



# ENERGY EFFICIENCY FOR HOMEOWNER ASSOCIATIONS

**A COLLABORATIVE PROJECT TO INCREASE ENERGY EFFICIENCY FOR  
CONDOMINIUM BUILDINGS OWNED BY HOMEOWNER ASSOCIATIONS.**

# OUR CHALLENGE

How can we provide homeowner associations with financing instruments that help them protect the value of their property, become carbon neutral, and adopt comprehensive energy efficiency measures?





# OUR VISION

We can only do it together – GREEN Home establishes dialogue forums and brings science, politics, energy professionals, administrators and homeowners to one table. We can only achieve our common goal if everyone pulls together: climate-neutral buildings by 2050.

# STATUS QUO

The European goal of a climate-neutral building stock in 2050 can only be achieved by reducing energy consumption and increasing energy efficiency in residential buildings. Energy efficiency protects tenants and owners against increasing energy prices. Around 23 percent of the 42 million homes in Germany are in homeowner associations (HOA).

The refurbishment rate in HOA buildings is well below the national average. In particular, buildings that were built between 1949 and 1990 have the greatest potential for increased energy efficiency and make up around 56 percent of all German multi-family buildings. This corresponds to 1.008.000 existing buildings with high refurbishment potential.

# OUR GOAL

The project aims to support HOAs and their management companies nationwide in systematically considering and integrating climate protection and energy efficiency in the planning and decision-making processes of HOAs.

In the course of the European GREEN Home project, we will develop needs-oriented financing instruments for energy-efficient refurbishments in HOA's.

To achieve this in a sustainable way, it is important to consider the needs and interests of the actors and stakeholders involved in, for example, the planning, financing and implementation of extensive construction measures with HOAs, or in the legal framework. Therefore, GREEN Home will initiate and establish roundtables that facilitate and promote continuous dialogue and exchange on energy efficiency and investment topics between the stakeholders.

## THE SUSTAINABLE FINANCING INSTRUMENT WILL FOCUS ON THE FOLLOWING AREAS:



**Funding and  
finance**



**Construction /  
Heating technology  
and energy efficiency**



**Legislation**



**Communication and  
process support**

# HOW WE WORK



## 1. STATUS QUO ANALYSIS

As part of the status quo analysis, information about the needs of the stakeholders, the market conditions and existing financing instruments are collected. The regional characteristics in Germany are considered using the examples of Berlin/Brandenburg, North Rhine-Westphalia and Baden-Württemberg.



## 2. GOOD PRACTICES

A catalogue of criteria will be developed to reflect the needs of homeowners and property managers using examples of national and European good practice projects.

The GREEN Home project will include experiences from other EU projects in the field of financing and promoting energy-efficient refurbishments in homeowner associations. It will analyse to what extent the good practices can be adapted and used in the German context.



## 3. STAKEHOLDER ENGAGEMENT

Taking decisions on substantial investments in collectively owned properties is challenging. Agreement needs to be reached on the energy saving goals and the best technical and financial solutions to achieve them.

To facilitate this process, stakeholders will be brought together to identify practical and replicable solutions. The success of the GREEN Home project will depend on the quality of cooperation among these different actors. To this end, a national platform will be created which promotes dialogue and cooperation between the organisations which provide technical, financial, and administrative services to HOAs.



#### **4. KNOWLEDGE TRANSFER**

Considering the different stakes of those involved in realizing energy efficiency investments in HOAs, the aim of the project is to bundle information and knowledge and to make it available to the different stakeholder groups. This also includes sharing the main project results and the financing instrument developed as part of the action.



#### **5. CREATION OF INNOVATIVE USER-CENTRED FINANCING INSTRUMENTS**

The development of a financing instrument and corresponding business models is a central focus of the GREEN Home project. Both the financing and the business models should consider the heterogeneity of homeowner communities and the characteristics of their respective common property on the one hand, and, on the other hand, be scalable.



# INFOS

## Who we are

Association of Property Managers Germany e. V.  
German Business Initiative for Energy Efficiency e. V.  
Housing Initiative for Eastern Europe e. V.  
Funding for Future B. V.



## Who supports us



### Funding Programme

Horizon 2020 – EU Research and Innovation Program represented by the European Climate, Infrastructure and Environment Executive Agency (CINEA)

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**Let's work together to increase energy efficiency for homeowner associations.**

You are interested in the project, work on the topic and would like to network? We are looking forward to your mail.



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