



# block renewal

ways to increased quality of life

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fonds für wohnbau und stadterneuerung

Dear readers,

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the comprehensive Viennese housing program with tailor-made solutions in new housing areas, Gründerzeit quarters and qualitative development of settlements of the 50/60/70ies creates a high quality of life and living for Viennese. In order to maintain these qualities in the future, the city relies on “soft urban renewal”, block renewal and neighborhood development: the renovation of the historic building structure, creation of additional qualitative housing and the fulfillment of ecological and social standards such as everyday usability and gender equality make the neighborhoods fit for the needs of the 21<sup>st</sup> century. The block renewal creates new opportunities without displacing the long-established residents. Between 1984 and 2019, around 7,200 residential buildings with an approximate total of 314,700 apartments were refurbished with the help of grants amounting to 4.2 billion euros. This folder gives you an overview of the process of a block renewal, where specialist departments, the respective district representatives, the local area renewal offices, the local business enterprises, social institutions and last but not least residents as well as property owners pull together to make a neighborhood liveable and attractive for all. I'm glad to present you this executive summary which kindly invites to get familiar with the instrument of block renewal!

**Kathrin Gaal**

City Councillor for Women's Issues and Housing

President of wohnfonds\_wien, fund for housing and urban renewal

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the wohnfonds\_wien has been active in the promotion of renovation and new construction in Vienna since 1984. In its role of coordinating authority, it acts between property developers, real estate owners and departments of the city council responsible for implementing the city's overarching goals. Depending on the area of responsibility, the competences of wohnfonds\_wien range from subsidy law advice, process support and quality control to project coordination as well as to advice on urban planning processes. In the area of urban renewal, wohnfonds\_wien focuses on the implementation of subsidized housing renovation and the initiation of block renewal areas. In its 35 years, wohnfonds\_wien has gained much beneficial experience on its path of “soft urban renewal” and received international recognition and awards.

In our view, continuity on this path means that in addition to the creation of affordable housing also issues such as ecology, green and open areas, public space, sustainability, social infrastructure, accessibility and security as well as everyday usability and gender equality require special consideration.

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## block renewal

On the path of “soft urban renewal”, the city of Vienna pursues the goal of stimulating a sustainable development in the neighborhood without displacing the existing inhabitants.

In the context of a block renewal project, wohnfonds\_wien commissions experts (block refurbishment commissioners) to develop enhancement concepts for selected areas. Chances and potentials are analyzed, and concepts are developed towards an overall revaluation with a demand-oriented infrastructure.

The wohnfonds\_wien accompanies the entire process with the involvement of property owners, district administrations, municipal authorities, local area renewal offices and experts from other specialist areas.

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## benefits for the property owners

Owners benefit in several ways from the implementation of a block renewal area:

- As part of a block renewal process, their object is prioritized in the funding process.
- They can receive free and comprehensive advice on subsidies and refurbishment options from the block renewal commissioner or directly from wohnfonds\_wien.

In the case of a subsidized refurbishment:

- In addition to the positive effects of constructional refurbishment, the respective area also experiences additional revaluation, sustainable development and improved quality of life.
  - With attractively subsidized refurbishment measures, their property will also be ecologically optimized.
  - Increasing the quality of living leads to a long-term sustainment of the satisfaction of tenants and residents.
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## benefits for the inhabitants

The claim of subsidies for the renovation results in a number of advantages for the tenants:

- It guarantees affordable rents for up to 20 years, depending on the funding period.
  - A comprehensive refurbishment offers the opportunity to optimize the entire general infrastructure of the house, to bring it to the state of the art and to save energy costs.
  - Additional modernizations of individual apartments are also possible.
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## benefits for the neighborhood

Block renewal is more than just a chance to redevelop a single residential building:

- The goal is the comprehensive renewal and revaluation of a neighborhood and thus the living environment of many existing and new residents.

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## the process of a block refurbishment

The wohnfonds\_wien selects an area in which a block renewal is commissioned in cooperation with the responsible departments of the city of Vienna and the local area renewal office.



In a first step, the block renewal commissioners analyze the entire area: every property is examined for possible renewal and constructional changes. In addition, proposals for public space are developed.



In a second phase, concrete suggestions are made in order to use the potentials for the improvement of properties, buildings, building blocks and public spaces.



As part of an event, all property owners in the block renewal area are informed about the targets, possible measures and background idea of the block renewal. The block renewal commissioners are also presented, who are subsequently available as contact persons for questions of renovation and subsidizing.



Over the entire duration of the block renewal (about 3 years), owners can apply for subsidies at wohnfonds\_wien and profit from the benefits of a block renewal.

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