

## Public Housing

- pre-emptive right by state

## Housing Co-operatives and Non-Profit Associations

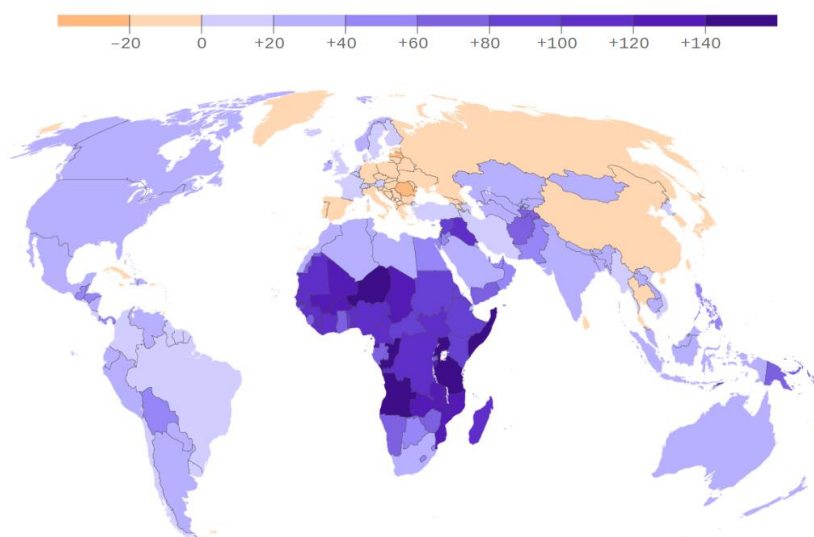
- non-profit subsidies include:
  - preferred access to land (leasehold)
  - access to special financing
  - state guarantees for financing
  - tax preferences (mortgage interest deduction) and exemption

## Rent Control

- control of rent
- increases / vacancy control / initial rent
- rent freeze ("Mietenstopp"), maximum rent ("Mietobergrenzen"), rent reductions ("Kappung")
- cost rent / social rent
- inflation: Cap on indexation
- control of rent increase after renovations

## Demographics

Percent change in population, 2017 to 2050



Data: United Nations World Population Prospects; Map: Lazaro Gamio/Axios

## Rent Subsidies and Rent Supplements

- state subsidies to low-income tenants
- state subsidies to landlords for low-income tenants

## Positive Impacts

- housing for low-income households
- human right to adequate housing

## Negative Impacts

- overconsumption of housing
- allocation (administration of eligibility requirements)
- negative effect on private housing investment