



Analytical study and prospects Economic development of the administrative district (county) Wunsiedel i. Fichtelgebirge

1. The administrative district Wunsiedel i. Fichtelgebirge:

- total area 606 km²
- population 73.185

2. Biggest cities:

- Wunsiedel 55 km²
- Selb 86 km²
- Marktredwitz 50 km²

3. Location/ Transport connection / Infrastructure

The administrative district (county) Wunsiedel i. Fichtelgebirge (Wunsiedel i.F), populated with more than 73 thousand residents, is situated nearby the regional metropolis Nuremberg (Nürnberg). Its geographical position makes it to a strategically very important economical region of central Europe. This region, located between such megacities like Munich and Berlin, Frankfurt and Prague, Nuremberg and Dresden, forms an optimal connection for the markets of Central Europe and Eastern Europe. Its close neighborhood to the Czech Republic provides an intensive increase of business relations.

All the industrial companies of the region are well connected with each other by the fully developed road network accessing highways A9, A93. There is also the highly developed infrastructure of railways connection (such as Nuremberg – Dresden, Munich – Leipzig or Nuremberg – Prague) and the big airports of Munich, Dresden, Leipzig and Nuremberg, all of them can be easily reached within 1,5-2 hours by the highways. The public passenger railway transport redounds to an additional input to the infrastructure of the region. The megacity Nuremberg is also well connected and easily to reach by all the kinds of transportation ways. The region is consistently developing the infrastructure of high speed transportation connection as precondition to further economic growth. Some points of traffic junction are ready constructed or under the construction.



4. The cities and towns of of the administrative district (county) Wunsiedel i. Fichtelgebirge

Population: 10.000 - 15.000 people

Wunsiedel, Selb, Marktredwitz.

The population average of the Bavarian towns is about 6 000 people.

The administrative district Wunsiedel I. Fichtelgebirge is also the largest railways nodal point of Northern Bavarian, situated in its most picturesque location between the national park Fichtelgebirge (which means «spruce mountains») and the other national park Steinwald («stone forest») approximately 13 km from the border to the Czech Republic, which also is an EU member.

5. Active projects of the administrative district (county) Wunsiedel i. Fichtelgebirge

Many big companies such like BD Sensors, CeramTec, Ernst Feiler GmbH, Lapp Insulators, Rausch and Pausch, Netzsch have spent some Mio. € for further developments of their enterprises within the last three years.

6. Employment Market

The Commuter (*german Pendler*) are persons who periodically recurring travel between one's place of residence and place of work, or study, and in doing so exceed the boundary of their residential community. It sometimes refers to any regular or often repeated traveling between locations, even when not work-related. A distinction is also often made between commuters who commute daily or weekly from their place of residence to work place, and are therefore considered respectively local or long-distance commuters. The commuter quote all over Germany reached 60 % in 2015. This tendency redounds to some “splinter development” or urban sprawl of population, for example that some urban dwellers buy the cheaper estates in the rural environments of the megacities.

Another tendency is opposite: Many new jobs and workplaces emerge in places of urban agglomeration and attract more inhabitants from surrounding areas. This was a constant tendency of the last 7 years in the administrative district Wunsiedel i. Fichtelgebirge.



Between 2010 and 2015 the annual population growth of the administrative district Wunsiedel i. Fichtelgebirge was 3,6 – 4,1 %, especially:

2010: 1975 people
2011: 1818 people
2012: 1996 people
2013: 2069 people
2014: 2298 people
2015: 2731 people

Employment market monitor of the Federal Employment Agency:

Commuter regular travelling between their place of work and place of residence in the administrative district Wunsiedel i. Fichtelgebirge (resource: "Commuting atlas" of the Federal Employment Agency, data status: June 2016) in the district Wunsiedel i. Fichtelgebirge

27.365 persons subject to social insurance were living in the district Wunsiedel i. Fichtelgebirge

28.136 persons subject to social insurance are were working in the district Wunsiedel i. Fichtelgebirge

8.513 persons were commuting into the district Wunsiedel i. Fichtelgebirge to their places of work

7.742 persons were commuting out of the district Wunsiedel i. Fichtelgebirge to their places of work

Commuter balance +771 (30,3%)

Employment market of the administrative district Wunsiedel i. Fichtelgebirge (2016)

- unemployment rate 4,3%
- employment rate 59,3 %
- vacancy rate 9,2 % (2.600)
- gross domestic product per capita (2014): 29.849 €
- available income per capita (2014): 21.792 € (2.892 € average monthly income)



7. Housing Market

2013 – 2016 New construction and realised projects

Information of Immobilien KU (municipal real property and communal services corporation Wunsiedel) – Copy of Analyses for the municipal council Residential complex Hofgässchen Wunsiedel

- commissioning of the residential complex July 2016
- 13 apartments, total living space 1.200 m²
- monthly rent: **7,50 € - 9,80 € /m²** of living room exclusive of heating and other additional costs

12 apartments are sold or rented before commissioning, the buyer (investors) are residential of the same region (Marktredwitz, Arzberg) as well as some far-out cities of Germany such like Wolfsburg, Wuerzburg and Cologne. This results from low mortgages and very good chance to get hypothecary credit with an owner's equity of 20 % (the remaining 80% of the new build costs financed by the bank)

Projected prices of sale lay between 2.600 - 2.900,- € / m² of living room, the actually prices lie currently at the second market by 3.000,- € / m² of living room with indebtedness of 15 years, because the residential complex was financed from municipal budget funds.

Some examples of rental fee:

Residential complex for senior citizen Wunsiedel

2-room apartment Hofgässchen, Wunsiedel

rental fee 9,29 € /m² exclusive of heating and other additional costs (62 m² living room for 576€) monthly

Apartment Theodor-Heuss-Straße 25 Wunsiedel

- build around 1970, updated 2017, rented ready-furnished
- rental fee 8,80 € /m² of living room exclusive of heating and other additional costs (42 m² living room for 370 €) monthly



**2017 – 2018 New construction including general renovation of existing buildings
New construction: residential, office and commercial building „Kronprinz“**

- fully financed from municipal budget funds
- already sold/or rent
- sales price 2.950,00€ / m² of living room
- rental fee 8,- € /m² of living room exclusive of heating and other additional costs

General renovation: Ludwigstr. 79

- sales price: will not be sold (don't destined for sale)

8. Economic promotion

**The most important investment programs of the administrative district (county)
Wunsiedel i. Fichtelgebirge**

The Bavarian regional program of financial aid budgets up to 30 % of project costs for the interregional projects if their necessity could be substantiated.

The governmental facilitation of economic growth of the north-eastern regions of Bavaria in the time period between 2017 and 2020.

Resolutions of Council of Ministers of the Bavaria from the 19th September and 25th October 2016: To increase the governmental funding rate up to unitary 90% in order to eliminate vacancies in the inner-city and to reevaluate the city and town centres within the scope of urban development and renovation and development of villages and rural infrastructure

Aim:

- Improvement of the inner-city site conditions for habitation and economy at «hot spots» of Bavaria

Activities:

Only inner cities — only vacancy

- modernization and renovation (required a concept for the repurposing and follow up use);
- demolition without replacement (required a concept for reusing the vacated areas);
- demolition of abandoned buildings (required a concept for the new construction); Implementation of resolutions within the scope of urban



development is carried out under the terms of StBauFR (the urban development guideline) and within the scope of renovation and development of villages and rural infrastructure under the terms of DorfR 2015 (the developments of villages and rural infrastructure guideline)

Facilitation requirements:

- applicants and beneficiaries can be only cities, towns and communities of the mentioned region
- funding rate is the unitary 90% from eligible costs (ffK)
- the same funding rate is valid for planning, expertise, consulting etc.

Volume of appropriations:

- about 18 Mio € annual appropriations in the period from 2017 to 2020 to increase urban development aid for the region Oberfranken (Upper Franconia)
- additional 8 Mio € annual urban development aid from the German national funds for the region Oberfranken (Upper Franconia)

Co-financing through the municipal communities (parishes):

- The own contribution of the communities is 10 % from the total funding eligible costs.
- The communities can use an admitted part of their maintained Stabilization Aid granted investment share for the co-financing, presupposing the consideration of Stabilization Aid terms
- this is valid for the urban developments as well as for the developments of villages and rural infrastructure

Measures in central location:

- within the redevelopment area:
 - the redevelopment targets should be applied by the measure realization
- outside of the redevelopment area:
 - the commune has to depict appropriately the objectives of the measures
 - the development targets should be derived from ISEK («integrated urban planning development concept»), if there is one



Eligible measures:

A. Preparatory measures:

- planning, conception, consulting

B. Regulatory measures:

- land acquisition (appraisal report)
- replanning (for example to local public infrastructure)
- clearing and other necessary measure (for example demolition) to prepare the constructional or other kind of using of the plot
Demolition of historic monuments is not eligible.

C. Building measures:

Revitalization of inner city vacancies through:

- modernization
- restoration
- renovation
 - unprofitable costs according profitability calculation (reimbursement amount)
 - unprofitable costs as a flat-rate
- municipal funding programs — 30% flat rate from the chargeable costs for private new construction is not eligible.