

# Urban Development Plan for HOUSING 2040



Photo: Till Budde

## Contact us:

Senate Department for Urban Development  
Building and Housing  
Württembergische Straße 6  
10707 Berlin

Division for Urban Planning  
Subdivision for Urban Development Planning

[stepwohnen@senstadt.berlin.de](mailto:stepwohnen@senstadt.berlin.de)  
[www.stadtentwicklung.berlin.de](http://www.stadtentwicklung.berlin.de)

Further information  
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## New dwellings for the growing city

Over the past decade, the construction of new housing units in Berlin has exceeded 140,000. Nonetheless, the housing market in Berlin continues to be characterised by a marked degree of scarcity. This phenomenon can be attributed to two main factors: immigration and economic growth. The impact of the pandemic has only served to temporarily decelerate these two factors. The Urban Development Plan for Housing (“StEP Wohnen”) is therefore being updated – for the period up to 2040.

The German capital is facing a number of challenges, both domestic and international, which are impacting various aspects of society and the economy. The rise in incomes has been less rapid than that of housing costs. Consequently, an increasing number of households are encountering difficulties in meeting their housing expenses. The city’s infrastructure is approaching its operational limits. The housing market has expanded beyond the city limits, extending into the surrounding region. Environmental concerns and the imperative for a transition towards sustainable energy sources have become increasingly urgent. The construction industry is in a state of decline. The ongoing crises and wars in various regions of the world have also had an impact on the city.

# NEW APARTMENTS FOR THE GROWING CITY

## → New approach

The primary objective of the Urban Development Plan (UDP) for Housing 2040 remains to ascertain the extent of the demand for homes during this period, to determine the volume of new construction required, to identify available space, and to establish Berlin's strategic course for addressing this demand.

The primary focus of the UDP is sustainable inner urban development, with the objective of building for the public interest as well as provisions for unforeseeable events. It goes beyond the scope of its predecessor by looking further into the future and dividing the period up to 2040 in line with the legislative periods. This allows for closer links with Berlin's construction and housing policy.

In contrast to the previous focus on adding up the backlog demand, the new UDP for Housing looks ahead: How many homes are required to achieve a three per cent vacancy rate that would ease the stress on the market? And it shows in even more detail how its strategies interact with the many instruments that the state of Berlin is already using. Consequently, the UDP for Housing 2040 is more practically focused than previous versions.

potential for 249,000 homes. This is sufficient for the calculated needs, if this potential is consistently utilised. However, there is still a need to identify additional areas for the provision of land and social housing in the coming years.

## → Planning for the unexpected

In order to prepare Berlin for potential future challenges, such as immigration, there is a necessity for areas of land for a further 50,000 homes. The objective is to establish a portfolio of primarily public property at various stages of planning. To achieve this, Berlin must systematically examine and reassess its own plots and selected urban areas. This approach will also provide options for the period after 2040.

Illustration 1: Method for estimating housing demand in Berlin until 2040



Source: empirica ag, own presentation

## → 222,000 new homes by 2040

By 2040, the population of Berlin is projected to exceed 187,000 people compared to the end of 2021. This will require an additional 85,000 dwellings. However, this would only maintain the current housing shortage rate. To ease the market, an additional 137,000 homes are necessary.

The construction of 222,000 new homes is required between 2022 and 2040: 100,000 by the end of 2026, a further 50,000 by the end of 2031 and 72,000 by the end of 2040. The majority of these homes will be required in the coming years. The Urban Development Plan for Housing 2040 shows

## → Ensuring affordable housing

To ensure that housing remains affordable for everyone, almost one in two homes will be built in the social housing sector: 111,000 of such homes are to be constructed across the city. The question of ownership and construction is therefore a crucial factor: state-owned housing companies, housing cooperatives and other builders with a focus on public interest. In addition, public-funded social housing is available through projects developed by private companies. The state of Berlin supports all stakeholders who contribute to reducing the housing shortage.

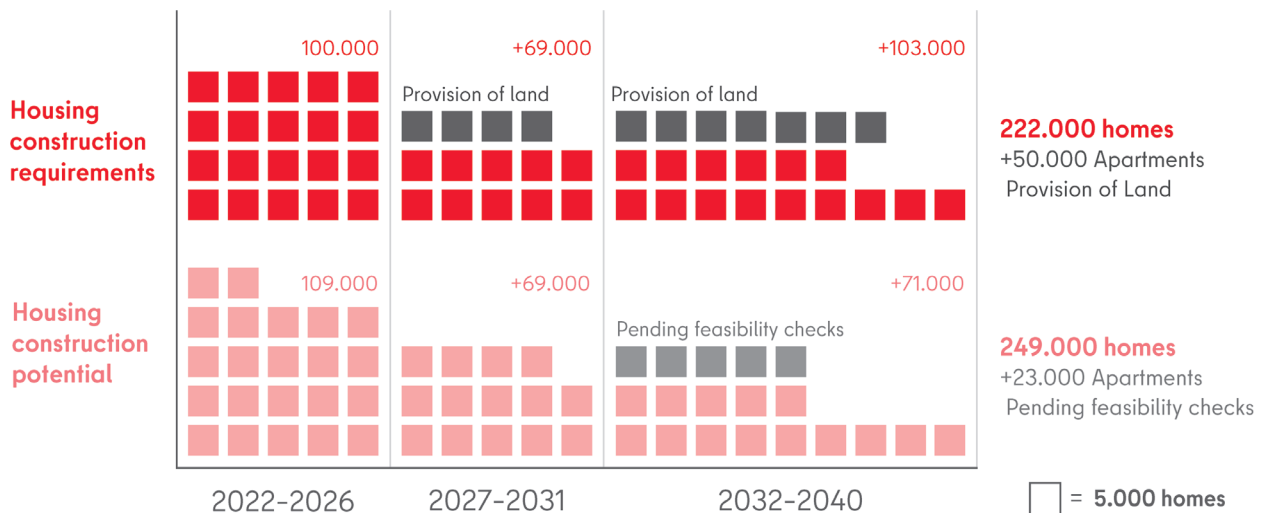
→ **New tasks, new solutions**

Identifying plots for housing development is only the first step. Activating these plots quickly and in high quality is just as important. This is where Berlin is breaking new ground with its 24 new urban neighbourhoods. These new neighbourhoods not only provide space for approximately one in four of the required homes, but also generate added value for the city, create spatial synergies and act as catalysts for further housing and infrastructure projects in the surrounding area.

In order to ensure that the identified spaces are available on time, it is essential to streamline the planning and approval processes. In this regard, the UDP for Housing has established key milestones for the new urban neighbourhoods. It provides clear criteria to help administrations determine which plans take precedence, should scarce resources necessitate such decisions. It also emphasises the importance of implementing a citywide compensation management system to compensate and replace interventions in nature and the landscape. This approach is not only better for nature and the environment, but also helps the urgently needed housing construction.

However, as the existing areas have already reached their development potential, some housing needs must be met by building in undeveloped areas. This approach is more sustainable than constructing an insufficient amount of dwellings and subsequently having to relocate out of the city. Firstly, the urban development would be less dense, and secondly, it would create more traffic. New construction is guided by the principles of the compact city and triple inner urban development, which align Berlin’s housing, traffic and open space planning. New neighbourhoods will be functionally and socially mixed, developed to be climate neutral, and spaces will be used multiple times to conserve resources. This approach not only conserves the city’s soil resources but also minimises the requirement for developing new land.

Illustration 2: Distribution of new housing demand and potential by time period



Source: Senate Department for Urban Development Building and Housing, EBP Deutschland GmbH, own presentation

→ **Including the environment and climate change in the planning**

Making the city resilient to climate change and switching it over to fossil-free energy are tasks that will span generations. It is therefore essential that climate change mitigation, adaptation and energy and mobility transition are taken into account in all developments and projects. From an environmental perspective, it is preferable to develop housing within the existing urban area. The densification and transformation of existing urban areas will be the primary focus for developing new housing.

→ **Expanding the infrastructure**

It is also crucial that adequate provision of social and green infrastructure and good, climate-friendly mobility are not understood as tasks that are downstream from housing. They are a prerequisite. Berlin must therefore expand the capacities of public services, create new ones and secure the financing for them in synchrony with housing construction.

Stadtentwicklungsplan Wohnen 2040  
**2 - Große Wohnungsbaupotenziale**

**Zielstellung Wohnungsbau**

- 200 - 499 Wohneinheiten
- 500 - 999 Wohneinheiten
- 1.000 - 1.999 Wohneinheiten
- 2.000 und mehr Wohneinheiten

**Fertigstellungshorizont**

- Im Bau
- Kurzfristiges Potenzial
- Mittelfristiges Potenzial
- Langfristiges Potenzial

Grundlage für die zeitliche Einordnung ist die existierende vollständige Fertigstellung der Wohneinheiten. Linienreife Baugrunderträge und die daraus resultierenden Potenziale bedingen sich zum Zeitpunkt der Veröffentlichung des SEEP Wohnen bereits im Bau.

**Kulissen**

**Vorrangkulisse Innenentwicklung**

- Bestand
  - Planung
  - Prüfung
- In die Kulisse fließen Bau- und Gemeindeflächen des NP ein, die in einem Umkreis von 1.000 m um bestehende, geplante oder projektierte Flächen des SPNV liegen. Der räumliche Radius des "SoSe-Minuten-Radius" geht auf den SEEP Klima 2.0 zurück.

- Neue Stadtquartiere

**Kartengrundlage**

- Gewässer
  - Bestehende Siedlungsfläche
  - Wald / Grün- und Freiraum
  - Schienegebundenes Angebot
  - Bestand
  - - - - - Planung
  - ..... Prüfung
- Prüfung: Langfristige, noch zu prüfende Maßnahmen, die Mittelfristplanungen des Konzeptsplans (SPNV-Bedarfsplan) abweichten können
- Landesgrenze / Bezirksgrenze
  - U-, S- und Regionalbahn / Straßenbahn
  - ✈ Flughafen BER

0 5 km

Datenstand: 31.12.2022 (Wohnungsbaupotenziale),  
15.04.2024 (SPNV-Planung),  
15.12.2023 (Neue Stadtquartiere)

Konzeption: SenStadt I A, EBP Deutschland GmbH

GIS / Kartografie: EBP Deutschland GmbH, SenStadt I A

Hintergrundkarte: SBU (SenStadt I A)

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Referat 14, Stadtentwicklungsplanung

