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

Housing cooperatives in Germany

Prof. Dr. Matthias Zabel
GdW Bundesverband deutscher Wohnungs-
und Immobilienunternehmen e.V.
The German cooperative system

The traditional sectors

- 1,907 housing cooperatives
- 2,273 rural cooperatives
- 2,609 industrial cooperatives
- 1,065 cooperative banks
- 27 consumer cooperatives

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

- industrial cooperatives
- housing cooperatives
- rural cooperatives
- cooperative banks
- consumer cooperatives

### Housing cooperatives in Germany: Current data

<table>
<thead>
<tr>
<th>Category</th>
<th>Approx. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of housing cooperatives (members of GdW)</td>
<td>1,800</td>
</tr>
<tr>
<td>Dwellings</td>
<td>2.1 million – circa 10% of rental housing stock</td>
</tr>
<tr>
<td>Members</td>
<td>2.8 Millionen – circa 5 million residents</td>
</tr>
<tr>
<td>Employees (full-time board of managers and staff)</td>
<td>25,700</td>
</tr>
<tr>
<td>Investment volume</td>
<td>€ 3.4 billion per year</td>
</tr>
</tbody>
</table>

- 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

Housing stock in Germany
40,545 thousand dwellings

Professional-commercial suppliers
8,273 thousand dwellings

Private small suppliers
14,980 thousand dwellings

Owner-occupied
17,292 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

Apartments
10,529 thousand dwellings

One- and two-family houses
4,451 thousand dwellings

One- and two-family houses
13,757 thousand dwellings

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


GdW Bundesverband deutscher Wohnungs- und Immobilienunternehmen e.V.
Future challenges of the German housing market

Migration
• Humane accommodation 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