



## 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:

- ▶ **59** non profit organisations in **87** French departments,
- ▶ **1** association in Belgium and **1** in Luxembourg,
- ▶ **2** real estate companies,
- ▶ **10** socially responsible letting agencies,
- ▶ the '**Accession 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.

Conception graphique : Amélie Lonsard / www.ona-noko.com - Crédits photos : Christophe Pouget, Camy Verrier, Quentin Hubo.



habitat & humanisme

# H&H

## SOCIAL IMPACT REPORT

SEPTEMBER 2024

### IN 2023

Habitat et Humanisme provided or secured

**1 059** new housing units for people in need



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

Habitat et Humanisme opened **6** new emergency and refugees centers.

Habitat et Humanisme enabled **2 030** new families in difficulty to access housing



Habitat et Humanisme welcomed **2 740** people into emergency accommodation and refugee



Habitat et Humanisme welcomed **938** 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**

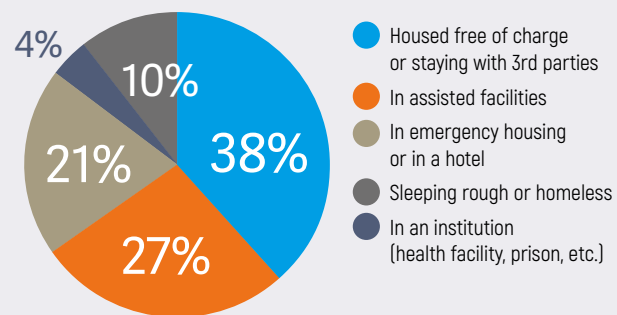
Before moving into H&H housing:

**74%** of the families were living below the poverty line

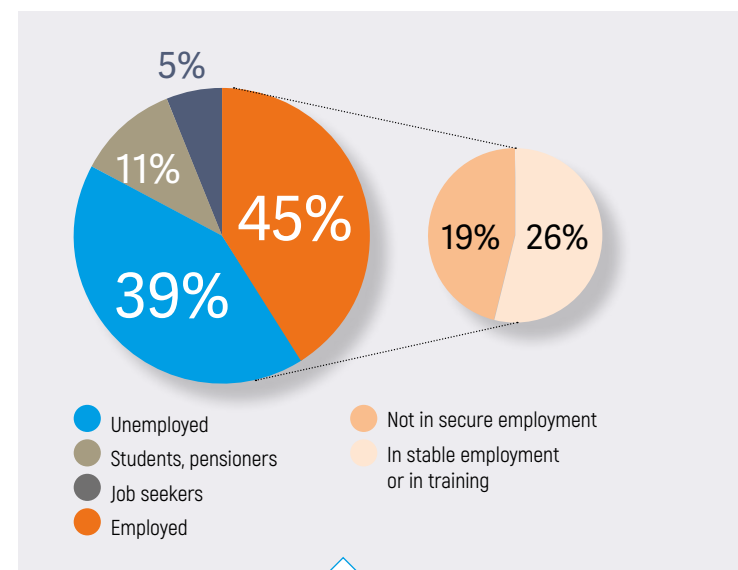
**90%** for single parent families

► Only 32% of the social housing sector accommodates households living below the poverty line.<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

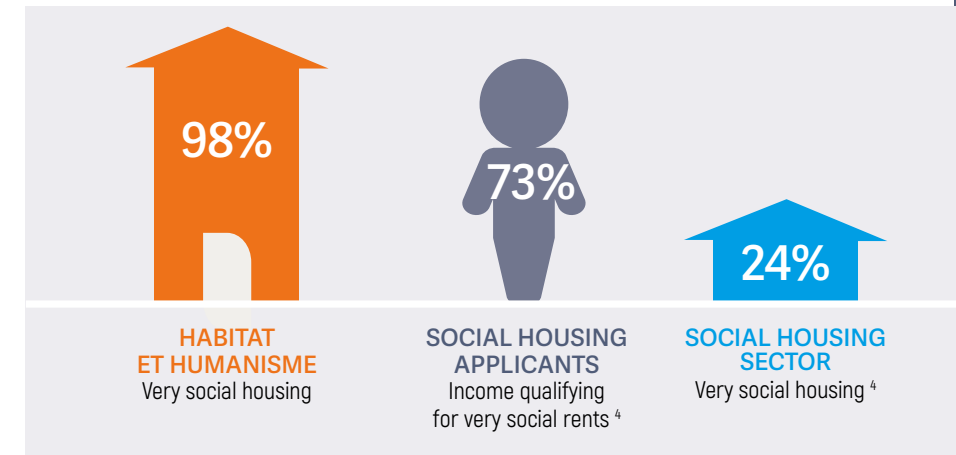


► The risk of having to make 'an extreme financial effort' to pay rent is increased 3-fold by being unemployed.<sup>2</sup>

► **Housing from the Habitat et Humanisme Property company**

**98%**

of the housing provided by the Habitat et Humanisme Property company in 2023 was accessible to people living below the poverty line, as opposed to 1/4 in the social housing sector.<sup>4</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.

**658**  
new housing units secured in 2023

► **A particularly vulnerable community**



**54%** of the families we house are single people

**24%** are single parent families and

**17%** of the adults we house are under 30 years old

► The under 30s are 9 times more likely to become homeless.<sup>3</sup>

**HABITAT ET HUMANISME HELPS CREATE SOCIALLY BALANCED URBAN NEIGHBOURHOODS.**



**85%** of Habitat et Humanisme's housing is located in high demand areas where the poorest in society are excluded due to property prices.<sup>6</sup>

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

For example :

► A 39 m<sup>2</sup> apartment in Paris (10<sup>e</sup> district)

**H&H PROPERTY**  
**6,6 €/m<sup>2</sup> per month**

**SOCIAL HOUSING**  
**8,5 €/m<sup>2</sup> per month<sup>4</sup>**

**PRIVATE HOUSING**  
**25 €/m<sup>2</sup> per month<sup>5</sup>**

► A 74 m<sup>2</sup> apartment in Nantes

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

**SOCIAL HOUSING**  
**7,3 €/m<sup>2</sup> per month<sup>4</sup>**

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

<sup>1</sup> ANCOLS, Panorama du logement social 2024

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

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

<sup>4</sup> USH, HLM en chiffres 2023

<sup>5</sup> RPLS 2022

<sup>6</sup> L'Observatoire des loyers 2023

Given the changes to the Pinel ABC zoning on October 1, 2023, the comparison with 2022 is not relevant: 145 towns that were in zone B2 (not tense) have moved into zone B1 (tense), while 63 municipalities that were previously classified in zone B1 have been reclassified in zone A.

## 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.



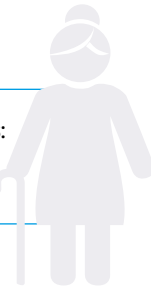
### ▶ Elderly people with limited resources

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:

**24 k€**<sup>7</sup>



<sup>7</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

**57€ to 70€**

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

**86%**

of the residents feel "at home".

**92%**

of the families are welcomed by their loved ones as if they were in their own home.

#### SECURITY

**95%**

of the residents feel safe in the facility.

**88%**

of the families believe their loved ones feel safe in the facility.

#### VOLUNTEER PARTICIPATION

**97%**<sup>8</sup>

of the residents

and **97%**<sup>8</sup>

of the families appreciate the participation of the volunteers.

#### SUPPORT

**91%**

of the residents feel well cared for by the staff.

**89%**

of the families think their loved ones are well cared for by the staff.

#### CONNECTING

**80%**

of the residents say they made new relationships in their facility.

#### ACTIVITIES

**95%**<sup>8</sup>

of the residents enjoy the activities on offer.

**91%**<sup>8</sup>

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

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

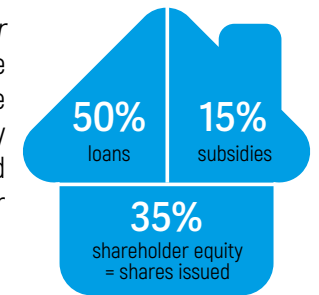


IN 2023

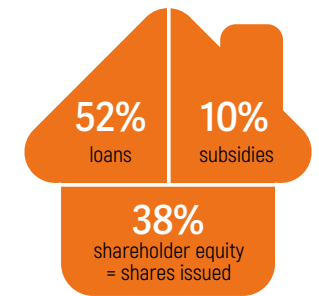
More than **6 000** volunteers gave their time to Habitat et Humanisme, the equivalent of **391** full time jobs.

**290 000**

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



Average financing plan for a Habitat et Humanisme housing project



Average financing plan for an 'EHD' nursing home

<sup>8</sup> among respondents to the question

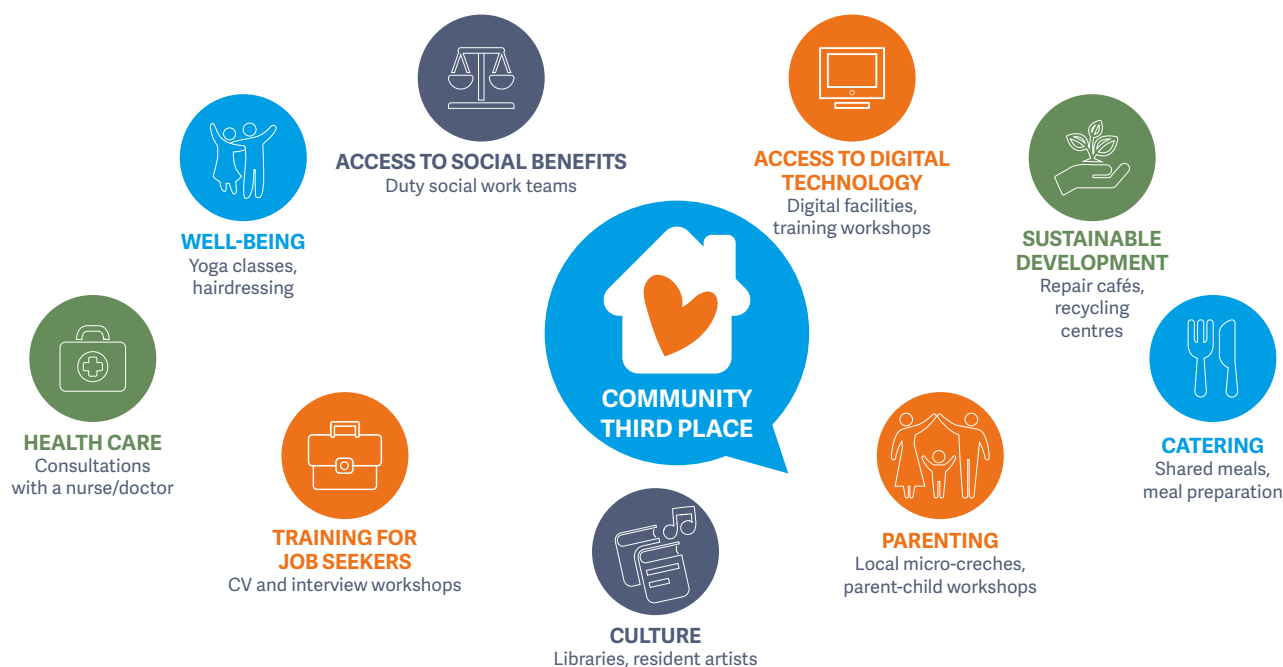


# COMMUNITY THIRD PLACES



Since 2017, Habitat et Humanisme has been establishing community third places to create links within local communities and to encourage inclusion. These facilities are open to the Organisation's tenants and others who find themselves in difficult circumstances. They also welcome local residents who wish to build contacts by participating in shared activities. The aim is to break down barriers and help residents become part of the community and of society as a whole, to build relationships within the local area and to foster independence. These collaborative group projects are run jointly by the Habitat et Humanisme teams, the participants and local partners.

These inclusive, community third places offer the participants many **group activities**:



Habitat et Humanisme has opened **17** third places including **3** in 2023, with around **10** more in the pipeline.

An initial impact study was carried out in 2024 involving 143 beneficiaries in 12 Habitat et Humanisme community third places. It highlights the significant contribution this scheme makes to the lives of people living in isolation on low-incomes.

## ► The main beneficiaries of the Third Places

### WHO ARE THEY?

**61%** of the beneficiaries are women, with an average age of **57** years.

### WHY DO THEY COME?

**More than half** the visitors come to meet and talk with other people.

### WHEN DO THEY COME?

**74%** come to the third place at least once a week.

### WHAT DO THEY ENJOY MOST?

**58%** say they most enjoy meeting other visitors and the volunteers, and the atmosphere in the third places.



“ I felt at home from the very first time I came here. ”

## ► A significant impact on the lives of the socially isolated



### PEOPLE'S PHYSICAL AND MENTAL WELL-BEING



**87%** of the beneficiaries believe that the third place has improved their emotional and mental well-being and **76%** say their self-confidence has increased.

### MAKING SOCIAL CONNECTIONS AND BREAKING DOWN EXCLUSION



**88%** of the beneficiaries believe that the third place has helped them to be better integrated in society, to be less isolated and to increase their contact with other people. **76%** of the beneficiaries say they do more group activities.

### HEALTH



**69%** of the beneficiaries attribute their improved health to the third places. **70%** say they have access to healthier food. **68%** believe the third places have helped them take better care of their health.

### DEVELOPING AUTONOMY



**52%** of the beneficiaries believe the third place has helped them feel more independent and **65%** say they have increased their skills.

“ My best memories of the third place are the happy times I spent with the others. ”