

- Housing co-ops are the daily context for the quality of life for the member-residents.
- The potential for co-operative housing as a non-market alternative is enormous and until now it is a potential that is not realized.
- The broader ambition for Co-operative Housing International must be to raise greater global awareness of the role co-operatives can play in the delivery of adequate and affordable housing solutions.
- Our task is not only to expand our membership to other regions where co-op housing now exists, but to expand the co-op housing “brand” to regions where it does not exist.



### Co-operative Principles

1. Voluntary and Open Membership
2. Democratic Member Control
3. Member Economic Participation
4. Autonomy and Independence
5. Education, Training and Information
6. Co-operation among Co-operatives
7. Concern for Community

## Our Vision

Through our efforts, cooperative housing will win recognition and respect throughout the world for its unlimited potential and practical achievement in providing secure, affordable shelter controlled by those who call it home.

## Our Mission

Co-operative Housing International (CHI) unites, represents, promotes and serves the international cooperative housing movement.

## Our Mandate

We promote, encourage and help in the establishment of housing cooperatives everywhere. We strengthen and encourage good governance principles and foster an inclusive cooperative culture. And we join with the broader cooperative movement to promote cooperatives as the people-centered form of business enterprise.



...under discussion...

## Halle Neustadt - from socialist showcase city to mature urban district



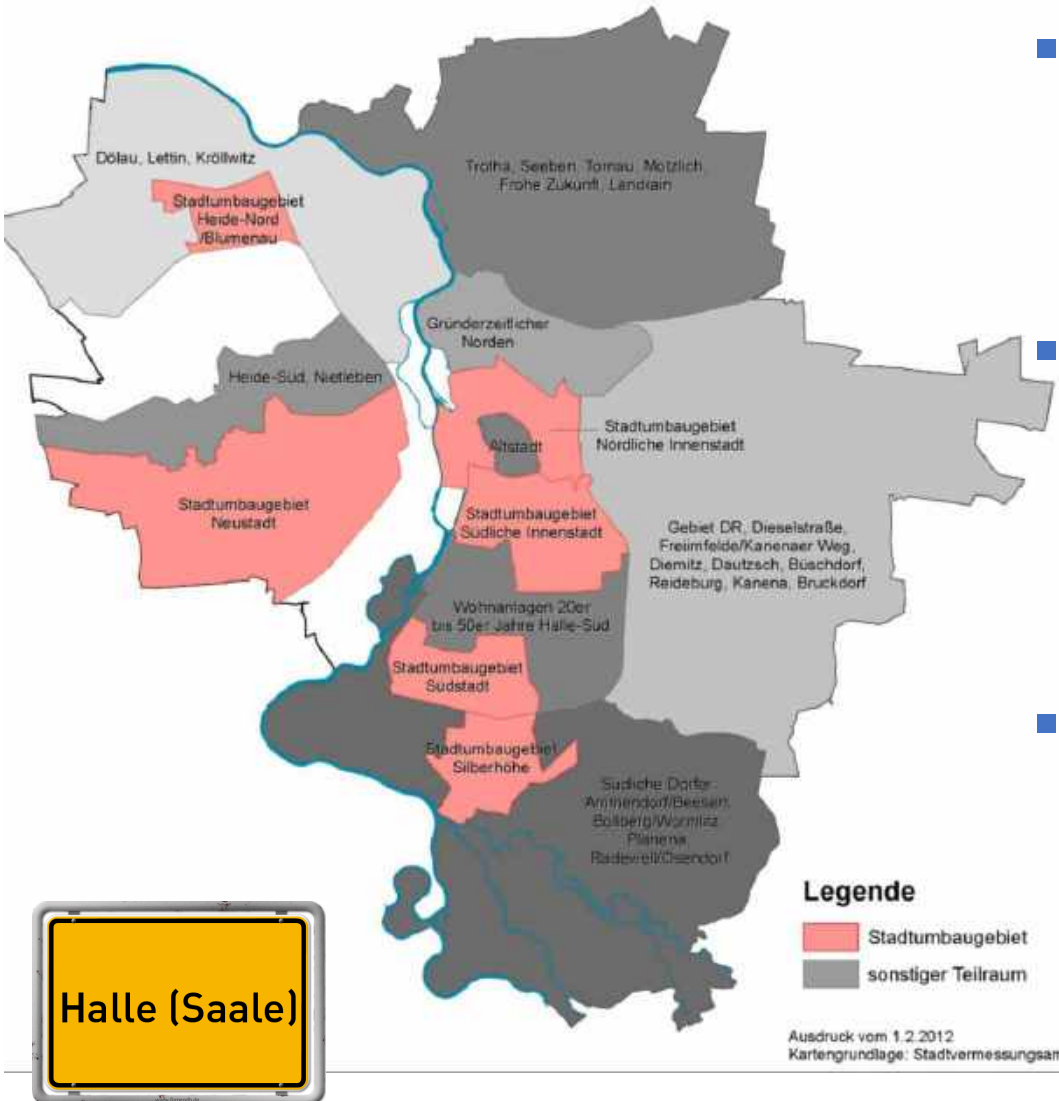
Guido Schwarzendahl

6. Juli 2023

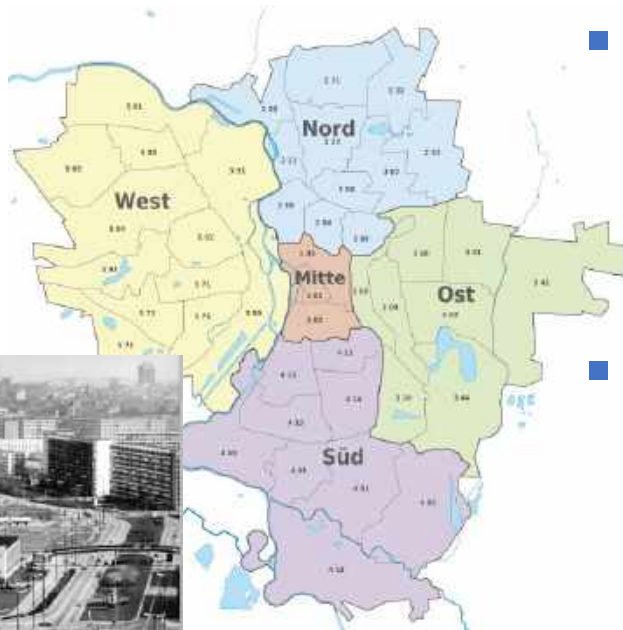




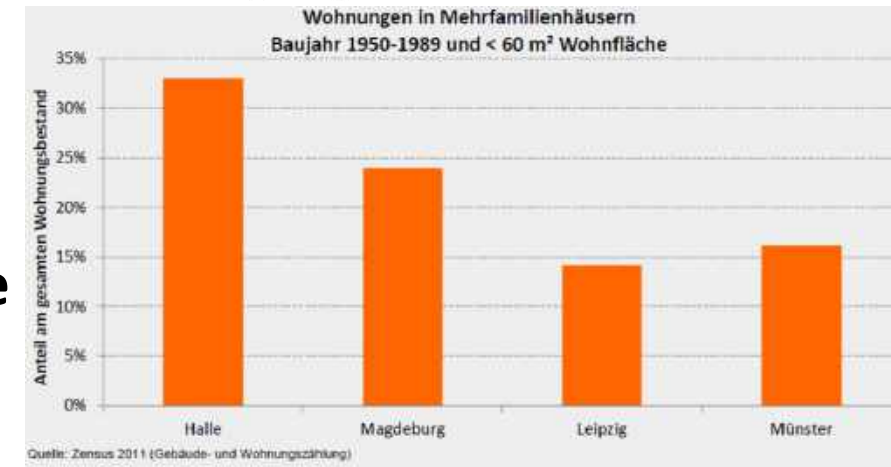
- **Halle shrinkage**
- **Structure of the housing market - principles of housing supply**
- **Presentation of Halle-Neustadt**
- **Urban redevelopment - a turning point with consequences**
- **Disappointment and lack of identification with the large housing estate - for discussion**
- **Small exemplary projects in Halle-Neustadt**
- **Demography**
- **Social division in the city**
- **Experiences and suggestions on how things could be better...**



- Halle (Saale) has lost around 70,000 inhabitants since reunification. The population has thus shrunk by almost a quarter. The population decline has affected the city's neighbourhoods to varying degrees.
- Halle-Neustadt lost the half of its population in the same period. While it still had about 90,000 inhabitants in 1990, it now has only about 45,000. The large housing estate Halle-Silberhöhe lost more than two-thirds of its population at the same time.
- The population decline of the large housing estates in Halle is characterised by selective migration - typical of shrinking cities. The number of families declined significantly, while the elderly are increasing relatively.

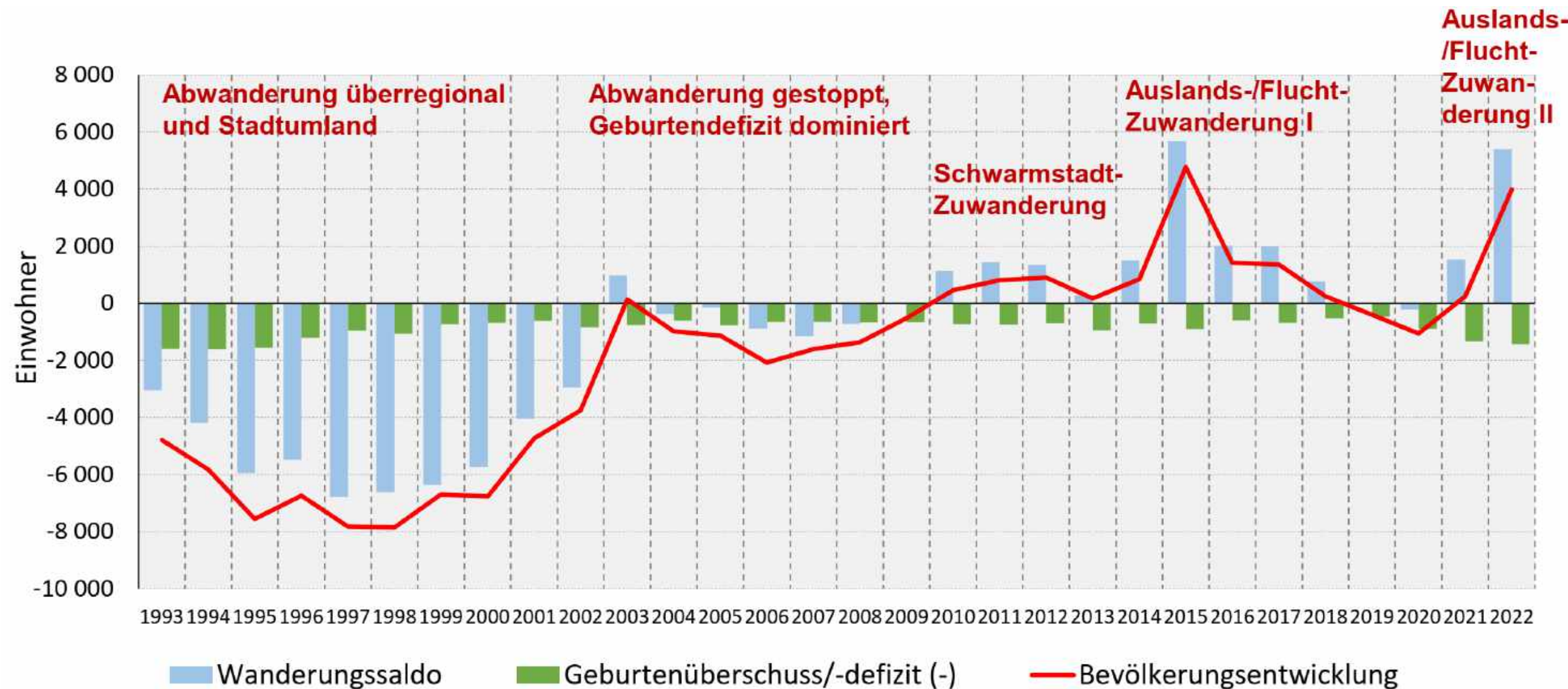


- **Halle (Saale)** is a special city: The ownership structure is (still) shaped by the housing companies and housing cooperatives (40 % of the stock).
- **Structurally**, there are **many smaller and cheaper flats** in the **large housing estates**, while the "grown-up city" tends to offer **higher-priced and larger flats**.
- **The resulting differentiation and selective housing choice or even lack of choice lead to segregation.**





# Natural population movement and migration



- On 15.07.1964, the foundation stone was laid for the "Halle-West" district - the chemical workers' town. In 1967 Halle-West was declared an independent city "Halle-Neustadt". It is probably the most successful planned city foundation of the former GDR.
- Halle and Halle-Neustadt were reunited as one city in 1990. Neustadt is still the largest urban district of Halle today. This means that Halle is still a double city today - made up of a grown city and a planned city.
- Halle-Neustadt was one of the largest new housing estates of the GDR era (built on approx. 1,000 ha with more than 33,000 flats for over 90,000 inhabitants).
- In Halle-Neustadt, classical modernism, with the Bauhaus architect Richard Paulick, met the idea of the "socialist city" in the 1960s.





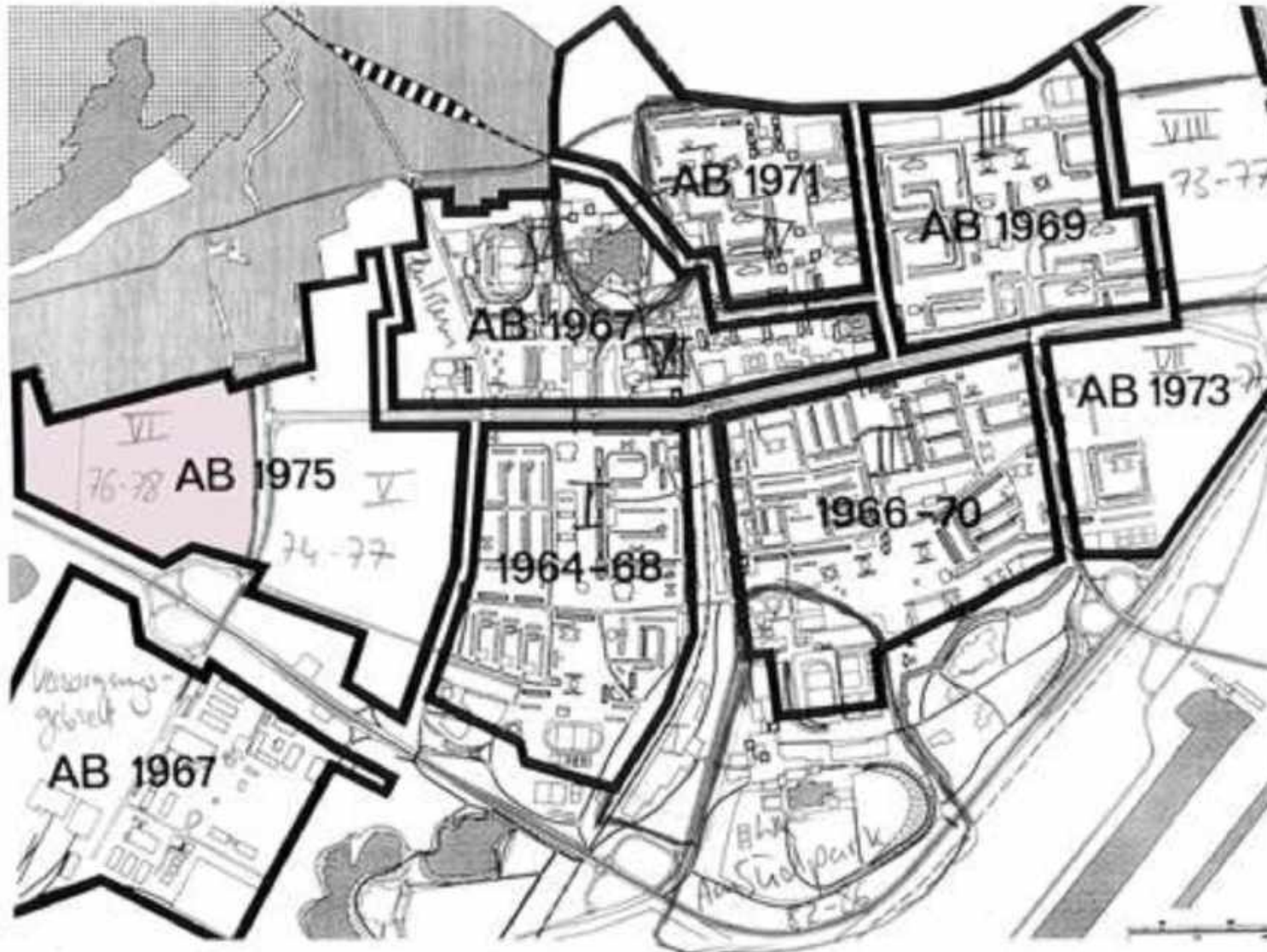
BAUVEREIN  
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- Halle-Neustadt is still an outstanding representative of post-war modernism and the 2nd reconstruction phase in the former GDR.
- The special quality was achieved by the fact that the urban planning was based on the work of 17 competition entries.
- The first four residential complexes and parts of the centre were built during this period, which are now considered to be of particular urban development value.
- Halle-Neustadt is already recognisable as an "icon of modernity" (Die Zeit, 8.11.2010) and will continue to exist as a socialist model city. And this is not just because of its urban development quality - and that would be important enough!
- Halle-Neustadt currently still has almost 30,000 flats. One fifth of all flats in the city of Halle (Saale) are located here and one fifth of all Halle residents live in Halle-Neustadt..









- The first housing complexes were built with the highest urban planning standards.
- Each had its own residential complex centre with shopping facilities, restaurants and meeting places.
- Gradually, this was cut back. This, higher density and the demographic waves in the younger parts of the city led to most of the problems.



# Halle-Neustadt – what went wrong in between?



Halle-Neustadt: – Optimism ... very much more than clean, dry and warm...



Halle-Neustadt: challenge of shrinking. In our economic system, stagnation is already difficult, the organisation of shrinkage a dilemma.









Kompetenzzentrum Stadtumbau –  
Land Sachsen-Anhalt,  
Architecture study by Lacaton & Vassall  
Architects + Jeanne-Françoise Fischer







Das Luftbild zeigt das Zentrum der Neustadt mit den Hochhausscheiben. Bislang ist nur einer der Giganten saniert, zwei weitere Hochhäuser sollen folgen.







How can housing satisfaction be increased?

**PARTICIPATION**

**IDENTIFICATION**









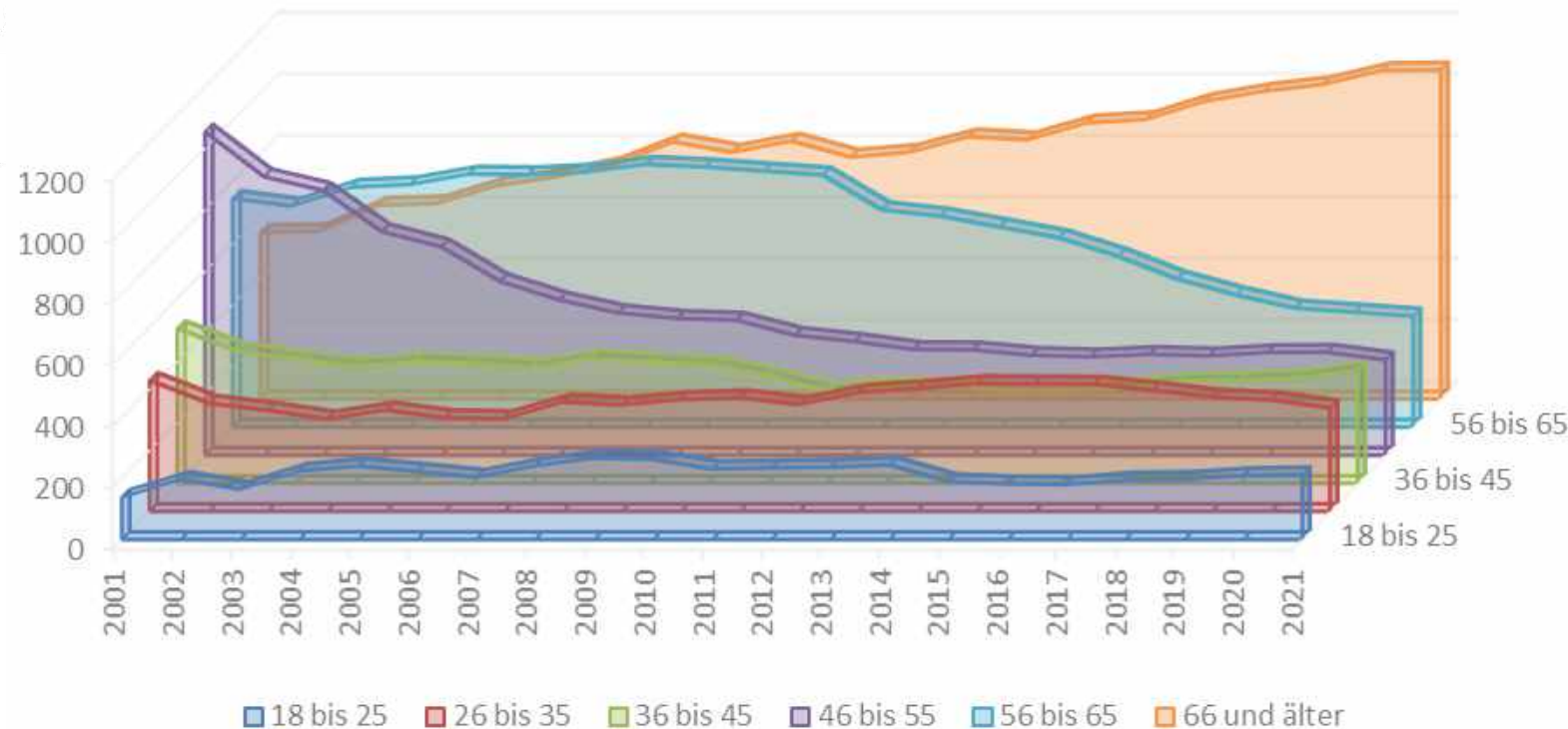
# How can housing satisfaction be increased?



- Particularly in those areas that are characterised by perforation and emptiness as a result of urban redevelopment, small measures such as the gable designs find great acceptance.
- Together with the Freiraumgalerie and Professor Reimkasten from the Burg Giebichenstein Kunsthochschule Halle, a homage to Josep Renau was successfully paid. And the local residents like it...

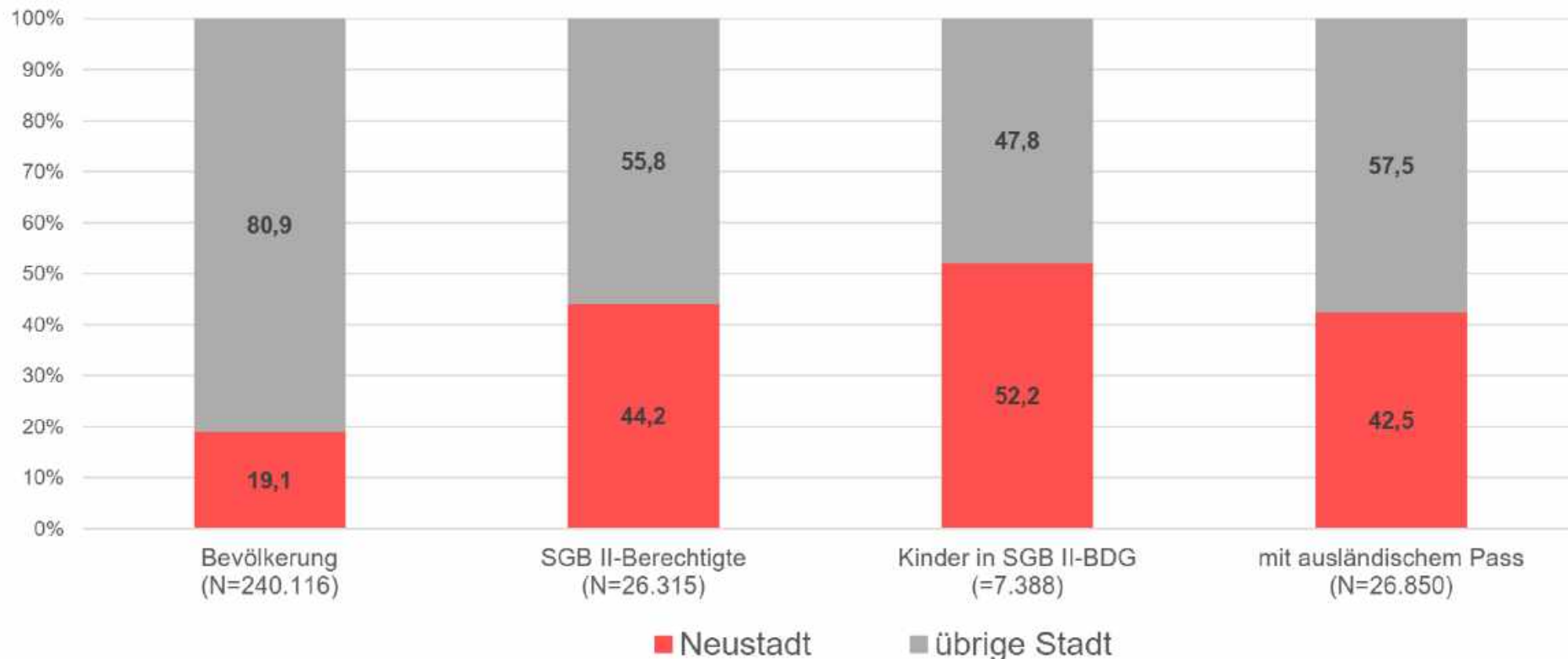
- The population of large housing estates, such as Halle-Neustadt, will continue to change dramatically: many older people, more younger people, more people on low incomes (pensions), but far fewer families than in the past.
- The differentiation of households will continue to increase.
- Household development: The size of households will continue to shrink. Nevertheless, we believe that the number of tenant households in Halle-Neustadt will also continue to shrink.

Halle-Neustadt Altersstruktur 2001 bis 2021





Unequal distribution of the population in Halle-Neustadt and the rest of the city (2021).



## Ausländeranteil 2013 - III/2022 in den Neustädter Stadtvierteln



- 60 % of all Syrian refugees in Halle live in Halle-Neustadt. Ethnic segregation tendencies overlap with social segregation.
- Overstrain for daycare centres and schools in the neighbourhood.
- Halle-Neustadt is taking on the main burden of integration for Halle - both ethnically and socially.

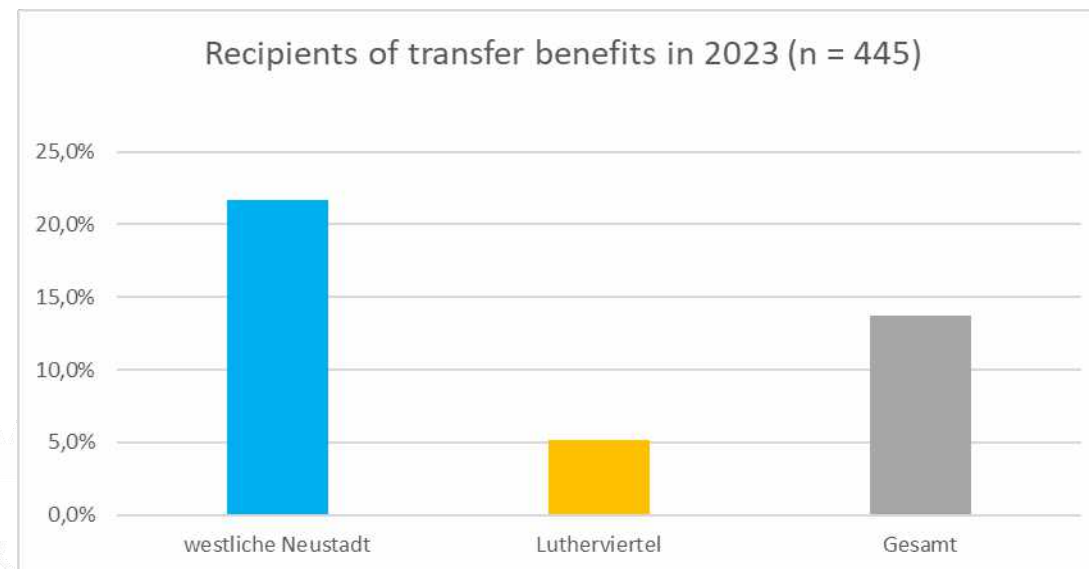
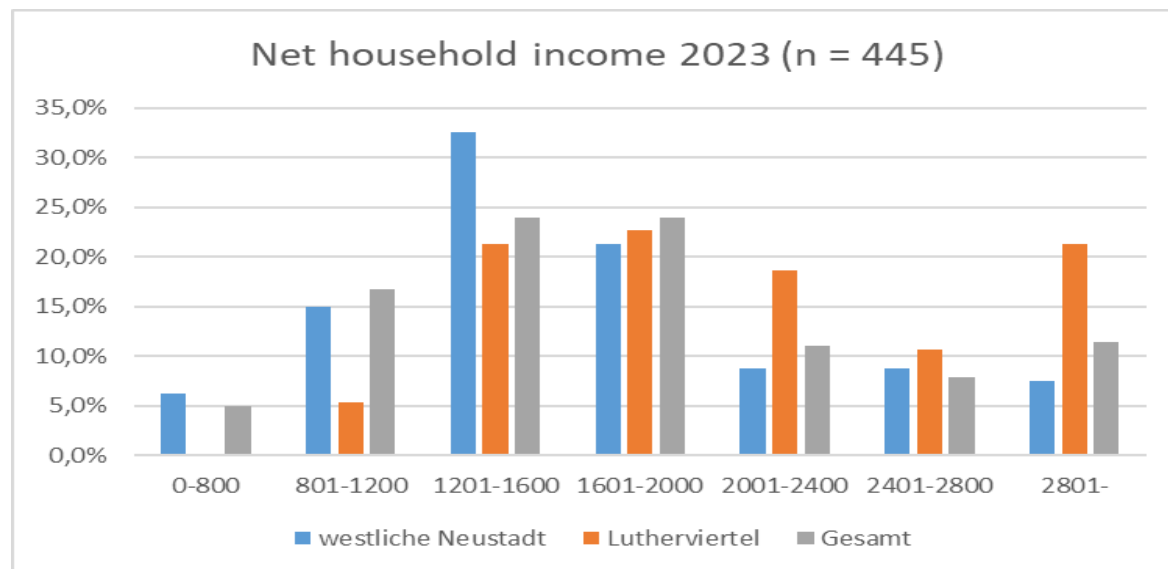
# Lutherviertel neighbourhood – Facts and figures

The comparative neighbourhood Lutherviertel is located in the southern city centre of Halle and has about 1,175 flats.

It was built between 1928 and 1932 and is the largest single residential quarter of the cooperative. Around 2,500 people live here.







Source: own data collection - all new contracts between 1.1.2023 and 30.6.2023

- Differences in the warm rent: Lutherviertel 8.55 €/m<sup>2</sup> living space. Western Neustadt 7.18 €/m<sup>2</sup> living space. (average of all new rentals in each case)
- Differences in transfer income are mainly due to the KdU regulation and low rent ceilings.

- 1. Accept (at first) but above all recognise that the large housing estates bear the main burden of integration and thus significantly relieve other neighbourhoods.** This must flow back into the large housing estates in the form of increased contributions from the other neighbourhoods (in terms of personnel and finances).
- 2. Halle-Neustadt is a "city of arrival" because we have made it so** and not because it is the only conceivable "task" for the large housing estate.
- 3. The reason for this is the low rents** with narrow KdU limits, the existing vacancies and the poorly thought-out flat leasing by some owners.
- 4. Therefore, low rents must be available in all neighbourhoods** in order to reduce the inevitability of choosing a place to live and at least slow down the already existing segregation.

**5. Identify and name deficits in Halle-Neustadt and compare them with the original design of the planned city. The question is: what was planned, was not implemented and is still a need today?** The answer is not difficult: restore the original qualities, meeting places for all ages, open spaces, venues, cultural enrichment.

**6. These findings must be put first and repeated over and over again to counteract the situation of segregation.**

**7. All locations and neighbourhoods contribute to "living in the city". However, the extent of our attention or involvement in the development will be decisive for its positive further development and the acceptance of those living there.**

**8. All measures that enable more identification with the large housing estate, that increase the quality of stay and that are low-threshold will be successful.**

**9. And – not to forget - the development of rents is of central importance here.**



Thanks for listening!

