DASH Thematic Workshop Germany

Pecha Kucha Germany | 20 May 2025

DASH
Deliver sAfe and Social Housing

Funded by
the European Union

Tübingen
Universitätsstadt

Universität Stuttgart

SI / STÄDTEBAU-INSTITUT
INTERNATIONAL URBANISM /
AND DESIGN

The German DASH members

Municipality

Tübingen
Universitätsstadt

Housing organisation

Verein zur Förderung innovativer Wohn- und Lebensformen – INWOLE

University

Department of International Urbanism and Design at the University of Stuttgart

Inwole

Petar Atanackovic, Team leader

Natalia Irina Roman, Deputy Team leader, Research

Hanna Blank, Research Associate

Achim Wamssler, Research Associate

Inwole

- What have been the biggest challenges in your context related to affordable housing?

- What is considered a success of affordable housing in your context?

- What is a recently completed successful affordable housing project in your context?

Department of International Urbanism and Design, University of Stuttgart

Astrid Ley,
Chair of
International
Urbanism

Els Keunen,
Researcher and
Lecturer

Manuel Heckel,
Researcher and
Lecturer

Ute Vees,
Researcher and
Lecturer

Shaharin Annisa,
Researcher and
Lecturer

Rainer Goutrié,
International
Coordinator

Markus Vogl,
Researcher
and Lecturer

DASH
Deliver sAfe and Social Housing

Funded by
the European Union

Tübingen
Universitätsstadt

Universität Stuttgart

SI / STÄDTEBAU-INSTITUT
INTERNATIONAL URBANISM /
AND DESIGN

Tübingen Universitätsstadt

Axel Burkhardt,
Commissioner
for housing and
accessibility

Julia Hartmann,
Commissioner
for housing and
accessibility

Cord Soehlke,
Mayor of the
department for
planning and
construction

Housing crisis in Germany

Germany must build 320,000 apartments yearly to meet housing demand, study shows

By Reuters

March 20, 2025 2:26 PM GMT+1 · Updated 2 months ago

Source

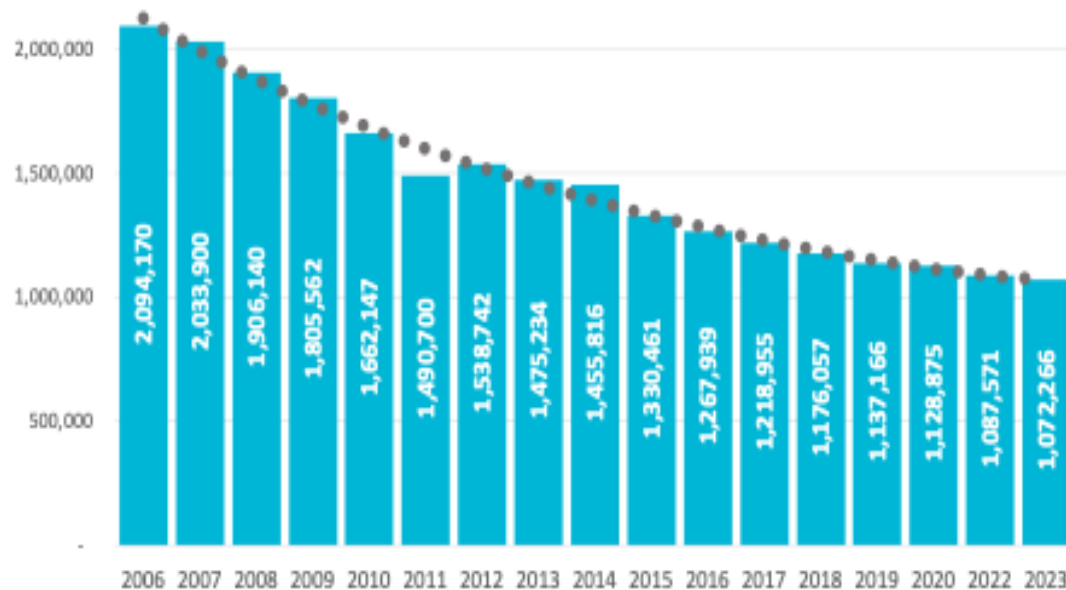As rents rise and social housing dwindles, new German government policies to exacerbate housing crisis

Tino Jacobson, Markus Salzmann
22 April 2025

Source

12:34

SOCIETY | GERMANY
📹 What it's like to be a working homeless person in Germany

Felix Pauschinger
03/08/2025

Source

News Articles Regions Europe Work & Study

Germany welcomes record number of international students as student housing crisis worsens

By Anne-Maree Walker · 23 November 2024

Source

DASH
Deliver sAfe and Social Housing

Funded by the European Union

Tübingen Universitätsstadt

Universität Stuttgart

SI / STÄDTEBAU-INSTITUT INTERNATIONAL URBANISM AND DESIGN

Housing crisis in Germany

Evolution of social housing stock

Evolution of rental prices

Source: DASH 2024, based on data from the German Bundestag
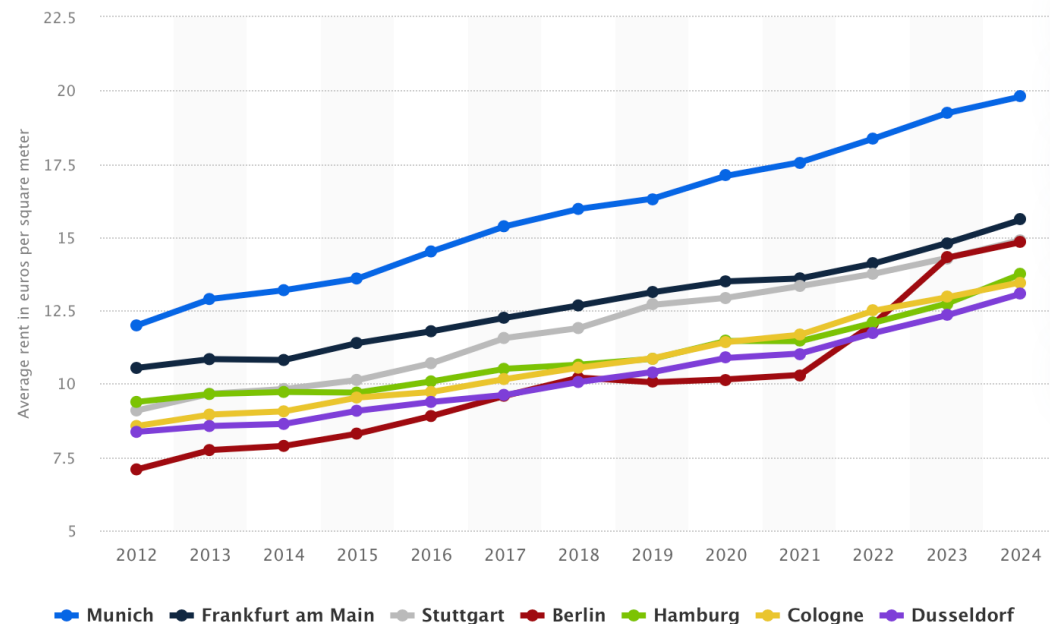
Source: Statista

Can social housing be affordable?

- Rising costs of land, construction, maintenance

- Increasing requirements in terms of sustainability

- Privatisation of the social housing market; social housing limited in time

- ...

Social and environmental goals in housing: a trade-off?

- Develop more new-built housing or preserve environmental areas?

- Improve energy efficiency by retrofitting existing housing stock, allowing rents to go up?

- Build using sustainable materials despite higher costs that will be passed on to the tenants?

- Target underoccupancy or allow housing choice?

The „Tübingen Model"

**Universitätsstadt Tübingen
as developer** ←→ **private co-housing groups
as owner-builders**

- Acquires brownfield sites

- Develops concept, urban form and development plan

- Provides social and technical infrastructure, public spaces

- Manages decontamination and infrastructure development

- Manages overall development and finances it by planning gains/plot sales

- Receive plot options for their concepts

- Have creative freedom within development guidelines

- Take on shared responsibilities such as shared green courtyards and underground car parks

- key development actors

- Convert deserted brownfield sites into lively neighbourhoods

DASH
Deliver sAfe and Social Housing

**Funded by
the European Union**

Tübingen
Universitätsstadt

Universität Stuttgart

SI / STÄDTEBAU-INSTITUT /
INTERNATIONAL URBANISM
AND DESIGN

Thank you for your attention