

# How to define threshold households in different big German and European cities?

# GERMAN AND EUROPEAN MAJOR CITIES ARE GROWING AGAIN

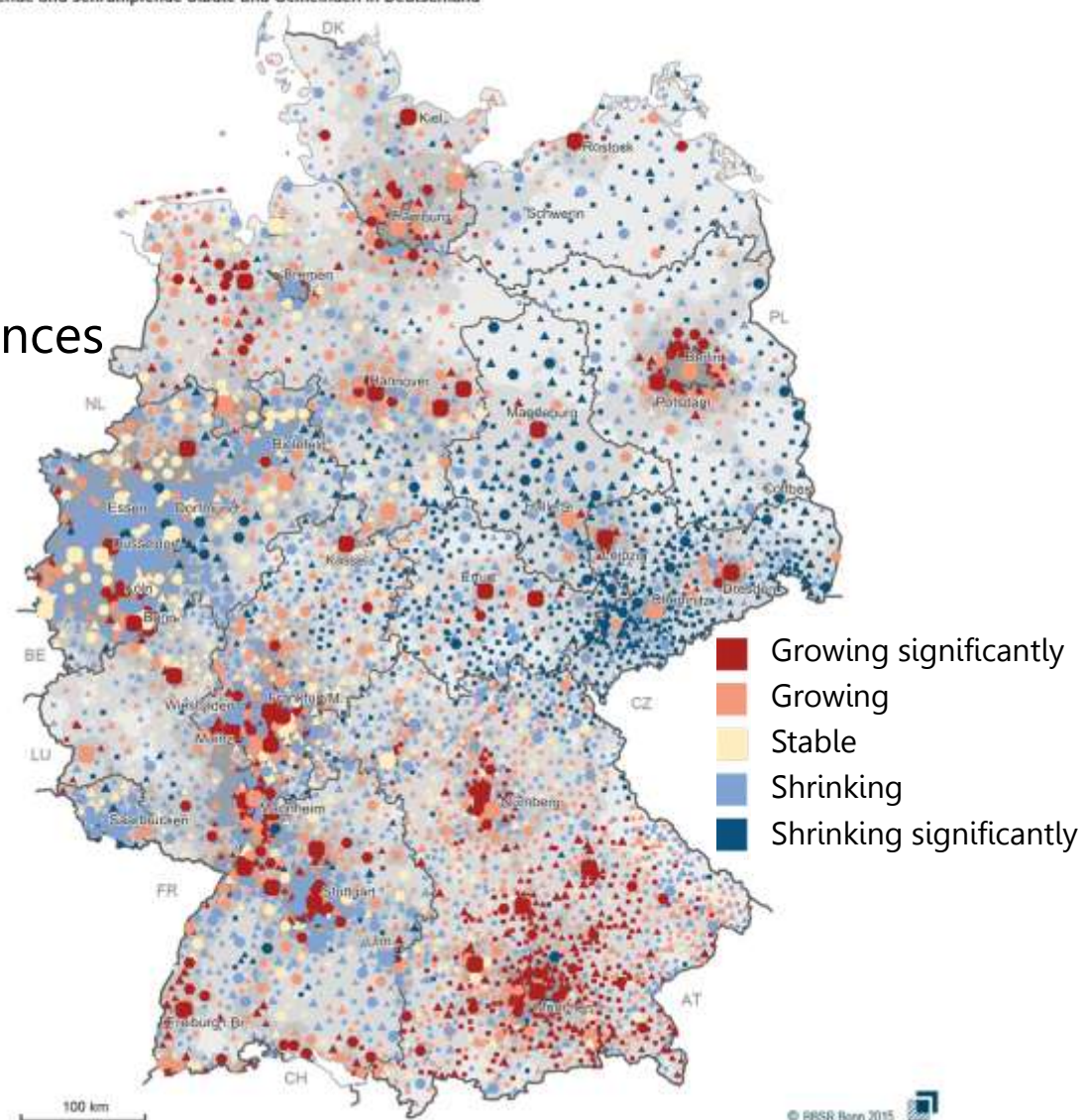
- Attractiveness of metropolitan areas for

- ... young adults → education, jobs
- ... pensioners → medical care, short distances
- ... migrants → ethnic colonies

- Population growth leads to

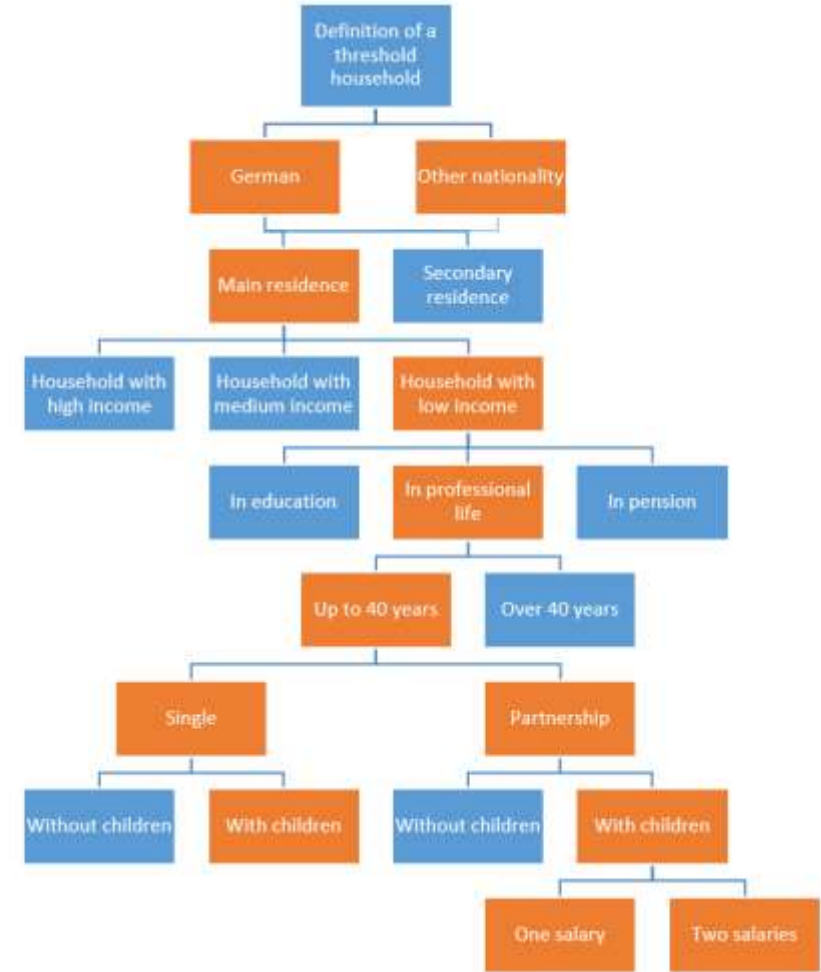
- ... housing shortage
- ... increasing prices in rents and property
- ... problems for lower incomes to provide adequate housing

Wachsende und schrumpfende Städte und Gemeinden in Deutschland



# CHARACTERISTICA OF THRESHOLD HOUSEHOLDS

- Nationality
- Residence
- Income level
- Stage of life
- Age
- Family status
- Children yes/ no
- Amount of salaries



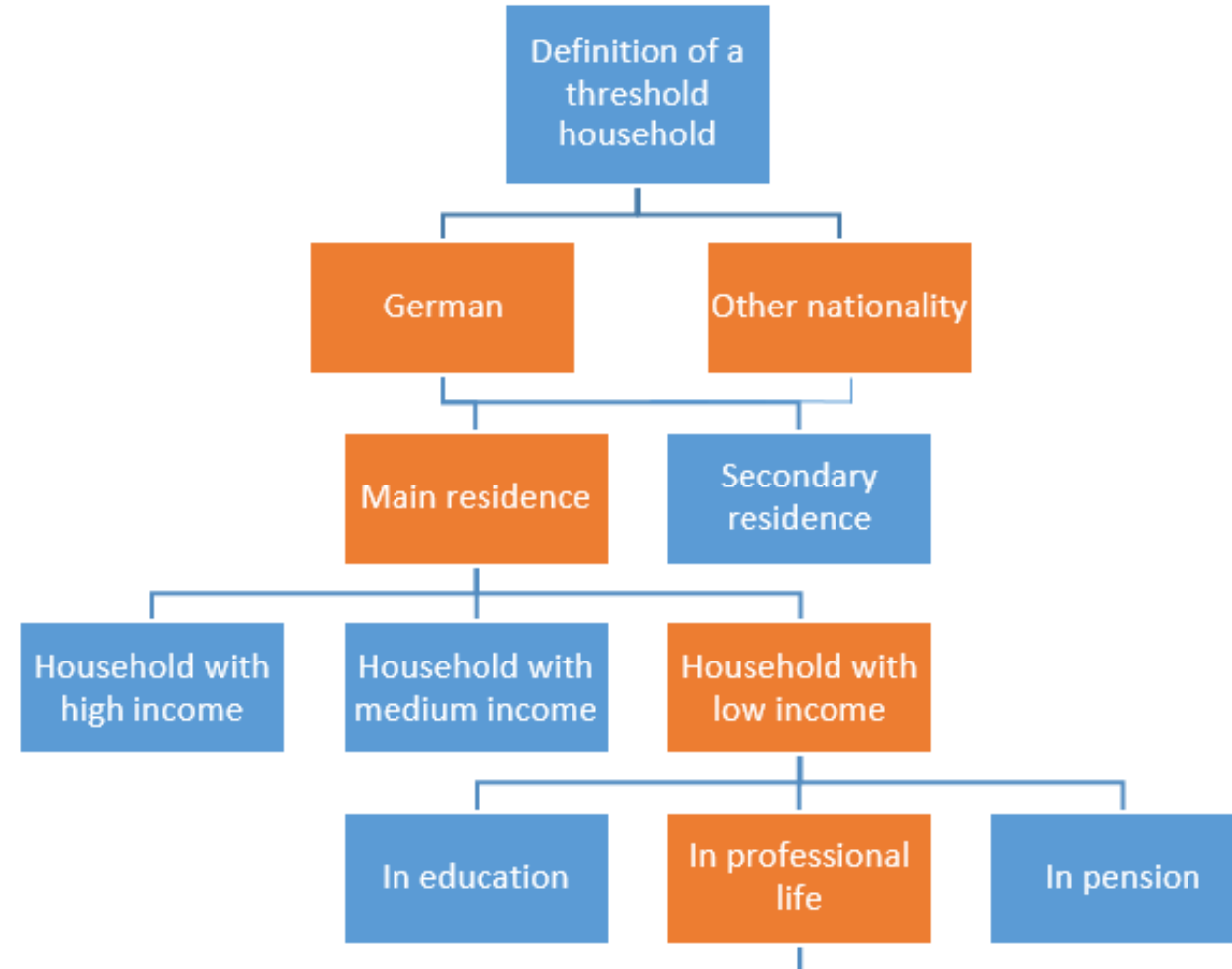
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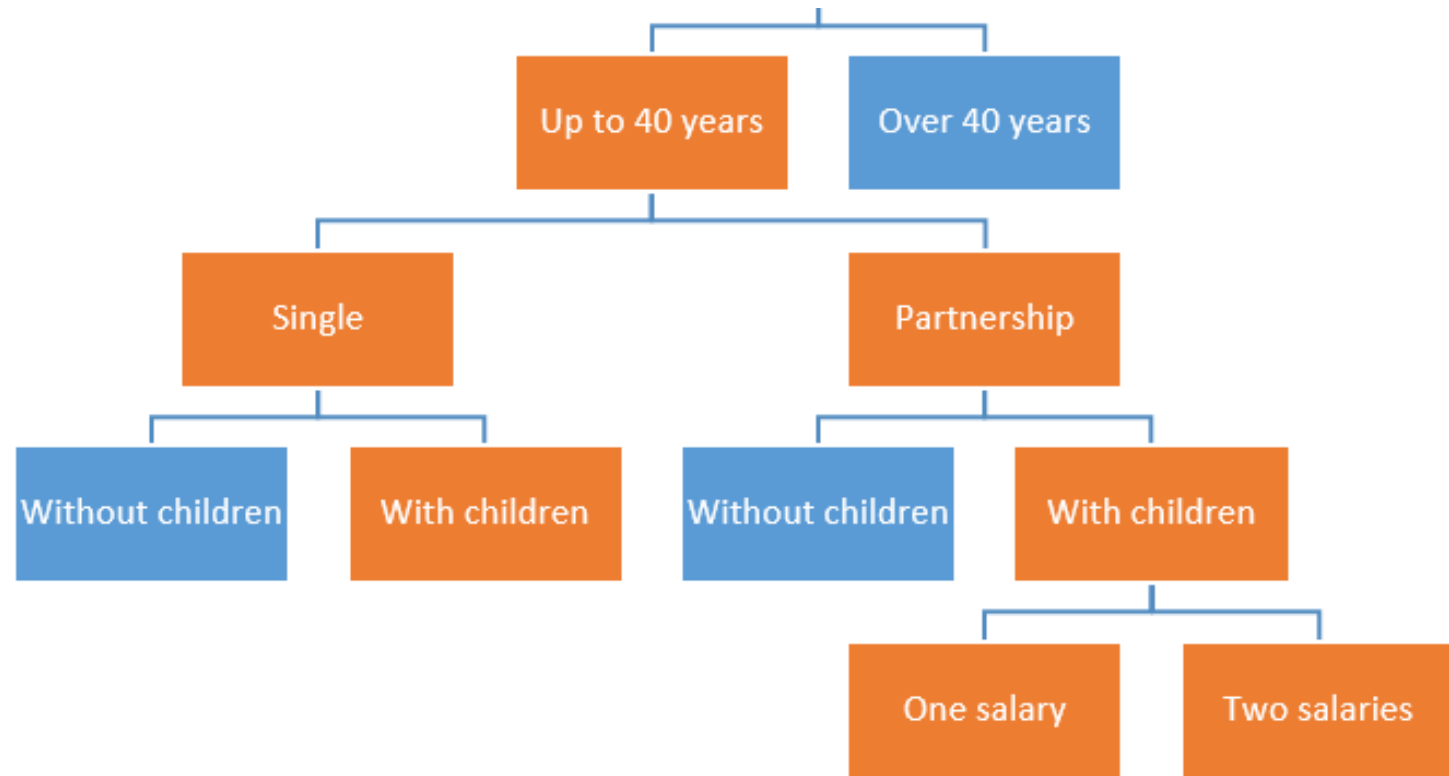
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Age

Family status

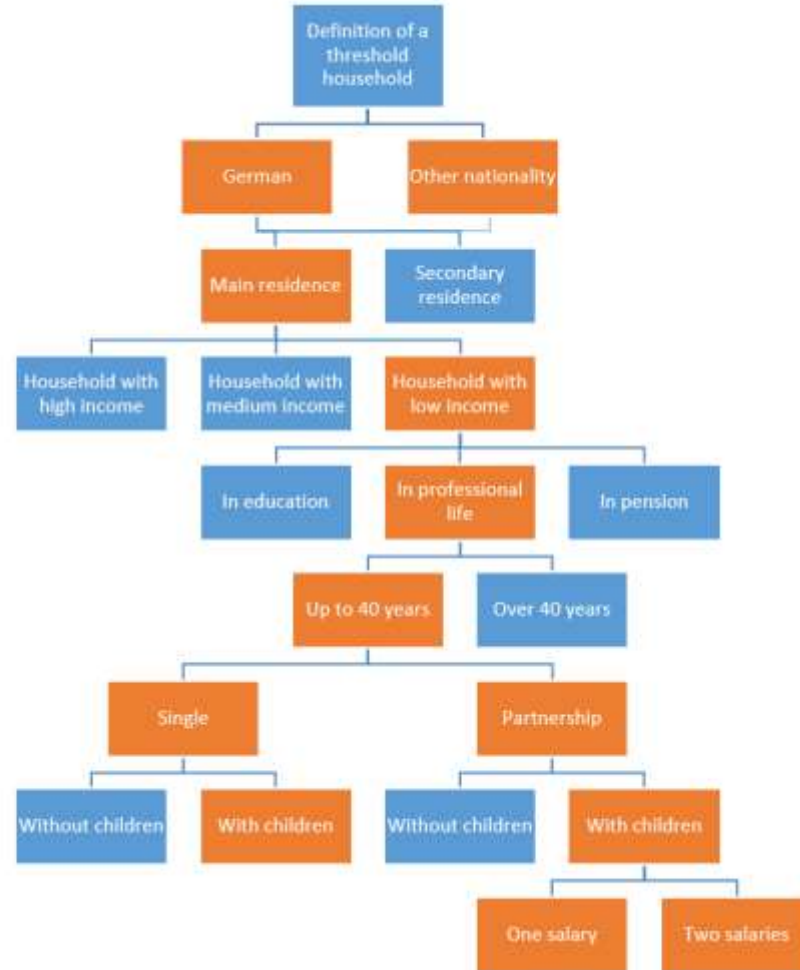
Children  
yes/ no

Amount of  
salaries



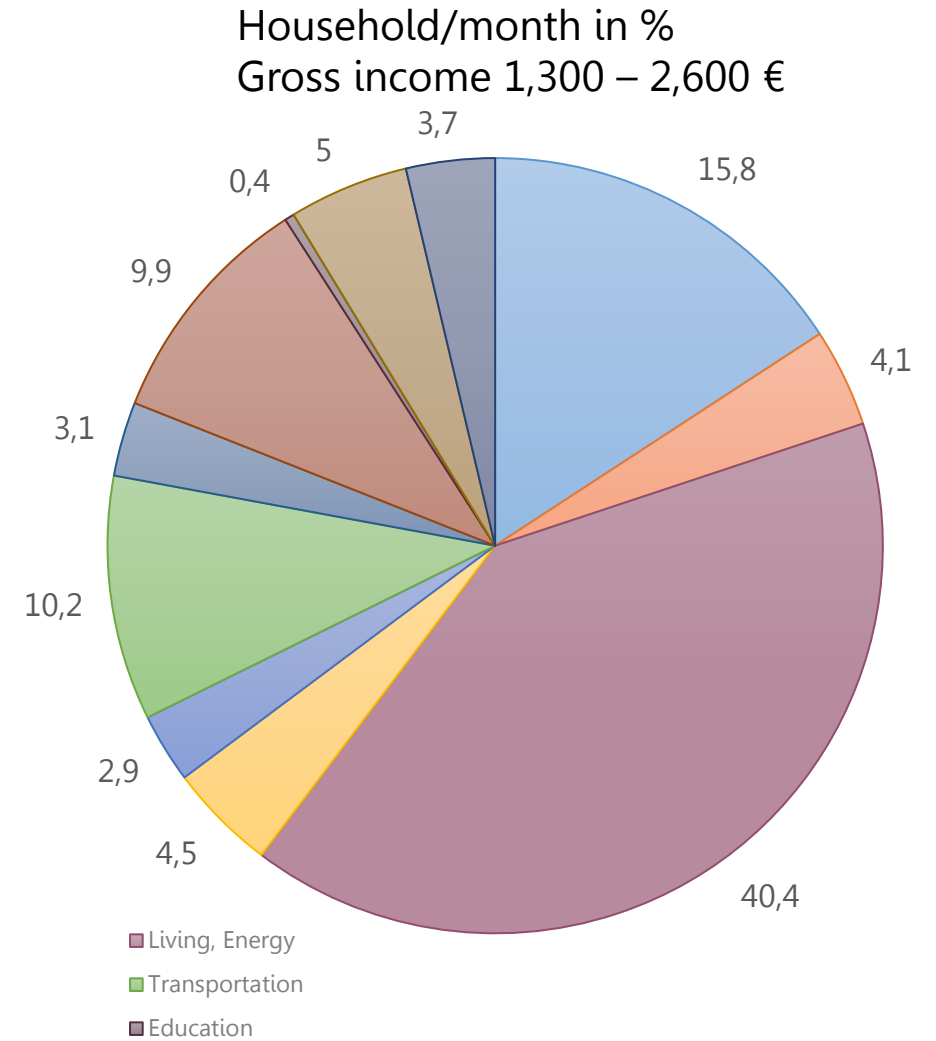
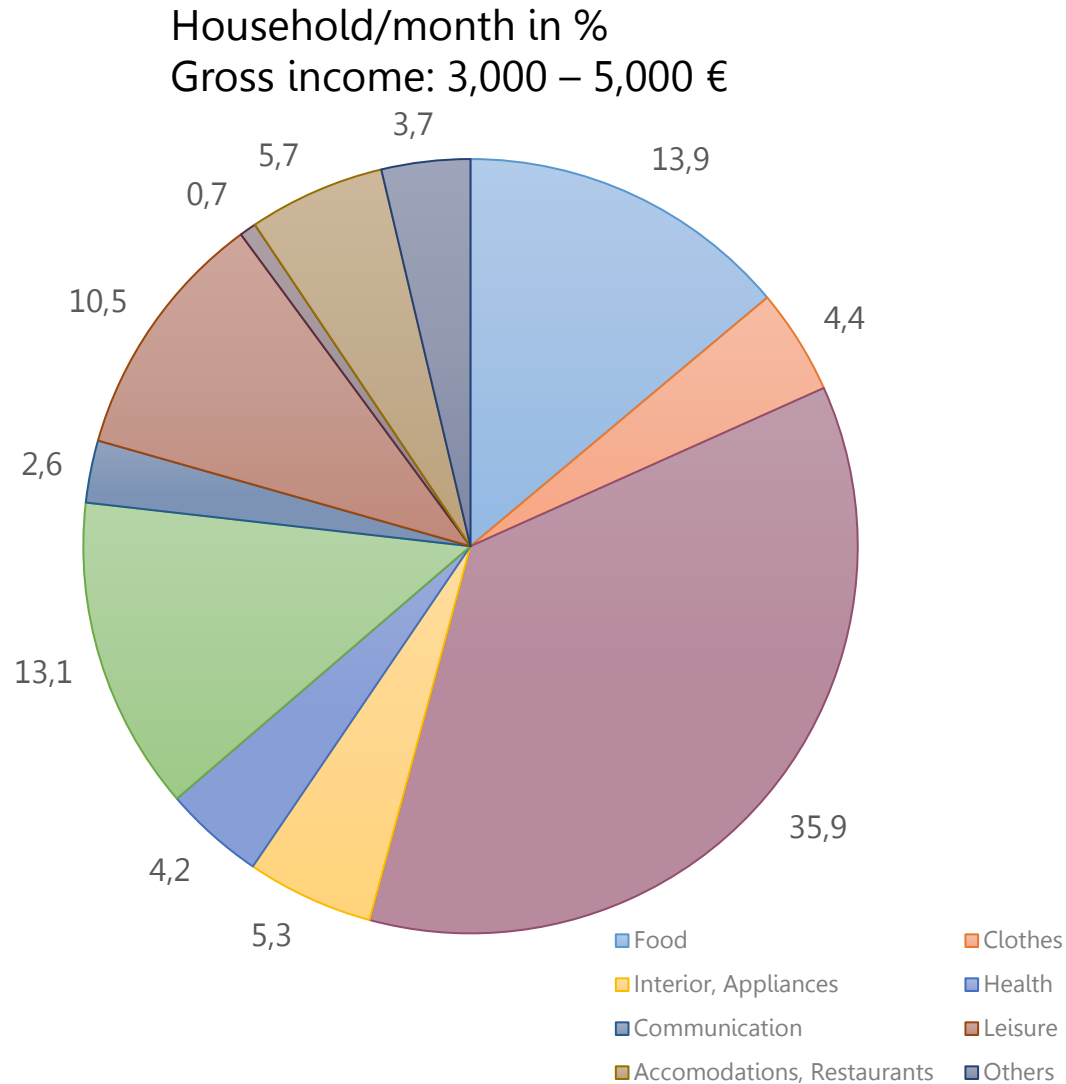
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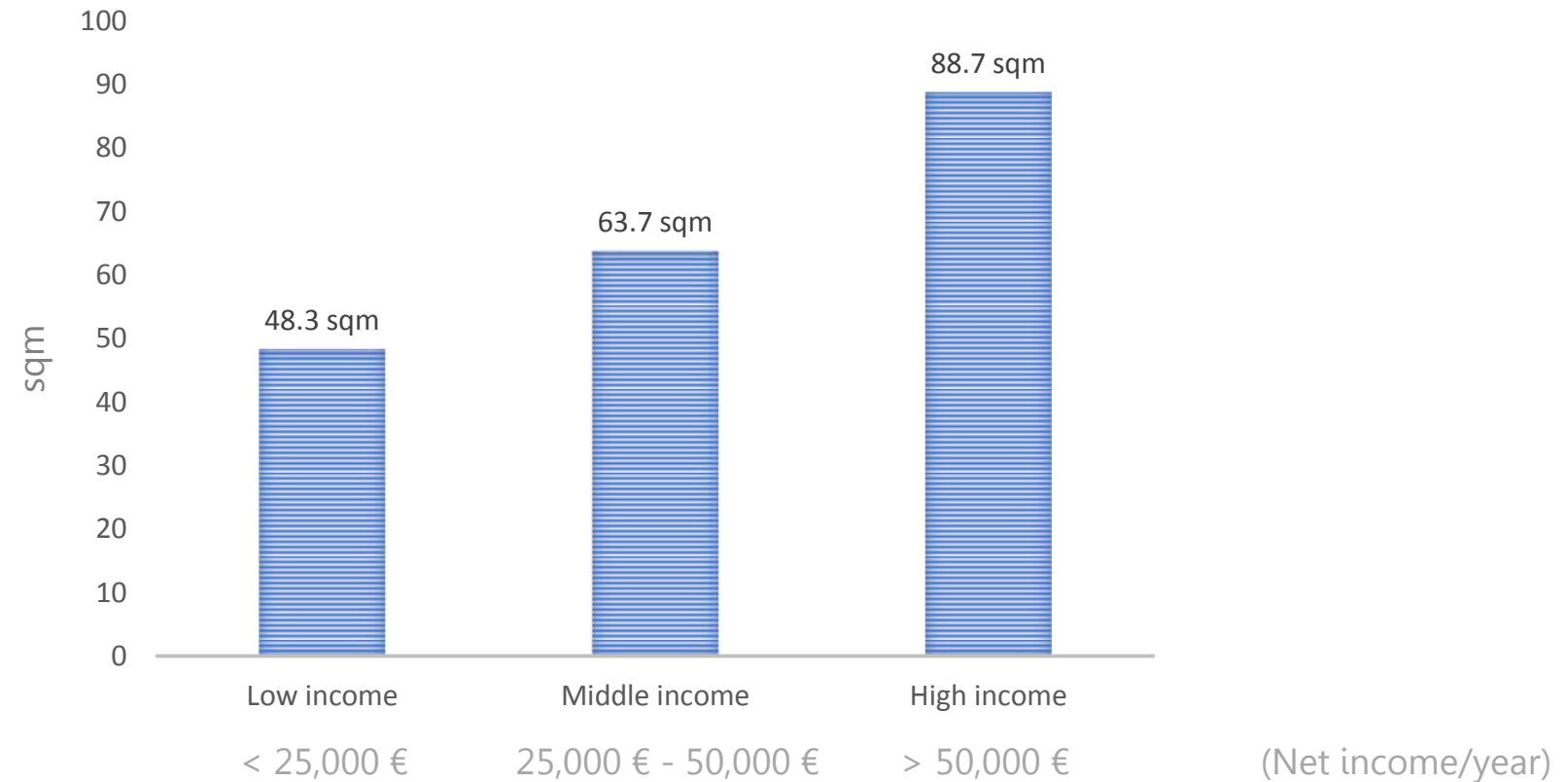
→ Incomes above the limit to public financial support

# INCOMES AND COSTS OF LIVING IN GERMANY (2015)



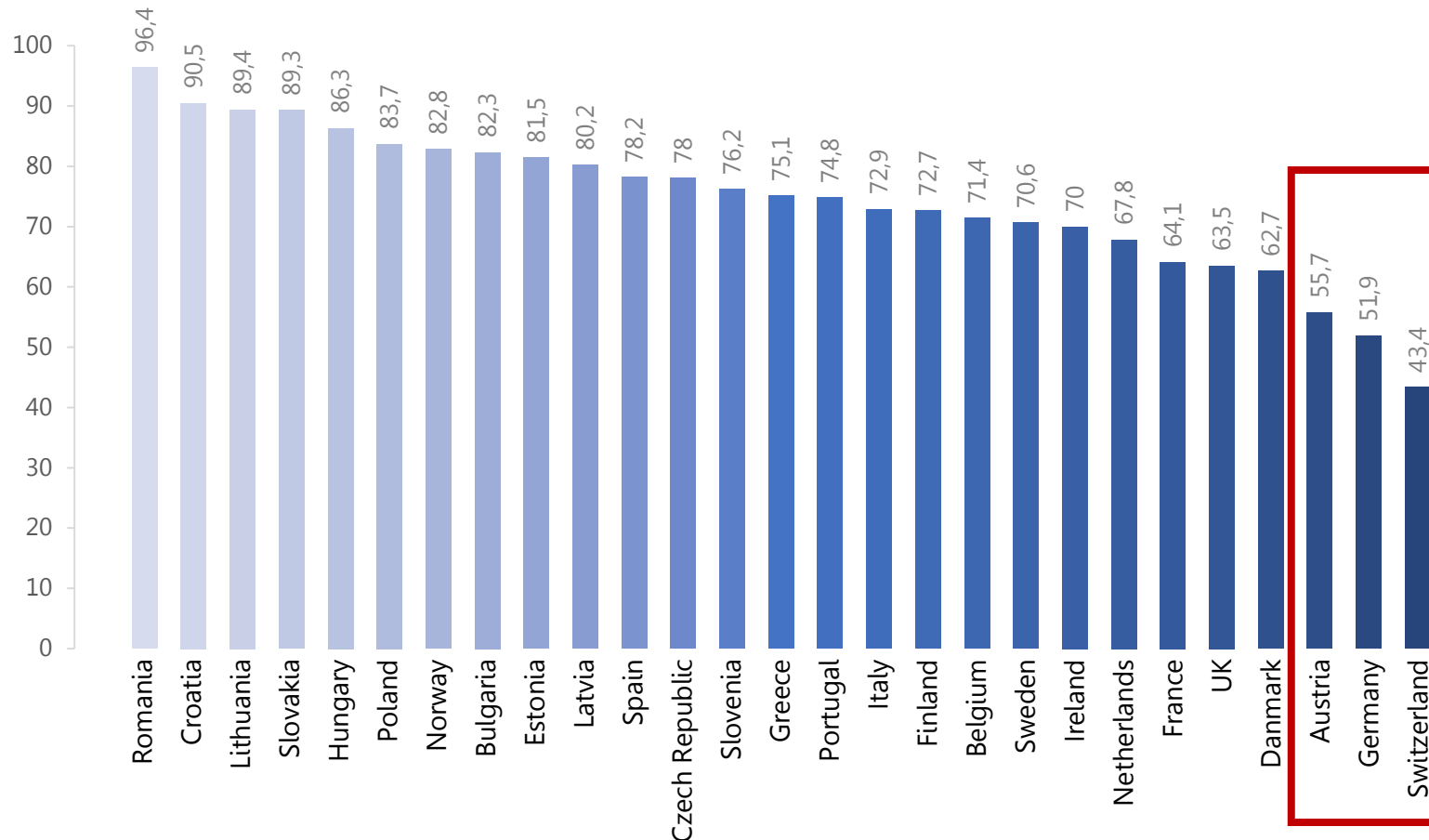
# HOMEOWNERSHIP RATE AND AVAILABLE LIVING SPACE

- Available living space + net incomes (2014) in Germany





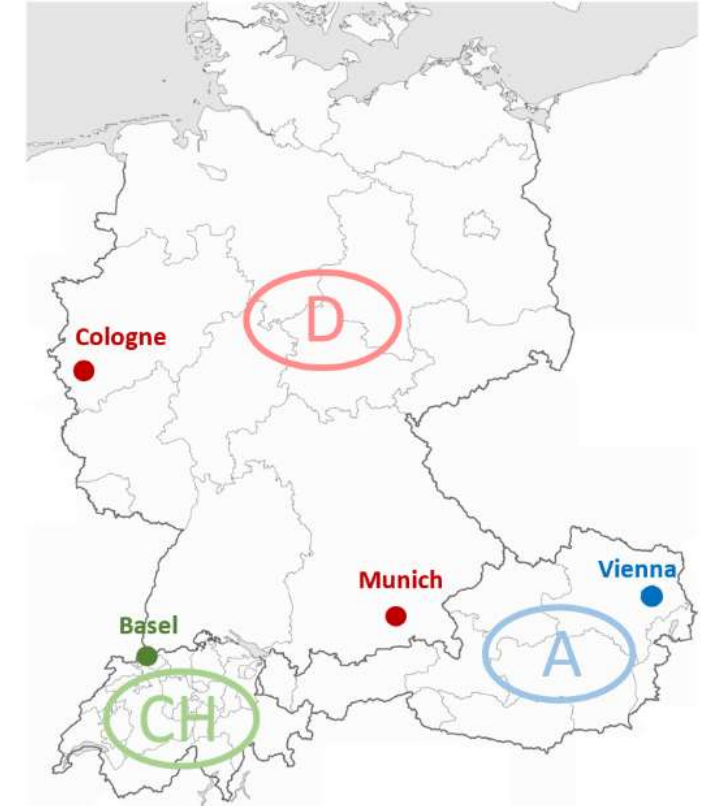
# HOMEOWNERSHIP RATE AND AVAILABLE LIVING SPACE



- Low ownership rate in Austria, Germany and Switzerland
- In cities even lower  
→ high importance of rental housing market
- Munich: 21 %
- Cologne: 24 %
- Vienna: 18 %
- Basel: 16 %

# MUNICH, COLOGNE, BASEL AND VIENNA – AN INVESTIGATION ON HIGH DENSED CITIES IN DACH-COUNTRIES

City/ Country	Purchase price of residential property		Rental price (net cold rent) for apartment	
	Owner-occupied flat (in €/sqm)	70 sqm apartment (in €)	Rental price (in €/sqm)	70 sqm apartment per month (in €)
<b>Munich</b>	6,300	441,000	14.21	995
<b>Cologne</b>	2,875	201,250	10.55	738
<b>Germany</b>	1,195	83,650	6.37	446
<b>Basel</b>	7,447	521,290	17.94	1,256
<b>Vienna</b>	5,198	363,860	10.60	743



→ Difficulties for low-incomes to provide adequate housing

## How much income households need to provide adequate rental housing?

# HOW MUCH INCOME HOUSEHOLDS NEED TO PROVIDE ADEQUATE RENTAL HOUSING?

- Data?

- (Net) Incomes
- Rental prices, incidental costs
- Household size
- Living space/household

- Target Group?



Single Person



Single Parent



Two Adults



Two Adults with Children

# HOW MUCH INCOME HOUSEHOLDS NEED TO PROVIDE ADEQUATE RENTAL HOUSING?

Net income in €/year; 30 % for living

	Munich	Cologne	Basel	Vienna
<b>Single person without dependent children</b>	40,000	30,000	40,000	30,000
<b>Single parent with dependent children</b>	45,000	35,000	55,000	35,000
<b>Two adults<sup>1</sup> without dependent children</b>	50,000	40,000	60,000	40,000
<b>Two adults<sup>2</sup> with dependent children</b>	60,000	45,000	70,000	45,000

→ Average net incomes in Germany in 2016  
1.840 €/month  
→ 22.080 €/year

<sup>1</sup> Due to missing data, no distinction is possible in couples with one or two salaries.  
<sup>2</sup> Due to missing data, no distinction is possible in couples with one or two salaries.

## CONCLUSION

- No existing definition of threshold households
- Interpretation of threshold households depends on the city/ country
- Mix of land policy instruments and financial support-programms is needed
- Statistics on incomes are necessary to get reliable information

# CONTACT



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