Co-operative Housing International
Board Meeting
Berlin, May 23rd – May 24th

Housing cooperatives in Germany

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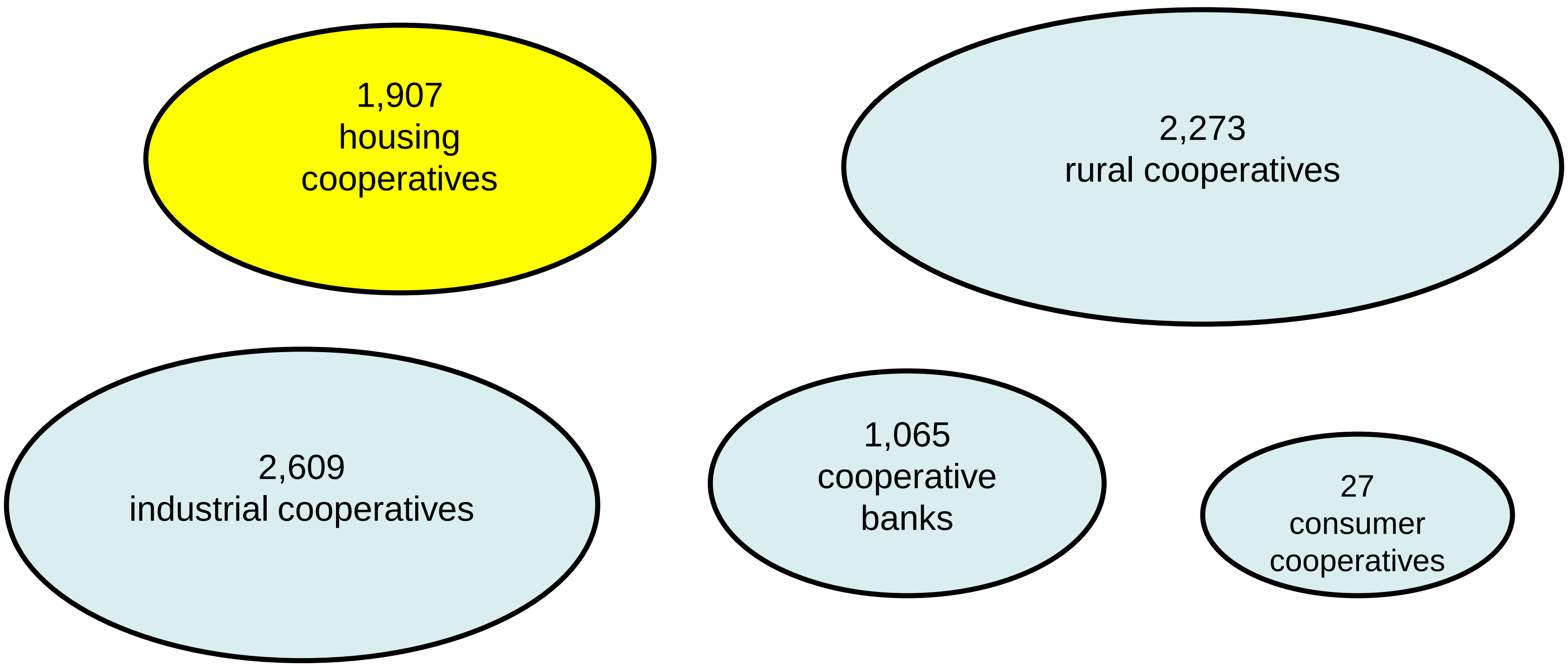
The German cooperative system

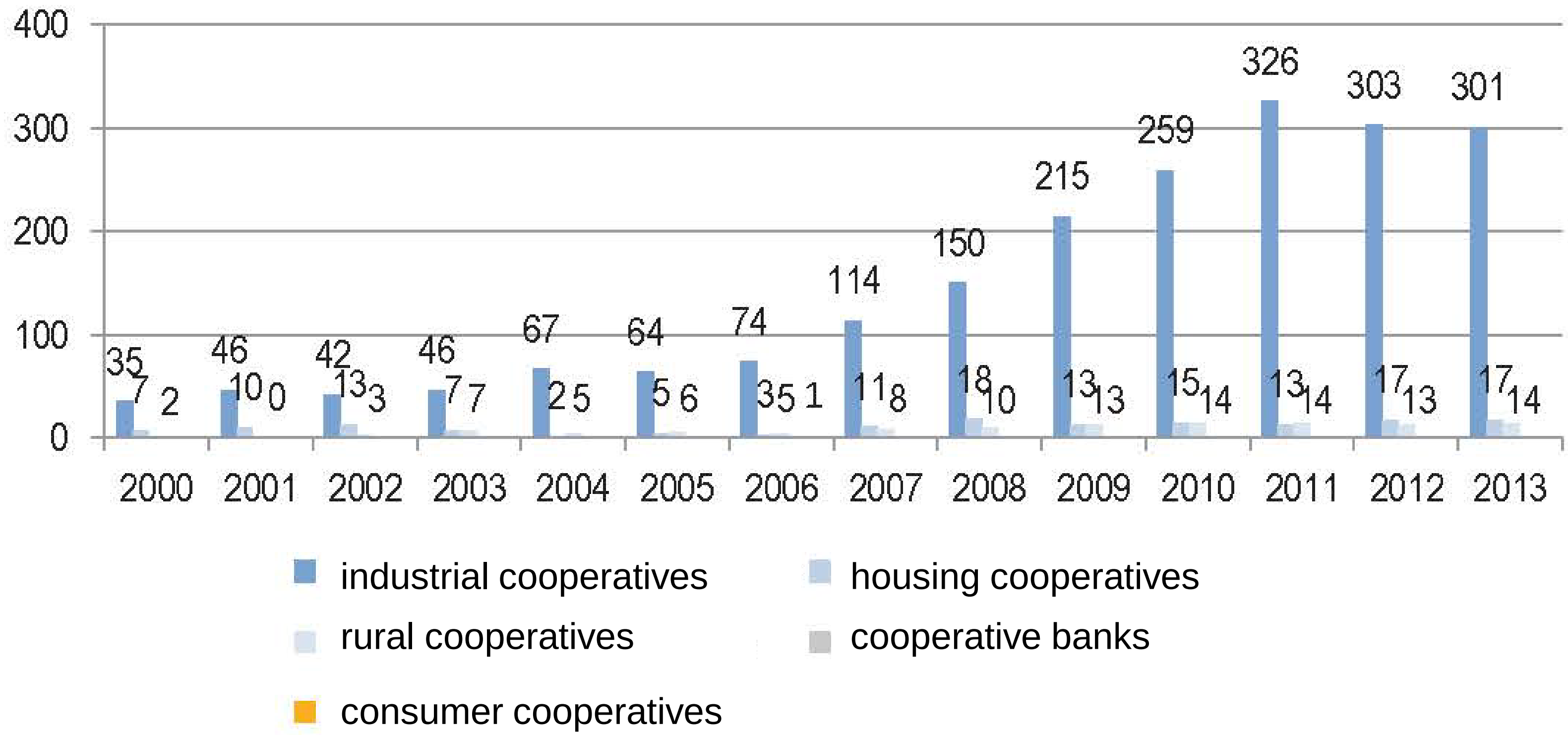
The traditional sectors



Current trends: increase of start-ups since 2000, new cooperative models, e.g. energy cooperatives

Quelle: Die deutschen Genossenschaften 2015, Deutscher Genossenschafts-Verlag eG

Start-ups of cooperatives according to branches



Quelle: Endbericht BMWi-Studie „Potenziale und Hemmnisse von unternehmerischen Aktivitäten in der Rechtsform der Genossenschaft", Kienbaum Management Consultants GmbH, Seminar für Genossenschaftswesen der Universität zu Köln, 2015

Housing cooperatives in Germany: Current data

number of housing cooperatives (members of GdW)	approx.	1,800
dwellings	approx.	2.1 million – circa 10 % of rental housing stock
members	approx.	2.8 Millionen – circa 5 million residents
employees (full-time board of managers and staff)	approx.	25,700
investment volume	approx.	€ 3.4 billion per year

- Housing cooperatives represent a good compromise between property and rent.
- Being co-owners, the members (= tenants) are able to participate.
- Housing cooperatives not only provide good housing, but also a pleasant living environment and services.

Supplier structure in German housing market – market share of housing cooperatives

Die Wohnungswirtschaft Deutschland
GdW

Housing stock in Germany
40.545 thousand dwellings

add. **15 T.** other occupied accommodation

Professional-commercial suppliers
20 %
8.273 thousand dwellings

- **Cooperatives**
  2.145 thousand dwellings
- **Municipal housing companies**
  2.347 thousand dwellings
- **Public housing companies**
  305 thousand dwellings
- **Private professional-commercial Owners***
  3.152 thousand dwellings
- **Church and others**
  324 thousand dwellings

Private small suppliers
37 %
14.980 thousand dwellings

- **One- and two-family houses**
  4.451 thousand dwellings
- **Apartments**
  10.529 thousand dwellings

Owner-occupied
43 %
17.292 thousand dwellings

- **One- and two-family houses**
  13.757 thousand dwellings
- **Apartments**
  3.535 thousand dwellings

*private sector housing companies, credit institutions, insurance companies, real estate funds, other companies and non-profit organizations

Quelle: Zensus 2011 Sonderauswertung - Wohnungen in Gebäuden mit Wohnraum inkl. Wohnheime und sonst. Gebäude mit Wohnraum; Datenbasis Zensusenddatenstand von Mai 2014, ohne Diplomatenwohnungen

Future challenges of the German housing market

Migration
- Humane accomodation of refugees that promotes integration

Demographic change
- Decreasing population with a growing number of single-person households
- Barrier-free or –reduced dwellings for the elderly
- Living with service

Energy and climate
- Measures in energy efficiency and decarbonisation in general
- Support for renewable energy sources in buildings

Regional imbalances and new construction
- In spite of rise in construction: number of new built houses does not fulfill future demand for affordable housing
- Housing cooperatives want to increase their construction activities

Strengthening of cooperative housing – the Federal Government‘s aims

The support of the federal, state and local authorities is important:

- By improving the supply of appropriate funds for the construction of affordable housing
- By purposeful supply of property
- By intensification of partnerships between municipalities and cooperatives
  → cooperatives as partner in new construction
- Presentation of good examples to the public
  e.g. GdW „Genossenschaftspreis Wohnen“
- Support of start-ups of housing cooperatives