



WELCOME TO KAB

Quebec delegation studyvisit to KAB

Monday the 27th of March 2023

- COB John Olsen
- CEO Jens Elmelund
- Special Consultant Peter Abbas



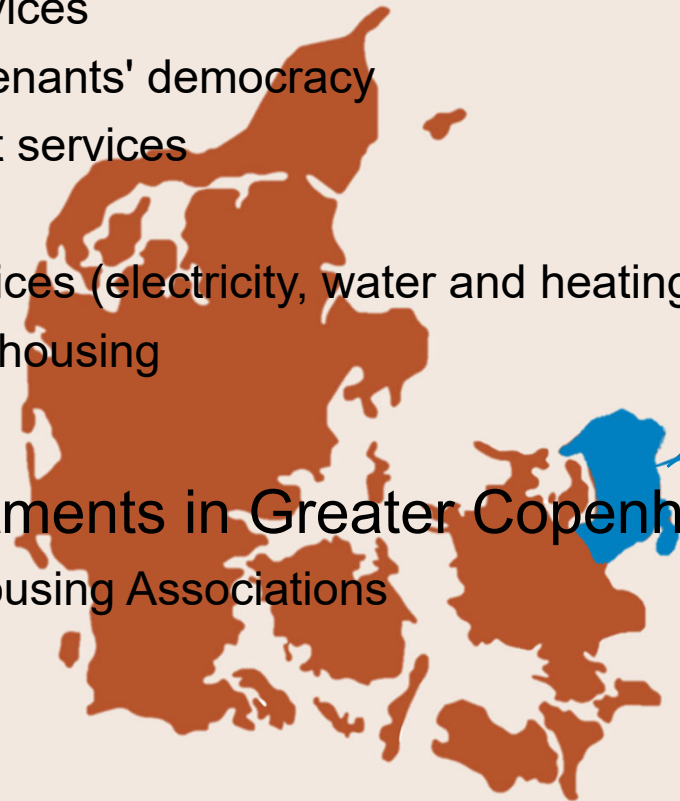
KAB - A COSTUMER OWNED NON-PROFIT HOUSING MANAGER

We provide

- Management and facility services
- Service and support for the tenants' democracy
- Building project management services
- It-services
- Resource Management Services (electricity, water and heating)
- General supply of affordable housing

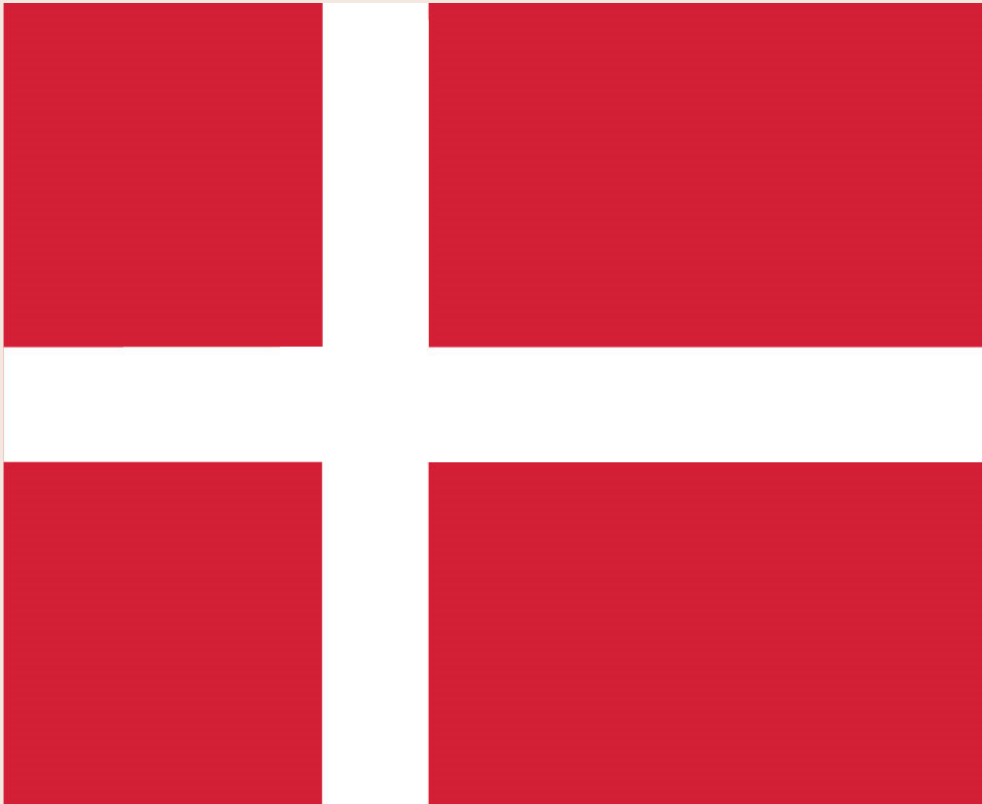
We manage 70.000 apartments in Greater Copenhagen

- 32 independent non-profit Housing Associations
- More than 460 estates
- In 22 municipalities



KAB
Community

THE DANISH SOCIAL HOUSING MODEL IN THE WELFARE STATE



Goal of Danish housing policy

- To ensure that good and healthy housing is available for all

5,6 million Danes share 2,2 million homes

Massive redistribution of wealth

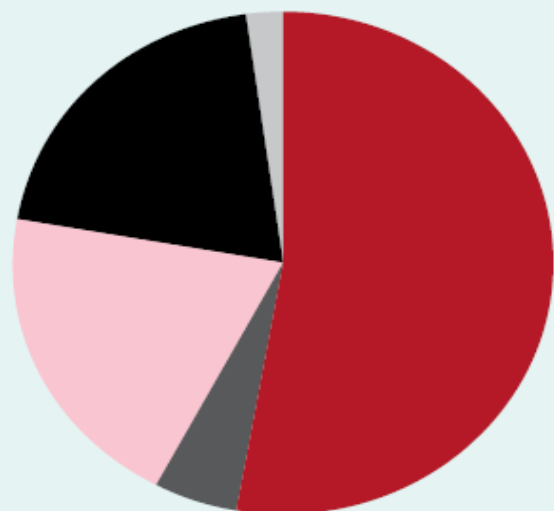
- Taxes, subsidized housing and extensive welfare system

The average household size is
1.8 persons



1 out of 5
in social housing

The danish housing market



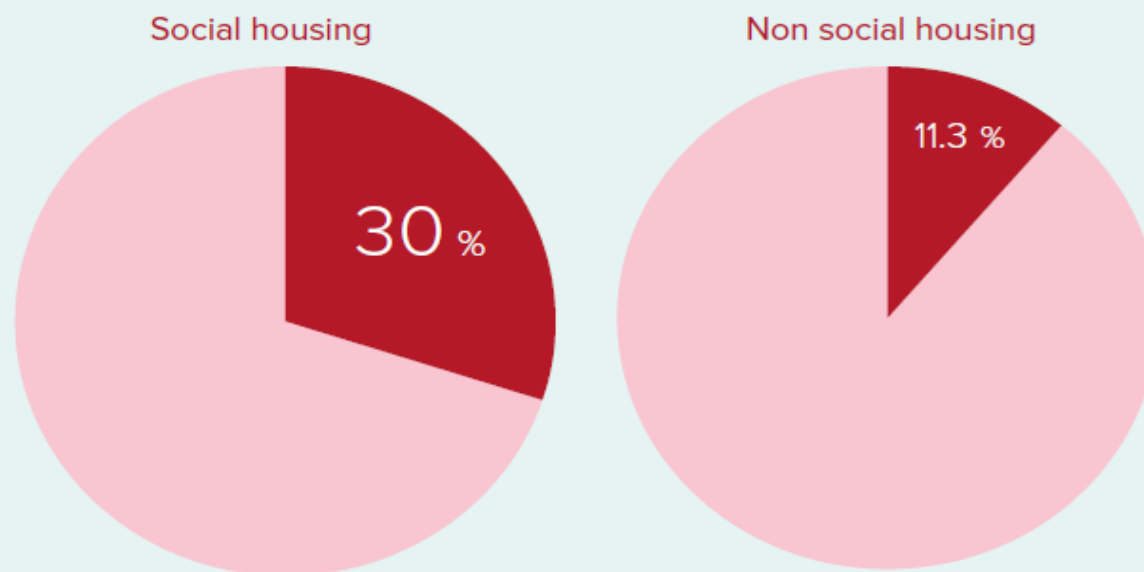
Owned homes	53 %
Cooperatives*	5 %
Private rental	20 %
Social housing	20 %
Others	2 %

*Andelsboliger

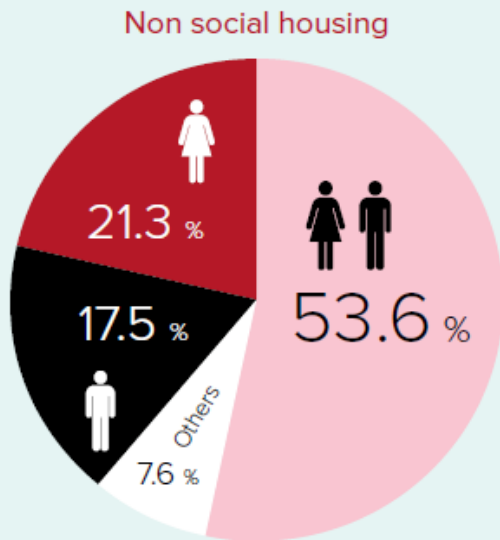
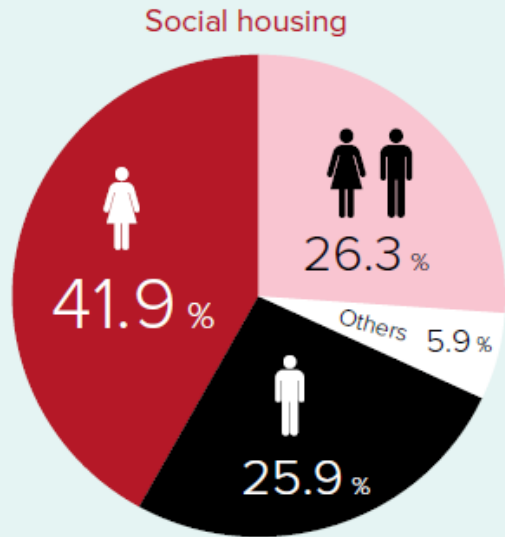
Nationalities represented in the social housing sector

180

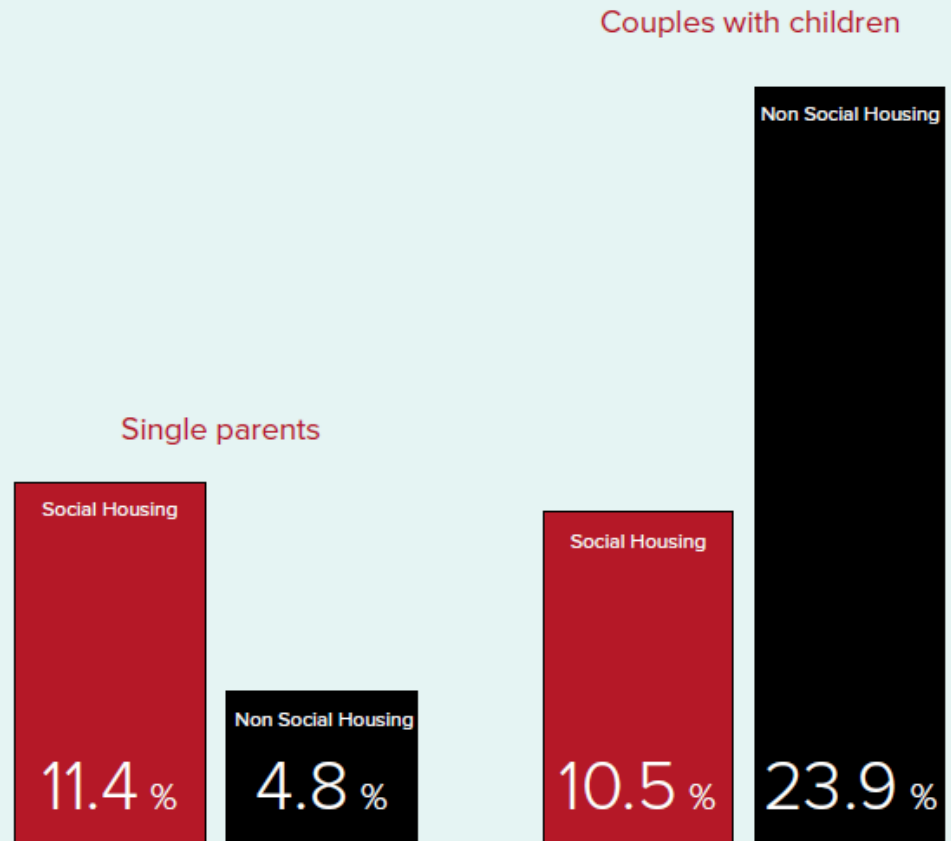
Proportion of immigrants and descendants of immigrants



Proportion of single men, single women and couples with children



The distribution of single parents and couples with children



HOUSING ASSOCIATIONS AND THEIR ESTATES

Housing Associations are independent non-profit associations

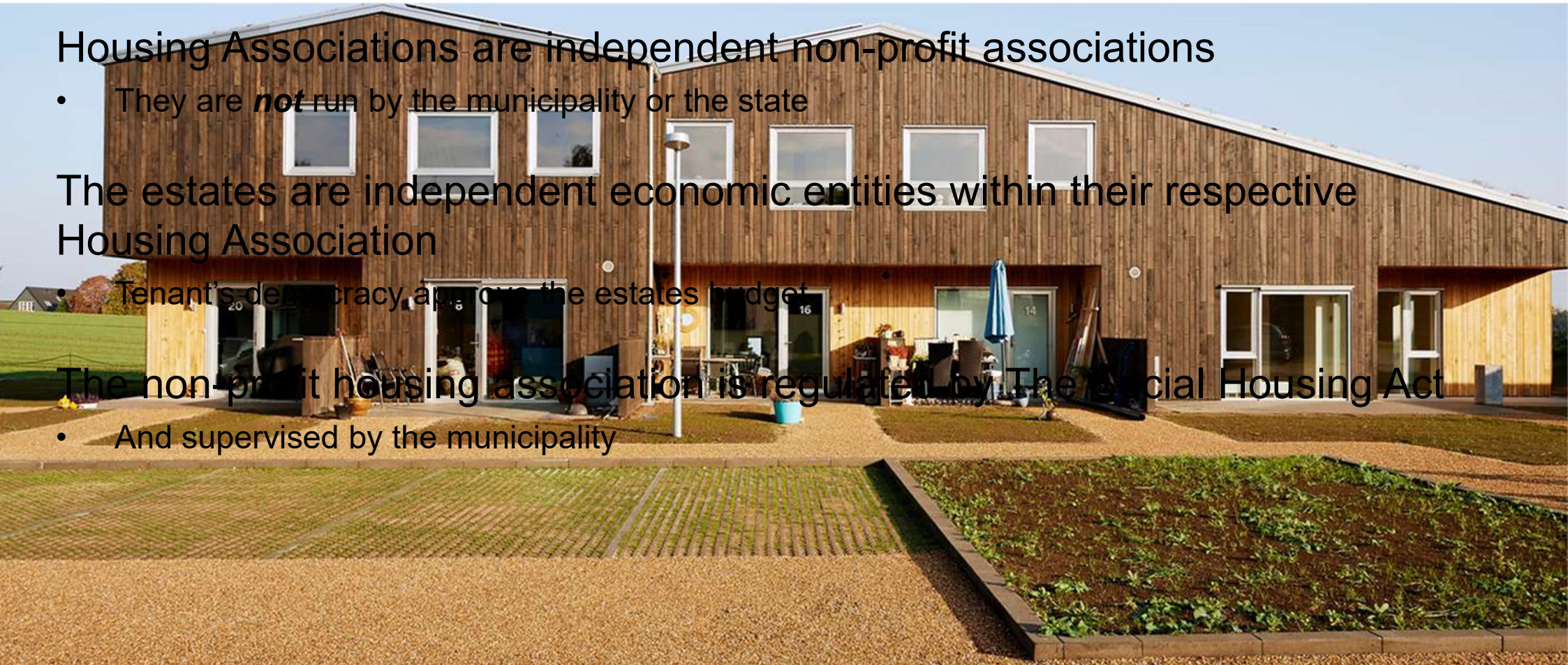
- They are **not** run by the municipality or the state

The estates are independent economic entities within their respective Housing Association

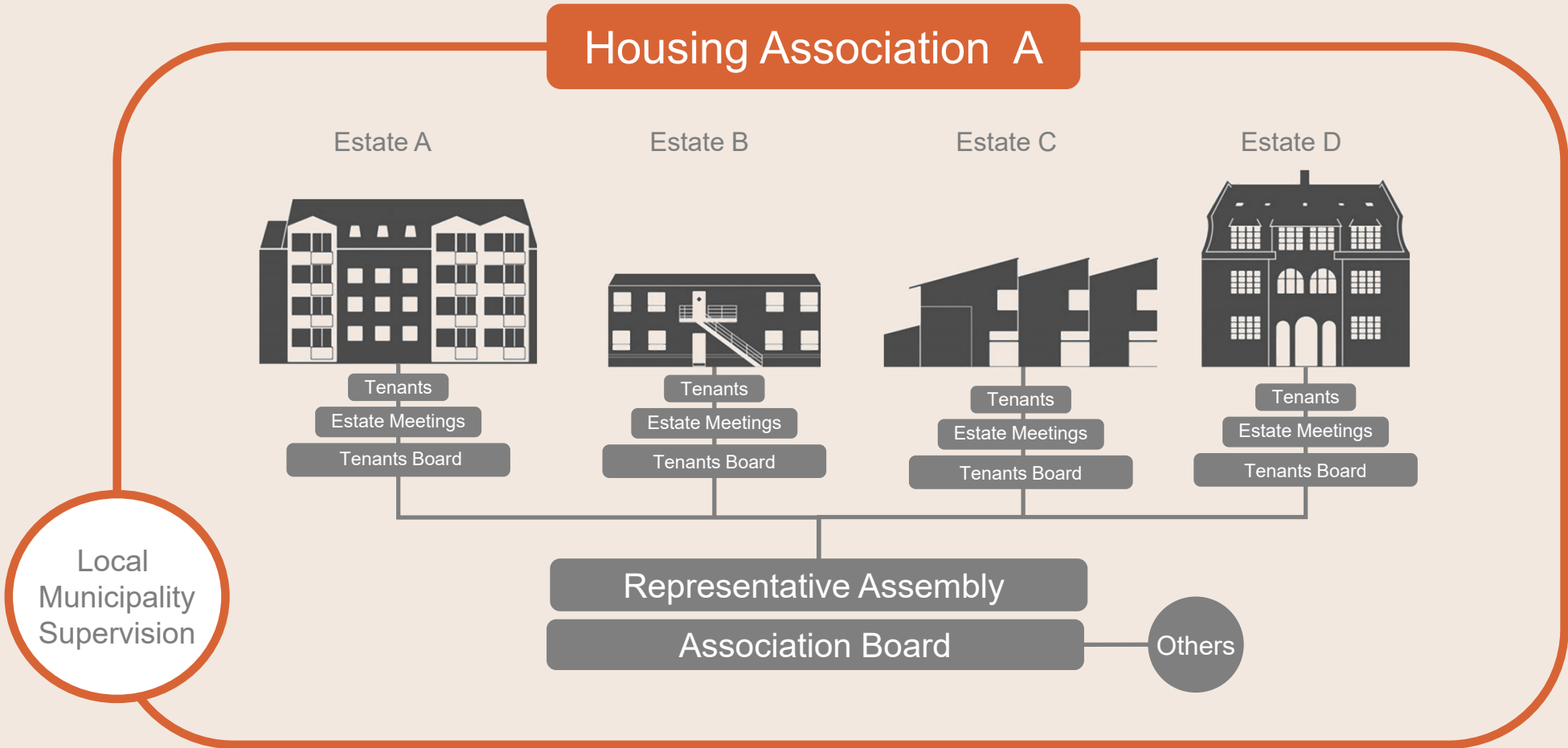
- Tenant's democracy approves the estates budget

The non-profit housing association is regulated by The Social Housing Act

- And supervised by the municipality



TENANTS DEMOCRACY



RENT SETTING IN NON-PROFIT HOUSING

Balanced rent

- Rent = Costs

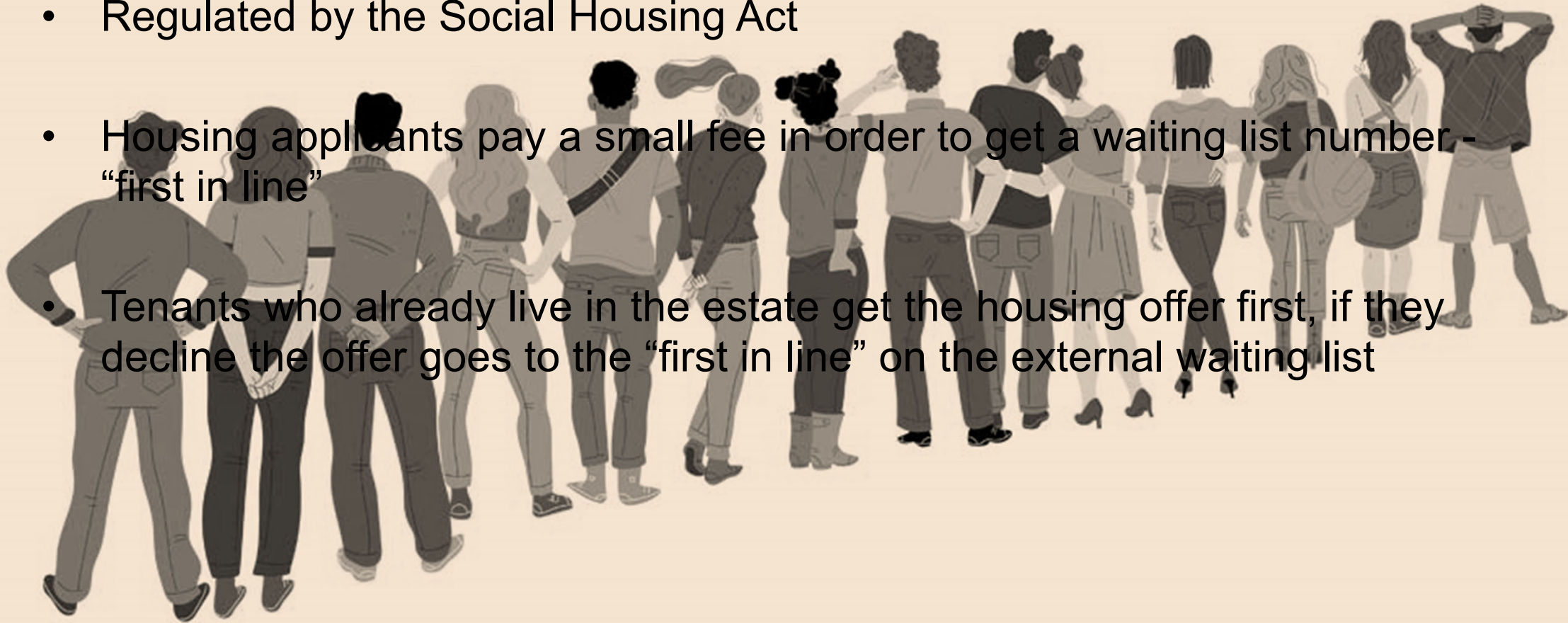
Rent composition

- Operating expenses and finance costs
- Allocation funds
- Capital costs
 - ✓ Capital costs = 2,8 % the first year
 - ✓ Capital costs increase over time with inflation
 - ✓ The state subsidizes the difference if capital costs exceeds 2,8 %



LETTING - THE WAITING LIST SYSTEM

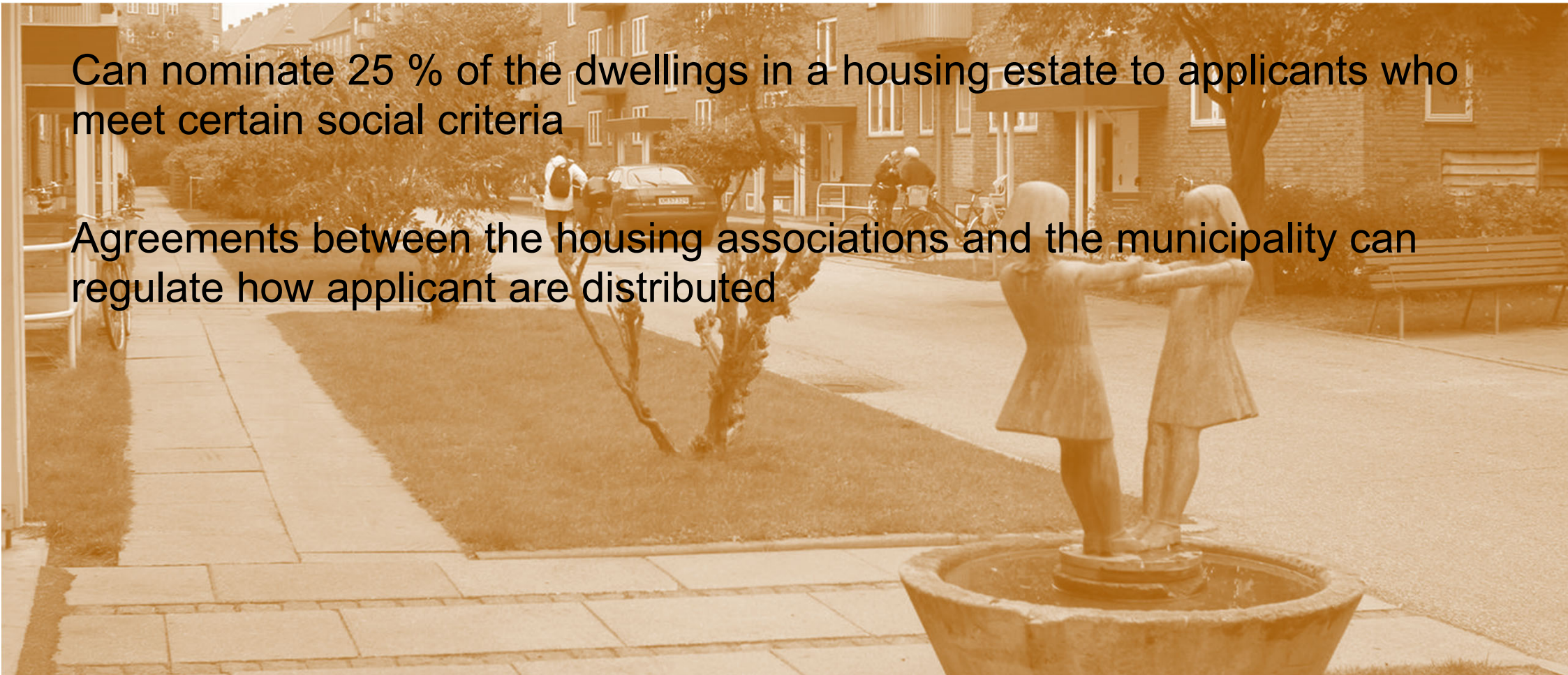
- Regulated by the Social Housing Act
- Housing applicants pay a small fee in order to get a waiting list number - "first in line"
- Tenants who already live in the estate get the housing offer first, if they decline the offer goes to the "first in line" on the external waiting list



LETTING - THE MUNICIPALITY

Can nominate 25 % of the dwellings in a housing estate to applicants who meet certain social criteria

Agreements between the housing associations and the municipality can regulate how applicant are distributed



SOCIAL HOUSING IS SUBSIDIZED HOUSING

Bricks - Build-subsidies

- Interest subsidy on the acquisition sum

People - Housing benefit (means tested)

- The size of your benefit will, among other things, depend on:
 - ✓ The size of your home
 - ✓ The number of children in your household
 - ✓ Your income
 - ✓ Your rent
 - ✓ Pensionaire or not

FINANCING NON-PROFIT FAMILY DWELLINGS

Original Capital

Municipality loan, interest free and installment free
loan paid over 50 years (105 m²)

12 %

Mortgage on real property

State financed installment subsidy

86 %

Tenants Contribution

Deposit

2 %

Total Acquisition Sum

Cap on the acquisition (set by the state every year)

100 %

The cap 2023:

Greater Copenhagen:

23.300 kr./m²

Maximum 105 m²/dwelling



THE NATIONAL BUILDING FUND

The National Building Fund is a statutory foundation for the Social Housing Sector

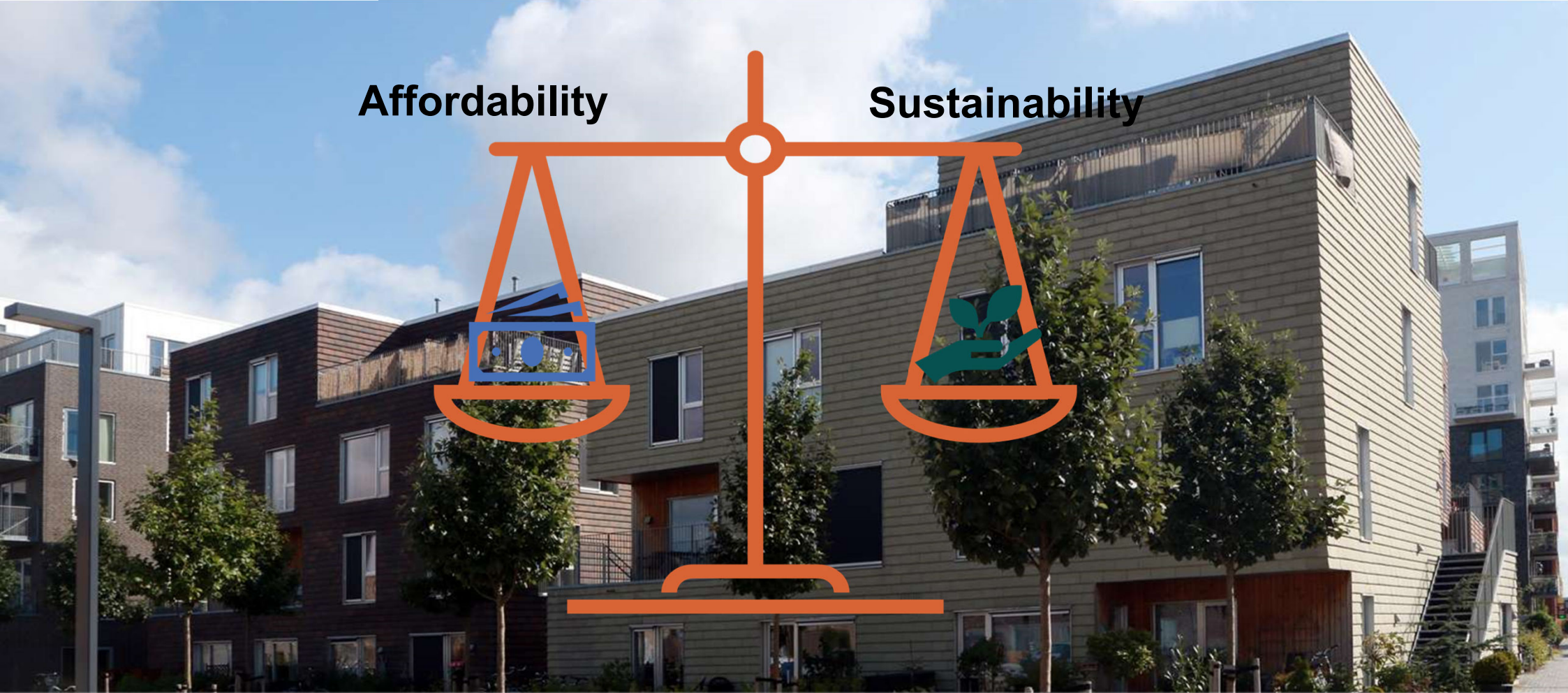
- Acts as a savings account for the Social Housing Sector
- Funds from the housing estates (tenants rent)
- When loans are amortized the payment of installments continue to The National Building Fund

The National Building Fund can subsidize large renovation projects

- 18,4 billion kr. from 2020 - 2031



BALANCING ACT



Affordability

Sustainability

SUSTAINABILITY IN THE KAB-COMMUNITY



Corporate narrative

- Better housing and opportunities for all
- Non-profit housing and thriving residential areas
- Strength and presence of community

Strategic framework

- “Let it grow” - a long term sustainable approach



LET IT GROW – SIGNATURE PROJECTS



Wood barometer in construction



Biodiversity in common areas



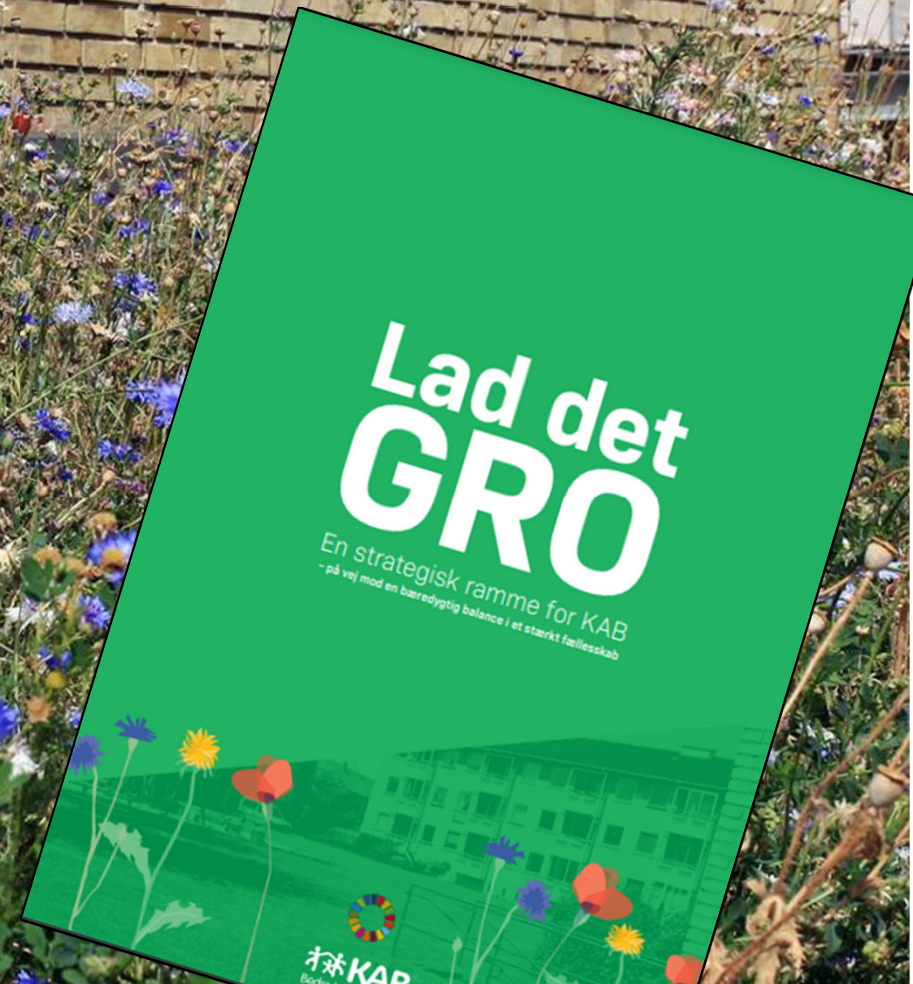
Recycling building materials



Affordable Rent 2.0



Social economic think tank



WOOD BAROMETER IN CONSTRUCTION



BIODIVERSITY IN COMMON AREAS



RECYCLING BUILDING MATERIALS



POTENTIALER FOR GENBRUG OG GENANVENDELSE AF BYGEMATERIALER I KAB-FÆLLESSKABET
INSPIRATIONSKATALOG

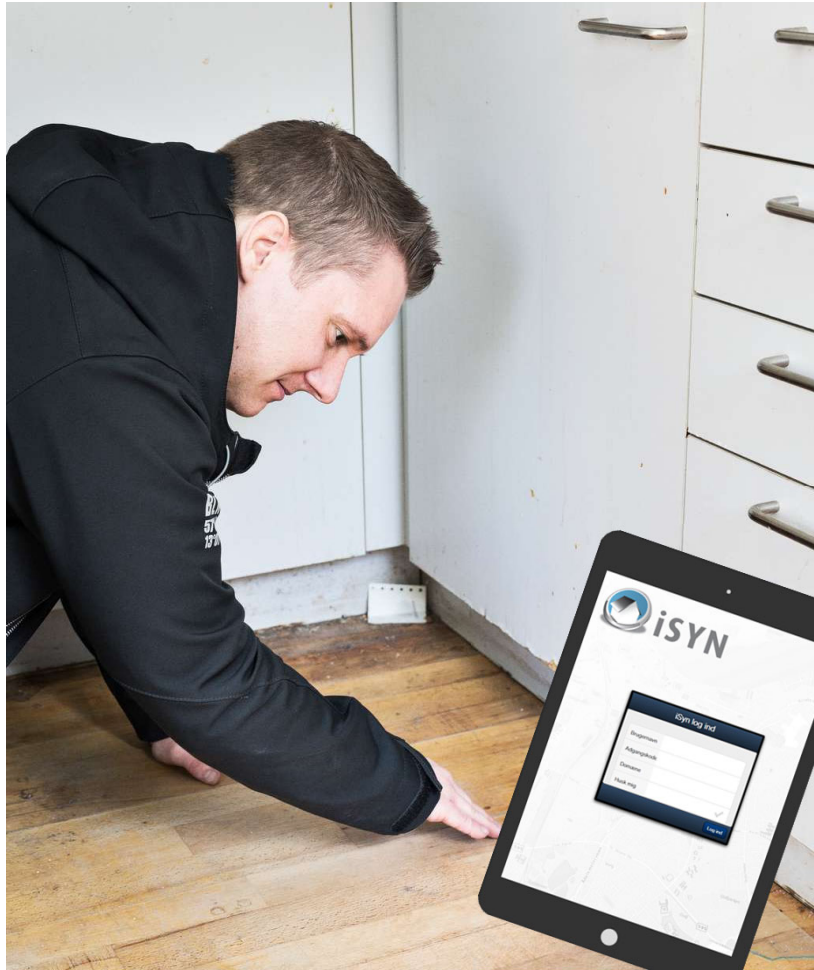
DIREKTE GENBRUG
Når et materiale eller produkt anvendes til samme funktion, eller samme form, efter en brugscyklus. Materialer eller produkter gennemgår måske en lettere bearbejdningsproces.

UPCYCLING
Når byggematerialer eller -komponenter omformes, forædles eller transformeres til nye byggematerialer og -komponenter med en øget værdi (værdiforøgelse og/eller no levetid).

GENANVENDELSE
Når et materiale eller produkt nedbrydes eller findes til råstoffer, hvorefter det indvendes til produktionen af nye produkter. De indvandre materialer bruges til fremstilling af samme type produkter som de oprindelige eller til helt andre produkter.

DOWNCYCLING
Når byggematerialer eller komponenter omformes eller transformeres til nye byggematerialer og -komponenter med en lavere værdi (værdiforøgelse ift. økonomi og levetid).

AFFORDABLE RENT 2.0 - COST EFFECTIVE MAINTENANCE



SOCIAL ECONOMIC THINK TANK



COMPREHENSIVE PLANS FOR SOCIALLY DEPRIVED AREAS



KAB

THANK YOU FOR YOUR ATTENTION

