that reduce the portion of rent that a tenant is responsible for.

Examples: Housing Choice Vouchers, Emergency Rental Assistance (ERAP), City Family Homelessness and Eviction Prevention (FHEPS)

Development Subsidies: Financial incentives provided to private or non-profit developers to build or preserve social housing.

Examples: Housing Development Corporation Bonds (HDC), Low-Income Housing Tax Credits (LIHTC), New York Housing Authority (NYCHA) RAD & Project Based Vouchers

Tax Exemptions: Incentives that reduce a landlord or developers tax burden in return for social housing units

Examples: 421a, Housing Preservation Opportunities Program

Land-Use Policy & Regulation: Municipal or State legislation that regulates housing prices, incentivizes or requires development of social housing

Examples: Rent Control/Stabilization, Inclusionary Housing, Transferable Development Rights