Migration, Segregation, Diversification and Social Housing in Amsterdam

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Welcome
Amsterdam is a diverse city, 180 nationalities, 52% non-Dutch background

53% of households is one person (Picture Municipality of Amsterdam)
Change in Amsterdam population according to cause, 1975-2016 (2016 estimate)
Bron: OIS, Amsterdam
Figuur 2: Migration to Amsterdam according to 'origin group'
Countries > 300 migrants
(excluding Dutch) 2013-2015
Gemiddelde verkoopprijzen per kwartaal
(bestaande koopwoningen, bron: CBS statline)

Red = Amsterdam average housing price for sales (owner occupied)
Blue = Netherlands
Housing Associations in NL

- Almost all social rental dwellings in the Netherlands are owned by 360 private non-profit Housing Associations (HA’s).

- Housing associations are financially independent entrepreneurs with a social objective.

- They own 2.4 million rental dwellings (75% of rental stock and 30% of total housing stock in The Netherlands) Average rent 500 euro / month.
Ownership of the housing stock in Amsterdam and The Netherlands (2015)
Source: WIA, 2015, Min BZK, 2016
9 Housing Associations in Amsterdam

Ymere
habion
de Alliantie
deKey
WOONZORG NEDERLAND
Stadgenoot
ROCHDALE
DUWO
Specialist in studentenhuisvesting
EIGEN HAARD
Key figures 2017

- Number of dwellings in Amsterdam: 428,000
- Owned by Housing Associations: 186,000, of which 178,000 independent dwellings (42%)
- Average rent HA’s: € 488 excluding free sector
- Sales existing social stock HA’s: 1,400
- Rentals social stock by HA’s: 7,000 per year
- Rentals students by HA’s: 4,000 per year
- Rentals free sector by HA’s: 2,000 per year (61%, < € 985 accessible for middle income groups)
- Average number of reactions on social housing, 2016 259 regular, lottery 1,383
- Average time of registration before finding a house: Starters 10 years, rest 19 years
- Average candidate who accepts the dwelling: 8
Housing associations property 2017

Legend
Concentrations of Non-western minorities

monitor: Amsterdam
totaal in Amsterdam:
% niet-westers
aantal 285416
perc 34.71%
min/max 14.29% - 100%
stddev 6.91

% niet-westers
aantal per concentratie >= 15

in: Amsterdam

% niet-westers
perc: 42.32, aantal: 5895, n: 73
perc: 68.59, aantal: 171901, n: 418
Concentrations of Western minorities

monitor: Amsterdam
thema: herkomst
kenmerk: % westers
basis: inwoners
geoniveau: concentratie
jaar: 2015

totaal in Amsterdam:
% westers
aantal: 134124
perc: 16.31%
min/max: 9.09% - 100%
stddev: 5.36

% westers
aantal per concentratie >= 15

in:
Amsterdam

range toevoegen
Ethnic Segregation and Sense of Belonging

• Thuis Voelen / Thuis Horen

• Moroccan and Turkish Dutch living in Amsterdam Nieuw West

• How is living in an ethnically segregated neighborhood connected to experiences of sense of belonging to Dutch society amongst Amsterdam’s Moroccan and Turkish Dutch populations?
Housing Pathways of Young Professionals from Abroad

- Amsterdam as an arrival city & pressure on the housing market
- How are the housing pathways of young professionals from abroad formed?
- Chaotic pathways: move around a lot, but most end up living where they want to live

Source: CBS, 2003 & 2009. Author: Fenna Bastiaansen
Who are the Entrants to Social Housing?

- 2011 legislation
- Residualised?
- Segregation? Diversity?
- Rise of precarious housing pathways

Crispin Pownall
Important changes in National policies

• **1990s:** Financial independence of housing associations
  Change from construction subsidies to rent allowance.
  Broad area of activities housing associations (including market)

• **After 2008:**
  Income limit / EU 35.000 From broad to means tested
  Landlord Levy: € 2 bilion per year in 2018 (reverse subsidy)
  Equivalent of 2 months of rent per year

• **2014** Parliamentary Inquiry: Scandals and control

• **2015** New housing act: separation of state from market. Back to the core activities.
Figure 3: The Netherlands: Housing Stock according to tenure, 1985 - 2015

Source: Ministerie van Binnenlandse Zaken en Koninkrijksrelaties, 20163
Amsterdam: Composition of the housing stock according to tenure,
Source: O+S, Amsterdam and WiA
Some issues

1. How do we keep Amsterdam accessible for newcomers with the current pressure on the housing market?
2. How do we provide enough housing for regular dwelling seekers and vulnerable groups in society?
3. How do we provide housing for the middle segment, which can no longer enter social housing?
4. How do we maintain an open, inclusive and undivided city and prevent ‘separate worlds’?
5. How do we make Amsterdam into a climate neutral city without laying the financial burden with the tenants of social housing?
How do we address these issues?
Cooperation: Amsterdam
Cooperation agreement 2015-2019

1. Stop the decline of social housing
2. Affordability
   75% of lettings < € 600
3. Less sales of social housing
   from 2,500 per year to 1,200
4. More new construction
How do we address these issues: Creative solutions

• Transforming vacant office space into housing: GAK-building (Stadgenoot / AM)

• Startblok Riekerhaven: Temporary housing for students and asylumseekers (De Key / Municipality of Amsterdam)
What are we proud off?

• The tradition of a large social housing sector with an enormous diversity and high quality.

• The tradition of cooperation between tenants, municipality and housing associations.

• The standing policy of creating mixed neighbourhoods, not only in social and market housing but also a mix of functions.

• The adaptability of our planning system. We try to learn from our mistakes in the past to create livable neighbourhoods for the future.
What would we like to change?

1. Recognize the importance of social/affordable housing in the resilience of our cities.

2. The social housing sector should not decrease anymore, but increase. Increase the % of social housing on all new housing locations.

3. Stop immediately with the land lord levy in The Netherlands.

4. Create a platform to exchange knowledge and funding possibilities for social housing internationally (despite the Dutch housing act).
amsterdam federation of housing associations

Q and A

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