

Right of preemption Das Vorkaufsrecht

This illustration shows the standard procedure for exercising the municipal right of preemption (right of first refusal, RPE) and the possible outcomes from the moment a purchase contract is signed. We illustrate the procedure as it is customarily practiced, and based on experiences from Berlin's district of Friedrichshain-Kreuzberg, we propose potential improvements to this instrument (in terms of time and scope) to make it stronger. This illustration was designed together with the "Buy Back Berlin!" online map.

Until a court decision in November 2021, the RPE was an instrument, albeit a rather limited one, that municipalities could use, together with tenants and socially responsible real-estate companies, to counteract hyper-marketization. Our "Commoning Berlin" map shows where the RPE was successfully applied since 2019 (bringing houses into safe hands) and where waiver agreements were signed between the municipality and the original buyer (a limited protection in the form of an agreement up to twenty years that specifies restrictions concerning the management of the building). As the data shows, the instrument was being increasingly used by district municipalities until late 2021.

In November 2021 a court ruling overturned one case of RPE. This set a legal precedent and rendered the RPE inapplicable in most cases, which has in turn made the waiver agreements (intended to protect tenants) practically void. This represents a serious set-back in the struggle against the take-over of the housing stock by profit-oriented companies and for the Berlin housing movement's ability to fight back.

The RPE serves to apply and protect the first article of our constitution: people's dignity. It ensures our right to be informed about and to have a say in what happens to our homes. We are continuing the fight to bring it back as an instrument, and in a stronger form.

The back of this poster features an index with the main actors involved in Berlin's housing scene, some of which are mentioned in the illustration on the right. The index includes basic information about each actor and is organized according to the type (see key of categories) and the level of operation (e.g., national or municipal).

This poster was developed within the framework of the CMMM research project that has accompanied the activities of AKS Gemeinwohl and Kollektiv Raumstation since March 2020. It is part of their wider efforts to push for housing justice and the Gemeinwohl-oriented development of Berlin.

For more information, visit baustelle-gemeinwohl.de or cmmm.eu



CMMM - Critical Mapping in Municipalist Movements is a 3.5-year research project that brings together an international team from Belgrade, Berlin, and Barcelona. It is hosted at K LAB, TU Berlin, supported by the Robert Bosch Stiftung, and implemented in collaboration with Ministerstvo Prostora, Observatori DESC, AKS Gemeinwohl, and Kollektiv Raumstation.

In parallel to the Berlin-focused "Buy Back Berlin!" online map and this accompanying poster, the Belgrade team developed the "How (un)affordable is housing in Belgrade?" online map and accompanying poster "Law Proposal: Rent Control", and the Barcelona team developed the "Stop Evictions!" online map and the accompanying poster with the same name. To view the maps and posters online, scan the QR code at the top.



Diese Abbildung zeigt den üblichen Ablauf für die Ausübung des kommunalen Vorkaufsrechts (VKR) und die möglichen Folgen ab dem Zeitpunkt des Abschlusses eines Kaufvertrags. Wir veranschaulichen das Verfahren so, wie es üblicherweise praktiziert wird und schlagen auf der Grundlage von Erfahrungen aus dem Berliner Bezirk Friedrichshain-Kreuzberg mögliche Verbesserungen dieses Instruments (in Bezug auf Zeit und Umfang) vor, um es zu stärken. Diese Illustration wurde zusammen mit der Online-Karte „Wer (ver)kauft Berlin?“ entworfen.

Bis zum Gerichtsurteil im November 2021 war das kommunale VKR ein – wenn auch begrenztes – Instrument, das Kommunen gemeinsam mit Mieter*innen und sozial verantwortlichen Immobilienunternehmen nutzen konnten, um der profitorientierten Vermarktung von Häusern entgegenzuwirken. Unsere Karte „Commoning Berlin“ zeigt, wo das Instrument seit 2019 erfolgreich angewandt wurde (also Häuser in sichere Hände gebracht wurden) und wo Abwendungsvereinbarungen zwischen dem Bezirk und dem ursprünglichen Käufer unterzeichnet wurden (ein begrenzter Schutz in Form eines Vertrags mit einer Laufzeit von bis zu zwanzig Jahren, in dem Beschränkungen für den städtebauliche Umgang mit dem Gebäude festgelegt sind). Wie die Daten zeigen, wurde dieses Instrument bis Ende 2021 zunehmend von den Bezirken in Berlin genutzt.

Im November 2021 urteilte das Bundesverwaltungsgericht über einen Fall im Bezirk Friedrichshain-Kreuzberg. Damit wurde ein juristischer Präzedenzfall geschaffen und die Anwendung des kommunalen VKR nahezu vollständig ausgeschlossen. Außerdem führte diese neue Rechtsprechung zu Rechtsunsicherheiten und Angreifbarkeit der bisher geschlossenen Abwendungsvereinbarungen. Dies bedeutet einen schweren Rückschlag im Kampf gegen die Bewirtschaftung von Wohnungsbeständen durch profitorientierte Unternehmen und für die Gestaltungsmöglichkeiten der Berliner Mietenbewegung.

Das kommunale VKR dient der Anwendung und dem Schutz des ersten Artikels unseres Grundgesetzes: der Würde des Menschen. Er sichert unser Recht auf Information und Mitsprache darüber, was mit unseren Wohnungen geschieht. Wir kämpfen weiter dafür, dass es als Instrument wieder eingeführt wird, und zwar in einer stärkeren Form.

Auf der Rückseite des Plakats befindet sich ein Index mit einigen wichtigen Akteuren aus Zivilgesellschaft, Politik, Verwaltung und Wirtschaft in Verbindung zur Immobilien und Wohnungsfrage, von denen einige in der Abbildung rechts genannt sind. Das Verzeichnis enthält grundlegende Informationen zu jedem Akteur und ist nach Art (siehe Kategorienschlüssel) und Handlungsebene (z.B. national oder kommunal) geordnet.

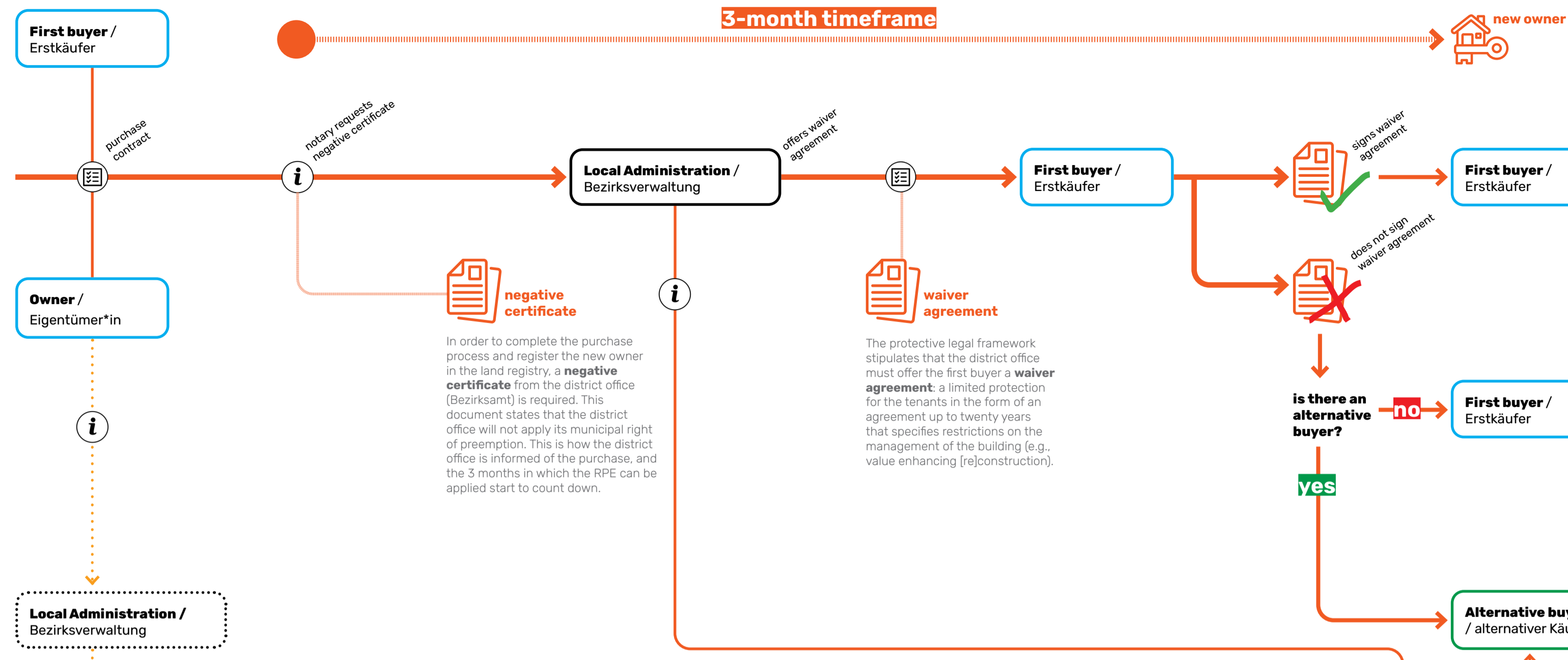
Dieses Poster wurde im Rahmen des CMMM-Forschungsprojekts entwickelt, das die Aktivitäten der AKS Gemeinwohl und Kollektiv Raumstation seit März 2020 begleitet. Es ist Teil ihrer Bemühungen, sich für Gerechtigkeit, Selbstbestimmung und eine gemeinwohlorientierte Entwicklung beim Zugang zu Wohnungs- und Gewerberäumen in Berlin einzusetzen.

Weitere Informationen finden Sie unter baustelle-gemeinwohl.de oder cmmm.eu

CMMM - Critical Mapping in Municipalist Movements ist ein 3,5-jähriges Forschungsprojekt, das ein internationales Team aus Belgrad, Berlin und Barcelona zusammenbringt. Es ist am K LAB der TU Berlin angesiedelt, wird von der Robert Bosch Stiftung unterstützt und in Zusammenarbeit mit Ministerstvo Prostora, Observatori DESC, AKS Gemeinwohl und Kollektiv Raumstation durchgeführt.

Neben der Berliner Online-Karte „Wer (ver)kauft Berlin?“ und dem dazugehörigen Poster entwickelte das Belgrader Team die Online-Karte „How (un)affordable is housing in Belgrade?“ und das dazugehörige Poster „Law Proposal: Rent Control“. Das Barcelona-Team entwickelte die Online-Karte „Stop Evictions!“ und das dazugehörige Poster mit dem gleichen Namen. Um die Karten und Poster online zu sehen, scannen Sie den QR-Code oben.

standard procedure



Latest after three months pass **or** as soon as the first buyer signs the waiver agreement, the district office is obliged to issue the negative certificate. In doing so, the transaction is completed in full and a new owner can be registered in the land registry.

house lost to profit market **with limited protection**

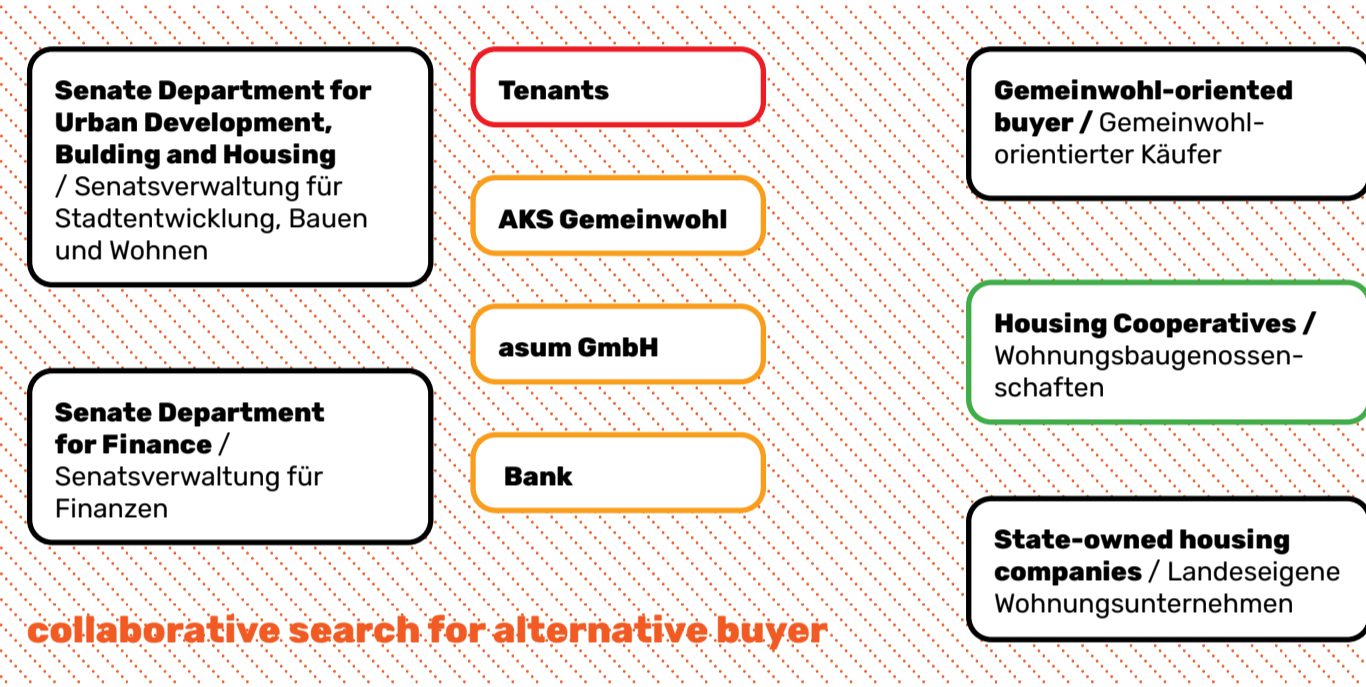
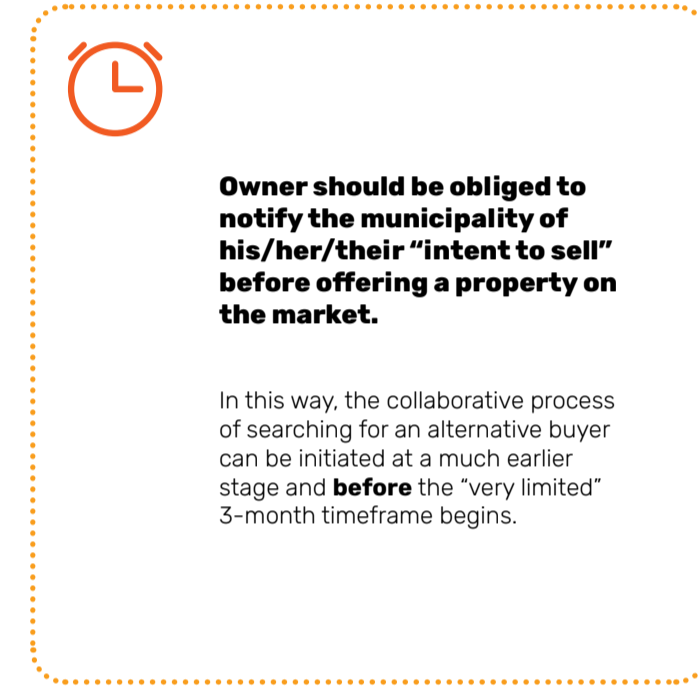
The waiver agreement outcome is regarded as "limited protected" since its restrictions are valid for a maximum of 20 years and the new owner can still implement certain strategies to raise rents and push gentrification. Its effects are significantly weaker than having the property purchased by a Gemeinwohl-oriented body.

house lost to profit market **without any protection**

house is in safe hands

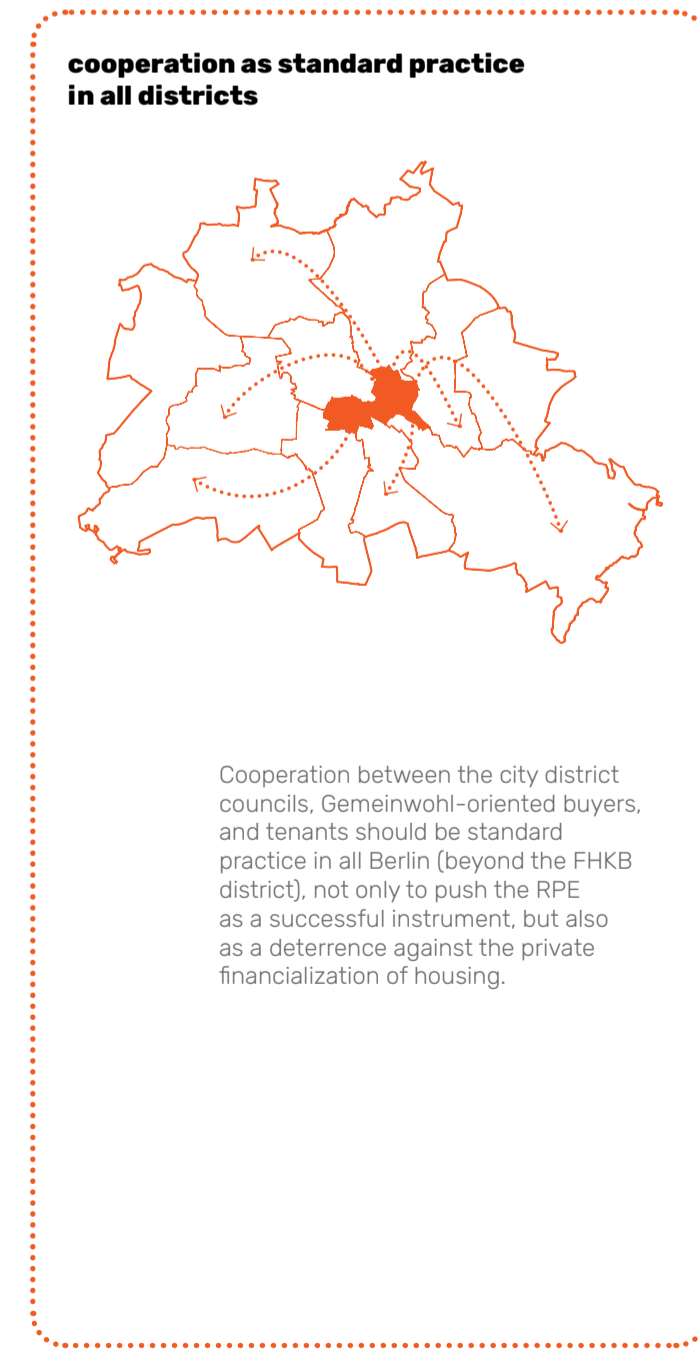
The alternative buyer has to sign the waiver agreement.

demand procedure improvement

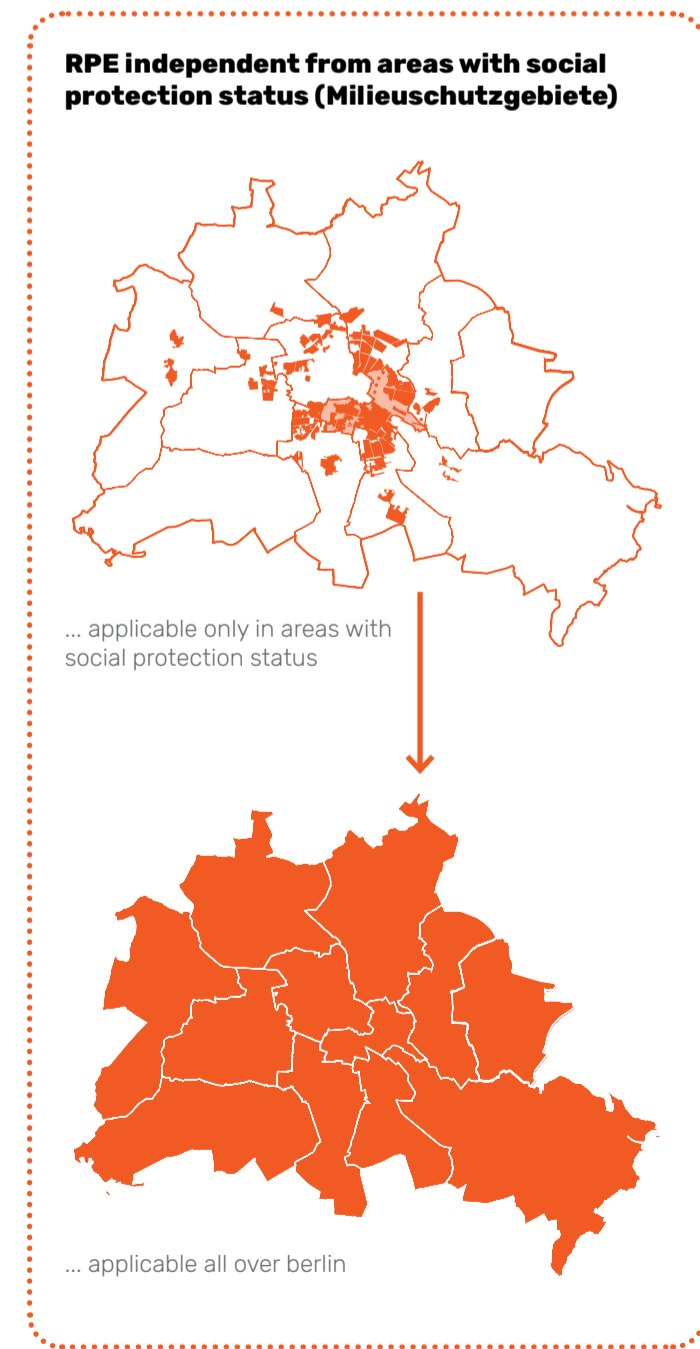


further desired improvements

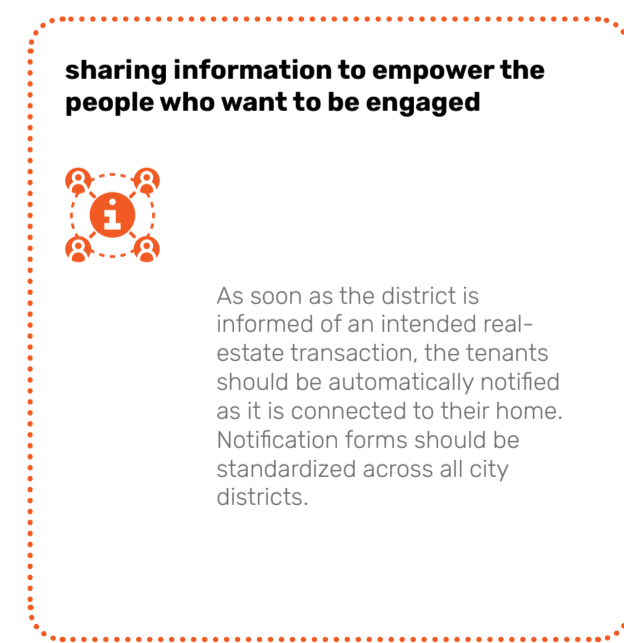
desired procedure improvements



desired legal improvements



desired improvements regarding access



Actors named on the front side of this poster are briefly described here, as well as others that we find relevant to the illustrated process and the housing justice struggles in general.

National level- Germany

Federal Institute for Research on Building, Urban Affairs and Spatial Development / Bundesinstitut für Bau-, Stadt- und Raumforschung (BBSR)
*2009, Germany
Part of the Federal Office for Building and Regional Planning (BBSR), acts as a departmental research institution and advises the Federal Ministry of the Interior, Building and Community (BMI) and other ministries.

Federal Ministry of Housing, City Development and Building / Bundesministerium für Wohnen, Stadtentwicklung und Bauwesen (BMWSB)
*1949, Germany
Until 2021, Federal Ministry of Interior, Building and Community (BMI)

Federal Office for Building and Regional Planning / Bundesamt für Bauwesen und Raumordnung (BBR)
*1998, Germany
The Federal Office for Building and Regional Planning is the highest authority responsible for federal construction in the area of responsibility of the Federal Ministry for Housing, Urban Development and Building. It is organized into a construction and a research division. The main task of the BBR's construction divisions is to oversee in the Federal Republic of Germany's construction projects in Berlin, Bonn, and abroad. The BBR's research department is organized as the Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR).

Institute for Federal Real-estate / Bundesanstalt für Immobilienaufgaben (BImA)
*2005, Germany
BImA was founded in 2005 by law as a successor of the Federal Property Administration in order to manage and develop the Federal Republic's real-estate stock according to modern commercial business principles. The BImA is being highly criticized for its market-oriented business plans and operations, especially by initiatives and communities that have to buy land for market prices or that are not taken into account when federal real estate is purchased or leased.

Parliament of the governments in the federal states / Bundesrat
*1949, Germany
Organ through which the federal states participate in the legislation and administration of the Federal Republic of Germany.

Parliament of Germany / Deutscher Bundestag
*1949, Germany
Elected by German citizens. Tasks are the legislative process, parliamentary scrutiny of the government and federal spending.

Campaigning Initiative of Housing Cooperatives Berlin / Marketinginitiative der Wohnungsbaugenossenschaften Deutschland
*2017, Berlin
"Marketing association" made up of rather conservative cooperatives in Berlin and Germany. Among other things, they are working with an advertising campaign against the rent cap. In Berlin, there are currently 27 cooperatives with over 95,000 apartments and around 160,000 members (02/2021).

Federal Association for Housing and Urban Development (vhw) / Bundesverband für Wohnen und Stadtentwicklung e. V. (vhw)
*1946, Germany
In the postwar decades, vhw was concerned with overcoming the housing shortage through home ownership, especially in private homes. Since the late 1990s, the association has increasingly focused on civil society and governance processes in cities. Through professional training and research in the fields of housing and urban development, it is committed to the performance of municipalities, a diverse civil society, and the strengthening of local democracy.

Foundations / Stiftungen
Trias Foundation
Edith Maryon Foundation
Montagsstiftung Urbane Räume

German Association of Cities / Deutscher Städtetag
*1906, Germany
The German Association of Cities represents the interests of all cities, meets with the federal government, Bundestag, Bundesrat, European Union, and numerous organizations to discuss relevant issues, exerts influence on legislation, and pays attention to municipal self-government, which is guaranteed in the Basic Law. Numerous representatives of the cities are involved in the committees of the German Association of Cities.

German Institute of Urban Affairs / Deutsches Institut für Urbanistik gGmbH (difu)
*1976, Germany
As the largest urban research institute (think-tank) in the German-speaking world, it provides a wide range of services for municipalities and has locations in Berlin and Cologne. DifU is a solidarity institution of the cities and is supported by more than 100 municipalities, as well as the institutional sponsors, the federal government, and the State of Berlin. In addition, DifU attracts project-related research funding. The sole shareholder of the non-profit institute is the Verein für Kommunalwissenschaften (VK).

GLS Bank
*1974, Germany
Sustainable bank that invests in social and ecological projects. Supports the financing of real-estate purchases in PBR processes with credits.

The Immobilienien network ("real estate for the many")
*2018, Berlin
Lobbying for better terms and conditions for real estate and urban development oriented toward the common good (gemeinwohl-orientiert). The Immobilienien network is an alliance of actors from civil society, the public sector, and business. They support initiatives that develop self-organized and cooperative real estate for many.

The Ask the State platform / Frag den Staat
*2011, Germany
A project of the Open Knowledge Foundation. The aim is to enable or facilitate citizens to make enquiries on the basis of the Freedom of Information Act and to document and share the answers. They also carry out research and campaigns on specific topics, such as to prevent speculation for a transparent Berlin housing policy, and campaigns to publish waiver agreements (Abwendungsvereinbarungen).

Rosa-Luxemburg Foundation
*1990, Berlin
The Rosa-Luxemburg Foundation is one of the six major political foundations in the Federal Republic of Germany. Tasked primarily with conducting political education both at home and abroad. The foundation is closely linked to Die Linke, the German Left Party.

The Tax Justice network / Netzwerk Steuergerechtigkeit
*2077, Berlin
The Tax Justice Network is involved in various fields to promote a tax and financial policy oriented toward the common good. Trade unions, religious and development organizations, social movements, environmental and human rights associations, scientific institutions, other civil society organizations, and active individuals all work together. Part of a worldwide movement working together under the umbrella of the Global Alliance for Tax Justice.

The Right to the City forum / Recht auf Stadt Forum
*2015, Hamburg
Every year, the Right to the City forum brings together housing and urban policy activists from all over Germany – and sometimes beyond – in rotating cities. Small tenant and neighborhood initiatives are invited, as well as large housing policy campaigns, house projects and squatters, representatives from the community and youth culture, feminists, anti-racists, activists for climate justice or decolonization, and all those who fight for solidarity perspectives in their neighborhoods and search for alternatives to the capitalist city.

Tenement Syndicate / Mietshäuser Syndikat
*1999, Freiburg
Mietshäuser Syndikat is a cooperative and non-com-mercial investment company in Germany for the collective acquisition of houses that are transferred to collective ownership in order to create long-term affordable housing and space for initiatives.

German Property Federation (ZIA) / Zentraler Immobilien Ausschuss (ZIA)
*2006, Germany
ZIA is the central association and stakeholder group of the real-estate industry. It brings together and advocates the interests of its members in the decision-making process in public, politics, and administrative.

The House and Property Federation of homeowners / „Haus und Grund“
*1911, Germany und Berlin
Lobby for homeowners, organized into numerous associations at the local, regional, and federal level as a conservative representation and commercial network for home and landowners throughout Germany. Represents "private property as a foundation for freedom and prosperity."

The Ask the State platform / Frag den Staat
*2011, Germany
Makes decisions regarding the cluster assignment of state-owned real estate and properties. BIM is responsible for the technical management of the cluster process. The first meeting of the newly established Portfolio Committee was held in July 2015. By 31 December 2019, the Portfolio Committee had passed a resolution for 5,003 (8% of the approximately 5,700 cluster properties. It consists of representatives of the specialist administrations, districts, and the financial administration.

Senate Department for Finance / Senatsverwaltung für Finanzen
*2021, Berlin
The work of the Senate Department for Finance is crucial for the development of Berlin as it is responsible for financing and planning projects that are central to the city's development and infrastructure and managing the budget of the State of Berlin.

City level - Berlin

Berlin Property Management / BIM - Berliner Immobilien Management
*2015, Berlin
A real-estate service provider for the State of Berlin, responsible for over 5,000 state-owned properties. BIM takes care of the leasing, management, optimization, and redevelopment of properties in the city. Today's Berliner Immobilienmanagement GmbH (BIM) emerged in 2015 from the fusion of Liegenschaftsfonds Berlin and the original BIM. The original BIM was founded in 2003 as a fully-owned subsidiary of the State of Berlin in order to support the consolidation of the state budget.

Evaluation Committee for Property Values / Gutachterausschuss für Grundstückswerte
*1960, Berlin
The Evaluation Committee for Property Values was created in Germany in 1960 under the then Federal Building Act. The value-relevant data from all purchase contracts of land sales are kept in the purchase price collection (Kaufpreisanmlung). The data are analyzed and published in summarized form. They are the basis for market value appraisals (Verkehrswertgutachten) by private experts or mortgage lending value appraisals by banks. There is an individual committee in each of the federal states.

Berlin House of Representatives / Abgeordnetenhaus Berlin (AGH)
*2021, Berlin
The Berlin House of Representatives – called the Landtag in the territorial states (Flächenstaaten) – is the state parliament of the federal state of Berlin. As a city state, Berlin, like Hamburg and Bremen, has to fulfil both state and municipal tasks, in contrast to the territorial states (Flächenstaaten).

Housing Supply Berlin / Wohnraumbversorgung Berlin (WVB)
*2016, Berlin
The task of this institution is to develop, review, and update the corporate policy guidelines concerning the performance and supply of the state-owned housing companies.

IBB Investitionsbank Berlin
*1942, Berlin
On behalf of the State of Berlin, IBB promotes and finances investment projects in the business areas of economic development, real estate, and urban development.

Land Registry / Grundbuchämter (in den Amtsgerichten)
*Berlin
There are eight land registries in Berlin.

Portfolio Committee / Portfolioausschuss
*2015, Berlin
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*2021, Berlin
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Senate Department for Urban Development, Building and Housing / Senatsverwaltung für Stadtentwicklung, Bauen und Wohnen
*2021, Berlin
The Senate Department for Urban Development, Building and Housing works outside of parliament and without the participation of political parties. The goal is to bundle, strengthen, and coordinate the supra-regional cooperation of all local initiatives and groups and to fight together for a fundamental change in housing policy.

State-owned housing companies / Landeseigene Wohnungsunternehmen (LWU)
*Berlin
There are around 325,000 state-owned apartments in Berlin. They are managed and rented by six companies: degewo, GESOBau, Gewobag, HOWOGE, STADT UND LAND, and WBM. Their owner and shareholder is the state of Berlin. The six companies operate as independent limited companies (GmbHs) and public limited companies (Aktiengesellschaft).

Tenants Associations
*Berlin
Lobby for supporting tenants. In Berlin, the largest are: "Berliner Mieter Gemeinschaft" and "Berliner Mieterverein".

Coalition of Young Cooperatives / Bündnis Junge Genossenschaften Berlin
*2017, Berlin
Alliance of Berlin housing cooperatives that want to make a significant contribution to a sustainable, mixed, and solidary city. There were 25 cooperatives at the end of 2020.

Forum for Initiatives / Initiativenforum Stadtpolitik Berlin
*2019, Berlin
A project that supports and strengthens the development, networking, and public voice of urban and housing policy initiatives and projects in Berlin. The goal is to improve the visibility of the diverse initiative landscape and to provide an interface between the structures of Berlin's politics and administration. Four times a year, members of Berlin's rent and urban policy initiatives meet in so-called hearings in the House of Representatives. Each time, they present a key topic, identify problems, and raise demands. In this way, impulses from civil society are to be brought into parliament as effectively as possible. In addition, opportunities for cooperation between the members of parliament, the parliamentary groups, and the senate administrations are actively sought and cultivated.

Initiative for a tenants union / Initiative für eine Mieter*innengewerkschaft
*2019, Berlin
An initiative to build a union for tenants in Berlin, a relatively unknown concept in Germany, to fight collectively for their rights and interests and stand together against profit-oriented landlords and unjustified rent increases. A tenants union can create the structures needed to safeguard collective tenancy rights, to network as tenants in the long term, and to fight for more self-determination in housing.

The Rethinking the City Initiative / Initiative Stadtneudenken
*2011, Berlin
Association of people from the fields of urban planning and architecture, science, art, culture, business, and social affairs who are interested in urban policy and who work in Berlin within the framework of various initiatives and organizations for self-determined, cooperative, and socially equal urban development.

Roundtable on Real-Estate Policy / Runder Tisch Liegenschaftspolitik
*2012, Berlin
The Stadt Neudenken initiative and all parliamentary groups of the Berlin House of Representatives invite representatives from civil society, politics, administration, and science to discuss Berlin's real-estate policy. The Round Table is an instrument for civil society participation in the realignment and implementation of Berlin's real-estate policy.

The "Who owns Berlin?" project / Projekt „Wem gehört Berlin“
*2018, Berlin
Research project on ownership structures in the real-estate market in Berlin. From Tages-spiegel newspaper, Correctiv, Rosa-Luxemburg Foundation, and Christoph Trautvetter.

The "Who owns the city" project / Projekt „Wem gehört die Stadt“
*2019, Berlin
Research project on ownership structures in the real-estate market in Berlin. Rosa-Luxemburg Foundation and Christoph Trautvetter (Netzwerk Steuergerechtigkeit).

Action coalition against displacement and rent madness / Aktionsbündnis gegen Verdrängung und Mietenwahnsinn
*2019, Germany
A nationwide coalition of tenants' initiatives and right to the city groups. They work outside of parliament and without the participation of political parties. The goal is to bundle, strengthen, and coordinate the supra-regional cooperation of all local initiatives and groups and to fight together for a fundamental change in housing policy.

Alliance to prevent forced eviction / Bündnis Zwangsräumung verhindern
*2012, Berlin
Stop Evictions Berlin fights against the eviction of families and individuals through large- and small-scale actions, press work, civil disobedience, collective negotiations with landlords and state entities, and support at court proceedings.

Coalition KusWo - communal & self-administrated living / Bündnis Kommunal und Selbstverwaltet wohnen (KusWo)
*2017, Berlin
The aim of the project/initiative is to create a municipal housing sector that is secure in the long term and in which tenant participation plays a central role. In addition, it strives to integrate co-determination and self-governance into the state-owned housing companies and promote democracy through self-governance.

Expropriate Deutsche Wohnen & co. / Deutsche Wohnen & co. enteignen
*2018, Berlin
Through a referendum, they want to call on the Berlin Senate to pass a law that regulates the socialization (inaccurately: expropriation) of the apartments of private housing companies with more than 3000 Berlin tenants (e.g., Deutsche Wohnen) and their transfer to an institution under public law.

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The Rent Referendum / Mietenvolksentscheid
*2015?, Berlin
Result: Because the draft law prepared by the Rental Referendum had no chance to achieve legal admissibility due to a legal error, an agreement was sought and reached with the parliamentary party leadership of the SPD in the form of the Housing Supply Act (WoVG), which has been in force since 1 January 2016.

Kotti & co
*2011, Berlin Kreuzberg36
Founded in 2011 in a heterogeneous neighborhood in Berlin Kreuzberg (around Kottbusser Tor or "Kotti"), Kotti & Co fights against high rents (including in social housing) and racism. In 2012, they occupied the square in front of their social housing at Kottbusser Tor with a self-built wooden house (Geckondo) and have been protesting since then against the ousting of tenants with low incomes from the inner city.

The "Who owns Berlin?" project / Projekt „Wem gehört Berlin“
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Roundtable on the Gentrification of Moabit - Who owns Moabit / Runder Tisch Gentrifizierung Moabit - Wem gehört Moabit
*2011, Berlin
The roundtable is intended to serve as a starting point for those affected and to provide assistance. Exemplary case studies are to be documented to generate publicity. On the other hand, the intention is to contribute to building up a lobby for Moabit tenants and to exert influence on political decisions in matters of tenancy law, property allocation, etc. Actions together with Berlin tenants' organizations and tenants' associations from other districts are planned for the future.

Stadtbodenstiftung
*2020, Berlin
A foundation in the making, based on a community/land trust.

The Reclaim Your City platform
*2003, Berlin
Reclaim Your City (RYC) is a platform and archive for protest communication, urban appropriation, and artistic interventions in public space. It is involved in mapping displacement and right to the city movement in Berlin (with Orango Tango). It was part of the initial process to rescue the Dragener Areal. It was dissolved in 2016.

The Tempelhofer Feld referendum / Volksentscheid Tempelhofer Feld
*2014, Berlin
Result: Tempelhofer Conservation Act (ThF-Gesetz)

Referendum on Transparency Act / Volksentscheid Transparenzgesetz
*2019, Berlin
They advocate a new transparency act that regulates which information on Berlin politics and administration, as well as on the companies of the state of Berlin, must be actively published. They are currently waiting for the senate to review the bill. If the chamber of deputies does not accept the proposal, they will enter the referendum in early 2021.

The Sink Mediaspree referendum / Mediaspree versenken, Bürgerentscheid „Spreeufer für alle“
*2008, Berlin
Mediaspree is an enormous investment project to develop the brownfields that were the strip of the Berlin wall and to renew the urban surroundings. This plan, which started in the 1990s, was met with great resistance. Around 2008, the same time when more local tenants initiatives started to connect, the campaign against Mediaspree got a boost by the media and mobilized a lot of people. The "Mediaspree versenken" campaign can be considered the first big thing that successfully united the movement. They won a referendum. However, the referendum, however, was not considered binding by the Berlin Senate. Nevertheless, the campaign continued to drive the tenant movement and the politicization of many people concerned about housing issues.

Housing Cooperatives / Wohnungsbaugenossenschaften
*2017(?), Berlin
One of the partners to the "Haus der Statistik" model project, an example of a (new?) cooperative planning process with the Berlin Senate, municipality (Bezirk Mitte), communal housing association (WBM), and Berlin Property Management (BPM).

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Right to the City Working Group of the Interventionist Left in Berlin / AG Recht auf Stadt der LI Berlin
*2014, Berlin
With different forms of protest and politics, they stand up against rising rents, gentrification, and displacement and for the socialization of housing. In different places and alliances, they fight against the sellout of the city. Among other things, they are currently involved in the "Expropriate Deutsche Wohnen and Co." initiative.

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Roundtable on the Gentrification of Moabit - Who owns Moabit / Runder Tisch Gentrifizierung Moabit - Wem gehört Moabit
*2011, Berlin
The roundtable is intended to serve as a starting point for those affected and to provide assistance. Exemplary case studies are to be documented to generate publicity. On the other hand, the intention is to contribute to building up a lobby for Moabit tenants and to exert influence on political decisions in matters of tenancy law, property allocation, etc. Actions together with Berlin tenants' organizations and tenants' associations from other districts are planned for the future.

Municipal level - District*

City Councilor (Distrikt Level) / Bezirksstadtrat*in
*2017, Berlin
At the municipal level, the city councilor is involved in politics and heads a certain department of administration such as urban development, social affairs, or sports.

District Council / Bezirksverordnetenversammlung BVV
*2017, Berlin
The BVV is an organ of the district self-government. It controls the administration of the district, adopts the district budget, and decides on matters assigned to it. Unlike the Bundestag or the House of Representatives, the BVV is not a "real" parliament that has the power to pass laws and ordinances, but rather "part" of the administration." It is tasked with initiating the administrative action of the district office (Bezirksamt) by introducing appropriate resolutions and with supervising it. In addition, it can demand information on all matters from the district office at any time. It elects the district mayor and the city councilors and can also remove them if necessary.

Local Administration / Bezirksverwaltung
*2017, Berlin
In Germany, urban land use planning is formally the responsibility of the municipality (local self-government). In the special case of Berlin, planning sovereignty is divided between the senate and the districts. In cases of "Berlin-wide interest," the senate administration can take over. But certain areas of the BauGB remain in district hands.

AKS Gemeinwohl
*2018, Friedrichshain-Kreuzberg
The "Gemeinwohlorientierte Stadtentwicklung" working and coordination structures (AKS Gemeinwohl) is an intermediary between administration, civil society, and politics for common-good-oriented urban development in Friedrichshain-Kreuzberg. Here, new forms of cooperation for co-produced urban development are tested. The aim of AKS is to support community-oriented projects and spaces, as well as to promote a sustainable land policy in order to secure a diverse urban society.

asum (applied urban research and tenant advisory services) / asum GmbH - Angewandte Stadtforschung und Mieterberatung
*1981, Berlin
Provides advice to district administration and politics, studies areas with social protection status, advises tenants.

Locally Built Platform / LokalBau Plattform
*2018, Friedrichshain-Kreuzberg
Dedicated, for example, to the question: How can new construction succeed in creating affordable space for uses that are actually needed? To organize this, the LokalBau platform's integrative development strategy brings people together to formulate their needs and develop solutions.

The Bizim Kiez initiative (Our neighborhood)
*2016(?), Berlin
Neighborhood initiative against displacement and for the preservation of living neighborhoods.

* There are a total of 12 districts in Berlin, each responsible for their own urban development. However, the districts are not completely independent and work closely with the Senate Department for Urban Development, Building and Housing. The Senate Department establishes overarching goals and plans for urban development, while the districts implement the urban planning schemes on site and decide on building permits required for the realization of building projects.

- Public institution**
- Civil society organization or institution**
- Civic initiative or collective**
- Community-based property holder**
- Private property holders or entity**

This is an interactive poster. Links to the websites of the actors are embedded in the names. Click to visit them.