



ZEITWOHNEN UPDATE

THE NEWSLETTER FOR THE NEW FORM OF HOUSING MOBILITY – JULY 2023



helfende
wände



Jan Hase is the co-founder and CEO of Wunderflats GmbH, the market leader for temporary furnished housing in Germany. Wunderflats has its headquarters in Berlin.

**DEAR READERS,
DEAR FRIENDS OF ZEITWOHNEN,**

More and more people around the world are fleeing their homes. There were more than 100 million refugees in 2022, 40 million of whom had to leave their home countries. The causes of flight are manifold. In Europe, we've been feeling the war proximity for a long time, but climate change is also increasingly forcing people out of their traditional environment.

If you ask refugees at what point in the course of their flight they regain the feeling of safety and security, the most frequent answer is: "when I have a home again". What we take for granted in Germany is synonymous of what refugees seek to end their fear and finally have a better perspective about the future.

However, Germany and Europe are increasingly reaching their limits when it comes to housing refugees. So far, a lot has been done by the state, and also by committed citizens. Wunderflats has also tried to make a small contribution with its housing campaign. But the unending stream of refugees from Ukraine requires a new approach to the question of housing people.

Together with the Federal Ministry of the Interior and the non-profit organization ProjectTogether, Wunderflats has therefore launched the #HelpingWalls campaign.

In this issue, we want to explain the underlying refugee movements as well as the goals of the campaign and encourage as many people as possible to join in.

Yours sincerely,

Jan Hase

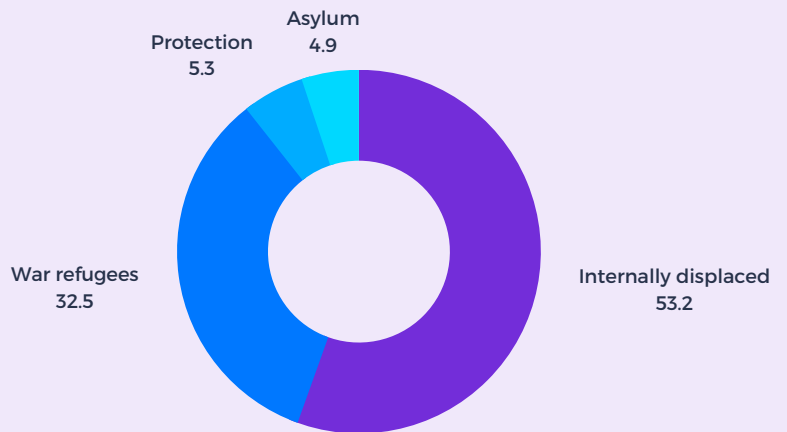


Data on Refugees

Global refugee movements intensify, industrialized countries increasingly become the destination of refugees

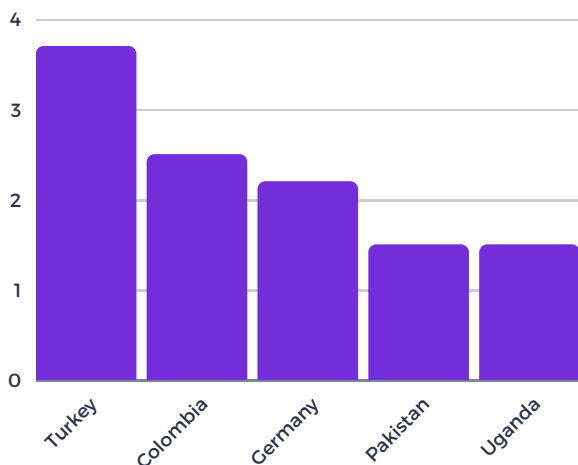
THE CHALLENGE OF RECEIVING REFUGEES

While the number of refugees continues to rise worldwide, solidarity and the willingness to accept refugees remains high in most countries. However, even in Germany, one of the five largest receiving countries, capacity is increasingly being exhausted. This becomes evident when accommodating refugees. State facilities have already since reached the limits of their capacity, and municipalities, which continue to allocate more and more refugees according to the "Königstein allocation mechanism", have flagged that they are no longer in a position to accommodate further refugees. This is exacerbated by the slump in new housing construction and the tight housing markets, which have hardly any affordable offers.



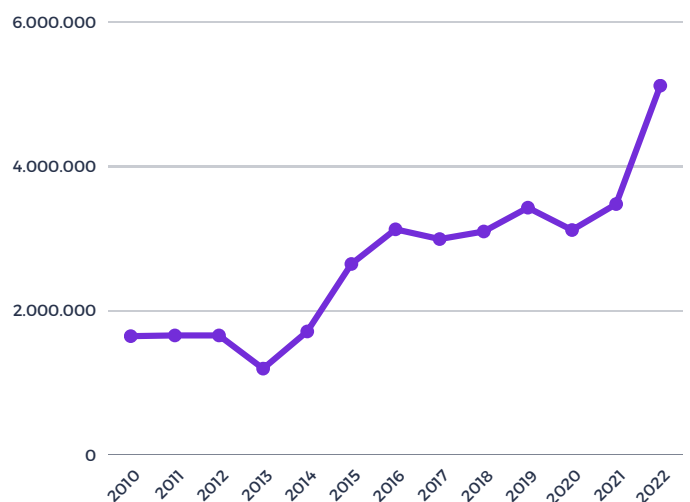
REFUGEES BY CATEGORY IN 2022

Status of global refugees in 2022 by category in millions of people



TOP 5 - HOST COUNTRIES

Illustration of the top 5 countries by intake of refugees in 2022 in millions of people



NUMBER OF REFUGEES IN THE EU

Number of refugees and asylum seekers in the EU from 2010 to 2022

Sources: Statista, Mediendienst Integration, Own sources



Increasing refugee movements worldwide

Dramatic increase in refugees worldwide requires
new concepts for housing

The number of refugees continues to rise

In 2017, 71 million people fled their homes and this figure rose to 103 in 2022. While half of those affected were displaced within their country of origin, approximately 40 million people sought protection and assistance in other countries.

Among the countries that took in the most people in 2022 is Germany, with 2.2 million people. Refugees from Ukraine make up the largest share of these, with over one million people. These are mainly women and children who fled the Russian war of aggression.

In a joint effort by state and private actors, these people were received in the best possible way across Germany. It quickly became clear that one of the central problems was housing. The existing reception facilities were already at capacity even before the war in Ukraine.

The housing markets in most communities and cities are tight and hardly offer any opportunities for refugees to rent as they are not familiar with tenancy laws and have no credit rating and often not sufficient funds. Also, refugees are often subject to discrimination when it comes to renting out an apartment in a foreign country.

Policy Recommendations for Better Treatment of Refugees

Establish decentralized housing as standard. Rigid and localized housing of refugees leads to local congestion. Decentralized housing simplifies the search for housing, enables accommodation with friends and relatives and relieves the saturated state reception facilities.

Enable career entry through rapid recognition of qualifications. The recognition of professional qualifications should be simplified and accelerated. This process, which is already underway, should be coordinated more closely across Germany and friendlier to manage for the refugees.

Improve registration and information offer. Linking the registration of refugees with multilingual information about services and the relevant public and private agencies. Create a multilingual digital portal to bundle all services and administrative processes.

#HelfendeWände

A Campaign by BMI, ProjectTogether and Wunderflats

#HelfendeWände campaign launches July 10th, 2023

When the war started, Wunderflats contributed to the housing of refugees from Ukraine as part of its "Ukraine Housing Project". Based on the experience gained, the housing of refugees from Ukraine is now being continued and significantly expanded in the form of the [#HelfendeWände](#) campaign. The German translation of "Helfende Wände" to English would be "Helping Walls". The term emphasizes the idea that housing is more than just a roof over your head. The walls that surround you can provide support and stability in times of need. The term also has a double meaning which translates to "helping hands."

[#HelfendeWände](#) is made possible by a cooperation between the Federal Ministry of the Interior, the non-profit organization ProjectTogether and Wunderflats. At the heart of the campaign is the digital platform [#HelfendeWände](#), where refugees from Ukraine can quickly and securely access private housing.

The housing is provided in the form of houses, apartments or individual rooms by civil society, which is called upon by the project partners to offer available housing on the [#HelfendeWände](#) platform.

For the safety of all participants, registration and identification of the providers as well as the refugees takes place.

Q&A about [#HelfendeWände](#)

What is the goal of [#HelfendeWände](#)? The aim is to set up a [digital platform](#) for housing in which landlords can provide private housing to refugees from Ukraine. This should make it easier to accommodate refugees and relieve the burden on local authorities.

What is Wunderflats' role in the [#HelfendeWände](#) campaign?

Wunderflats provides technical infrastructure for the [digital platform](#). At the same time, as part of the campaign, the company is calling on landlords nationwide to make existing private living space available to refugees from Ukraine via the platform.

How can you help? Help us getting as many people as possible to know about [#HelfendeWände](#). The more landlords provide housing the more refugees can have a place they can call home. And the more refugees know about [#HelfendeWände](#), the faster they can leave provisional accommodation.

The Wunderflats Team

Shape the future of living 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, framework conditions must be set that understand temporary furnished housing as a support pillar and problem solver.



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