



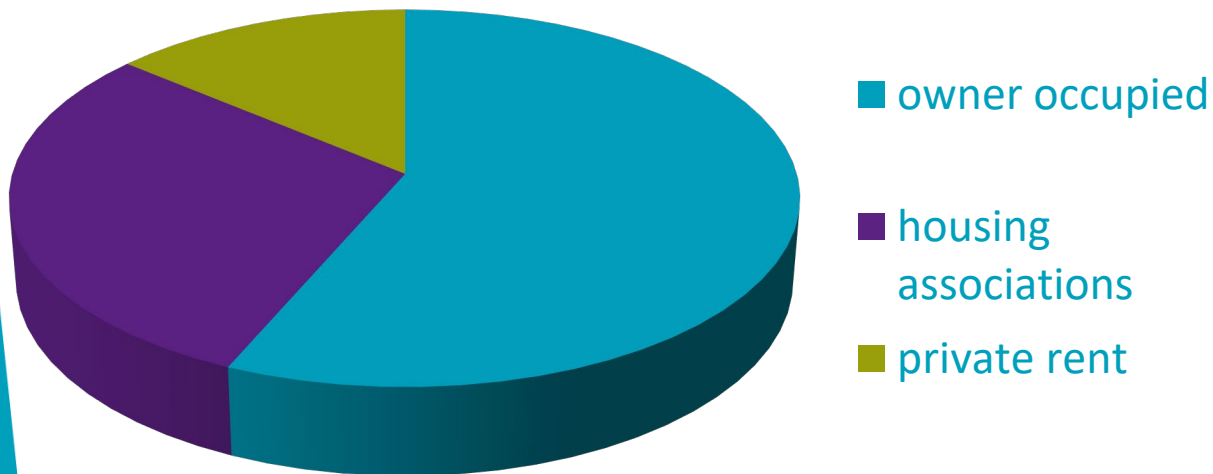
woonbond

de stem van hurend nederland

Current situation

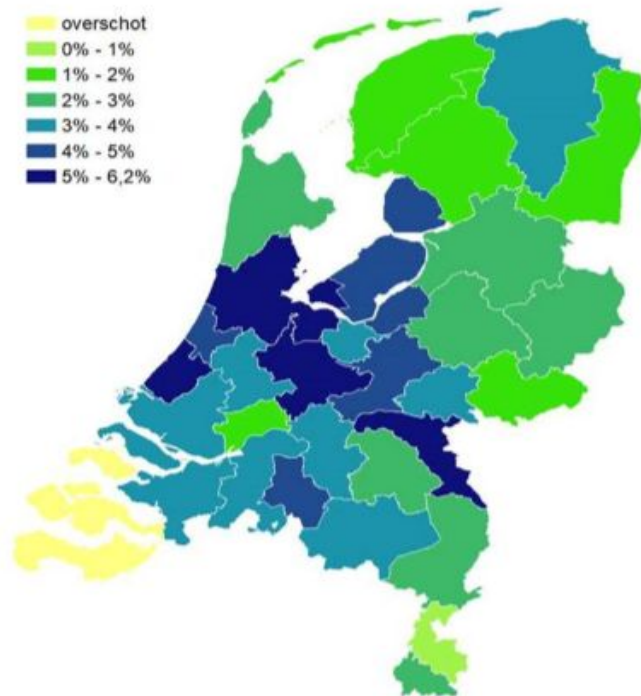
Housing stock in The Netherlands

Voorbeeld
bijschrift bij
illustratie.



Housing shortage

Figuur 1.5.1 Regionale woningtekorten per woningmarktgebied in 2019

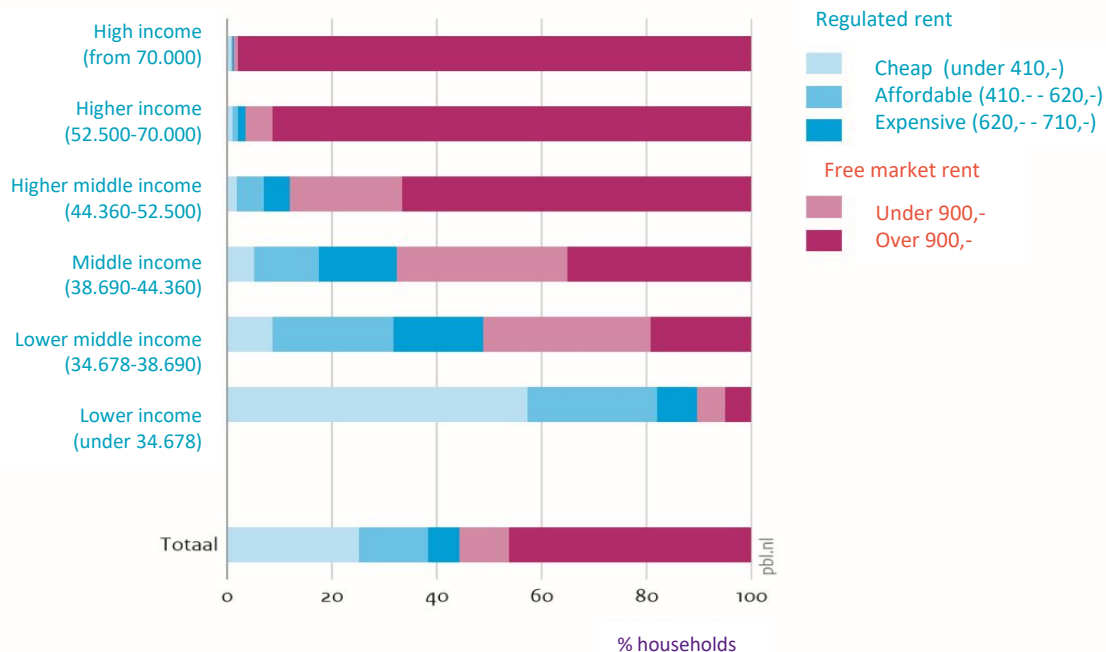


Voorbeeld
bijschrift bij
illustratie.

Bron: Primos 2019

Affordability of rental dwellings

Voorbeeld
bijschrift bij
illustratie.



Bron: WoON 2015; bewerking PBL

Our solution for the future

“Plan voor de volkshuisvesting”

Plan for housing

A cohesive vision on how to solve current problems

- 9 goals
- 3 conditions

Made by tenants and allies

- Process takes 2 years
- Tenants organisations discuss in 3 rounds
- Over 10 allies have been asked to contribute

Allies

vereniging van
woningcorporaties



ieder(in)



PerSaldo



Allies,
co-authors
and potential
signatories
of the “Plan
for Housing”



9 goals (1)

1. An affordable home for everyone
2. Sufficient living space of good quality
3. Don't leave housing distribution to the market
4. Equal treatment of tenants and owner-occupiers

9 goals (2)

5. Fair use of state support and taxation
6. A strong sector of housing associations
7. Good legal protection for tenants
8. Improved tenant participation
9. Livability

Some themes

Affordability (1)

- Rent controle system has lost its strenght
- New system needed based on square meters, quality and building costs
- Also applicable to free market rent

Affordability (2)

Social housing agreement (2018)

- Average rent increase limited to inflation
- Rent reduction if necessary for rent subsidies
- Affordable housing costs after renovation

Affordable housing costs after renovation

VAN	NAAR	A++	A+	A	B	C	D	E	F
A+	Besparing energielasten	€11,00							
A	Besparing energielasten	€37,00	€26,00						
B	Besparing energielasten	€45,00	€35,00	€10,00					
C	Besparing energielasten	€50,00	€40,00	€13,00	€ 3,00				
D	Besparing energielasten	€60,00	€50,00	€22,00	€13,00	€10,00			
E	Besparing energielasten	€60,00	€50,00	€24,00	€15,00	€11,00	€ 2,00		
F	Besparing energielasten	€60,00	€50,00	€24,00	€15,00	€12,00	€ 2,00	€ -	
G	Besparing energielasten	€60,00	€50,00	€23,00	€14,00	€10,00	€ 1,00	€ -	€ -

Equal treatment

Rent subsidies	House owner subsidies
Only for very low income	For every income
Lower % when rent is higher	Higher % when tax % is higher
Total 4 billion euro	Total 11 billion euro

We advocate a level playing field for subsidies:

- Based on income and household size
- Voucher system

Stronger housing associations

- Not just for the poor, access for middle incomes
- Abolish special tax for social housing
- Better legal definition of social housing
- Locally adjusted social rent limits

Availability (1)

National search engine for social housing

- Local systems require new entrance fee when tenant starts search in new region
- More transparent waiting lists
- Level playing field

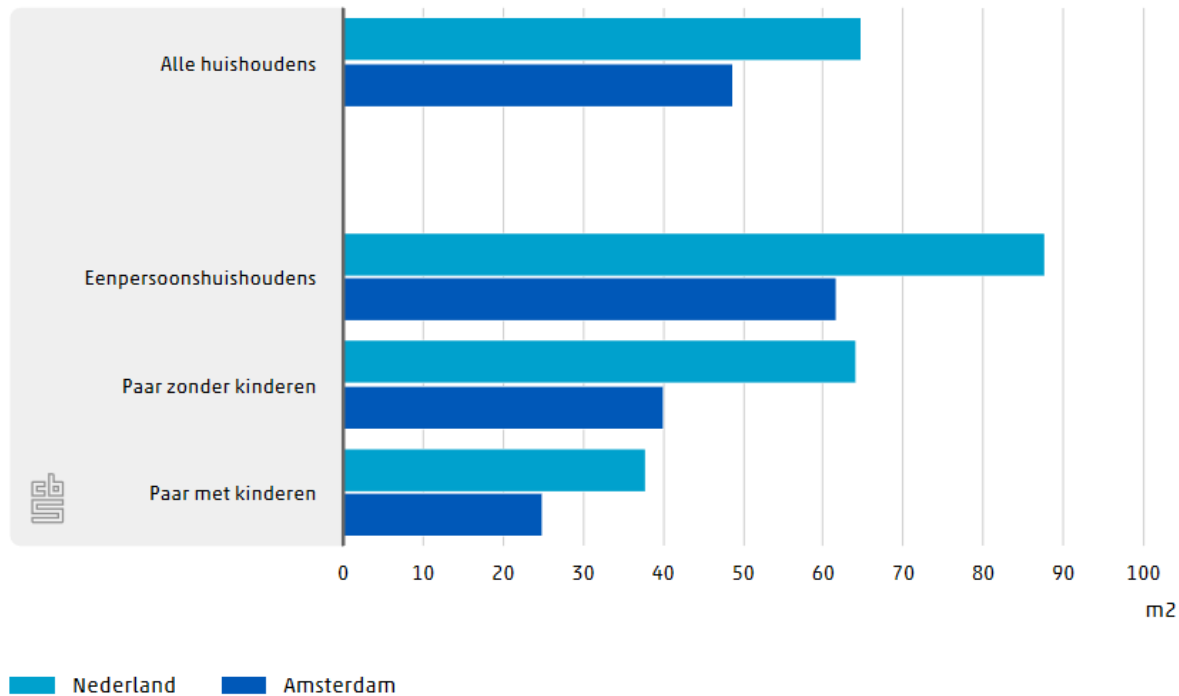
Availability (2)

Better use of current stock:

- Help seniors find a smaller house
- No social security deduction for bigger households
- Temporary contracts for special types of dwellings

Average living space per person

Gemiddelde woonoppervlakte per persoon in 2017



A one person household has an average of 60-90 square meters

Improve legal protection

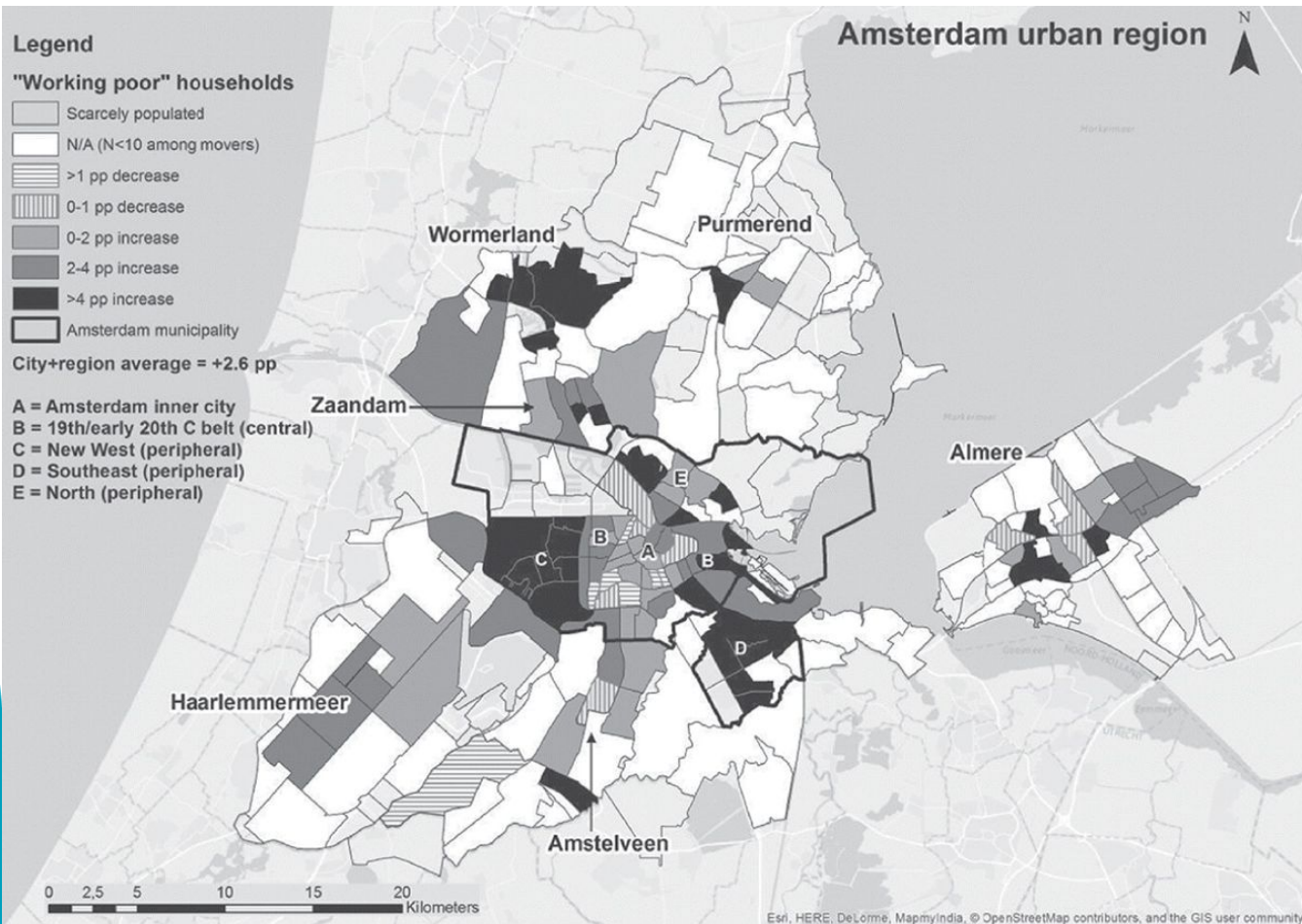
- Limit legal loop hole that causes evictions
- Rent commission access for free market tenants
- Introduce landlord licence

Quality of dwellings

- High quality of newly built dwellings
- Need for same quality in transformations
- Yearly inspections needed

Livability

- Mixed neighbourhoods (wealthy-poor, old-young, special needs)
- Cooperation between housing associations and social work in the neighbourhood
- Leave room for tenant initiatives



Geographical inequality in Amsterdam

