



YEARBOOK 2018



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OUR HOMES ARE WHERE
EUROPE'S FUTURE STARTS



YEARBOOK 2018

OUR HOMES ARE WHERE EUROPE'S FUTURE STARTS

By Cédric Van Styvendael, President of Housing Europe



Please let me start this short address to you, dear reader, borrowing the title from the Housing Europe campaign for the European Elections 2019 because I think that the message it conveys may indeed give us this extra push to redefine our sector. Both in my professional capacity in France but mainly as President of Housing Europe, travelling in many countries, I must share with you my sense that now is the time for us to capitalise on the growing momentum in favour of our sector.

Why can we be confident that this will be a good year for public, cooperative and social housing providers? Let me try to list some of them.

Our sector is seen as an indispensable piece of the puzzle that EU Member States and the cities on their territories are confronted with. And that is the return to the basics of the welfare state. Both the local and regional authorities but also more and more governments acknowledge our added value and our positive footprint on the social cohesion of our communities that is at risk. Despite the trends of the last couple of decades, one can see that the tide is turning and affordable housing is seen also outside our sector as an investment that brings multiple returns.

At the same time, as we have seen in the beginning of the year following the visit of former President Prodi to Brussels, the European Commission is shifting its narrative towards social infrastructure and affordable housing in particular. As you know, we are working to make this reflect upon the EU Budget for 2021-2027.

2019 will also bring us together in my hometown, Lyon and I must say that I am really excited that the 2nd International Social Housing Festival (ISHF) will take place there. Please let me use this editorial to invite you to Lyon. Building upon the legacy of the first edition in Amsterdam I am confident that the ISHF will prove to be an open, forward-looking platform for our sector. I think it's equally key with our day-to-day work to take a step back and have a calm view at our future needs.

As you will see in the pages that follow, our network goes, of course, well beyond than just this view. Our organisations are part of the shaping factors of our future communities. Academics tend to repeat that the urban population will grow by 2.5 billion by 2050 which means that our infrastructure will need to grow significantly over the next couple of decades. But the key to this is that our decisions and our strategies have to be developed now. I am proud that the Housing Europe family has passionately embarked on this journey. Let's keep riding this wave of change.

Thank you very much for your ongoing support.

TIME FOR HOUSING EUROPE TO RE-THINK OUR SOCIETY'S APPROACH TO HOUSING & OUR ROLE IN SHAPING THE FUTURE WE WANT

By Sorcha Edwards, Secretary General of Housing Europe



2018 marked Housing Europe's 30th anniversary. One of the many highlights of year was our first ever Housing Europe Leaders' summit. The summit revealed a joint recognition of the radically different European and global housing environment compared to when the sector first came together at European level 30 years ago. The global housing challenge, linked in some cases to under-investment and growing financialization of the housing market, mean that more and more people face housing exclusion and homelessness in Europe. Housing Europe Members came together to compare and contrast how they are leading their members through this rough and changing housing landscape. This intense day of exchange has also provided valuable insights for the team in Brussels and has helped us to increase our impact on your behalf. Members' examples have helped to feed our outstanding annual conference on Liveability & Affordability in the Digitized City organised as part of our General Assembly with our Estonian member, EKYL.

Housing Europe's Observatory Director Alice Pittini has been brought on board as an expert in a High-Level Taskforce on Investing in Social Infrastructure in Europe ensured that the collective voice of the sector been reflected in the taskforce's report backed by the European Commission. The report identifies a gap of 57 billion EUR annual investment in adequate, affordable housing. These figures have in turn helped to shape the post-2020 EU investment proposal. Also on the financial front, Edit Lakatos has been tracking and influencing each step in the preparation of the post-2020 budget and feeding in your comments to the new package, building on the on the sectoral view of use of EU funds in housing. As Policy Director, Julien Diol's priority this year on the advocacy field has been the new EU energy Package as well as tracking developments in policy areas including VAT, Financial

regulation and of course housing and how it is handled in the new Social Pillar.

Our focus within the team in Brussels has been to show policy makers at all levels, but particularly as we enter the urban age when it comes to housing policy, how the sector is engaged to bring about change in areas like youth and housing exclusion, integration of migrants, high prices and lack of productivity in the construction sector, the digital revolution, fair energy transition, getting Housing First right – Just some of the issues where the collective experience and intelligence of the Housing Europe membership has been channelled by the team here at the secretariat, in a process led by Communications Director Michalis Goudis, into briefings, podcasts, articles and conferences as well as through forums like the Housing Partnership under the EU Urban Agenda where Housing Europe was partner.

In times of instability and risk, the only way to manage is to push the frontiers in the way we want them to go. In 2018, Housing Europe has put the groundwork in place for a radical approach to boosting innovation in the sector with the first point of entry being the transition to the circular economy and to be expanded in to a tool which will present all the flagship projects leading the way in future proofing our housing sectors and cities. Sébastien Garner has joined the team as Innovation and Project Manager to ensure this gets the attention it deserves. And Abderrahim Khairi is on board as Membership Officer to ensure that members are fully involved along the way.

Now, we prepare for what 2019 brings, including the second edition of the International Social Housing Festival on the theme "Our Planet, Our Cities, Our Homes" In Lyon as we continue as a sector to make a contribution to shaping the society of the future.

2018 AT A GLANCE



JANUARY

- ▶ Housing Europe delegation visits new member in Cyprus, CLDC
- ▶ The European Energy Poverty Observatory is launched; Housing Europe is supporting organisation
- ▶ Housing Europe joins the Cohesion Alliance

FEBRUARY

- ▶ Housing Europe delegation meets DG ECFIN and the European Investment Bank in Luxembourg
- ▶ The European Commission publishes report on the investment gap in social infrastructure; Housing Europe is part of the editorial committee
- ▶ Housing Europe Briefing "Spatial Planning tools for the provision of affordable housing in Europe" is published
- ▶ Housing Europe holds a workshop in Brussels on the European Multi-level Skills offensive, making the case for public support towards a fair energy transition
- ▶ Housing Europe Secretary General speaks at a workshop organised by the City of Barcelona on the impact of AirBnB
- ▶ Housing Europe Mid-Term Analysis of the Impact of Structural Funds on Public, Cooperative and Social Housing in 2014-2020 is published

MARCH

- ▶ Contribution to the 4th European Migration Forum
- ▶ Inter-Foundation Roundtable on Solutions to Europe's Housing Crisis; Housing Europe takes part as partner of the Housing Solutions Platform
- ▶ Japanese Ministerial Delegation visits Housing Europe

- ▶ Housing Europe Research Briefing on "Housing the EU Youth" is published
- ▶ Housing Europe welcomes delegation from the Lyon Metropolitan Region for a meeting with EU Institution representatives
- ▶ Housing Europe welcomes group of SABO members for an introduction to the EU dimension of housing

APRIL

- ▶ Housing Europe visits Armenian member organisation ASBA in Yerevan and contributes to energy efficiency conference
- ▶ Housing Europe participates at Council of Europe event in Greece on inclusive cities
- ▶ First Housing Europe Leaders' Summit is held in Barcelona
- ▶ Workshop dedicated to social housing in the Mediterranean countries since the 2008 crisis takes place in Barcelona
- ▶ Housing Europe publishes GDPR Policy Brief and EU post-2020 position papers

MAY

- ▶ Housing Europe delegation visits Spanish member organisation AVS on the occasion of their General Assembly
- ▶ Housing Europe President on "Euronews" prime time show on Real Economy
- ▶ Housing Europe speaks at Italian member organisation's FederCasa conference in Siena, Italy
- ▶ Housing Europe at SHICC Interreg project, exploring potential of the CLT model – Housing Europe is associate partner – conference in Lille
- ▶ Housing Europe invited by the City Council of Dublin to speak about housing provision

JUNE

- ▶ Housing Europe celebrates 30-year anniversary in Tallinn presenting also a special publication
- ▶ Housing Europe Ad Hoc Working Group in support of countries with housing systems in transition meets in Tallinn
- ▶ Housing Europe annual conference under the title "Livability & Affordability in the Digitized City" takes place in Tallinn
- ▶ Housing Europe welcomes Cyprus Land Development Corporation and the Housing Fund of the Republic of Slovenia as new members and IWO-The Housing Initiative for Eastern Europe as partner
- ▶ Housing Europe and FEANTSA present for the first time at a joint event in Paris "The State of Housing in the EU" and the "Overview of Housing Exclusion in the EU" reports
- ▶ Triple-A Reno Horizon 2020 project kicks off
- ▶ Housing Europe publishes policy brief on the "Impact of the revised Energy Performance of Buildings Directive on affordable housing providers"
- ▶ Housing Europe takes part in the Collaborative Housing Hub meeting in Geneva
- ▶ Housing Europe signs joint declaration with Réseau Habitat Francophonie calling for immediate action to boost production of affordable & social housing
- ▶ Housing Europe participates at the annual ENHR conference in Uppsala

JULY

- ▶ Housing Europe contributes to the Strategic Dialogue with the European Commission Directorate General for Employment
- ▶ Housing Europe holds meeting with the European Commission General Secretariat on the European Pillar for Social Rights
- ▶ 2nd European Summer School for Young Housing Professionals takes place in Bochum
- ▶ Delegation from the Land and Housing Institute of Korea visits Housing Europe

AUGUST

- ▶ Housing Europe launches research briefing on Housing and Migration
- ▶ Housing Europe supports the Municipalist Declaration of Local Governments for the Right to Housing and the Right to the City "Cities for Adequate Housing"

SEPTEMBER

- ▶ Housing Europe delegation visits London Vice-Mayor for Housing
- ▶ Housing Europe at the Urbact City Festival in Lisbon
- ▶ Housing Europe ABRACADABRA event hosted by Paris Habitat in Paris on Urban densification, energy efficiency and affordability of housing

OCTOBER

- ▶ Housing Europe at a CEB-led meeting on evaluation held in Thessaloniki, Greece
- ▶ Housing Europe contributes to the European Week of the Regions at the European Committee of the Regions in Brussels
- ▶ Housing Europe speaks at Urbanpromo session in Turin, Italy
- ▶ Housing Europe invited to discuss inclusionary zoning from the Barcelona City administration
- ▶ Housing Europe presents comparative study on financing of renovation in the social housing sector at the annual congress of its French member organisation USH
- ▶ Wiener Wohnen and Est Metropole Habitat sign the European Responsible Housing Code of Conduct at a ceremony held in the Austrian Embassy to the EU in Brussels

NOVEMBER

- ▶ 2nd meeting of the Housing Europe Communications Network in Brussels
- ▶ Housing Europe participates to the World Habitat international conference in Sacramento
- ▶ Housing Europe hosts meeting between AVS, the Spanish Ministry for Housing and European Commission officials
- ▶ Housing Europe holds Transition Zero final event on the Energiesprong model and the long-term renovation strategies in the EU

DECEMBER

- ▶ Housing Europe speaks at the "Housing for All" conference held by the City of Vienna



HOUSING EUROPE CELEBRATES ITS 30TH ANNIVERSARY

A better future for our communities

Housing Europe celebrated its 30th anniversary along with its annual meetup for the conference and general assembly in Tallinn.

In a rather emotional ceremony at the House of the Blackheads in the Estonian capital Housing Europe members raised their glasses to 30 years of collaboration within the big European housing family, committing to address together the demanding challenges ahead.

That same night, Housing Europe bid farewell to David Orr, the Chief Executive of the National Housing Federation and one of the most passionate voices within our network for more than 28 years. David will be retiring towards the end of the year, which makes Tallinn his last Housing Europe meeting. Laurent Ghekiere delivered the 'à bientôt' speech, since friends do not say goodbye and Housing Europe Secretary General, Sorcha Edwards gave David a gift on behalf of the whole organisation along with the best wishes of the team in Brussels, sharing also her memories after this long collaboration with David.

The special publication presenting the highlights from the organisation's history was also distributed to all participants, offering an occasion to browse through pictures from the past.

Of course, there was also cake to mark this important birthday...

→ Check out our special 30-year anniversary publication <https://bit.ly/2HWNxwb>

→ See what happened at the milestone reception in Tallinn <https://bit.ly/2UM4AT9>



HIGHLIGHTS OF THE YEAR



2018 was not just an anniversary year for Housing Europe but included a number of other memorable moments, too. We highlight some of them below.

Reclaiming our role as agents of urban space in the Digitized City

More than 130 participants. 25 interventions. 7 hours full of debates, networking, videos, pictures, innovation shots and coffee. Tallinn has been an excellent host of this year's edition of our agenda-setting event around affordable housing in Europe. Livability and affordability were the two threads that helped us navigate during our trip through the Digitized City. Below you may find a detailed recap of the day, including the videos and the slides of all presentations, a large selection of pictures, the link to the movie that was screened as well as the conference brochure with the profiles of all speakers. Do you prefer an overview of our live tweeting session? We've got you covered, too! Have you attended the event? Before you finish reading, please fill in the evaluation form at the bottom of the page, it only takes 2 minutes.



This summer Housing Europe, the European Federation of Public, Cooperative and Social Housing and EKYL – Estonian Union of Co-operative Housing Associations took a digital look in the future of our cities hosted by the City of Tallinn within the framework of Estonia100 at the impressive Estonian Film Museum in the Maarjamäe Palace.

→ The report, videos, pictures, presentations. Everything about our conference "Livability & Affordability in the Digitized City" is here <https://bit.ly/2lCmSqG>

🕒 The first-ever Housing Europe leaders' summit



The event that was hosted at the Maritime Museum in Barcelona marked an important day on the occasion of the 30-year anniversary of the European Federation. The heads of public, cooperative and social housing providers got together for the first time in a much needed – as everyone acknowledged – opportunity to share ideas and solutions for the common challenges our sector is and will be facing in the future.

The debate unfolded around 6 main pillars, namely increasing social support for residents, communicating positively on social and economic impact, managing trends of consolidation and mergers, leading the sector and changing housing dynamics, embracing technology to reduce costs of delivery and navigating the increase in the use of private finance and PPPs.

The event was an open debate inviting all participants to engage and share their thoughts either orally or on the large sheets that were available on the walls.

🕒 Strengthening ties with cities



Throughout the year both the President of Housing Europe and the Secretariat invested in strengthening ties with cities that fight for affordable housing through meetings and through supporting key international initiatives. Here are just a few:

- The Housing Europe President met the newly elected Mayor of Vienna, Michael Ludwig
- Housing Europe welcomed a delegation from the Metropolitan Region of Lyon, led by its President David Kimelfeld in their office in Brussels
- Housing Europe President and Secretary General met the Mayor of Barcelona, Ada Colau
- Our President and Secretary General were welcomed by the London Housing Councillor, James Murray
- Housing Europe supported the Municipalist Declaration of Local Governments for the Right to Housing and the Right to the City
- Housing Europe Secretary General was among the speakers of the URBACT City Festival in Lisbon

POLICY IMPACT

→ To see detailed content and our Policy Scoreboard, please see the Members only dedicated area: <https://bit.ly/2RSjINi>

■ EU Pillar of social rights and the European Semester

Since the signature of the Proclamation by all Member States at the end of 2017, Housing Europe has continuous dialogue with the Social Protection Committee and the European Commission Secretariat general and Directorate for Employment and Social Affairs on how to improve on monitoring.

The European Semester is to become a tool with which to mainstream the EU Pillar, that is why in March 2018, Housing Europe launched a monitoring exercise, led by USH, on the impact of the European Semester on the implementation of EU Pillar and the next EU Budget. At the same time, support has been put in place for Members in order to debate the housing related country-specific recommendations and feed into the process of drafting country reports.

→ More info: <https://bit.ly/1ISbR1L>

In order to emphasise the importance of a better implementation of the principle on affordable housing (principle 19), in November 2018, Housing Europe President sent a letter to Mrs. Marianne Thyssen, European Commissioner for Employment, Social Affairs, Skills and Labour Mobility. The letter also highlighted that the EU Pillar can have a crucial role on housing market analysis and funding if the appropriate indicators are included in the Social Scoreboard.

The documents in the 2019 "Autumn package" show some interesting developments and in particular the Joint Employment Report reports quite extensively on housing conditions (→ <https://bit.ly/2Bt7qFs>). However, there's been no progress with regards to our proposal to include indicators on housing affordability in the scoreboard.

■ Multiannual Financial Framework

In January 2018, Housing Europe joined the Cohesion Alliance which is a coalition of leading European associations, cities, regions, and the Committee of the Regions. The Alliance demands that the EU budget after 2020 makes Cohesion policy stronger, more effective, visible and available for every region in the European Union.

As a second step, in February 2018, Housing Europe launched its Mid-term analysis on the impact of Cohesion Policy on affordable housing, which is the first detailed analysis of its kind. The Report shows allocation data, implemented projects, thus making the case for

the added value of Cohesion Policy in our sector. The Report was presented to different services of the European Commission as well as country-specific desks and contributed to the Consultation on the future EU Budget.

→ Press release: <https://bit.ly/2CEWxOy>

Between June and December 2018, Housing Europe also contributed to the Reports of the European Parliament of the future EU Budget. Affordable housing is an important part of all the Reports under access to adequate and affordable services, as well as addressing poverty and social exclusion. The negotiations continue in 2019 on the level of Council and Member States.

→ Full Report: <https://bit.ly/2BGI3IO>

• State Aid decision

In February 2018, led by USH and Hicham Himane (Member of COR) Housing Europe met Ms. Vestager, European Commissioner for Competition to urge her to involve regional and local authorities in the reform of the State aid rules applying to Services of General Economic Interest.

→ CoR opinion: <https://bit.ly/2CB2NaH>

In terms of the specific Dutch case, in November 2018, after 10 years of process, the Court of Justice of the European Union (CJEU) gave its final ruling. The Court says that the European Commission had the right to ask the Dutch government to clarify the definition of the mission of social housing providers; that the European Commission did not impose any income ceiling; and in general, that criteria other than income can be used by national authorities to precisely define the scope of social housing.

→ Our analysis on the Dutch case: <https://bit.ly/2E0djMk>

• Clean energy package

Throughout 2018, Housing Europe contributed to the European Parliament's position on the revised Directives and fed into the discussion between the Council and the European Parliament. The main objectives of Housing Europe were to promote a cost-effective approach which would take into account the challenge of affordability of building and renovation social, public and cooperative housing.

The results include:

For the Energy Efficiency Directive (EED):

- combatting fuel poverty as part of the obligations towards energy providers (article 7)
- individual metering of heating, cooling and hot water (but preserving the cost effectiveness criteria) (article 9),
- billing and consumption information (Where meters or heat cost allocators are installed) (article 10 with Annex VIIa):
- remote reading requirement for the individual metering (where feasible and cost effective)

- cost of access to metering (where installed) Rejection of the amendment on an extension of renovation obligation to social housing

For the Energy Performance of Buildings Directive (EPBD):

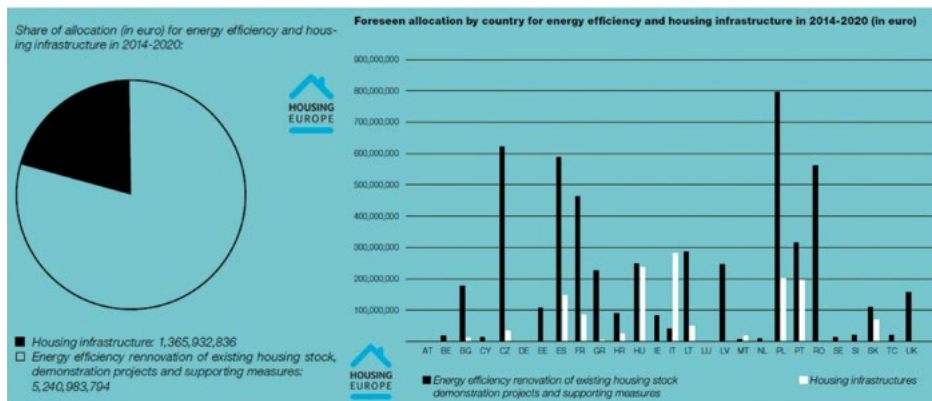


- Article 2 on the long-term renovation strategies for the entire building stock
- Article 8 on charging points for electric cars in new building or buildings undergoing major renovation of more than 10 parking places

For the Renewable Energy Directive:

- Article 15 on the promotion of renewable energy in the building code
- Article 21 on the promotion of self-consumption

In addition, Housing Europe has been participating in several Expert groups dedicated to energy efficiency policy and finance such as the EFFIG Expert group.



• EU Urban Agenda-Housing Partnership

After an intense three-year work period from 2015, the Housing Partnership presented its Action Plan in December 2018 that analysed the challenges faced by Member States, regions, cities, and social and affordable housing providers throughout Europe, whether public, cooperative or private.

Based on broad expertise and sound evidence, conclusions were drawn as how the EU can contribute to overcoming the housing crisis under a form of 13 substantial actions and recommendations, included in the Partnership's Action Plan: → <https://bit.ly/2PLRaUt>

→ The Partnership also produced the booklet "Policy guidelines for Affordable Housing in European Cities" <https://bit.ly/2BqJYbT>

During the year, Housing Europe also worked on its Affordable housing in Cities toolkit on practices across Europe, which has been supported by the city of Vienna, leader of the Partnership. Through its practical approach, the Toolkit helps policy makers at local and national level shaping their housing policies and tackling concrete issues.

→ Toolkit: <https://bit.ly/2MXaPkG>

• Sustainable Development Goals

Concerning the SDG Agenda and the implementation of its goals, especially goal 11 on sustainable cities and communities, Housing Europe has been advocating for a more inclusive indicator set, including the affordability dimension besides the quality related indicators.

In the frame of the negotiations on the new EU budget, Housing Europe contributed to the work of Peoples' budget campaign of SDG Watch Europe that advocated for sustainability principles to be respected in the next EU Budget in order to ensure the full implementation of the SDGs. An important impact of the Campaign is the inclusion of "Sustainability proofing" into the Proposal of the European Commission on the future InvestEU Programme that would require all great infrastructure investments to follow ESG (economically, socially, governance sustainability) criteria.

→ Peoples' budget campaign: <https://bit.ly/2BpM0cw>

→ InvestEU Proposal: <https://bit.ly/2GjcYGA>

From January 2018, a Multi-Stakeholder Platform is set to advice on implementation that Housing Europe monitors through SDG Watch Europe and Social Platform.

→ Multi-Stakeholder Platform: <https://bit.ly/2BEyrVz>

In September 2018, the European Commission also set up a Thematic Working Group on Sustainable and Affordable Housing in the Mediterranean region where Housing Europe has been invited to participate in order to transfer knowledge on different housing policy models across Europe.

→ More info on the Thematic Working Group: <https://bit.ly/2GCBz91>

• VAT rules

In the end of 2017, beginning of 2018 Housing Europe was busy putting a common position forward to DG TAXUD to make sure that the VAT status of social housing won't change. We also contributed to the public consultation.

In January 2018, the European Commission published its Proposal on an amending Directive on VAT (2006/112) which includes giving more flexibility to Member States to choose where to apply reduced VAT rates. Housing Europe decided to focus on making sure that the criteria to allow reduced rates for activities related to social housing will fit to the reality of their activities. Working together with its members, Housing Europe addressed key decision makers at the level of the Council to ensure that reduced VAT rates for housing activities within the framework of social policy will remain a priority for member states.

• Migration



Following our Scoping paper for the Urban Partnership on integration of refugees, taken on board by several of our recommendations have been taken on board by the Action Plan such as:

- combine existing EU funding with EIB loans to give cities direct access to funding,
- link housing with other integration measures.

Thanks to that, in 2018 the European Commission also set a new priority under ERDF to finance long-term infrastructure for refugees. In addition, the EIB together with the European Commission already working on new dedicated financial instruments.

In addition, Housing Europe was focussed on disseminating the local practices at different conferences, developed an online course on inclusion, as well as a Handbook of best practices in the frame of the DesInc project.

- DesInc transnational seminar: <https://bit.ly/2Gxzw66>
- MOOC: <https://bit.ly/2AMTnN6>
- Briefing on successful integration practices: <https://bit.ly/2N6p89H>



FUNDING

The monitoring and advocacy work related to EU funding has been enhanced in different fronts ahead of the negotiations of the EU Budget 2021-2027.



First of all, in order to showcase the positive impact of Cohesion Policy on affordable housing, Housing Europe launched its **Mid-term analysis related to the European Structural Funds**.

As the first detailed analysis of its kind, the Report shows allocation data and implemented projects, thus making the case for the added value of Cohesion Policy in our sector. It also puts an emphasis on affordable housing as a tool necessary to face societal challenges in the EU such as ageing, increasing segregation, climate change, and difficulties in housing young people. The paper shows the first achievements under the framework of 2014-2020, highlighting:

- The overall allocation data and detailed country profiles;
- Innovative project examples to make the case for affordable housing as a tool to face new challenges;
- Policy analysis & recommendations.

The Analysis aimed first of all to increase visibility, engage more with the European Commission as well as to give inspiration for Housing Europe Members, and other local actors and authorities for future projects.

→ Full Report: <https://bit.ly/2BG13LO>



Secondly, Housing Europe also enhanced its cooperation with EIB and CEB to make sure that the financial instruments in 2021-2027 (InvestEU programme) would address the affordable housing sector. Jointly, with Housing Europe Research Department, we contributed to the **Report of the European Commission on Social Infrastructure** which identified the investment gap in affordable housing.

→ Report: <https://bit.ly/2Dsr2c2>

Built on the evidence on the existing investment gap, in October 2018, Housing Europe joined forces with other players of social infrastructure (EASPD, EuroHealthNet, FEANTSA, AGE Platform Europe and the Lifelong Learning Platform) and launched the "Social infrastructure Steering Board" that aims to engage with authorities and investors to make the new financial instruments a success for Social Infrastructure Investment.



Together, we propose four steps:

- 1 Ensure a formal involvement of the social sectors to identify local projects and build up effective instruments for social infrastructure investment;
 - 2 Building up the capacity of stakeholders (authorities, investors and service providers) at all levels to translate ideas for better services into viable and bankable projects for investors;
 - 3 A focus on quality and innovative projects will be crucial to show EU's added value for people across Europe. This should be a priority of the Investment Guidelines;
 - 4 Making full use of the flexibility referred to in the Investment Clause of the EU fiscal rules.
- Report on the launch of the Social infrastructure Steering Board: <https://bit.ly/2Sgiv7r>
- Report of the European Commission on social infrastructure: <https://bit.ly/2Dsr2c2>

Thirdly, in view of the growing interest of investors at national and European levels to monetise social return, Housing Europe KPI Working Group has been actively working towards a European label that aims to facilitate the access of social housing organisations to international institutional investors (such as EIB) and to increase transparency. The testing phase is starting in January 2019.

Web portal

New content is available under UIA, URBACT and calls on our members-only web portal.

→ Log in! <https://bit.ly/1TpowHg>

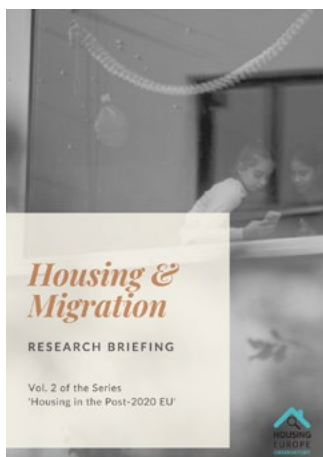


RESEARCH

The Housing Europe Observatory built its work in 2018 around a series of research briefings entitled "Housing in the post-2020 EU".



🔍 "Housing the EU Youth" explored the challenges and issues young people are currently facing: a decrease in affordability, access to student accommodation, an increase in mobility, homelessness and prolonged stays in the parental home. It wasn't all bad news, however; the briefing identified case-studies in which public, social and cooperative housing providers are coming up with novel ways in which to house, train, employ and engage the youth. → <https://bit.ly/2G61yD7>



🔍 "Housing & Migration: Pathways to Social Inclusion" made the argument that the home is the source of migrant newcomers' sense of safety and stability, as well as the starting point for inclusion into the community and wider society. The briefing highlighted housing projects across Europe that are supporting newcomers at different stages of their journeys. → <https://bit.ly/2N6p89H>

Alice Pittini spoke on the topic on the popular podcast The Europeans, accessible here:

→ <https://bit.ly/2GxozkE>



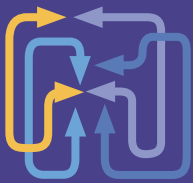
🔷 **"Affordability in Housing Production"** examined the issue of affordability, not in relation to land or access, but specifically in relation to construction and production of housing. Many European countries wish to build much-needed housing, but this is proving costly and difficult. Why? We explored reasons for this, highlighted potential innovations that could advance the situation, and identified certain tools, strategies, projects and organisations that are already doing this.

→ <https://bit.ly/2zVhVkg>

🔷 The **Observatory's work was featured** in both the EMF-ECBC Hypostat 2018 and the Austrian Federation GBV's anthology on non-profit housing. We wrote articles describing "Social Housing in the EU", where we outlined the size, scope, role and history of the sector, as well as trends, figures and future key challenges.

🔷 The **Observatory attended** the European Network of Housing Researchers Conference, took part in the Working Group "Housing & Refugees" meetings, discussed and further developed knowledge on the spatial dimensions of social inclusion, and presented on access to EU initiatives and funding.

🔷 The **Observatory wrapped up DESINC, an Erasmus+ project** addressing the interface between urban design & planning education, and the production of inclusive urban spaces for migrants and refugees. We produced the handbook "Designing Inclusion – Civil Society Organisation in Action: Re-shaping urban planning & design through solidarity in Europe", which identifies 50 case-studies. We hosted a series of workshops as well as the Final Conference "Successful Inclusion of migrants & refugees in European cities".



INNOVATE THROUGH EXCHANGE

Housing Europe takes part in diverse European Projects – mainly under the Horizon 2020, Interreg or Life+ programmes – and other initiatives promoting exchange on issues that shape our advocacy work, too. Energy transition, models of governance in Europe, inclusive urban design, social integration and densification are among the themes we have been focusing on.

It is our objective to make the link between our members, European innovation partners and our advocacy work. We keep feeding the policy demands with practical experience on the ground. As a rule, Housing Europe only participates in European projects when our members (or their members) are involved. Mostly this involvement takes the shape of pilot projects where members can test out new technologies and approaches. We then share and exploit these valuable results with the rest of our membership and with policy makers.

Project Outcomes



Over the last year, we've had the chance to include the perspective of social housing providers in TRANSITION ZERO which brought Net Zero Energy bill (E=0) refurbishments a step closer to 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 was further supported and that example was successfully replicated by housing providers in the UK and France.

Two other projects delivered relevant results for our sector:



PROF/TRAC aimed to develop a European training and qualification scheme for technical experts, architects, engineers and building managers involved in nZEB design, construction and maintenance. Housing Europe produced a handbook more specifically for its members: → <https://bit.ly/2JR4Ta5>



Designing Inclusion is a collaborative project co-funded by the European Union's Erasmus + programme - addressing the interface between architecture, urban design, urban planning education and the production of inclusive urban spaces for refugees and forced migrants.

Housing Europe produced a Massive Open Online Course (MOOC) for urban planners, (open to all Members) plus a handbook of best practices in the reception on migrants and refugees → www.desinc.org

→ 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. We are glad to inform that the European Commission recently awarded a proposal on the development of circular renovation processes (DRIVE 0) in which Housing Europe will participate. The demonstration projects of DRIVE 0 will take place in residential dwellings in the Netherlands, Spain, Slovenia, Greece, Italy, Estonia and Ireland. Stay tuned with our newsletter to be informed about these and other 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.

New projects that started in 2018:



HEART is tackling technical, economic and social aspects of energy retrofits. 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



HOUSEFUL develops and demonstrates innovative integrated circular services focused on the optimal management and use of water, waste, energy and material resources during all stages of the life cycle of residential buildings (new and existing). These services will be deployed and tested in four residential buildings in Austria and Spain from different building periods.



TRIPLE A RENO wants to make nZE (nearly Zero Energy) renovations attractive for consumers TripleA-reno wants to come up with clear information and communication on the real energy usage, indoor quality and personal health by developing an open and end-user-centered gamified (application of game-design elements and game principles) platform for decision support, quality validation / proven quality and community building.

→ 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.

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 in Europe and beyond. **Let us attempt a rewind...**

▶ We presented the Danish social housing association, Lejerbo – a member of Housing Europe's Danish member organisation, BL – that got awarded the Lille Arne' prize by the Danish Association of Architects. The award goes to praise architecture that combines high-quality buildings with quality outdoor areas.

▶ We followed an inspiring exchange between Dutch and British providers around Housing Data Standard and its potential in boosting efficiency of the social housing sector.

▶ We saw how the "Benefit to Society" campaign tackles negative stereotypes of people living in social housing.

▶ We interviewed Kenji Hamamoto, Deputy Director at the Housing bureau of the Japanese Ministry for Land, Infrastructure, Transport & Tourism, about the affordable housing challenges in Japan and the lessons learnt from Europe on the occasion of their visit to the Housing Europe offices.

▶ We gave you a few reasons why you should attend the second edition of our summer school.

▶ We introduced "Co-Lab Research" online platform of TU Delft that presents the work of a research group focusing on the development, discussion and valorisation of knowledge on Collaborative Housing.

▶ We reported from the AVS General Assembly in Bilbao where the local housing association celebrated 100 years of work.

▶ We published an interview with the world-renowned writer, urbanist and passionate advocate for the human-centered design of technological systems, Adam Greenfield ahead of our annual conference in Tallinn.

▶ We explained how Germany is lowering the cost while boosting housing provision thanks to modular and serial housing.



- ▶ We attended the annual meeting of the Platform for Social Production of Habitat and shared how Community-led housing is on the rise across the globe.
 - ▶ We highlighted that the criminalization of homelessness in Hungary raised wave of international reactions.
 - ▶ We hosted Eddy Adams on our blog who explored the challenges and opportunities of Digital for our cities based on his takeaways of our conference in Tallinn and his extensive experience.
 - ▶ We got an insider's view from the Folkemødet political festival where Danish non-profit housing took center stage at the so called 'people's meeting'.
 - ▶ We presented the reaction of GdW to the Ministry's advisory board report that called for the abolishment of the German social housing model.
 - ▶ We shared the key conclusion from EKYL's 21st Forum of Apartment Associations
 - ▶ We reported from the 79th annual congress of Union Sociale pour l'Habitat.
 - ▶ We put together an English summary of the flagship study released by our German member GdW, outlining the key future trends that will be shaping the way housing providers operate and residents live in the country.
 - ▶ We interviewed the City of Ostrava after the European Commission awarded them with a Regiostar Award for their work on social housing and we had a closer look at their experience.
 - ▶ 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/2lIQhUz>



Ad-hoc Working Group on housing systems in transition

After the set up in November 2017, Housing Europe continued building capacity of the countries facing a transition in their housing systems in 2018 which led to some important results.

In January 2018, **Housing Europe was invited to Cyprus** by Cyprus Land Development Corporation (CLDC) and to meet key policymakers in the field of affordable housing to discuss the challenges and opportunities to deliver an effective policy in the country. Interested in the opportunity of knowledge exchange, CLDC became Member of Housing Europe in June 2018.

→ Report on the mission to Cyprus: <https://bit.ly/2DC3S6Z>

In April 2018, **Housing Europe also made a mission to Armenia**, to support its Member, ASBA in awareness raising on energy poverty at different events and to learn about regional problems in order to deliver more targeted support to the Working Group.

→ Report on the mission to Armenia: <https://bit.ly/2HbwbqP>



In June 2018, the **2nd meeting of the Working Group** was organised in Tallinn, Estonia, in cooperation with EKLY and UNECE on Evidence-based policy making and financing opportunities. Thanks to the support of UNECE, experts from Balkan and Baltic countries participated at the meeting.

→ Report of the meeting: <https://bit.ly/2GhPamG>

Finally, the **Working Group met in November 2018 in Bratislava**, in cooperation with Habitat for Humanity, to discuss microfinance services related to residential energy efficiency and capacity building.

→ Report: <https://bit.ly/2Gf3k81>



Background of the Working Group

There is an increased need to deliver social and adequate housing in many European cities and countries, especially in transition economies and this is not only a question of finance and investment. This requires the help of professionals and experts from a variety of fields. Therefore, Housing Europe, as the international reference point for housing policy expertise set up a dedicated Working Group that:

- ▶ serves as a platform to exchange information and knowledge
- ▶ assists transition countries in policy reforms and in the phase of the establishment of relevant housing providers

Chair is Andres Jaadla, Chairman of the Board of EKUL, Estonian Member of Housing Europe, and Housing Europe Board Member and Vice-Chair Gabriel Amitsis, Associate Professor, Technical Institute of Athens, Partner of Housing Europe.



COMMUNICATION

The communication activities of Housing Europe in 2018 aimed at making maximum use of the power of our network in light of the European Election campaign that was launched in early 2019 and on the occasion of the 30-year anniversary that offered an opportunity to take stock of achievements and to look forward confidently. Below, you may find some of the highlights of the year as well as the key figures related to our work on internal and external communication.

The Communications Network meets again

The second meeting of the Housing Europe Communications Network took place in Brussels, on November 5th 2018 and it was an opportunity to introduce everyone to the Brussels scene, the role of Housing Europe within it and to discuss how we can co-produce the Housing Europe campaign for the 2019 European Elections. Furthermore, this was an occasion to brainstorm the best ways of collaboration on a regular basis unlocking the full potential of our network. Sharing the milestones of 2019, an eventful year, given the European Elections, the second International Social Housing Festival and the next edition of "The State of Housing in the EU" will indeed be a good way to start.



The 30-year anniversary publication

Housing Europe celebrated its 30th anniversary and we attempted a dive into the organisation's history, highlighting the most important milestones, meeting friends from the past and the present and reflecting on the future. A special publication was produced and distributed to Housing Europe members as part of the General Assembly. It includes some unique pictures and a number of inspiring quotes.

→ Find here the publication online:
<https://bit.ly/2LmRNF>



🗨 Coverage from top European media

Over the year, Housing Europe has received coverage from leading European media. For instance, our President was the main guest of the Euronews prime time show "Real Economy". Housing Europe team members were featured in podcasts and video shows with high impact on the EU scene like "The Europeans" – one of the "must listen" podcasts of the year according to BuzzFeed and "Debating Europe" – a series of video interviews that gives the floor to key figures in Brussels such as Commissioners, MEPs etc.

- Watch the "Real Economy" featuring our President <https://bit.ly/2tb6pNR>
- Watch our Secretary General's interview on "Debating Europe" <https://bit.ly/2ROBqRA>
- Listen to our Research Director's interview on "The Europeans" <https://bit.ly/2GxozkE>



🗨 Housing Europe establishes its Podcast



The European Federation of Public, Cooperative and Social Housing was the first NGO in Brussels to launch a podcast last year. In 2018, we aimed at establishing the show under the title "Making a house a home" both as a Housing Europe communication tool but also as a reference show for housing in Europe. Although there is clearly a long way to go, we managed to attract key figures to our podcast, including for instance an exclusive interview with the UN Special Rapporteur on Adequate Housing, Leilani Farha.

- Listen to the all episodes and subscribe: www.housingeurope.eu/section-113/podcast

IN FIGURES



Housing Europe Presentations
in more than 65 events
in Brussels and abroad



4 podcasts on a number of issues
with special guests including UN Special
Rapporteur on Adequate Housing, Leilani Farha



20 Blog Posts
with a strong focus
on national developments



16 newsletters
opened by more
than 3,200 readers



62,263 visits to our website
and **216,257 pageviews**
on our website, an increase
of 20% and 4% respectively
vs. 2017



1,518 Likes
on our Facebook Page
(vs. 1,225 in 2017)



4,790 Followers
on Twitter
(vs. 3,835 in 2017)



975 connections
on LinkedIn
(vs. 656 in 2017)



WHAT TO EXPECT IN 2019

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**.

2019 is a year of European Elections and we have already kicked off our campaign entitled "Our homes are where Europe's future starts" featuring the story of Christine as our main protagonist.

→ Find out more and stay tuned throughout the first semester of the year
www.housing4all.eu

→ Add your voice and spread the word [#housingeu](https://twitter.com/housingeu)



In June (4-8th), we will be waiting for you in Lyon for the **2nd edition of the International Social Housing Festival**. Making the link between the homes we live in, the cities we inhabit and the overall quality of life, the ISHF 2019 aims through a series of diverse events on the one hand to highlight the importance of access to decent housing for all, while on the other hand to celebrate the long tradition of public, cooperative and social housing across the globe and recognise the need to adapt our systems to meet current and future housing challenges as the human and economic costs of neglect grows.

Be part of this unique event! Check out the programme, plan your own itinerary and join the international housing community in the Metropolitan Region of Lyon, a vibrant housing lab that is getting ready to welcome housing practitioners, tenants, architects, researchers and policymakers www.isfh2019.com @ishf2019

Recently we have seen how changing demographic trends, a rise in inequality and populism, increasing consequences of climate change, concerns over structural safety, are changing the political, social, infrastructural and environmental landscapes, including housing. Housing and how (and, indeed, where) we live will be a decisive factor in the shaping of our future(s), and so remains fundamental. Our aim is that the exemplary and innovative ideas and best practices that are already happening on-the-ground and that will be showcased at the **3rd European Responsible Housing Awards 2019** will be a part of these conversations and developments. The Award Ceremony will be held on June 6th in Lyon as part of the Festival. Find out more and submit your projects by February 28th → <https://bit.ly/2SOT5d8>

Last but definitely not least, autumn will bring the 2019 edition of **"The State of Housing in the EU"** report. Stay tuned for the update of what has proven to be the biennial compass of Europe's housing sector → <https://bit.ly/2ypCANX>

SAVE THE DATES!

| WHEN? | WHERE? | WHAT? |
|-----------------------|-----------------------------------|--|
| 17-18 January | European Parliament in Strasbourg | Affordable housing: a challenge for our metropolises and for Europe |
| 22 January | European Parliament in Brussels | The Sharing Economy and Housing Affordability: What Impact, What Solutions? Housing Solutions Platform event |
| 13 February | Lyon | Housing Europe Board Meeting |
| 19 February | European Parliament in Brussels | What Role for the Private Market in Fostering Affordable Housing? Housing Solutions Platform event |
| 27-28 February | Social Platform in Brussels | Housing Europe Working Committee Meetings |
| March (date tbc) | Brussels | Joint event with the Social infrastructure Steering Board |
| 21 March | Lyon & Brussels | Official Presentation of the 2 nd International Social Housing Festival |
| 15-18 April | Tallinn | Ad Hoc Working Group meeting |
| 4-8 June | Lyon | 2 nd International Social Housing Festival • 6 June – HE Conference & Award Ceremony • 7 June – HE GA & UNECE Meeting |
| 15-18 July | Bochum | 3 rd European Summer School for Housing Professionals |
| 1-2 October | Social Platform in Brussels | Housing Europe Working Committee Meetings |
| October (date tbc) | Brussels | European Energy Poverty Observatory event |
| October (date tbc) | Brussels | Launch of 'The State of Housing in the EU 2019' report |

→ Get the online version of our calendar <https://bit.ly/2WIO8oB>



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Vice-Chair: **Dr. Ingrid Vogler**

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Chair: **Natalia Rogazewska**

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

Economic & Financial Affairs

Chair: **Gene Clayton**

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Urban Affairs

Chair: **Dr. Özgür Öner**

Vice-Chair: **Ara Nazinyan**

Housing Europe Observatory

Chair: **Laurent Ghekiere**

Vice-Chair: **Christian Krainer**



HOUSING EUROPE WELCOMES 2 NEW MEMBERS & 1 NEW PARTNER

During the celebratory General Assembly in Tallinn on June 8th that marked our 30th anniversary, Housing Europe had the privilege to welcome 2 new members and 1 new partner to its family. The Cyprus Land Development Corporation and the Housing Fund of the Republic of Slovenia officially became our two new member organisations, while IWO-The Housing Initiative for Eastern Europe further supports our strong line-up of partners.



The Cyprus Land Development Corporation is responsible for the implementation of the Government's Social Housing policy and Schemes. It provides Affordable Residential Dwellings, only for sale, to people who have difficulties to acquire through the private sector and meet certain financial criteria.

→ Find out more about them:
<https://bit.ly/2t9KdDW>

The Housing Fund of the Republic of Slovenia was established to create the best conditions to secure enough quality housing, facilitating housing access, especially for the young and young families. The Fund, serving the interest of the state, covers the territory of the whole state and in accordance with its business policy finances and implements the national housing programme, promotes house building, renewal and maintenance of flats as well as residential buildings.

→ Find out more about them:
<https://bit.ly/2Bj52Rx>

The Housing Initiative for Eastern Europe (IWO) is an NGO founded in 2001 to help develop market-oriented structures in the housing sector and the building industry in Eastern Europe and Central Asia, to foster sustainable urban development in the project regions and to improve living and housing conditions.

→ Find out more about them:
<https://bit.ly/2Sen8Pr>

Interested to join us?



Membership is open to the following organizations:

- as **full members**
- as **associate members**
- as **partners**

→ 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
A Sector of the International
Co-operative Alliance

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).

#CohesionAlliance For a strong EU cohesion policy

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



The Housing Solutions Platform is an expertise- & practice-driven initiative to identify, debate and promote innovative solutions for affordable housing in Europe. It is a joint initiative of FEANTSA, Housing Europe and the Fondation Abbé Pierre.



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)

CYPRUS

- Cyprus Land Development Corporation

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 (ZRSM RP)

SLOVENIA

- Housing Fund of the Republic of Slovenia

SPAIN

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

SWEDEN

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

TURKEY

- Central Union of Turkish Urban Cooperatives (TÜRKKENT)

UNITED KINGDOM

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



PARTNERS

- ▶ Fondazione Housing Sociale (Italy)
- ▶ Habitat for Humanity
- ▶ Housing Initiative for Eastern Europe (IWO)
- ▶ Social Housing & Property Rights in Kosovo
- ▶ University of West Attica



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



**HOUSING
EUROPE**

Housing Europe is the European Federation of Public, Cooperative & Social Housing.

Since 1988 it's a network of 45 national & regional federations gathering 43,000 housing providers in 24 countries. Together they manage over 26 million homes, about 11% of existing dwellings in Europe.

The European Federation of Public, Cooperative and Social Housing



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