



# ZEITWOHNEN UPDATE

THE NEWSLETTER FOR THE NEW FORM OF HOUSING MOBILITY



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## DEAR READERS, DEAR FRIENDS OF ZEITWOHNEN

Wunderflats has been closely connected with the city of Berlin since the day it was founded. As founders, we happily look back on many professional and private years in Berlin. Therefore, we are also eagerly following the formation of the new state government and its ideas and projects for the coming years. However, even as convinced and proud Berliners, we cannot deny that the capital is facing many challenges.

Two questions are particularly close to our hearts. First: how can sufficient housing be created to meet the needs of all people? And second: how can Berlin be developed into the German "digital capital" that remains attractive for innovative start-ups?

In the current issue of our newsletter, we take a look at what the coalition partners have planned in this regard in their coalition agreement and what else can be done.

I hope you will enjoy reading our newsletter!

Yours sincerely,

*Jan Hase*



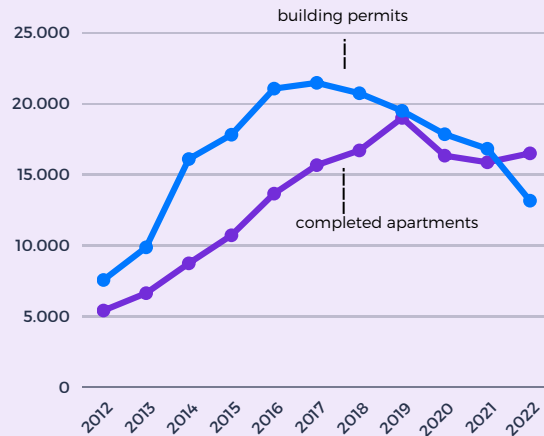
# Living and working in Berlin

The shortage of skilled workers and housing mutually reinforce each other and endanger Berlin's economic growth

## BERLIN FACES MAJOR CHALLENGES

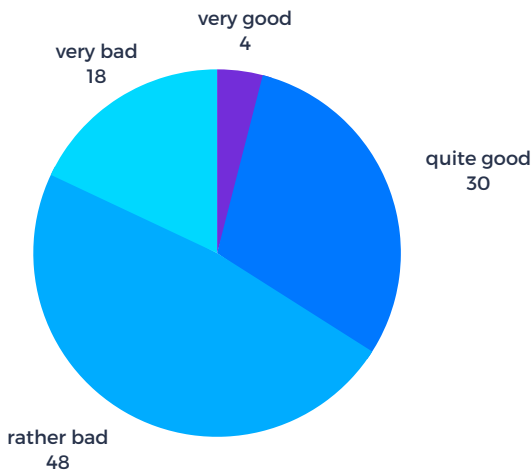
Berlin has - or had - a fantastic starting position in itself. As a recognized "mecca" for startups, Berlin has led the rankings of startup attractivity and skilled labor influx for years. But to maintain and build on Berlin's top ranking and positive connotation, two mutually reinforcing problems must be solved.

On the one hand, companies are increasingly taking a negative view of the local conditions for attracting and employing foreign skilled workers. Second, it is becoming increasingly difficult to find affordable housing in Berlin for people moving to the city from abroad. But without skilled workers, there are no innovative start-ups and thus no economic growth.



## DECLINE IN CONSTRUCTION

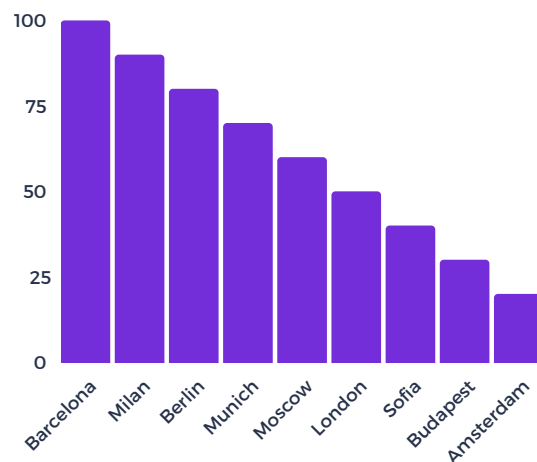
Number of building permits and completed apartments in Berlin from 2012 to 2022



## CONDITIONS FOR INTERNATIONAL SKILLED WORKERS

Assessment of the conditions for the employment of skilled workers from abroad by companies in Berlin

Sources: Berlin-Brandenburg Statistics Office, Institut der deutschen Wirtschaft, medien.barometer, fdi intelligence.



## CITIES OF THE FUTURE FROM AN INVESTOR PERSPECTIVE

"European and Cities and Regions of the Future 2022/2023" ranking in terms of foreign direct investment.

# The housing market and temporary rentals

The democratization of housing sustainably relieves conventional housing markets

## Without housing, no people – without people, no city

According to current estimates, there will be a shortage of around 700,000 apartments across Germany in the coming year. Without taking into account any questions of price regulation, it has to be acknowledged that, in purely mathematical terms, there is not enough space for all the people who already live or want to live in Berlin. Particularly problematic is the important social housing sector, where not one apartment was completed in Berlin in 2022.

The coalition agreement therefore envisages building around 20,000 new apartments a year in the coming years, 5,000 of them in social housing. The state-owned housing companies are expected to contribute a share of 6,500. This is to be achieved through an effort of the "Alliance for Housing Construction and Affordable Housing," better social housing subsidies, equity increases for the state-owned companies and additional support for cooperatives. There is also to be a construction offensive for women's, students' and trainees' dormitories. The corresponding building sites are to be created through redensification, possibly even on the edge of the Tempelhofer Feld. The general conditions for construction of housing are also to be improved by means of a "Faster Building Law" and the time from planning to completion is to be significantly shortened. In parallel, a new legally compliant rent index and a digital "rent and housing cadastre" are to be created as per the furthering of tenant protection.

## Political recommendations for an increase in new housing construction

**Creation of an attractive investment framework.** One-sided regulation does not create additional housing. Berlin needs a holistic ecological and investment-friendly construction agenda that ensures quick building in all price segments.

**Anchoring of the building agenda in the administration.** In parallel with the urgently needed modernization of the administration, the existing administrative staff and the staff to be recruited should in future be used consistently and as a priority for issuing building permits to broaden the supply of housing. In this way, the housing market will be relieved in a natural way.

**Promotion of flexible housing concepts.** Where housing space is limited, the aim is to use existing stock with maximum efficiency. Housing types must meet people's various requirements, from barrier-free apartments for seniors to temporary furnished housing for foreign students and professionals that can be rented flexibly. Mis-occupancy and vacancy must urgently be avoided.



# The housing market and temporary rentals

Democratization of housing sustainably relieves  
conventional housing markets

## Digital capital Berlin – leveraging potential

The coalition partners' goal for Berlin is to further a vibrant start-up industry in the context of creative and young people coming to Berlin from all over the world.

In order to achieve this goal the reduction of bureaucracy is to be intensified. To this end, a "GovTech Campus Berlin" is to be created to facilitate cooperation between SMEs and startups with the Berlin administration. The Berlin Start-Up Scholarship is also to be further developed and extended to twelve months, and a Bundesrat initiative to enable start-up launches in Berlin by people from non-EU countries is projected. As part of the modernization of the administration – which has been made a top priority by the new mayor – all processes are also to be digitized. One aspect of this is the "digital citizens' office" for administrative services. There is also to be a joint website for all administrations, with links to the respective services.

For people from abroad, there is to be a state immigration office that is centrally responsible for all necessary administrative processes and that operates with significantly shorter appointment lead times. In addition, immigration guides are planned, based on the Hamburg model, to provide support to newcomers to Berlin. Fortunately, the round table "Start-Ups" is also to be continued and further developed.

## Political recommendations for an innovative and digital Berlin

**Management cockpit for young companies.** Dynamic and agile companies need a fast-responding and flexible administration. Redundant supply of information must be avoided, paper forms must be abolished, and a digital administration cockpit for new companies must be developed.

**English as a second official language.** Berlin as a cosmopolitan city should also show this linguistically. English communication should be offered in all contact points of the administration. All relevant brochures, leaflets and other communication materials should also be offered in English.

**Deregulate start-ups and make compensation more flexible.** Young companies in particular should not have to spend their limited human and financial resources on excessive administrative processes. There needs to be less regulation and better tax treatment of employee stock ownership programs.

# The Wunderflats Team

Shape the future of housing with us

over 160 employees



in the heart of Berlin



multi-award-winning digital scale-up



## Join us on the road to the future of housing

Wunderflats is a digital platform for temporary furnished housing that brings together the demand and supply of landlords and tenants.

While vacation rentals take away living space from cities, temporary furnished housing helps relieve the pressure on the traditional housing market. This is because specialists, project workers and highly specialized experts often request apartments that are rented out temporarily in a manner that conforms to the intended use, but are not currently available to the permanent housing market.

At the same time, temporary furnished housing is still too little known in terms of its importance and the many opportunities it offers, among other things for a fair housing market and its contribution to economic promotion by solving the shortage of skilled workers.

Therefore, it is necessary to create a framework that recognizes temporary housing as a pillar of support and a solution to the problem.



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