



What moves us. What we move.

The Stiftung trias foundation – A portrayal

Table of Contents

Introduction	3
What moved us in 2002	8
Asset projects of the trias Foundation	10
Securing project content	12
How trias funds projects	14
Examples of funded projects	16
Putting homes in good hands: Funding the future	18
Hereditary building rights as a tool for shaping residential projects	20
The sources of funds	22
Brochures of the trias Foundation, overview	23

Legal notice

The reprinting and copying of articles (even in excerpts) is only permitted with the prior permission of the publisher.

Issued by: trias Foundation
Martin-Luther-Str. 1, 45525 Hattingen
Tel. +49 2324 90 22 213, Fax +49 2324 59 67 05
info@stiftung-trias.de, www.stiftung-trias.de

Fourth, revised edition 2018

Editorial staff:

Rolf Novy-Huy
David Matthée

Bank details of Stiftung trias:
IBAN DE29 4306 0967 0103 2696 00
GLS-Gemeinschaftsbank

Design:

Agentur an der Ruhr, Witten

Photos:

[page/photo credits/photographer]

- 1 David Baltzer/Zenit, Leuchtturm eG, Berlin
- 3 Uwe Seifert, Agentur an der Ruhr
- 4 Werkpalast
- 7 Alte Schule Karlshorst
- 8 Gemeinschaftlich Wohnen eG, Wiesbaden
- 9 Skizze von Rolf Novy-Huy
- 10/11 Altes Pastorat, Hattstedt
Markus Lau-Hintzenstern, StadtGut Blankenfelde e.V.
Marta und Wolfgang Janzer
Zentralwerk Dresden
- 12/13 Markus Lau-Hintzenstern, StadtGut Blankenfelde e.V.
- 14 Christian Darr, Stiftung trias
- 15 M. Simon, Wohnsinn eG, Darmstadt
Rudolf Freundorfer, StadtGut Blankenfelde e.V.
- 16 Grundschule Lamspringe
Rudolf Freundorfer, Prädikow
ANNALINDE, Leipzig
- 19 Dorfleben e. V., Großwoltersdorf, K. Kallies
- 21 Rudolf Freundorfer, StadtGut Blankenfelde e.V.

Printed by:

Blömeke Media, Herne

We would like to thank all authors for their written contributions and pictures.

Booth Translations
info@booth-translations.de
www.booth-translations.de



:: Introduction



Rolf Novy-Huy,
Chairman of Stiftung trias

The trias Foundation was founded in March 2002. Since then, many years full of colourful and interesting activity have passed - and trias has been a success. Our foundation is well-known in the scene, not least through the establishment of our series of brochures on the topic of legal forms and financing, with which we have fulfilled our promise to provide tools to support project pioneers. We established the housing-projects portal, which is now used as a reference for a wide variety of questions on the topic of communal living. Were these excellent services our key to success?

Certainly not alone. The bold approach of establishing this type of foundation and choosing a legal form which is described as 'eternal' has been successful because it met a need of society.

Removing land from the speculation cycle ...

Isn't this a principle rejected by our society? A society that is committed to the social market economy? Doesn't it sound like communism and expropriation? Not at all! It is astonishing how deeply the idea is embedded in our society that 'Mother Earth' is not a commodity to be haggled over and not an object for speculation and enrichment available only to the rich.

It is not only the housing-project scene which, after having ignored the issue for decades, is posing the question of land ownership anew.

The commons – land, water, air, mineral resources, knowledge – are highly topical issues. Proof of this is the awarding of the Nobel Prize to Elinor Ostrom.

She overcame the general adage that the commons are, as a matter of course, exploited as a result of individual egoism. This contradicts the approach of neoliberalism, which stipulates that individual selfishness promotes the well-being of society through the market, as was argued by Adam Smith, the philosopher and founder of economic science.

It is here that the issue of land and property meets the approach of housing projects. The participatory organisational structure is indispensable for good management of the commons. Combined with the pursuit of socially sustainable models of living together as well as ecological-ly and economically sustainable management, it creates a rounded picture. In the discussions about this conceptual approach, the trias Foundation receives a high level of recognition, as it doesn't just remain a theoretical concept, but is put into practice on a daily basis.

The donors who have supported us are our motivation for this work. 'Our' projects and the people active within and around them are multipliers who are visible to the public. For this, we wish to thank them deeply, as the work we do together is the key to success.

Where there is a will, there is a way. Where there is no will, there is an excuse.

Chinese saying



:: What communal living means to us ...

Old patterns are no longer valid. The same goes for concepts about the ideal form of living. It is mainly, but not only, people from the social, therapeutic and pedagogical fields who, perhaps with a raised awareness of the issues at hand, are thinking about how to shape alternatives for how and where we live. Economics, ecology and social issues play an essential role. As reasoning and motivation, the following is often stated:

- > *Together, not alone.* This applies to pensioners, busy working single men and women, and living with children alike.
- > *Sharing instead of 'wanting to own'* can extend to washing machines, workshops, gardens, cars or common rooms.
- > *Less work, lower costs* can be achieved by giving up a house or an apartment that is too big. Apart from the rent, utilities charges are an increasing financial burden.
- > *Planning ahead* is essential for barrier-free living. Not everyone is in need of care or has impaired mobility. But if health problems do occur at some point, the question of how and where to live will not be an additional issue.
- > *Ecology is economy.* This refers to the heating costs in homes with well-insulated and effectively designed heating systems – these costs are set to keep rising. However, the biggest savings do not stem from the home, but from car sharing.

Proactivity instead of consumerism

Self-interest often plays a key role in the creation of projects. But isn't it the case that many initiatives created as a reaction to obvious shortcomings lead to improvements in

society as well? When it comes to a parents' initiative or an association's project to take over the municipal swimming pool, this is something we could surely all agree on. When it comes to housing, the cooperative idea is what has often made personal initiative possible in the past. What should be highlighted is the entrepreneurial approach of proactively addressing problems instead of making demands to the state in the vein of typical consumer thinking..

Benefits for state and society

If local authorities, the regional state and the federal government are now promoting such approaches, they are mainly doing so with demographic developments in mind. There are not enough suitable apartments for the elderly, and there is a lack of money and capacity for long-term care. Civic engagement takes the burden off social welfare systems. Unfortunately, it often has to be pointed out that professional care for the sick and the elderly that is deferred by one month saves running costs of between 800 and 2500 euros. Thus, communal housing yields a good return on investment for both the participants in the projects and for society as a whole.

Old buildings and neighbourhoods

In many cases, it is schools, shut-down factories and empty houses that are transformed by projects. This often helps rectify mismanagement of urban development. At the same time, a colourful group of highly committed people moves in, offering mutual help, as well as support in the house and quarters. For this reason, housing associations have now realised that such houses can have an invigorating effect on the neighbourhood. >>

Participation in society – Participatory democracy

The theory is that today's problems, and not least future problems, can only be solved with social skills. In the past, individualisation has had indisputable advantages, has given us personal freedom and freed us from many constraints. But for many people, it has also led to isolation and sometimes endemic loneliness. An ageing and declining population faced with great challenges in the area of long-term care and poverty among the elderly will require social skills, some of which we have to relearn and practise in order to survive both collectively and as individuals.

Communal living as the foundation's mission

The demographic development in Germany reveals some thought-provoking figures:

- > The total population will have decrease from around 82 million to 68 - 73 million by 2060.
- > By 2060, one in three (34 %) will have reached 65 years of age, and the number of newborn children will be half that of 70-year-olds.
- > In 2013 some 4,4 million people aged 80 and older lived in Germany, which corresponded to 5 % of the population. Their numbers will continue to rise, reaching a level of 9 million in 2050.
- > Experts expect around 3 million people to be suffering from dementia in Germany in 2050.
- > The number of people in employment will fall from around 50 million today to around 26,5 million in 2050.

(Source: Federal Statistical Office, based on data from 2015).

What do demographic numbers mean when translated into reality? The increase in the elderly population and of people in need of long-term care is offset by a decline in the number of people in work. This makes companies compete for workers, further exacerbating the situation for caring and nursing professions.

For us, self-organised living is a form of civic engagement that attempts to counter such social scenarios with its own solutions. These groups include people who do not call for measures by the state or society, but instead seek to manage their living circumstances for the next decades independently and with a positive, entrepreneurial mindset. What they invest in **strength, ideas, creativity and money** will generate a 'social return on investment' for themselves and for society. The state should not and cannot be released from its responsibility for the elderly and those in need of care. The task of caring for those in need cannot be passed on to housing projects. However, experience has shown that communal forms of living can be regarded as playing a preventive role due to the diversity of social relationships. In addition, they offer a far better network of mutual support than living individually. Shared housing projects take the burden off virtually all social security funds. On the other hand, there is no support from health insurance companies and insurers for long-term care or pensions, as benefits cannot be assessed individually or in relation to the question 'What is best: Hospital or care home?' Even tax legislation is not prepared to address this issue.



Due to its charitable status, the trias Foundation can only support charitable projects, for example in the area of care for the elderly or impairments to health. What we are allowed to support is civic engagement by means of our educational work. This, too, is a help for people who want to get involved in these topics.

Perhaps the day will come, when it is understood that communal living also meets the criteria for charitable status. Not only are model projects being created that inspire people to consider their own living situation, they also have a positive impact on neighbourhood development, offer support for single parents, improve the quality of life of people on low income, protect the elderly from isolation, and much more.

The focus is on the practical orientation mentioned earlier. Today, social problems can only be solved if those affected are involved. It is an ability that needs to be learned. It means being able to set aside one's own needs in favour of a common solution while benefiting from the added value of the communal solutions.

These are enough reasons for:
Community-oriented housing projects.

:: What moved us in 2002

Impulses for the foundation of trias



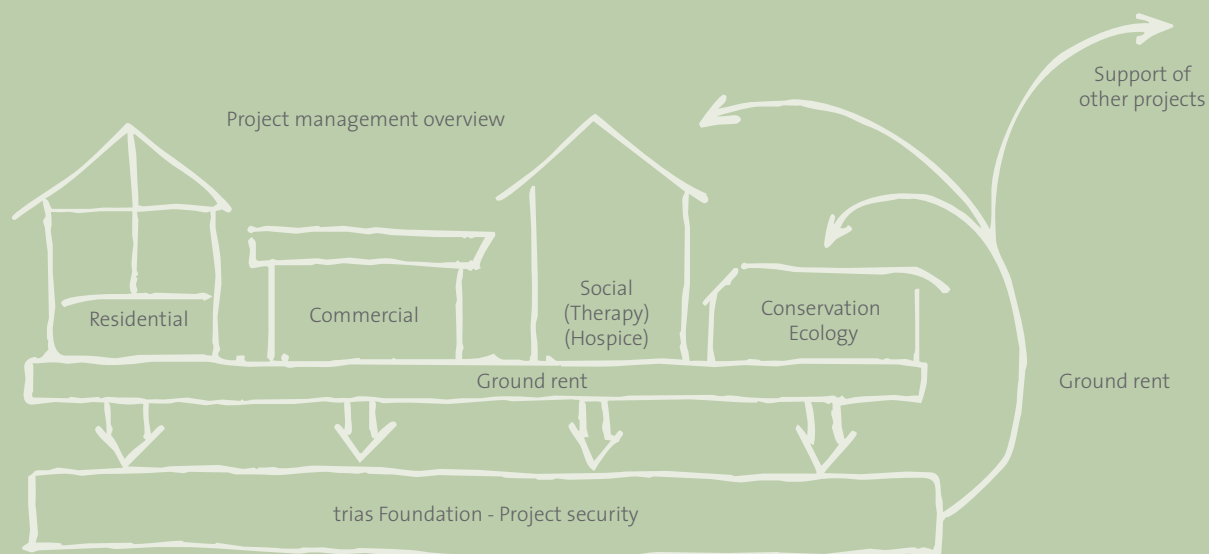
In 2000 and 2001, some active members of the housing-project movement thought it was time to address recurring problems. The people who teamed up to tackle this challenge were: Gerda Helbig from Forum Gemeinschaftliches Wohnen (who has sadly passed away); Anne Dellgrün, a self-employed project consultant; Wolfgang Kiehle from WohnBund-Beratung NRW GmbH, a communal housing consultancy; Rolf Novy-Huy, loan officer at GLS Gemeinschaftsbank eG at that time.

The focus was not on promoting an individual project, but on improving the initial conditions for establishing projects. Every new group has the same questions: Where will we get the money from? Who can help us implement the project? Are there any templates for our contracts? How can we achieve our goals? And last but not least: How do we prevent our land or property from falling back into the cycle of speculation?

True to their own advice, the founding members did not decide on a legal form first and then start with the project. Instead, they analysed which legal form was most suited to achieve their goals. The legal form of a foundation was the best solution as it made it the systematic accumulation of assets possible. Also, land plots can be transferred to the foundation's assets. In accordance with the articles of association, the selling of land was ruled out because any sale – and thus trading of land – would 'increase the value of the land', making its use more expensive. Plots of land are transferred by granting hereditary building rights. The hereditary building right contract is also a way of securing project goals. (For more information on this, see page 20 – Hereditary building rights)

The name 'trias' is derived from Greek and means 'trinity', which symbolises the three issues of the foundation: removing land from speculation and preventing further sealing, promoting ecology, supporting community housing projects. The connection sometimes made to the anthroposophical tripartite structure is not correct, even if the attitude to the handling of land and property is similar. The foundation lays great value on ideological independence.





It is precisely this topic of land as a common good of humanity that connects the trias Foundation with different philosophies. These range from socialist, spiritual, religious and conservative circles which have – often not least through the mass purchase of residential property by international investors – realised that housing cannot be a commodity for unrestrained market trading.

The foundation's proceeds can be used to finance its own projects and to fund other projects. However, this also shows the limit of the legal form of a foundation as a funding instrument. It is not possible to simply 'fund housing projects', as it is not permitted under the legal rules for non-profit entities. Grants are exclusively awarded to charitable, non-profit projects. Support is possible for projects in the areas of welfare for the elderly, youth welfare, charity and intercultural understanding. Naturally, the foundation's educational work also supports civic engagement, irrespective of charitable status and legal form. It is becoming apparent that communal living projects that specifically address issues such as illness, disability, and long-term care, will be those which will receive funding. Given the demo-

graphic developments – a topic that has accompanied trias from the start – these will be the challenges we face in the coming years.

It was on 6 March 2002, when the foundation was established with a donation of 78,000 euros. There was not one big donor, but a large number of donors who wanted to support the idea. The process of establishing the foundation kept its momentum. In 2018, trias already had more than 100 donors and assets of over 10 million euros. In this respect, trias could also be seen as a 'community foundation', but this would have a thematic rather than a regional focus.

In cooperation with the foundation DIALOG DER GENERATIONEN, trias was asked about its multi-generational approach. Apart from the multi-generation housing projects, this approach manifests itself in the fact that assets contributed to the trias Foundation today will make it possible to tackle future problems. These issues are, for example, the ageing of the society, the shrinking population, the demand for long-term care, and poverty in old age. There is still a lot to be done ...

:: Asset projects of the trias Foundation

In the field of investment, the name trias stands for the trinity of our foundation's goals: land, ecology and living. The trias Foundation buys land, and the projects manage the buildings based on hereditary building rights. On the one hand, this secures the projects' goals. On the other hand, it permanently removes land from the speculation cycle. Here are some examples of projects:

Altes Pastorat Hattstedt e.V.

Co-living – Preservation of the heritage-listed building

In the community that started off in 1993 as a private housing project, four women and one man now live on a space of 365 square metres. After the death of a co-owner, the house became the property of the association Altes Pastorat Hattstedt e. V. in 2011. The land was given to the trias Foundation as a partial gift.

The listed Frisian nave built in 1807 was preserved and is being lovingly maintained. Common rooms, kitchens, bathrooms, and guest rooms are shared and managed autonomously, independently and in a spirit of solidarity. In the big garden with its abundance of vegetables, fruits, and flowers, everyone can work and enjoy personal growth according to their own time and energy. Neighbourly commitment, treating people and nature with respect, and commitment within the community are further aspects of the project.



StadtGut Blankenfelde – Living, education and culture

StadtGut is located in Blankenfelde in the district of Pankow in Berlin. Its 5.5 hectares of land and 17 different heritage-protected buildings have a long history. The estate was founded in 1519 as a knight's estate.

On 2 April 2011, the Selbstbau eG cooperative started renovation work of the spa and manor house. Soon after, in June 2012, the first apartments were ready and people started moving in. The result was a multi-generational housing project with a total number of 33 residential units for 59 adults and 35 children.

Those responsible at StadtGut (the StadtGut Blankenfelde e.V. association and the Freie Naturschule school in Pankow) have leased the buildings from the Mietergenossenschaft Selbstbau eG, a registered cooperative for tenants. The publicly accessible area is used and maintained by the association (for instance for gardens, sheep farming, planting trees). Over the next few years, further buildings are to be restored, and space is to be created for cultural and educational purposes. StadtGut Blankenfelde can provide the space needed to creatively shape projects.

The trias Foundation purchased the land for 1 euro. The requirement laid down by the property fund was that all contaminated soil and building materials be removed from the premises; the responsibility for this was assumed by the holder of the heritable building rights. To raise the amount of around 4.4 million euros needed for the construction, the tenants subscribed to cooperative shares amounting to 750,000 euros and provided guarantees of 90,000 euros. The remainder was financed by loans from GLS Gemeinschaftsbank.

ZEBRA KAGEL

A project by FUSION-Intercultural Projects Berlin e.V.

Since 1996, the non-profit association has been active in the fields of art, culture, migration and pedagogy. The work is supported by the core idea that what people have in common outweighs the differences, and that cultural differences can be transformed into 'mergers' that represent a higher degree of societal complexity and a higher capacity for problem-solving.

ZEBRA KAGEL is being built on the outskirts of Kassel – on Erich-Weinert-Strasse 36 to be precise – as a project location where critical thinking, dialogue, exchange, artistic creativity, sustainable education, and recreation in a natural environment are organised in a way that reflects responsibility for the future in a rapidly changing society. It is to be a place of relaxation and contemplation as well as for intense learning and working processes.



ZEBRA KAGEL is planned to operate on two tracks. On the one hand, FUSION e.V. will carry out educational and art projects in cooperation with partners and on its own initiative that focus on the topic of the migration society.

The TIME OUT company in ZEBRA KAGEL provides accommodation and services for up to 120 guests who can use the location and its infrastructure for their projects. TIME OUT generates income that covers overheads and development costs for the estate. The trias Foundation is linked to the project via landownership, and the project mission is secured through hereditary building rights.



Zentralwerk – Living, working and culture

The Zentralwerk project was brought to life in Dresden's district of Pieschen on the site of the former Goehle weapons factory, which was built by the company Zeiss Ikon between 1938 and 1941, using forced labour to build detonators.

The aim of the Zentralwerk project is to provide a permanent space for Dresden's creative scene at affordable and reliable rental prices. The three central pillars of living, working and cultural productivity create a lively place shaped by creativity and self-determination.

The trias foundation acquired the land at a price of 770,000 euros and granted Zentralwerk eG a heritable building right for a duration of 99 years. The reorganisation, which amounts to 5.7 million euros, will be financed – in the following order – with a loan from GLS Bank; an urban development subsidy from the federal government, the state of Saxony and the city of Dresden; the equity of Zentralwerk eG consisting of cooperative shares; personal loans and active contributions from members. With the granting of hereditary building rights by the trias Foundation, the property is permanently withdrawn from the speculation cycle and the project is secured in the long run.

:: Securing project content

Putting common goods to use

The conceptual model of the trias Foundation was developed in practical project work. We drew the first diagram on a serviette while sitting in a café. At that time, it was all about establishing and shaping the StadtGut Blankenfelde project in Berlin-Pankow:

'The trias Foundation is set to become the landowner. It is granting a hereditary building right for 99 years.'

This ensures that those directly involved on-site determine through their funders what happens on a daily basis. On the other hand, it is important for the pioneers of the project to secure its objectives in a legally binding and enforceable way. If the successors of the project wish to put the building to another use that has nothing in common with the original purpose, the trias Foundation will act as a guardian of these goals and prevent the misappropriation of the building.

The property is thus the platform on which the individual activities (for example multi-generational living, hospice work, therapy, handicraft, youth work, conservation work) will also find their space in the future.

People and bricks

One area trias focuses on is donations and endowments. Organisations executing the project (e.g. a cooperative, an association, partnerships) provide financial support through loans and the purchase of shares. Arrangements concerning the ground lease vary.

Often, a ground lease rate is agreed that protects the project's liquidity in the early years but emphasises the concept of solidarity all the more after the debts have been paid off in around 30 years time.

In the case of StadtGut Blankenfelde, the idea arose that all project participants and supporters would allow the purchase of the site through donations. With this ap-



proach, the property is secured as a first step. Then, further development and planning can be fostered without pressure. At ExRotaprint gGmbH in Berlin Wedding, this was done in the same way. However, the financial strength of the pioneers is often not sufficient for such an approach. Since the trias Foundation generally doesn't have surplus assets at its disposal, a mixture of donations and financing is necessary.

Through years of experience with projects and donors, setting up structures and contracts adapted to social groups and real estate has become our area of expertise. We make use of a rich toolbox with unusual tools: Years of experience in loan management; real estate management; hereditary building rights law; a high level of expertise concerning numerous legal forms; the non-profit character of the trias Foundation, in particular donations, endowments and inheritance; a strong network; extensive experience with project groups. In short: People and bricks.

Models in detail

The initiatives that contact us face a variety of challenges and often numerous possibilities regarding development status, real estate, group, and concept.



Over the years, we have developed various models for co-operating through asset investment with existing projects and projects in the process of being established. We were able to gain strong partners who are involved in the acquisition of land. But more and more people approach us who want their real estate to have a positive impact on society. When inquiries come in about projects, we examine their objectives and possibilities, which potential partners there are, and what financial resources are available to the foundation.

Long-term outlook

After 30 years, when the land is unencumbered, the generated revenues that are available for the charitable work are even higher. The design of a project with a proportion of donations and purchases/loans naturally has more leeway if the necessary loans are granted at a low interest rate. Up to now, this has been something that trias has been able to do thanks to allied foundations and institutions as well as individuals who have provided low-interest loans.

This shows that it is a conceptual design that certainly has advantages for the project – but it is not a model designed for house builders to finance their property. The trias

Foundation does not and cannot take out unlimited loans to implement this model. As a non-profit foundation, we are grateful for every donation and every bolstering of the foundation's income, but we cannot increase the level of debt – and thus the associated interest-rate risk – indefinitely.

Nevertheless, the model is very dynamic. We examine each case. The appropriate amount of the ground rent has to be negotiated. It is designed to cover the foundation's overheads and is used for the foundation's charitable tasks and the financing of new properties.

Back to Blankenfelde: The arrows in the diagram on page 9 symbolically show that from the outset it was the aim of the project's pioneers not only to think about their own project, but instead – thanks to their association with the trias Foundation – to pass on the support they received from numerous sources to other projects. This created a knock-on effect, as the energy was passed on: the impulse of a project is translated into kinetic energy for the impetus of the next project. What good would come from continuously having to face financing problems when establishing new projects? Furthermore, we don't want to invest our money with maximum return, only to end up having to rectify the resulting problems with the foundation's funds later on. For this reason, trias focuses on working with investments more than other foundations do.

Cooperating with a foundation can often enhance the image of a project towards a community, the social environment and other dialogue partners. In addition, the financial background and the high profile of the foundation tend to encourage donors to support us instead of newly established project initiatives that are difficult to assess. Moreover, projects connected to the trias Foundation through the property greatly benefit from the foundation's expertise, experience and network. Not least, the hereditary building rights and the contractual ground rent provide financial security in times of volatile interest rates. Again and again, our role is to give project pioneers courage on their new paths, to accompany them and to pass on knowledge and experience.

We see this model as an opportunity to take land out of the speculation cycle. Instead of allowing 'land & money' to generate maximum returns, it serves as a tool for people who want to shape their future actively and think beyond their own needs.

:: How trias funds projects

Where the foundation's earnings come into play

Communal living or multi-generational living is not eligible for tax support. This is unfortunate, but something we cannot change. Nevertheless, through education, we can improve the basis for supporting civic engagement. We do this, for example, with our brochures on the topics of legal forms for housing projects, the development and maintenance of the portal www.wohnprojekte-portal.de, and support for housing-related project days. In addition, we can issue grants if they are tax-deductible in the areas of youth welfare, support for the elderly, nature conservation, protection of historic buildings and charity (people with disabilities and illnesses, people with low incomes).

Youth services

For us, an example of the successful combination of our non-profit objectives with the issue of how to handle land and property is our funding of the restoration of a sealed area of the Hoppetosse kindergarten in Bochum to create an open space that is close to nature. This way, we promote education, youth work and nature conservation at the same time.

Support for the elderly

Supporting an individual with a grant for long-term care is an exception. The support for the association 'Verein für anthroposophisch erweiterte Pflege e.V.' for the establishment of a project in the area of housing and care for the elderly is something that is more typical.

Education

The foundation publishes its series of brochures, runs the portal for housing projects, organises specialist seminars for consultants, and supports housing-related project days. Also, we are sought after as speakers at conferences and events on topics related to the issues the foundation addresses.

Protection of nature

An example is the planting of old apple tree varieties at the StadtGut Blankenfelde and the ecological cultivation of agricultural land in the Hochschwarzwald area. In addition, there will be a stronger focus on the unsealing of land in the future.

Understanding among nations

Unfortunately, multicultural projects are rather rare. But we were happy to support the international youth work being carried out by a project in Potsdam. We are also involved in housing and neighbourhood projects at a European level and have made it possible for a refugee to sign up for a housing project by purchasing cooperative shares.





Charity

From a separate fund, we have supported the creation of housing and care for people suffering from serious illness. From another 'pot' we were able to draw the capital for a person with a low pension and a person with a learning disability so that they could participate in a housing project. The connection between illness/disability and shared housing is a significant challenge for the future. The trias Foundation is, for instance, involved in a project in Upper Bavaria for people affected by MS as well as people who are not affected.



:: Examples of funded projects

Project goals: Land, ecology, living.



Land > Unsealing project within the framework of youth welfare

On the initiative of the school's parents' council, a primary school in Lamspringe in Lower Saxony has redesigned the school grounds - in particular the 'outdated' schoolyard - to make it harmonise with the surrounding nature.

With the help of many parents and children, around 150 square meters of the concrete surface were stripped off. In addition to unsealing a larger area of the schoolyard, raised beds were built, fruit trees and shrubs were planted, and a school garden was created for sowing, cultivating and harvesting. Also, a greenhouse was built so that nature-themed lessons do not depend on the season. The measure aims to improve learning – even with low-achieving children – and to improve motor skills, body coordination and stamina. In an internal school investigation, 20 per cent of the children examined had been identified as being in need of support.

Through active involvement in the renovation project and ongoing garden maintenance, the pupils are made aware of the issues of environmental protection, nature and land at an early stage. The trias Foundation was happy to support this project with a donation of 2,000 euros. The result is impressive.

Living > Web-presence of the housing-project interest group 'Interessenverband Wohnprojekte Schleswig-Holstein e.V.'

Co-housing thrives on the fact that people come together, make plans and decide for themselves how they want to live together.

The association Wohnprojekte Schleswig-Holstein e.V. works on a voluntary basis and offers support for existing and new groups that want to organise themselves and make their concept of shared living reality. It thus promotes networking and the exchange of experience in Schleswig-Holstein. We supported the website and the establishment of an online portal for housing projects in Schleswig-Holstein with an amount of 3,500 euros.



Developing networks in the cohousing project scene in the region is also important to us, which is why we organise an annual housing-project day in Gelsenkirchen with the Wohn-Bund Beratung NRW consultancy and support housing-related project days. This makes it possible to exchange knowledge and attract new members while giving organisations the opportunity to present themselves to the public.



Ecology> FreeRider: The mobility app for rural life

Participatory development of a mobility platform for rural areas to reduce CO₂ emissions from private transportation.

In rural areas, frequent single-person journeys should ideally be replaced by carpools, as many regular routes coincide with those of neighbours. The project is mainly aimed at commuters and parents who frequently travel by car, usually several times a day.

Partnerships with other communities are planned to test the functionality in a different context. It is planned to be digitally coordinated and simple – easy usability should reduce reluctance to use the app. This way, sharing journeys can develop into something natural.

A digital solution for the target group – the municipality of Prötzel – is now being developed as a model which is to be transferable regardless of location. The aim is to make the second car, which is common in rural areas, superfluous.

In line with the open-source principle, the planned app platform is to become a public commodity which is accessible to everyone free of charge. In contrast to the existing programs, the car-sharing platform will only require a minimum of information from the user. Project groups and individuals can use the app for their area and develop it independently. The owner of the app will be the municipality of Prötzel, which is not allowed to make a profit with the product. This also applies to all other users.

The total volume of the project is 97,000 euros. We are supporting this project with 2,800 euros.

Ecology> City and community garden – Annalinde Leipzig

The city and community garden Annalinde is located on the site of a former plant nursery. In 2013, the Annalinde initiative started to revive the beautifully situated, almost 150-year-old site.

In a nine-part crop rotation, over 100 varieties of vegetables are cultivated on three fields. Also, Annalinde operates two foil tunnels with fruit vegetables and a glass greenhouse for the cultivation of young plants. The community garden's biological diversity is broadened by two herb beds and an area for experimenting with special crops, shrub and flower strips, as well as edible hedges on the fences. Since 2014, more than 14 bee colonies of the KirschenGarten beekeeper have found a home here, too.



The group supplies the vegetables for some restaurant owners, their own events, and more than 35 customers of a weekly vegetable box service. In addition, it runs a weekly farm sale in the summer. Since 2015, pumpkins and potatoes have been produced in cooperation with the workshop Lindenwerkstätten Panitzsch. Eggs can be ordered with the weekly vegetable boxes, too. The city garden offers apprenticeships in the area of vegetable cultivation and is a place of employment for four federal providers of voluntary service that also offer educational services on site, such as guided tours or workshops with school classes. ANNALINDE Gärtnerei, Lützner Straße 108, 04177 Leipzig, Germany.

:: Putting homes in good hands: Funding the future

When land and property have a positive impact on society

From the very beginning, the trias Foundation has been open to creative ideas for groups, real estate and urban development: Please do not hesitate to contact us to share your ideas!

What moves you?

- > One topic could be the wish to see tenants treated in a socially acceptable manner in the long run, or that tenants themselves should be responsible for the property;
- > You want your property to be preserved and managed according to ecological criteria;
- > You would like to support the work of a non-profit foundation dedicated to housing, land and ecology;
- > You want to contribute to preventing speculation with land;
- > You want to make your property socially effective or useful for specific purposes;
- > You want to support relatives or friends.

Housing is a human right

Donations and endowments make it possible for us to support experimental living arrangements and withdraw more land from speculation. A full donation is not always possible or desired, but a general principle is: The higher the proportion of donations, the higher the social effectiveness.

Our approach

To achieve our goals, we work with local civil society groups that are committed to environmental and social change. Our large network of various partners consists of civil society groups, experts and project sponsors such as the Mietergenossenschaft SelbstBau eG cooperative in Berlin. We usually take over the land as a foundation and pass it on to projects through heritable building rights. Heritable building rights enable us to use the land permanently for social and ecological purposes and to protect it from being reprivatised. The plots of land can be used for housing projects and commercial units (such as art studios and craft businesses) or social facilities (such as kindergartens or care groups). By encouraging and supporting the tenants, it is also possible to transfer the responsibility for the houses to the current tenants.

The founder's intentions and willingness are paramount: Are supplies secured? Who should be supported? Are there ideals that should be implemented with the generated assets or revenues? The second, more detailed look will be at the careful handling of the building and its tenants. Good solutions have to be found based on these requirements. For this, significantly more instruments are available than is generally known: donations with a revocation option, partial gifts, annuities or inheritance contracts. Such negotiations should be like a nice piece of furniture created with expert workmanship: something that everyone involved can look upon with a sense of delight and satisfaction.



Thinking and acting across generations

Asset growth and higher earnings flow into new projects.

Financing instrument

Donations, endowments and bequests are possible as financing modules. Promotional loans help with the purchase of land.

Project security

Contracts in accordance with heritable building rights ensure that goodwill, money, work, dedication and the house are not privatised.

Knowledge pooling

Collecting knowledge and keeping it up to date is one of the foundation's assets.

Consulting

As part of our educational work (for example with our brochures, which already cover a wide range of topics and our reference guide for housing projects www.wohnprojekte-portal.de) with numerous tips.

Contact for topics related to inheritance and foundations

For a project or just yourself. For special funds, trust foundations or as an interim solution for project loans and as provision for old age.

Network

The network includes trias projects as well as educational work for consultants and the fostering of overarching structures and interests, for instance in Netzwerk Wandelstiften or allied organisations.

Active public relations work

Our activities bring the topics of land, ecology and communal living into the media and thus into the view of the public. Our approaches should have a critical view of society and encourage fundamental changes.

:: Hereditary building rights

... as a tool for shaping housing projects:

Hereditary building right law, which was comprehensively overhauled in 1919, was designed to prevent speculation with land and to provide large sections of the population with reasonably priced, suitable housing. When it comes to innovative goals such as:

- > cooperation on a societal level, participation when there is a change of project members,
- > prevention of speculation to avoid price increases of affordable housing,
- > eco-friendly building and ecological conservation of existing property, this legal tool is better suited to securing these objectives than, for instance, laws related to home ownership that are oriented towards the concept of property protection laid down in the German Civil Code.

The following text will attempt to explain the essence of hereditary building law in simple words. It will show that this instrument, often burdened with ancient-sounding terms, still offers very interesting, modern design possibilities.

The nature of hereditary building law:

According to German property law, a plot of land includes all the components that are physically connected to it: the house and even firmly anchored machines. This is the reason why only the land itself is normally described in the land register. It is a general understanding that all buildings on the land are part of it. In principle, however, every landowner can grant hereditary building rights.

Hereditary building rights are the alienable and hereditary right to have a building on land owned by another person. You get 'temporary property', so to speak. By notarial contract, the landowner assigns a hereditary building right. This results in two land registers. In addition to the land register for the property, a separate land register is formed for the building (legally referred to as 'hereditary building right').

It is also possible to create land registers for apartments and flats.

These are then referred to as hereditary building rights to residential properties. The legal basis is laid down in the Hereditary Building Rights Act, which also regulates the suitability of loan purposes.

Beyond the general legal basis, it is, of course, necessary for the relationship between owner of the hereditary building right/owner of the land and the owner of the building/recipient of the ground lease to be clarified by an individually designed contract. The hereditary building right contract regulates the way the two parties interact. The wording of the objectives should leave room for manoeuvre in the contractual arrangements. A compromise has to be found between the legitimate interest in safeguarding the project's cause and the impossibility of 'planning 99 years ahead'. It is advisable to read and discuss the hereditary building rights contract or a model contract in peace and quiet and seek out the help of a legal expert who enjoys and understands the issue and the impulse for shaping projects.

Hereditary building rights in financing:

In contrast to renting or leasing situations, the hereditary building rights can be granted against collateral. The leaseholder can, therefore, use the building as collateral for their financing solutions.

In this process, it is advisable to involve the banks at an early stage, to give them the text of the leasehold agreement and discuss the loan collateral arrangements together.

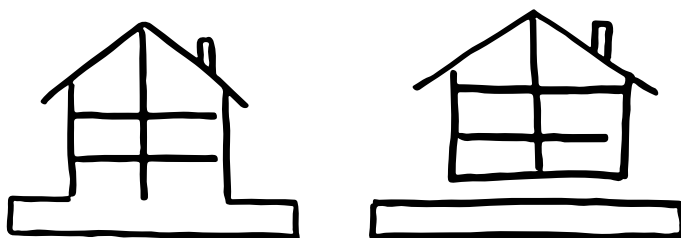
In addition to the well-known organisations that grant hereditary building rights (the churches and the municipalities), the trias Foundation has set itself the task of incorporating plots of land into its foundation assets, thus withdrawing them from the speculation cycle while securing the project's objectives through the hereditary building right contract. In this case, the leasehold is therefore deliberately used as a legal design element.

The trias Foundation thus continues the tradition of the great land reformers. (Owen, Gesell, Steiner, Damaschke et al.)



Hereditary building right as a special 'design tool'

In hereditary building rights law, the conventional, property-oriented connection of building and land is initially separated. They are then both reconnected with the special features for securing social aims, urban planning objectives and idealistic goals.



In our brochure, we use 'Hereditary Building Right' for the specific German legal term 'Erbbaurecht'. In Britain, the term 'leasehold' is usually used in contrast to 'freehold', which means full ownership of land and house. In the US, the term 'ground lease' is used most commonly. – As the legal systems differ, there is no right or wrong in this case. For us, the crucial point is that the terms signify the different owners of land and buildings.

:: The sources of funds

Endowments

Looking at the topics it covers, one could say that trias is a community foundation. In many other foundations, the assets come from a person, a family or a company. The trias Foundation works thematically and is not tied to a city or region. Since its foundation, over 100 people have supported the foundation with small and large amounts. An endowment is defined as the inflow of additional funds to an existing foundation.

At trias, this support is usually provided in connection with current projects. Thus, the endowment directly assists the implementation of a project, and through the lease of the property indirectly supports further projects oriented towards the idea of communal living, the alternative use of land, and support of funds for the needy.

Loans

In addition to the funds that flow into the foundation's assets, we frequently receive loans. In order to limit the administrative work – as we also register a mortgage security – the loans should ideally be long-term funds and amounts from 50,000 euros or more. In this respect, trias also provides the opportunity for ethical and ecologically sustainable investment. In fact, we were only able to implement some projects because the supporters had very viable interest rates

Gifts

Many wish to use their assets to create and shape projects that address issues that have been of great importance in their life, e.g. in the area of communal living, special living forms for women, help for the disabled, and environmental protection. When it comes to new projects or inheritance arrangements, the foundation serves as a consultation partner regarding gifts of money, land and real estate.

Bequests and Inheritances

There are many important details when it comes to the issue of bequests. Passing on one's assets as a whole or partially can be as much a topic of the consultation as bequeathing property or shares to project participants or one's own project. What or how much do I want to pass on to the children? What do the heirs have to do? What is a bequest? In countless consultations, the foundation has gained in-depth understanding and expertise, making it easier to find common ground and to draw attention to solutions which usually only a specialist has in mind.

Donations

For the multitude of challenges, not least the many hundreds of daily inquiries, the trias Foundation is also grateful for donations that directly support its daily work.

'Crazy enough'

It is commonly assumed that foundations 'have' money – but faced with the numerous inquiries and tasks, the trias Foundation is constantly searching for endowments, donations and loans. The foundation's task is to mediate between donors and projects and to find the right instruments, paths and forms. All support is welcome.

True to the motto 'First let it take shape, then donate', you are welcome to contact the board of directors and the management at any time.

Our account for donations:

IBAN DE29 4306 0967 0103 2696 00
GLS-Gemeinschaftsbank
(Community bank)

:: Brochures

trias has the aspiration of being a foundation that provides practical tools for a variety of initiatives. By publishing its series of brochures that focus particularly on questions concerning legal forms and financing, trias has put this aspiration into practice. They can be ordered here: www.stiftung-trias.de/publikationen



Ein Wohnprojekt starten ...
Entwicklung Freiraum geben

stiftung
trias

Starting a housing project -
Creating space for development



**Rechtsformen für
Wohnprojekte**

stiftung
trias

Legal forms for residential projects



**Die Genossenschaft
als Rechtsform für Wohnprojekte**

stiftung
trias

The cooperative as a legal form for
housing projects



**Der Verein als Rechtsform
für Wohnprojekte**

Gründung - Steuer - Recht - Finanzen

stiftung
trias

The association as a legal form for
housing projects



**Die KG als Rechtsform
für Wohnprojekte**

Gründung - Steuer - Recht - Finanzen

stiftung
trias

The KG (limited partnership) as a legal
form for housing projects



**Die GbR als Rechtsform
für Wohnprojekte und
Baugemeinschaften**

Von der Baugesellschaft zur Wohnungsgenossenschaft
Die GbR als vorläufige Rechtsform
Die GbR als Minus, Energieeffizient und anders

stiftung
trias

The GbR (company constituted under
civil law) as a legal form for housing
projects and for joint building ventures.



**Die Finanzierung zivil-
gesellschaftlicher Projekte**
Unerlaubtes Bankgeschäft?

stiftung
trias

The financing of civil society
projects - Unauthorised banking?



**Nachbarschaften sind
»Machbar« schaften**

Ideen und Beispiele für nachbarschaftliche Netzwerke

stiftung
trias

Making sustainable
neighbourhoods possible



Das Erbbaurecht
ein anderer Umgang mit Grund und Boden

stiftung
trias

Hereditary building rights -
A different way of managing land



**Raus aus der Nische -
rein in den Markt!**

Das Plädoyer für das Produkt
„gemeinschaftliches Wohnen“

stiftung
trias

Get out of the niche and into the
market!



**Wohnprojekte und Wohn-
pflegegemeinschaften**

Wohnungsbau-
BERATUNG
NEU ERÖFFNET

stiftung
trias

Co-Housing Projects and
Residential Care Communities



**Testament und
Erbschaft**

Rechtliche Ideen - Mein Projekt
Voraussetzungen

stiftung
trias

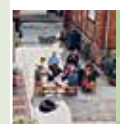
Will and inheritance



**Spenden für Projekte -
Schenken schafft Freiräume**

stiftung
trias

Donating to projects - Giving creates freedom
Cooperation with housing projects



**Zusammen-
arbeit mit
Wohnprojekten**

Die Stiftung trias bietet Unterstützung bei der
Etablierung von Wohnprojekten und trägt
aktiv zur Entwicklung von sozial und ökologisch
ausgeprägten und neuen Formen des Wohnens
bei.



**Grundzüge
eines modernen Bodenrechts**

Theorie und Praxis für einen anderen Umgang mit Grund und Boden

stiftung
trias

Basic principles of a modern land law

Stiftung trias
Gemeinnützige Stiftung
für Boden, Ökologie und Wohnen

Martin-Luther-Str. 1
45525 Hattingen, Deutschland
phone +49 2324 90 222 13
fax +49 2324 59 67 05
info@stiftung-trias.de
www.stiftung-trias.de
www.wohnprojekteportal.de

IBAN DE29 4306 0967 0103 2696 00
GLS-Gemeinschaftsbank

(In cases exceeding 200 euros, please note the address
on the transfer note for the donation receipt.)