



Report of Activities 2019

Content

Foreword	3
Education and knowledge-building	4
Environmental protection	7
Nature conservation meets youth work	9
Expenses Contributions	10
Research and science	12
Charity	13
The foundation's assets	14
Putting houses in good hands	18
Balance sheet	20
Profit and loss statement	22

Impress

Published by:

Stiftung trias

Martin-Luther-Strasse 1, 45525 Hattingen, Germany

Phone +49 2324 9022213, Fax +49 2324 596705

info@stiftung-trias.de, www.stiftung-trias.de

Bank account of Stiftung trias:

BIC GENODEM1GLS

IBAN DE29 4306 0967 0103 2696 00

GLS Gemeinschaftsbank eG, Bochum

Date of publication:

5. Juni 2020

Design:

Agentur an der Ruhr, Witten; www.aadr.de

Photos: [Page; Photo]

1 Bunter Block eG

4 Markus Hirsemann

5 Uwe Seifert

6 Markus Hirsemann

7 li: Wolfgang Bartolein, re: Karin Rohr

8 Benjamin Fäth

9 Vanda Perez Bessone

12 Hof Prädikow e.V.

13 Karin Bertrand-Backwinkel

14 David Matthée

15 Max Aylmer

16 Hof Tomte, Herrnhut

17 Blaue Insel eG

18,19 Arche Nordholz e.V.

Printed by: Blömeke, Herne

Bookbinding processing: Recklinghäuser

Werkstätten für Menschen mit Behinderungen



Foreword

Homo Sapiens – a creature capable of learning?

It seems quite obvious. But is the ability to learn sufficient? And can Homo Sapiens also ‘act from knowledge’, as anthroposophists like to put it?

If the question of whether we can learn something from the pandemic is to be more than just an intellectual exercise, we must derive new responses from the lessons just learned. Courageous and clear measures with a profound social impact were quickly decided on and largely supported. But the only things that helped against ignorance were regulations and the will to implement them. Hence, this situation is an example of how our society is fundamentally prepared to stand up for the common good. This, of course, leads to hardship and inequality in individual cases. Nevertheless, the measures were implemented for the common good – also with the solidarity of many who were not as badly affected yet declared their willingness to help. It was impressive!

Can we do the same regarding the climate issue in particular and sustainability in general? This question was reason enough to devote ourselves to the topic of ecology with new momentum, an example being the launch of the

by Rolf Novy-Huy
Chairman
of Stiftung trias



climate and sustainability fund ‘Projects for Future’. We soon realised that the pressing environmental issues could not be solved on a small scale and that it was not just a matter of ‘devasted earth’ or climate and energy issues. It is becoming increasingly clear that even seemingly mundane raw materials such as sand and gravel are becoming scarce. Wood or hemp alone as renewable raw materials cannot meet the needs of the current ‘construction boom’. Faced with these facts, even a demand like ‘Ban building!’ becomes understandable. There is a growing realisation that doing things ‘a bit differently’ is no longer enough.

Donors continuously give us the task of ‘keeping up’ with these social and ecological issues. This is precisely what we want to do, and we are very grateful for their trust and support.

Education and knowledge-building ...



41 x PRAKTISCH – Using knowledge from projects

'41 x P' is a knowledge-building and networking event for residential and district-based projects, which Stiftung trias organised for the second time in 2019 in cooperation with partners. The location of the event was the Rohrmeisterei Schwerte pipe mill. In more than 40 small workshops, consultants and initiators of projects answered questions and gave brief input on specific issues from everyday project life. Around 200 guests took advantage of the opportunity to network with experts and other projects, and to get answers to urgent questions, for example concerning financing, group formation and legal forms.

>> <https://startklar-ab.de/41xpraktisch>

Popular brochures

The brochures 'Legal forms for housing projects', 'The association as a legal form for housing projects', and 'Starting a housing project' were revised and reissued with an ISBN. The brochure 'Citizens Fund for Half-timbered Cities' has just been published. Also, a new flyer of the Stiftung trias foundation and the handbook 'Financing models of Stiftung trias' were published. » www.stiftung-trias.de/publikationen



Social media vs. Social distancing

In these times, we are all experiencing the importance of personal exchange and the role which electronic media and digitalisation have (or should have) long since assumed in our lives. Besides our newsletter, we are, of course, also active on our social media channels. We have been posting on Facebook for some time now, and at the beginning of the year, the Twitter channel of Stiftung trias was launched.

» www.stiftung-trias.de/rundbrief

» twitter.com/stiftungtrias » facebook.com/stiftungtrias

... Education and knowledge-building



Stuttgart – Alfter – Regensburg – Leipzig – ...

Common land. Cooperation with foundations for more diversity in housing construction. Urban society creates orientation towards the common good and diversity of use. Hereditary building rights as part of a sustainable and socially just land policy. These were some of the lectures that our staff contributed to meetings, symposia and conferences. Here are some examples:

- > 'More for Less V – Bezahlbares Wohnen in der wachsenden Stadt' at the 13th 'Nationale Stadtentwicklungspolitik' federal congress (Stuttgart)
- > wohnbund conference 'Dauerhaft sicher wohnen' (Leipzig)
- > Panel discussion 'Wofür arbeitet dein Geld eigentlich?' (Berlin)
- > Citizens' dialogue 'ZUKUNFT FINDET STADT' on the development of the horse racing track in Dinslaken.

More information: www.stiftung-trias.de/aktuelles

Environmental protection



Climate and sustainability fund

»Projects for future«

Last year, non-profit housing projects were able to apply to the foundation and can still apply for financial support for environmental and climate protection measures related to their homes: tree planting, roof greening, and unsealing measures were supported, as well as the planting of native hedges and bee pastures. Other ideas for environmental

measures in the field of housing that contribute to the protection of climate, soil and biodiversity were welcome, too. The fund amounted to 30,000 euros in 2019 and will still be in place in the coming years. These are some of the projects we have funded:

- > 'Baumhaus im Grünen' (Weimar)
 - > 'Himmel + Erde Garten' (Dahlem)
 - > 'Vogelschutzhecke statt Gartenzaun' (Werder)
- >> www.stiftung-trias.de/wir-foerdern/projects-for-future

Environmental protection



Überlinger Weltacker

If the arable land available worldwide was divided fairly, each person would have about 2000 m² of usable land. In principle, everything a person consumes during the year should grow on this area: food, feed for farm animals, bioenergy crops, textiles – and raw materials for luxury products such as tobacco or alcohol. The Überlinger Weltacker (World Field) is a fantastic educational project for children, young people, and all interested citizens that we are happy to support.

As an open educational institution for school projects or as an exhibition, the Weltacker is intended to raise people's awareness of how the world's farmland is used. It is a hands-on project that not only informs and educates, but also wants to have a positive impact and develop pro-active initiative for sustainable nutrition and agriculture. The aim is to make even more people change their way of thinking and to stop the wasting of resources.

>> www.ueberlinger-weltacker.de

Nature conservation meets youth work

Amares Naturkindergarten e. V.

The Amares Naturkindergarten e. V. association in Cologne has unsealed 500 m² of the paved yard of the kindergarten, creating a true paradise for little wildlife explorers. But there is more to it than that: Another idea was to be able to supply the neighbourhood with the vegetables grown there.

With a lot of manual work and entirely without excavators, the yard was unsealed so that raised beds, vegetable

beds, and herb spirals could be created. Also, a clay oven was built, and the planting was done in an insect-friendly way with particular attention to wild bees.

Educators, parents and children cultivate the garden on 'garden days' that take place regularly.

As Stiftung trias, we are delighted that even the smallest children are encouraged to enjoy nature in the garden and learn how to take care of it. Besides, food from your own garden simply tastes better!



Expenses | Contributions

Expenditure and contributions to third parties were allocated to the following projects:

The explanations only include examples/core areas.

Amounts in euros

Total in euros

Personnel expenses in non-profit activities

189,423

Educational work, own activities (brochures, events, etc.)

41,371

Further development of www.wohnprojekte-portal.de

20,969

62,340

Funding for educational work

– Generationen Netzwerk Balingen e. V.

9,000

– Hof Prädikow e. V.

20,000

– 23 Riesen e. V., Potsdam

1,000

– Netzwerk Plurale Ökonomie e.V., Heidelberg

1,000

– Alanus Hochschule gGmbH, Bonn, Workshop-Reihe Boden

1,000

– Lebensbogen e. V., Zierenberg

5,000

– Initiative Überlinger Weltacker, Deggenhaustal

1,500

– Neuland 21 e. V., Bad Belzig

1,000

– Freundeskreis der Akademie für angewandtes gutes Leben e. V., Brück

2,500

– das kooperativ e. V., Heinersdorf

750

– Vision Wir e. V., Köln

1,000

– Nabu Deutschland e. V.

3,000

– Miscellaneous

8,400

55,150

Understanding among peoples

– XENION Psychosoziale Hilfen für politisch Verfolgte e. V., Berlin

3,000

– Förderverein Geschichte hat Zukunft-Neuendorf im Sande e. V.

2,500

– Schwesternhaus e. V., Hannover

750

6,250

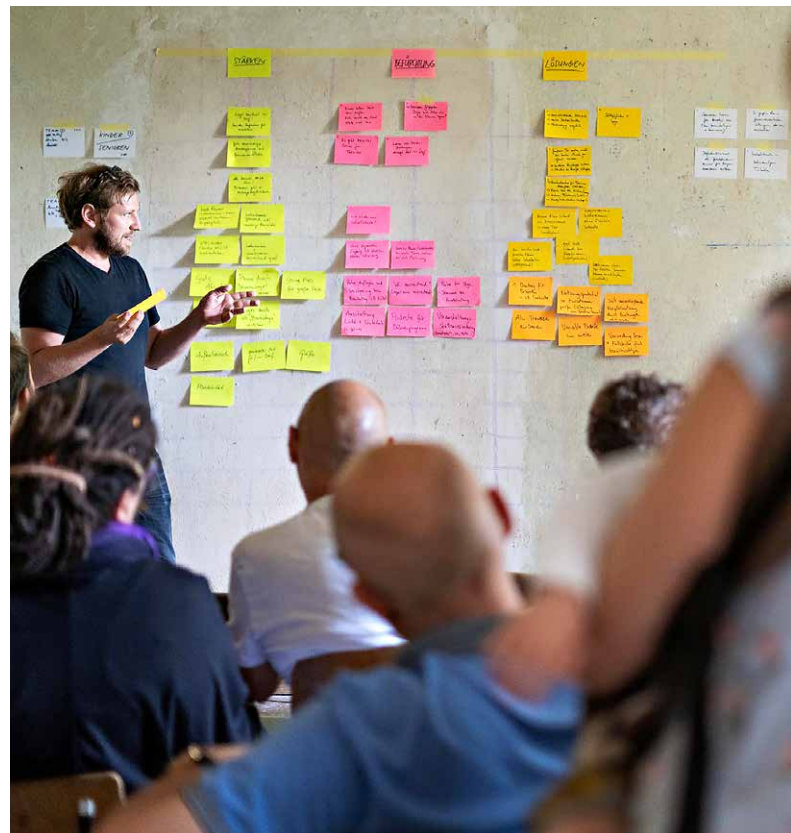
	Amounts in euros	Total in euros
Nature conservation		
– DENKMALSOZIAL gGmbH, Leipzig	1,500	
– Amares Naturkindergarten e. V., Köln	1,000	
– BUND e. V., Weimar	6,000	
– Mittendrin e. V., Dahlem	10,000	
– Miscellaneous others	8,200	26,700
Youth Services	5,000	5,000
– Genius Loci e. V., München		
Support for the elderly		
– Personal assistance	1,200	1,200
Charity		
– fun-to-go Behindertenfahrrad	1,050	1,050
Research		
– ARGE Fachwerk	2,337	
– “Open Heritage”	8,277	
– Paul Schatz Gesellschaft e. V., Stuttgart	10,000	20,614
Preservation of historical monuments		
– Neuendorf im Sande	2,500	2,500
Total		370,227

Research and science

Open Heritage

The exchange with researchers throughout Europe, which began with the 'OpenHeritage' research project, shows us how well structured the conditions for civil society are, especially in Germany and the Netherlands. Nevertheless, in the discussion with European colleagues, it becomes clear that policymakers and administrations everywhere and at all levels are still unwilling to see project groups as investors and an enrichment of their urban society. We can offer extensive experience and learn a lot from others. Here, the link between science and action is often very tangible.

This project has received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement No 776766



Charity

Bürgerfonds (Citizens' Fund)

The research project 'Bürgerfonds für Fachwerkstädte' together with the Arbeitsgemeinschaft Deutscher Fachwerkstädte e. V. has now been completed. The value of such work quickly became apparent in the cooperation with IBA Thuringia. It is expected that two houses will be integrated into one 'special fund' in this kind of model. We are happy that we are able to support both active commitment and development in rural areas.



Glockenhof – Bochum

The funding of a new kitchen should not actually be one of the contributions of Stiftung trias. But if the kitchen is in a (multi-generational) project and in a residential care community, the situation is, of course, different. We were thus able to support the residents of the shared flat and help them become more independent. Now everyone can help prepare meals, adding to the sense of community.

GEFÖRDEBT VOM



Bundesministerium
für Bildung
und Forschung

FUNDED BY

The German Federal Ministry of
Education and Research

The foundation's assets



Wolle 43 – Leipzig

The listed house built in 1887 on Wolfgang-Heinze-Strasse 43 in the Connewitz district has been vacant for more than 15 years, and was now acquired in cooperation with the 'Stiftung :do' foundation and sold to the association 'Wolle43 e. V. – Verein für kollektive Wohnformen' via a hereditary building right.

Twelve adults and four children will renovate the building in a low-threshold and eco-friendly manner for future use by the community. The cooperation with Stiftung trias ensures the achievement of the goals of maintaining permanently affordable housing, enabling communal living, and withdrawing the property from the speculation market in the long term.

>> <https://wolle43.home.blog>



Bunter Block – Bochum

A cooperative housing project has been created on the grounds of the former Leithe primary school with a 4,266 m²-large schoolyard, which the city of Bochum had put out to tender for this purpose. Communal and inexpensive living, self-determination and participation, conservation of grey energy, ecological building, and opening up to the neighbourhood are the focus of this project.

>> <https://bunter-block.org>

Ankommen & Bleiben – Berlin

The Berlin-based association XENION Psychosoziale Hilfen für politisch Verfolgte e. V. has established the special fund 'ANKOMMEN UND BLEIBEN – Wohnungen für Geflüchtete' at Stiftung trias to enable refugees to participate in community housing and work projects. First flats of the cooperation partner 'Besser Genossenschaftlich Wohnen von 2016 eG' are already in use. In addition to six flats for refugee families, a 5-bed cluster flat for pupils and apprentices also became available.

We were especially pleased about the numerous other donations we received, thanks to which we were able to help a family with two children who have muscular dystrophy to participate in a housing project and a barrier-free flat.



Psychosoziale Hilfen für
politisch Verfolgte e.V.

... The foundation's assets



Hof Tomte – Herrnhut in Upper Lusatia

Hof Tomte GbR is an intergenerational, solidarity-based housing project in Upper Lusatia. The focus is on small-scale farming, craftsmanship with a strong emphasis on developing self-determined educational environments, and a sustainable culture of fairness.

Currently, six people between the ages of 8 and 64 are living and working on Hof Tomte, a historical and listed four-sided former farm with a total area of 1.5 hectares, which is to be fully renovated and extended over time.

The focus of Hof Tomte is on the following topics: sustainable eco-friendly soil care; animal husbandry with, among others, dairy sheep; living together in a spirit of

solidarity, including people with a greater need for assistance.

The production of healthy food for the project and others is also a part of the project.



Schöneberger Linse – Berlin

Just under four years ago, in May 2016, Stiftung trias officially declared its intention to acquire this plot of land in the 'Schöneberger Linse' area together with UCB Blaue Insel eG and to implement it as a project. In December 2019, the hereditary building right contract was signed after overcoming a number of obstacles and circumnavigating many pitfalls concerning construction, costs, drafting the purchase contract, and dealing with some political 'antics'.

The project is currently being implemented. In addition to active inclusion, a sustainable mobility concept, and district services, it is also set to become an ecological showcase project. Construction is planned to start in autumn 2020.

>> Blaue Insel in the Wohnprojekte portal



Hubertusmühle – Gerabronn-Amlishagen in Hohenlohe

A cooperative model for communal, cross-generational living and working, where up to 15 people will live in the future. The community's decision-making processes are to be sociocratic. To a small extent, it is also planned to be self-sufficient thanks to horticulture and landscaping, and will provide jobs on 135 m² of residential area and 580 m² of usable land.

Putting houses in good hands



Arche Nordholz in Warpe –

Continuity through donations and hereditary building rights

The remaining part of the former farm, built in 1859 in the area between Bremen and Hanover, has been occupied and managed by the owners Dagmar Schnelle and Jürgen Hahn for many years.

When the children moved out in 2018, the idea was born to transform the former farm into a housing project that focuses on the protection of animals and nature. The farm has an area of 2.5 hectares with pastures, orchards and

a large pond for swimming. There is a seminar building with self-catering facilities on the grounds.

Stiftung trias was called in to find a solution together with the owners and residents. As a result, the residents founded the Arche Nordholz e. V. association, which manages the buildings and the land through a heritable building right. The framework of rights and obligations was laid down in a binding and permanent manner in the heritable building right contract. Stiftung trias, which took over the property as a donation, acts as guardian of these agreements so that future generations can enjoy this very special place, as well. The association is therefore committed to implementing the idea of social, communal living as well as the protection of nature and animals on an ecological basis.

The residents manage the project themselves without having to invest capital or acquire cooperative shares, as the initiators forego part of the purchase price and a part is paid in instalments.

“It is important to us that our farm is withdrawn from the real estate market and protected from potential speculation in the future. It is also important to us to



protect the animals, the ecosystem, and the natural assets of our home.”

Currently (in 2020), 9 adults (32 to 70 years old) and 3 children and youths (7 to 15 years old) live under one roof. More information: www.arche-nordholz.info.

Donations and inheritances

The extent to which a foundation thinks long-term becomes apparent when it comes to donations, and especially in conversations about inheritances. Making provisions for death is not a matter that should only be tackled at an advanced age. Again and again, we experience the positive feeling of our conversation partners when we have succeeded in arranging the use of their assets, not least of their property.

In 2019, we received cash assets to create affordable housing in the Munich area. We were given a piece of land in the Freiburg area, which the donor’s family will continue to use for many years to come, with a moderate interest on building rights for future users and later generations.

Another investment fund focuses on social and environmental projects. We thank you for your trust and support!

Balance Sheet

Year	2019	2018
Aktiva	in euros	in euros
Intangible assets	20,509.69	7,958.00
Land and buildings	19,111,441.44	18,703,854.99
Operating and office equipment	26,898.00	30,303.00
Loans granted	578,393.43	665,200.62
Long-term cooperative shares	83,250.00	72,100.00
Inventory on hand	26,198.72	21,049.80
Current assets	74,340.88	35,128.68
Bank deposit	1,416,004.31	1,114,639.58
Accruals and deferrals	4,359.91	12,810.00
	21,341,396.38	20,663,044.67

Year	2019	2018
Liabilities	in euros	in euros
Basic assets	74,500.00	74,500.00
Endowments	8,301,445.00	7,555,143.92
Special endowments	2,530,799.56	2,014,525.00
Net earnings	73,374.51	81,619.72
Free reserves	968,000.00	823,300.00
Appropriated reserves	276,600.00	289,100.00
Other provisions	10,055.50	0.00
Long-term liabilities	8,744,162.30	8,998,107.85
Other liabilities	179,384.83	548,673.50
Passive accruals and deferrals	183,074.68	278,074.68
	21,341,396.38	20,663,044.67

Profit and loss statement

Year	2019	2018
Asset management		
Leases and interest on building rights	430,344.07	395,481.35
Rent incl. utilities costs	486,742.33	461,139.39
Interest received	10,503.46	11,085.50
Other revenue	1,893.05	1,837.91
Personnel costs for asset management	72,426.81	54,470.29
Maintenance of buildings	18,489.80	31,332.81
Miscellaneous costs	177,007.53	175,494.75
Depreciation	104,918.08	102,773.12
Interest paid	122,331.22	142,431.79
Result of asset management	434,309.47	363,041.39
Non-profit activities		
Donations and other revenue sources	147,052.02	78,549.10
Depreciation	4,970.49	5,801.07
Statute-related activities: Funding	151,678.03	89,207.50
Personnel expenses	189,423.93	125,700.68
Costs for Wohnprojekte-Portal.de	20,969.46	19,479.74

Year	2019	2018
(Non-profit activities, cont.)		
Change in portfolio	-5,148.92	16,760.09
Miscellaneous costs	83,772.28	49,118.22
Result of non-profit activities	-298,613.25	-227,518.20
Economic business activities		
Other revenue	15,242.51	10,706.06
Income, Portal	10,845.20	17,095.74
Income, Education		11,226.48
Changes in the portfolio		21,049.80
Depreciation	438.57	511.86
Personnel expenses	16,713.88	12,570.06
Miscellaneous costs	20,676.69	15,130.64
Result of business operations	-11,741.43	31,865.52
Overall result of the foundation	123,954.79	167,388.71

From the net income for 2019 plus the profit carried forward from 2018, the amount of 144,700.00 euros will be allocated to the free reserves. This money is used to make repayments on loans.

Due to the change of our tax advisor, the structure of the balance sheet and the profit and loss statement has changed. This has resulted in modifications in the presentation.

Stiftung trias

Non-profit foundation for land,
ecology and housing

Martin-Luther-Strasse 1

45525 Hattingen, Germany

Phone +49 2324 90 222 13

Fax +49 2324 59 67 05

info@stiftung-trias.de

www.stiftung-trias.de

www.wohnprojekte-portal.de

BIC GENODEM1GLS

IBAN DE29 4306 0967 0103 2696 00

GLS-Gemeinschaftsbank

(If amounts exceed 200 euros, please note the
address on the bank transfer for the donation
receipt.)