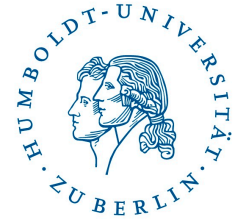




Mietshäuser Syndikat

Dr. Corinna Hölzl-Verwiebe
Humboldt-Universität zu Berlin
corinna.hoelzl@hu-berlin.de

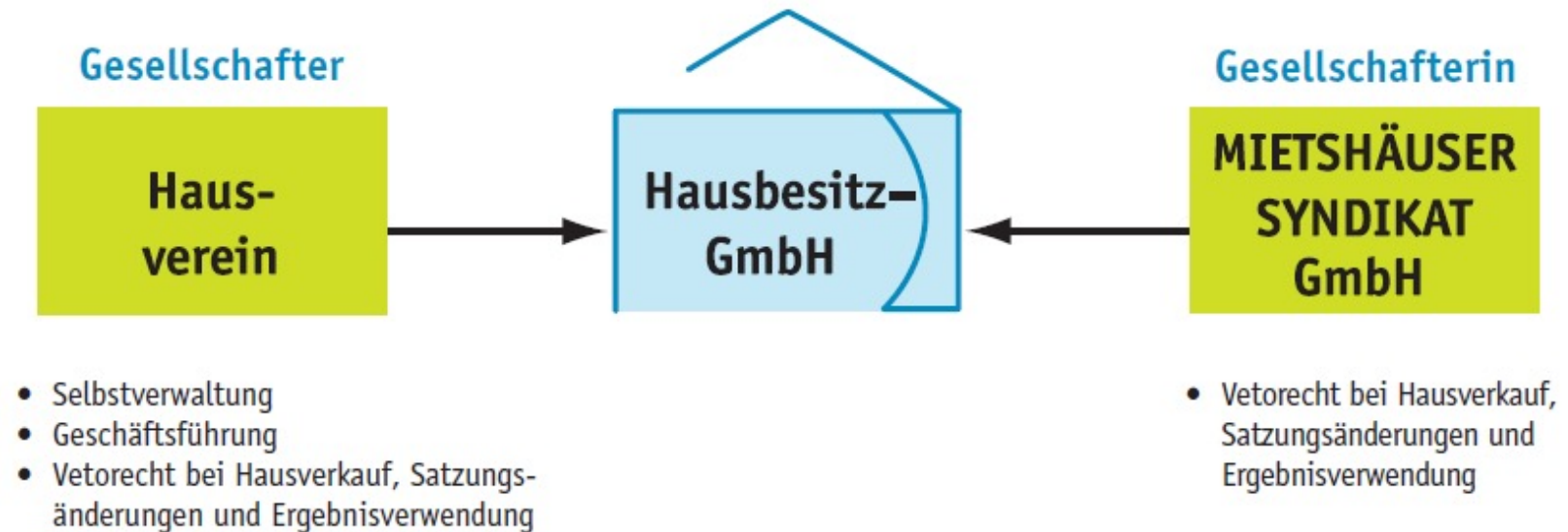


Key Principles

- **Decommodification and collectivization of property**
- **Self-organization**
- **Solidarity between ongoing and new projects**
- Long-term affordable rents

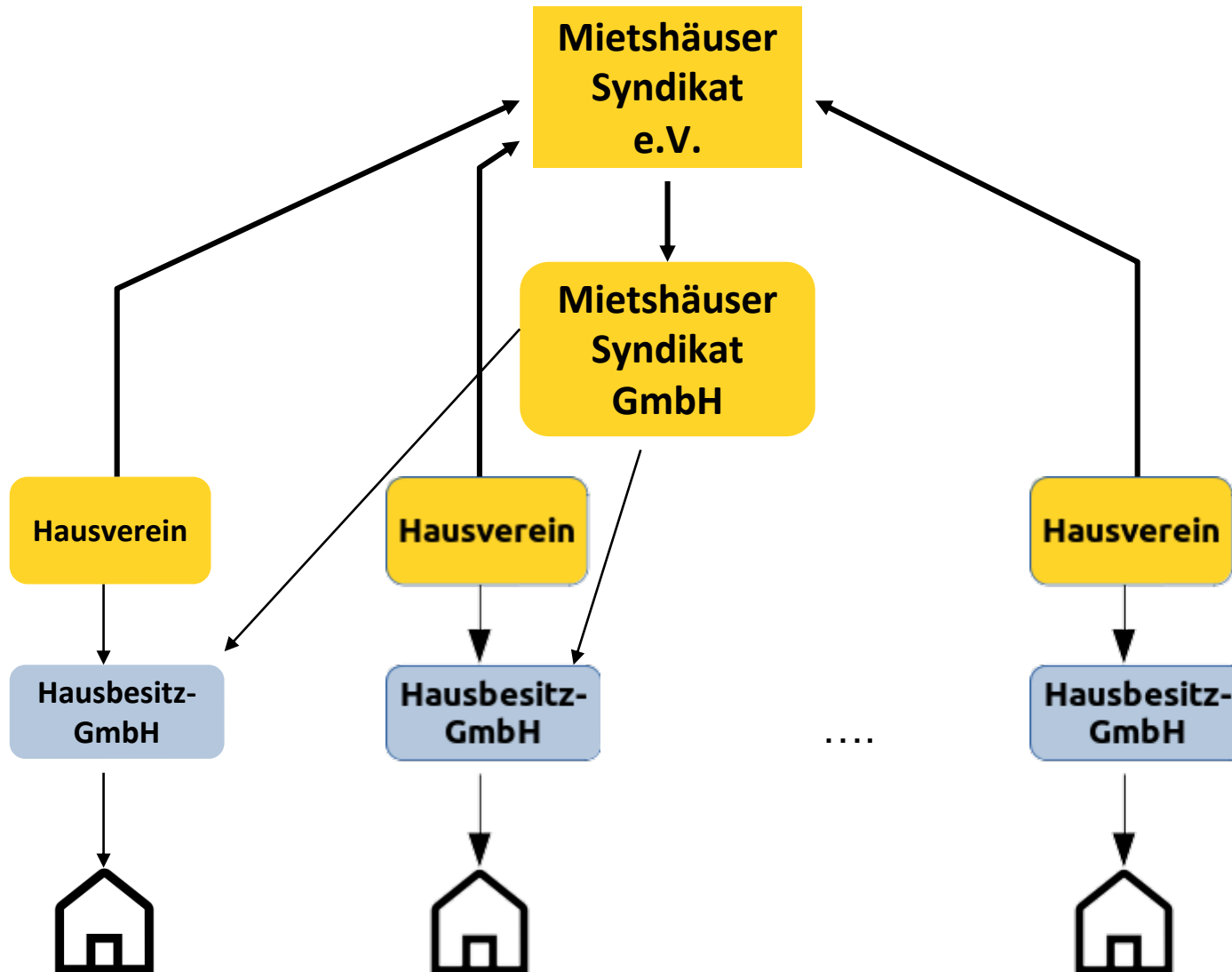
→ The Syndikat sees itself in terms of housing commons, i.e. as decommodified properties characterized by long-term affordability and set up, organized and managed by an (ideally) heterogeneous group of commoners under the principles of solidarity and participation

Legal construct

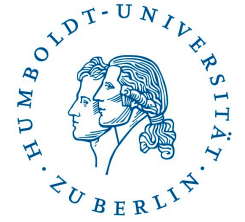


Structure of the Mietshäuser Syndikat project
Source: Mietshäuser Syndikat 2021

Structure of the association



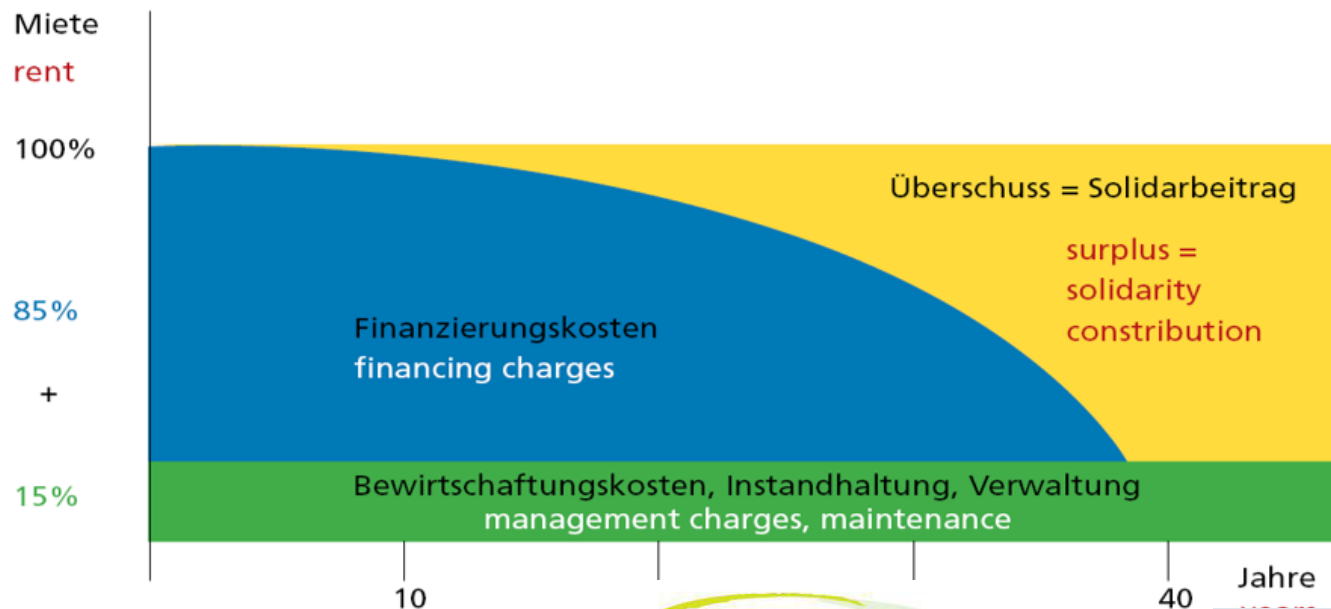
Solidarity principle



- Counseling of new initiatives and projects
(mentor function)
- Knowledge transfer
- Solidarity contribution

Solidarity Contribution

ENTSTEHUNG VON SOLIDARBEITRÄGEN GENESIS OF SOLIDARITY CONTRIBUTION



Projekte zahlen anfangs
0,10 € / m² / Monat

Steigerung 0,5% der
Kaltmiete / Jahr

Deckel bei 80% der
ortsüblichen Miete



- Öffentlichkeitsarbeit
- Beratung für neue Projekte
 - Stammkapital
 - Anschubfinanzierung

Financial feasibility



Direktkreditgeber
innen

12.600 € zu 0%

Hausverein

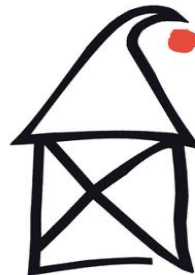
Stammkapitalanteil
12.600 €

X € zu 0% bis 1,5%

Direktkreditgeb
er-
innen

Hausbesitz
GmbH

Kaufsumme
+
ggf.
Baukosten



Direktkreditgeber
innen

Kredite und Einlagen zu 0%

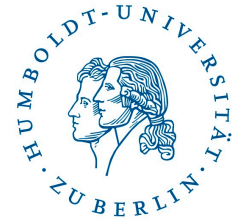
Mietshäuser
Syndikat
GmbH

Stammkapitalanteil
12.400 €

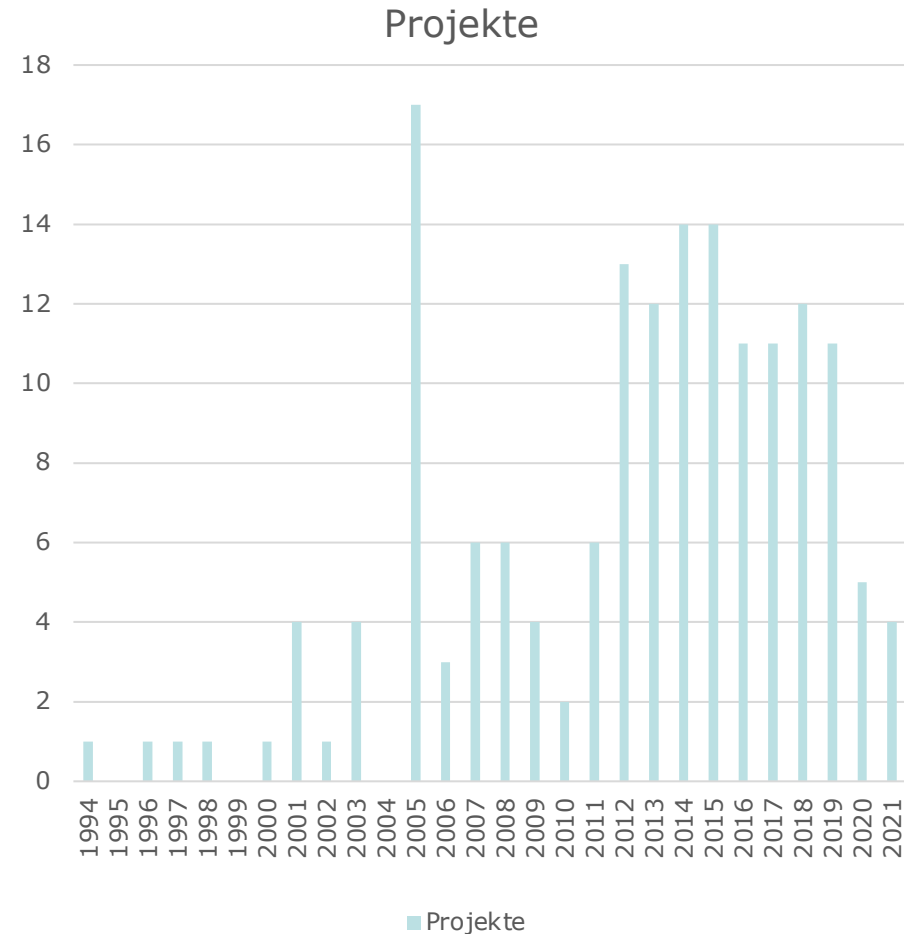
Z € zu üblichem Zins



4. Development

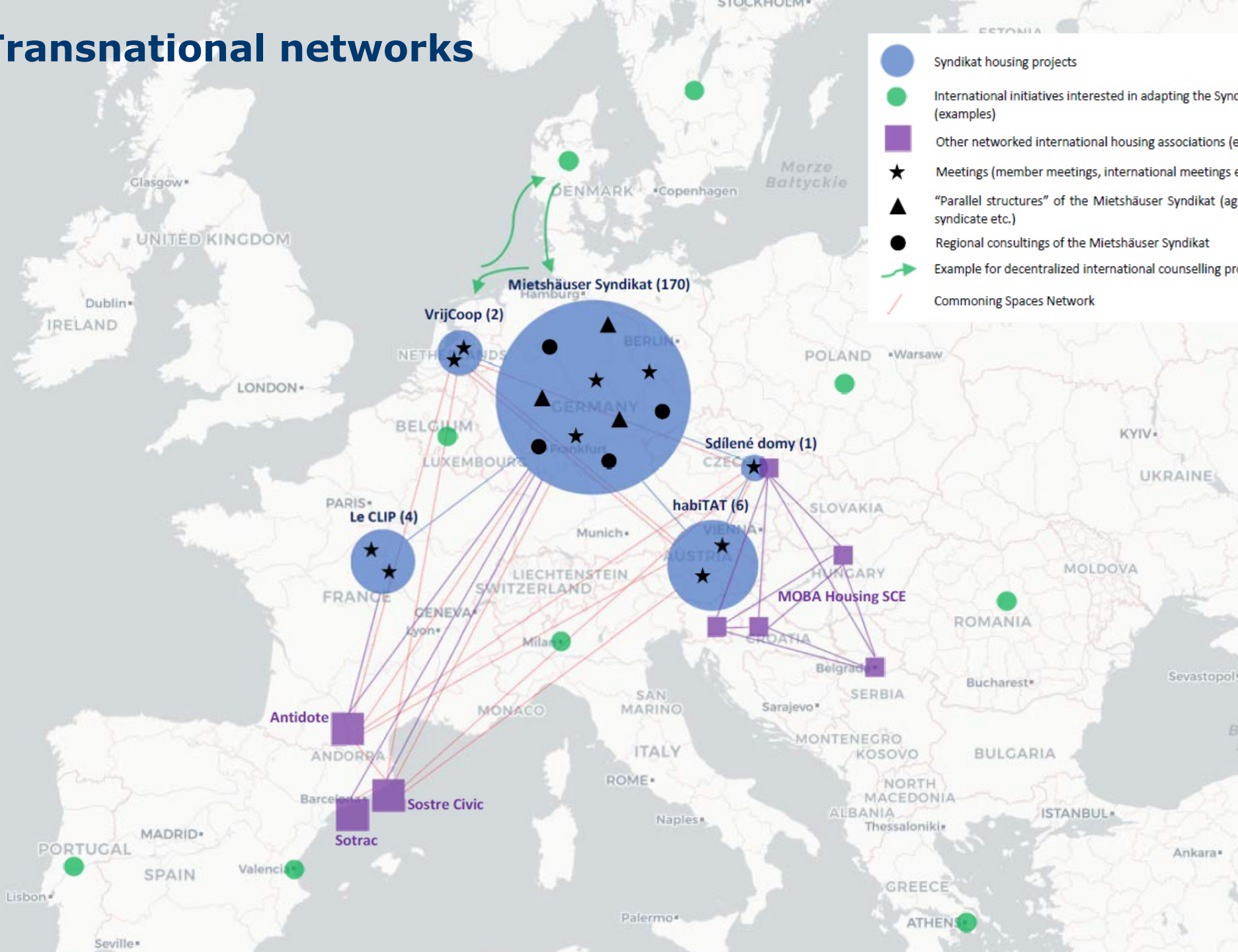


Map: Locations of Syndikat projects
 Source: <https://www.syndikat.org/de/standortkarte>

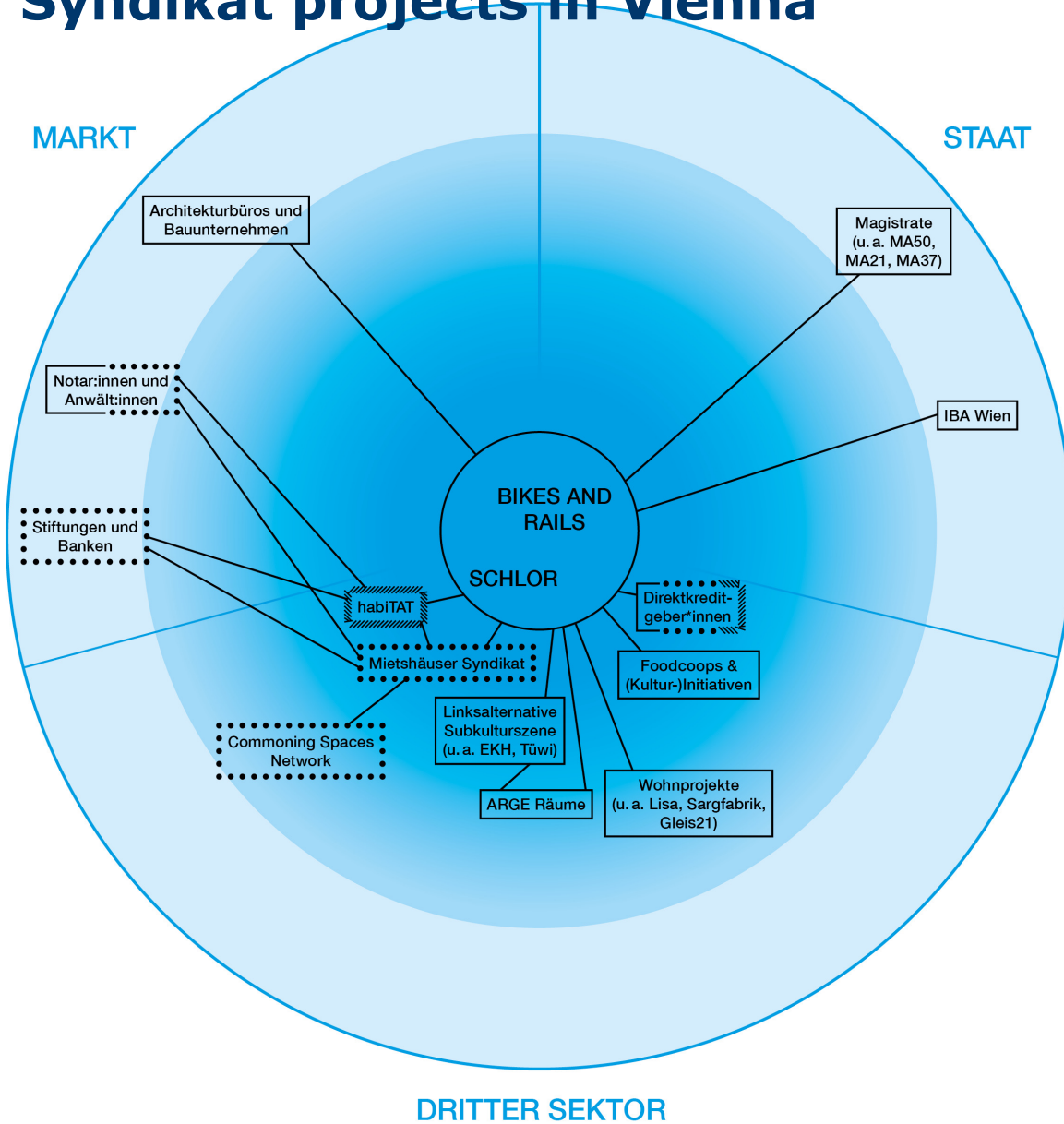


Source: Mietshäuser Syndikat 2021, own image







Transnational networks



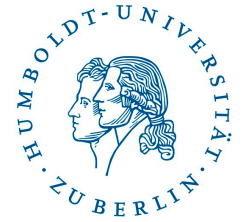
Multiscalar networks of newly established Syndikat projects in Vienna



LEGENDE

- | | | | |
|---|----------|---|---------------|
|  | Bonding |  | Lokal |
|  | Bridging |  | National |
|  | Linking |  | International |

More information



<https://www.syndikat.org>

<https://www.syndikat.org/broschuere-nr-8-2021/>