



## HABITAT ET HUMANISME BUILDING CONNECTIONS

For more than 35 years, Habitat et Humanisme has been committed to housing, including and rebuilding social connections for people in need, to fight against exclusion and isolation.

### Habitat et Humanisme commitments are to:

- ensure that people with limited means, who are vulnerable due to their social situation, age, handicap or their health, can access housing appropriate for their needs and financial resources
- contribute to the development of inclusive cities, by ensuring that housing for the disadvantaged is located in 'socially-balanced neighbourhoods'
- offer personalised or group support to encourage rebuilding social connections and inclusion

To fulfil its role, Habitat et Humanisme's activities are organised into 3 branches: supported housing, nursing and care homes, emergency and refugee accomodation.

The Habitat et Humanisme organisation is composed of a Federation, with public benefit accreditation, bringing together:

- ▶ **58** non profit organisations in **86** French departments,
- ▶ **1** association in Belgium et **1** in Luxembourg,
- ▶ **2** real estate companies,
- ▶ **10** socially responsible letting agencies,
- ▶ the '**Accesion solidaire**' association which supports access to home ownership.

The organisation also set up the **Habitat et Humanisme - Institut de France** Foundation which conducts research programmes and funds innovative housing projects.

# h&h

## SOCIAL IMPACT REPORT

SEPTEMBER 2023

### In 2022,

Habitat et Humanisme provided or secured  
**1 198** new housing units for people in need



**1** new nursing home joined the Habitat et Humanisme Care Network

Habitat et Humanisme enabled  
**1 980** new families in difficulty to access housing



Habitat et Humanisme welcomed  
**2 650** people into emergency accommodation and refugee reception centres



Habitat et Humanisme welcomed  
**800** dependent elderly people into care homes



### Habitat et Humanisme's social impact

- ▶ Giving people in need and victims of housing exclusion access to homes
- ▶ Making additional places available in residences for dependent people with limited resources
- ▶ Creating a new supply of accessible housing for the poorest in society
- ▶ Helping create socially balanced urban neighbourhoods
- ▶ Fostering strong, impactful public engagement through solidarity saving and volunteering

# HABITAT ET HUMANISME PROVIDES HOMES FOR THE MOST VULNERABLE IN SOCIETY WHO ARE SUFFERING FROM HOUSING EXCLUSION.



# HABITAT ET HUMANISME PROVIDES MUCH-NEEDED, ACCESSIBLE HOUSING TO THE MOST VULNERABLE IN SOCIETY.



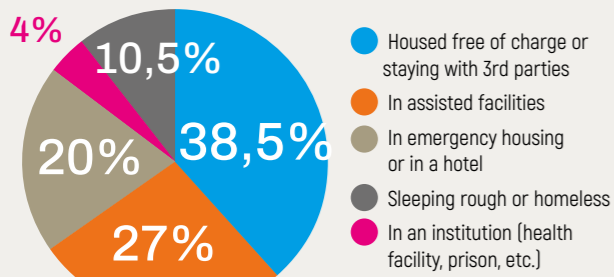
## ► Inclusive housing for vulnerable people

Before moving into H&H housing:

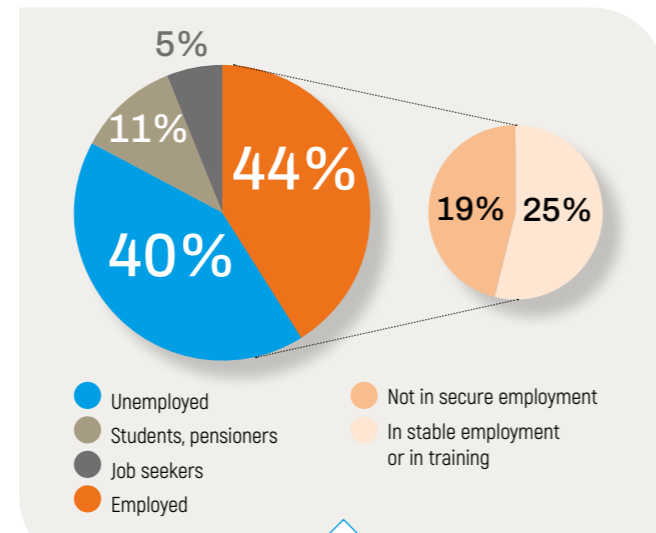
**76%** of the families were living below the poverty line

► Only 35% of the social housing sector accommodates households living below the poverty line. The figure is 22% in private housing.<sup>1</sup>

**65%** of the families did not have a home of their own and of these:



Around **1** person in **2** who moves into H&H housing is out of work

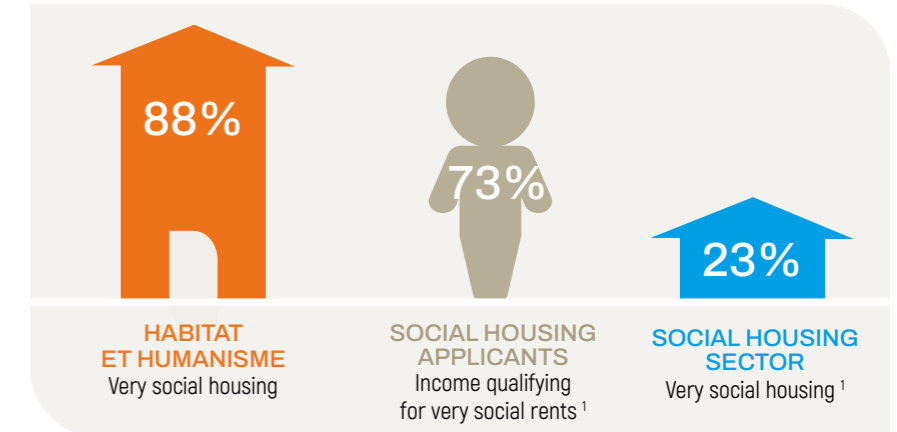


► The risk of having to make 'an extreme financial effort' to pay rent is increased 3-fold by being unemployed.<sup>2</sup>

## ► Housing from the Habitat et Humanisme Property company

**88%**

of the housing provided by the Habitat et Humanisme Property company in 2022 was accessible to people living below the poverty line, as opposed to 1/4 in the social housing sector.<sup>1</sup>



## ► Housing from Solidarity Owners

Through its 'Solidarity Owners' scheme, Habitat et Humanisme has created a new supply of low-rent housing in urban centres. This accommodation was previously unoccupied or rented at high rates.

**640**  
new housing units secured in 2022

## ► A particularly vulnerable community



**54%** of the families we house are single people and **24%** are single parent families

**16%** of the adults we house are under 30 years old

► Single-parent families are 5 times more at risk of being deprived of having a home of their own and single people are 3.5 times more at risk.<sup>3</sup>  
► The under 30s are 9 times more likely to become homeless.<sup>3</sup>



# HABITAT ET HUMANISME HELPS CREATE SOCIALLY BALANCED URBAN NEIGHBOURHOODS.

For example :

► A 71 m<sup>2</sup> apartment in Paris (19<sup>e</sup> district)

**H&H PROPERTY**  
**5,57 €/m<sup>2</sup> per month**

**SOCIAL HOUSING**  
**10,04 €/m<sup>2</sup> per month<sup>4</sup>**

**PRIVATE HOUSING**  
**21 €/m<sup>2</sup> per month<sup>5</sup>**

More than **3/4** of Habitat et Humanisme's housing is located in high demand areas where the poorest in society are excluded due to property prices.

In these locations, Habitat et Humanisme charges rents well below market rates.

► A 40 m<sup>2</sup> apartment in Marseille

**H&H PROPERTY**  
**5 €/m<sup>2</sup> per month**

**SOCIAL HOUSING**  
**7 €/m<sup>2</sup> per month<sup>4</sup>**

**PRIVATE HOUSING**  
**12,5 €/m<sup>2</sup> per month<sup>5</sup>**

<sup>1</sup> USH, les HLM en chiffres 2022

<sup>2</sup> 22<sup>ème</sup> rapport de la Fondation Abbé Pierre

<sup>3</sup> INSEE, enquête Sans-Domicile, 2012

<sup>4</sup> RPLS 2021

<sup>5</sup> L'Observatoire des loyers 2022

**HABITAT ET HUMANISME PROVIDES ACCOMMODATION IN QUALITY ESTABLISHMENTS FOR DEPENDENT PEOPLE WITH LIMITED RESOURCES.**



**HABITAT ET HUMANISME FOSTERS A STRONG, SOCIALLY IMPACTFUL COMMITMENT FROM THE PUBLIC.**



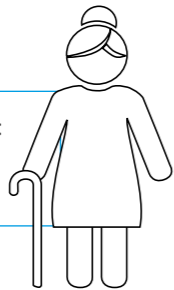
► **Elderly people with limited resources**

The average taxable income of people living in Habitat et Humanisme nursing and care homes is:

**15 k€**

► Average taxable income of the over 75s:

**25 k€<sup>6</sup>**



<sup>6</sup> INSEE Revenus 2020

► **Nursing & care homes accessible to the most vulnerable**

The daily rates at the Habitat et Humanisme nursing and care homes are much lower than in the private sector. Almost all places qualify for social benefits.

**AVERAGE H&H CARE HOME PRICES**

**50€ to 75€**

**AVERAGE PRIVATE SECTOR PRICES**

**80€ to 130€**

► **People are happy living in our facilities**

The surveys we conduct every year among our residents and their families show a high level of satisfaction:

**WELL-BEING**

**89,5%** of the residents feel "at home".

**95,3%** of the families are welcomed by their loved ones as if they were in their own home.

**SECURITY**

**84,5%** of the residents feel safe in the facility.

**94,9%** of the families believe their loved ones feel safe in the facility.

**VOLUNTEER PARTICIPATION**

**98%** of the residents and **94,2%** of the families appreciate the participation of the volunteers.

**SUPPORT**

**92,1%** of the residents feel well cared for by the staff.

**90,4%** of the families think their loved ones are well cared for by the staff.

**ACTIVITIES**

**89,3%** of the residents enjoy the activities on offer.

**88,3%** of the families think that the activities and entertainment on offer are appreciated by their loved ones.

► **Habitat et Humanisme mobilises private and employee pension savings as solid leverage to develop affordable housing and care home accommodation.**

The Habitat et Humanisme property company and 'EHD' *Entreprendre pour humaniser la dépendance* property company are both socially responsible companies which have the 'ESUS' (Entreprise solidaire d'utilité sociale) and SIEG (service d'intérêt économique général) accreditations. They call on solidarity employee savings and private solidarity investments to raise capital to finance their operations. This is in addition to state and local authority subsidies and long-term loans from the 'Banque des territoires' and other banking organisations.

These solidarity investments have a high leverage ratio:

**1€ CONTRIBUTED = 3€ INVESTED IN HOUSING OR A HOME FOR THE ELDERLY**

For example :

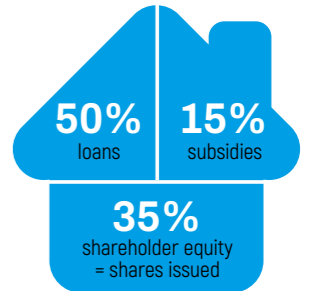
**36 000 €\***



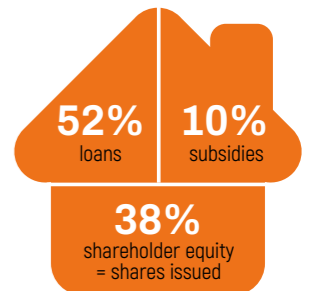
invested in the Habitat et Humanisme property company enables us:

- to provide a 44 m<sup>2</sup>\* housing unit
- to house a family of 2 to 3 people for 3 years\*\* minimum

\* average amount of equity to produce a 44 m<sup>2</sup> home  
\*\*average time spent in temporary accommodation



Average financing plan for a Habitat et Humanisme housing project



Average financing plan for an 'EHD' nursing home

► **Habitat et Humanisme mobilises citizen volunteers whose contributions make all the difference in its efforts to house and integrate people in difficulty.**



In 2022,

More than **5 600** volunteers gave their time to Habitat et Humanisme, the equivalent of **376** full time jobs.

**290 000** volunteer hours were dedicated to supporting and caring for our residents.



## INTERGENERATIONAL HOMES

The Habitat et Humanisme movement has pioneered the development of intergenerational homes, an innovative solution in the fight against the isolation and exclusion of the most vulnerable in our society. They bring together under one roof the elderly, the young and mostly single-parent families, all of whom have suffered isolation and have limited resources. Everyone has their own home and use of the common areas (a community room, courtyard or garden, laundry room) encouraging a convivial atmosphere and shared activities, as part of a participative and mutually supportive approach.

In 2023, there are **50** Habitat et Humanisme **intergenerational homes** in France and twenty or so more are in the pipeline. The recent impact study carried out on this project confirmed the merits of these homes, some of which have received the 'inclusive housing' accreditation. A vast majority of the residents say they feel happy in their home, that they take part in the activities on offer and that overall, their feelings of isolation are improving.

### ► A home where you feel happy

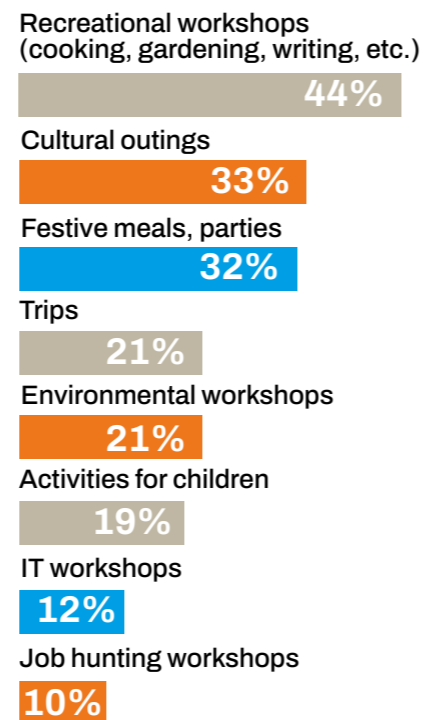
**93%** of the residents say they are **satisfied** with their accommodation, **54%** very satisfied.

### ► Friendly places putting an end to isolation

**76%** are on friendly terms with some of their neighbours and **90%** are on polite terms with all their neighbours.

**73%** have already participated in at least one activity offered by Habitat et Humanisme.

**53%** exchange favours with their neighbours.



### ► Social workers and volunteers – working together

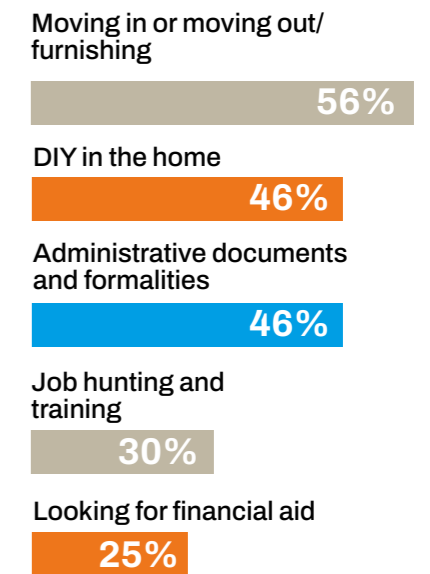
**98%** of residents say **the volunteers** listen, **93%** say they support and encourage them.

**97%** of residents say **their social worker** helps them, **76%** of these say the help they received was significant.

For **32%** of residents, **the volunteer** has become a friend.

**41%** of residents have, themselves, **volunteered** their help.

#### Volunteer help includes:



### ► The specific effects of intergenerational life

Over and above these pointers, the survey shows that living in an intergenerational home has a significant effect on all the residents in terms of well-being and improving feelings of isolation.

We can also weigh the benefits according to specific groups and their needs. **Intergenerational dynamics work!**

#### THE IMPACT IS SIGNIFICANT ON ALL OUR RESIDENTS

**65%** of residents feel better psychologically.

**63%** have more confidence for the future.

**45%** have made new friends.

#### SPECIFIC IMPACTS ON SPECIFIC GROUPS

**82%** of the elderly residents feel more independent.

**47%** of the families say their family relations have improved.

**34%** of the youths have found a training course and **27%** a job.

