



HOUSING EUROPE

YEARBOOK 2015



Read the report online or download it in PDF format at
www.housingeurope.eu/resource-641/building-up-the-insider-status

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Brussels, January 2016

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FOREWORD by the President Marc Calon

A new reality

2015 has been a year full of changes and challenges. It's clear that there are high demands on our sector within this new reality. However, together our voice is stronger and Housing Europe is effectively making that common voice heard at European level.

Our focus this year was on establishing a solid overview of challenges with our state of housing in the EU report, while supporting those driving social and technical innovation to develop adequate solutions for the future, through projects and exchange.

At a time when many countries are at a crossroads regarding their housing policy Housing Europe will launch its 2016 Housing 4 All campaign to call for an approach that "builds on what works" and highlights best practices in sustainable housing, in close collaboration with UNECE, culminating in our GA in September 2016.

We will also hold the second edition of the Responsible Housing awards to put the spotlight on the innovators within our sector.

Before you start browsing through the year's highlights, I would like to thank you for your inspiring, continuous support. We definitely have a lot of things to do, but I am sure that our common effort will guarantee the impact of our work.

A handwritten signature in blue ink, consisting of a stylized 'M' and 'C' followed by a horizontal line.



WORD from Brussels

Sorcha Edwards, Secretary General

Our 2015 yearbook reports on Housing Europe performance in terms of influence, insider status and getting the message out there.

This year, Housing Europe's direct lobbying on policies has resulted in amendments being introduced to European Parliament reports on the Trans-Atlantic Trade and Investment Partnership, Services of General Economic Interest, EU Urban Agenda, Economic Governance – European semester, Cohesion policy and Marginalized communities, Investment for jobs and growth, European Fund for Strategic Investment, and the Annual Report on EU Competition Policy.

Through stakeholder groups, studies and workshops, our Input on policy has been requested by the European Commission DGs for Regional Policy, Energy & the Digital Economy & Society, The European Foundation for living and Working Conditions and the European Parliament's Justice and Home Affairs Committee.

Meanwhile the outputs of Housing Europe's research work have been used by the IMF in their Multi-Country Report "Housing Recoveries: Cluster Report on Denmark, Ireland, Netherlands, and Spain", The UNECE report "Social Housing in the UNECE region", Habitat for Humanity for its "Housing Review", The Council of Europe Development Bank for its report "Financing Social and Affordable Housing in Europe: the CEB's Approach" and FEANTSA in "An Overview of Housing Exclusion in Europe 2015".

Via our website, newsletter and social media accounts, the team is also working to keep you informed on news and views from members, our activities at EU level, funding opportunities – crucial at a time when the list of countries using European Investment Bank and Council of Europe Development Bank Funding for housing is growing. If you are not making use of our site that means yours are not counted among the over 38,000 unique visits and 122,500 page views recorded throughout the year.

Enjoy the read and stay informed!

A handwritten signature in black ink, appearing to read 'Sorcha Edwards'.



OUR VALUES, OUR GUIDE

2015 has been the fourth year of the multi-annual work programme that has been compiled by Housing Europe members and secretariat in 2012. The goals set within the programme as well as the overall Housing Europe vision were the compass that guided the organisation throughout a challenging year, the sixth in a row in the Global Financial Crisis spiral.

VISION

We, not-for-profit, public and co-operatives housing providers, have a vision of a Europe which provides access to decent and affordable housing for all in communities which are socially, economically and environmentally sustainable and where all are enabled to reach their full potential. We provide housing for socially sustainable neighbourhoods.



Photo: Fotolia®

MAIN AXES





HIGHLIGHT OF THE YEAR



The “**State of Housing in the EU**” report has been without any doubt the big moment for Housing Europe in 2015. The Observatory has managed to compile a study that reflects the state of the housing sector in the continent. In 110 pages the report presents:

- Detailed statistics per member state
- The latest housing trends in a cross-country observation
- A compilation of the most significant policy updates since 2012
- Case studies that feature energy efficiency, social integration, innovation in public policy and governance
- Analysis of the interaction of housing policies and EU policies

Being more than a follow up of the “Housing Europe Review” of 2012, the “**State of Housing**” managed to be the ultimate reality check for the affordable housing sector that no other stakeholder, neither institutional nor from the civil society provides. Over the year the report has been used as the main source for evidence-based policy suggestions feeding the advocacy work of Housing Europe.

► **View or download the report online:**
<http://bit.ly/1JnEw58>

We have officially presented the report on Tuesday, May 5th in an event on the premises of the European Economic and Social Committee (EESC) where MEPs, European Commission representatives, researchers and other housing stakeholders participated in a debate around all issues that the key findings of the report put on the agenda.

► **Check out our Storify of the report:**
<http://bit.ly/1P5s8Mt>



At the same time this has been a successful communication and profile activity for Housing Europe, since the report attracted significant visibility both in the press and in the social media. It is important to highlight that more than 10 high profile media, including Le Monde, POLITICO Europe, EurActiv and Kathimerini reported about the report, while the hashtag #housingEU was used in more than 90 tweets related to the “State of Housing”. Overall, 5,870 unique visitors have either viewed or download the PDF version of the report from our website.

► **Follow the discussion on Twitter:**
<http://bit.ly/1Wu4RW4>



POLICY IMPACT

At policy level the advocacy work of Housing Europe focused on three main dossiers, following and influencing, however, a series of other issues, too.

THE ENERGY UNION

What is it?

One of the most ambitious initiatives of the European Commission in the Juncker era, is a strategy made up of 5 closely related and mutually reinforcing dimensions, namely supply security, energy efficiency, climate action, the internal energy market and research & innovation.



The role of Housing Europe

Thanks to the numerous contributions from our members we have responded to the open consultation, while our input also fed the position of the Coalition for Energy Savings.

► **Check out our position paper on the Energy Union:** <http://bit.ly/20ezAbV>

THE EU URBAN AGENDA

What is it?

The aim of an urban agenda at EU level is dual:

- 1) better coordination and coherence of EU policies to reflect city needs
- 2) stronger and more direct involvement of cities in EU policymaking.

The Council of European Municipalities and Regions (CEMR) and Eurocities have adopted policy statements on an EU urban agenda; the Committee of the Regions has developed its own initiative opinion. The Member States have agreed to work on particular urgent urban topics through a rolling agenda. The Dutch EU Presidency, that started in January 2016, has set the Urban Agenda among its priorities, too.

The role of Housing Europe

We have already started working in close collaboration with the Dutch and the Slovak Presidencies of the EU on the issue, being identified as a key player within the so called “Housing Partnership” that has been shaped to implement the priorities of the Dutch presidency in the field of urban development.

In the first half of the year we have influenced the preparation of the European Commission Communication by filing



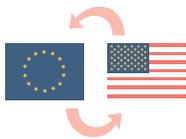
our own response to the public consultation that expressed a number of concerns such as:

- The EU urban agenda should contribute to creating a stable environment and recognition where housing is key to growth and equal societies.
- The EU urban agenda should help to address the common challenges for affordable housing providers in every possible way, financially, socially, environmentally etc.
- The urban agenda must avoid the pitfall of promoting a single «model» of urban development.

► **You may read the complete response of Housing Europe to the European Commission public consultation:** <http://bit.ly/23eLTY9>

TTIP

What is it?



The negotiation between the EU and the US for the Transatlantic Trade and Investment Partnership – or TTIP hit the frontpages throughout the year, triggering a lot of political reactions, demonstrations and endless hours of debate. The European Commission claims that: “With TTIP, we want to help people and businesses large and small, by opening up the US to EU firms, helping cut red tape that firms face when exporting and by setting new rules to make it easier and fairer to export, import and invest overseas”. However, the rather low degree of transparency during the negotiations has turned the procedure into one of the most controversial pages in modern European history.



The role of Housing Europe

Our priority has been to ensure the exclusion of the Services of General Economic Interest (SGEI) from the discussion, something that the European Parliament has called for through its report led by rapporteur Bernd Lange (S&D, Germany) who has included our input in the final text.

► *You may read more on our contribution to the Lange report:* <http://bit.ly/23eOZLQ>

At the same time Housing Europe had the chance for an intervention during the 8th round of EU-US negotiations in early February in Brussels.

► *This is Virginie Toussain's complete presentation:* <http://bit.ly/1n9LdSS>

A STRONG VOICE IN THE EUROPEAN PARLIAMENT

Our advocacy work has also followed closely all European Parliament reports that affect one way or another the housing sector. Position papers issued by Housing Europe amended EP reports on:

1. TTIP
2. SGEI
3. Urban dimension of the EU
4. Economic Governance - European semester
5. Cohesion policy and Marginalized communities
6. Investment for jobs and growth
7. EFSI- Juncker Plan
8. Annual report on EU Competition Policy

EU ECONOMIC GOVERNANCE

“The Semester Alliance”



Housing Europe follows closely the European Semester process, aiming to get its members actively involved in it, too. We are among the founding members of the Semester Alliance, the Alliance for a democratic, social and sustainable European Semester which is a broad coalition bringing together major European civil-society organisations and trade unions, representing thousands of member organisations on the ground at European, national and local levels in the European Union.

The overall aim of the EU Alliance is to achieve progress on a more democratic, social and sustainable EU Strategy, by improving civil society and social actors' engagement in the European Semester.

Its main objectives are therefore to:

1) Ensure that all policies, including macroeconomic, contribute to the social, climate targets and equality commitments of the European Union's Strategy 2020 Strategy.

2) Improve the legitimacy of the EU Strategy through strengthening the engagement of environmental, social, equality organisations and trade unions in the EU decision-making process, starting at national level.

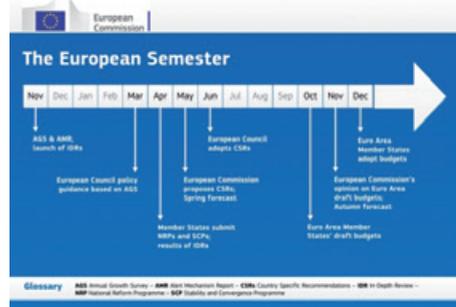
So far, apart from the overview report the Alliance keeps producing joint position about the regular Country Specific Recommendations and the Annual Growth Survey issued by the European Commission.

Through our participation in this broad coalition members are kept up-to-date with the latest developments within the Semester process while the Observatory can attract attention to energy poverty indicators on housing policies and aggregate data for meetings with other partners, e.g. EU-SILC.



► **Read the Semester Alliance Report:**
<http://bit.ly/1OPiL5B>

The European Semester Toolkit



Housing Europe guides its members through the EU's annual cycle of economic policy guidance & surveillance. This toolkit is designed to support them in the European Semester by providing 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.

After clarifying the main steps in the process and explaining the connection to the housing sector, the Semester Toolkit that is available to Housing Europe members only, offers detailed guidelines about how and when to engage in 6 steps:

1. Review the policy documents concerning your country
2. Ask the government to be invited to participate in the stakeholder engagement
3. Keep in touch with European Semester Officer (ESO) in your country
4. Contact the Commission
5. Attend meetings with your Government and the European Commission
6. Build alliances

A handy checklist as well as a calendar and a contact list are available for download in PDF format.

► **Access the European Semester Toolkit:**
<http://bit.ly/1ISbR1L>



INSIDER STATUS

AN ACKNOWLEDGED EXPERT

Housing Europe has been invited as an expert in various events and has been selected to participate in many informal entities of the EU Institutions, building up its already acknowledged insider status.

DG CONNECT

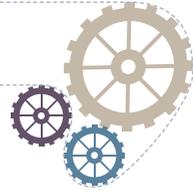


Participation (presentation) at the workshop on Age Friendly Housing and Smart Living

EUROFOUND Workshop on Housing in Europe



Invited as experts to debate about the consequences of poor accommodation



DG Regional and urban policy



Presentation at the Urban agenda meeting



EP LIBE Committee



Workshop on migration, housing and integration

DG ENER/JRC



Written paper + presentation on implementation of articles 9-11 of EED

DG EMPL/SPC



Input at the meeting on housing statistics

WE WERE THERE

The team in Brussels attended different events relevant to social policies / EU funding / energy efficiency to keep members up-to-date with the latest developments.

➤ *All reports are available online: <http://bit.ly/1ltGOKx>*



FUNDING OPPORTUNITIES

The Housing Europe advocacy work for a more effective use of Structural and Investment Funds that target housing had already started well before 2015 resulting in making housing eligible in the latest programming period.

Last year we have intensified our work in monitoring the implementation of certain programmes in our member countries with a couple of concrete outcomes:

THE GUIDE



Housing Europe presented in October a guide that provides with an overview of all housing related funding opportunities. Readers may check out all Operational Programmes adopted as well as the priorities of each region in the country profiles. Finally, our members may easily find the right contact persons to launch their own project as soon as possible.

Housing Europe Secretary General, Sorcha Edwards introduces the guide:

“For a long time now, Housing Europe has been working together with its members to ensure that housing can receive funding from the European Structural and Investment Funds (ESIF) under the current programming period. Thanks to this hard work, housing was indeed included by the European Commission among the investment priorities, and most of the adopted Operational Programmes (hereinafter OPs) include the possibility of supporting different aspects related to housing. This is notably the case of the priorities related to energy efficiency and the use of renewables, as well as social inclusion.

The aim of this publication is to provide housing practitioners and policy makers with up-to date information and figures on the funding allocated to housing in each country. The publication includes and detailed country profiles as well as good examples, and provides the reader with a broader view of on how housing will be supported between 2014 and 2020.”

► **Access the online version of the Guide:**
<http://bit.ly/1SLJvEI>

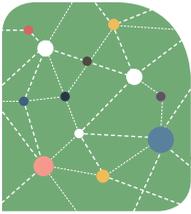
THE WEB PORTAL

The online portal that we had already set up in 2014 keeps expanding keeping exclusively Housing Europe members up-to-date with all essential information for EU funds. **At the moment you may find 9 different sections, dedicated to the following funding sources:**



Get informed about new calls, download guidelines and background information and check out best practices across Europe.

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



BUILDING EVIDENCE

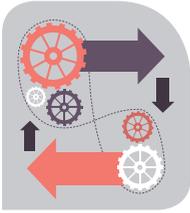
Besides from regularly publishing its own reports and research briefings, the Housing Europe Observatory participates into a number of EU-funded research projects and liaises with European and international agencies and networks such as the OECD, the UNECE, the European Network for Housing Research (ENHR) etc.



This year the reports and data produced by the Observatory, with “The State of Housing in the EU” standing out, have been used, among others, by:

- ▶ The IMF Multi-Country Report “Housing Recoveries: Cluster Report on Denmark, Ireland, Kingdom of the Netherlands—the Netherlands, and Spain”
- ▶ The UNECE report “Social Housing in the UNECE region”
- ▶ Habitat for Humanity for its “Housing Review”
- ▶ The Council of Europe Development Bank for its report “Financing Social and Affordable Housing in Europe: the CEB’s Approach”
- ▶ FEANTSA in “An Overview of Housing Exclusion in Europe 2015”

▶ **Make sure you don’t miss any of the Observatory reports: <http://bit.ly/1QuLyJS>**



INNOVATE THROUGH EXCHANGE

Housing Europe takes part in European Projects and other initiatives promoting exchange on tackling energy poverty with new refurbishment solutions and local solar energy production in social housing, innovative approaches to combining housing and social support and housing centred ways to address youth poverty. It is our objective to make the link between these international alliances and our advocacy work. We keep feeding the policy demands with practical experience on the ground.

PROJECT OUTCOMES

Over the last year we've had the chance to present a number of case studies at a workshop organised by Eurofound, to intervene at the TEN LAW final event, to hold a presentation at the final event of a project on the prevention of evictions and homelessness as well to be among the speakers at the Agora launch event of the ENLIGHTEN project.

PROJECT OPPORTUNITIES

While working on future co-operations we've joined the Urban Transition Hub expert group of Climate KIC while we have always tried to keep Power House nearly Zero Energy Challenge members involved in emerging partnerships such as the project proposal with Narec Energy under Horizon 2020 in which Housing Europe, NHF and EKYL are working together.

OUR LINE-UP OF EUROPEAN PROJECTS

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

CONCLUDED IN 2015

♥ **Power House nearly Zero Energy Challenge** has been for many years a flagship European Project that structured a pan-EU knowledge exchange about the practical implications and costs of ambitious energy performance codes. Power House may have formally been concluded, but its webpage as well as the HIVE platform will be online for the years to come.



♥ **ELOSH**, the European Core Learning Outcomes for Integration of Support and Housing has been a European project that aimed to address the need for Continuing Vocational Education & Training on the integration of support and housing for people with support needs. As a follow up of the PUSH network, of which Housing Europe is a member, ELOSH generated 6 key learning outcomes that together with a Universal Training Pack will be useful tools for the training of the staff of the housing associations.



RUNNING PROJECTS

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



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



▶ **PV FINANCING** aims at defining and developing new business and financing models for photovoltaics installations, to disseminate them among stakeholders, to shape the necessary policy framework for their application and to remove barriers that prevent those models from realization.



▶ **PROF-TRAC** will create an open education platform for continuous vocational training of building professionals with an inter-disciplinary focus on nZEB design and construction and a strong European dimension across 7 countries.



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



▶ **PROGRESS** project on cost effective housing policies. Led by the University of Leuven and the Flemish Housing Agency, this project aims at identifying possible options to reform housing policies in order to make them more effective.

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



CLOSER TO OUR MEMBERS



In the second year of Marc Calon's presidential term we tried to strengthen the ties with our members with meetings beyond the regular ones of the Working Committees.

Marc paid a number of visits to our member organisations in **Austria**, in **Estonia**, in **Poland**, in the **Czech Republic** and in **Italy**.

The Housing Europe Secretariat held presentations at events organised by our members & members of members, such as Federcasa, Federabitazione, Aedes, NHF etc.





COMMUNICATION

The communication strategy of Housing Europe was based on 5 main pillars in 2015:

1	Increasing the overall visibility of the organisation
2	Communicating the vision as much as possible in every activity
3	Keeping a positive narrative rather than a complaining attitude, common in the NGO sector
4	Building up the profile of the public, cooperative and social housing sector
5	Giving the word to the work carried out by the members on the ground

HIGHLIGHTS

▶ As already mentioned “**The State of Housing in the EU**” report has been a successful communication and profile activity for Housing Europe, since it attracted significant visibility both in the press and in the social media. It is important to stress that more than 10 high profile media, including Le Monde, POLITICO Europe, EurActiv and Kathimerini reported about the report, while the hashtag #housingEU was used in more than 90 tweets related to the “State of Housing”. Overall, 5,870 unique visitors have either viewed or download the PDF version of the report from our website.



▶ At the same time, we have systematically attempted to bring our opinion to the Press, initiating Op-Eds. Actually one them, published on EurActiv in autumn, signed by our President, Marc Calon and stressing the need for an holistic approach to migration led to an invitation by the **European Parliament Committee for Civil Liberties (LIBE)** to Housing Europe to feed the own initiative report on the issue that was presented in early 2016.

▶ Our bi-weekly newsletter is now a point of reference for the housing sector putting together key news, interesting events, publications and articles worth reading. But most of all our news bulletin offers a regular opportunity to share the Housing Europe point of view with more than 1,000 recipients, a number that keeps growing over time.

IN FIGURES

2,134
Followers
on Twitter
(1,436 in 2014)



660 Likes
on our Facebook
Page (515 in 2014)

4
Press Releases



6
Position Papers

290
connections
on **LinkedIn**
(201 in 2014)

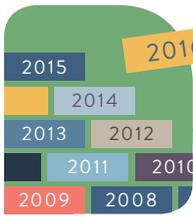


37 Blog Posts
with a strong
focus on national
developments

Around
1,000
recipients
of our bi-weekly
Newsletter



More than
38,000
unique visits
and **122,500**
pageviews
on our website



WHAT TO EXPECT IN 2016?

1. “HOUSING FOR ALL” CAMPAIGN



At a time when many European countries have to adapt their housing policies to the changing needs we call for EU institutions, EU member states, local authorities and housing providers to work together to boost the supply of affordable homes for liveable communities bearing **three key principles in mind**:

- ▶ Producing more flexible and evidence-based policies
- ▶ Protecting the increasing numbers of the vulnerable groups of the population
- ▶ Making space for emerging alternatives, such as Community Land Trust, Shared Ownership etc.

The campaign will generate concrete policy suggestions on the issues of migration, energy, urban policy, housing finance and EU regulation; issues that directly or indirectly affect the housing policies of all member states.

At the same time through the second edition of the European Responsible Housing Awards it will showcase innovative best practices from housing associations across the continent, promoting local, social and environmental sustainability, good governance and responsible HR management.

- ▶ *More information will be available on February 22nd at www.housing4all.eu*
- ▶ *Be part of the campaign, share your views #housing4all!*

2. PROPOSING A HYBRID HOUSING SOLUTION

Addressing the clear demand for innovative housing schemes, our advocacy work will aim to push for emerging alternatives such the Community Land Trust. This is why we will strengthen our existing collaboration with CLT Brussels.



Photo: Shutterstock®

At the same time, we will be stressing the importance of the role of cooperatives in the new housing landscape in Europe. Therefore, the cooperative section of our membership will have an upgraded role in 2016, while we will work more with Cooperatives Europe and ICA housing to modernize the social and cooperative housing image.

3. CHALLENGE THE EU

We are going to advocate for better energy policies at EU level, improved financial opportunities for social housing as well as greater support for social integration around housing.



FACES

The Housing Europe team in Brussels is seeing some changes as ...

Alice Pittini and Alessandro Cesale will be leaving the office after 8 years. Alice is having a one-year career development break at the OECD in Paris, while Alessandro will be the new Secretary General of Eurhonet which means that he will still be a close partner.

We have asked both to share their strongest memory in the course of the years:



ALICE

"I remember as part of one of my first tasks as a research assistant in 2007, I embarked on a trip to the Baltic countries to interview ministry officials and other stakeholders, for

what in the end would result in the first Housing Europe Review. 3 capitals in 2 days, travelling on my own by plane, train and bus, talking to people with years of experience in the housing field while I felt I was barely starting to know the sector... I was so worried! It turned out to be an amazing experience, thanks to the people I met there I came back with a lot of useful information and feeling energized from talking to people who were passionate about their job. Since then I have learned a lot, and I was proud to see the Observatory recognized as a key reference on housing across Europe. But in the end what remains special about the work at Housing Europe throughout the years, is that it's always been about dealing with great people – committed, fun, bright, knowledgeable, and ready to help!"



ALESSANDRO

"Having mainly worked on EU-funded projects, I am happy to have contributed to the establishment of national Platforms thanks to the POWER HOUSE

EUROPE project. This initiative provided a framework to our members in order to start a structured dialogue with national stakeholders around energy efficiency and more in general sustainability. Gladly, our knowledge-exchange work continued at pan-European level with the POWER HOUSE nearly-Zero Energy Challenge projects and the creation of four thematic TaskForces.

My most powerful memory at Housing Europe dates back in 2008; Jeremy Rifkin was speaking at one of the events I contributed to organise... having written my degree thesis on the decarbonisation of the economy just few years before being inspired by one of his books, it was quite exciting to see 'the man himself!'"

Best wishes and un grande abbraccio, Alice and Alessandro!

BRUSSELS TEAM

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WORKING COMMITTEES

Energy & Construction

Chair: **Johanna Ode**
Vice-Chair: **Ingrid Vogler**

Economic & Financial Affairs

Chair: **Gene Clayton**
Vice-Chairs: **Natalia Rogazewcska & Manfred Sydow**

Social Affairs

Chair: **João Carvalhosa**
Vice-Chair: **Cédric Van Styvendael**

Urban Affairs

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

Housing Europe Observatory

Chair: **Laurent Ghekiere**
Vice-Chair: **Klaus Lugger**

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Member

Cédric Van Styvendael
Member

THE HOUSING EUROPE FAMILY IS GROWING

Housing Europe has **welcomed a new member** during the General Assembly that was hosted this year in July in Lisbon by CECODHAS Portugal.

Enti Kombëtar i Banesave or the National Housing Agency of Albania is the latest addition to our membership.



Established in 1993 as a self-financing institution under the Ministry of Urban Development of Albania to lead the implementation of programs on national housing policy, NHA has

provided ever since in total housing to more than 15,000 families in the whole territory of the country.

This figure represents:

- **13,200 families** housed in new dwellings built and sold under favourable conditions;
- **1,200 families**, housed in dwellings that were bought in the market and sold under favourable conditions some;
- **1,100 families** housed in buildings, transformed into housing and privatised under favourable conditions.



Since 2007, due to the new legislation for housing that passes the housing responsibility to local authorities, **NHA has mainly used its own funds for investing in new houses**, where the market prices are higher than the cost of construction.

► **Find out more about NHA:**
<http://bit.ly/1KSjhc0>

The **General Director of the Albanian National Housing Agency, Doris Andoni** gave a presentation about the profile of the organisation in Lisbon but we have also used the opportunity to interview

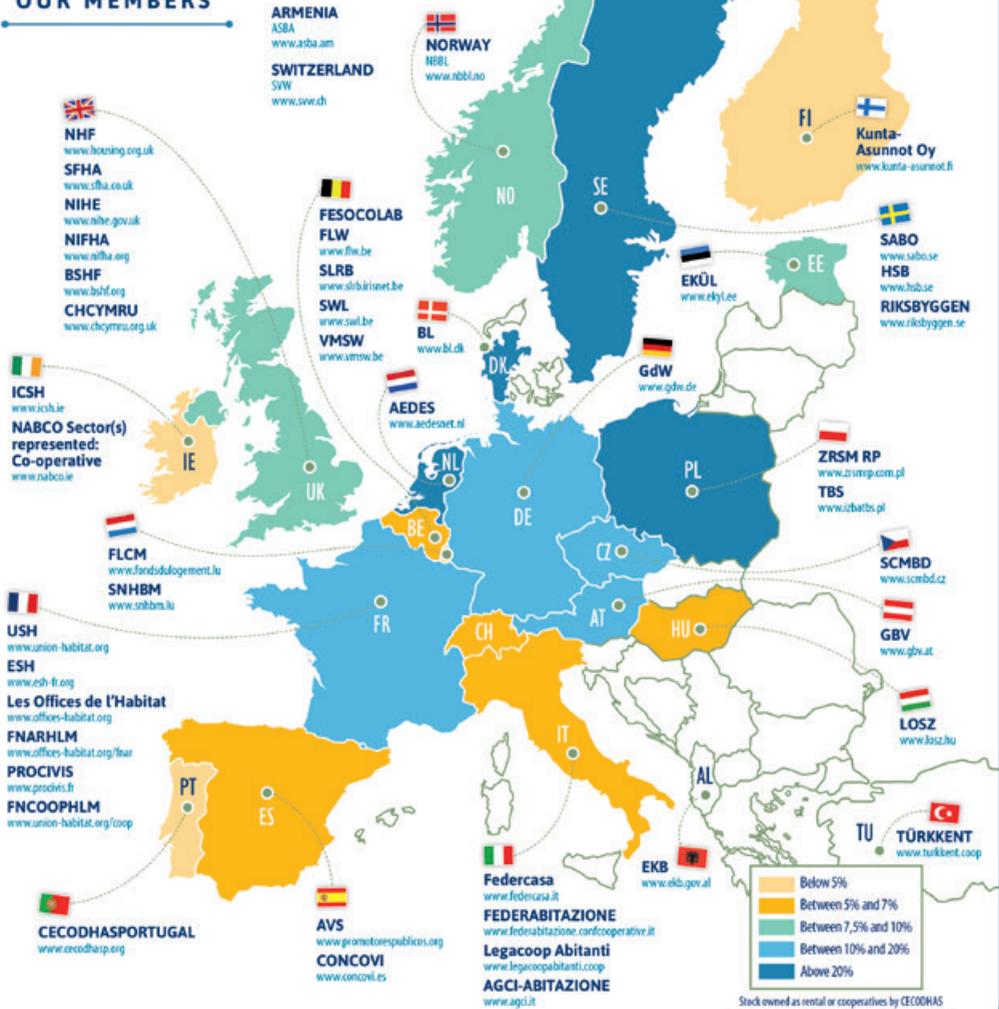


her and introduce her to the rest of our members and partners through our “10’with” blog column that is dedicated to the faces behind housing providers across Europe.

► **Read our interview with Doris Andoni:**
<http://bit.ly/1NRGU6P>

OUR MEMBERS

ASSOCIATE MEMBERS



369,024 staff employed
by local housing providers

38,529,430,000 € investment in 2012

26,090,000 dwellings
– that is over 11 % of the total EU
housing stock

43,000 local
housing organizations

155 000 dwellings
refurbished in the year 2012

267,000 new dwellings
completed in the year 2012

7,170 staff employed by the federations



**The European Federation of
Public, Cooperative and Social Housing**



www.housingeurope.eu



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