



THE VIENNA MODEL

HOUSING FOR THE
21ST CENTURY CITY

Delivering New Affordable Rental for Dublin

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An Chomhairle Náisiúnta Eacnamaíoch agus Shóisialta
National Economic & Social Council

Delivering New Affordable Rental for Dublin

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The Vienna Model: Housing for the 21st Century City:
16th April 2019

Thinking, progress, learning, challenges

- 7 agreed NESC reports 2004-19:
 - *social housing & cost rental: unitary v. dualist*
 - *urban development v. sprawl*
 - *active land management & capturing land value*
 - *secure rental occupancy: both supply & regulation*
 - *transport oriented development*
- Some advances in Irish policy & thinking
- Vienna model insights & Irish challenges

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
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7 Vienna Model Insights & Irish Challenges

1. Need institutions with mandate & resources to drive development:
 - Can our public authorities play this role now?
2. Affordable rental will require both public & private land:
 - Will the LDA be empowered to strongly shape the use of private land?



Vienna Model Insights & Irish Challenges

3. Cost rental engineers affordability in to the supply system:

- Is this recognised & how close are we to a rental affordability policy?

4. Affordable rental depends on 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 may be easier to do it on a large scale (via significant projects) than in isolated pilots:
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