

HCU

HafenCity Universität
Hamburg

Universität für Baukunst
und Raumentwicklung

Housing Improvement Districts

Joint proprietor activities in urban development

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The Interreg IVB
North Sea Region
Programme



Outline of the presentation

0. Preliminary remarks

1. Urban Improvement Districts in Germany (BID + HID)

2. The 'Housing Improvement District' Model in Hamburg

3. Other models of joint proprietor activities

4. Final remarks

0. Preliminary Remarks

Private Initiatives in Urban Development

- Increasing importance in Germany
- Part of the Federal Building Code since 2006
- Variety of models from voluntary and informal activities to legal instruments like BIDs + HIDs
- Additional to public funded strategies

1. Urban Improvement Districts in Germany

Urban Improvement Districts

- Generic term for Business, Housing, Neighbourhood, Multifamily etc. Improvement Districts
- Origin: North-American Model for private initiatives with self assessment / taxation - especially BIDs
- Example for privatist tradition of urban development and a weak public sector in Anglo-American countries

1. Urban Improvement Districts in Germany

Constitutive features of the UID-model:

- Area-based self-organisation of private stakeholders ie. proprietors or business people;
- Joint financing via an obligatory levy (no free-riders);
- Clearly defined area and limited duration;
- Broad spectrum of activities possible

1. Urban Improvement Districts in Germany

Transfer of the UID model to Europe

- Transfer of the BID-model to Europe in the late 1990s
- Legislative UID models today only in the UK, Ireland and in Germany - voluntary models in other countries
- Transfer of BID-model to residential areas as Neighbourhood (Housing) Improvement Districts in 2007 in Hamburg (first and only transfer yet)

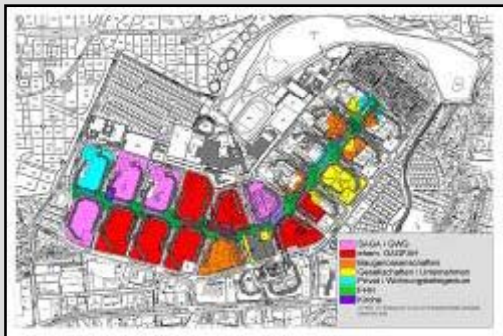
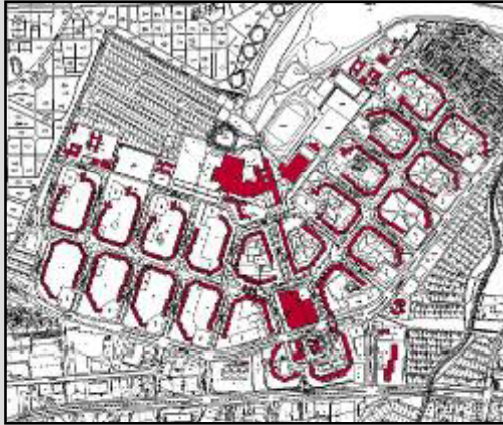
Federal State	UID Legislation	UID projects in implementation
Bremen	Bremisches Gesetz zur Stärkung von Einzelhandels- und Dienstleistungszentren vom Juli 2006	<ul style="list-style-type: none"> • BID Ansgarikirchhof • BID „Das Viertel“
Hamburg	Gesetz zur Stärkung der Einzelhandels- und Dienstleistungszentren (GSED) vom Dezember 2004 mit Änderung vom November 2007	<ul style="list-style-type: none"> • BID Sachsentor Bergedorf • BID Neuer Wall • BID Wandsbek Markt • BID Lüneburger Straße Harburg • BID Alte Holstenstraße Bergedorf • BID Hohe Bleichen Heuberg
Hamburg	Gesetz zur Stärkung von Wohnquartieren durch private Initiativen vom Dezember 2007	Noch kein Projekt in Umsetzung
Hessen	Gesetz zur Stärkung von innerstädtischen Geschäftsquartieren (INGE) vom Januar 2006	<ul style="list-style-type: none"> • 4 BID in der Giessener Innenstadt: Seltersweg, Katharinenviertel, Marktquartier und Theaterpark • BID Baunatal
Nordrhein-Westfalen	Gesetz über Immobilien- und Standortgemeinschaften (ISGG) vom Juni 2008	Noch kein Projekt in Umsetzung
Saarland	Gesetz zur Schaffung von Bündnissen für Innovation und Dienstleistungen (BIDG) vom Mai 2007	BID Saarbrücken Burbach
Schleswig-Holstein	Gesetz über die Einrichtung von Partnerschaften zur Attraktivierung von City-, Dienstleistungs- und Tourismusbereichen (PACT) vom Juli 2006	<ul style="list-style-type: none"> • PACT Flensburger Innenstadt • PACT Elmshorn • PACT Schmuggelstieg (Norderstedt) • PACT Rendsburg

2. The Hamburg HID Model

Specific attributes of the Hamburg HIDs

- Compulsory self-assessment on real property
= self-taxing funding mechanism of the **proprietors**
- Quorum for the obligatory proprietor-ballot:
min. 30 % positive votes / max. 30 % negative
- **Clearly defined** area
- **Limited** period of time (max. five years)
- Management / Implementation through **third party**
- **Additionality (“on top”)**: complementary services, e.g. enhanced services (street cleaning), capital improvements (public realm), marketing activities

2. The Hamburg HID Model

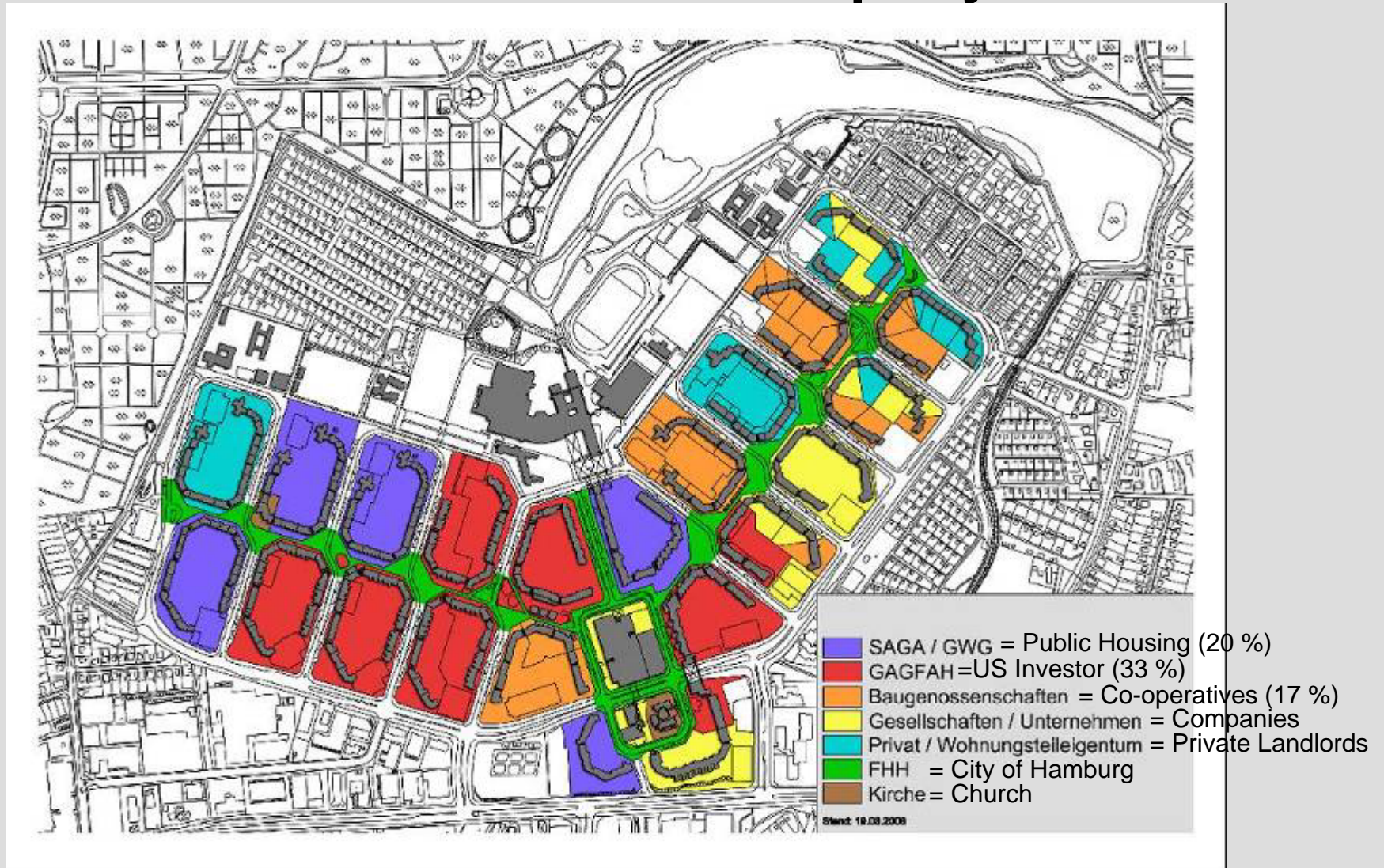


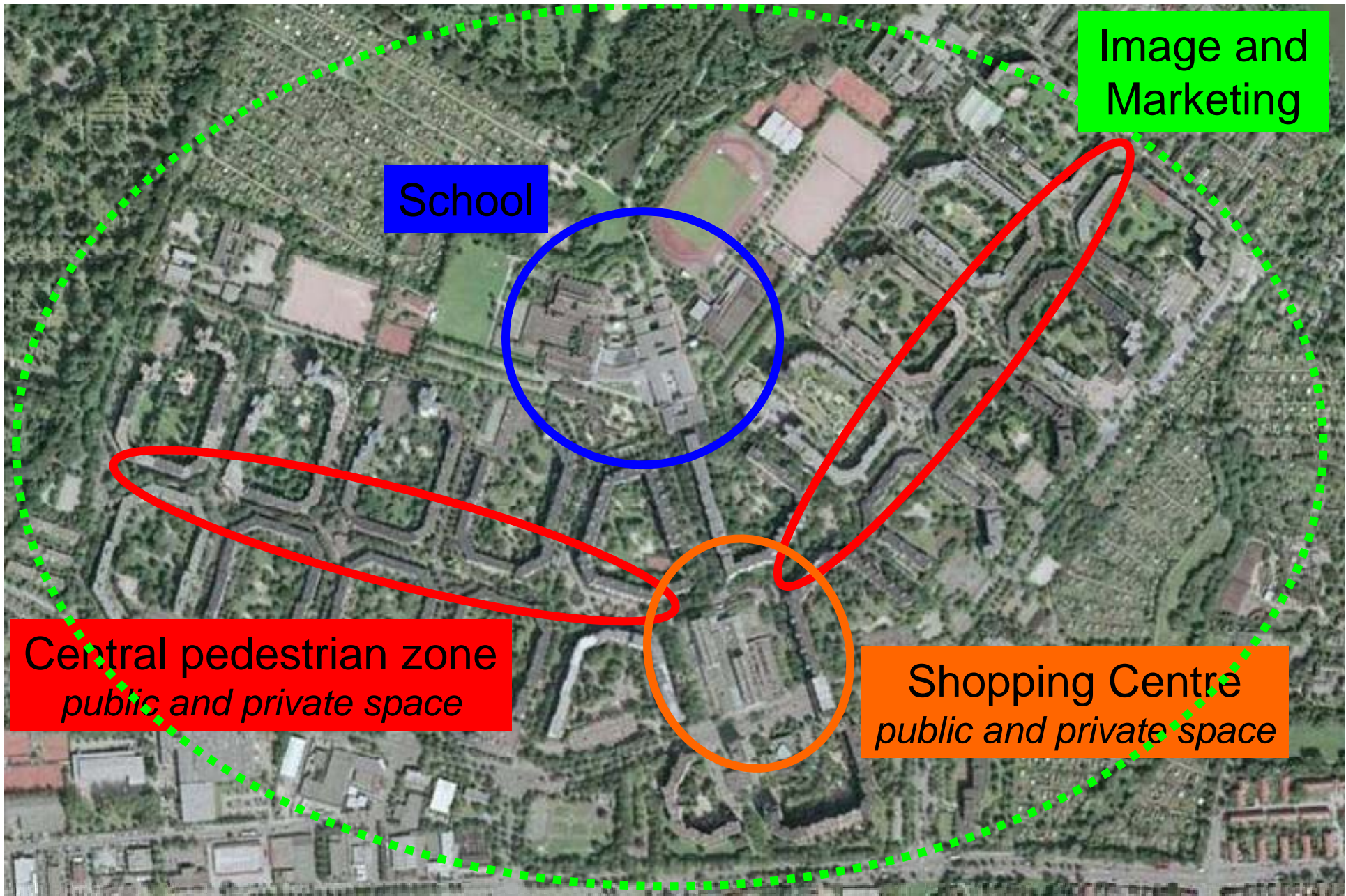
Sources: Ellen Fiedelmeier 2008, Bezirksamt Wandsbek

2. The Hamburg HID Model

Property relations

Sources: Verfahrensmanagement INQ Steilshoop, BA Wandsbek





Central pedestrian zone
public and private space

Shopping Centre
public and private space

Image and
Marketing

School

3. Other Models of joint proprietor activities

Voluntary activities of proprietors in Germany

- Strong involvement of proprietors in area development – especially from public housing companies and housing co-operatives
- Single and joint activities of proprietors within different funding programmes for urban development
- Special Agreements between public sector and proprietors, e.g. the Cooperation Contract

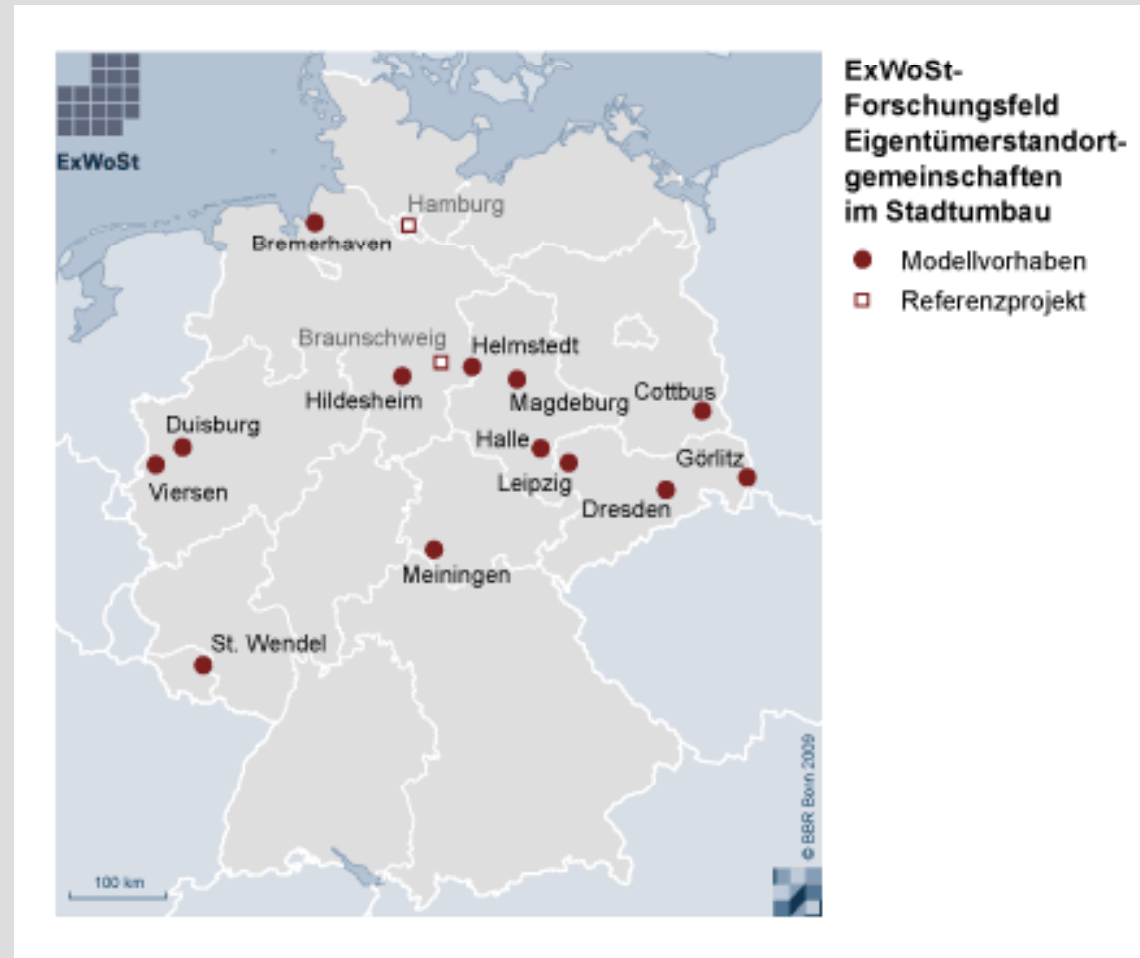
3. Other Models of joint proprietor activities

Joint activities of proprietors

- Joint activities as model projects in several Federal States – e.g. “Eigentümerstandortgemeinschaften”
- Support and Research from the National Government (ExWoSt Funding Programme) since 2008
- Spectrum of joint activities: Marketing, Cleaning, Services, Tendering and Construction
- Information and Counselling for proprietors

3. Other Models of joint proprietor activities

ExWoSt Eigentümerstandortgemeinschaften



4. Final Remarks

Comments on the HID Model

- Implementation of the HID model still to come
- Additional instrument in the tool-box of urban regeneration and development – not a substitute
- No influence on private property
- Suitability: HID model is not suitable for every neighbourhood, e.g. not for neglected / deprived areas with inactive and/or poor proprietors
- **Urban Improvement Districts need strong and articulate proprietors to be successful**

4. Final Remarks

Comments on joint proprietor activities

- Intense organisational support necessary
- Differences between professional housing companies and amateur landlords
- Small scale activities for a start
- Pooling of activities is leading to saving effects

4. Final Remarks

Concluding remarks

- Joint proprietor activities in urban development are a fairly new issue in Germany
- Cultural change of attitudes and expectations
- Even small and simple solutions need communication and professional organisation
- Area-based communication is important
- Variety of Models allows tailor-made solutions from informal cooperation to formalised partnerships



BID HID / NID International Aktuelles Kontakt English Information

[Startseite](#)

Scientific Website on Urban Improvement Districts

Urban Improvement Districts: Business, Housing and Neighbourhood Improvement Districts

This is a website of the [HafenCity University Hamburg](#) (Department of Urban Planning) on Urban Improvement Districts (BID, HID, NID) for scientific use.

The website is online since June 2007. More than 360 links to projects, statutes and publications in Germany and worldwide are available at the moment and the number is steadily growing.

Almost 2.000 visitors per month and more than 3.700 page impressions per month on average demonstrate the large and growing interest in our website and the issue of Urban Improvement Districts, especially in Germany.

The initially North-American model of Urban Improvement Districts is a fairly new instrument for urban development in Europe and Germany. Today you will find BID-legislation and projects only in the UK, the Republic of Ireland and six of the 16 German states (Bundesländer) Bremen, Hamburg, Hesse, North Rhine Westphalia, Saarland, Schleswig-Holstein.

The Free and Hanseatic City of Hamburg, one of the 16 German states, was first to introduce BID-legislation in Germany in 2005.

Since December 2007 Hamburg has the first legislation for Housing or Neighbourhood Improvement Districts (HID or NID), too. They are called "Innovation Neighbourhoods" in Hamburg. This is the first transfer of the legislative BID-model to residential neighbourhoods in Europe.

A presentation in English with more information on the experience with Business and Housing/Neighbourhood Improvement Districts in Hamburg is available [here](#). An updated presentation on the Urban Improvement District Model in Hamburg and the pilot project for a NID in Steilshoop from May 2009 is available [here](#).

A first scientific publication in English on this issue from Stefan Kreutz / HCU (*The Model of NID in Hamburg - New strategies for private sector involvement in area development*) is available for a download [here](#).

The Article "Neighbourhood Improvement Districts in Germany - A new Form of Urban Governance for the Improvement of Residential Areas" from Frank Friesecke and Silja Lockemann can be found [here](#).

The Article [Urban Improvement Districts in Germany: New legal instruments for joint](#)

www.urban-improvement-districts.de

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