Learning Objectives

- Understand housing issues many urban centers are facing.
- Learn about an innovative housing project in Berlin, Germany.
- Learn about alternative approaches to affordable housing.

Questions

1) What issues plague housing in cities such as Berlin, Hamburg and Munich?
   - Rising rents.
   - Shortage of housing stock.
   - Slipping tenants rights.
   - All of the above.

2) What does mietpreisbremse mean?
   - A brake on rental prices.
   - Cohousing complex.
   - Law supporting luxury rentals.
   - Increase in rent prices.

3) What sets the R50 residences apart from similar projects?
   - Active participation in the design process from its residents.
   - Substantial corporate funding.
   - Starchitect involvement.
   - All of the above.

4) The modest price of R50 units implied what?
   - Many residents weren’t satisfied with the finished product.
   - There were several unforeseen issues with the quality of construction.
   - That units were delivered finished, but not entirely done, leaving things flexible for adaptation.
   - Many residents immediately sold their apartments for more money.

5) What features does the R50 include?
   - A cafeteria in the double-height shared space.
   - Individual balconies for each family.
   - Several high-end stores on the ground floor.
   - A rooftop summer kitchen and wraparound balconies.

6) What potential issue does R50, and other similar housing, face?
   - The communal aspect hangs in the balance of individual ownership.
   - The changing laws regarding housing.
   - Being coopted by organizations solely seeking profit.
   - Lack of support from the public.
7) What percentage of residents own their dwellings in the U.S.?
   - 50 percent.
   - 25 percent.
   - 65 percent.
   - 85 percent.

8) Why are German Baugruppen concepts important for the U.S.?
   - They can help homeowners find new ways of acquiring a home insulated from the predatory developer-lender complex.
   - They can help developers find new ways to build luxury complexes.
   - They can lead to more expensive housing developments.
   - Due to differences in laws similar projects can’t be attempted in the U.S.

9) Which of the following is NOT addressed by cohousing projects in Berlin?
   - That more Germans wish to become homeowners.
   - There are complex issues plaguing the city’s housing market.
   - People can act as developers in their own homes.
   - All of the above.

10) What model is appearing as an innovative strategy for constructing new housing?
    - Many developers are moving away from urban centers and funding projects in rural areas.
    - Building cohousing is often led by an independent consultants like developers, often with architectural backgrounds.
    - Smarter development of high-end luxury condos.
    - Proliferation of simple designs with a focus on engineering.