



DECODING THE NEW HOUSING REALITY

YEARBOOK 2019





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Brussels, February 2020

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THREE TAKEAWAYS OF AN EXCITING TIME

By Cédric Van Styvendael, President of Housing Europe

I thought of using this corner for a brief reflection, as this is on the one hand the last yearbook of my term as President of Housing Europe, while on the other hand this comes at the starting line of a decade that will play a defining role for our future. Please let me highlight below just three key takeaways of what has been an exciting time since June 2017:

1. Our cities, ourselves

From day 1 of my term I've believed in the added value that stronger ties between Housing Europe and cities can generate. The new housing reality sees us being natural partners, as I experienced meeting mayors like Ada Colau in Barcelona, Michael Ludwig in Vienna and Yorgos Kaminis in Athens to name a few, contributing to the UNECE Sustainable Cities Week as well as to numerous events organised by the European Committee of the Regions but also being among the organisers of the 2nd International Social Housing Festival with its "Lyon Commitment". Together with local authorities, we can push central governments to finally deal with the housing crisis seriously.

2. It's a matter of cohesion

If there's a lesson we've learnt in the most painful way over the last years is that many communities in countries around our continent feel neglected. This had a clear impact in the Brexit vote, it is applicable in my home country, France, but it is also visible across different regions at EU level. Our work as a cohesive factor has become more important than ever. We need to provide more than a roof, rather a safe haven to our communities in a really turbulent world. Through our exchange over the last years I've gathered myself a lot of knowledge when it comes to the ways in which we guarantee the much-needed Europe's transition toward green, sustainable and just pathways.

3. The power of our network

"The State of Housing in the EU 2019" report helped thousands of its readers decode the new housing reality that requires more and more from organisations like ours. Having experienced the work of our network from the inside for almost three years now, I must say that this is our common asset to preserve. We can be stronger together, better equipped for a world that, as our colleague from World Habitat, David Ireland, once said "is changing at a faster pace than the ways in which provide housing".

As you will read in the pages that follow, 2019 has been full of big moments such as our European Election campaign, the 2nd International Social Housing Festival, the launch of "The State of Housing in the EU" etc. As sometimes we tend to miss all the benefits of being part of the Housing Europe family, busy as we are with our everyday challenges, I urge you to take some time to leaf through the Yearbook and share the pride I feel for these achievements.



WORD FROM BRUSSELS

By Sorcha Edwards, Secretary General of Housing Europe

Time for Housing Europe to re-think our society's approach to Housing & our role in shaping the future we want

Housing Europe reacts as in 2019 the Global consensus on the Housing Crisis Grows and Citizens & Cities becoming housing influencers

Out of necessity, 2019 saw Housing Europe become more present in the "big picture" global housing affordability challenge. Via the Housing Europe Observatory, we are tracking the growing number of publications on the issue from bodies such as the World Bank and producing a series of blog with their core messages. To ensure the voice of our sector is heard, we have launched a 2-year study on Housing Affordability together with the United Nations Economic Committee for Europe (UNECE) and increased contact with the Organisation for Economic Cooperation and Development (OECD).

2019 also saw the European Elections and our campaign which consolidated our position on the potential of housing providers with the right support to dynamise the welfare state and the energy transition and has put us on a strong footing as the key most relevant priorities of the new Commission are indeed the EU Green Deal and the implementation of the European Pillar of Social Rights. Our challenge is now to reinforce the recognition of the role of our sector as vital in maintaining local resilience in the face of these challenges and to increase the flow of financial support.

To this end, the 2019 launch of the Housing Evolutions Hub (www.housingevolutions.eu) presents the sector as a hub for sustainable social and environmental innovation. This is now a resource for us to strengthen our voice and learn from each other.

A handwritten signature in black ink, appearing to read 'Sorcha Edwards', with a long horizontal flourish extending to the right.



2019

AT A GLANCE

JANUARY

- ▶ Housing Solutions Platform debate on Sharing Economy and Housing Affordability at the European Parliament
- ▶ Housing Europe presents its European Election Manifesto at the European Parliament in Strasbourg
- ▶ Housing Europe speaks at the Annual Conference on Social Innovation for Refugee inclusion

FEBRUARY

- ▶ Housing Europe contributes to the final event of BAMB (Building as Material Banks) for a Pathway to a Circular Future
- ▶ The European Commission launches annual Country Reports, calling for stronger investment in the social housing sector and in energy efficiency
- ▶ Housing Europe contributes to CIDOB event in Barcelona along with Professor David Madden about "In defence of Housing"
- ▶ Housing Solutions Platform debate on Social Rental Intermediation at the European Parliament
- ▶ New Edition of the Housing Europe Policy Scoreboard is out

MARCH

- ▶ Housing Europe discusses housing as social investment at Re-Invest final conference
- ▶ Jury meets in Brussels and shortlists finalists of the 3rd European Responsible Housing Awards
- ▶ Housing Europe feeds the debate on the European Pillar of Social Rights in two key meetings with the European Commission and EESC
- ▶ Housing Europe shares "Our homes are where Europe's future starts" campaign with the Swedish Union of Tenants in Brussels

- ▶ Housing Europe participates in the discussion at the Forum event of Housing and Renovation of Barcelona
- ▶ Housing Europe speaks at the SHARE Network Regional Conference "Housing for Refugee Inclusion" and visits Austrian member GBV in Vienna

APRIL

- ▶ Housing Europe contribution to the 5th European Migration Forum
- ▶ Housing Europe presents at the European Committee of the Regions event on making the SDGs happen
- ▶ First PPP programme for Social Housing in Europe signed in Ireland
- ▶ Housing Europe moderates roundtable at UN Day of Cities in Geneva
- ▶ Housing Europe invited to speak about better use of funding and future investment at the Union Social pour l'Habitat
- ▶ Housing Europe joins discussion around housing innovation at 10th Baltic Housing Conference
- ▶ Housing Europe hosts 4th Ad Hoc Working Group meeting in support of Countries with Housing Systems in Transition
- ▶ Housing Europe inaugurates strategic partnership with the City of Athens with the Greek academic partner West Attica

MAY

- ▶ Housing Europe joins European Committee of the Regions' workshop on Implementing Public Procurement

JUNE

- ▶ The 2nd International Social Housing Festival takes place in Lyon

- ▶ Housing Europe annual conference under the title "This Land is Whose Land?" is held in Lyon
- ▶ Housing Europe showcases winning candidates at the 3rd European Responsible Housing Awards ceremony in Lyon
- ▶ Housing Europe takes part in the EU Sustainable Energy Policy Conference
- ▶ Housing Europe launches interview series on housing affordability

JULY

- ▶ 3rd European Summer School for Young Housing Professionals takes place in Bochum

SEPTEMBER

- ▶ Housing Europe holds keynote on new perspectives for Social Housing at Innovation for Society Debate
- ▶ Housing Europe speaks at ESDE conference on "Sustainable Growth for All"
- ▶ Housing Europe frames EU policy context for Social Housing at DREEAM project's final event and international conference in Berlin
- ▶ Housing Europe supports the study and exhibition of the Horizon 2020 project PuSH and participates in kick off meeting
- ▶ EIB board approves investment in Social Housing in various member states

OCTOBER

- ▶ Housing Europe launches its biennial compass flagship report "The State of Housing in the EU 2019"
- ▶ Housing Europe attends the launch of the OPENGELA project of the Basque Country
- ▶ Housing Europe reports on current innovation trends at SWL's 100 years of Social Housing in Wallonia event
- ▶ CoNZEBS project for cost reduction of new nearly zero energy buildings kicks-off in Ljubljana
- ▶ Joint Housing Europe and UNECE Housing and Land Management Committee study is approved as part of the Sustainable Cities Week 2019 in Geneva

NOVEMBER

- ▶ Housing Europe holds the 2nd European Housing Leader's Summit in Rome

- ▶ Housing Europe hosts HOUSEFUL consortium meetup in Brussels to discuss results and next steps
- ▶ Housing Europe introduces a "Collaborative Community of Housing Experts" to encourage a holistic approach with the newly launched "Housing Evolutions Hub"
- ▶ Housing Europe discusses Homelessness prevention and Affordable Housing Policies at OECD workshop in Paris
- ▶ Housing Europe shares solutions to the affordable rental housing challenge at the Basque Housing Observatory Conference in Bilbao
- ▶ DRIVE0 project kick off meeting revises previous work on Circular Economy
- ▶ Housing Europe participates in a series of co-creation workshops of the HEART project
- ▶ Social Platform publishes new report on "Socialising the European Semester"
- ▶ Housing Europe Observatory Analysis on EUROSTAT Housing & Marginalisation of low-income households launched

DECEMBER

- ▶ Housing Europe delegation feeds the debate around Housing on the new European Commission's agenda at the European Economic and Social Committee
- ▶ Housing Europe President and delegation meet the Head of Cabinet of the European Commission Executive Vice-President, Frans Timmermans in Brussels
- ▶ Housing Europe dedicates an event together with housing providers as the "brokers" of the Green New Deal and EU decision makers
- ▶ Housing Europe attends a workshop organised by the European Commission 'Addressing housing model imbalances'
- ▶ Housing Europe speaks at the Commission's "Go local: Supporting regions, cities and rural areas in migrants' inclusion" conference
- ▶ Housing Europe co-hosts the "50-Out-of-the-Box-Solutions" publication presentation at the European Parliament
- ▶ Housing Europe takes part in the Steering Board for Social Infrastructure event discussing the Economy of well-being and local know-how



HIGHLIGHTS OF THE YEAR

It has not been easy to decide what should fit under this year's highlights, as this has been a particularly full year, including inter alia a European Election Campaign, the 2nd International Social Housing Festival and the launch of the latest edition of "The State of Housing in the EU". Below, we give you a taste of some of our most memorable moments in 2019.

The 2nd International Social Housing Festival

After the inaugurate edition in Amsterdam in 2017, June 2019 saw the Metropolitan Region of Lyon hosting the 2nd International Social Housing Festival. More than 3,000 participants from around Europe came to Lyon for 4 days full of more than 70 events, including conferences, exhibitions, film screenings, concerts, workshops etc under the general theme "Our Planet, our Cities, our Homes". Organised jointly by Housing Europe, Aura HLM, the Lyon Metropolitan Region and L'Union Sociale pour l'Habitat, the Festival built upon the success of the first edition delivering at the closing ceremony the "Lyon Commitment" that outlines a number of steps that need to be taken "towards an affordable housing society".

→ Visit the Festival website and sign the "Lyon Commitment" www.ishf2019.com



Housing organised along with many of its members a number of events within the framework of the Festival, including its annual international conference – featuring a keynote by Saskia Sassen, Robert S. Lynd Professor of Sociology at Columbia University –, high-level policy roundtable, the ceremony of the 3rd International Responsible Housing Awards, a special evening to celebrate organisations that have completed more than a century of action, a unique exhibition on the history of social housing, a Collaborative Housing Day and so much more...

→ You may see here an overview of the Housing Europe representation in Lyon last summer: <https://bit.ly/2V0aK5M>



The launch of "The State of Housing in the EU 2019"



During a week packed with European Parliament hearing of the new Commissioners who will be leading the legislative work in this new term for the European Institutions, Housing Europe put the housing question on the table with the launch event of its flagship research report "The State of Housing in the EU". The 2019 edition of what has been now established as the biennial compass for Europe's housing sector attracted housing professionals, policy makers, researchers as well as activists in the European Capital for a debate that generated consensus: it's about time to change the conversation around housing in Europe and stop neglecting the housing crisis that's still well on.

→ Check out the summary from the launch event: <https://bit.ly/325Jrs3>

This year, the report is structured around 5 main pillars:

1. Addressing a structural problem with patchwork
2. Housing and the alarming social divide
3. Cities at the forefront of the housing challenge
4. Changes in housing delivery
5. Housing, a priority for decision makers at Local, National and European level

As every time, "The State of Housing in the EU" is the only publication that offers an overview of the housing conditions and policy developments per Member State in its "Country Profiles" section.

→ Check out the highlights and download the full report in PDF: <https://bit.ly/39GC0u1>

Our European Election Campaign



"Our homes are where Europe's future starts". That was the title of the Housing Europe Manifesto for the European Elections 2019 that made the case why investing in public, cooperative and social housing is the best return on investment for Europe. The campaign that was presented in January at a special event that was held jointly

with Eurometropole Strasbourg on the premises of the European Parliament unfolded over the course of 5 months presenting the scope of Europe's housing challenge, the housing providers' offer, the needs in the post-2020 EU and Housing Europe's proposals.

The core message was initially delivered through an impactful illustration video presenting the story of a fictional, but so real at the same time, character named Christine.

→ *Relive the campaign at www.housing4all.eu*

The 2nd Housing Europe leaders' summit

More than 35 of the people leading the Housing Europe members across the continent gathered in Rome on November 18th and 19th, hosted by FederCasa, for the 2nd Leaders' Summit of the European Federation for Public, Cooperative and Social Housing. After a full day of exchange around the new EU landscape for housing and the strategic approach that this requires from our network. Below we summarize the main action points that each session has generated. At the same link you may also find all presentations held during the day as well as pictures and an evaluation form with which you may share your much-appreciated feedback.

→ *Link available to Housing Europe members only: <https://bit.ly/38A9ABZ>*





POLICY IMPACT

A YEAR OF TRANSITIONS AND PREPARATIONS

2019 was marked by the end of a legislative period and the beginning of another. Housing Europe has focused its advocacy efforts on influencing future MEPs through a clear and wide-ranging manifesto that is based on the expertise of Housing Europe's members.

Although housing policies are primarily a matter of national and local governments, the European Union has a role to play.

To be able to further support affordable housing and liveable communities in the EU, Housing Europe members call for:

STABILITY	1. The European Pillar of Social Rights, which proclaim the right to access social housing for those in need, should be the guideline for EU economic and fiscal policies.	2. The European Commission should encourage Member States to use (or if necessary, improve) flexibility mechanisms within the Stability and Growth Pact, in order to make useful investment in housing and social infrastructures.	3. More balanced analysis of the housing markets by the European Commission are needed and will be achieved through a strong involvement of the European Parliament and national parliaments.
COHESION	4. European Structural and Investment Funds should continue to support social and affordable housing, with the same financial amount as the current programming period	5. Use of EU funding programmes and regional funds to support capacity building, as well as housing organisations.	6. EU funds for migration and EIB should support meaningful integration through housing.

<p>FLEXIBILITY</p>	<p>7. State aid rules for social housing should allow for more flexibility, i.e. adapting the mission of social housing providers to the local circumstances (for instance in tense housing markets where is no supply from the private market for low to middle income households).</p>	<p>8. The EU internal market tools in the field of procurement and standardization to support innovation and affordability for providers of social, cooperative and public housing.</p>	<p>9. Allow flexibility in setting reduced VAT rates while maintaining reduced VAT rates for social housing.</p>
<p>ACTION</p>	<p>10. Increase affordability by fostering innovation and harmonizing renovation services and building codes.</p>	<p>11. Support combination of energy efficiency with production of renewable energy in order to increase comfort and reduce CO₂ emissions within the building sector.</p>	<p>12. Decrease the use of building materials which are hazardous to human health and enable both re-use and recycling of these resources, thus supporting circular economy in the building sector.</p>

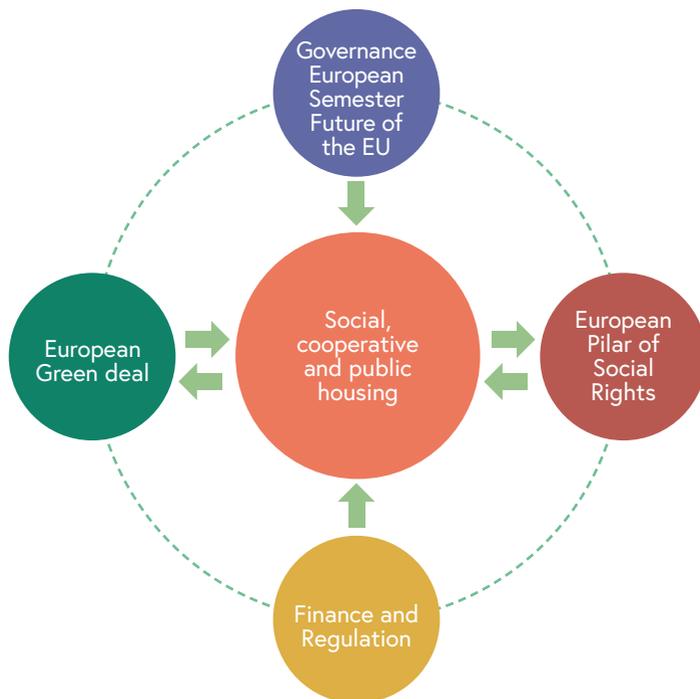
Our homes are where Europe's future starts: → www.housing4all.eu / #housingeu

After the European elections in May, Housing Europe engaged with new MEPs with a potential interest in housing debates, in particular at the occasion of the presentation of the **State of Housing 2019 edition** on October 1st.



Housing Europe also addressed the new European Commissioners with a series of proposals based on the Elections Manifesto. Among all the topics we mentioned: revision of the SGEI framework, financial and technical support for the fair energy transition as part of the EU green deal, use of the European Semester to incentivize Member States to invest in social, cooperative and public housing.

Our objective is to shape the new EU policy landscape, ensuring that social, cooperative and public housing providers were well identified as drivers for the EU policy objectives. But we also want to explain to EU policy makers what social housing is and how diverse social, cooperative and public housing providers are.



In parallel Housing Europe, together with its members, have followed EU discussions on technical aspects related to housing. Here is a sample: in relation to the preparation of a European Standard for procurement of **an accessible and usable built environment** for the implementation of the United Nations Convention on the Rights of Persons with Disabilities (CRPD) in Europe, we made clear that cost assessments are necessary and that EU standards should coherent with national legislation (see letter below). We also convinced policy makers to clarify the scope of the [Drinking Water Directive](#), ensuring that no undue burden were put on providers of social, cooperative and public housing. We responded to a EC consultation on the implementation of the Basel III decisions on capital requirements and risk assessments in the case of exposure to housing investments, reaffirming the specific nature of investment in social, cooperative and public housing. eventually we have been in regular discussion with the European Commission, the EIB and the national public banks about the investment guidelines of **InvestEU**.

→ *For more details about our advocacy activities, you can contact our policy team.*



THE HOUSING EVOLUTIONS HUB

The Housing Evolutions Hub highlights the latest innovations in the field of social, public, affordable and responsible housing. Additionally, it provides a European-wide platform for communities of experts and practitioners to share and learn from innovation challenges that are crucial to enhance and promote their housing objectives.

The pillars of the Housing Evolution Hub:

- ▶ Bringing together best practices in the field of social, affordable, cooperative and public housing
- ▶ Possibilities for housing actors and professionals to exchange on innovation in different fields and organize meetings as part of thematic communities
- ▶ Entries from experts that encompass dimensions such as digital innovation, architecture, construction, planning, business and governance models, financing, the role of public authorities.
- ▶ Stories with news about experiences and benefits of innovation from Housing Europe members and others.

The innovations and best practices are shaped around the categories defined by the European Responsible Housing Initiative's (ERHIN), while the main themes include: Economic sustainability and responsibility, Local social sustainability, Environment and Natural resource, Fair relations to stakeholders and Good governance, Responsible human resource management, Data and ICT solutions, Construction and Development, Finance, Land use, Organizational structures, Target groups (e.g. demographic categories and groups with specific vulnerabilities).

The Hub is managed by Housing Europe and received funding from the European Investment Bank, ARA – the Housing Finance and Development Centre of Finland, The Irish Housing Agency and from the Horizon 2020 Houseful project.

→ ***We strongly encourage you to add the Hub to your bookmarks and to submit your own projects: www.housingevolutions.eu***





RESEARCH



2019 marked a **special anniversary** for the Housing Europe Observatory. It's now 25 years since the first research bulletin was issued by the European observatory of social housing, which at the time was set up in Paris as a joint initiative from CECODHAS (now Housing Europe) and the French federation Union Sociale pour l'Habitat. Today, the Observatory is fully established as Housing Europe's research unit in Brussels and represents a reference point on housing across Europe.

In 2019, it continued to work to analyse and illuminate on the key issues around housing affordability, access and needs.

As well as producing the aforementioned **State of Housing in the EU 2019** publication, the Observatory worked on a number of other publications this year.



Supporting people through Housing First: the experience of social housing providers

RESEARCH BRIEFING

Vol. 4 of the Series
'Housing in the Post-2020 EU'



For example, we continued our "Housing in the Post-2020 EU" series that was so well received in 2018, with Vol.4 **Supporting people through Housing First: the experience of social housing providers**. It explores the issue of Housing First from the perspective of Housing Europe members that have experience with the implementation of this model of homeless service provision. It shows that while homelessness will require many hands coming together to tackle, Housing Europe members can and will be a vital part of the solution.

→ The document can be read: <https://bit.ly/2vxO8yG>

The **Observatory continued to write articles** and contribute to the narrative on the role of and need for social housing in Europe. For example, our recent review for Rassemblement Bruxellois pour le Droit à l'Habitat on housing and access to cities, which can be read here: → <https://bit.ly/2UTSScr>

The **Observatory represented Housing Europe at a number of conferences** over the past 12 months. We offered a strong voice for social housing providers at events at the OECD, European Commission, Urban Land Institute and European Anti-Poverty Network to name but a few, as well as taking a central role in the EBZ Summer School in Bochum and speaking in promotion of the Housing Solutions Platform.

In addition, the **Observatory remained an important point-of-information** for all those seeking information on social housing and the vital role played by the sector in improving peoples' lives. As well as providing timely information to journalists, politicians, civil servants and academics, we continued to have a strong input into the **European Commission's European Semester in 2019**, communicating the role of social housing in combating macroeconomic imbalances.



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.

Below you may find an overview of the projects Housing Europe is currently involved in:



HEART is tackling technical, economic and social aspects of energy retrofits. At the centre 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-centred gamified (application of game-design elements and game principles) platform for decision support, quality validation / proven quality and community building.



For a better, sustainable future, we need to change the way we build. The goal of **DRIVE 0** is to speed up the deep and circular process by improving a customer-centred circular renovation process. DRIVE 0 has the following measurable objectives: a) to make the deep renovation process more attractive, environmentally friendly, faster and cost effective for end-users by combining circularity, product innovation and process innovation; b) to provide consumers and potential investors of deep renovation projects with attractive and understandable information of real total life-cycle performances (energy use, indoor environment and well-being); c) to demonstrate circular renovation solutions in combination with local drivers in live study and demonstration cases; d) to foster new consumer centred business models for circular renovation concepts; e) to roll out the DRIVE 0 concept on a wider European scale by mobilizing European interest groups and umbrella organizations.



Syn.ikia aims at achieving sustainable plus energy neighbourhoods. This will be achieved while ensuring high-quality indoor environment and well-being. The main strategy for achieving these goals is to deliver a blueprint for sustainable plus energy buildings and neighbourhoods, leading the way to plus energy districts and cities.



The European Energy Poverty Observatory is geared at improving the transparency of information and policy by bringing together the disparate sources of data and knowledge that exist in varying degrees across the whole of the EU. It also provides a user-friendly and open-access resource that promotes public engagement as well as informed decision making by local, national and EU-level decision makers. The Observatory will support the work of interested stakeholders, based on a holistic approach to understanding and addressing energy poverty in the European Union.



Public Space in European Social Housing (PUSH) is a HERA network supported project that explores the hypothesis that public spaces on social housing estates throughout Europe are a prime locus of cultural encounter and therefore constitute a unique potential resource for European integration. Housing Europe is associate partner.



The **OPENGELA** project aims to bring to life a novel concept of neighbourhood offices in Otxarkoaga (Bilbao) and Txonta (Eibar) which will operate as one-stop-shops, helping the community of neighbours with any procedure related to the renovation of their buildings.

→ Keep an eye on all project related developments on our website: <http://bit.ly/1WPC120>



EXPANDING MEMBERS' TOOLKIT

Responding to the challenge most of our members are confronted with, namely to deliver more and more services while getting less and less support from the national governments and the local authorities, Housing Europe has developed a number of tools that aim at helping our membership find answers to questions that may arise both at national and at EU level.

Finance for sustainable activities

Housing Europe offers to its members a range of tools to allow them to seize the opportunities given by the EU legislation in the field of finance for sustainable activities.

- 1 Investors' guidelines for sustainable responsible investment in housing (developed by DELPHIS). These guidelines aim at understanding the obligations faced by private investors willing to invest in sustainable activities, including housing, and therefore at making the case for private finance to be channelled to social, cooperative and public housing.
- 2 More information on the EU taxonomy for investment in sustainable activities. The EU taxonomy is a framework to create, over time, a unified classification system of what can be considered environmentally sustainable economic activities in the most significant sectors (e.g. agriculture, transport, manufacturing, energy).
- 3 The EU Non-financial Reporting (NFR) Directive. The NFR Directive requires large companies and financial corporations operating in Europe to disclose information on environmental, social, human rights and anti-corruption matters.

→ *Log in on our website to find out more also about the European Responsible Housing Investment Label: <https://bit.ly/3bVRlsv>*

How to support housing while complying with the EU state aid rules

We have created a guide for housing providers, investors and authorities that aims to answer the key questions around the EU state aid rules. With simplified terminology, concrete examples and a step-by-step approach that allows the user of the guide to click through his/her own path. Furthermore, you may find a timetable of the main legislative and judiciary developments as well as links to the essential sources of information on the European Commission portals.

→ *Log in on our website to find out more: <https://bit.ly/2uS7LBP>*

The European Semester Toolkit

This Toolkit is aimed at the national members of Housing Europe and is designed to support them in the European Semester. It provides practical information about the processes and the opportunities for engagement, by clarifying the key elements, timeline, and strategic actors of the new process, as well as giving links and suggesting different ways of involvement. The toolkit is updated on a regular basis, allowing you to keep track of the European Commission announcements and recommendations.

→ Log in on our website to find out more: <https://bit.ly/2ub3NDI>

Visits to members

To complement the online tools, as we do every year, in 2019 we tried to make use of opportunities that bring us to our members to deliver presentations that can provide them with knowledge and updates on a number of issues. Here are a few examples:



► Our Secretary General, Sorcha Edwards contributed to the annual event of GdW "Wohnzukunftstag".



► Our Research Director, Alice Pittini and our Deputy Secretary General, Julien Dijol participated in the 100-anniversary event of SWL.



► Julien also spoke at the SLRB "Innovation Society".



► Our Secretary General shared the Housing Europe views at the AVS conference in Tenerife and in Telde.

► Sorcha was also among the speakers of the Basque Government conference in Bilbao.



► Our Project and Innovation Manager, Sebastien Garnier and Policy Officer, Edit Lakatos participated in a working session with the Housing Agency of Catalonia.

► Our Secretary General and our President paid a visit in the beginning of the year to all of our UK members.



KNOWLEDGE

WITHIN AND BEYOND OUR NETWORK

Over the last years, the Secretariat has been increasingly involved in activities that share the knowledge and the values of our sector not just within our wider network but also beyond its borders. We present below our flagship, established initiative to this end as well as a special example from 2019.

The Summer School for young professionals

Digitization is increasingly moving into our cities and homes. How can housing providers make use of the opportunities and deal with the risks? This was the key point of this year's European Summer School for Young Professionals at EBZ in Bochum, Germany from 15-18 July 2019. Around 35 early-career professionals in housing from six European countries looked beyond their own national backyard, learned about different approaches from all over Europe and discussed similarities, differences and courses of action.



The European Summer School is co-organised by Housing Europe, EBZ Business School – University of Applied Sciences, EFL – European Federation for Living and the Housing Initiative for Eastern Europe IWO, a partner of Housing Europe. Housing Europe Research Director, Alice Pittini was also this year among the instructors, providing an overview of the Digitization challenges for social housing.

Among the most interesting moments was the field trip to Cologne. The participants visited Stegerwaldsiedlung, a neighbourhood with housing stock owned by Deutsche Wohnungsgesellschaft mbH (a 100-percent subsidiary company of Aachener Siedlungs- und Wohnungsgesellschaft mbH). Within the EU project "Grow Smarter", the neighbourhood was energetically transformed with photovoltaics, air-heat pumps and an intelligent system for energy use and mobility.

→ Read the full report on the EBZ website: <https://bit.ly/3a1e2Kn>

A keynote speech to Master's graduates

In September 2019, Housing Europe was invited as the honorary guest in the graduation ceremony of two of VUB-ULB's Master's programmes on urban issues, including "4 Cities" and "Urban Studies". Our Communications Director, Michalis Goudis delivered the keynote speech at a big event attended by graduates, researchers, academics and, of course, family members and friends. This has been a good opportunity to share the work Housing Europe does outside the limits of a building, delivering change in the wider urban environment. Michalis also had the chance to discuss the synergies between urban planning and the housing policy, suggesting why the two will belong together in the future.

→ Read more: <https://www.4cities.eu/cohort-10-graduates/>



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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 try 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 interviewed the new **Chief Executive of the National Housing Federation**, Kate Henderson as part of our "10 minutes with" column.

► The Young Foundation shared the lessons learnt from their accelerator programme "**Reimagining Rent**".

► The President of the Housing Europe French member organisation Union Sociale pour l'Habitat, Jean-Louis Dumont stressed in his guest blog post that social housing fosters a sense of proximity and belonging between the European Union and its citizens and territories, calling "**Affordable housing, a most European topic**".



► Lorna Wilson, Innovation and Future Thinking Lead at the Scottish Federation of Housing Associations presented through a series of guest blog posts their Innovation and **Future Thinking Programme** that is bringing their members and other stakeholders together to collaboratively develop new ideas and solutions for the future.



► We inaugurated **a series of interviews** with institutions and international stakeholders that have been looking at affordable housing, publishing influential reports and generating valuable data. So far, we had the chance to discuss with r. Jan Mischke, a Partner at the McKinsey Global Institute (MGI), Gabriela Inchauste, Lead Economist in the Poverty and Equity Global Practice of the World Bank, Dr. Luigi Cuna, Senior Evaluator at the Office of Evaluation of the Council of Europe Development Bank (CEB) and Dr. Steffen Wetzstein, a Human Geographer and Political Economist.



- **We provided insights** into the work carried out by the finalists of the 3rd European Responsible Housing Awards with another series of blog posts that reached out to the people leading the projects in their housing associations.
- We found out how to improve access to renewable energy for social tenants with **EIB ELENA** through the lens of the VVH-led ASTER project in Flanders.
- World Habitat shared with us the first impact report of their **European End Street Homelessness Campaign**.
- Our Observatory explained what **the latest Eurostat figures** tell us about the housing and marginalisation of low-income households.



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

Ad-hoc Working Group on housing systems in transition

The 4th meeting of the Housing Europe Working Group in support of countries with housing systems in transition took place in Tallinn on April 16th with the support of the Council of Europe Development Bank (CEB). The event was hosted by Housing Europe Estonian member, EKYL and its President, Andres Jaadla who is also chairing the Working Group.

For the fourth time over the last 2 years this unique platform that Housing Europe set up in response to numerous requests from different countries across Europe gave the opportunity to over 50 participants to come together for an intense day of work that helped them address practical questions concerning policies or schemes they are trying to put in place.



The first part of the day was dedicated to the fundamental questions local authorities and national governments are confronted with "Which housing system to choose & how to finance", discussing also the involvement of private sector in the provision of affordable housing.

The second session went into the details of business models and success factors of existing financing schemes presenting the means that national and local authorities can benefit from.

The discussion was followed by an exchange around the social inclusion measures of housing providers through a number of examples illustrating that affordable housing is going beyond bricks and mortar, working towards sustainable neighbourhoods.

The last bit was quite special, since for the first time within the framework of the Working Group an actual 'match-making' platform between participants and CEB/EIB project experts took place.

→ Meeting report: <https://bit.ly/2HEjfeR>

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.

→ *Here's a brief review of the Group Activities between 2017 and 2019:* <https://bit.ly/38GtYRR>



SPREADING THE WORD

The communication activities of Housing Europe in 2019 aimed at making maximum use of the power of our network in light of the European Election campaign that was launched in January. The 2nd International Social Housing Festival and the launch of "The State of Housing in the EU 2019" have been two very important milestones, too. 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 2nd International Social Housing Festival

Housing Europe has been actively involved in the communication and the profiling of the second edition of the International Social Housing Festival that took place in Lyon in summer 2019, capitalizing on the experience of Amsterdam in 2017. We were involved in drafting the themes, designing the communications strategy and the website and making sure that the international dimension of the festival is as present as possible.

The European Election Campaign



The Housing Europe campaign for the European Elections 2019 was quite different compared to previous ones. This time, the Communications and Advocacy staff of Housing Europe came up with a story to share the main message of "Our homes are where Europe's future starts". Through an animation video produced by Latte Creative and thanks to the collaboration with the colleagues from the Communications Network of Housing Europe, the story of "Christine" travelled around Europe and reached the European Parliament, national media and the civil society.

→ Visit the campaign page for more information: www.housing4all.eu

The launch of "The State of Housing"

"The State of Housing in the EU" report of the Housing Europe Observatory has been established over the last decade as a point of reference and the biennial compass of Europe's housing sector. Before the launch, on the day of the event and in the months that followed, a major communication exercise was put into action to ensure coverage from the most important and relevant media across Europe. Again, the support by our colleagues from the Housing Europe Communications Network has been extremely valuable. You may get a visual taste of the press coverage.

Coverage from top European media

Over the year, Housing Europe has received coverage from leading European media. We've gathered a few examples below:

- ▶ Most importantly, our President was interviewed by The New York Times for their feature story on Europe's housing bubble → <https://nyti.ms/2P8sOa2>
- ▶ Our President, Cédric Van Styvendael gave a number of reasons in his interview with "Progressive Post" – the media platform of the European progressive political foundation – why public housing is a major & crucial creator of wealth → <https://bit.ly/2V2XWvm>
- ▶ Our Secretary General, Sorcha Edwards discussed with journalist, Helen Shaw why public, cooperative and social housing matters today more than ever before in an episode of the award-winning podcast "This is where we live" → <https://bit.ly/2V77yFo>
- ▶ Spanish media have republished the interview our Communications Director, Michalis Goudis did with the keynote speaker of our annual conference, Saskia Sassen → <https://bit.ly/37HIYOz>

The New York Times

Mortgage Rates Below 1% Put Europe on Alert for Housing Bubble

Cheap money is driving a property boom that is pricing many residents out of big cities and causing concern among policymakers.





Housing Europe further establishes its Podcast, presents first Webinar

The European Federation of Public, Cooperative and Social Housing was the first NGO in Brussels to launch a podcast in 2017. Now, the show under the title "Making a house a home" has already published 7 episodes, while two more are in the pipeline for spring 2020. Although there is clearly a long way to go, we managed to attract key figures to our podcast but to also make it available on all major platforms, including iTunes and Spotify.

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

At the same time, 2019 saw us presenting our first ever Webinar with a focus on the benefits and the pitfalls of Smart Homes. An Academic, a European Commission representative and a leading private sector practitioner provided their views and experiences in this session that took place within the framework of the Horizon 2020 HEART project.

→ *You may watch it on demand here:* <http://www.housingeurope.eu/resource-1305/people-at-the-heart-of-smart-homes>

IN FIGURES...



Housing Europe Presentations
in more than 70 events
in Brussels and abroad



20 Blog Posts
with a strong focus
on national developments



2 podcasts



13 newsletters
opened by more
than 4,100 readers



78,381 unique visits
and **244,370 pageviews**
on our website, an increase of 20.5%
and 11.5% respectively vs. 2018



2,080 Likes
on our Facebook Page
(vs. 1,518 in 2018)



5,906 Followers
on Twitter
(vs. 4,790 in 2018)



1,580 connections
on LinkedIn
(vs. 975 in 2018)



WHAT TO EXPECT IN 2020

In addition to our working committee meetings in March and October, the date is confirmed for our annual conference and **General Assembly in Glasgow** taking place on 4 and 5 June. This year, we will be looking at the value our sector generates for its communities, aiming to shift away from the dominant public narrative that looks at housing as a product. The conference is hosted by and organised jointly with the Scottish Federation of Housing Associations (SFHA).

Throughout the year, **"Our Homes, our Deal"** will be the profile-raising initiative from Housing Europe to benchmark the work done by our members in building and renovating in energy and resource-efficient way. The initiative falls under the new EU growth strategy to become carbon neutral by 2050: The EU Green Deal and its so called "Renovation Wave", in particular. Within this framework, a number of events will be organised, including site visits to exemplary projects targeting representatives of the EU Institutions, combined with the publication of position papers advocating for the role of the social housing sector in the EU Green Deal Strategy in general, and the Renovation wave in particular, the production of thematical and case-based learning materials such as articles, podcasts, webinars and brochures.

2020 will also be a **preparatory year for the 3rd International Social Housing Festival** that will take place in Helsinki 15-18 June 2021. Stay tuned, as in late spring the call for event proposals will open to all interested parties and we strongly encourage you to look at the themes and submit your ideas and suggestions.



Already from the beginning of the year, Housing Europe has been involved in the new joint **URBACT – Urban Innovative Actions** knowledge capitalisation hub that aims to help cities around Europe address their housing challenge. The first meeting was held as part of the 2020 CITIES Forum in Porto and the hub will be running for the whole with webinars taking place on April 24th (Community-led housing solutions), June 26th (No one left behind) and November 6th (Fair Finance).

SAVE THE DATES!

WHEN?	WHERE?	WHAT?
22 January	London	Meeting of the steering committee of Housing Europe UNECE on the "Housing 2030 plus" study
3 March	Brussels	European Energy Poverty Observatory Event
4 & 5 March 2020	Brussels	Housing Europe Working Committee Meetings
5 March	Brussels	From Objectives to Action – Turning EU Social & Environmental Policy into positive change for citizens. A joint workshop with the European Investment Bank
25-27 May	Venice	Triple-A Reno Roadshow
4 & 5 June	Glasgow	General Assembly and annual conference including election of the new President
30 June	European Parliament, Brussels	Official Presentation of the 2nd International Social Housing Festival
13 & 14 October	in Brussels	Housing Europe Working Committee Meetings
All year long	Various locations	Our Homes, our Deal Series of webinars & study visits by Housing Europe and its members around the EU Green Deal and the "Renovation Wave". → More info at: www.ourhomesourdeal.eu
15-18 June 2021	Helsinki	3rd International Social Housing Festival

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



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Andres Jaadla, Member

Bent Madsen, Member

Marten Lilja, Member

Björn Mallants, Member

WORKING COMMITTEES

Energy & Construction

Chair: **Wim Hazeu**

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

Social Affairs

Chair: **Natalia Rogazewcska**

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

Economic & Financial Affairs

Chair: **Donal McManus**

Vice-Chair: **Björn Mallants**

Urban Affairs

Chair: **Dr. Özgür Öner**

Vice-Chair: **Ara Nazinyan**

Housing Europe Observatory

Chair: **Laurent Ghekier**

Vice-Chair: **Christian Krainer**



HOUSING EUROPE WELCOMED 3 NEW PARTNERS

Meet the new members of our family!

Housing Europe welcomed three new Partners in its family during its General Assembly on June 7th in Lyon. UrbaMonde, Community Land Trust Brussels and Organisme de Foncier Solidaire de la Métropole Lilloise (OFSML) joined us as Partners building upon our commitment to work closely with stakeholders who deliver change on the ground developing community-based solutions.

► **UrbaMonde's** mission is to support and empower groups of inhabitants engaged in transforming their neighbourhoods to make them more sustainable and inclusive, and in collaborating with local governments.

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

► **Community Land Trust Brussels (CLTB)** wants to produce housing and neighborhood facilities that fulfill the needs of all Brussels residents, but gives priority to those with the least opportunities. By making the ownership of land collective and the housing individual, it wants to give local communities more control over their neighborhood.

→ Find out more about them: <https://bit.ly/2Hlz3Ty>

► **Organisme de Foncier Solidaire de la Métropole Lilloise** was founded with the aim to provide access to decent and permanently affordable homes, to make better use of public grants and to slow down land speculation.

→ Find out more about them: <https://bit.ly/38usOIZ>



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 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.



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



EU-level, cross-sectoral 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 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 with provision of affordable housing as 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

IRELAND

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

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)

SPAIN

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

UNITED KINGDOM

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

NETHERLANDS

- ▶ Association of Dutch Housing Corporations (Aedes)

LUXEMBOURG

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

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)

Our impact

- 43,000** local housing organisations
- 24,936,000** dwellings
- roughly 200,000** new dwellings completed each year
- over 200,000** dwellings refurbished each year
- roughly €40bn** in new investment per year
- 7,500+** staff employed directly by the federations
- 300,000+** staff employed by local housing providers



SWEDEN

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

FINLAND

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

NORWAY

- ▶ Co-operative Housing Federation of Norway (NBBL)

DENMARK

- ▶ BL – Danish Social Housing

POLAND

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

ESTONIA

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

GERMANY

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

CZECH REPUBLIC

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

AUSTRIA

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

HUNGARY

- ▶ Hungarian Association of Housing Cooperatives and Condominiums (LOSZ)

ITALY

- ▶ FederCasa
- ▶ Alliance of Italian Cooperatives in the Housing Sector

SLOVENIA

- ▶ Housing Fund of the Republic of Slovenia

TURKEY

- ▶ Central Union of Turkish Urban Cooperatives (TÜRKKENT)

ALBANIA

- ▶ National Housing Agency (EKB)

CYPRUS

- ▶ Cyprus Land Development Corporation



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



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.



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