



LOOKING BACK, MOVING FORWARD



YEARBOOK 2017



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**LOOKING BACK,
MOVING FORWARD**



YEARBOOK 2017



1988-2018 & BEYOND... A NEVER-ENDING CHALLENGE

By Cédric Van Styvendael, President of Housing Europe

Not many organisations based in Brussels have the privilege to look back at 30 years of work and continuous effort to provide housing for all for societies that include and support. We may be happy about the fact that Housing Europe managed to become, thanks to all of you, one of the oldest and most well-established NGOs in the European capital. Many things have changed since spring 1988 that marked the constitutive general assembly of the Comité Européen de Coordination de L'Habitat Social, widely known as CECODHAS, but one thing hasn't...

What hasn't changed since then but also well before that is our obligation to deliver the best housing conditions possible for all. This is indeed a never-ending challenge. We may feel proud of a number of issues:

- *we have delivered millions of homes to people in 24 countries in the EU and beyond*
- *we have helped move policy making around housing both at EU and national or local level towards an evidence-based approach*
- *we have turned our network through our constant exchange of ideas and best practices into a valuable pool of knowledge around housing for researchers, policy makers, architects, journalists and others*
- *we have invested billions of Euros in renovation to increase the quality of our homes for our tenants*
- *we have made the case, in practice, for a fair energy transition...*

It is encouraging and energizing to see the long way we've come together so that we can confront the current and future challenges with confidence. In times of radical change, it is vital to come together to share, inform, inspire on how we as housing professionals can manage that change. We must continue to make our contribution to societies that include and support.

So, before you have a look at our agenda for this year, I invite you to take stock of all the 2017 highlights such as the first International Social Housing Festival that has been the largest international housing event in Europe lasting for 9 days, attracting 1300 visitors at 45 events in Amsterdam. Housing Europe has been among the founding partners and has already started the work for the 2019 edition in Lyon.

Housing Europe's 2018 programme is rather full and just requires your presence at our conferences and meetings, on our blog and twitter, to bring it to life.

Thank you very much for your ongoing support.



FROM CECODHAS TO HOUSING EUROPE'S FUTURE

By Sorcha Edwards, Secretary General of Housing Europe

2018 sees us reaping the fruits of our focus on improving the financial and legal framework for housing providers. The open access to European Structural Funds for housing has resulted in 1.8 billion € invested between 2009 and 2014; A potential 6.5 billion € between 2015 and 2020 for renovation of existing housing but also new construction.

Our facilitation of contact between the European Investment Bank & the Council of Europe Development Bank and social housing organisations or intermediaries has seen the number of loans rise to € 6.5 billion for new construction and renovation of social housing. Banking Supervision rules as agreed by the Basel committee now take into account the specific and low risk nature of lending to social housing and therefore ensure favourable capital requirement for banks and institutions lending to social housing;

As every yearbook, this one also takes a look back at the past year and in the case of 2017, this is a rather pleasant thing to do. In the first half of the year we have been actively involved in the preparation of the first ever International Social Housing Festival, a unique celebration of the work of our sector that took place in Amsterdam in June.

In autumn 2017 the publication of the State of Housing in the EU 2017, our biennial compass of Europe's housing sector has been a big success, picked up by numerous media outlets, researchers,

civil society and other organisations across our continent.

2018 will be a key year for a number of reasons. It is the first year of implementation of the new Work Plan of Housing Europe that was presented in our latest General Assembly. It will lead us to the European Elections 2019, while it will probably prove to be a turning point for Europe with the Brexit negotiations still advancing.

At the same time, the first quarter of the year will see another negotiation, the one of the EU budget 2020-2027 that will be key for our sector, too. This is why we have started 2018 by joining the Cohesion Alliance to put our voice together leading European associations of cities and regions and the European Committee of the Regions to make cohesion policy stronger, more effective, visible and available for every region in the European Union.

This year we will be marking the 30 years since the first statutory executive committee of CECODHAS on March 4th 1988. These historical moments still remind all of us working daily for Housing Europe of our common vision and serve as our compass for the future. You may also sense in the publication you are now holding in your hands.

Enjoy the read!



2017 AT A GLANCE

JANUARY

- ▶ Housing Europe delegation takes part at the EIB stakeholder forum in Luxembourg

FEBRUARY

- ▶ Housing Europe meets Commissioner for Employment & Social Affairs, Thyssen along with a Social Platform delegation
- ▶ Launch of the Housing Europe Policy Scoreboard, a dynamic overview of our advocacy work
- ▶ Housing Europe joins the SDG Watch Europe General Assembly
- ▶ Launch of Toolkit for Housing Europe members on the use of the 'Juncker Plan'

MARCH

- ▶ Contribution to the 3rd European Migration Forum
- ▶ Launch of the Designing Inclusion Erasmus Plus programme aiming to adapt urban planning teaching for the inclusion of refugees and migrants
- ▶ Housing Europe speaks at the 5th High Level Tripartite Strategic Forum on Construction 2020
- ▶ Energy Day 'Getting our homes future ready' organised by Housing Europe
- ▶ Lunch policy debate on Energy Metering in the European Parliament jointly organised with SABO
- ▶ Kick-off press conference of the 1st International Social Housing Festival

APRIL

- ▶ Position paper issued following the presentation of the European Pillar of Social Right
- ▶ Publication of guide concerning the place of housing on the political agenda of national elections across Europe

MAY

- ▶ Participation at the HomeLab project on 'Integrated Housing and Labour Services in the Social Rental Enterprise model'
- ▶ Contribution to the EESC Public Hearing on the application of State Aid rules for Compensating the Provision of Services of General Economic Interest

JUNE

- ▶ 1st ever International Social Housing Festival takes place in Amsterdam, 13-21 June
- ▶ Housing Europe annual conference under the title 'Social Housing: Looking back, moving forward' takes place within the framework of the Festival
- ▶ Housing Europe welcomes KOVA as its new member and Habitat for Humanity, Fondazione Housing Sociale and Social Housing & Property Rights in Kosovo (SHPRK) as partners
- ▶ Cédric Van Styvendael is elected President of Housing Europe

- ▶ Issue of Statement addressed to Commissioner for Competition, Vestager following her response to European Parliament question related to our sector
- ▶ Housing Europe President speaks at the European Public Services Summit
- ▶ Housing Europe speaks at the 7th Cohesion Forum

JULY

- ▶ Housing Europe contributes to the Lyon Biennale of Architecture
- ▶ Hungarian-Greek Workshop on Social Rental Agencies takes place in Budapest
- ▶ PV Financing EU Project concludes

AUGUST

- ▶ First European Summer School for Young Housing Professionals in Bochum

SEPTEMBER

- ▶ Housing Europe addresses the 9th Baltic Housing Conference
- ▶ Housing Europe delivers Affordable Housing Toolkit as contribution to the Housing Partnership of the EU Urban Agenda
- ▶ Housing Europe contributes to the 'Housing4All' themed ENHR annual conference
- ▶ Housing Europe supports European Parliament Breakfast debate on energy policy initiated by its German member, GdW

OCTOBER

- ▶ Housing Europe presents publication on how affordable housing providers deliver their share regarding the implementation of the SDGs.
- ▶ Housing Europe presents 'The State of Housing in the EU 2017' report
- ▶ Housing Europe President speaks at high-level conference on clean energy financing organised by the European Parliament and the European Commission
- ▶ Housing Europe airs its first Podcast

NOVEMBER

- ▶ Kick-off meeting of the Housing Europe Ad-Hoc Working Group in support of countries with housing systems in transition
- ▶ Adoption of EU Pillar of Social Rights; the first time in an official text of the EU adopted by all member states, "access to social housing" recognized as key social right
- ▶ European Commission Annual Growth Survey confirms 'State of Housing' report

DECEMBER

- ▶ European Committee of the Regions adopts Opinion on a 'European Agenda on Housing'
- ▶ Housing Europe delegation invited to the EFSI Stakeholder consultation at the EIB HQ



HOUSING EUROPE LOOKS AHEAD & MAKES PLANS FOR 2020

2017 marked the end of our 2012-2017 multi-annual work programme with the new one for the period 2017-2020 suggesting a 'To do list for housing providers'. The work programme was co-produced by the Secretariat and Housing Europe members through an open, online procedure that ran for over 5 weeks allowing anyone from our network to share their views and highlight their concerns for the future work of the organisation.

The draft document was presented at the General Assembly in Amsterdam, inviting representatives of Housing Europe members to add their final touches to the official Work Plan. The final version is the compass that will be guiding the work of the Secretariat in Brussels but will be also feeding into the respective work plans of the Housing Europe Working Committees.

The Housing Europe Work Plan 2017-2020 sets out 5 pillars:

- 1 INVEST** Public, cooperative and social housing providers are the solution, not the problem. Investing in adequate, affordable housing has more benefits than costs and we therefore need to place housing as a top priority for long-term investment at European, national and local level.
- 2 ADAPT** The world is changing fast; so is the way we provide housing. We actually have to provide much more than just housing. We need to ensure that our sector has the conditions in place that would allow it to be flexible and adaptable enough to the changing needs.
- 3 TEAM UP** We need to build even closer ties with cities, social and healthcare service providers as well as the private sector to achieve a harmonized development and mixed tenure.
- 4 GET 'SMART'** Housing providers are ready and able to be at the centre of the digital revolution, the built environment and society. Digital inclusion should be an integral part of housing for all with special attention given to the elderly.
- 5 GO LOCAL** Housing is very much a local issue; therefore, local housing providers are the first ones that deal with emerging challenges. We need to advocate for multi-level governance taking into consideration territorial divides while working for access to EU funding that actually fits local needs.



HIGHLIGHTS OF THE YEAR

2017 has been a year full of developments in policy, events, launches of publications and meetings, but we can clearly highlight two moments ...

● The International Social Housing Festival



Housing Europe has been among the founding partners of the 1st International Social Housing Festival. The Festival took place for the first time in Amsterdam last summer (2017) and it was quite a success running for 9 days, attracting 1300 visitors at 45 events, ranging from conferences to exhibitions and from a hackathon to movie nights, spread over 9 locations in Amsterdam.

The Festival was a global celebration of the long tradition of decent, affordable housing for all aiming to generate convincing responses to current and future challenges. The overarching theme of 2017 was 'Affordable Housing now, better communities tomorrow'.

Find out more and get ready for the 2019 edition that will be hosted in Lyon, France:

→ www.socialhousingfestival.com



Within the framework of the so called ISHF 2017 Housing Europe held along with its member, Aedes – the Federation of the Dutch Social Housing Associations its annual conference ‘Social housing: looking back, moving forward’. More than 140 participants, representing local authorities, social housing associations and tenants, architects and academics, researchers and members of the civil society came together on June 15th at Westerunie to get inspired, to discuss and to plan actions for the future vision concerning the provision of affordable housing.

This is how the day unfolded...

→ <http://bit.ly/2FAXSrV>



● The State of Housing in the EU 2017

The Housing Europe Observatory, the Research branch of Housing Europe, presented the 2017 edition of its flagship report ‘The State of Housing in the EU’, the biennial compass of Europe’s housing sector. The launch of the publication took place over a day-long event on October 17th that was hosted at the European Parliament and the European Committee of the Regions and was a big success as you may see here:

→ <http://bit.ly/2GCY76P>

The report got extensive media and social media coverage while it quickly became the most visited page on the website of Housing Europe. Read more about the impact of the report in the Communications section of the Yearbook.





POLICY IMPACT

At policy level the advocacy work of Housing Europe has a solid record of achievements. Below we aimed to put together a mapping of the key dossiers that kept us busy in 2017 and that will also stay on our plate in 2018 and beyond.

● The European Pillar of Social Rights

In April 2017 the European Commission presented its proposal for a European Pillar of Social Rights, i.e. a reference framework to screen the employment and social performance of EU member states, to drive reforms at national level and to urge countries to converge on social standards. The proposal was adopted by the Council in November 2017 and a Proclamation together with the other EU institutions and all Member States at the Social Summit was signed. Very importantly, ‘access to social housing or housing assistance for those in need’ is now considered as one of the essential rights and principles for a well-functioning welfare state in the EU.

The role of Housing Europe

While we called for the integration of social housing among the rights and principles proposed by the European Commission, we also highlighted the importance of having the right indicators to monitor the progress of Member States in implementing the access to social housing and housing assistance for those in need.

Housing Europe letter on indicators

→ <http://bit.ly/2FqJjXx>

Housing Europe will also monitor with its Members over the next year the national policy developments in the field of housing as well as the policy recommendations made by the European Commission within the framework of the European Semester 2018 and to evaluate the impact of the Pillar.

More information → <http://bit.ly/2GszSsf>

● The “Clean Energy” package

The revision of some part of both the Energy Efficiency Directive (EED) & Energy Performance of Buildings Directive (EPBD) was one of the main elements of the clean energy package proposed by the European Commission at the end of 2016. More than 1 year on, both the European Parliament and the Council of Ministers have agreed on the main aspects of the revision: there will new obligations for Member States to deliver clear strategies on the renovation of their building stocks as well as new obligations in the field of electric charging points in buildings.

The role of Housing Europe

How to provide (build or refurbish) ‘nearly zero’ energy homes while at the same time maintaining affordability for the residents? That is the key question, Housing Europe members have been trying to answer over the past years either in their daily activities or via European projects such as the Nearly Zero Energy Challenge. Coming up with the answer to this question forms the basis of our input as it is key to the success of the EED and the EPBD and the overall EU Energy strategy.

We have prepared an analysis of the implications that the revision of both directives may have on our sector.

Log in on our website to read our analysis and our position on both Directives

→ <http://bit.ly/2kqTWTv>

● State aid decision related to social housing

The 2011 decision on Services of General Economic Interest (SGEI) specifies the conditions under which compensation to companies for the provision of public services, including social housing companies in many countries, is compatible with the EU state aid rules and does not have to be notified.

The role of Housing Europe

Within the framework of our 'Housing for All' campaign a letter to the European Commissioner for Competition, Vestager was sent, highlighting the need for better EU rules for better services of general interest in housing. Housing Europe asks, among other things, the Commission to:

- Keep the current exemption of social housing under the SGEI Decision
- Help to provide guidance to use the SGEI rules for social and affordable housing
- Recognize the wide discretions of Member States in case SGEIs are the object of country specific recommendations within the European Semester

Read our letter to Commissioner Vestager as well as her response → <http://bit.ly/1QAI9tv>

In March 2017, the European Court of Justice asked the General Court to examine the essence of the arguments of the Dutch Housing Associations who have been seeking for 7 years to annul a decision of the European Commission on the Dutch social housing.

Article → <http://bit.ly/2mOs3VQ>

In addition, with the help of the Working Committee, Housing Europe prepared an online tool on the SGEI rules and continues to develop capacity building and involve different DGs of the European Commission to test usefulness of support instrument.

In October 2017, Housing Europe with its Dutch Member Aedes, also met with the European Commission Vice-President, Timmermans to discuss relevant concerns. And we also continue working in the EU Urban Agenda Housing Partnership to put demands forward.

● VAT rules

Reduced VAT rates are applied to housing according to the directive 2006/112: reduced rates can be applied to "provision, construction, renovation and alteration of housing, as part of a social policy". The VAT treatment of the social housing sector is related to the economic and financial conditions of the good accomplishment of general interest tasks defined by public authorities. The reduced rate is closely linked to funding mechanisms and supports the public provision of social housing.

The European Commission has published in spring 2016 an Action plan that includes proposals for increased flexibility for Member States with respect to reduced rates of VAT. In 2017, we have made sure through meetings with European Commission officials that the VAT status of social housing won't change and we also contributed to the public consultation launched by the European Commission.

Response in detail → <http://bit.ly/2nHz0IT>

● Capital requirements and banking regulations: new steps under the Basel III rules

Basel III is an internationally agreed set of measures developed by the Basel Committee on Banking Supervision in response to the financial crisis of 2007-09. The measures aim to strengthen the regulation, supervision and risk management of banks.

Throughout 2017, a new set of rules complementary to the Basel III package was discussed. The proposed rules would have led to increase the price of borrowing for housing investment as it sets higher risk weighting and increased capital requirements.

In December 2017, the Basel Committee agreed on the new rules but took into consideration the specific nature of the social, cooperative and public housing sector by granting them a different risk weight.

The role of Housing Europe

Housing Europe Members provided data on the impact on our sector and a delegation of Housing Europe Members met Representatives from the Directorate General for Financial Stability, Financial Services and Capital Markets Union (FISMA) raising the most crucial concerns and also directly reaches the Basel Committee.

● **EIB loans**

Based on Members' needs, Housing Europe enhanced its facilitation activities related to EIB loans in 2017.

In March 2017, Housing Europe prepared a Member toolkit in order to encourage making the use of the European Plan for Strategic Investment (EFSI) managed by the EIB:

→ <http://bit.ly/2DVehdd>

In February 2017, we contributed to the Draft Report of the European Parliament on the extension of the EFSI to 2020 and we highlighted that the EFSI share on social infrastructure should be enhanced, upscaling problem should be tackled, geographic coverage should be ensured and more technical assistance is needed to establish new investment platforms. In July 2017, the report was adopted and included all the aforementioned aspects. An additional good news for our sector that 40% of EFSI financing under the infrastructure and innovation window was decided to support project components that contribute to climate action. Full Report:

→ <http://bit.ly/2nj3pwm>

During the year Housing Europe also presented the experience of housing providers on the use of the EFSI during the Investment day of the European Commission (July 2017) and participated in the EFSI Stakeholder consultation meetings organized

by the EIB in July and in December 2017. Report from the latest meeting:

→ <http://bit.ly/2yWqUy5>

Our advocacy bore its fruit as the EIB is continuously increasing its activities to our sector EIB (lending For Social Housing in total EUR 5.05 billion in 2011-2015) and is committed to finance projects in new countries as well. The combination of EIB financing with Structural Funds is also a tangible result of the commitment of the European Commission and the EIB to help addressing the housing crisis.

Throughout the year, Housing Europe has contributed as an expert to the high-level task force on social infrastructure that published recommendations by the end of the year to promote the financing of social infrastructure. Alongside health and education, the Report considers affordable housing as a European Priority in long-term investment. More info:

→ <http://bit.ly/2BB2eNa>

● **Multiannual Financial Framework**

Preparing for the post 2020 financing period, during the year of 2017 the European Commission published a number of Reflection papers, including one on future of financing in June 2017. Internal discussions within the institutions have already started on the new budget and public consultations will be launched in 2018.

The role of Housing Europe

In 2017, Housing Europe was continuously monitoring the implementation of the Structural Funds on the sector and presented preliminary data at the Cohesion Forum organized by the European Commission in June 2017, we met with the Cabinet of Commissioner Cretu responsible for Regional policy to discuss about the future of Cohesion policy.

Housing Europe participates in the Advisory group of SDG Watch Europe on the new MFF

and contributed to recommendations on sustainability principles. Position can be read here:

→ <http://bit.ly/2DIXw1v>

Read the article by our Secretary General, Sorcha Edwards ‘Cohesion Policy can help Europe address the housing challenge’ that was published on Issue 62 of the PANORAMA magazine of the European Commission’s Directorate General for Regional Development:

→ <http://bit.ly/2ynrwNt> (p.15)

● Sustainable Development Goals

The Agenda 2030 for Sustainable Development (Sustainable Development Goals, SDGs) adopted by UN Member States in September 2015 in New York set 17 ambitious goals with specific targets with the aim of reaching them until 2030. Among them some are more particularly linked to housing. The implementation in Europe is coordinated by the European Commission that and set up an advisory Multi-Stakeholder Platform in September 2017. In July 2017, Eurostat published the list of indicators that will be a base for monitoring the implementation:

→ <http://bit.ly/2nkl2Ls>

The role of Housing Europe

In February, Housing Europe participated in a High level meeting with MEPs, including Jean Lambert, Julie Ward, Brando Benifei, supporting urban development. → <http://bit.ly/2jU3vG6>

In October 2017, we prepared a publication on the contribution of affordable housing to SDGs

→ <http://bit.ly/2GtxJMM>

● EU Urban Agenda

The EU Urban Agenda is a joint effort of European Commission, Member States and European Cities Networks to strengthen the recognition of the urban dimension by European and national policy actors. On February 8th 2016 the Dutch Presidency announced the participants of the 4 strategic, thematic partnerships. All partnerships

have to prepare and implement an Action Plan with concrete actions at EU, national and local level until the end of 2019. They are the key delivery mechanism of the EU Urban Agenda.

Housing Europe participates in 2 Partnerships:

● Partnership on Housing

Housing Europe is among the members of the Partnership on Housing. The objective of the Partnership is to establish affordable housing of good quality. The focus is on public affordable housing, State aid rules and general housing policy.

All partnerships have to prepare and implement an Action Plan with concrete actions at EU, national and local level. They are the key delivery mechanism of the EU Urban Agenda.

Article → <http://bit.ly/2Frg5rG>

In 2017, Housing Europe presented the Housing Affordability Toolkit which consists of a database to be further developed both content-wise and technically. Identifying and prioritizing possible elements of governance (e.g. diversity of supply systems, tenants’ protection etc.) are to be implemented in the future.

Guide → <http://bit.ly/2DJXpqA>

● Partnership on Inclusion of refugees & migrants

The objective of the Partnership is to propose and implement ways for better managing the integration of migrants and refugees considering in particular cities’ challenges and needs. In October 2016, Housing Europe prepared a scoping paper to identify challenges and recommend solutions on access to housing which also contributed to the recommendations of the Partnership’s Action Plan published on the inclusion of refugees in August 2017.

Detailed recommendations:

→ <http://bit.ly/2rO4OzJ>



FUNDING OPPORTUNITIES

Monitoring all European Funding Sources and Opportunities has been established as one of our priorities in 2017, too. The added value of the work carried out particularly by our Policy Officer, Edit Lakatos has been acknowledged by the European Investment Bank and the Council of Europe Development Bank. Using a combination of tools, the Secretariat aims at making it easy for all Housing Europe members to keep track of all chances for international cooperation that may be emerging at EU level.

● Impact analysis of the Structural Funds on affordable housing

Housing Europe has put together a unique study that provides with an overview of the implementation of the 2014-2020 European Structural and Investment Funds on the affordable housing sector. This mid-term analysis covers a number of fields ranging from the overall allocation to concrete issues public, cooperative and social housing providers face during the implementation, the potential combination with the Juncker Plan and more.

Access the publication online → <http://bit.ly/2Evhoq9>

● The Web Portal

The online portal that we had already set up in 2014 is expanding keeping exclusively Housing Europe members up-to-date with all essential information for EU funds. Get informed about new calls, download guidelines and background information and check out best practices across Europe. At the moment, you may find 12 different sections, dedicated to the following funding sources:

- 1 The European Structural and Investment Funds
- 2 The Ambient Assisted Living Programme
- 3 The Employment and Social Innovation Programme (EaSI)
- 4 The Erasmus Plus
- 5 Horizon 2020
- 6 The EU Funding Instrument for Environment, LIFE
- 7 INTERREG
- 8 The Asylum, Migration and Integration Fund (AMIF)
- 9 The European Fund for Strategic Investments, the so called “Juncker Plan”
- 10 The Urban Innovative Actions and
- 11 The European Fund for Sustainable Development
- 12 Technical Assistance and Information Exchange instrument

Log in to our European Funding Portal → <http://bit.ly/1TpowHg>



RESEARCH

The work of the Housing Europe Observatory was central in 2017, as it was time to put together the updated edition of 'The State of Housing in the EU' report following up the 2015 one. Once again, thanks to the collaboration with member organisations across Europe the flagship publication of the research branch of the European Federation of Public, Cooperative and Social Housing has proven to be the biennial compass of Europe's housing sector.



The report highlighted that although growth has returned to big parts of our continent, as President Juncker cheered on at his recent 'State of the Union' speech, this growth is leaving many behind and our societies are increasingly unequal. Similarly, the recent 'recovery' in housing markets is far from benefitting everyone and the state of housing in the European Union today remains critical. **The 2017 edition of the 'State of Housing in the EU' provides proof that Europe's housing challenge is far from over:**

- Housing has become the highest expenditure for Europeans and overburden rate remains stable at high level, hitting disproportionately harder the poor.
- House prices are growing faster than income in most Member States, while inequality and housing exclusion are mutually reinforcing.
- Territorial divide is alarming, as finding adequate and affordable housing in places where job opportunities are, is increasingly hard.
- As the level of housing construction is still low, especially major cities face a structural housing shortage reinforced by recent waves of migration.





● Political response to Europe’s housing challenge remains poor, a fact reflected in increasing levels of homelessness. Only cities, that are at the forefront of the housing crisis, are showing a more prominent role in finding solutions.

Read the report on our website → <http://bit.ly/2ypCANX>

Find out more about the impact of the report in the Communication section (p. 22) of this Yearbook.

Briefing: Spatial Planning tools for the provision of affordable housing in Europe



At the same time, the Observatory added one more briefing to its series of compact guides, available to Housing Europe members only, that offer practical insights concerning certain crucial issues related to the work of public, cooperative and social housing providers.

The purpose of this briefing is to discuss the potential of spatial planning to improve the provision of affordable housing in Europe - in line with the

argument that ‘planning systems together with a variety of processes, including those determining land supply and housing demand, influence the volume and type of housing constructed’.

Log in on our website to read the briefing → <http://bit.ly/2DWoPty>



INNOVATE THROUGH EXCHANGE

Housing Europe takes part in diverse European Projects and other initiatives promoting exchange on issues that shape our advocacy work, too. Energy transition, models of governance in Europe, inclusive urban design and densification are among the themes we have been focusing on.

It is our objective to make the link between these international alliances and our advocacy work. We keep feeding the policy demands with practical experience on the ground.

● Project Outcomes

Over the last year, we've had the chance to include the perspective of social housing providers in self-generation of energy at a project on financing photovoltaic energy as part of the PV Financing project that was concluded producing a number of practically useful tools such as Business Models reports from country to country, toolkits on how to save costs with PV and more.

● Project Opportunities

We have submitted a number of applications that cover a diverse range of themes, pushing forward our collaboration with leading organisations, institutions and passionate individuals from across Europe. Stay tuned with our newsletter to be informed about the results.

● Our line-up of European Projects

Where do we stand in terms of projects at the moment? We've prepared a list for you:



TRANSITION ZERO will make Net Zero Energy (E=0) refurbishments a market reality in the UK, France and The Netherlands. Energiesprong brokered a deal between housing associations and builders to refurbish 111,000 houses to E=0 levels in the Netherlands of which the roll-out will be further supported.



The central goals of the project with the "magic name" ABRACADABRA consist of an important reduction of the payback time of the interventions, a strengthening of the key investors' confidence, increasing quality and attractiveness of the existing buildings' stock and, finally, reaching a concrete market acceleration towards the Nearly Zero Energy Buildings target.



PROF-TRAC has created an open education platform for continuous vocational training of building professionals with an inter-disciplinary focus on nZEB design and construction and a strong European dimension across 7 countries. The project will conclude in February 2018 with a final event in Brussels organised by Housing Europe.



ENLIGHTEN addresses political, social, and economic challenges that are transforming democratic politics in Europe through a series of linked cases that speak directly to the legitimacy and efficiency of European models of governance.



BUILD UP is a web portal, intended to reap the benefits of Europe's collective intelligence on energy reduction in buildings through exchange of best practices, knowledge, tools & resources. Housing Europe is one of the expert contributors to the portal and will be feeding it with news from its network.



The European Energy Poverty Observatory that was officially launched in the beginning of 2018 by the European Commission is geared at improving the transparency of information and policy by bringing together the disparate, existing sources of data and knowledge with the aim to support the work of interested stakeholders, based on a holistic approach to understanding and addressing energy poverty in the European Union.



HomeLab is implementing a social rental enterprise by integrating employment, housing and social services.



Designing Inclusion is an Erasmus Plus project addressing the interface between urban design and planning education, and the production of inclusive urban spaces. The focus of attention is set on European cities, and on the capacity of current and future urban practitioners to make a meaningful contribution to the reception of international migrants and refugees in local urban areas.



HEART tackles technical, economic and social aspects of energy retrofit. At the center of the project are two buildings managed by social housing providers. One is managed by Est Metropole Habitat with activities nearby Lyon in France and the other one is from ACER and situated around Regio Emilia in Italy.

Keep an eye on all project related developments on our website → <http://bit.ly/1WPC12O>



THE WORK ON THE GROUND

It's evident that housing climbs up the ladder of the political agenda in many member states that are increasingly at crossroads regarding their housing policies.

Therefore, in 2017 we set up an **Ad-Hoc Working Group aiming to support countries with housing systems in transition**. The Group came together for the first time on the premises of the Ministry for Social Inclusion in Prague. This kick-off meeting was an important milestone in supporting Housing Europe Members, Partners but also organizations from other countries who have expressed an interest in addressing urgent housing needs on the ground. The meeting highlighted the necessity to start engaging know-how from the front line.

Find out more about the objectives of the Group and check out the highlights from the initial meeting
→ <http://bit.ly/2GF36Ef>

Through our blog we tried to zoom into a number of political developments, innovative projects and to meet passionate people who are shaping our sector today. Let us attempt a rewind...

- We followed the 'Yes to Social Housing' campaign by our French member, USH making the case for the key role of social housing on the political agenda ahead of the Presidential Election in spring.



- We leafed through the guide to Energy Poverty in Greece, a publication to which Housing Europe has contributed.

- We virtually attended the 2nd edition of the Alfonso Vázquez Fraile awards organised by our Spanish cooperative member, CONCOVI.



- We 'aimed our shot at the basket', checking out how the Västra Hisingen Basketball Club hopes to bring about a change in the attitudes of young people in Biskopsgården, Sweden as a result of a new leadership training course by our Swedish cooperative member, HSB.



- We offered an overview of the place of housing on the political agenda in a year full of national elections across Europe.

- We acknowledged the power of exchange, illustrated once again through the visit of Danish housing associations to West London.

- We visited Startblok Riekerhaven in Amsterdam to check out how it paves the way for integration through housing.



- We saw art meeting housing in the sixth Biennale of Contemporary Art in Thessaloniki that put 'Home' in its spotlight.

- We reported the ambition and commitment of Dutch social housing providers to have CO₂ neutral stock in 2050.

- We showcased a Cooperative solution to youth housing in Sweden.

- We provided with a practical guide how to make housing finance work for society.

- We presented the transformation of various former industrial sites.

- We gave you 5 reasons we need to talk about Housing & the EU.

- We explained why Germany is in need of anchor cities.

- We offered examples mixing densification and energy transition in a win-win solution.



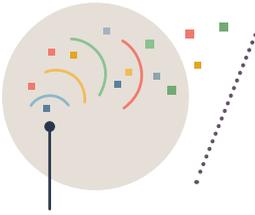
- We met housing associations in the Netherlands and in Switzerland that provide much more than just housing.



- We interviewed numerous faces behind housing providers across Europe, continuing our '10' with' column.



Visit our blog and subscribe to it using your RSS Feed → <http://bit.ly/2IIQhUz>



COMMUNICATION

The communication activities of Housing Europe in 2017 evolved around two main milestones, the International Social Housing Festival and the launch of the ‘State of Housing in the EU’ report, aiming to maximize the impact of both occasions, making use of them to present Housing Europe as the leading voice on issues related to affordable housing in Europe.

The overall strategy followed a rather soft approach, presenting positive examples of the actual work that public, cooperative and social housing providers carry out that establishes their leading position concerning social innovation and contribution in the wider community in which they operate.

Plus, we introduced one new tool, one new way to communicate our message and to reach additional audiences in Brussels and beyond, the monthly Podcast ‘Making a house a home’.

● International Social Housing Festival

Housing Europe led the communication work behind the International Social Housing Festival, including the set up of the website and of the social media channels of the event. At the same time, we prepared the press conference where the Festival was presented in March 2017 in Amsterdam, making sure that local partners would establish ties with the local community, hanging posters, spreading the word in key locations etc.



● The State of Housing in the EU

We ran an extensive communications campaign to mark the launch of the ‘State of Housing in the EU’ report, both targeting the print and online media but also making use of our social media channels and involving Housing Europe members who translated the key messages in multiple EU languages. You may visit #housingEU on Twitter to get an idea of the work there.

The one-month long campaign before the launch that took place on October 17th in Brussels kicked-off with an Op-Ed by the President of Housing Europe, Cédric Van Styvendael on EurActiv that followed the State of the Union speech by the President of the European Commission, Jean-Claude Juncker. Cédric made the case that the housing challenge is central for the EU, attracting a lot of attention on social media, triggering also requests for meetings.

Read Cédric’s article → <http://bit.ly/2nB5sLs>

The report attracted more than 9,500 views on our website.

Check out all links in the Press Review we have prepared → <http://simp.ly/p/bl5Fnd>

● Housing Europe goes on air with its Podcast



The European Federation of Public, Cooperative and Social Housing is the first NGO in Brussels to launch a podcast. Making use of this intimate tool that is available to anyone through their smartphone, Housing Europe brings to its network a wide and diverse range of housing related issues in a user-friendly and fast pace format.



The monthly show under the title 'Making a house a home' aims to present various perspectives into the work of public, cooperative and social housing providers across Europe. Why is it legitimate to claim that they offer more than just housing; rather a home to people. A series of interviews and reports airing every month from the heart of EU in Brussels will make the case.



Listen to the first episodes and subscribe:

→ www.housingeurope.eu/section-113/podcast

IN FIGURES



Housing Europe presentations in more than **60 events** in Brussels and abroad



42 Blog Posts

with a strong focus on national developments



49,782 visits

to our website (+16.2%) and 180,041 pageviews (+6%)



1,225 Likes

on our Facebook Page
(920 in 2016)



3,835 Followers

on Twitter (2,939 in 2016)

Linked in.

656 connections

on LinkedIn (444 in 2016)

≈1,000 recipients of our bi-weekly Newsletter



19 newsletters opened by more than **3,500 readers**



WHAT TO EXPECT IN 2018

In addition to our working committee meetings in February and October, our open **seminars and conferences** will cover **innovation in construction**, improving **access to EU funding and finance, tech and housing, urban densification and social integration & urban planning**. Also, in the pipeline are briefings on how members are facing challenges linked to youth & access to housing, shrinking cities and post-industrial areas, social inclusion of vulnerable groups.



2018 will also mark 30 years of our collaboration and it comes at a crucial time when housing systems are under increasing pressure throughout Europe. To face this reality, we have added to our 2018 Agenda, **A European Housing Leaders' Summit** on April 24th, to be hosted in Barcelona by AVS together with Housing Europe. This will be a round-table exchange between leaders from all members.

The **EU Urban Agenda Housing Partnership** will enter its last year and we will aim to have a more professional version of our first mapping of how cities, in particular, are facing the affordable housing challenge.

The end of 2018 will see Brussels getting ready for the next European Elections, due in May 2019 in a campaign that will be probably running in parallel with the last steps of the Brexit negotiations. Housing Europe has already established a special section on its website under the name 'European Housing Horizons' that aims to be a point of reference concerning the new and changing dynamics between Brussels and the housing reality on the ground.

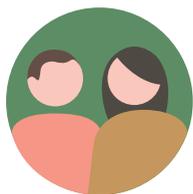
Visit the 'European Housing Horizons' pool of content → <http://bit.ly/2nwix9D>



SAVE THE DATES!

WHEN?	WHERE?	WHAT?
20 February	<i>Brussels</i>	European Multi-level Skills offensive – The key to assuring public support for the Energy Transition
20-21 February	<i>Brussels</i>	Housing Europe Working Committee Meetings
6-7 March	<i>Brussels</i>	European Commission Migration Forum
8 March	<i>Brussels</i>	Housing Europe Breakfast Policy Meeting at the European Committee of the Regions
24 April	<i>Barcelona</i>	European Housing Leaders' Summit
25 April	<i>Barcelona</i>	Social Housing in Mediterranean Countries since the 2008 crisis
6 June	<i>Tallinn</i>	Meeting of the Ad-hoc Working Group for Countries with Housing systems in Transition
7-8 June	<i>Tallinn</i>	Housing Europe General Assembly & Annual Conference Conference Theme: Liveability & Affordability in Digitized Cite
14-15 June	<i>Strasbourg</i>	The importance of Social Housing as a Tool for innovation and inclusion & the role of Cities
16-20 July	<i>Bochum</i>	2nd season of the Summer Academy with EFL and EBZ
20 September	<i>Paris</i>	International Workshop on Urban Densification Energy Renovation in Cities as part of the ABRACADABRA Project
18 October	<i>Brussels</i>	Designing Inclusion transnational seminar
17-18 October	<i>Brussels</i>	Working Committee Meetings
18 December	<i>Germany (city to be defined)</i>	Future of Europe Event

Get the online version of our calendar → <http://bit.ly/2DsQJMQ>



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Daniel Biard, Vice-President

Andres Jaadla, Member

Marco Corradi, Member

Bent Madsen, Member

Marten Lilja, Member

Dr. John McPeake, Member

Marnix Norder, Member

WORKING COMMITTEES

Energy & Construction

Chair: **Bert Wijbenga van Nieuwenhuizen**
Vice-Chair: **Dr. Ingrid Vogler**

Social Affairs

Chair: **Natalia Rogazewska**
Vice-Chair: **Dr. Alessandra Busato**

Economic & Financial Affairs

Chair: **Gene Clayton**
Vice-Chair: **Björn Mallants**

Urban Affairs

Chair: **Dr. Özgür Öner**
Vice-Chair: **Ara Nazinyan**

Housing Europe Observatory

Chair: **Laurent Ghekiere**
Vice-Chair: **Christian Krainer**



THE HOUSING EUROPE FAMILY IS GROWING

● Housing Europe welcomes KOVA as its new member



At its annual General Assembly that took place in Amsterdam on 16 June 2017 Housing Europe welcomed the Association for Advocating Affordable Rental Housing- KOVA as its new member organization from Finland.

Jaana Närö, President of KOVA introduced her organization to the rest of Housing Europe members, who warmly welcomed the second organization from Finland to the Housing Europe family. KOVA is a national umbrella association for non-profit rental housing companies and foundations in Finland. It was established in 2013 to strengthen the lobbying of non-profit rental housing companies and foundations. Our mission is to gather all the Finnish non-profit rental housing companies and foundations together. Our goal is to create permanent conditions for production of reasonable priced rental housing in Finland.

Find out more about KOVA and their work
→ <http://bit.ly/2DrXVZx>

For the July 2017 edition of our '10'with' blog column that is dedicated to the faces behind housing providers across Europe we introduced you to the President of our new member from Finland. Jaana Närö presented the organisation, gave us information about the perception of

housing in Finland and shared some thoughts about the current challenges at national level. Plus, as usual, she revealed her secret recipe for a good life-work balance.

Read our interview with Jaana Närö
→ <http://bit.ly/2sy3Bwi>

● Meet our new partners

At the same time, the network of partners of the European Federation also expanded in Amsterdam with **Habitat for Humanity, Fondazione Housing Sociale and Social Housing & Property Rights in Kosovo (SHPRK)** adding themselves to this new form of cooperation.

Find out more about them → <http://bit.ly/2sy3Bwi>

INTERESTED TO JOIN US?



Membership is open to the following organizations:

- ▶ As **full members**, besides the founding members, to national organisations of providers building and/or managing social housing in EU Member States.
- ▶ As **associate members**, to national organisations of providers building and/or managing social housing in non-Member States of the EU.
- ▶ As **partners**, academic institutions, foundations and other organisations that are working on housing research & policy.

More information:

→ <http://bit.ly/2jayQaP>



STRONG ALLIANCES

Throughout the years, we have been building strong alliances with key stakeholders in Brussels that strengthen our voice when it comes to specific issues, such as finance, energy savings etc. Here's an overview:



Finance Watch acts as a public interest counterweight to the powerful financial lobby.



The URBAN Intergroup at the European Parliament is a cross-parties and cross-committees grouping with a horizontal approach to discuss urban related issues with the civil society.



On behalf of its 84 member organisations from 33 European countries across all business sectors, Cooperatives Europe promotes the cooperative business model in Europe.



Co-operative Housing International as part of the International Co-operative Alliance promotes the development of co-operative housing in all countries as an economic and social contribution to the problem of providing shelter.



The Coalition for Energy Savings strives to make energy efficiency and savings a policy priority towards a secure, sustainable and competitive European Union. Its membership unites businesses, professionals, local authorities, trade unions and civil society organisations in pursuit of this goal.



Social Platform is the largest network of European rights- and value-based civil society organisations working in the social sector.



EU-level, cross-sectoral CSO alliance of NGOs from development, environment, social, human rights and other sectors. Its goal is to hold governments to account for the implementation of the 2030 Agenda for Sustainable Development (SDGs).



We joined the Cohesion Alliance for a strong EU Cohesion Policy beyond 2020 that reduces economic, social and territorial divide. Provision of affordable housing should be a cornerstone



WE ARE OUR MEMBERS

ALBANIA

- National Housing Agency (EKB)

AUSTRIA

- Austrian Federation of Limited-Profit Housing Associations (GBV)

BELGIUM

- Federation of Housing Co-operatives of Brussels (FESOCOLAB)
- Walloon Housing Fund (FLW)
- Housing Company of the Brussels Capital Region (SLRB)
- Walloon Housing Company (SWL)
- Association of Flemish Social Housing Companies (VVH)
- Flemish Company for Social Housing (VMSW)

CZECH REPUBLIC

- Union of Czech and Moravian Co-operative Housing (SCMBD)

DENMARK

- BL – Danish Social Housing

ESTONIA

- Estonian Union of Co-operative Housing Associations (EKÜL)

FINLAND

- Municipal Housing Ltd (Kunta-asunnot Oy)
- Association for Advocating Affordable Rental Housing (KOVA)

FRANCE

- Social Union for Housing (USH)
- Social Enterprises for Housing (ESH)

- National Federation of Cooperative Associations for Low-Rent Housing (FNCOOP HLM)
- Public Local Organizations for Social Housing (OPH)
- National Federation of Regional Social Housing Associations (FNAR HLM)

GERMANY

- Federal Association of German Housing and Real Estate Companies (GdW)

HUNGARY

- Hungarian Association of Housing Cooperatives and Condominiums (LOSZ)

IRELAND

- Irish Council for Social Housing
- Co-operative Housing Ireland

ITALY

- Federcasa
- Alliance of Italian Cooperatives in the Housing Sector

LUXEMBOURG

- Fund for Housing Development (FDLH)
- National Affordable Housing Company (SNHBM)

NETHERLANDS

- Association of Dutch Housing Corporations (Aedes)

NORWAY

- Co-operative Housing Federation of Norway (NBBL)

POLAND

- Polish Chamber of Commerce of Low Cost Social Housing (TBS)
- Auditing Union of Housing Co-operatives activity (ZRSMP RP)

PORTUGAL

- CECODHAS Portugal

SPAIN

- Spanish Social Housing Association (AVS)
- Spanish Confederation of Housing Cooperatives (CONCOVI)

SWEDEN

- Swedish Association of Public Housing Companies (SABO)
- HSB Housing Cooperative Association
- RIKSBYGGEN Housing Cooperative Association

TURKEY

- Central Union of Turkish Urban Cooperatives (TÜRKKENT)

UNITED KINGDOM

- National Housing Federation
- Scottish Federation of Housing Associations
- Northern Ireland Federation of Housing Associations
- Northern Ireland Housing Executive
- Community Housing Cymru
- World Habitat



PARTNERS

- ▶ Fondazione Housing Sociale (Italy)
- ▶ Habitat for Humanity
- ▶ Social Housing & Property Rights in Kosovo
- ▶ TEI – Technical Educational Institute of Athens



ASSOCIATE MEMBERS

- ARMENIA – National Social Housing Association Foundation (ASBA)
- SWITZERLAND – Swiss Housing Cooperatives

328,481 members of staff employed by local housing providers

Total number of dwellings renovated in 2014: **1,283,231**

Total number of dwellings completed in 2014: **301,878**

Housing Members invested **31,895,287,258 €** in 2015

7,198 members of staff employed by the national federations



The European Federation of Public, Cooperative and Social Housing



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