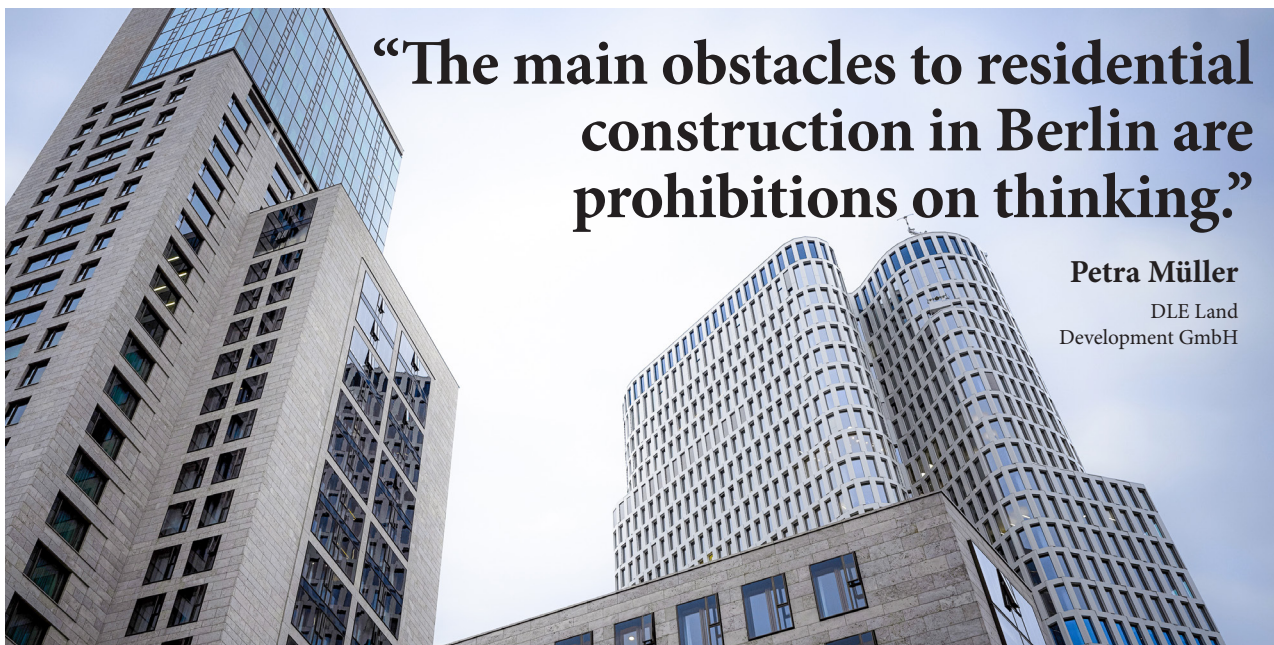


Four out of Five Berliners are Dissatisfied with the Berlin Senate's Housing Policy



“The main obstacles to residential construction in Berlin are prohibitions on thinking.”

Petra Müller

DLE Land
Development GmbH

Berlin - February 10, 2023 – 80 percent of Berliners eligible to vote rate the housing policy of the current state government negatively. This is the result of a recent representative survey of 1,000 eligible voters in Berlin conducted by the opinion research institute Civey. Dissatisfaction is also high among voters for the current government coalition. Only 19 percent of SPD voters rate the state government's housing policy positively, while among Green voters the figure is nine percent. Only among the Left Party is approval higher, at 25 percent. This is the result of a recent representative survey of 1,000 eligible voters in Berlin by the opinion research institute Civey.

Experts from the real estate industry discussed the reasons for the failed housing policy with Sebastian Czaja, FDP top candidate for the repeat election in Berlin.



“The left-green Senate not only slows down mobility on the streets of our city, it also prevents mobility on the housing market with its anti-housing policy,” says Czaja. “Young families who want to expand or senior citizens who want to move into a smaller apartment can hardly find anything in Berlin. There are always new predetermined reasons of the political actors, why somewhere, something can not be built. And yet the order of the day in housing construction should be: higher, faster, more. With creative solutions, such as those already found in many metropolises around the world, we can take climate protection concerns into account, provide quiet and safe retreats, and keep our city livable for many people.”

Petra Müller by DLE Land Development adds “The difficulties in the area of new residential construction now have established reasons: Most mundane but with the greatest impact power is the so-called **“not in my backyard” attitude**. Residents who state they are in favor of more new construction of apartments with socially acceptable rents want them - but not in their neighborhood. District politicians face the difficult choice of either being proactive in implementing the Berlin Senate’s housing goals or supporting the concerns of individual groups in their constituency. **This structural predicament can be broken by farsighted and courageous decisions.**”

Housing policy destroys creative and economic lifeline of the capital city

“Berlin is growing today because many refugees are coming. In the past, the city grew because it offered many opportunities for young people to develop. That is over because there are too few apartments available for new arrivals. By focusing its housing policy on the existing stock and maintaining it, Berlin has robbed itself of an important lifeline. That’s why the city urgently needs a trend reversal.

Einar Skjerven

Owner & CEO of the Skjerven Group GmbH



Housing shortage will continue to worsen

Sascha Nöske of STRATEGIS AG sums up the current situation on Berlin's housing market: "The slowdown in construction activity will further tighten the already low supply of housing in Berlin. This is offset by rising demand, which is fed not least by strong immigration. If policymakers do not take countermeasures here, we will face a much more dramatic housing shortage than is already the case today. In addition, rents will continue to rise. We have already been able to observe this development in recent months. This will then also make buying a home more attractive again.

If Berlin wants to remain attractive for students, young companies and creative minds, it is essential that there is an adequate supply of housing for all target groups. In this context, the housing issue is becoming a locational disadvantage. **If Berlin fails to build housing, we run the risk of stalling the positive economic development of the past nearly twenty years."**

Expropriation debate: On a collision course with constitutional law

Uwe Bottermann of Bottermann Khorrami comments on the current examination of an expropriation of housing companies: **"After the short guest performance of the rent cap, the fiasco with the pre-emption rights and the mishaps with the conversion ordinance, this project is now another Berlin project on a collision course with constitutional law. So far, the expert commission has merely taken up and discussed the legal challenges. A possible expropriation law will end up before the Constitutional Court, even the proponents assume. This time, however, we have to be prepared for a large number of complex proceedings lasting several years. Meanwhile, the problems will continue to remain unsolved."**

Mr. Bottermann's call to a new state government: "No matter what the outcome of the election, housing construction must finally take priority and be given a significant boost. For this it needs new rules and above all with the permission authorities the will to carry through this goal also. In the past, the opposite has often been the case. In addition, greater importance should be attached to home ownership than has been the case to date. There needs to be a greater focus on promoting home ownership for Berliners."

However, Petra Müller summarizes the results of the roundtable as follows: **"The main obstacles to residential construction in Berlin are prohibitions on thinking.** Instead of relying unilaterally on redensification, the designation of building land on the outskirts of the city and in the surrounding area - in addition to accelerating procedures - can ease Berlin's growing pains. The advantages of new construction are obvious: New buildings are highly energy-efficient and modern neighborhoods can be built with a minimum of soil sealing. An international building exhibition with a consolidating character on parts of Tempelhofer Feld would offer the opportunity to show how architecture and the city of Berlin are able to improve the living conditions of residents sustainably, efficiently and socially."