



**CASE STUDY:
STADTBODENSTIFTUNG/
CLT BERLIN**

**STADT
BODEN
STIFTUNG**

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1 – Introduction & context

Key information:

- o Name: Stadtbodenstiftung (CLT Model Berlin)
- o Location: Berlin
- o Geographic area served: Larger Berlin area
- o Establishment: 2020
- o Workforce: 0.5 FTE Project/Neighbourhood Development, 0.4 FTE Community Facilitator, 0.4 FTE Education and Fundraising
- o Members: over 100

Description of the housing market in Berlin:

Germany is characterised by exploding land values and rents in the larger cities accompanied by shrinking populations and lower house prices in rural areas. As a federal political system, housing is an issue for both national and local governments, although policies are not always aligned. Germany as a whole is maintaining an emphasis on private property and free-market housing solutions, whereas Berlin in contrast is experimenting with approaches including common good, non-speculative and community led housing. Whilst there is a lot of German experience with co-operative housing, city housing companies and other types of non-profit housing, Berlin has the only emerging CLT model.

The affordability of housing in Berlin is seen as a problem by both community groups and local authorities. There is an increasing problem of gentrification along with continuing land and property speculation. This tends to view existing tenants as a block to more profitable private development, whilst rents continue to spiral. There is a range of local initiatives aimed at preventing residents from being exploited by free-market speculation.

Since 2017, housing experts, community activists, researchers, alternative project developers and representatives of local government have been meeting, initially supported by the Friedrichshain-Kreuzberg District and now by Land Berlin to create the Stadtbodenstiftung which is based on the CLT model. It is expected over time to make a significant contribution to the supply of affordable homes as well as the maintenance of accessible commercial and other spaces through the promotion of non-speculative forms of common ownership. The Stadtbodenstiftung will seek to actively work with tenants to find ways of self-management, to encourage input into the usage of commercial areas, to take responsibility for active participation and enable structures of solidarity. Community cohesion and strengthening networks of self-help and solidarity are essential to the endeavour.



Stadtbodenstiftung's Board of Trustees / Kuratorium) in May 2020.

2 – Assets

Stadtbodenstiftung aims to acquire and start to develop the first project by the end of 2020. Currently (September 2020) there is a collaboration with co-operatives who are in negotiation for properties which will comprise 50 residential units for more than 100 residents and include a few commercial units. The early projects are expected to be acquisitions of existing buildings with resident populations of mixed incomes. Future projects may also include the provision of social and commercial spaces and community gardens.

Stadtbodenstiftung's plan is to be involved in the development of a range of socially valuable spaces, including homes, commercial spaces and green areas. In addition its intention, through networking with many others, is to find a place among the other Berlin community led and non-speculative housing initiatives in order to influence the Berlin housing market, helping it to become more just, affordable and democratic.

3 – Legal & financial framework

Stadtbodenstiftung will be a German non-profit, civil society foundation (Bürgerstiftung) inspired by the CLT model. The primary aim is to stop speculative marketing and provide long term (99 year) leases to common good initiatives which manage affordable housing and other socially useful projects. Provisions in the ground lease will define future uses of the land and buildings as well as the ongoing relationship between the Stadtbodenstiftung and owners of the buildings. To date, approximately 55,000 euros has been provided by the District Administration for a feasibility study and another 40,000 euros for public relations and further development work. Pro bono support has been received from a variety of sources and around 200,000 euros is anticipated from the Berlin administration over the

next two years to support the new organisation. Further financing and subsidies are also expected to be forthcoming from private institutions and individuals.

4 – Affordability mechanism

Initial projects are likely to involve rescuing older buildings in partnership with their current resident groups. The land would be permanently removed from the market and managed by the Stadtbodenstiftung. A housing co-operative, for example, would assume ownership of the buildings and the management of combinations of resident and commercial spaces, with a long-term lease for the land.



5 – Governance

The Stadtbodenstiftung is a new local and democratic model for Germany, demonstrating co-operation between the community, local government and sympathetic financial institutions. It will include roughly equal representation from residents and/or social space users, people living or working in the neighbourhood and experts, supporters and local government. In developing the model, partnerships have been created with co-operatives, tenant movements, researchers, experts and neighbourhood activists as well as with the Berlin District of Friedrichshain-Kreuzberg and Land Berlin. Non-profit foundations and ethical banks have also been involved, whilst id22 has provided administration, support and guidance. Public events, weekly surgeries and open meetings to introduce and discuss the ideas of a CLT have been held along with a feasibility study. Since 2018, around 50 people have been involved in the Berlin CLT and currently, nine have been elected to serve on the Stadtbodenstiftung *Kuratorium* (Board of Trustees) and two on the *Vorstand* (Board).