



Financing and implementing inclusive housing

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CEB: the social development bank in Europe



- Experience: European multilateral development institution, set up in 1956
- Geographic spread: 41 member states
- Location: Paris, France

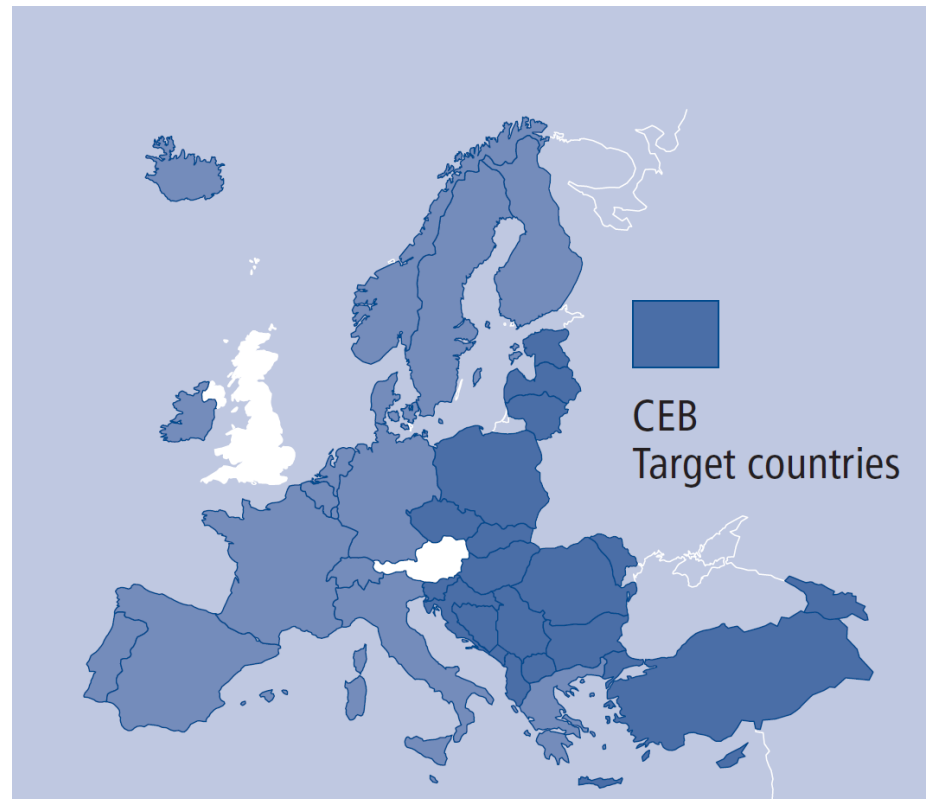
Principles and values

The CEB supports the principles and values of the Council of Europe

- CEB invests in social inclusion
- Contributes to improving the living conditions of the most vulnerable populations in wider Europe

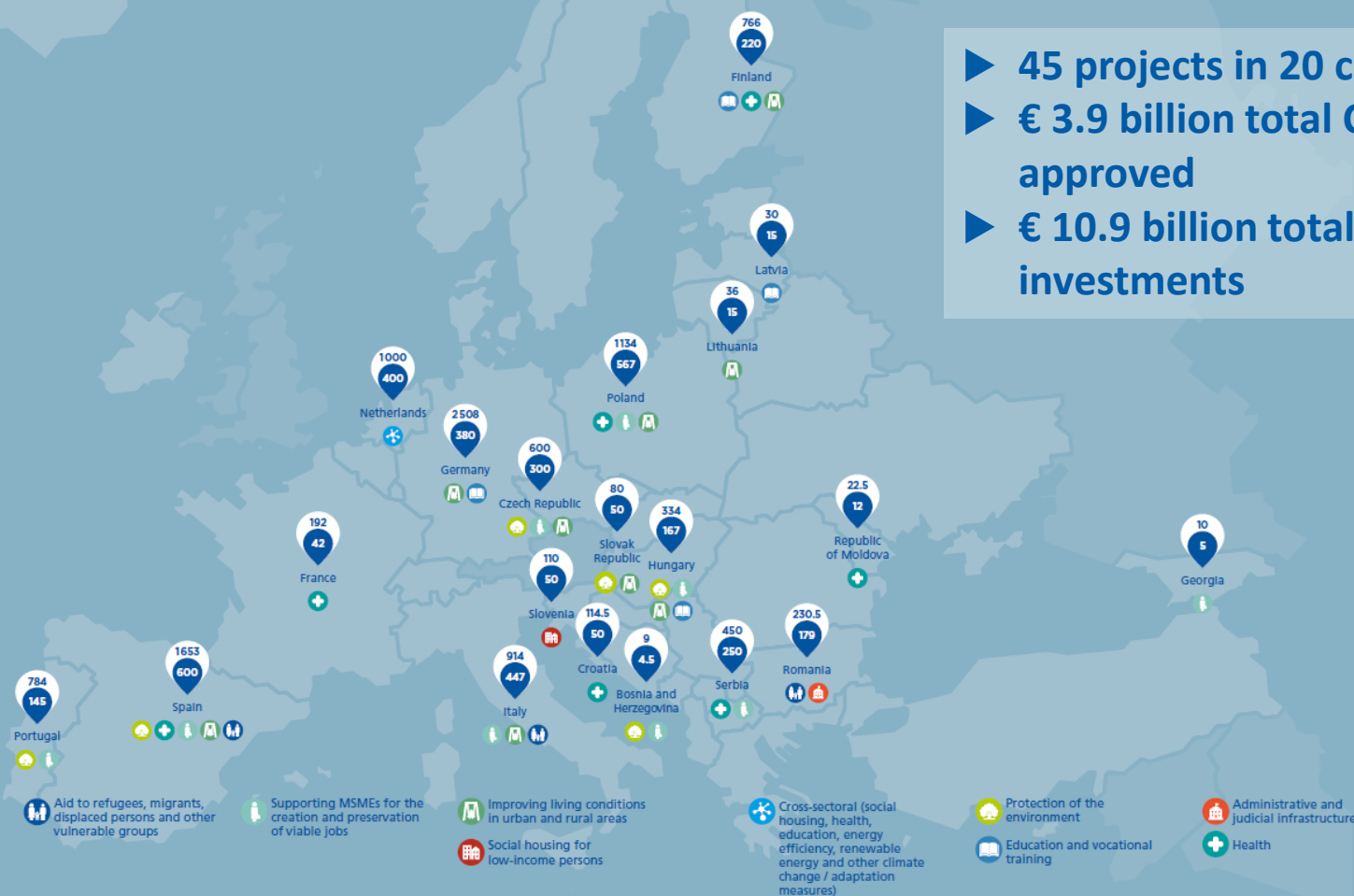
Geographical focus

- solidarity among the CEB member states
- increased support to 22 target countries



Projects approved in 2018: € 3.9 billion

- ▶ 45 projects in 20 countries
- ▶ € 3.9 billion total CEB loans approved
- ▶ € 10.9 billion total project investments



Sectoral priorities

3 priorities set in the new Development Plan 2017-2019:

- **Sustainable and inclusive growth**
- **Integration of refugees, displaced persons and migrants**
- **Climate action:** developing adaptation and mitigation measures



Means of action

The CEB can provide loans to its 41 member states to finance projects corresponding to a certain number of sectoral, geographic, social and financial criteria.

Potential borrowers include:

- Governments
- Local or regional authorities
- Financial institutions

Sustainable and inclusive growth

Housing

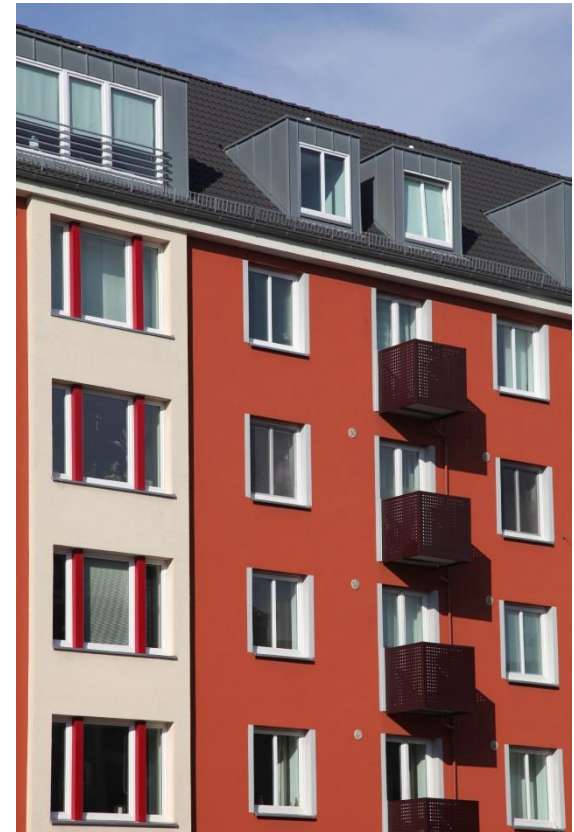
Housing finance:

- low-income persons
- integration of refugees, migrants, displaced persons and other vulnerable groups
- energy efficiency

€ 47.7 billion in projects financed since the inception of the CEB

Housing: about 20% share of total loans

First housing project: home ownership for refugees, Greece, 1956



Emergency situations

- Migrant and Refugee Fund
- Regional Housing Programme



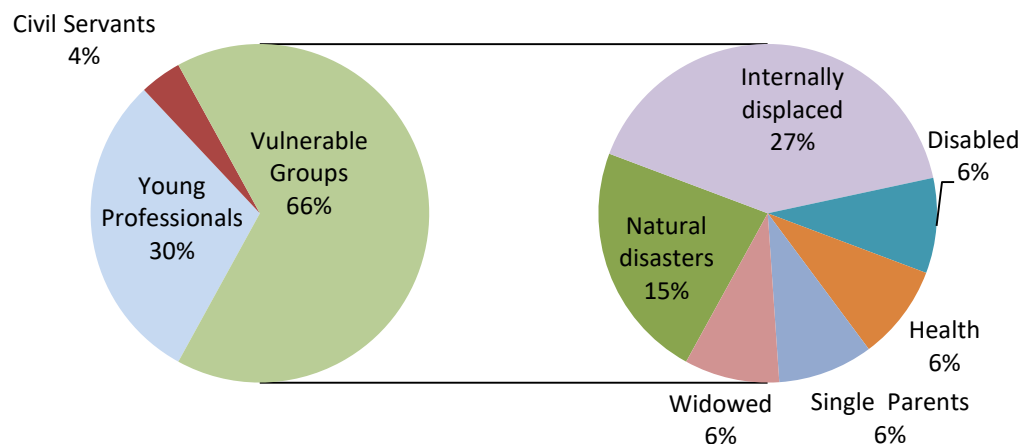
Panel of study

- 13 projects in target countries from 2010-17
- € 700 million
- 30 000 families

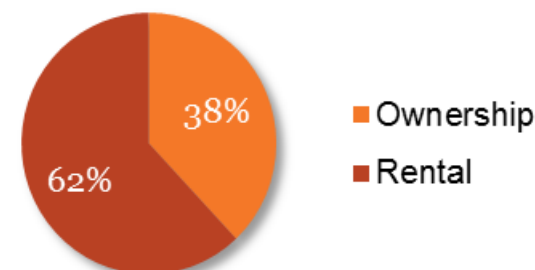


Success key 1: Beneficiary selection and eligibility criteria

Categories of Beneficiaries



Tenure



- Ownership: first-time buyers, young professionals and civil servants
- Rental: vulnerable groups
- “ownership” income= 8 x “rental” income

Success key 2: policy, mature projects, implementation

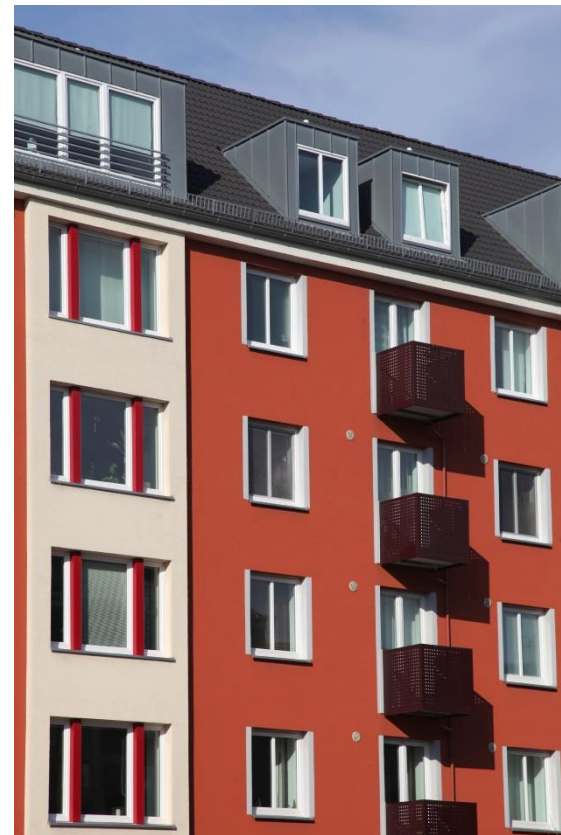
Housing policy

Project design

Implementing mechanism, dedicated PIU

Support to municipalities

Coordination among the different
levels of administration



Success key 3: affordable financing

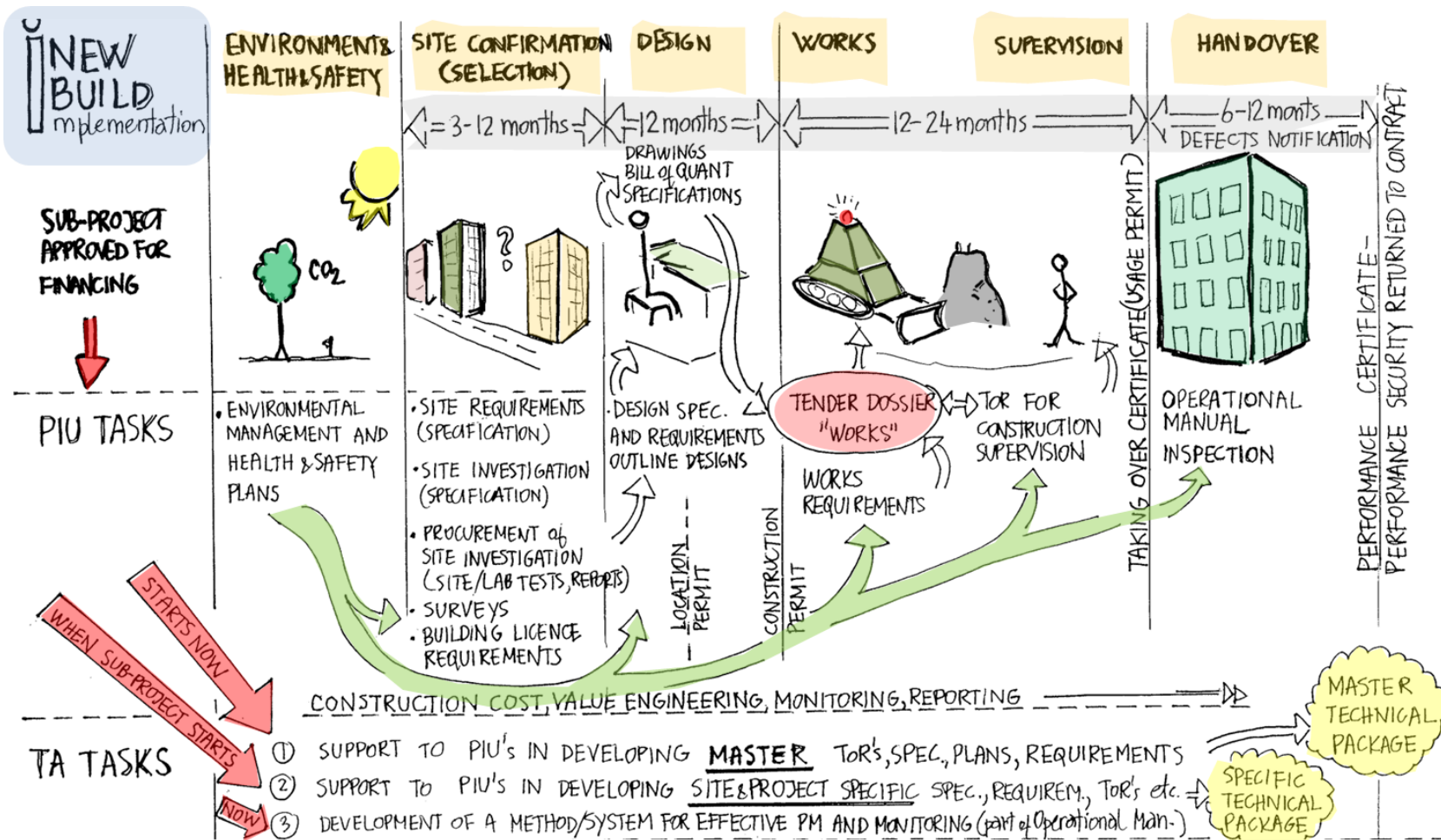


Tenure: rental, ownership, mixed

Financial means: lending (direct, intermediaries)...but also grants

Flexibility: mortgage terms, subsidies, technical support

Success key 4: land and urban-technical aspects



Social Housing Development Programme, Ireland

- 2 246 housing units for more than 7 500 low-income people throughout Ireland
- Programme running between 2015 and 2020
- In partnership with the Housing Finance Agency
- € 150 million as a CEB loan
→ € 500 million in total investment.



Improving Living Conditions in Urban and Rural areas in the Netherlands

- 9 600 social housing units;
- 1 000 students with access to new college facilities
- Programme running between 2017 and 2021
- In partnership with Bank Nederlandse Gemeenten (BNG Bank)
- € 300 million as a CEB loan
→ € 600 million in total investment.



Social Housing for Low-Income and Vulnerable People, Republic of Moldova

- 636 housing solutions for more than 2 200 low-income, vulnerable people
- Programme running between 2011 and 2019
- In partnership with the Ministry of Agriculture, Regional Development and Environment
- Financing:
 - € 13.4 million as a CEB loan
 - € 2 million interest rate subsidy
 - €50 000 in technical assistance
- € 20.4 million in total investment costs.



Thank you!

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Council of Europe Development Bank <https://coebank.org/en/>

CEB Technical Brief “Social and affordable housing”; October 2017

https://coebank.org/media/documents/Technical-Brief_1_Social_and_affordable_housing.pdf