

# Munich Model of „socially Fair Use of Land“ Urban Development Contracts as an Instrument for the Creation of Affordable Housing

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**Key words:** Affordable housing; Real estate development; Valuation; Keyword 1; Keyword 2; Keyword 3

## SUMMARY

Trigger for creating the procedure

History and developments of the SoBoN

Legal bases and legal construction

Procedural Principles

Contents of the SoBoN agreement

Successes of the SoBoN

numerical examples

outlook

The term "Münchner SoBoN" refers to a procedure in which an urban development contract is concluded between the municipality (Munich) and private property owners as part of the procedure for obtaining building rights, in which private owners share in the follow-up costs of obtaining building rights and undertake to make favorable payments to create living space.

The lecture will show the triggers for the development of this process. The history and development of the SoBoN is presented. The legal foundations and the legal framework that form the basis of the procedural principles are explained, and in particular it is also shown how the greatest possible

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transparency in the procedure is ensured.

Based on the content and agreements in this public law contract between private (owners, project developers and developers) and the municipality, the successes of the last 25 years are shown. Furthermore, the procedure is illustrated using specific numerical examples and project calculations.

Finally, the current status and possible further developments of this instrument are shown. For example, by comparing it with other cities in Germany that have adopted the SoBoN and adapted it to their local conditions.

This can and should form the basis for further discussions.

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