

Vienna Social Housing Field Study Report

BAHFA Advisory Committee

February 26, 2026



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

GLOBAL POLICY LEADERSHIP ACADEMY



Housing Policy
Leadership Academy +
Bootcamps



Workforce Development
Education & Community of
Practice



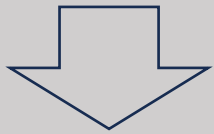
Elevating Housing
Leadership Series

Vienna Social Housing
Field Study

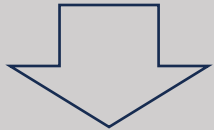


VIENNA FIELD STUDY THEORY OF CHANGE

GOAL

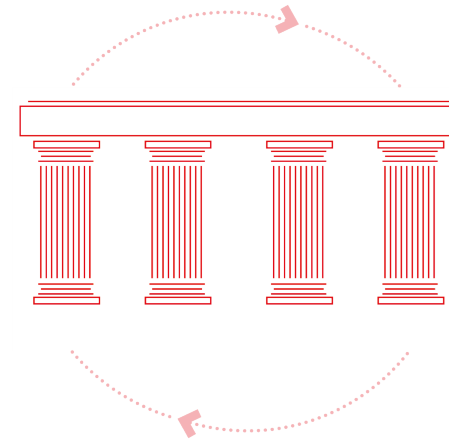


FRAMEWORK



COLLECTIVE IMPACT

GPLA's goal is to address the housing crisis in California by **adapting successful strategies** from Vienna's social housing model through an immersive educational program.



Enable Californian housing stakeholders to **transfer relevant knowledge and practices** that have made Vienna's model successful.

Apply insights to the Californian context, crafting policies and pilot projects tailored to local needs. **inspired by proven strategies.**

PAST VIENNA FIELD STUDY DELEGATES

8

COHORTS

~300

DELEGATES

Los Angeles
Bay Area
San Diego
Fresno/Sacramento
Inland Empire
Virginia
Portland
New York
Hawaii

Elected Officials
Public Sector Staff
Developers
Philanthropy
Advocacy
Education
Healthcare
Social Services
Faith Leaders
Transportation
Public Affairs/Journalists



WHAT IS SOCIAL HOUSING?



- Intentionally planned and developed **mixed income** communities
- Government-owned or regulated **permanently affordable** housing
- Housing security through **rent-restricted homes** combined with **strong tenant protections**
- High-quality, affordable housing for all, including **middle class**



VIENNA'S APPROACH

- Housing is a **Human Right**
- People-centered planning for **inclusive** and **sustainable** communities
- Prominent **government role** in providing housing options for all (land banking and funding)
- Integrated housing system with a **single point of entry**
- Prioritized **infrastructure investment**



SUCCESS FACTORS

1. Strong, well-funded **safety net**
2. Self-sustaining **public lending system**
3. Policy of **social mixing** and “housing for all”
4. **Coordinated planning, funding, and delivery** of large-scale redevelopment
5. **Public good** ethos



KEY FEATURES

BROAD ELIGIBILITY AND MIDDLE-CLASS INCLUSION

80%

Of Viennese residents qualify to live in social housing

53%

Of Viennese housing stock is social housing

60%

Of Viennese population lives in social housing



HOUSING ECOSYSTEM TOOLS

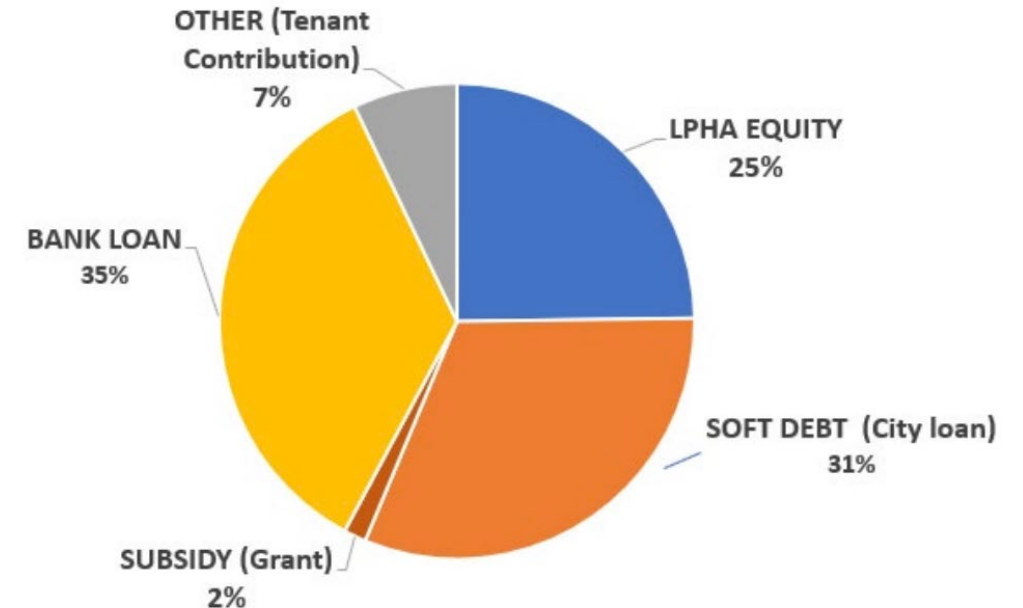


LIMITED PROFIT HOUSING

Der Österreichische Verband Gemeinnütziger Bauvereinigungen (GBV)

- 185 Limited Profit Housing Associations
- Non-market sector
- 5,000 – 7,000 new units per year
- Profit capped per year – excess goes into revolving fund

Typical New Construction Financing Stack



Source: GBV presentation, 2023.

ALT-ERLAA



SEESTADT ASPERN



SONNWENDVIERTEL



LESSONS FOR THE BAY AREA



Rendering of San Jose BART Transit Oriented Development

1. Interrelationship between **public transit and housing**
2. **BAHFA as an opportunity** for a self-sustaining **public lending system**
3. **Coordinated strategy** for large-scale redevelopment, especially on **public land**



Rendering of
Treasure Island
Redevelopment

QUESTIONS & DISCUSSION

