

THE VIENNA MODEL

HOUSING FOR THE
21ST CENTURY CITY

Demography, Migration,
Integration and Housing

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Dublin City Council





An Chomhairle Náisiúnta Eacnamaíoch agus Shóisialta
National Economic & Social Council

Demography, Migration, Integration & Housing: **from Land Management to Cost Rental**

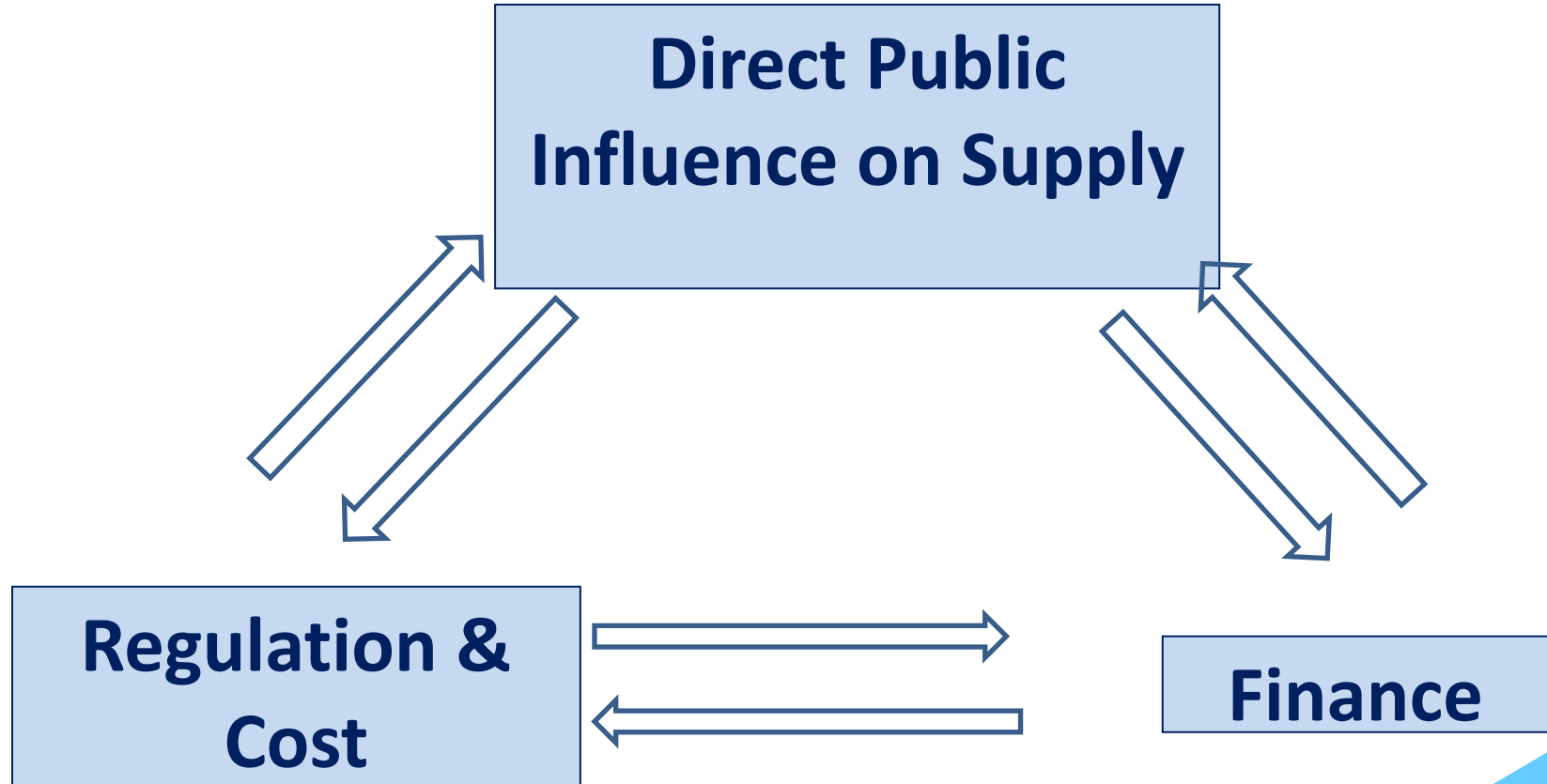
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The Vienna Model: Housing for the 21st Century City:
8th April 2019

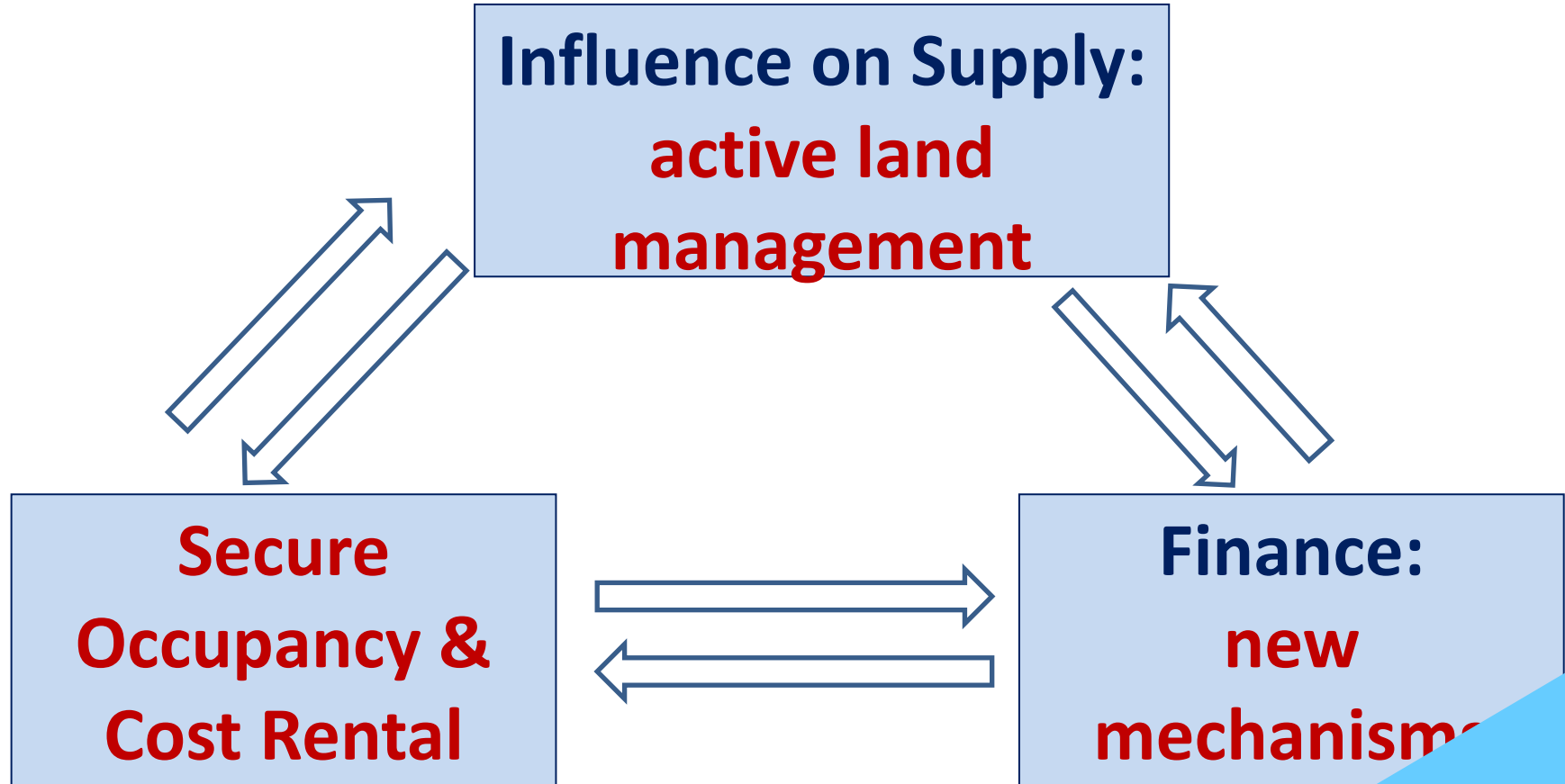
Thinking, progress, learning, challenges

- 7 NESC reports 2004-19: *housing, urban development, cost rental, secure rental occupancy, active land management & transport oriented development*
- Some advances in Irish policy & thinking
- Vienna model insights
- Irish challenges
- How can we make the most of the LDA & the EIB?

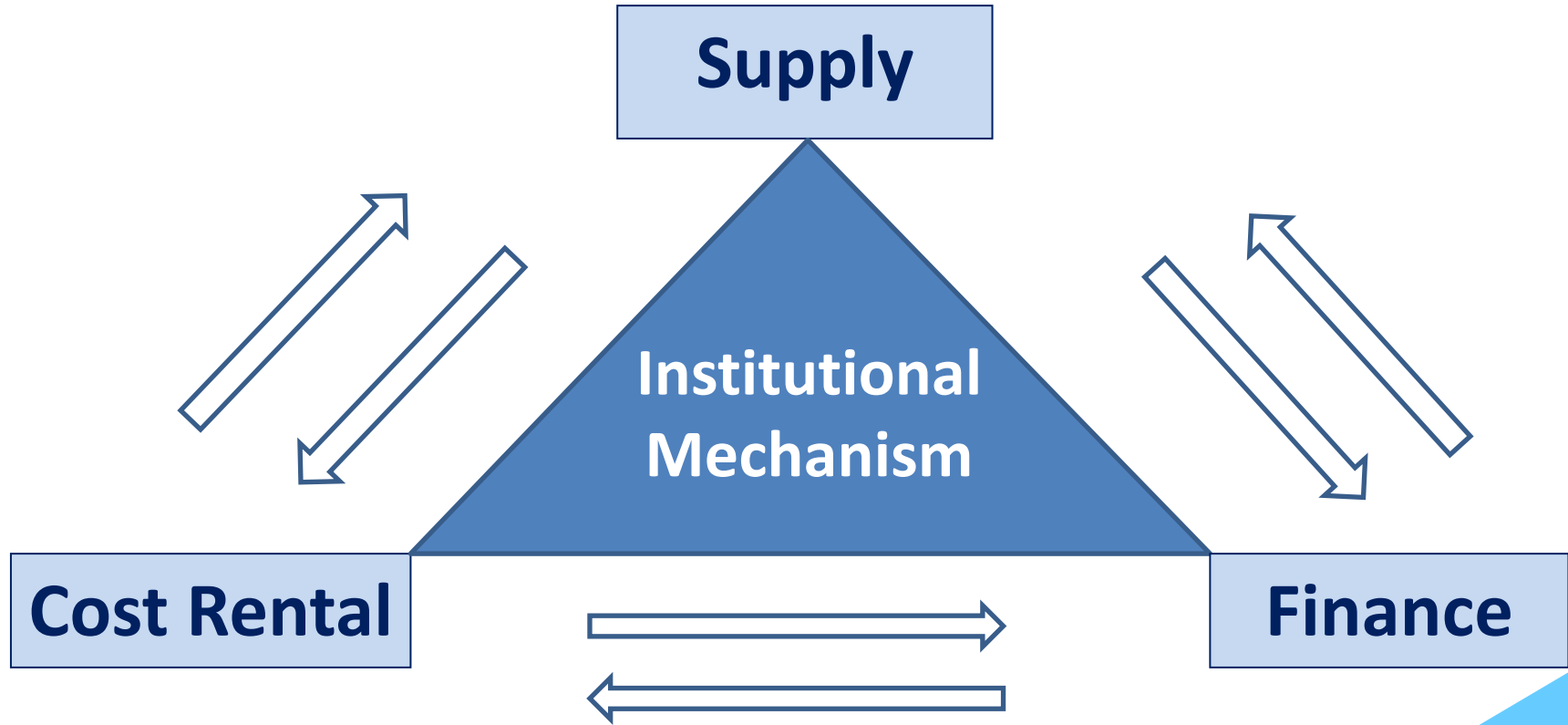
2014: Elements of an Effective *System*



2014: Elements of an Effective *System*



2014: Linking the Elements to Make a System



Advances in Policy & Thinking

1. Increased public investment
2. Somewhat improved tenant security
3. Greater recognition of scale & nature of the challenge
4. Establishment of Land Development Agency (LDA)
5. But: re-classification of AHBs as on govt balance
6. National Planning Framework: compact, sustainable, urban development
7. Increased engagement of EIB

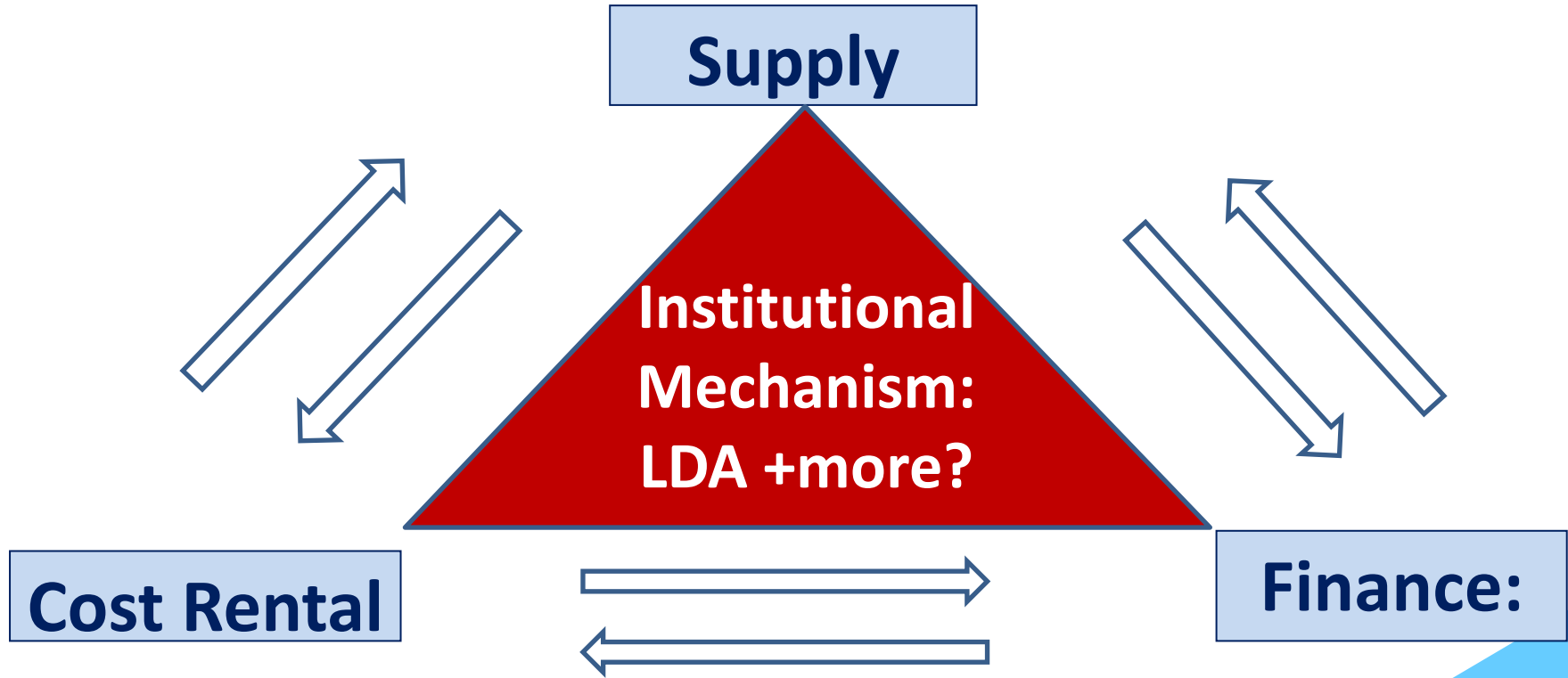
Vienna Model Insights & Irish Challenges

1. Public bodies with mandate & resources to drive urban development:
 - Are we there yet?
2. Affordable rental will require both *public* & *private* land:
 - Will the LDA be empowered to strongly shape the use of private land?
3. Cost rental engineers permanent affordability in to the supply system:
 - Is this recognised & when will we have a rental affordability policy?
4. Affordable rental underpinned by cost of both *land* & *finance*:
 - How far can EIB provide, & Irish providers take, appropriate finance?

Vienna Model Insights & Irish Challenges

5. Cost rental integrates 'social' and 'affordable' housing:
 - What implications for our social housing rental & supply systems?
6. Relationship between quality & quantity can be positive:
 - Have we escaped the trade-off mindset?
7. It seems to be easier to do it on a large scale (via significant understandable projects) than in isolated pilots:
 - EIB finance?

2018-9: Linking the Elements to Make a System



2018-9: Linking the Elements to Make a System

