



Presented at the FIG Working Week 2023,
28 May - 1 June 2023 in Orlando, Florida, USA

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Protecting
Our World,
Conquering
New Frontiers

Policy Actions for Affordable Housing in Germany

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Situation on the German Housing Market



Higher interest rates dampen building prospects

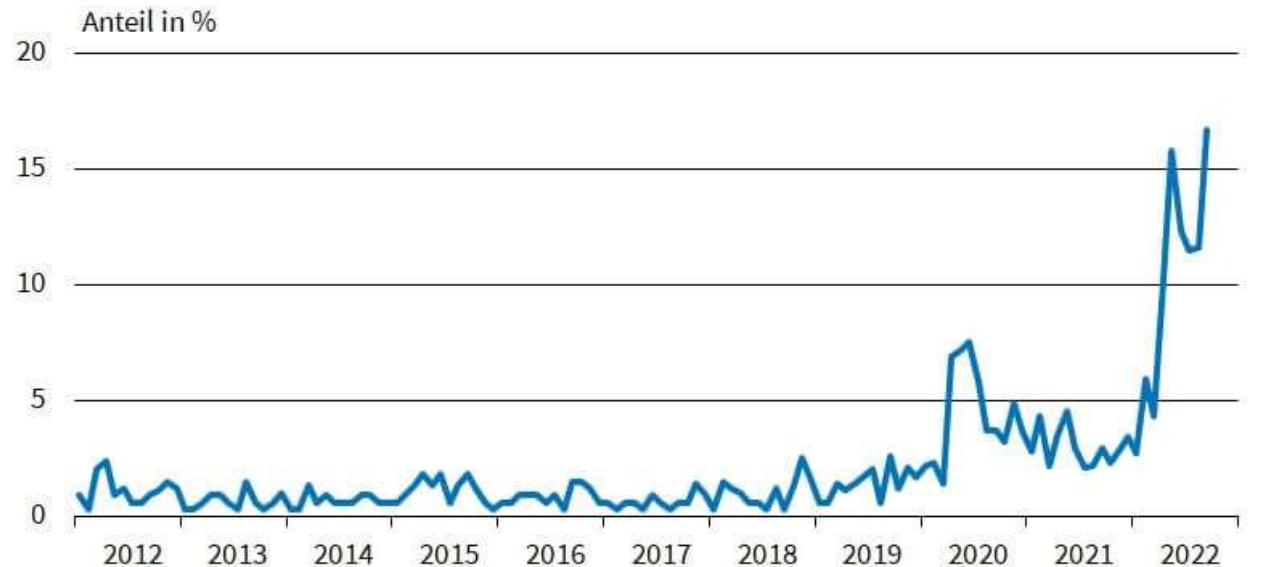
BAUZINSENTWICKLUNG



Stand: Nov 2022 | Quelle: Invergo AG | Grafik: Maaß/Kobus

Cancellations in Housing Construction

Stornierungen im Wohnungsbau



Quelle: ifo Konjunkturumfragen, September 2022.

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Policy Actions for Affordable Housing

- The housing issue is a major challenge for society as a whole.
- The **Alliance for Affordable Housing and Building** is part of the Joint Federal, State and Local Government Housing Strategy.
- The goal is to build 400,000 flats in Germany per year, 100,000 of which will be subsidized through social funding.

Alliance for Affordable Housing and Building

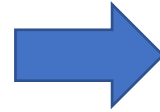


All significant stakeholders in the domestic housing construction industry are represented in the Alliance for Affordable Housing.

Faster planning in addition to more and cost-effective construction

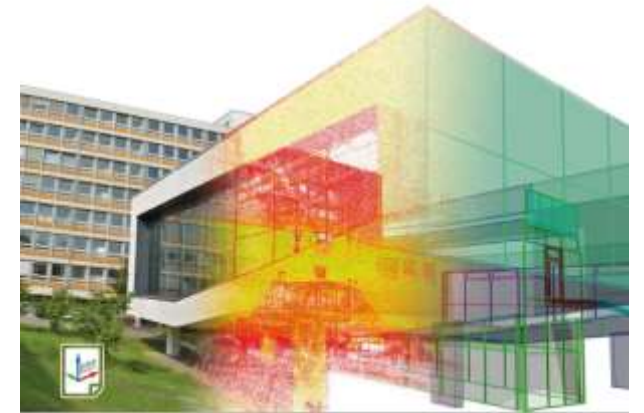
1. Simplification of the State Building Codes
2. Wider use of serial and modular construction
3. Computer-based approaches could facilitate and accelerate planning and construction. New Federal Government portal for **Building Information Modelling**.
4. The next step is to make **online building applications** possible.

Online building application



Building Information Modelling

- The BIM method has fundamentally changed the building industry with regard to digitalization.
- BIM will influence and change the processes of various geodetic services – from surveying to geoinformation processing.



What the Federal States can do

Social housing assistance, housing benefit as rent support

Social housing programmes to provide affordable rental housing and to support owner-occupied housing, particularly families with children.

E.g. Beneficiaries such as housing companies, cooperatives and individual builders receive preferential loans or subsidies.

What the Local Government can do

Municipal Building Land Use Strategies with Social Housing Quota

City of Konstanz: 3.300 new
apartments, 1/3 for low incomes;
3.800 new workplaces





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What the Local Government can do: City of Munich

Socially equitable land-use policy



What the Local Government can do: City of Munich

Socially equitable land-use policy

- Developers have to finance the complete technical infrastructure within the development area, a certain amount of green space, social infrastructure corresponding to the new needs arising from development, and social and affordable housing.
- Private areas: **60 per cent** of newly built residential constructions must be a part of a **housing programme**; commitment period: 40 years

Conclusions

- The housing shortage in Germany is likely to have reached its highest level in 20 years.
- The German surveyors help to change the building industry with regard to digitalization, e.g. building information modeling.
- In many cases, they cooperate as land managers with urban planners to make our cities more affordable.