

Social housing in Berlin

Who is eligible for support?

- Municipal and private housing companies
- Housing associations
- Landlords and investors

The place of investment must be in Berlin.

What is supported?

- Construction of new leasehold apartments
- New leasehold apartments in converted or extended buildings
- Purchase of new real estate before construction begins

The apartments funded must be built in line with the current Housing Promotion Regulations and must be offered at socially acceptable rent prices.

What kind of support is available?

Support model 1 and rooftop conversions

- Public interest-free building loan of up to EUR 1,800 per sqm. of funded living space taking living space limits into account
- 25% partial waiver of the public building loan paid out after average readiness for occupancy

Support model 2

- Public interest-free building loan of up to EUR 1,500 per sqm. of funded living space taking living space limits into account

The support models can be combined for each project. In addition to the public building loan, once-off grants are also available for the apartments funded.

Once-off grants

- Lift systems for rooftop extensions and conversions: when funded residential units are built, the retroactive installation of elevator systems is funded with EUR 20,000 for the first 3 stops and EUR 5,000 for each further stop.
- Barrier-free apartments suitable without restriction for wheelchair users: a flat-rate grant of EUR 14,000 is available for each apartment built according to DIN 18040-2 ('R').
- Sustainable building: a flat-rate grant of EUR 1,200 is paid for each apartment funded (certification required).
- Additional architectural, urban development or building-related costs: a grant of up to EUR 6,000 per apartment funded is available when additional costs can be justified and proof furnished.

Terms and conditions

- A rent and occupancy restriction for 30 years beginning at the time average readiness for occupancy was recorded.
- The monthly rent sum (approved rent, net without heating) for support model 1 totals EUR 6.50 max. per sqm. of living space (income limit: 100%) or EUR 6.70 per sqm. of living space (income limit: 140%) and for support model 2 (income limit: 180%) EUR 8.20 max. per sqm. of living space for rooftop conversions.
- One and two-room apartments should account for at least one third of the residential units funded in the investment project.
- At least one quarter of the apartments funded should be rented out to holders of permits for subsidised housing (WBS).
- In the event of premature repayment of the full amount, the rent and occupancy restrictions will remain in effect until the end of the eleventh calendar year after the year in which repayment was effected, however, no longer than until the end of the arrangements stated in the funding commitment.
- The public building loan is generally interest-free. No commitment interest or prepayment penalties are charged.
- The public building loan is repaid at a rate of at least 1.0% p.a. of the original loan sum without taking the partial waiver into account.
- An administrative cost contribution of 0.3% p.a. will be charged on the original loan principal minus the repayment waiver. If the original principal is less than EUR 2.5m, the administrative cost contribution totals 0.4%. If the original principal is less than EUR 1.5m, an administrative cost contribution of 0.6% will be charged.

Other terms and conditions for funding can be found in the Housing Promotion Regulations.

How to apply

To apply for funding for social housing, first submit an application for inclusion in the new housing construction programme to the Programme Management Office of the Senate Department for Urban Development and Housing.

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Programme Management Office
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For the Senate Department for
Urban Development and Housing

