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logement social - sociale huisvesting

Société du Logement de la Région Bruxelles-Capitale

Social Finance Framework

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CONTENT

1. Introduction.....	3
2. Social Finance Framework	4
2.1 Use of Proceeds	5
2.2 Process for Project Evaluation and Selection	5
2.2.1 Description of the Social Objectives	6
2.2.2 Description of the process by which the Borrower determines project eligibility, and related eligibility and exclusion	11
2.3. Management of Proceeds	13
2.4. Reporting	14
3. Amendments to this Framework	14

1. Introduction

Although Brussels is the third richest region in Europe, one third of its population lives on an **income below the poverty line**. Social housing plays a crucial role as a bulwark against precariousness and remains an essential instrument for guaranteeing the right to housing, as set out in Article 23 of the Belgian Constitution.

Société du Logement de la Région de Bruxelles-Capitale (SLRB) **promotes and develops social housing** in each of the Region's 19 municipalities in accordance with the conditions set out in the Brussels Housing Code. SLRB oversees a property portfolio of no fewer than 40,900 social housing units, making it the largest in the Brussels-Capital Region in terms of the number of dwellings.

The mission of SLRB, in collaboration with the Social Housing Associations (SISPs), is to offer **affordable quality housing** while providing the necessary **social support** to people in need. Social housing offers rents well below private market prices. This enables vulnerable households to spend a smaller proportion of their income on housing, leaving them more to devote to other essential needs such as food, health and education.

Through its work, SLRB also contributes to the **residential stability** of vulnerable households. They have stable tenancy agreements, no longer have to fear eviction, and pay rents that are in line with their income. SLRB offers families residential security that enables them to take a long-term view, plan for the future and focus on improving their economic situation. This also promotes family stability and improves tenants' mental and physical health.

SLRB ensures that social housing is designed in a variety of ways, and that land-use planning and architectural programmes guarantee a **harmonious quality of life** within the dwellings, as well as in the communal areas and surroundings. Firstly, the variety of housing types offered by SLRB is impressive: from traditional social dwellings ranging from one-bedroom to six-bedroom units, to intergenerational housing, as well as housing for the elderly or disabled. These homes can be found in garden cities, eco-neighbourhoods, community duo living or modular housing.

Secondly, SLRB develops **mixed-use** facilities alongside the buildings, such as schools and early childhood centres, parks, playgrounds and even sports fields. Collective spaces are also being created to increase social cohesion within Brussels neighbourhoods, through the creation of community centres, community pavilions, community gardens and collective vegetable gardens. In addition to the housing stock, the public or community spaces and open spaces in the non aedificandi zones of the estate now total almost 400 hectares, offering significant potential for development to meet the United Nations' SDG targets.

As a public player, SLRB wishes to stimulate **re-use and circularity** in its social housing renovation and construction projects, in order to respond to social, economic and environmental challenges such as climate change, management of resources that do not respect planetary limits or the loss of biodiversity. Through its public procurement contracts, it favours the renovation and maintenance of existing buildings, opts for reconditioned products, renovates buildings with reused materials and favours the purchase of materials made from recycled content.

With 7% of Brussels' housing stock under its belt, SLRB has a direct, **structuring and decisive impact on the housing market in the Brussels-Capital Region**. This portfolio continues to grow year on year, not only in terms of numbers but also in terms of quality, all **in line with the principles set out by the United Nations in terms of the SDG's**.

The Borrower wants to finance those activities through Social Finance Instruments. This Social Finance Framework has been designed to increase the transparency and integrity of issuances. The borrower believes that it will help to broaden its investor base by attracting investors that seek to focus their investments on sustainable projects.

2. Social Finance Framework




Social loans are any type of loan instruments and/or contingent facilities (such as bonding lines, guarantee lines or letters of credit) made available exclusively to finance, re-finance or guarantee, in whole or in part, new and/or existing eligible Social Projects, and which are aligned to the four core components of the SLP.

This Social Loan Framework (the "Framework") is aligned with the Loan Market Association's Social Loan Principles, comprising four key components, which are detailed in this Schedule:

1. Use of proceeds
2. Process for Project Evaluation Selection
3. Management of Proceeds
4. Reporting

2.1 Use of Proceeds

The Borrower will direct the net proceeds of the Facility to fund the following Capex/Opex/Assets:

Eligible Social Project Category	Use of Proceeds	Targeted Population	Impact on SDGs
Affordable Housing	Financing construction, renovation and acquisition of social housing units and terrains in the Brussels-Capital Region.	Target populations are Low, modest and middle income households	
Access to essential services-educational	Build and upgrade education facilities that are child, disability and gender sensitive and provide safe, non-violent, inclusive and effective learning environments for all	Target populations are Low, modest and middle income households	
Affordable basic infrastructure and essential services	Building infrastructure for essential services to benefit neighbourhoods: Nurseries, social restaurant, homework school, community hall, library, social grocery store, parks and green spaces.	Les populations cibles sont tous les résidents des quartiers où le logement social est intégré	

2.2 Process for Project Evaluation and Selection

2.2.1 Description of the Social Objectives

The positive social impacts of the Eligible Social Project derive from its direct contribution to:

Sustainable Development Goal 1: No Poverty



By offering affordable, quality housing, supporting the social and economic inclusion of social housing tenants, and preventing precariousness in all its forms, SLRB and the SISPs are directly contributing to the elimination of poverty in Brussels.

By combining initiatives focusing on housing, training, social support and residential security, the Brussels social housing sector is enabling the most vulnerable families to gradually escape poverty, while strengthening their resilience in the face of economic difficulties.

SDG target 1.b:

Create sound policy frameworks at the national, regional and international levels, based on pro-poor and gender-sensitive development strategies, to support accelerated investment in poverty eradication actions.

SDG target 1.4.1:

By 2030, ensure that all men and women, in particular the poor and the vulnerable, have equal rights to economic resources, as well as access to basic services, ownership and control over land and other forms of property, inheritance, natural resources, appropriate new technology and financial services, including microfinance. - Proportion of population living in households with access to basic services.

Achieved by Financing construction, renovation and acquisition of social housing in the Brussels region with as target to provide affordable housing to a pre-defined Target Population.

Sustainable Development Goal 11: Sustainable cities and communities



SLRB does not just build housing, it builds neighborhoods that include moderate and innovative social housing, multi-purpose halls, early childhood centers, schools, green spaces and shared gardens, play areas accessible to all residents, community and social facilities, sports facilities, local shops, ...

By integrating social housing into attractive, well-served neighborhoods, it is helping to make Brussels a more inclusive city where all population groups live together, thereby reducing social and spatial segregation.

In addition, in collaboration with local authorities, SLRB is working to incorporate safety measures into its social housing projects, such as adequate street lighting, urban landscaping to promote visibility and well-maintained public spaces. Communal spaces are designed to encourage social interaction while reducing areas prone to insecurity.

SLRB is also contributing to this objective 11 through its 101st% programme, which aims to integrate works of art, encourage ownership of shared spaces, increase biodiversity in green spaces, encourage urban agriculture on undeveloped SISP land and develop a functional mix adapted to the real needs of residents.

By adopting an integrated approach that takes account of social inclusion, safety, environmental sustainability and urban resilience, SLRB is contributing to the achievement of United Nations goal 11. By promoting a social mix, citizen participation and sustainability in its projects, it is helping to make social housing in Brussels spaces that are open to all, safe, resilient and sustainable, thereby improving residents' quality of life and social cohesion in the city

SDG target 11.1:

"By 2030, ensure access to adequate, safe and affordable housing and basic services and upgrade slums".

Achieved by Financing construction, renovation and acquisition of social housing in the Brussels region with as target to provide affordable housing to a pre-defined Target Population. SLRB contributes to this objective by promoting a social and functional mix, as well as urban inclusion in neighbourhoods.

Sustainable Development Goal 4: Sustainable cities and communities



SLRB contributes to this objective by implementing various initiatives and practices that integrate education and learning facilities or educational infrastructure within social housing construction projects.

SLRB plays a crucial role in achieving United Nations goal 4. By integrating education and learning directly into social housing infrastructure, it is helping to make education more equitable, inclusive and accessible, thereby contributing to the emancipation and development of individuals in a fairer and more inclusive society.

SDG target 4.a:

“Build and upgrade education facilities that are child, disability and gender sensitive and provide safe, non-violent, inclusive and effective learning environments for all”.

Achieved by including education facilities in major construction projects.

Sustainable Development Goal 5: Achieve gender equality and empower all women and girls



For SLRB, integrating objective 5 means promoting gender equality through various aspects of its operations and internal policies, in line with the Brussels plan for gender mainstreaming and equality between men and women.

This is also reflected in the implementation of the actions set out in its successive diversity plans, the most recent of which (2024-2025) includes several concrete initiatives aimed at achieving this objective.

In addition to these measures set out in its diversity plan, SLRB is committed to ensuring equal access to social housing, by giving priority to women in vulnerable situations, particularly those who are victims of domestic violence or head single-parent families.

SDG target 5.1:

End all forms of discrimination against all women and girls everywhere.

SDG target 5.c:

Adopt and strengthen sound policies and enforceable legislation for the promotion of gender equality and the empowerment of all women and girls at all levels.

Achieved by including into the design of public housing, by allocating a specific budget for project management support for construction and renovation projects that promote a 'gender-neutral' approach.

Achieved by including education facilities in major construction projects that promote a 'gender-neutral' approach.

Sustainable Development Goal 10: Reduce inequality within and among countries



Reducing inequalities is at the heart of SLRB's missions, particularly those relating to access to housing, services and social participation, with a particular focus on the socio-economic inclusion of the most vulnerable tenants.

To ensure fair access to housing, SLRB relies on allocation rules based on principles of equality, taking no account of the origin of applicants, while giving priority to the most vulnerable groups. Particular attention is given to homeless people, people with disabilities and any other social situation justifying a derogation from the list order, in order to give them priority access to housing.

In addition, SLRB helps to **reduce** economic disparities through the fair calculation of rents, accompanied by targeted social reductions for low-income families. This enables them to improve their living conditions while gaining access to decent, means-tested housing.

In terms of protecting rights and preventing discrimination, SLRB is firmly committed to raising awareness of all forms of discrimination within its organisation and the social housing sector. It actively promotes values of inclusion, and social housing mechanisms offer

anyone who feels aggrieved by a decision of a SISP the possibility of lodging a complaint or an appeal.

SDG target 10.2:

By 2030, empower and promote the social, economic and political inclusion of all, irrespective of age, sex, disability, race, ethnicity, origin, religion or economic or other status.

SDG target 10.3:

Ensure equal opportunity and reduce inequalities of outcome, including by eliminating discriminatory laws, policies and practices and promoting appropriate legislation, policies and action in this regard.

Achieved by including in the construction of new housing or the renovation of old buildings that answers the specific needs of people with disabilities

Achieved by including education facilities in major construction projects buildings that answers the specific needs of people with disabilities

Sustainable Development Goal 3: Ensure healthy lives and promote well-being for all at all ages



In its construction projects, SLRB also integrates added value for social tenants and the neighbourhood by including green spaces, parcs and shared gardens, play areas accessible to all residents, community and social facilities and sports facilities.

These facilities and in particular parks and green spaces provide opportunities for physical activities which are critical in preventing diseases and reduce stress levels improve mental health, increase social interactions, fostering a sense of community and reducing social isolation.

Through its 101st% programme, SLRB increases green spaces and biodiversity which have a positive impact on air quality and can therefore fight diseases caused by pollution.

SDG target 3.4:

By 2030, reduce by one third premature mortality from non-communicable diseases through prevention and treatment and promote mental health and well-being.

SDG target 3.9:

By 2030, substantially reduce the number of deaths and illnesses from hazardous chemicals and air, water and soil pollution and contamination.

Achieved by Financing construction, renovation and acquisition of social housing in the Brussels region with as target to provide quality green and open spaces that have a direct impact on the health of social tenants and the local residents.

2.2.2 Description of the process by which the Borrower determines project eligibility, and related eligibility and exclusion

The Evaluation and Selection of Projects will be performed by the Financial Committee which meets at least quarterly. This group is a cross-divisional team made up of representatives from the Direction of Finance, the Direction of Patrimony, the Direction of Development and the two leading functionaries of SLRB. This Financial Committee will ensure that the proceeds of the Social Loans issued under this Framework are allocated to new or existing projects that meet the eligibility criteria set out above in the Use of Proceeds section.

Target populations eligible to access Social Housing are low-to-middle-income households, as per the definition provided by local authorities under the guidance of the General Policy Declaration of the Brussels Government and the Brussels Housing Code, and as published on the Borrower internet site namely:

- Obligation to be a registered in the register of a municipality in Belgium.
- To apply for social housing, neither member of a household may own real estate (full ownership, usufruct, or leasehold), except in exceptional cases approved by the OVM.
- Maximum household income indexed on a yearly basis (available On <https://slrb-bghm.brussels/nl/huurder-worden/toelatingsvoorwaarden>). For 2024, these figures are the following ones:
 - **Social housing:**
 - Where the applicant, at the time of inscription on the waiting list, is a single person the net taxable income may not exceed EUR 27.499,10
 - Where the applicant declares at the time of inscription on the waiting list, that he is a member of a household composed of two or more persons, with only one income, the cumulated income of the may not exceed EUR 30.554,58

- Where the applicant declares at the time of inscription on the waiting list, that he is a member of a household composed of two or more persons, the cumulated income of the household may not exceed EUR 34.919,57

The amounts referred to these indents are increased by :

- EUR 2.618,96 per dependent child (a dependent child with a disability counts as 2 dependent children)
- EUR 5,237.91 per adult with a disability
- **Modest income housing:**
For a modest income housing unit, the net taxable income of the household, depending on the family composition, must be between 100% and 150% of the eligibility threshold for social housing. A dependent child with a disability counts as 2 dependent children.

Number of dependent children	Single	Household with one income	Household with 2 or more incomes
0	Minimum 27.499,10	Minimum 30.554,59	Minimum 34.919,58
	Maximum 41.248,65	Maximum 45.831,87	Maximum 52.379,36
1	/	Minimum 33.173,55	Minimum 36.039,30
	/	Maximum 49.760,31	Maximum 54.058,94
2	/	Minimum 35.792,51	Minimum 40.157,50
	/	Maximum 53.688,75	Maximum 60.236,24
3	/	Minimum 38.411,47	Minimum 42.776,46
	/	Maximum 57.617,19	Maximum 64.164,68
4	/	Minimum 41.030,43	Minimum 45.395,42
	/	Maximum 61.545,63	Maximum 68.093,12
5	/	Minimum 43.649,39	Minimum 48.014,38
	/	Maximum 65.474,07	Maximum 72.021,56
6	/	Minimum 46.268,35	Minimum 50.633,34
	/	Maximum 69.402,51	Maximum 75.950,00

- **Middle income housing:**
For a middle-income housing unit, the net taxable income of the household, depending on the family composition, must be between 150% and 200% of the eligibility threshold for social housing. A dependent child with a disability counts as 2 dependent children.

Number of dependent children	Single	Household with one income	Household with 2 or more incomes
0	Minimum 41.248,66	Minimum 45.831,88	Minimum 52.379,37
	Maximum 54.998,20	Maximum 61.109,16	Maximum 69.839,14

1	/	Minimum 49.760,32 Maximum 66.347,08	Minimum 56.307,81 Maximum 75.077,06
2	/	Minimum 53.688,76 Maximum 71.585,00	Minimum 60.236,25 Maximum 80.314,98
3	/	Minimum 57.617,20 Maximum 76.822,92	Minimum 64.164,69 Maximum 85.552,90
4	/	Minimum 61.545,64 Maximum 82.060,84	Minimum 68.093,13 Maximum 90.790,82
5	/	Minimum 65.474,08 Maximum 87.298,76	Minimum 72.021,57 Maximum 96.028,74
6	/	Minimum 69.402,52 Maximum 92.536,68	Minimum 75.950,01 Maximum 101.266,66

The projects are selected based on several calls for projects launched in the public and private sector. The selection of projects is based on several criteria such as:

1. **Land Availability:** The land must be available and free from legal or administrative constraints.
2. **Urban Planning Framework:** The land must be compatible with the Regional Land Use Plan (PRAS) and meet local urban planning requirements.
3. **Environmental Impact:** The projects must be ecologically viable, including sustainable infrastructure and arrangements that promote biodiversity.
4. **Social and Functional Mix:** Promotion of social and functional diversity with social and middle-income housing on the same sites, including community spaces.
5. **Economic Feasibility:** The projects must be economically viable, with reasonable costs for decontamination and development.

2.3. Management of Proceeds

The Borrower is required to allocate all amounts borrowed under the Facility as set out in paragraph 2.1 "Use of Proceeds". The net proceeds of the Facility will be managed by the Treasury team of the SRLB. Until full allocation, the SRLB will hold the proceeds, at its own discretion, in its treasury liquidity portfolio, meaning on its current accounts until full allocation.

2.4. Reporting

On a yearly basis, and until full allocation, the SRLB will deliver to the Lenders:

- a) Information on the allocation of the proceeds until full allocation is completed – demonstrating an alignment with paragraph 2.1 “Use of Proceeds”
- b) On a best effort basis, information on the social benefits of the expenditures, delivering evidence of social impact achieved such as:
 - Number of beneficiaries
 - Number of housing + phase (under construction, PU/RP)
 - Distribution social/middle/modest
 - Number of PMR (Persons with Reduced Mobility) housing
 - Number of large housing units (for families)
 - Number of community housing units
 - Collective equipment m² + type (schools, homework schools, multipurpose rooms, nurseries...)

3. Amendments to this Framework

SLRB may review this Framework from time to time, including its alignment to updated versions of the relevant Principles as and when available in the market.