

# Zeitenwende – Prognoseergebnisse in den KomWoB-Städten

Robert Koschitzki 20.11.2023

## **Zeit umzudenken: Kostentreibern begegnen, Wohnen bezahlbar halten**

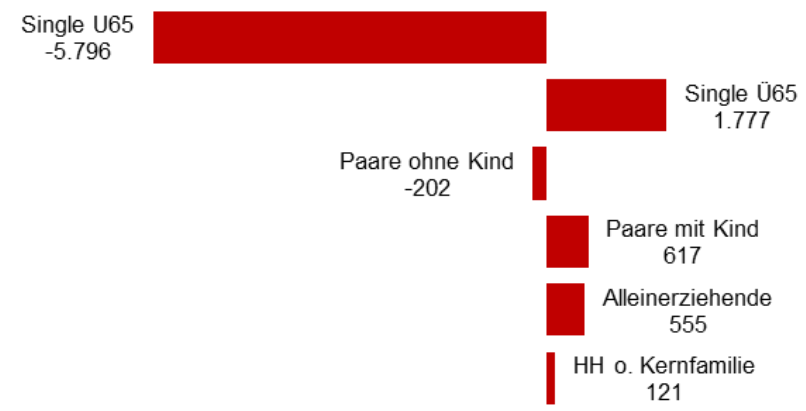
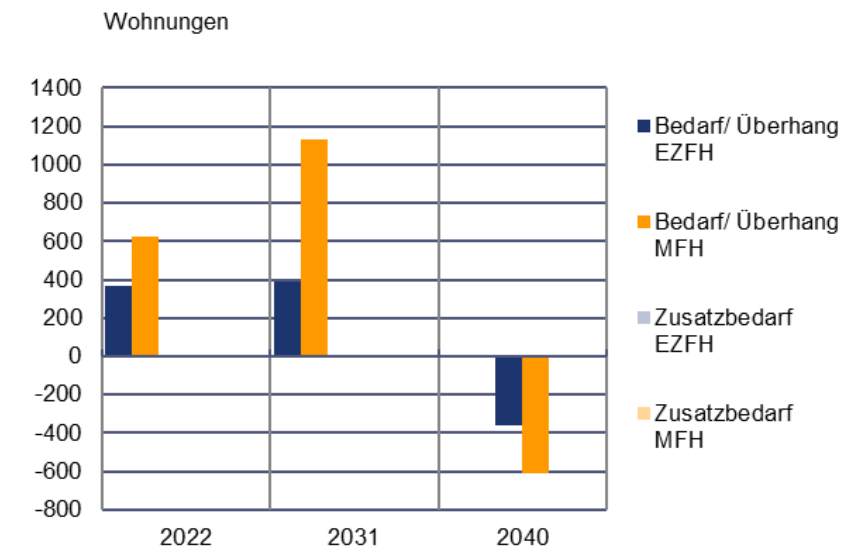
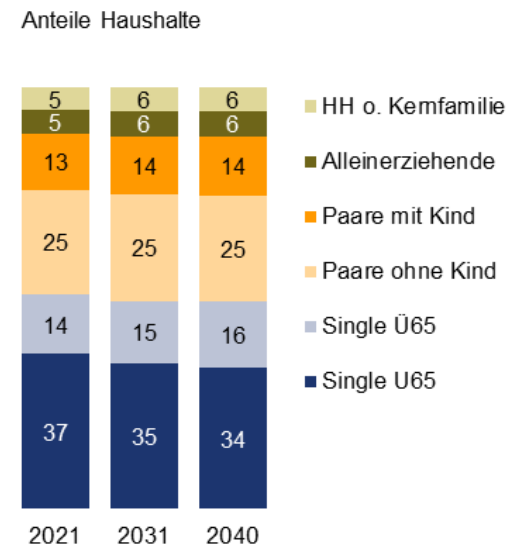
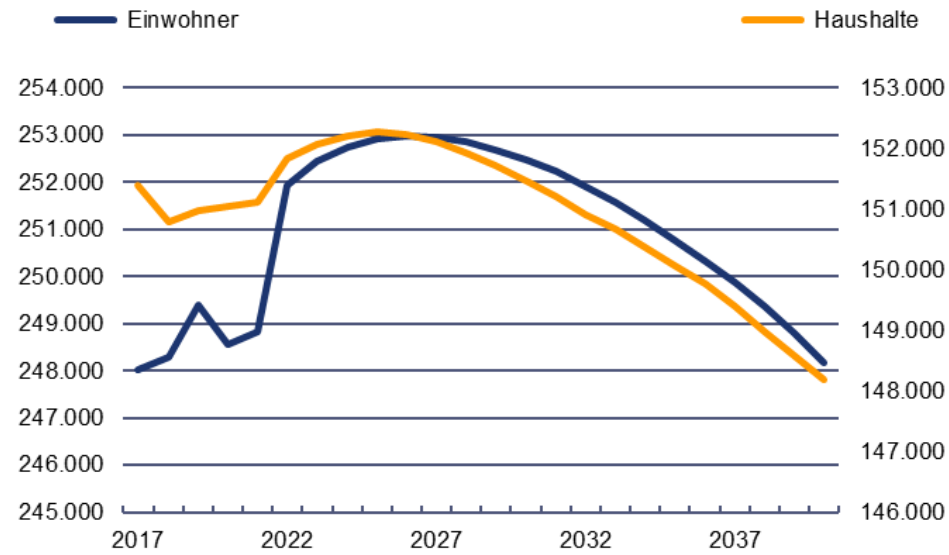
### **→ Schlüsselergebnisse**

- Neue Bevölkerungsprognose fällt in vielen Gemeinden positiver aus als vorige Prognose
- Langfristig wird Bevölkerung durch demografischen Wandel dennoch sinken
- Zukunft des Wohnens liegt im Bestand, denn: Meist genug Wohnraum vorhanden, aber schlecht verteilt
- Bei großer Nachfrage reicht Neubau nicht, um genug Angebot zu schaffen
- Preise für Eigentum sinken angesichts steigender Zinsen, sind aber immer noch drei mal so hoch wie 2010
  - Folge: Neuvertragsmieten steigen deutlich
- Wohnkostentreiber: Kosten für Neubau und Modernisierung, Energiekosten, Finanzierung und Bauland

**Herausforderung: Bessere Nutzung des bestehenden Wohnraums zu bezahlbaren Preisen**

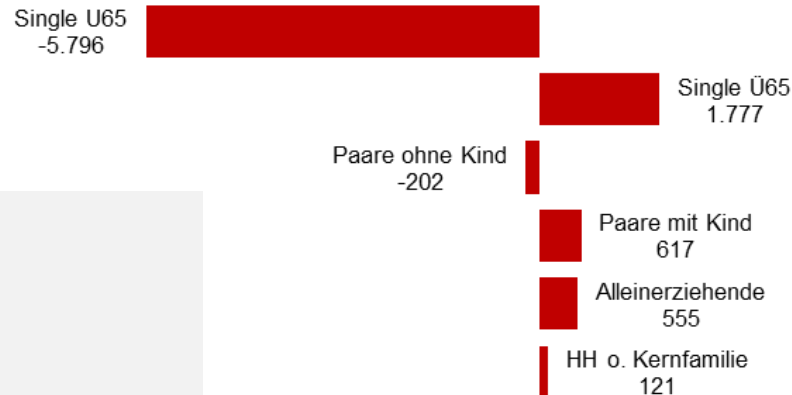
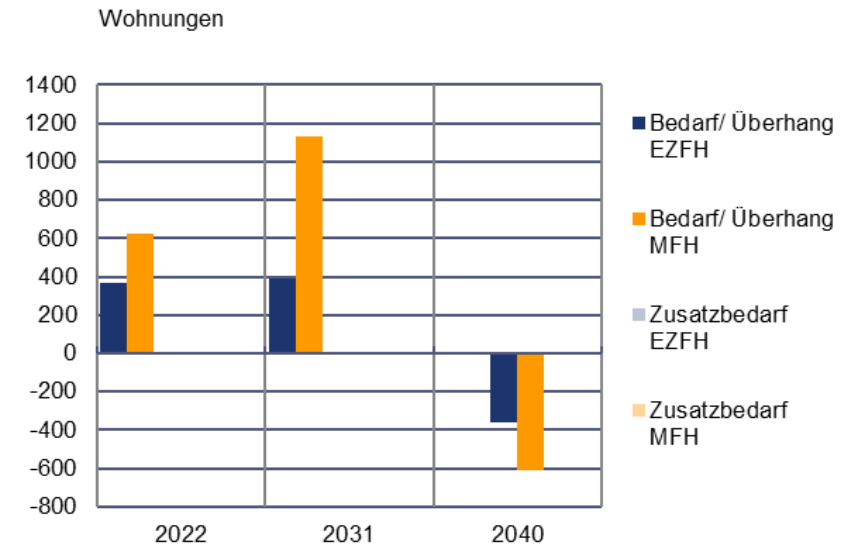
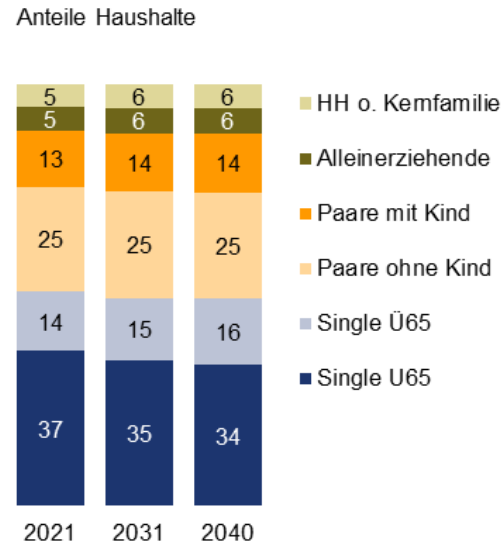
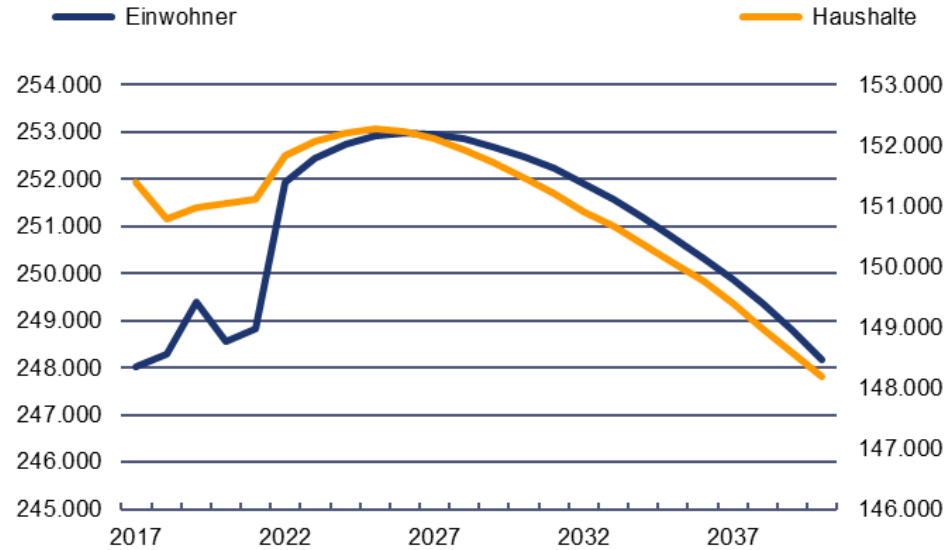
# Braunschweig

## Niedriger Bedarf an Geschosswohnungen

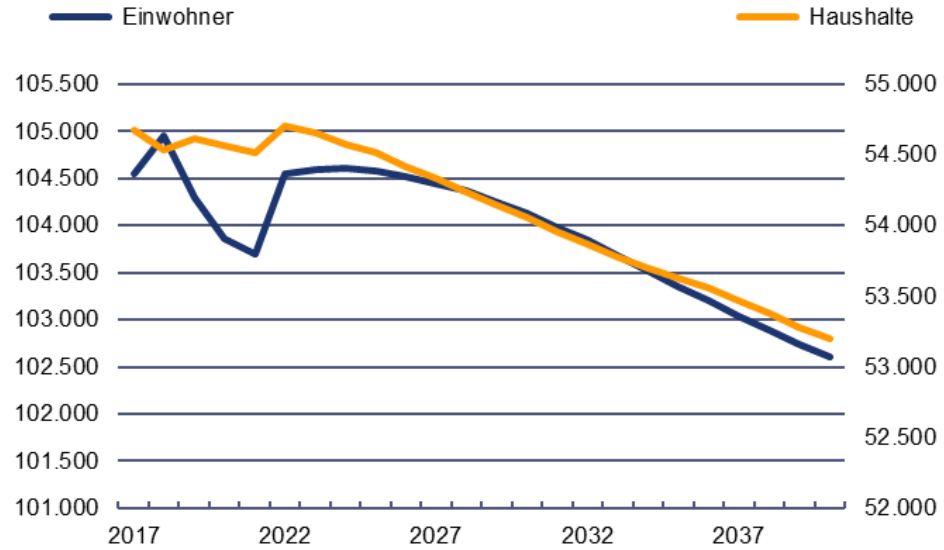


# Braunschweig

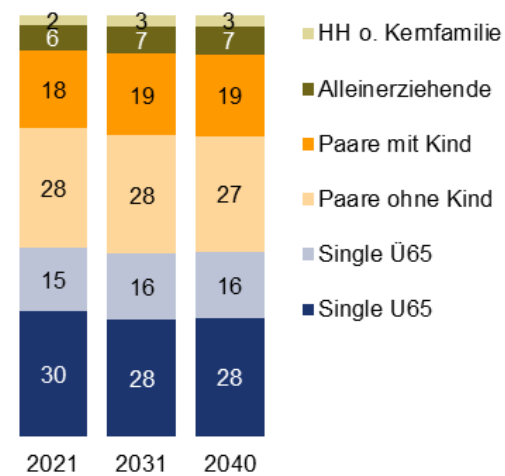
## Niedriger Bedarf an Geschosswohnungen



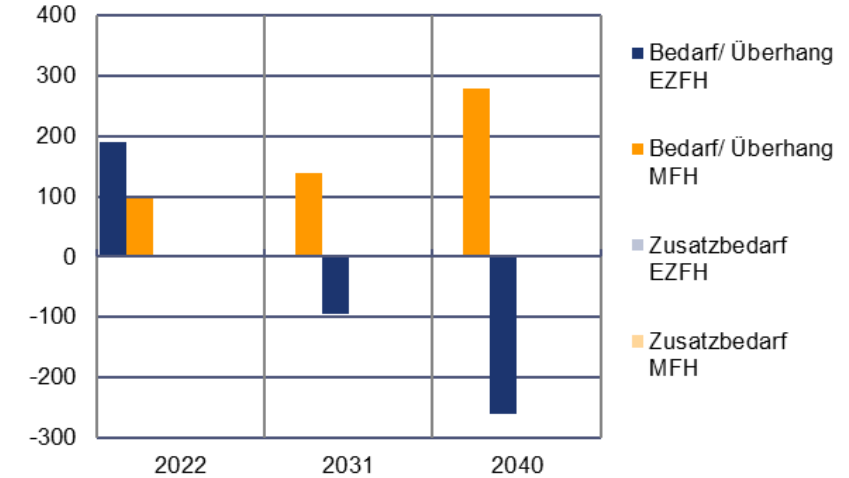
Wohnungsbedarf genau analysieren  
 Ortskerne attraktiv halten  
 Nachhaltig umbauen



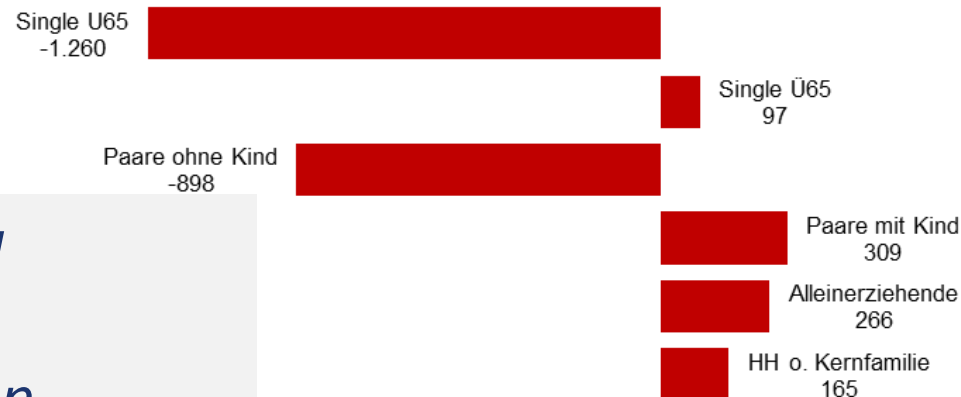
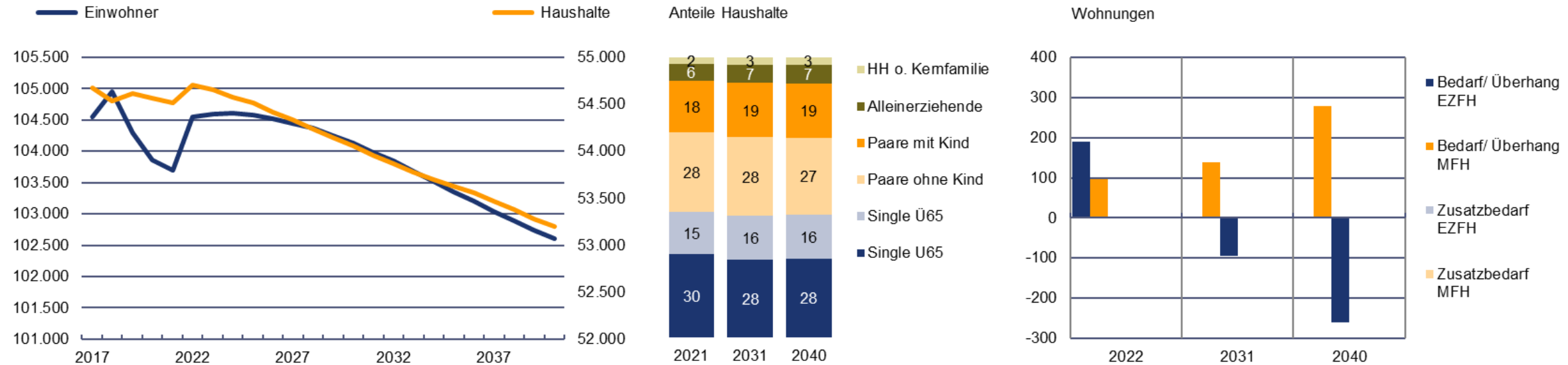
Anteile Haushalte



Wohnungen



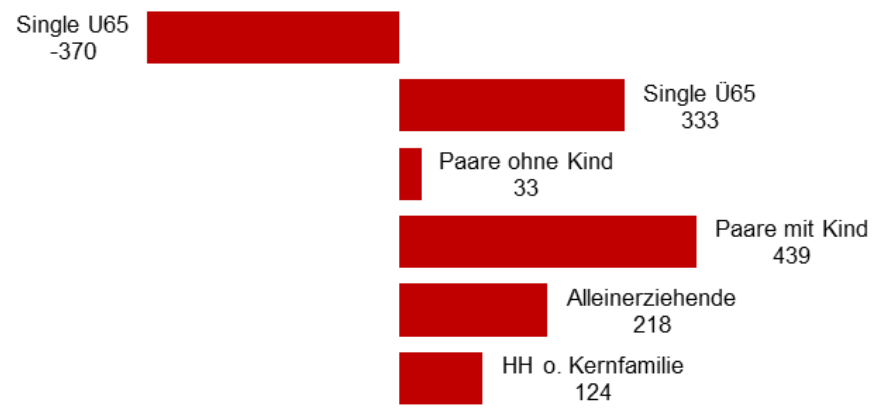
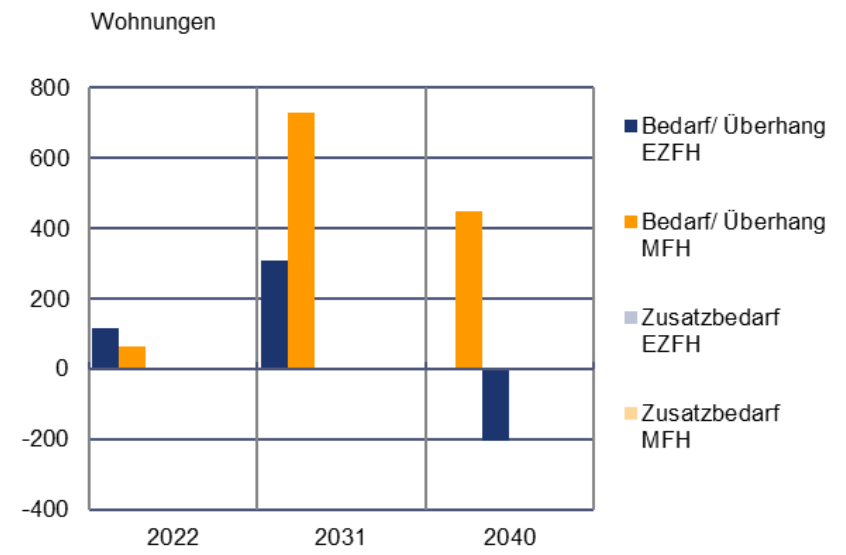
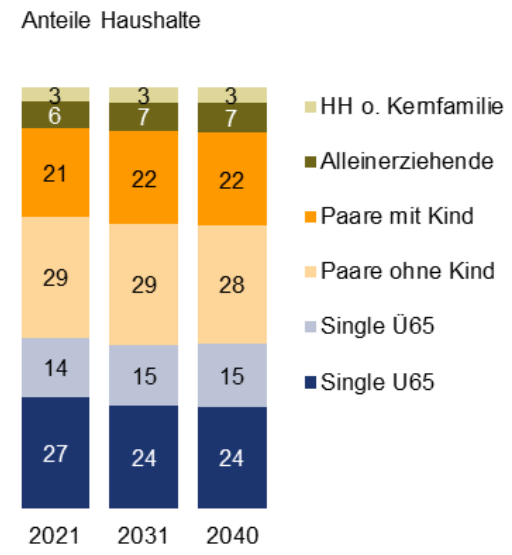
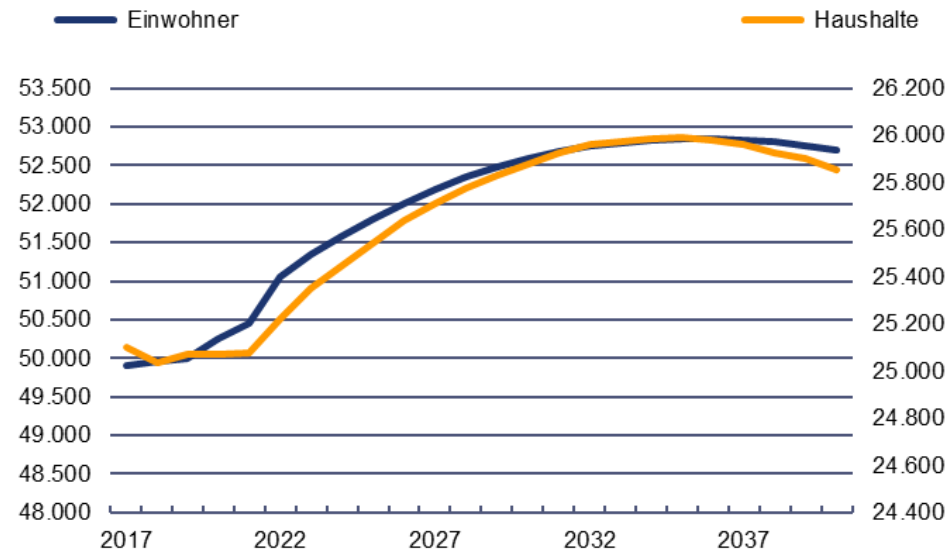
## Niedriger Bedarf an Geschosswohnungen



*Wohnungsbedarf genau analysieren*  
*Ortskerne attraktiv halten*  
*Nachhaltig umbauen*

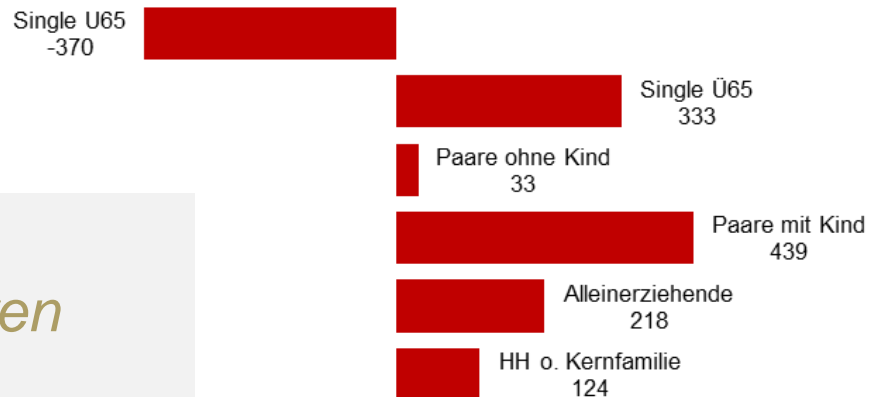
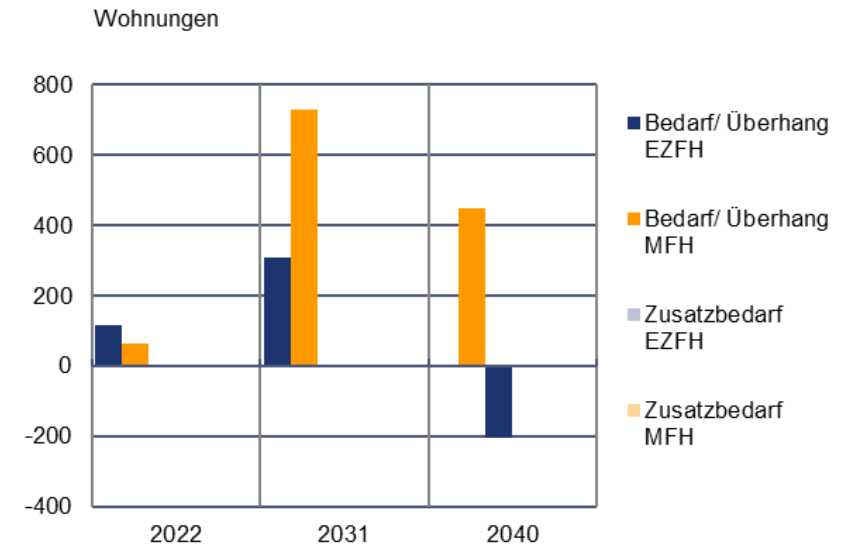
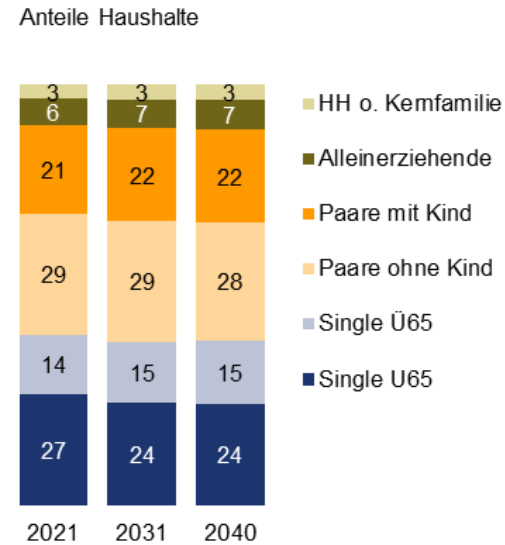
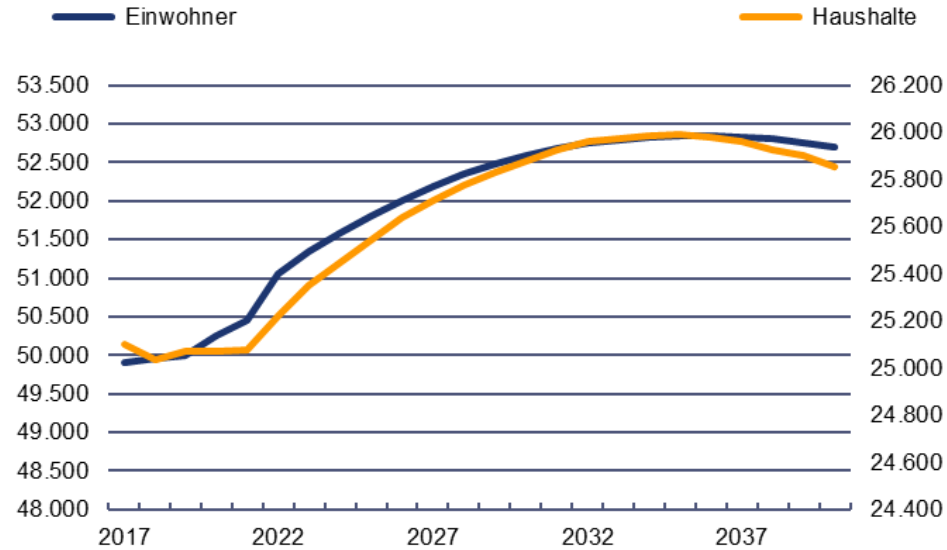
# Peine

## Hoher Bedarf an Geschosswohnungen



# Peine

## Hoher Bedarf an Geschosswohnungen

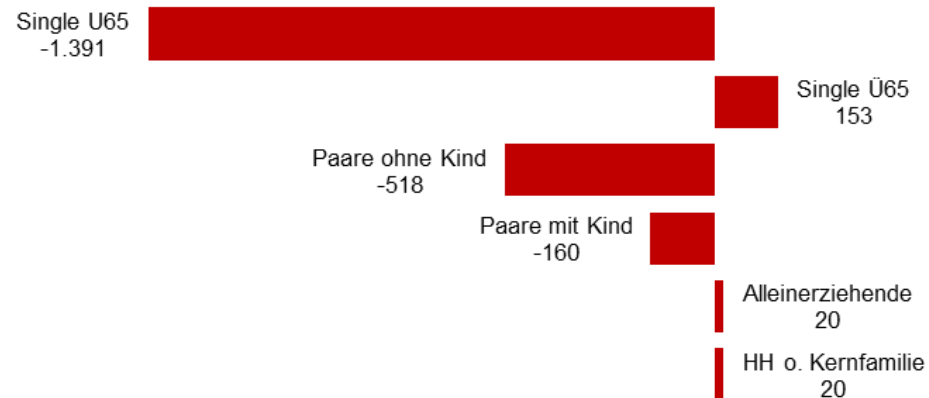
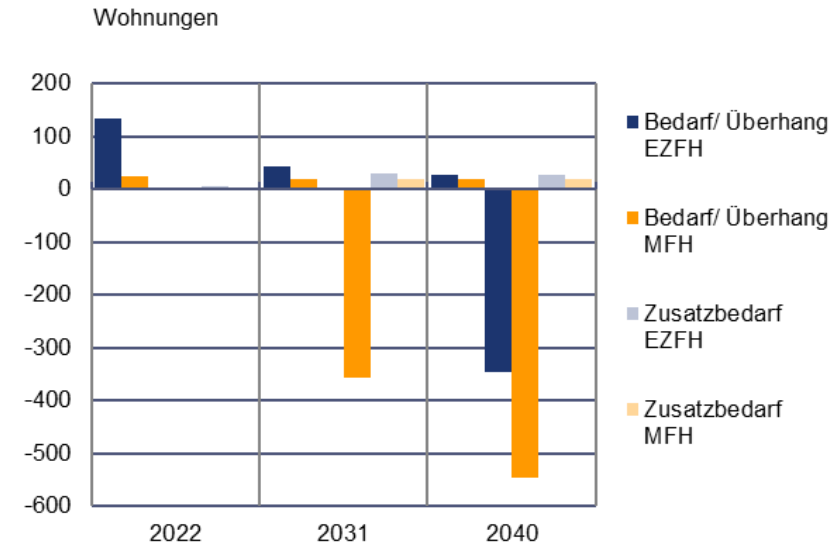
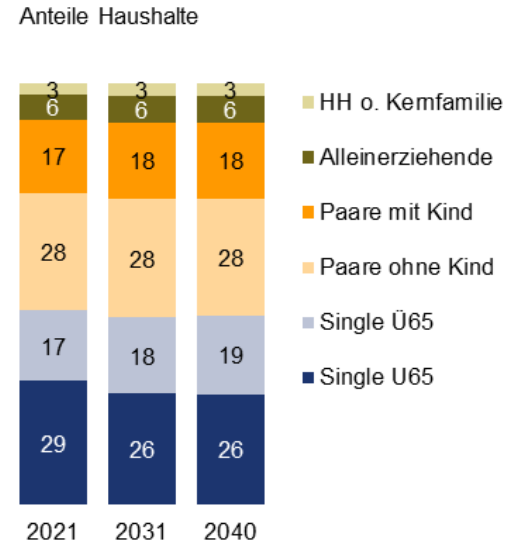
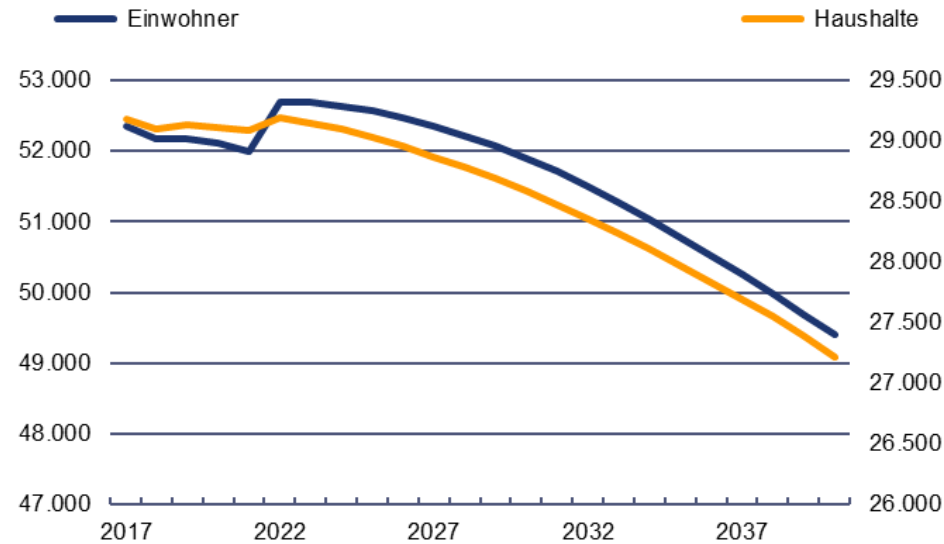


*Innenentwicklung und  
Nachverdichtung priorisieren  
Regional vernetzen  
Umzugsketten fördern*



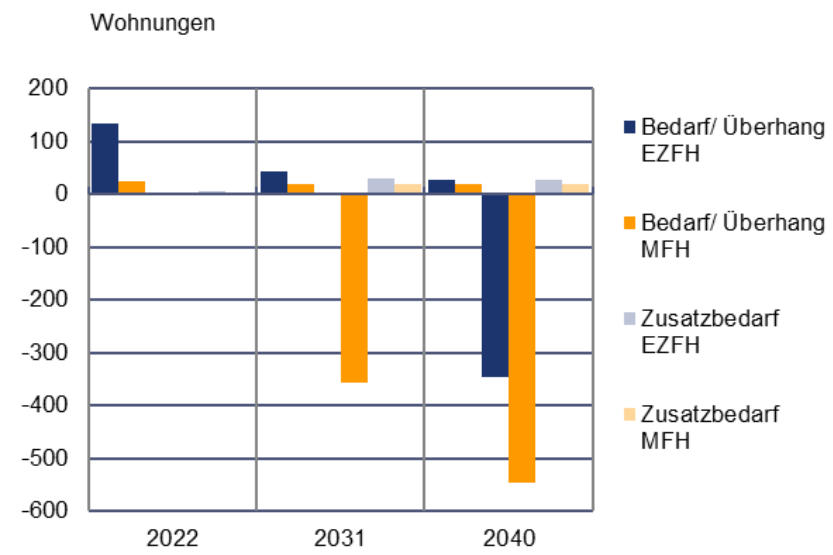
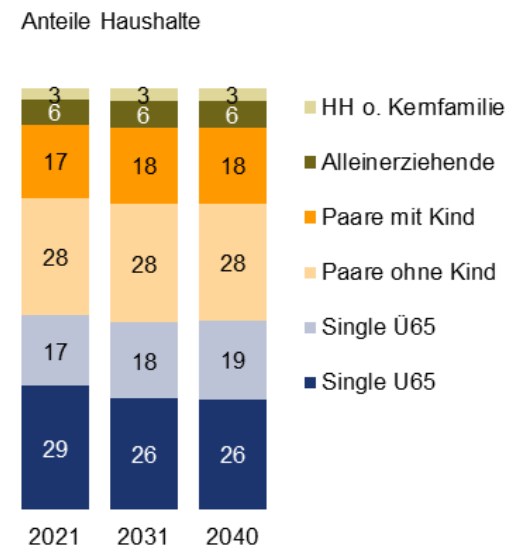
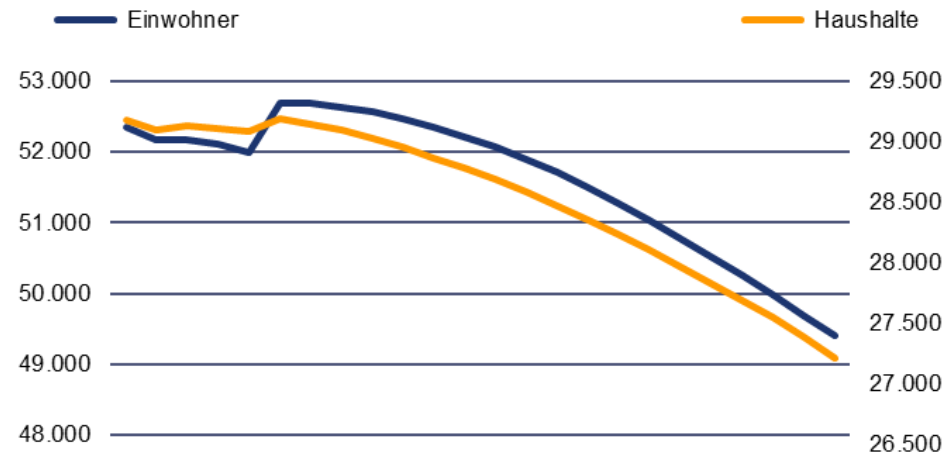
# Wolfenbüttel

## Qualitative Ergänzungsbedarfe



# Wolfenbüttel

## Qualitative Ergänzungsbedarfe

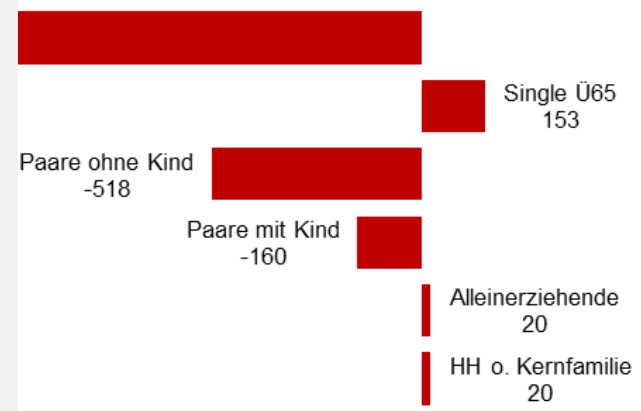


*unangenehme Wahrheiten aussprechen und Transparenz erzeugen*

*bestehende Siedlungen wiederbeleben*

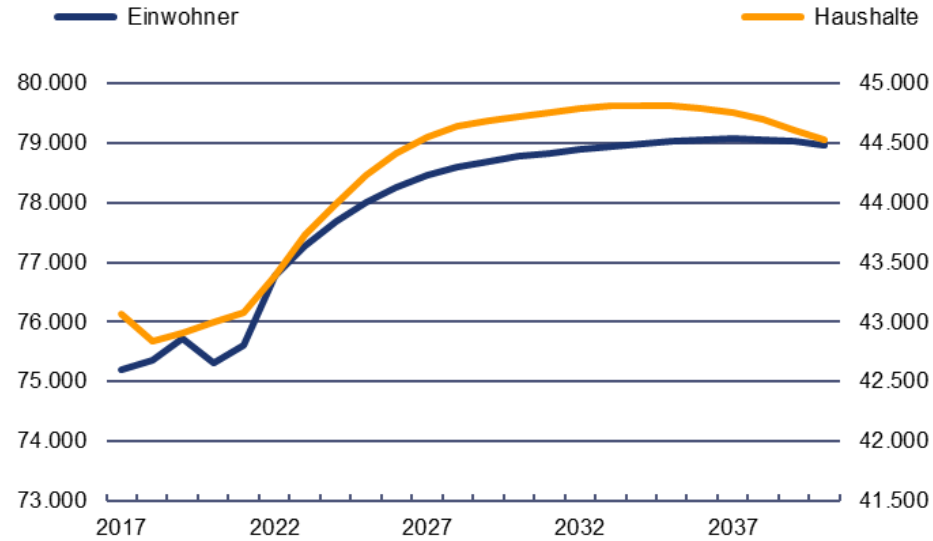
*Ortskerne aufwerten*

*räumliches und funktionales Entwicklungskonzept erstellen*

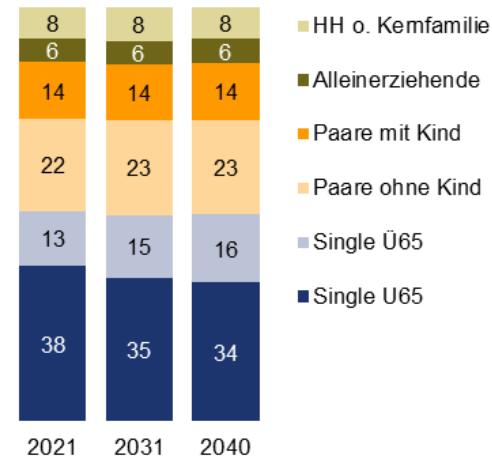


# Hansestadt Lüneburg

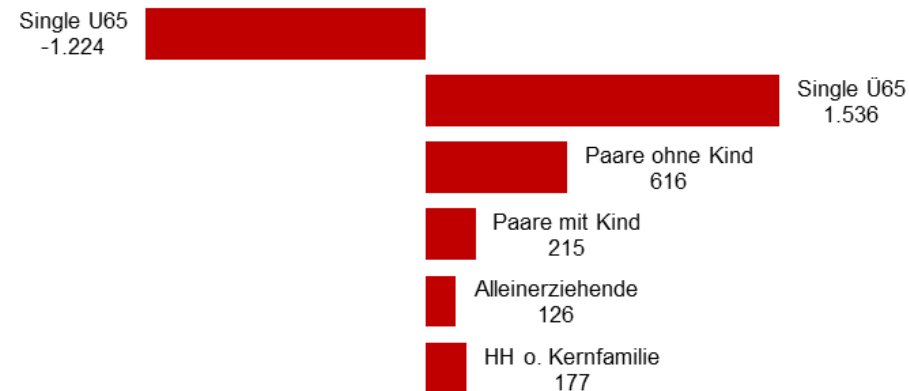
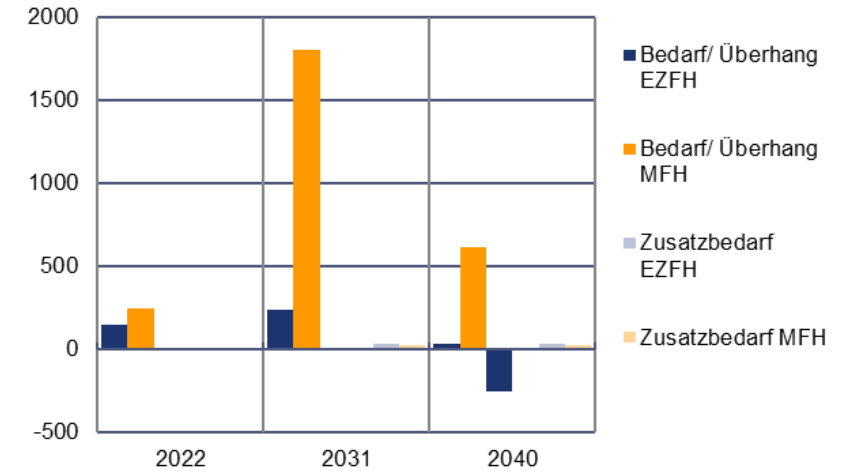
## Hoher Bedarf an Geschosswohnungen



Anteile Haushalte in Prozent

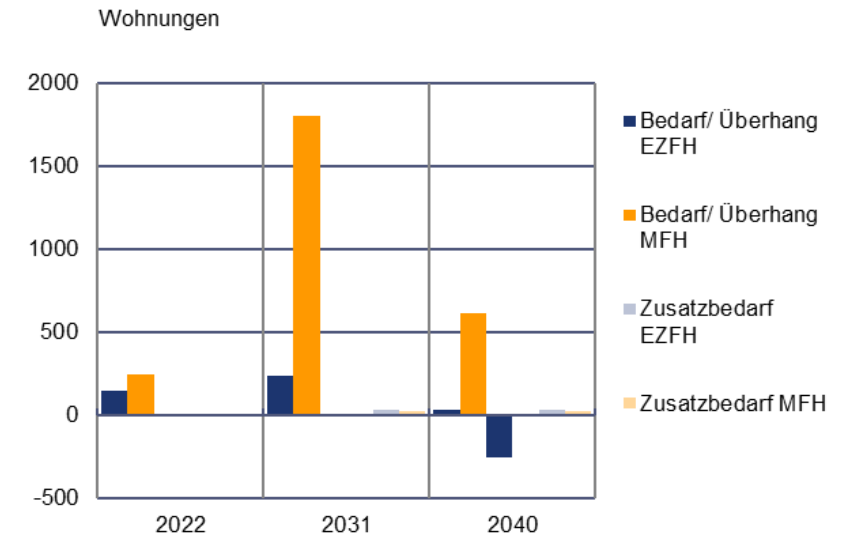
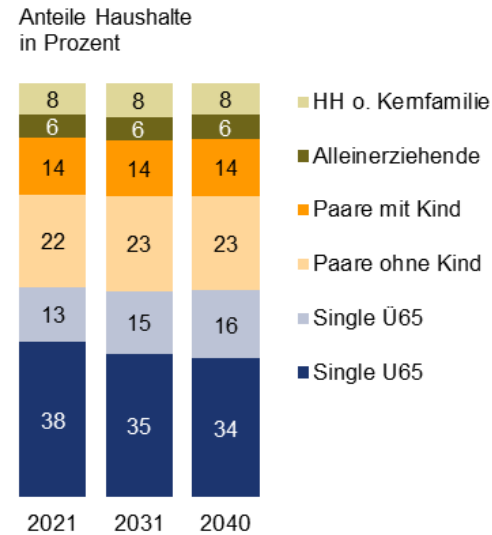
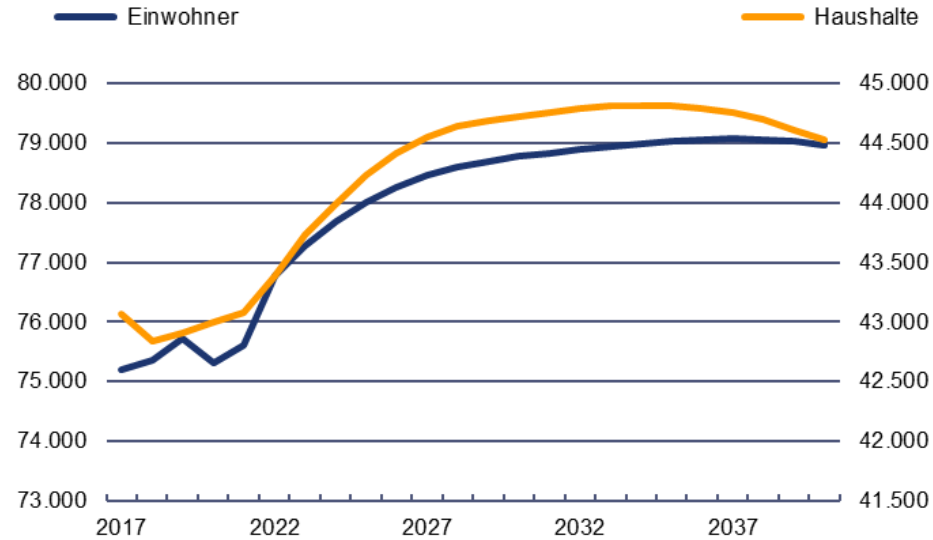


Wohnungen

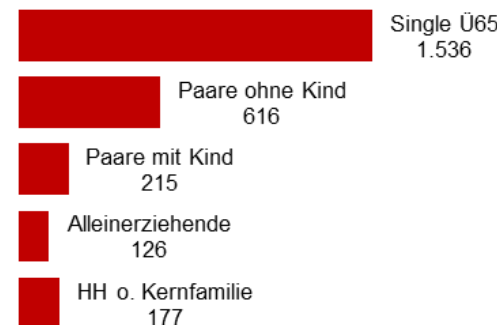


# Hansestadt Lüneburg

## Hoher Bedarf an Geschosswohnungen



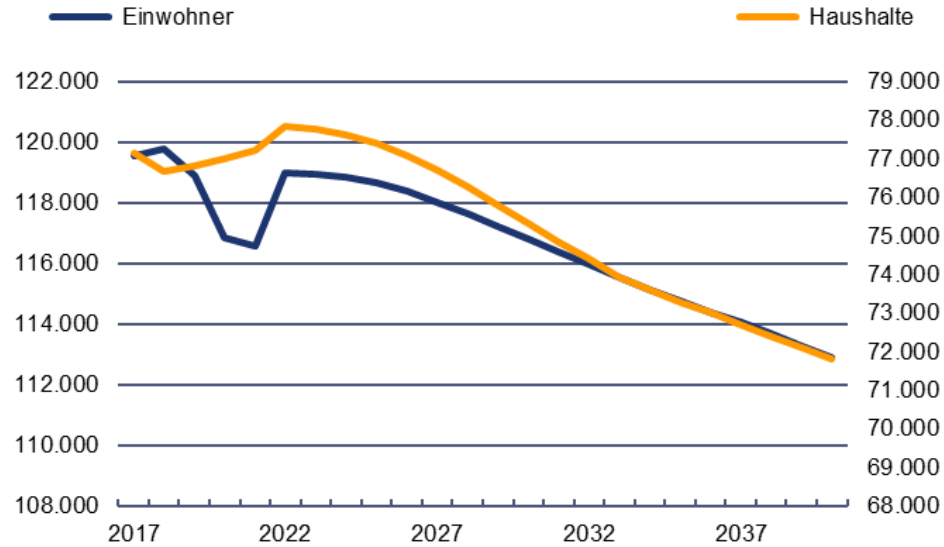
Single U65  
-1.224



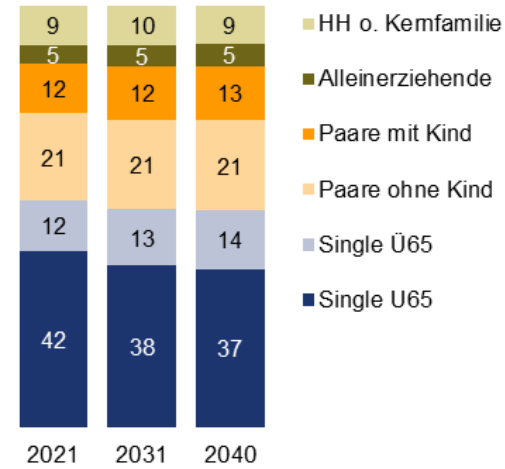
*Innenentwicklung und  
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Regional vernetzen  
Umzugsketten fördern*

# Göttingen

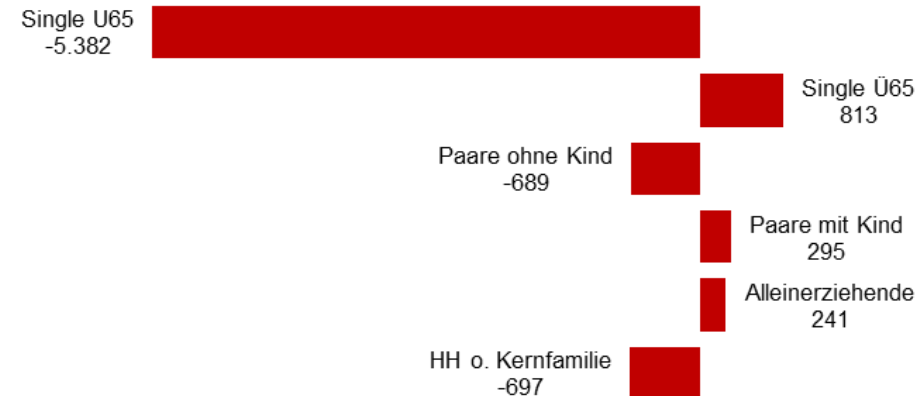
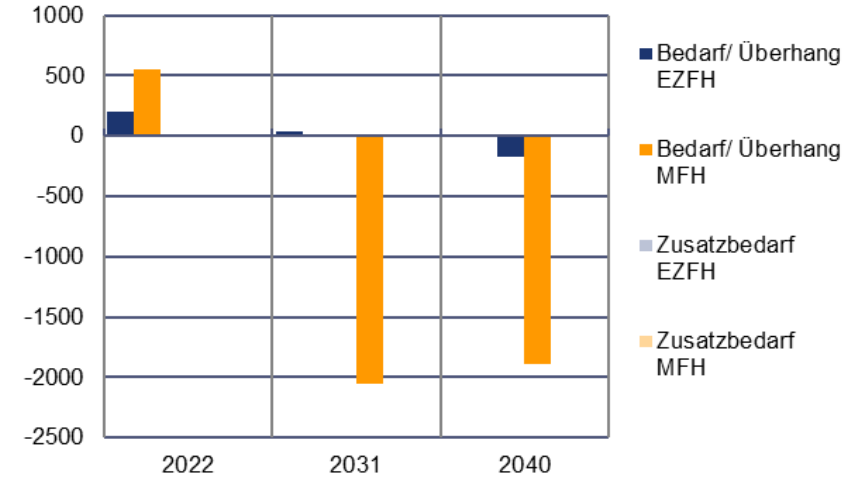
## Qualitative Ergänzungsbedarfe



Anteile Haushalte



Wohnungen

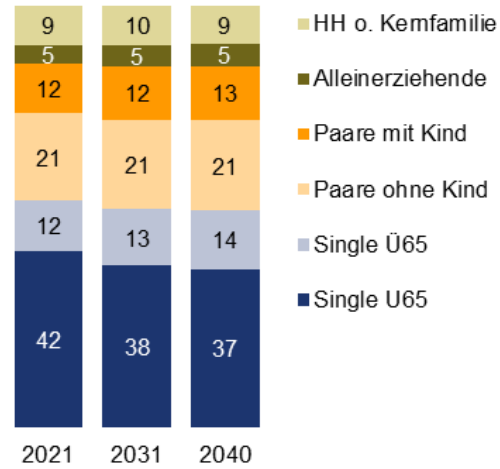


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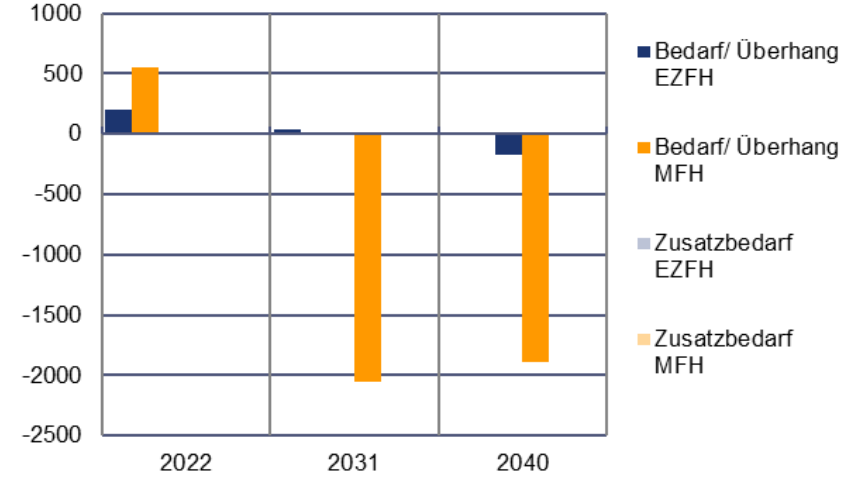
## Qualitative Ergänzungsbedarfe



Anteile Haushalte



Wohnungen

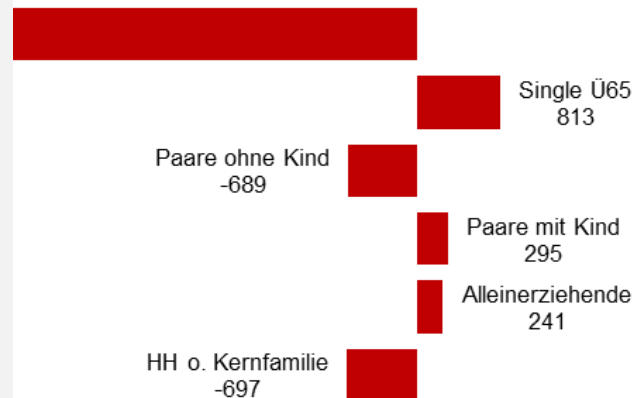


*unangenehme Wahrheiten aussprechen und Transparenz erzeugen*

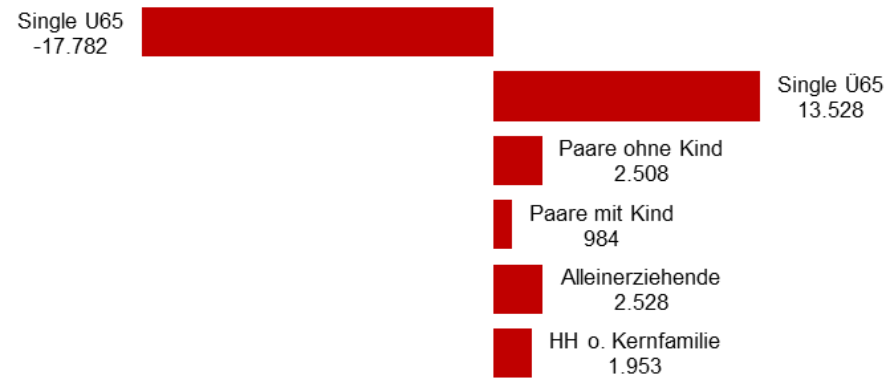
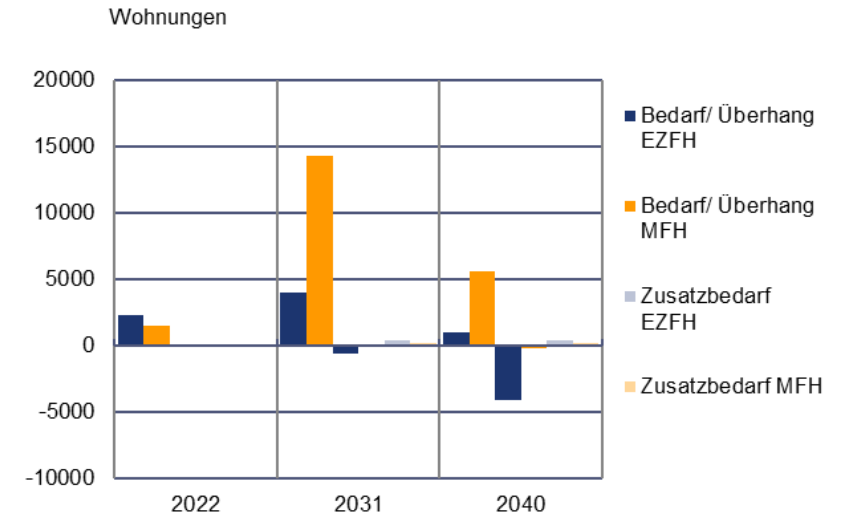
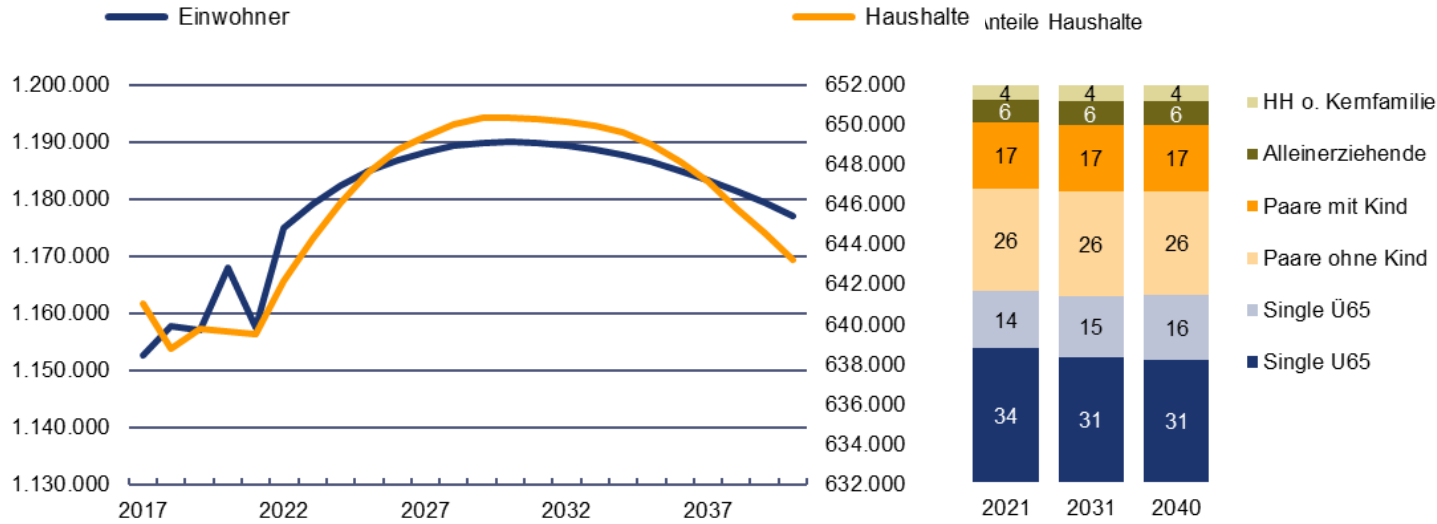
*bestehende Siedlungen wiederbeleben*

*Ortskerne aufwerten*

*räumliches und funktionales Entwicklungskonzept erstellen*

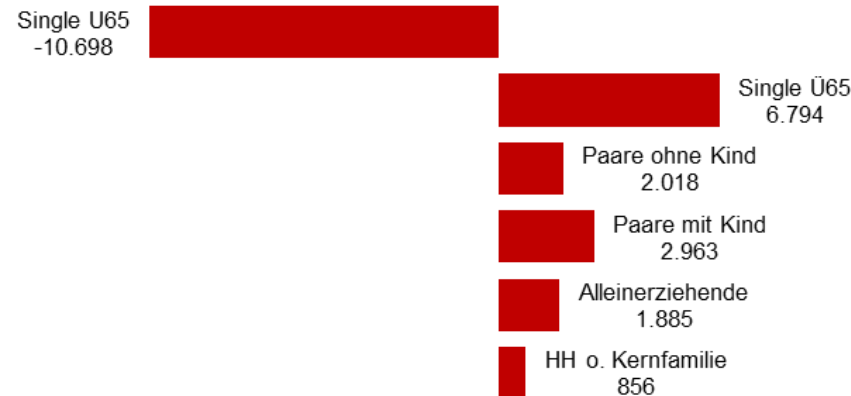
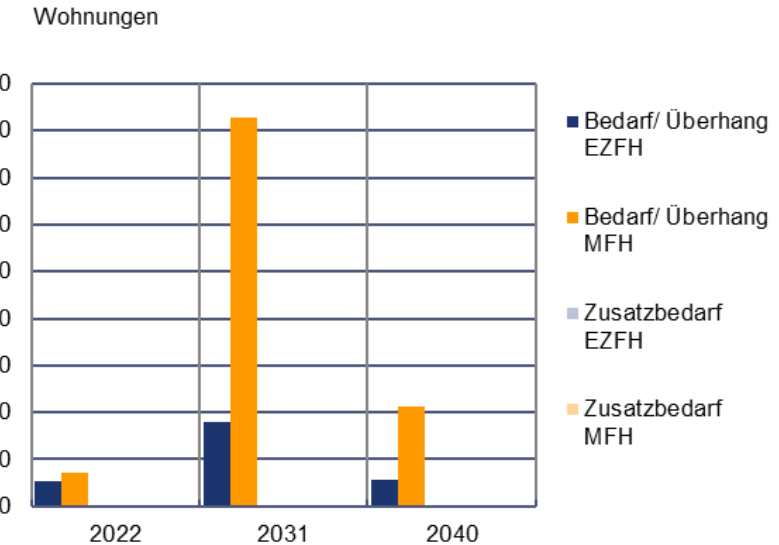
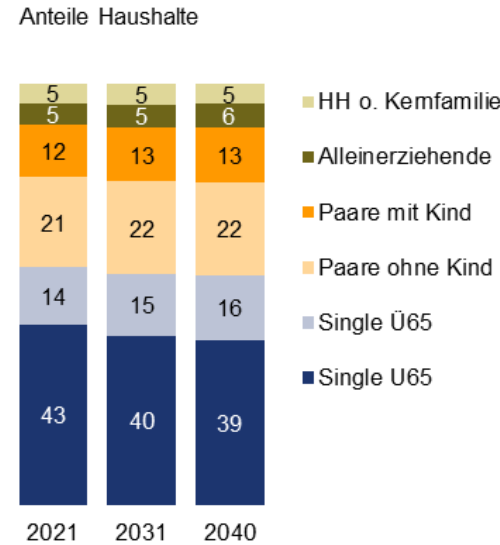
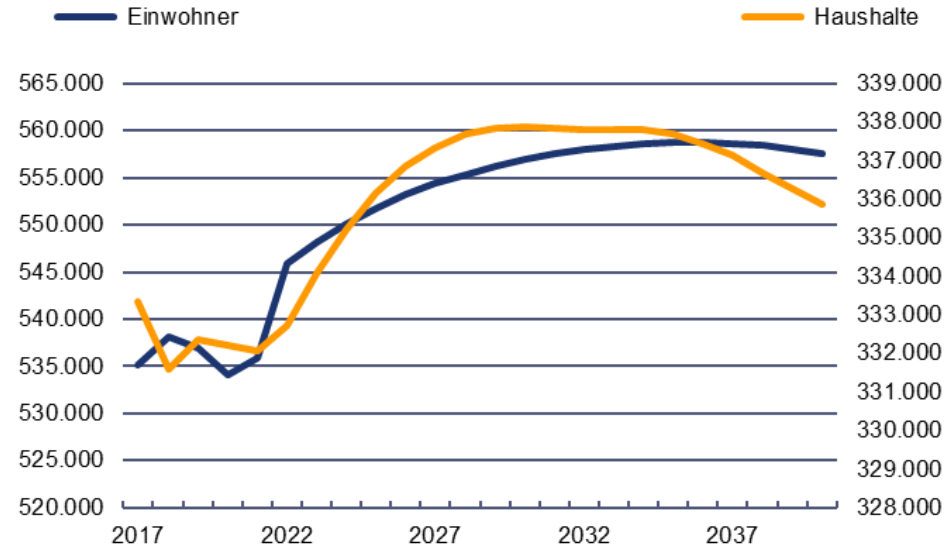


# Region Hannover



# Landeshauptstadt Hannover

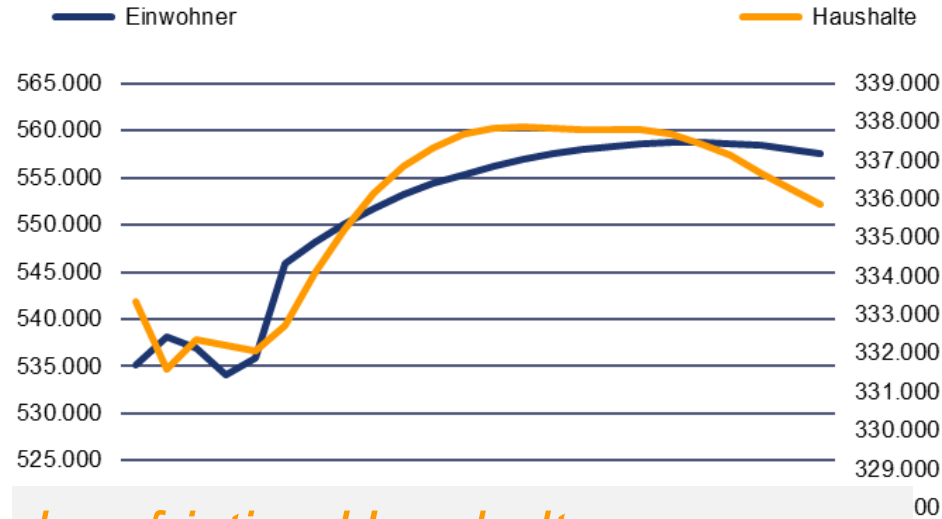
## Hoher Wohnungsbedarf



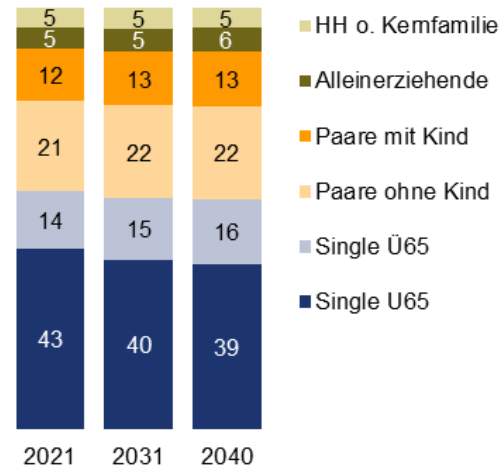


# Landeshauptstadt Hannover

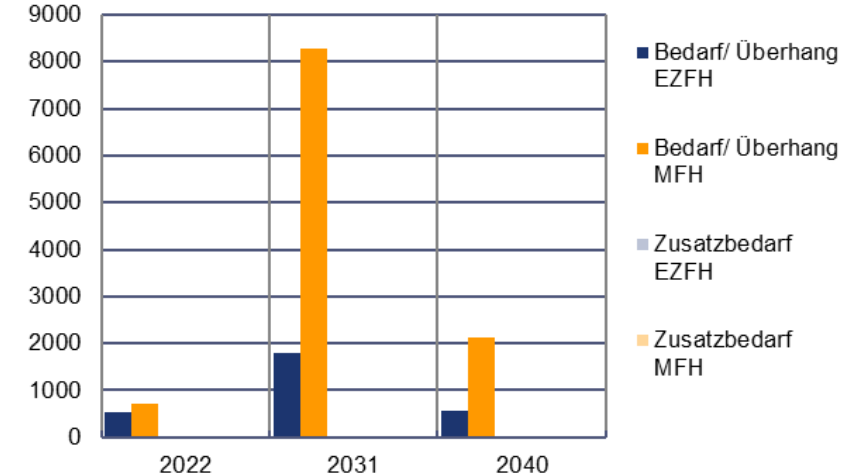
## Hoher Wohnungsbedarf



Anteile Haushalte



Wohnungen

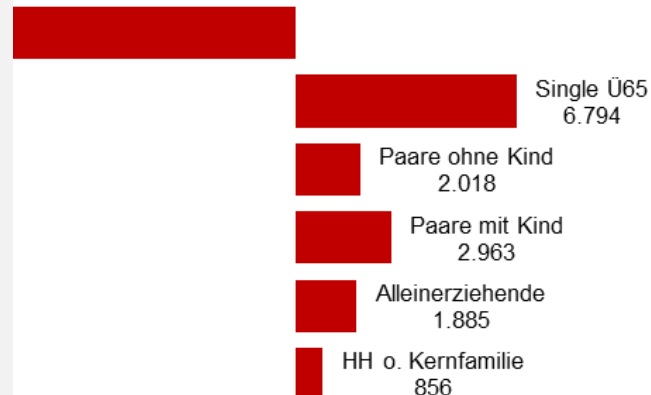


*langfristige Haushaltsprognose als Entscheidungsgrundlage für die Wohnraumversorgung nutzen*

*strukturellen, demografischen Veränderungen beachten*

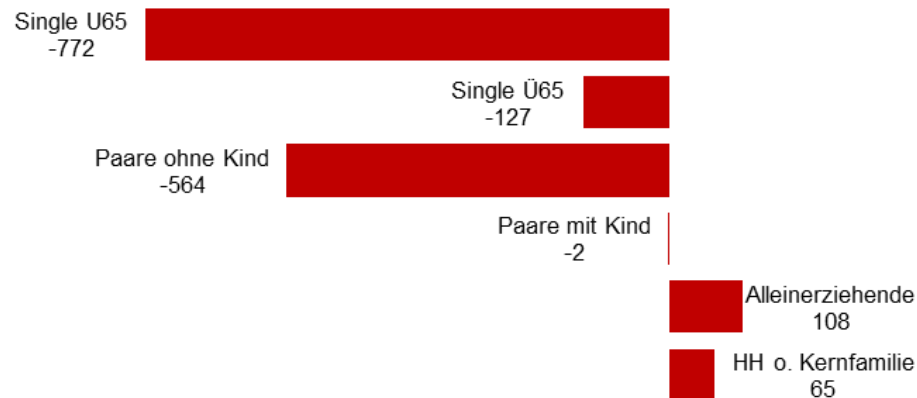
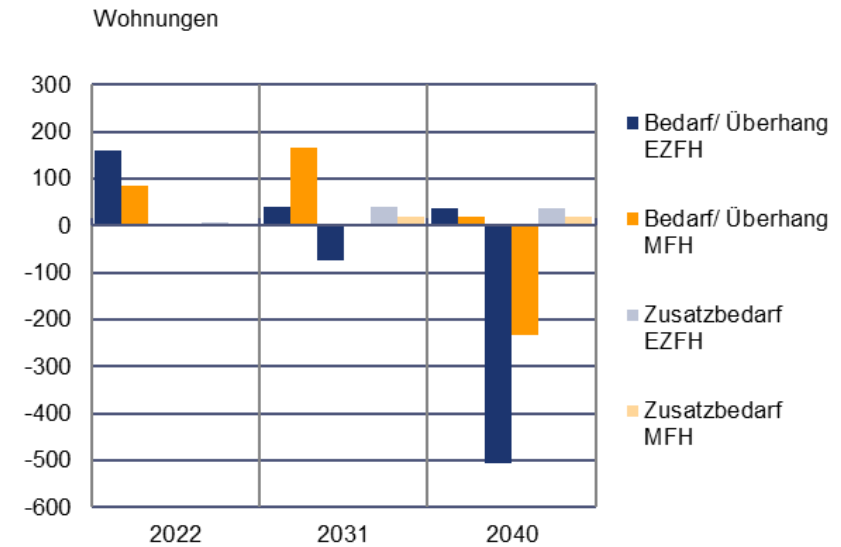
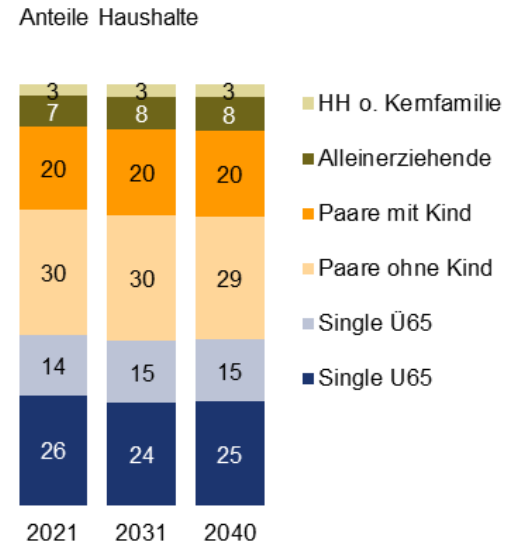
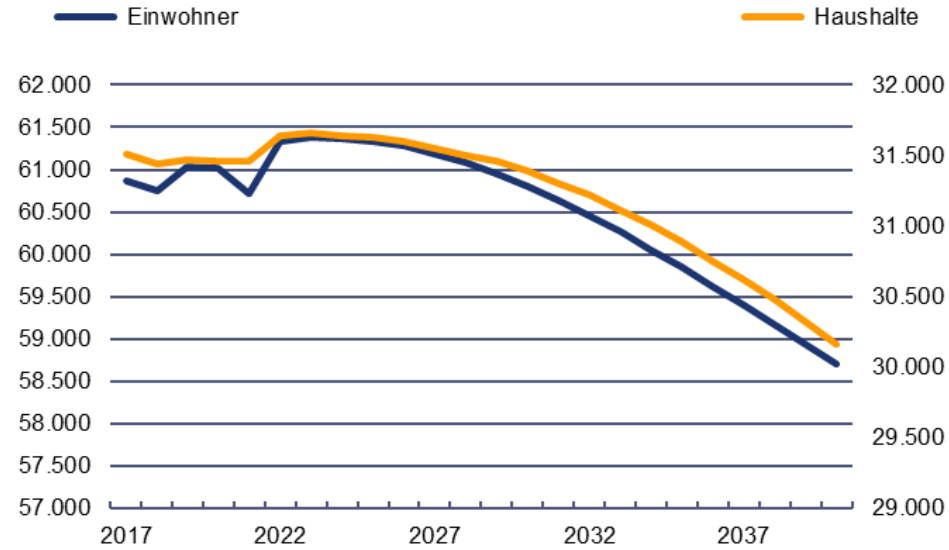
*Relevante Akteure einbeziehen*

*Flächen effizient nutzen*



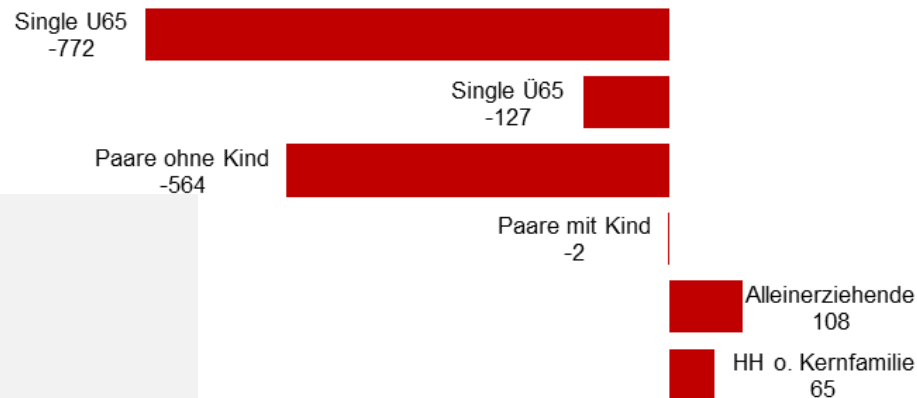
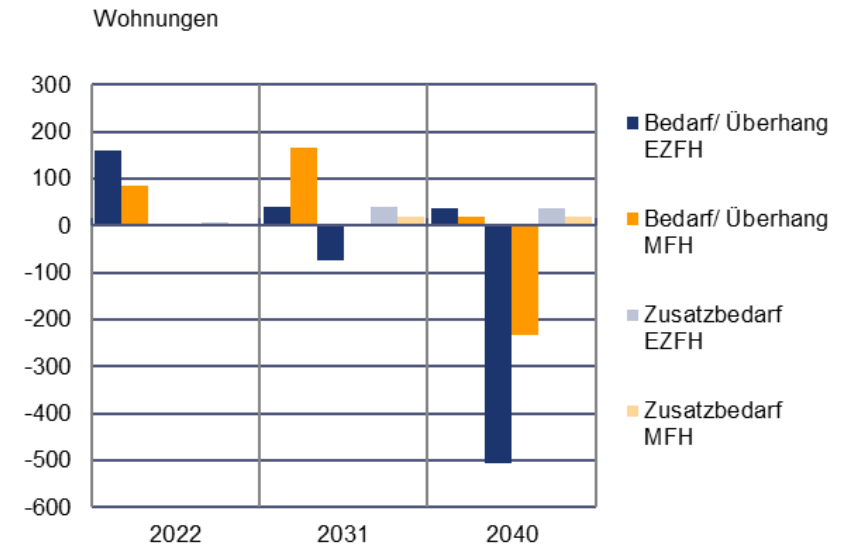
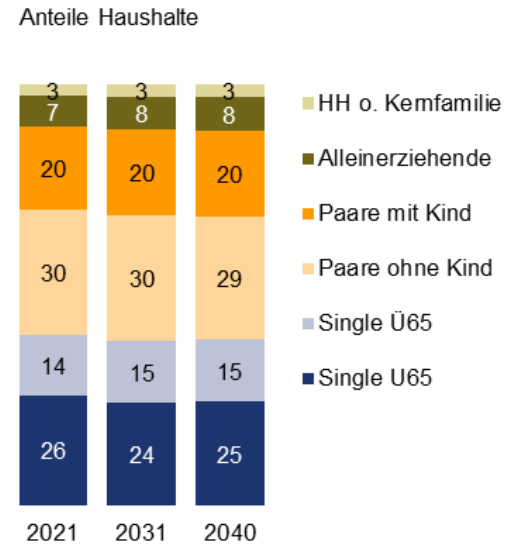
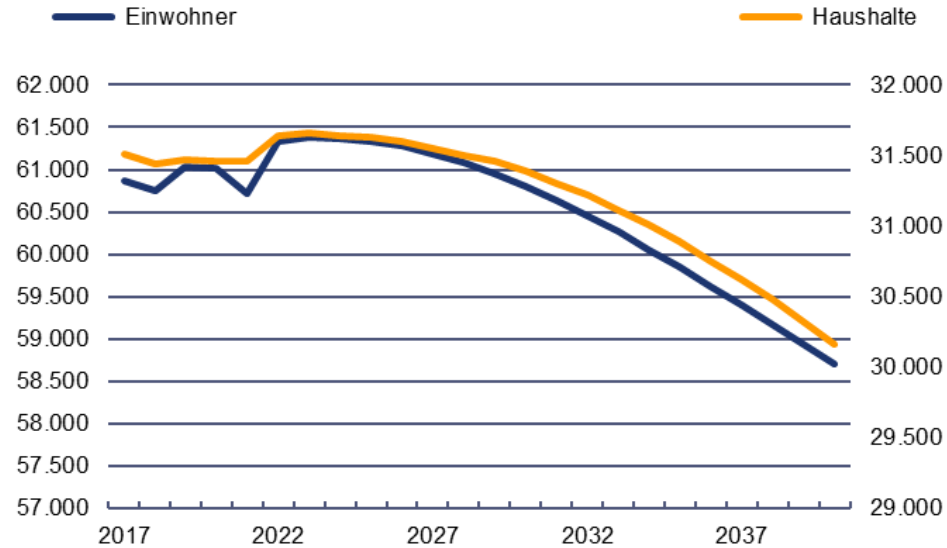
# Garbsen

## Niedriger Bedarf an Geschosswohnungen



# Garbsen

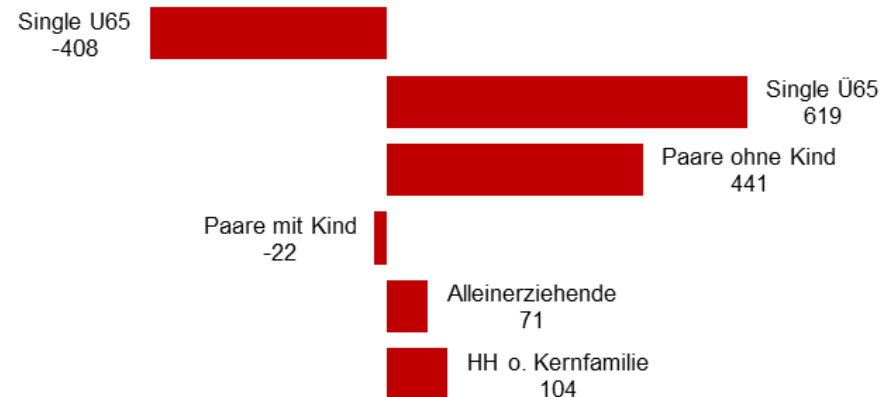
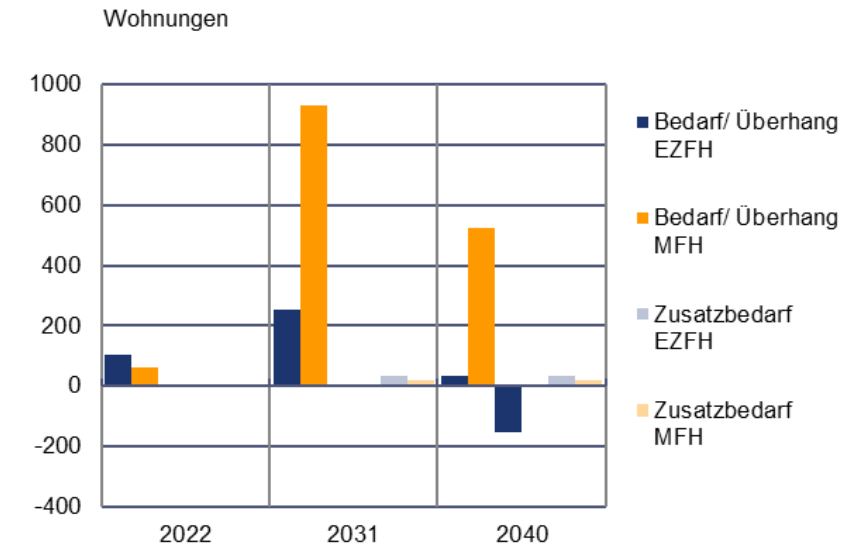
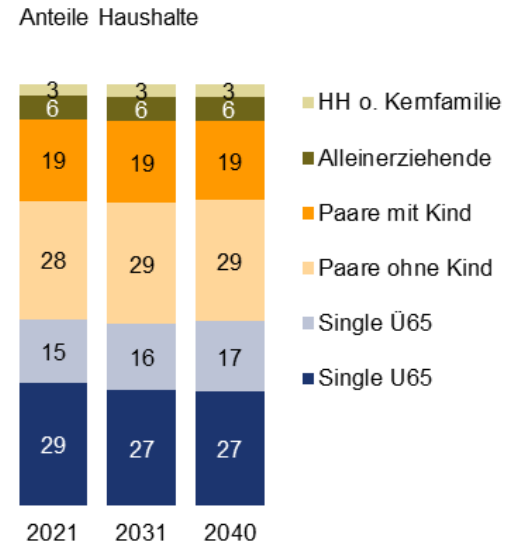
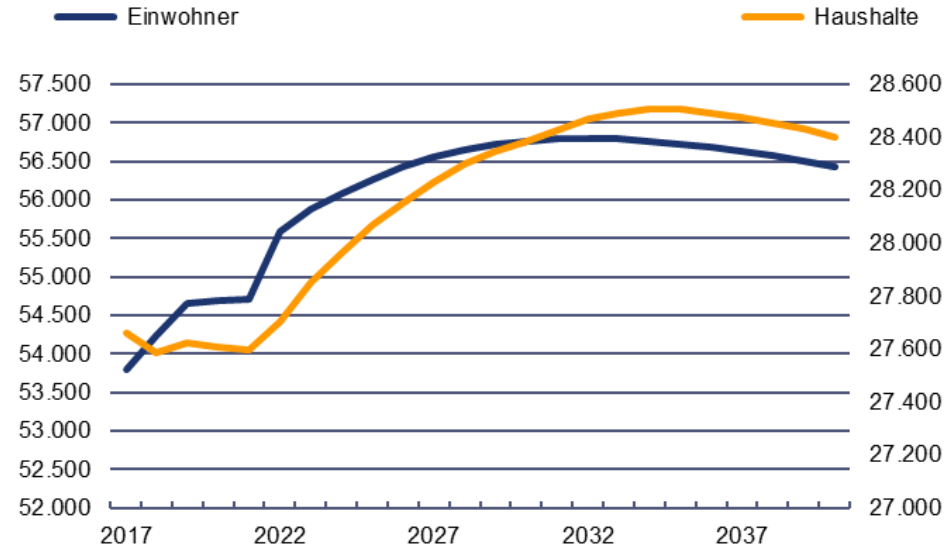
## Niedriger Bedarf an Geschosswohnungen



*Wohnungsbedarf genau analysieren*  
*Ortskerne attraktiv halten*  
*Nachhaltig umbauen*

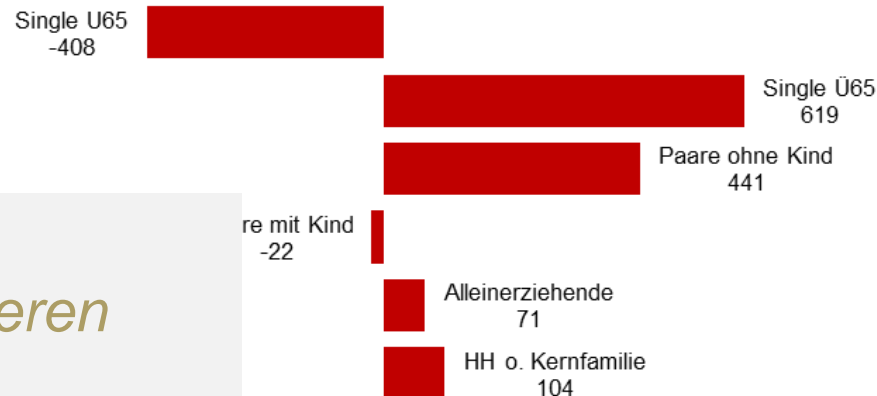
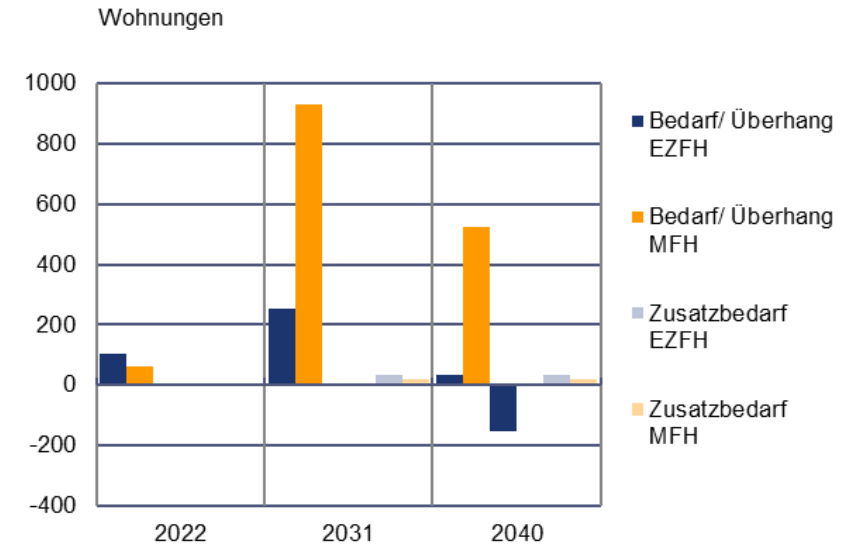
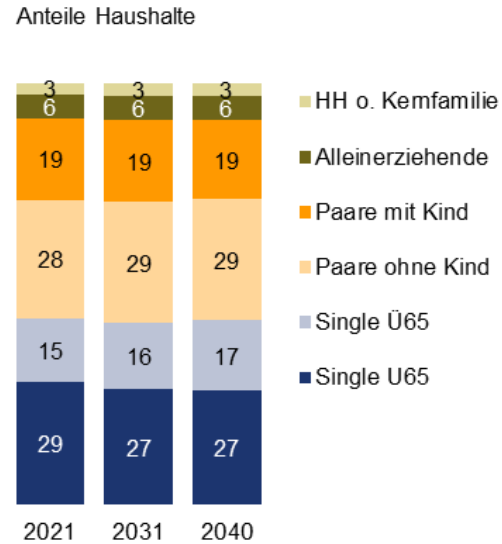
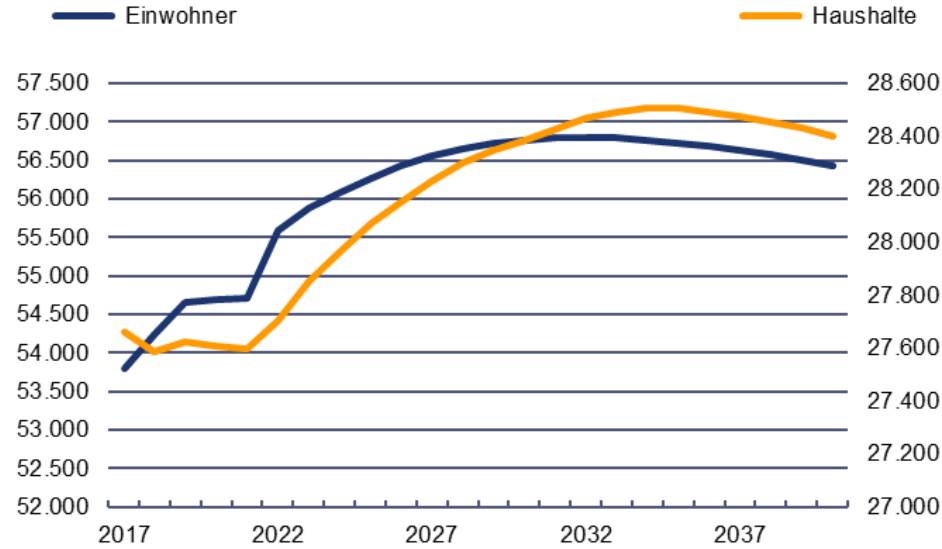
# Langenhagen

## Hoher Bedarf an Geschosswohnungen



# Langenhagen

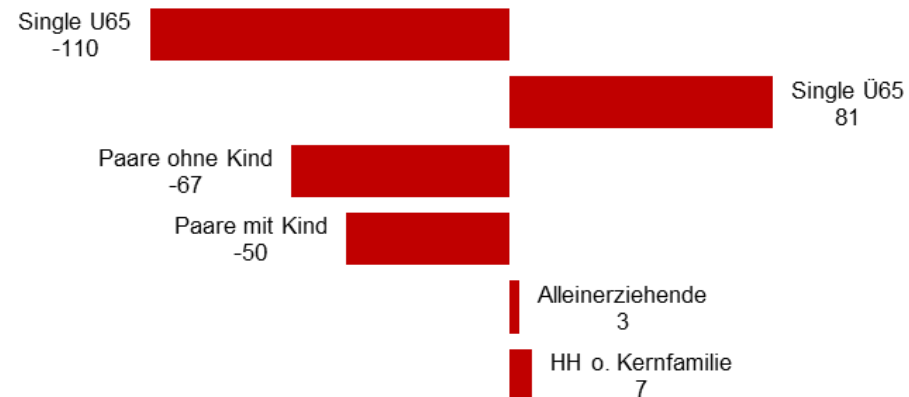
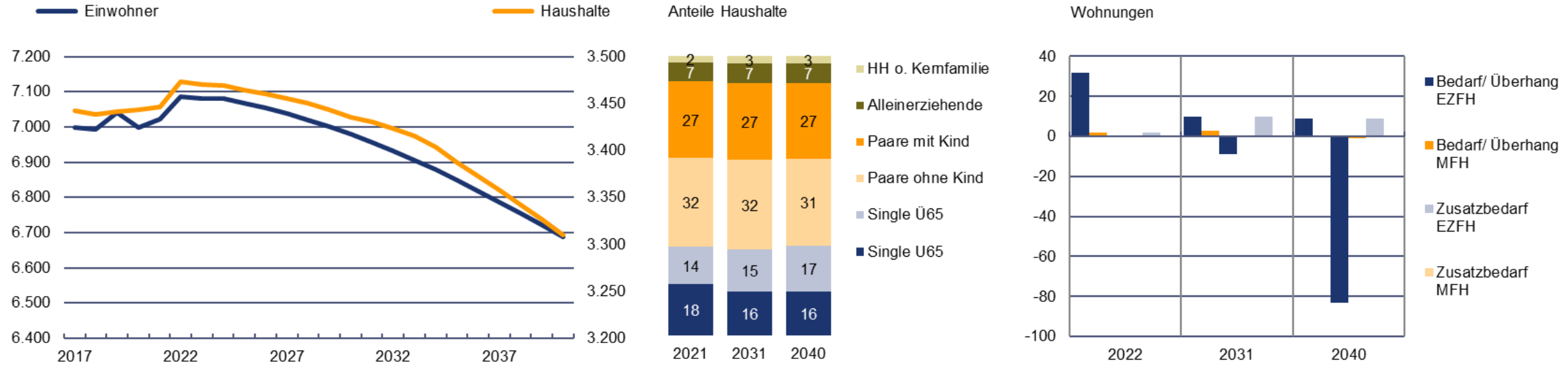
## Hoher Bedarf an Geschosswohnungen



*Innenentwicklung und  
Nachverdichtung priorisieren  
Regional vernetzen  
Umzugsketten fördern*

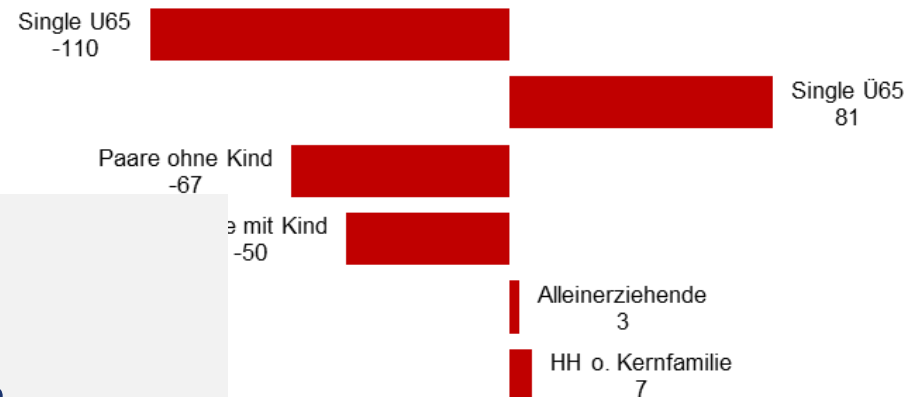
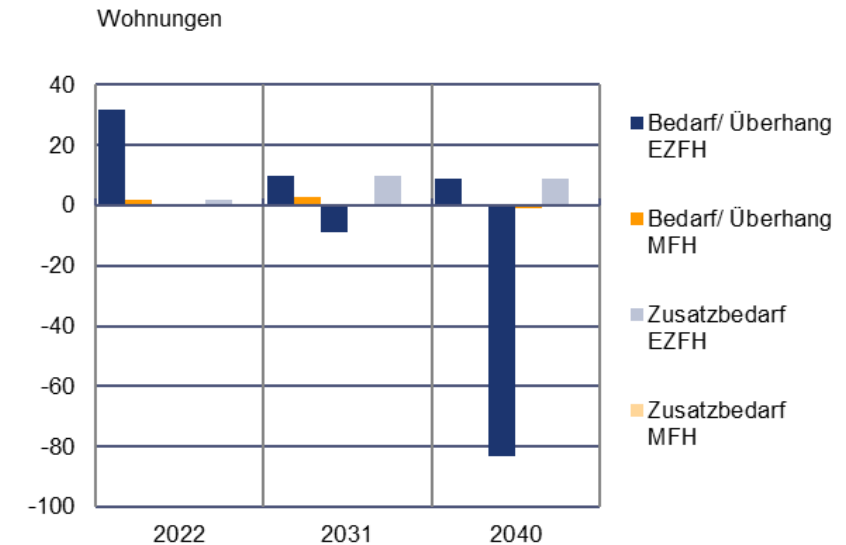
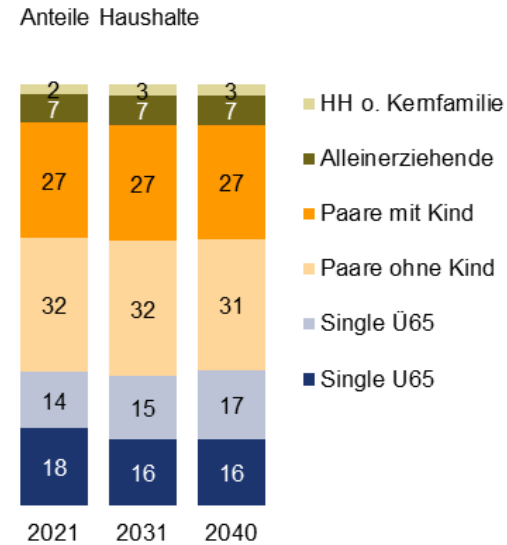
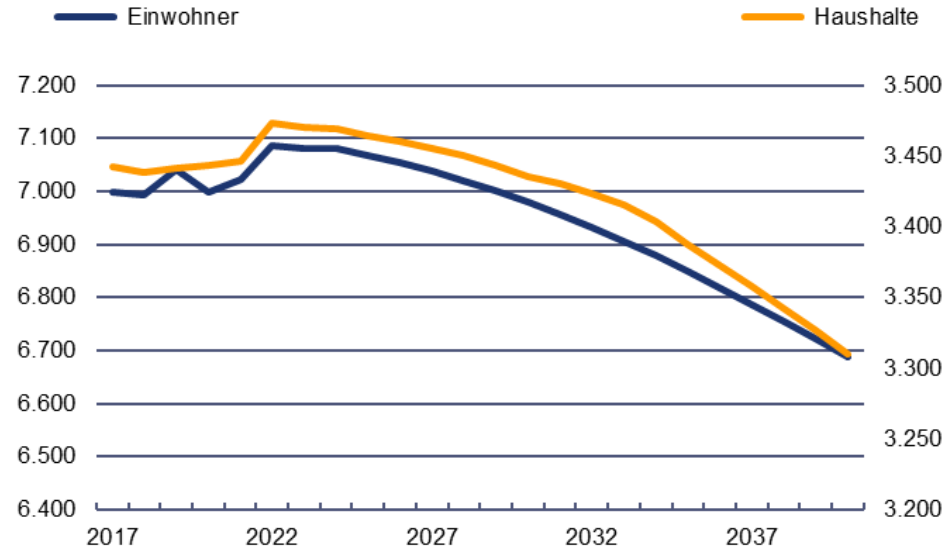
# Coppenbrügge

## Niedriger Bedarf an Geschosswohnungen



# Coppenbrügge

## Niedriger Bedarf an Geschosswohnungen



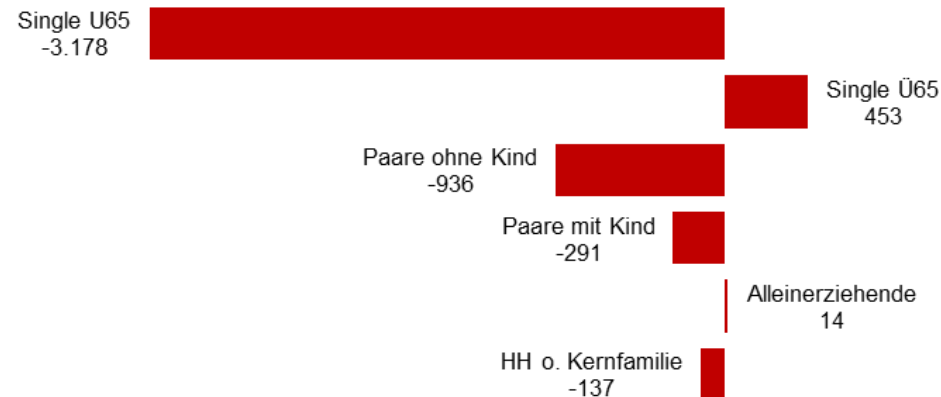
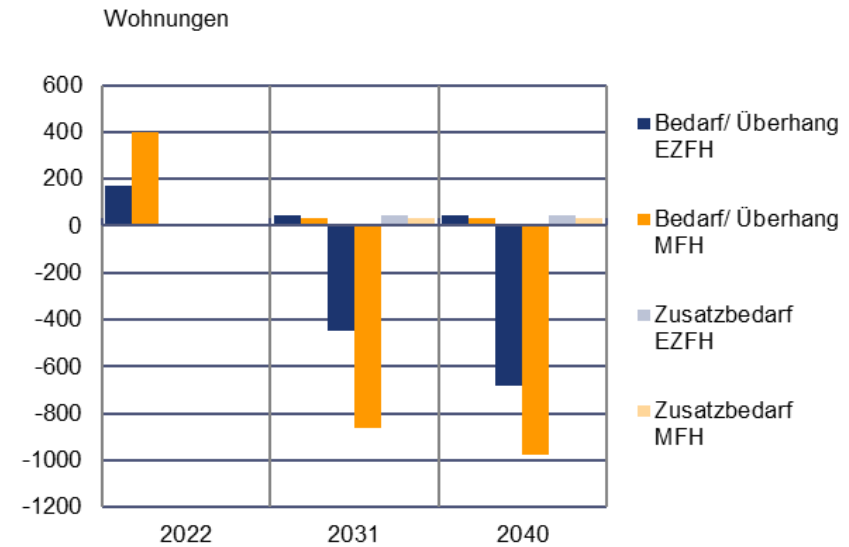
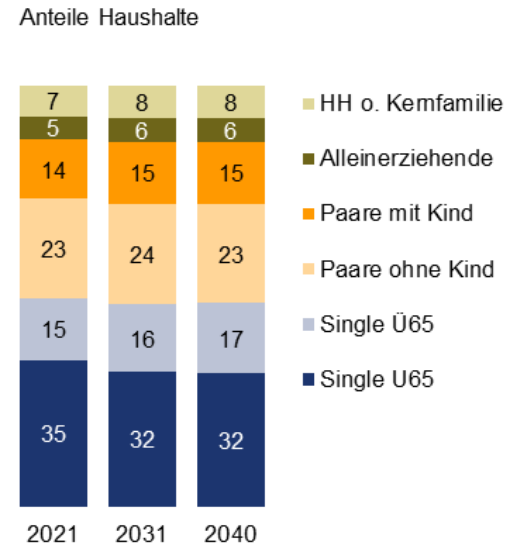
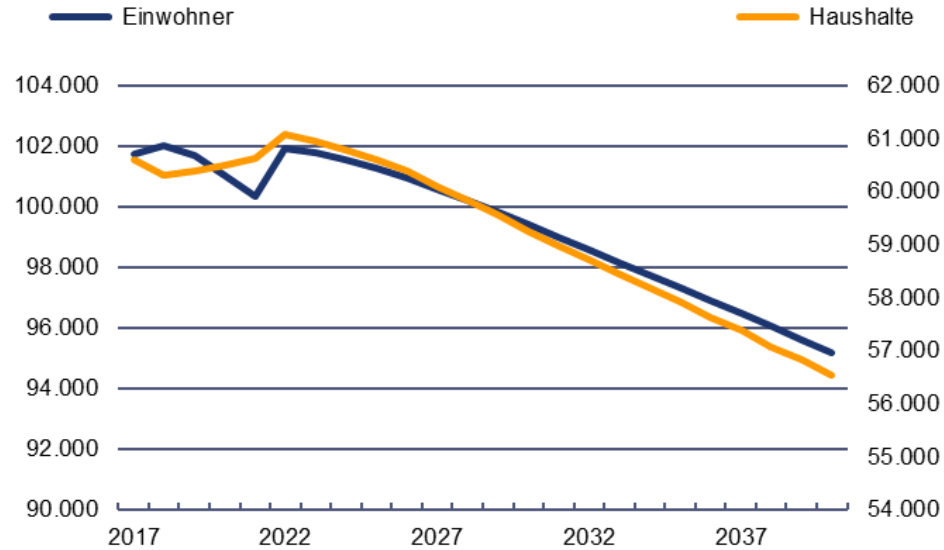
*Wohnungsbedarf genau analysieren*

*Ortskerne attraktiv halten*

*Nachhaltig umbauen*

# Hildesheim

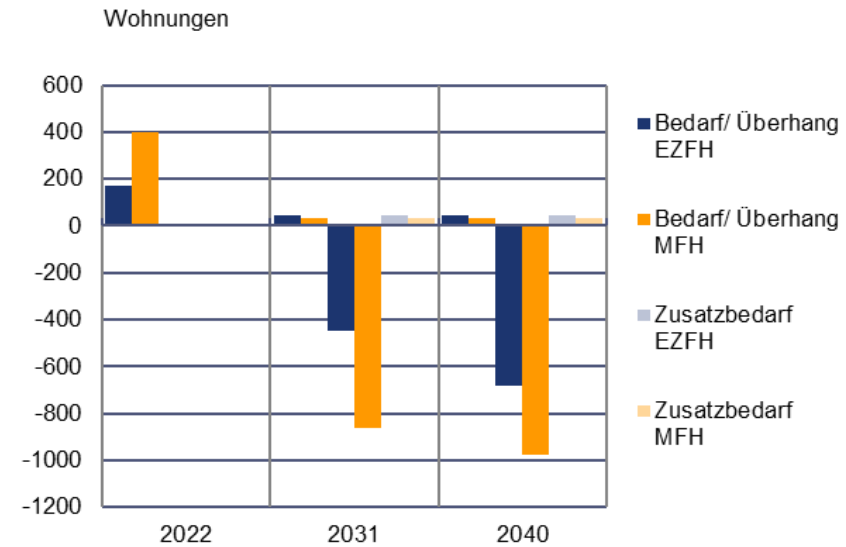
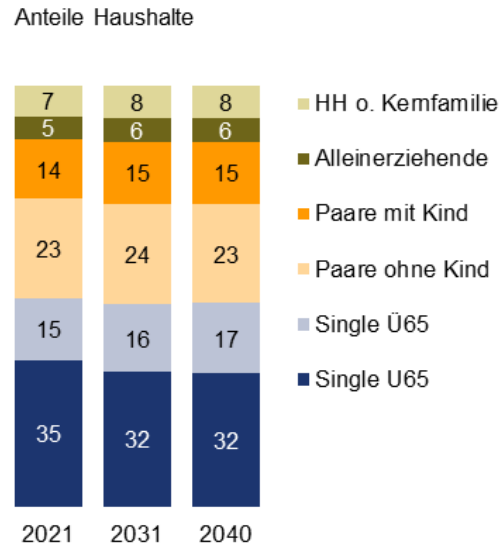
## Qualitative Ergänzungsbedarfe





# Hildesheim

## Qualitative Ergänzungsbedarfe

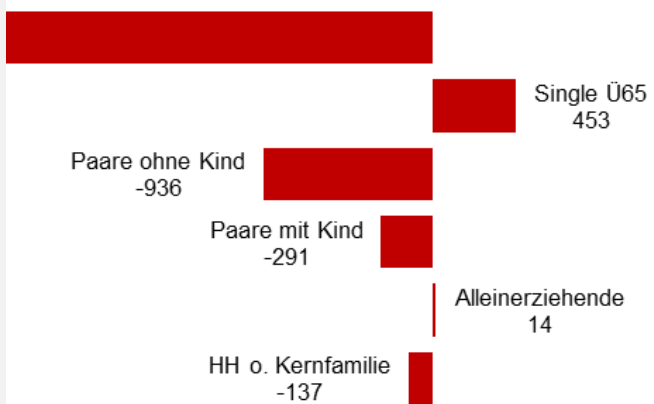


*unangenehme Wahrheiten aussprechen und Transparenz erzeugen*

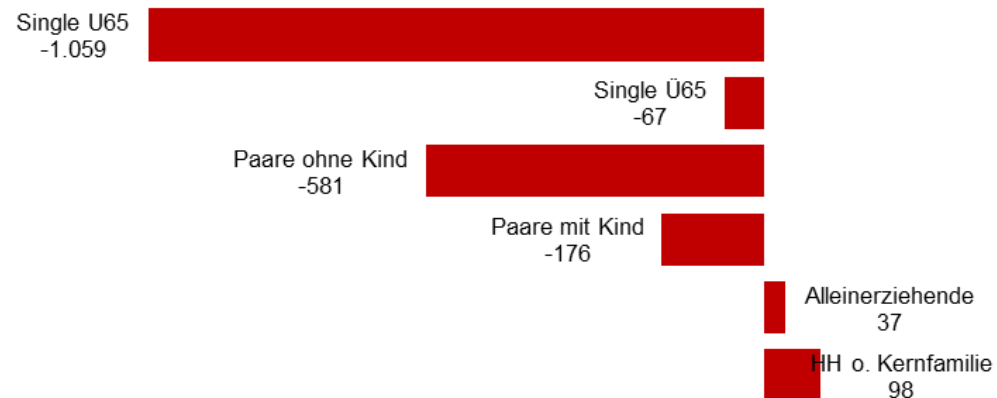
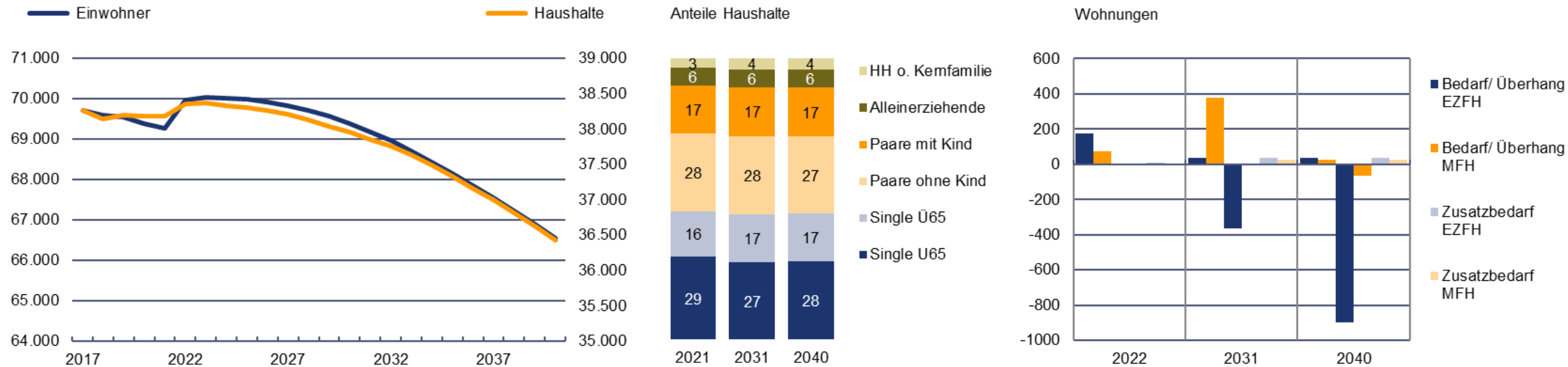
*bestehende Siedlungen wiederbeleben*

*Ortskerne aufwerten*

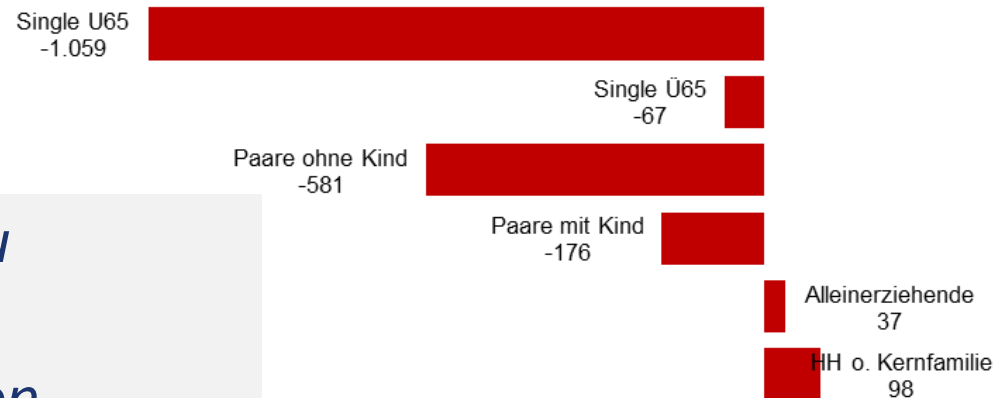
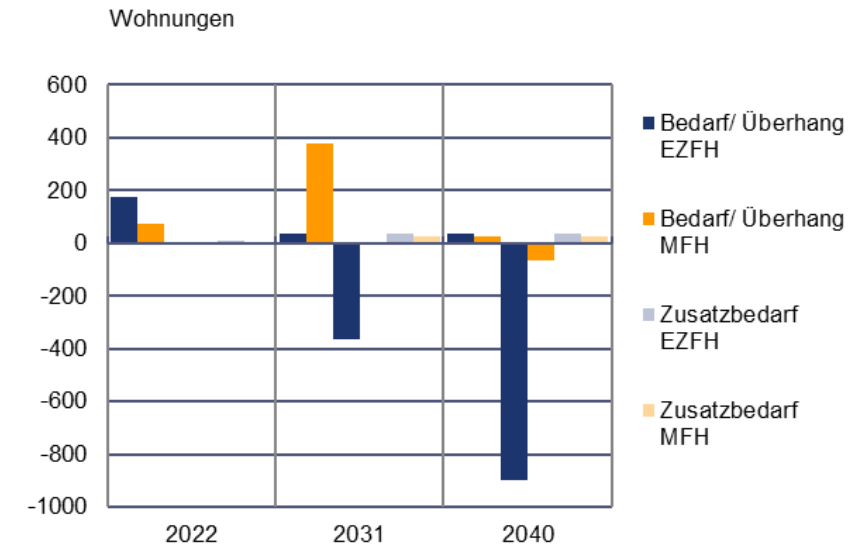
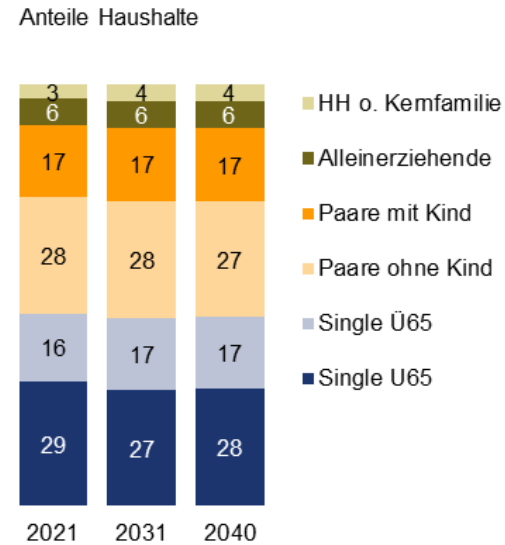
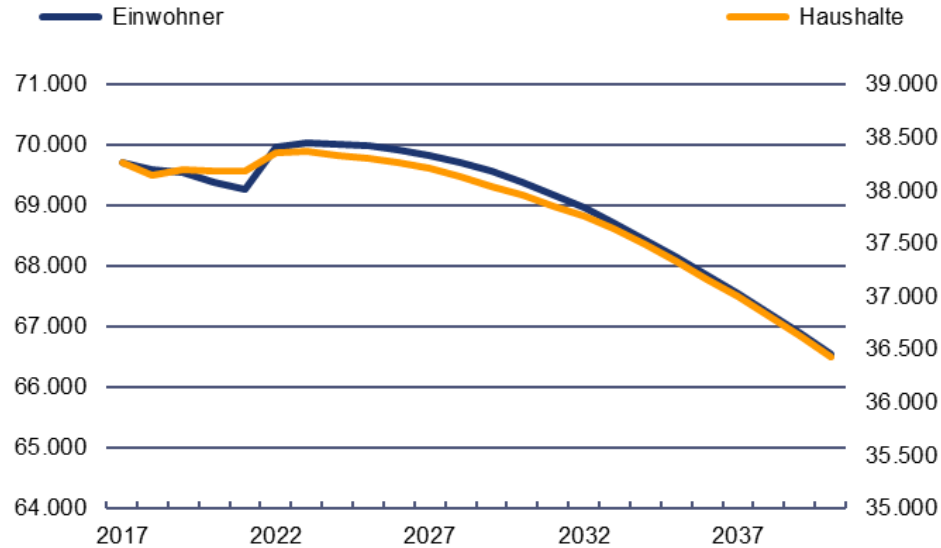
*räumliches und funktionales Entwicklungskonzept erstellen*



## Niedriger Bedarf an Geschosswohnungen



## Niedriger Bedarf an Geschosswohnungen



*Wohnungsbedarf genau analysieren*  
*Ortskerne attraktiv halten*  
*Nachhaltig umbauen*

Gibt es in Ihrer Kommune Ideen, um

- Leerstände zu vermeiden?
- Wohnraum besser zu verteilen?
- großflächig zu sanieren?

→ Was braucht es, um diese Prozesse in Kommunen anzustoßen?

→ Z.B. Gespräche, Daten, Netzwerke etc.?



## Robert Koschitzki

0511.30031-9798 — [robert.koschitzki@nbank.de](mailto:robert.koschitzki@nbank.de)

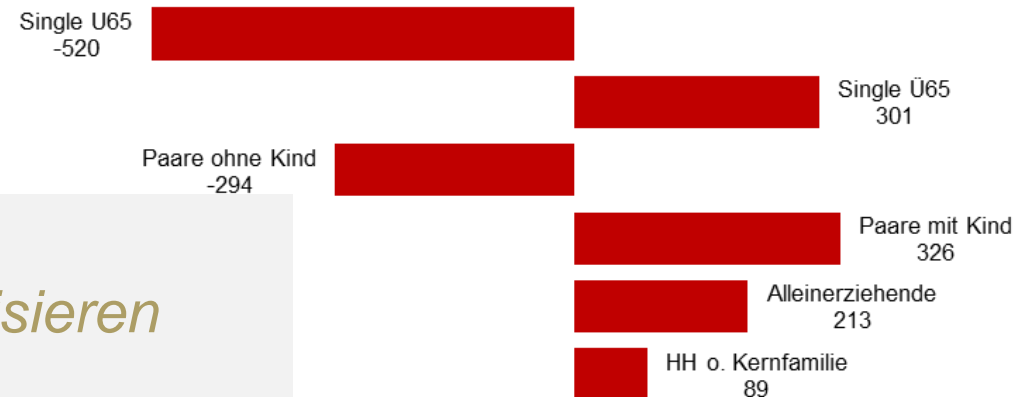
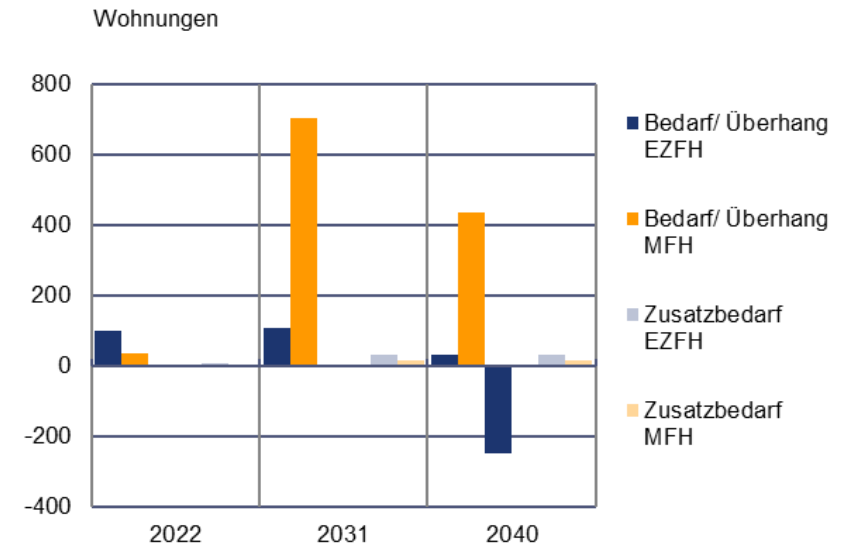
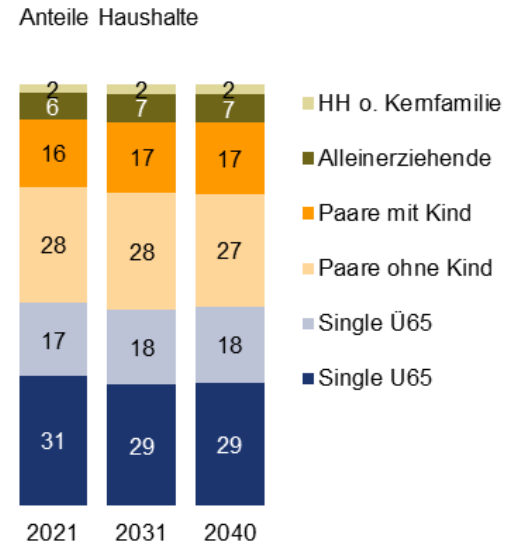
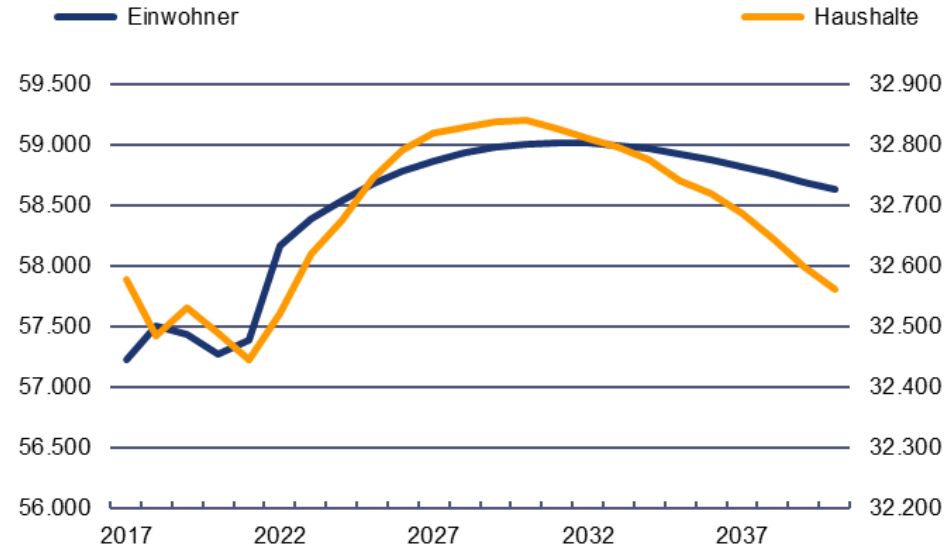
[Wohnungsmarktbeobachtung \(WOM\) | NBank](#)

[Newsletter Abo | NBank](#)

[Wohnungsmarktbeobachtung](#)

# Hameln

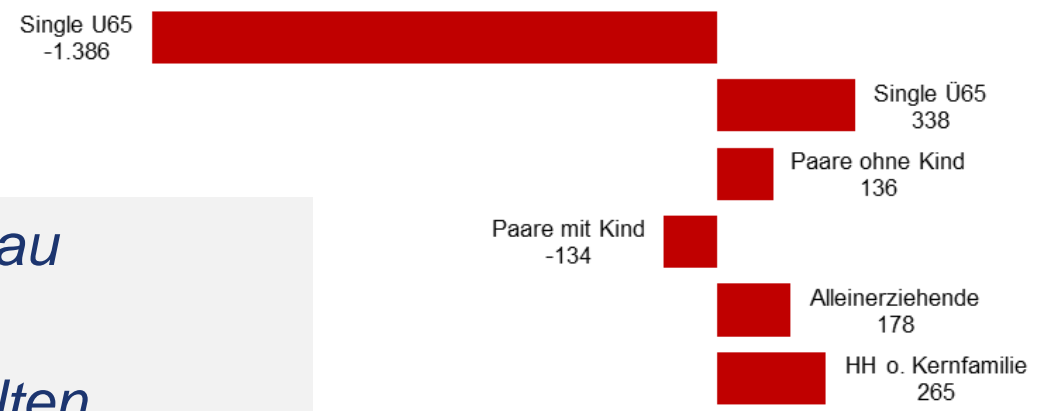
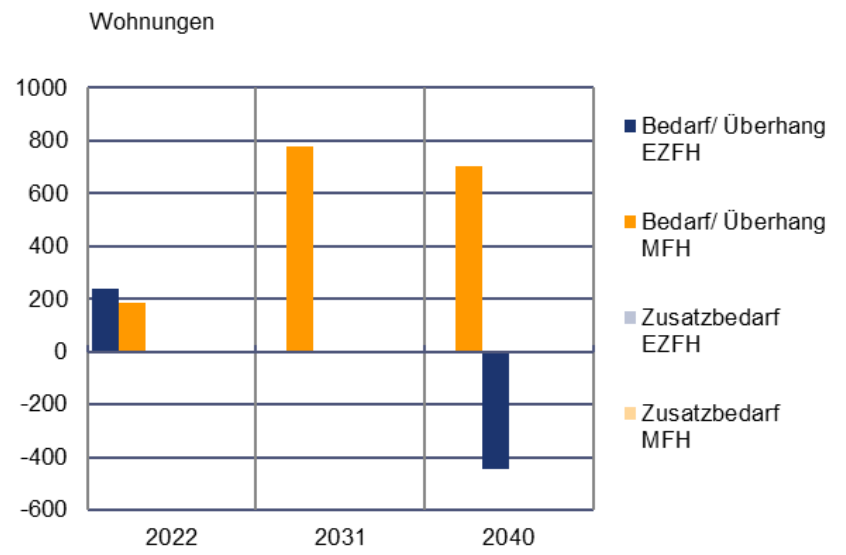
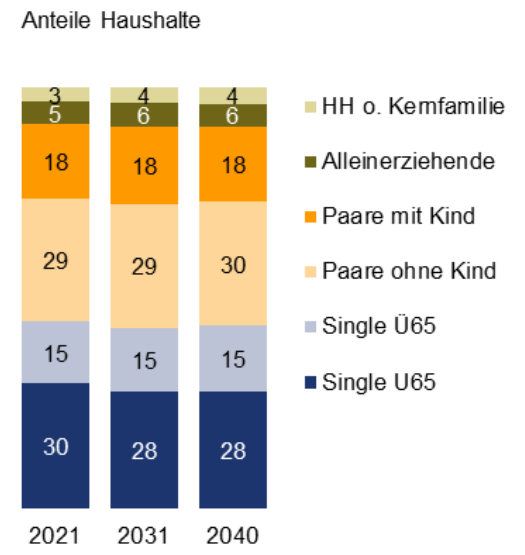
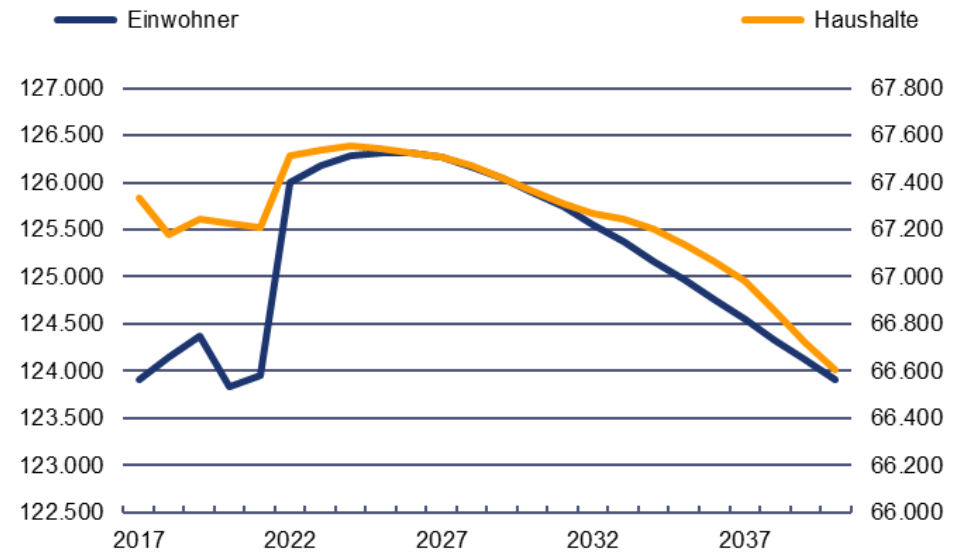
## Hoher Bedarf an Geschosswohnungen



*Innenentwicklung und  
Nachverdichtung priorisieren  
Regional vernetzen  
Umzugsketten fördern*

# Wolfsburg

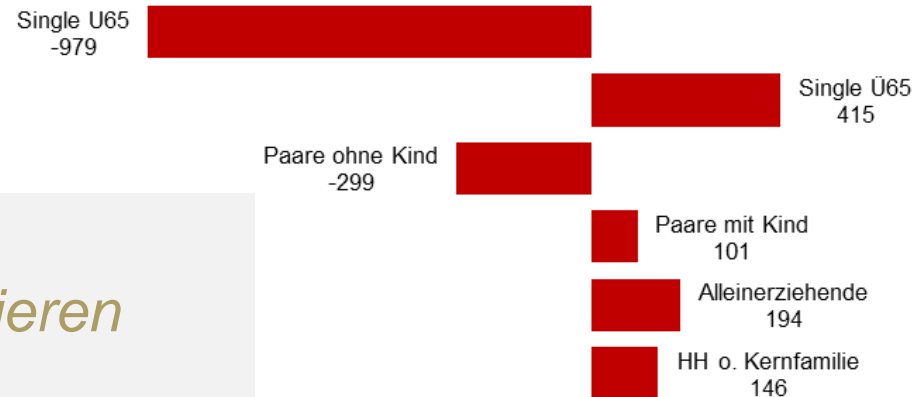
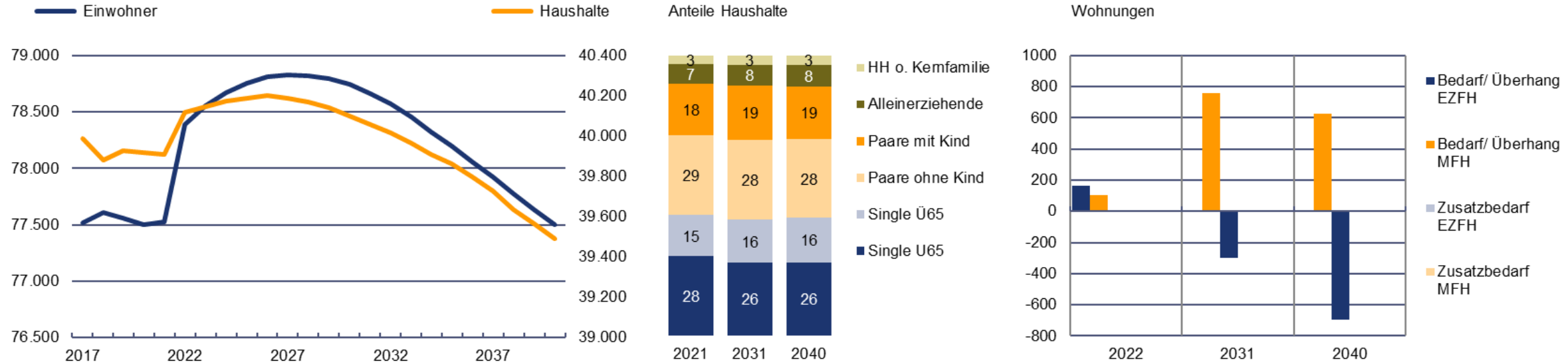
## Niedriger Bedarf an Geschosswohnungen



Wohnungsbedarf genau analysieren  
 Ortskerne attraktiv halten  
 Nachhaltig umbauen

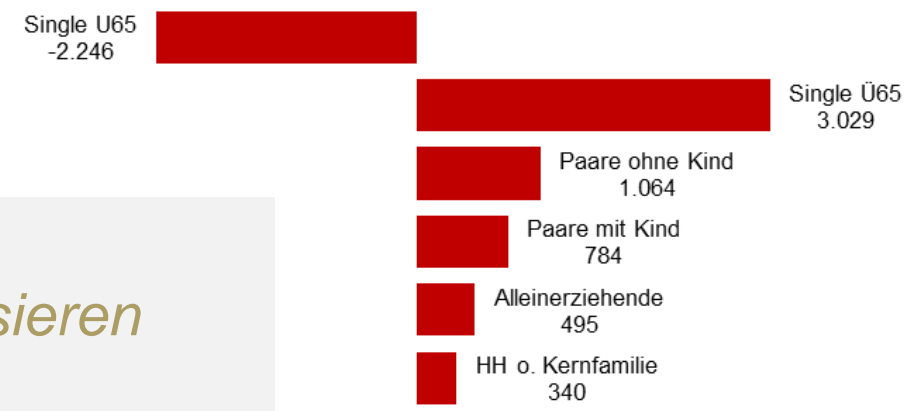
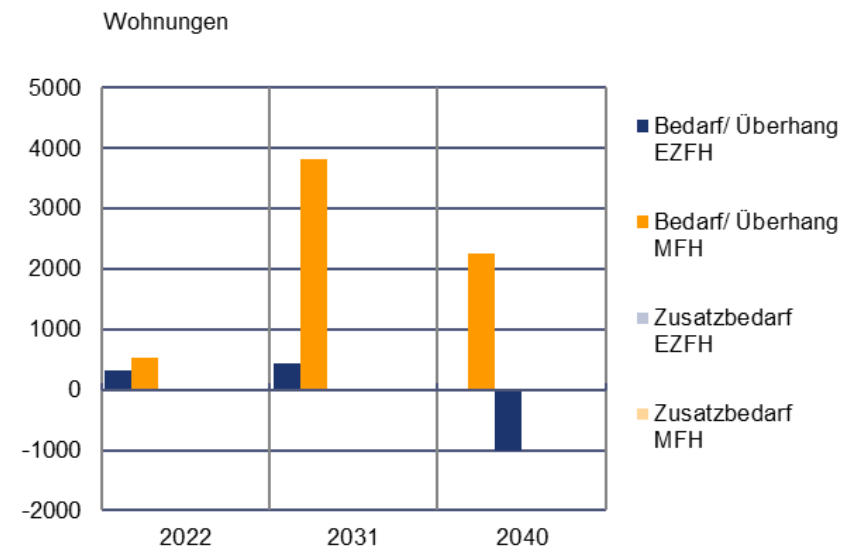
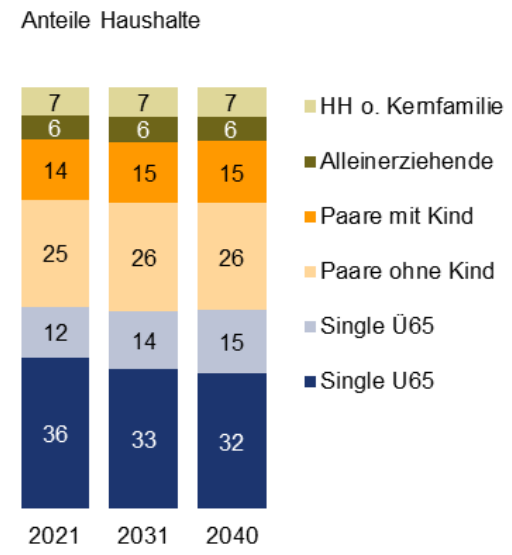
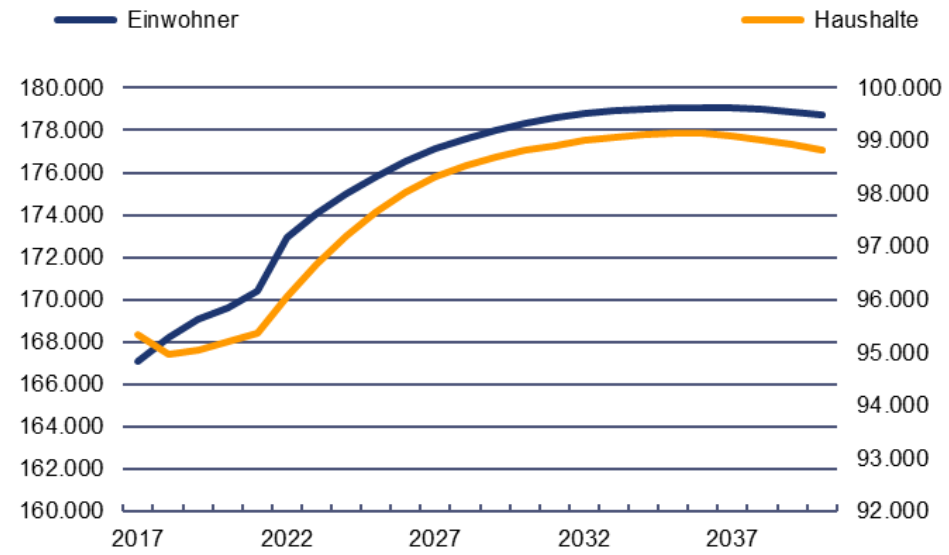
# Delmenhorst

## Hoher Bedarf an Geschosswohnungen



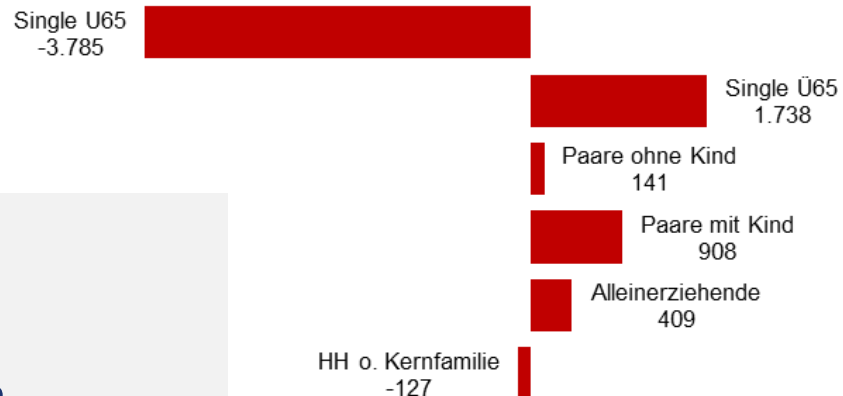
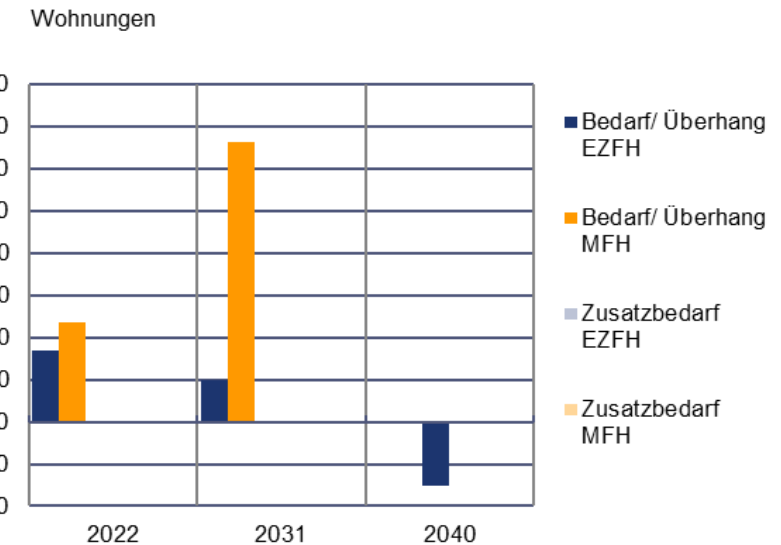
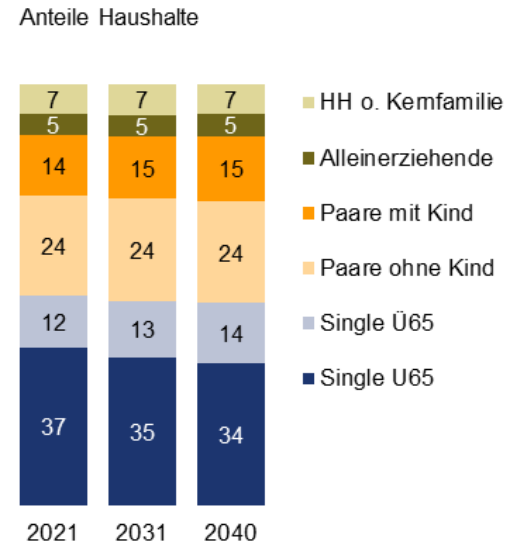
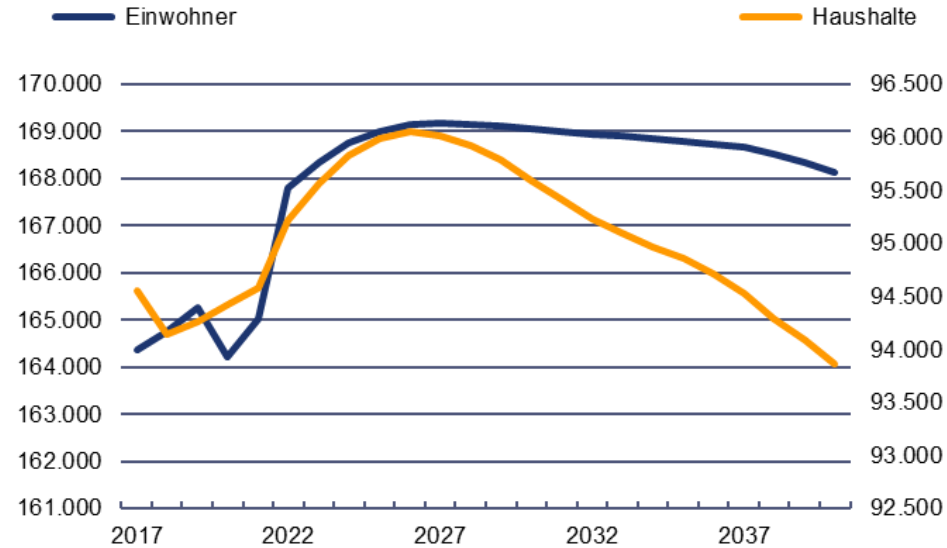
*Innenentwicklung und Nachverdichtung priorisieren*  
*Regional vernetzen*  
*Umzugsketten fördern*





*Innenentwicklung und Nachverdichtung priorisieren*  
*Regional vernetzen*  
*Umzugsketten fördern*

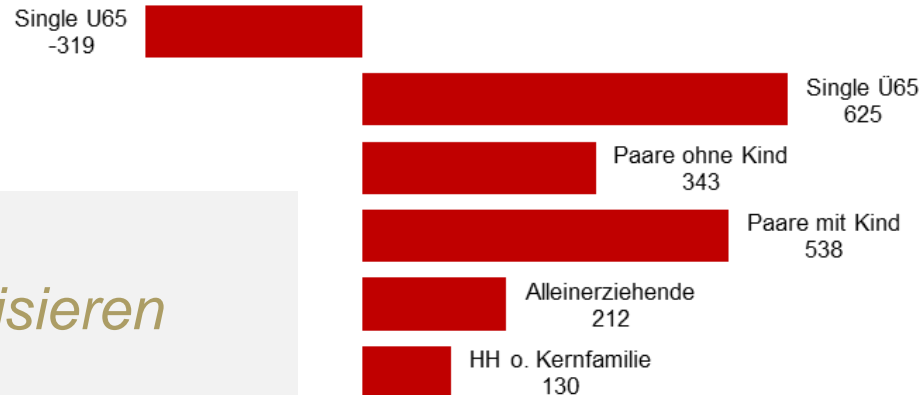
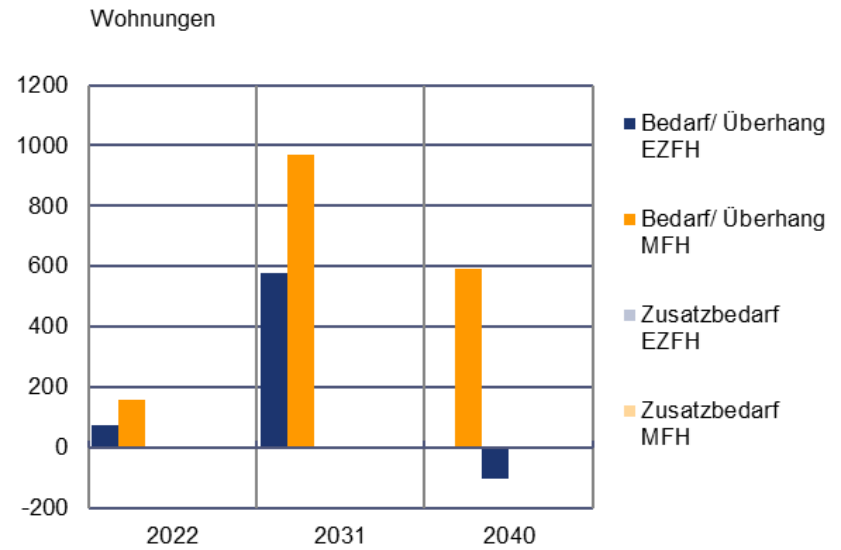
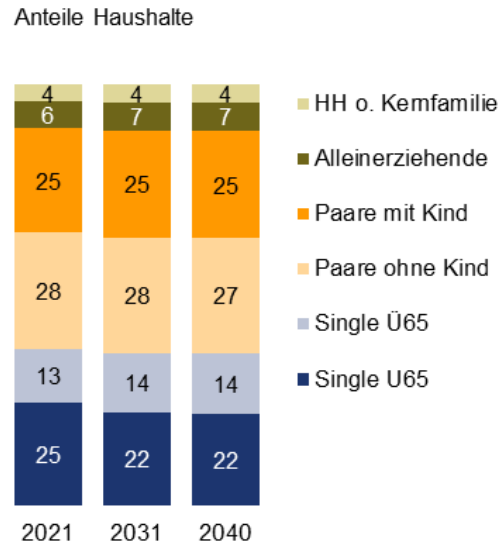
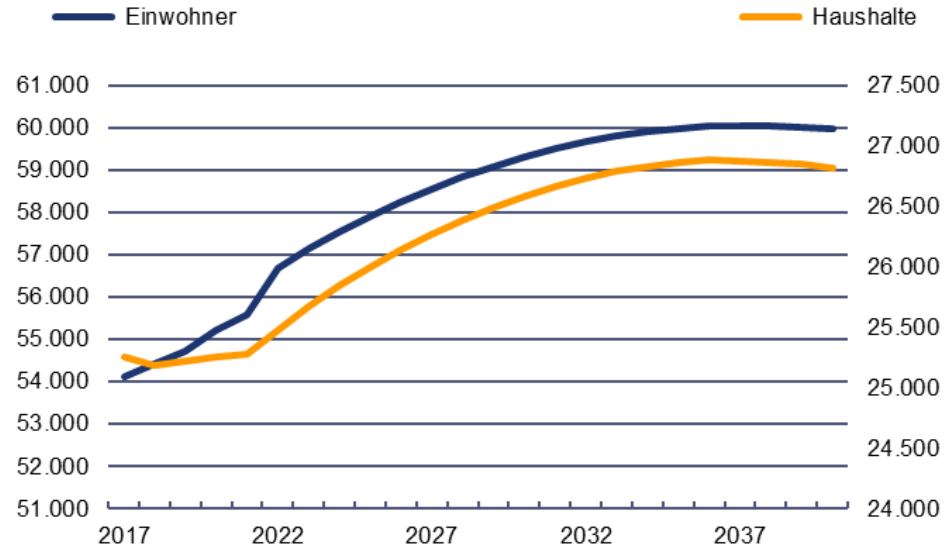
## Niedriger Bedarf an Geschosswohnungen



Wohnungsbedarf genau analysieren  
 Ortskerne attraktiv halten  
 Nachhaltig umbauen

# Lingen (Ems)

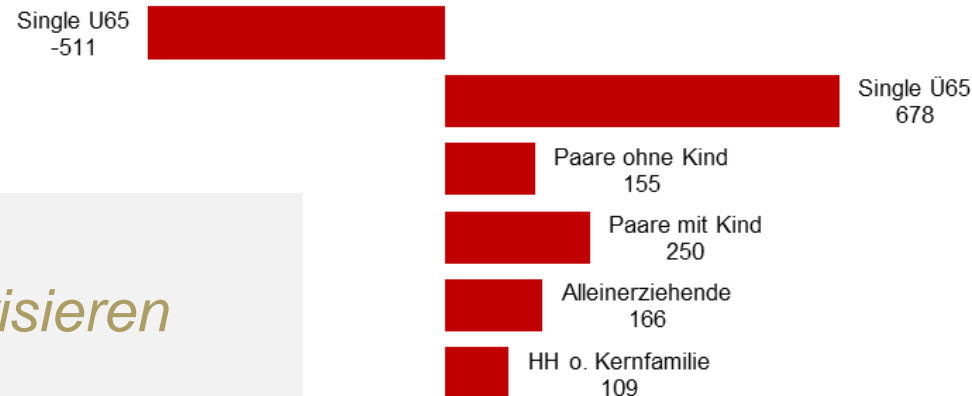
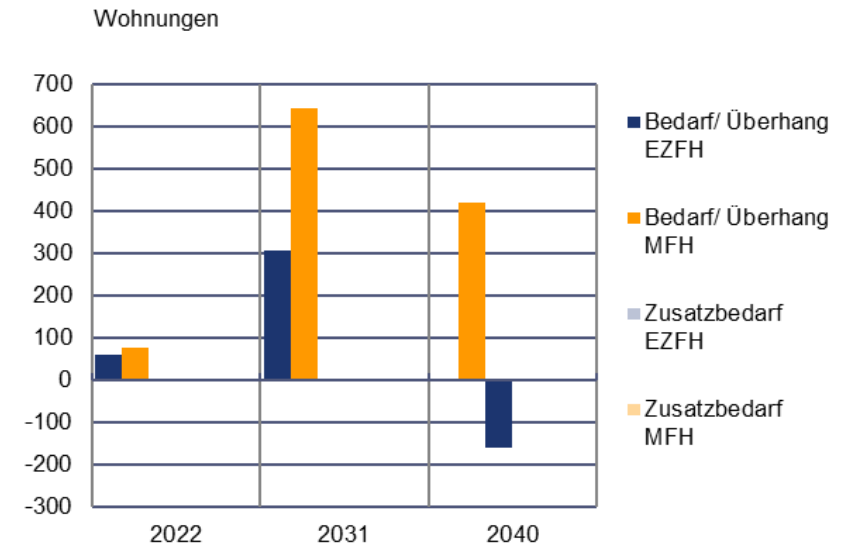
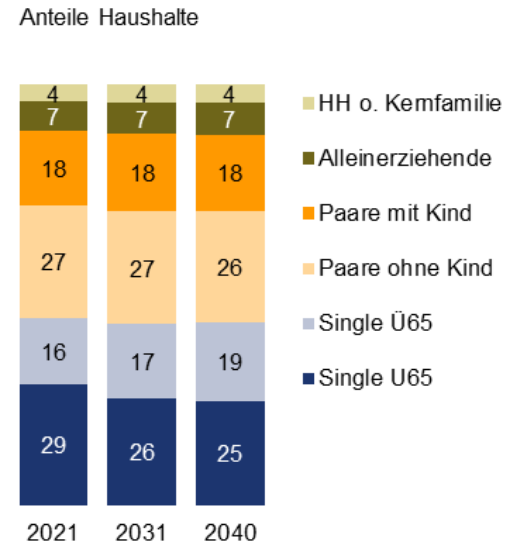
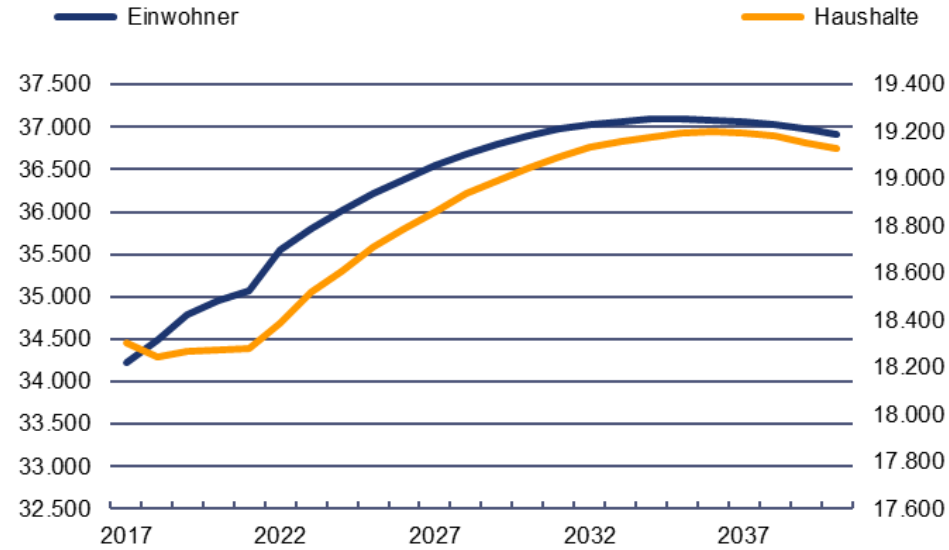
## Hoher Bedarf an Geschosswohnungen



*Innenentwicklung und  
Nachverdichtung priorisieren  
Regional vernetzen  
Umzugsketten fördern*

# Leer (Ostfriesland)

## Hoher Bedarf an Geschosswohnungen



*Innenentwicklung und  
Nachverdichtung priorisieren  
Regional vernetzen  
Umzugsketten fördern*