

**Alexander Baglej**

Auf dem Prüfstand. Kommunale  
Wohnungsbaumodelle zur Sicherung  
angemessener Wohnraumversorgung in  
prosperierenden Metropolkernen  
Deutschlands

Masterarbeit

# Wohnungsbaumodelle Angemessener Wohnraumversorgung Prosperierenden Metropolkernen

**Alexander Baglej**



## **Wohnungsbaumodelle Angemessener Wohnraumversorgung Prosperierenden Metropolkernen:**

*Auf dem Prüfstand. Kommunale Wohnungsbaumodelle zur Sicherung angemessener Wohnraumversorgung in prosperierenden Metropolkernen Deutschlands* Alexander Baglej, 2015-11-30 Masterarbeit aus dem Jahr 2014 im Fachbereich Raumwissenschaften Stadt und Raumplanung Note 1,3 Technische Universität Dortmund Institut für Raumplanung IRPUD Sprache Deutsch Anmerkungen Preisträger des NRW BANK Studienpreises Wohnen und Stadt 2015

Abstract Zur Ermittlung eines sachgerechten Beitrags zur Debatte der Sicherung einer angemessenen Wohnraumversorgung in prosperierenden Metropolkernen Deutschlands überprüft der Autor aktuelle kommunale Lösungsstrategien bzw. Forderinstrumente zur Wohnungsbauaktivierung im unteren Preissegment. Die Metropolkerne Berlin, Düsseldorf, Frankfurt am Main, Hamburg, Köln, München und Stuttgart setzen vielfältige kommunale Forderinstrumente und Massnahmen im preisgünstigen Segment ein. Der Fokus dieser Arbeit richtet sich insbesondere auf Quotierungen für geforderten Wohnungsbau bei Neubaufächenentwicklungen. Die untersuchten Fallkommunen verfolgen hierzu jeweils unterschiedliche rechtsverpflichtende oder kooperative Anwendungsgrundsätze von Quotenregelungen. Der kombinierte Einsatz von breit aufgestellten Forderinstrumenten und Massnahmen bildet das individuelle kommunale Wohnungsbaumodell in diesen Fallkommunen. Abschliessend werden anhand einer konkreten Fallbeispielberechnung für Düsseldorf die Auswirkungen von Quotenregelungen aller Fallstädte auf die Projektrendite eines Investor/Developers mit einem Discounted Cashflow Verfahren geprüft. Die Untersuchung an einem Grossprojekt im Geschosswohnungsbau zeigte im Ergebnis eine deutliche Reduktion der Rendite  $r_d = 0,0612$  % p.a., die jedoch mit über 8 % finanziell realistisch darstellbar ist.

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