

# Housing project: Nordbahnhof

Presentation

24.11.2023



# Overview

1. General information
2. General condition
3. Financial overview
  - SMART apartments
  - Conventionally subsidized apartments
4. Income
5. Required documents
6. Next steps
7. Plans



2

Welcome to the presentation!

You will find here general information about the housing project Nordbahnhof. We will inform you about the specific conditions and give you an financial overview. In the end we will explain the upcoming steps.

# General information



3

## General information



**SUBSIDIZED  
APARTMENTS**



**COOPERATIVE [MIGRA](#)**



**JUNO PLANS UND  
RESERVES  
AFFORDABLE  
APARTMENTS**



**BASIC IDEA:  
AFFORDABLE UND  
JOINT LIVING FOR  
SINGLE PARENTS**

4

JUNO plans apartments for single parents together with cooperatives. JUNO then reserves the apartments for single parents. All apartments reserved through JUNO are subsidized apartments.

As we do not work together with the City of Vienna, JUNO has different requirements than those for municipal housing.

The Nordbahnhof housing project is being built by the cooperative Migra. You would also sign the main rental contract with them if you get a apartment. Please also take a look at the Migra homepage!

Our aim with the housing projects is to enable communal and affordable living for single parents.

## General information

- **30 apartments**
  - 15 SMART apartments
  - 15 conventionally subsidized apartments
- **Unlimited main rental**
- New construction and first-time occupancy → no kitchen, but bath available
- Shops, common rooms, rooftop terrasse, playground, exercise room
- Baby buggy and bicycle storage room, laundry room,
- Ready for occupancy: (expected) end of **April 2024**

5

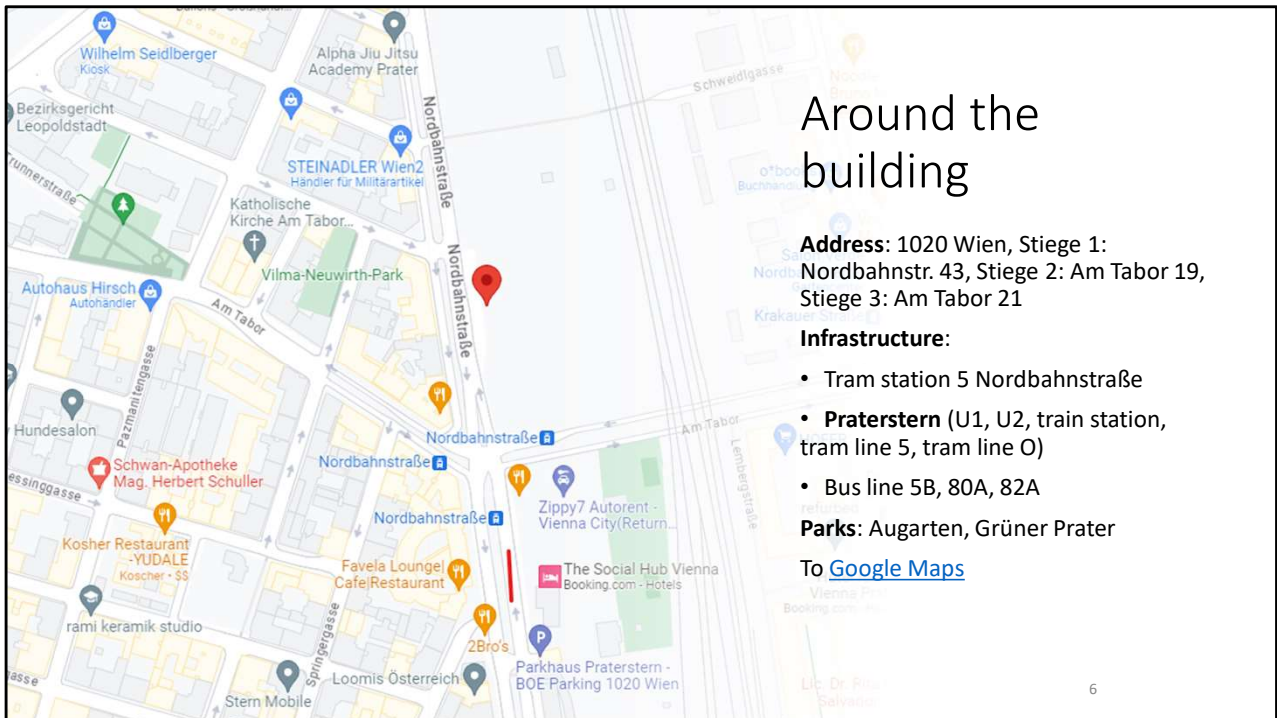


JUNO has 30 subsidized apartments available in the Nordbahnhof residential project: 15 of them are SMART apartments, the rest are conventionally subsidized. You would sign a main tenancy agreement with the cooperative Migra if necessary.

The housing project is a new building and you would be the first person to live in the apartment. This also means that there is no kitchen. However, there is a bathroom without a washing machine.

A viewing is not possible. But it's always worth going and getting an impression. The residential project includes shops on the first floor. There is a playground for children. There are also communal rooms, a roof terrace and an exercise room. Bicycles and baby carriages can be parked in the bicycle and baby carriage room. The project also includes a laundry room.

The Nordbahnhof housing project is expected to be ready for occupancy in the end of April 2024.



The address is Stiege 1: Nordbahnstraße 43, Stiege 2: Am Tabor 19, Stiege 3: Am Tabor 21 in the 2nd district.

The infrastructure is already very well developed. The tram stop 5 Nordbahnstraße is only a few minutes away. Praterstern with U1, U2, S-Bahn, tram lines 5 and O is within walking distance. Buses 5B, 80A and 82A also have a stop.

The Augarten and Grüner Prater recreational areas are nearby.

# General conditions



## General conditions



**Primary residence in Vienna**



**Income limit: 2-2,5x monthly rent**



**Single parent**  
(at least one underaged child)



**Every residency title possible**



**Proof of abandonment of the previous residence**



8

To obtain an apartment, you must have a main residence in Vienna. It is not necessary for you to be registered at the same address for 2 years.

The cooperative requires that your income exceeds 2-2.5 times the monthly rent. You can see what counts as income later in the presentation.

It is important for us that you are a single parent. This means that you are a single parent and live with at least one minor child for the (majority) of the time.



# Financial overview



# 1. SMART apartments



10

## SMART apartments financing share (Finanzierungsanteil)

- 60 EUR / qm (Wohnnutzfläche)
- Mainly reimbursement after you move out (-1% per year)
- In financial emergencies: Hilfe in besonderen Lebenslagen, MA 40



11

The financing share for SMART apartments is EUR 60 per square meter. You can work out how high the financing share is with the help of the floor plans and the usable living space indicated there.

The usable living space (=Wohnnutzfläche) is the area for which you have to pay rent. This includes the interior space in the apartment and a loggia, but not storage rooms (cellar compartment) or a balcony.

If you move out, you will be reimbursed most of the financing share (-1% per year).

If you are in a financial emergency, please contact us. We will support you with the application for "Hilfe in besonderen Lebenslagen" from MA40 and write a social report.

## SMART apartments rent

- 7,50 EUR / qm (Wohnnutzfläche)
- Inclusive: operating costs
- No guarantees possible



12

The rent for SMART apartments is 7.50 per square meter.

The operating costs are already included in the rent.

No guarantee is possible for SMART apartments.

## 2. Conventionally subsidized apartments



13

## Conventionally subsidized apartments financing share (Finanzierungsanteil)

- 72 – 272 EUR / qm (Wohnnutzfläche)
- Mainly reimbursement after you move out (-1 % per year)
- In financial emergencies: Hilfe in besonderen Lebenslagen, MA 40
- Information: Currently we do not know the exact costs. We will inform you at the earliest possible opportunity.



14

The financing share for conventionally subsidized apartments is EUR 72-272 per square meter. The exact costs are not yet known at this time. We will inform you as soon as we know more from the cooperative. In principle, however, it is precisely defined how much an apartment costs.

You can work out how high the financing share is with the help of the floor plans and the usable living space indicated there.

If you move out, you will be reimbursed most of the financing share (-1% per year).

If you are in a financial emergency, please contact us. We will support you with the application for "Hilfe in besonderen Lebenslagen" from MA40 and write a social report.

## Conventionally subsidized apartments rent

- 7,97 - 8,17 EUR / qm (Wohnnutzfläche)
- Inclusive: Operation costs
- Guarantees possible
- Information: Currently we do not know the exact costs. We will inform you at the earliest possible opportunity.



15

The rent for conventionally subsidized apartments is between EUR 7.97-8.17 per square meter. This already includes operating costs.

The exact costs are not yet known at this time. We will inform you as soon as we have more information from the developer.

A guarantee is possible for conventionally subsidized apartments. The prerequisite for a guarantee is that the guarantor exceeds the income limit for the monthly rent at least 4 times. They must provide proof of income and photo ID.

## Overview

### **SMART apartment**

- Financing share: 60€ / qm
- Rent: 7,50€ / qm
- No guarantees possible

### **Conventionally subsidized apartment**

- Financing share: 72-272€ / qm
- Rent: 7,97-8,17€ / qm
- Guarantees possible





## JUNO's housing membership

- Complete membership of everyone living in a JUNO apartment
- 60-240 EUR per year → self-assessment
- Annual payment
- Before lease signing



17

If you move into a JUNO apartment, you must take out a JUNO residential membership. The annual membership fee is 60-240 EUR per year. You can decide how much you can give. The annual fee must be paid every calendar year as long as you live in a JUNO apartment.

We will let you know when you need to take out membership. It will be shortly before you sign your tenancy agreement.

# Income

What does as minimum income count?



## Income

- Wage income
- Alimony
- Childcare allowance
- Unemployment benefits
- Emergency assistance
- Care allowance
- need-based minimum benefits (Mindestsicherung)
  
- No: family allowance (Familienbeihilfe)



19

Income includes wage income, alimony, childcare allowance, unemployment benefit, unemployment assistance, minimum income support and care allowance.

Income does not include family allowance.

The sum of all your income must exceed the minimum income limit.

# Required documents



20

## Required documents

1. Residence registration
2. Photo ID
3. Proofs of income
4. **Alimony agreement (Unterhaltsvereinbarung)**

For non-Austrian citizens:

5. Citizenship certificate
6. Residence permit

→ Required from each person living in the household (single parent and children)



21

If you are still interested, we need registration papers, photo IDs, proof of income, alimony agreement and, if applicable, proof of citizenship and residence permit for non-Austrian citizens.

This applies to all persons who may move into the apartment.

You can see what counts as income in the previous section.

If you do not have an alimony agreement but are still a single parent, please contact us.

Next steps



22

## (Immediate) Next steps

contact: [wohnprojekt@alleinerziehen-juno.at](mailto:wohnprojekt@alleinerziehen-juno.at)

- Open questions? Write us an email! All of your questions will be answered in an Q&A.
- Intrested? No more intrested? Let us know!
- You will recieve an email with an personalized **upload link**.



23

## (Immediate) Next steps

contact: [wohnprojekt@alleinerziehen-juno.at](mailto:wohnprojekt@alleinerziehen-juno.at)

- Afterwards you have time to upload your documents as **PDF** or (good quality) **photos**.

Please name the documents:

**Last name\_first name\_type of document**

(for example: Sample\_Sarah\_Meldezettel)

- Upload the **pre-reservation form**



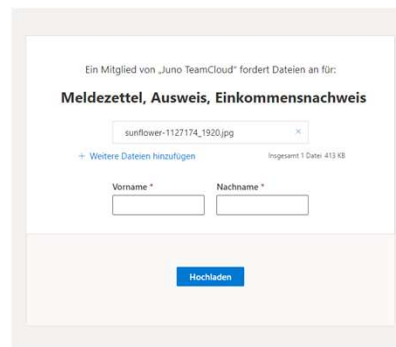
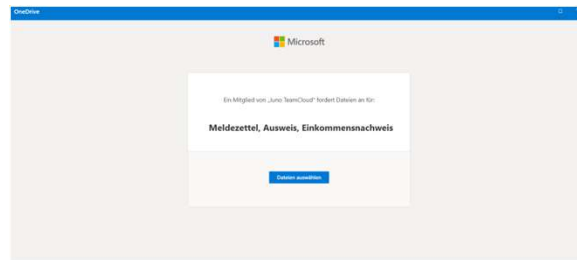
24





## Upload of documents

1. Follow the link and click „Dateien auswählen“
2. Select each file you want to upload!
3. Afterward you have to write your name in the provided spaces.
4. To conclude, click „Hochladen“.



25

You will receive an e-mail with an upload link in the e-mail. This will give you access to your personal folder.

You can use the link to upload the documents you need yourself.

Follow the link and then click on “Dateien auswählen”. There you can select all the necessary documents from your computer or cloud. You then need to enter your name. To complete the process, click on “Hochladen”. You can use this link again and again.

Please note the deadline by which all documents must be received by us.

## Next steps



Your documents to JUNO



Checking the documents



Ranking



JUNO transmits the documents to the cooperatives



Signing the rental lease



You can change your mind until the contract is signed, but not afterwards

26

Once we have received your documents, we will check whether they meet the requirements.

We then rank them according to various criteria. We will inform you whether we have an apartment for you or not.

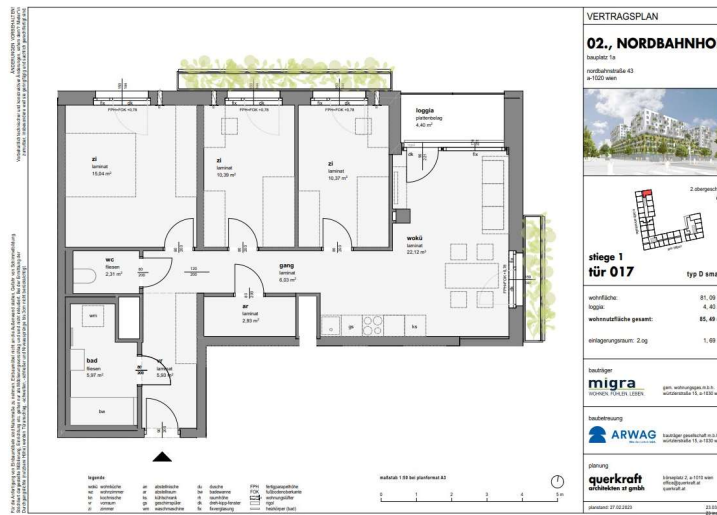
If you have been allocated an apartment, we will forward your documents to the cooperative. Before you sign the tenancy agreement, your JUNO residential membership must be completed.

You sign the tenancy agreement with the cooperative.

# Plans



# Stiege 1, Top 17

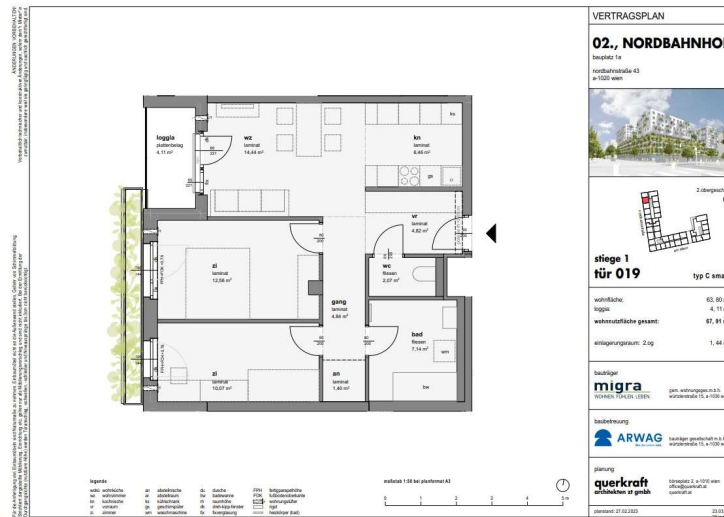


28



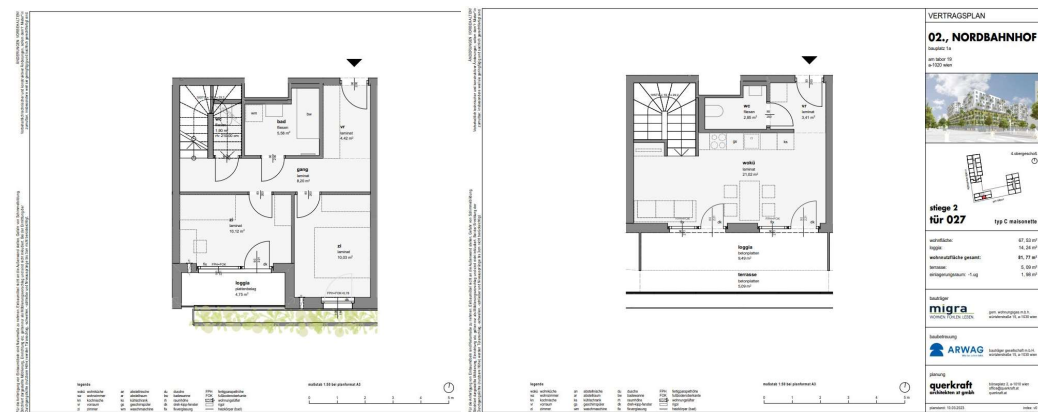
The kitchen-living room can be partitioned off here, with both sides of the room still having daylight.  
 Pots with plants are attached to the outer walls for greenery.

# Stiege 1, Top 19



There is a storage alcove in this apartment. If the kitchen-living room is partitioned off here, one side of the room will have no daylight.

# Stiege 2, Top 27 Maisonette-Wohnung



30



There is a WC under the staircase. Both floors have their own front door.

# Stiege 2, Top 34

**VERTRAGSPLAN**  
**02., NORDBAHNHOF**  
 Bauplatz: 1A  
 am 12.05.19  
 4-1023 wien

**stiege 2 für 034**  
 typ C smart

wohnfläche:	55,35 m <sup>2</sup>
loggia:	9,05 m <sup>2</sup>
<b>wohnnutzfläche gesamt:</b>	<b>64,40 m<sup>2</sup></b>
terrasse:	4,27 m <sup>2</sup>
einliegegeschoss: -1. ug. nr. 17	2,12 m <sup>2</sup>
garten:	36,16 m <sup>2</sup>

**bauführer**  
**migra** (gem. wohnungsges. n.ö., wohnbauabteilung 11, 4-1023 wien)

**baubetreuung**  
**ARWAG** baubetreuungsgesellschaft n.ö., wohnbauabteilung 11, 4-1023 wien

**planung**  
**querkraft** bauplanung 2, 4-1023 wien  
**architekten at gmbh** bauplanung 2, 4-1023 wien

**legende**

W	wohnfläche	W	wohnfläche	W	wohnfläche	W	wohnfläche	W	wohnfläche	W	wohnfläche
L	loggia	L	loggia	L	loggia	L	loggia	L	loggia	L	loggia
T	terrasse	T	terrasse	T	terrasse	T	terrasse	T	terrasse	T	terrasse
G	garten	G	garten	G	garten	G	garten	G	garten	G	garten
...	...	...	...	...	...	...	...	...	...	...	...

maßstab: 1:50 bei planentwurf A2



This apartment has its own garden and is located on the 4th floor.

# Stiege 2, Top 61



This apartment has a loggia and a balcony. The special feature is that no rent is payable for the area of the balcony, but rent is payable for the loggia. The loggia counts as part of the usable living space (Wohnnutzfläche).



Thank you for your  
attention!

Do you have any questions?

