

Workshop ‘Strategies for large housing estates’



Bijlmer regeneration Amsterdam Zuidoost

7 July 2023

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1 Being a social housing provider in Amsterdam

2 Sixties estates in Amsterdam Zuidoost

3 Current approach, physical and social regeneration

-creating a better mix by allocation

-creating a better mix by regeneration



ROCHDALE
woningstichting

Established in 1903

Now 38.000 units

In 5 municipalities
(Amsterdam metropolitan area)

Most of our stock is over 50
years old.

Max rent € 808.06
(average rent € 571)

For households with annually
income up to € 48.625





Sufficient affordable housing

Strong communities

Sustainable, future proof

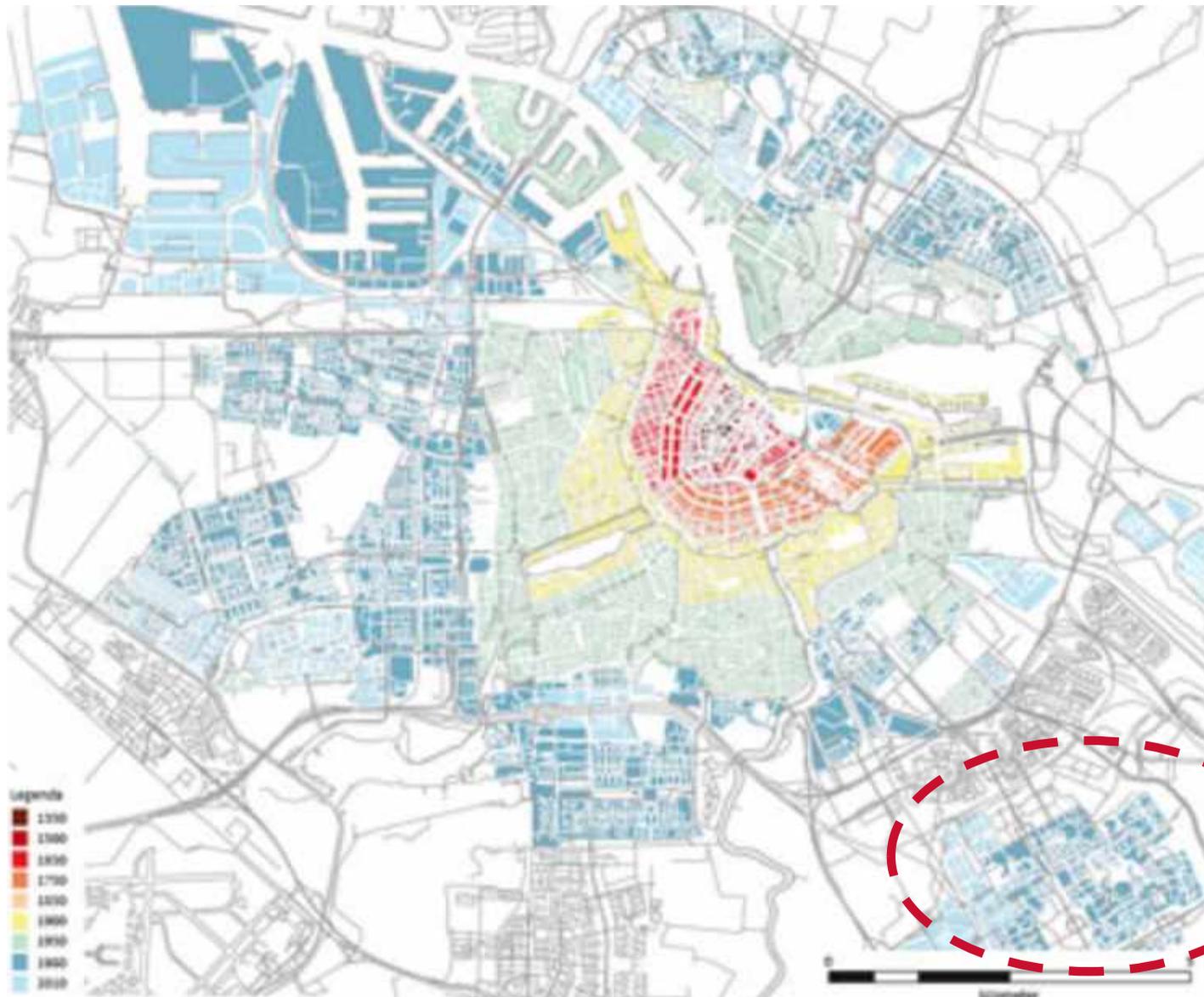
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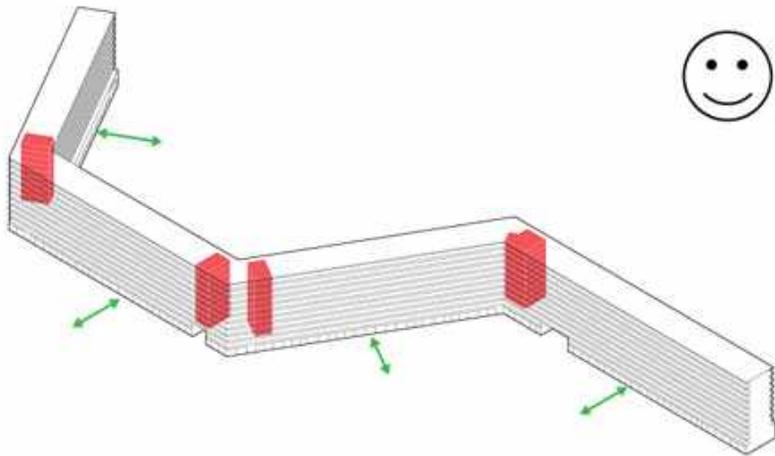
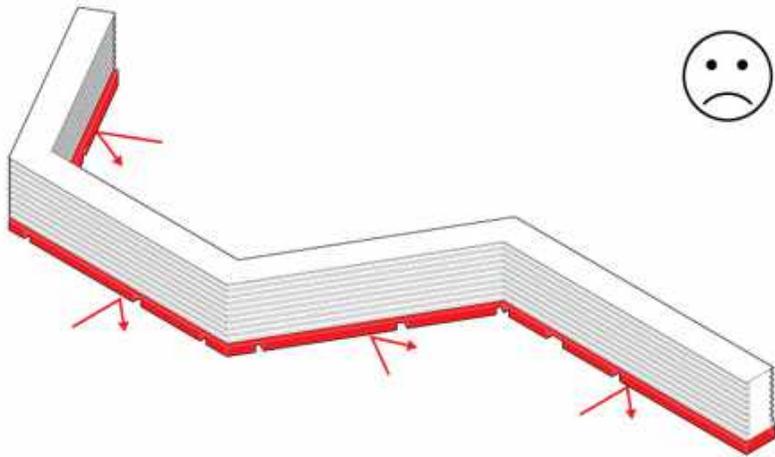
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EUmiesaward 17





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How do we create a mix of tenants?

Within some boundaries we can steer who (what subgroup) can become tenant in our estates.

- Dutch law: social housing associations should provide 'financial suitable' homes.

Passend toewijzen 2023		Kale huurprijs per maand		
Uw huishoudgrootte	Uw verzamelinkomen	t/m € 647,19	€ 647,20 - € 693,60	€ 693,61 - € 808,06
	≤ € 25,475	✓		
	> € 25,475 ≤ € 34,575	✓	✓	
	> € 34,575 ≤ € 44,035		✓	✓
	> € 44,035 ≤ € 47,948			✓
	≤ € 34,575	✓		
	> € 34,575 ≤ € 48,625		✓	✓
	> € 48,625 ≤ € 51,717			✓
	≤ € 34,575	✓	✓	
	> € 34,575 ≤ € 48,625		✓	✓
	> € 48,625 ≤ € 55,486			✓

How do we create a mix of tenants?

Within some boundaries we can steer who (what subgroup) can become tenant in our estates.

- Dutch law: social housing associations should provide financial suitable homes.
- We make agreements with the municipalities on provision of homes to each income group.

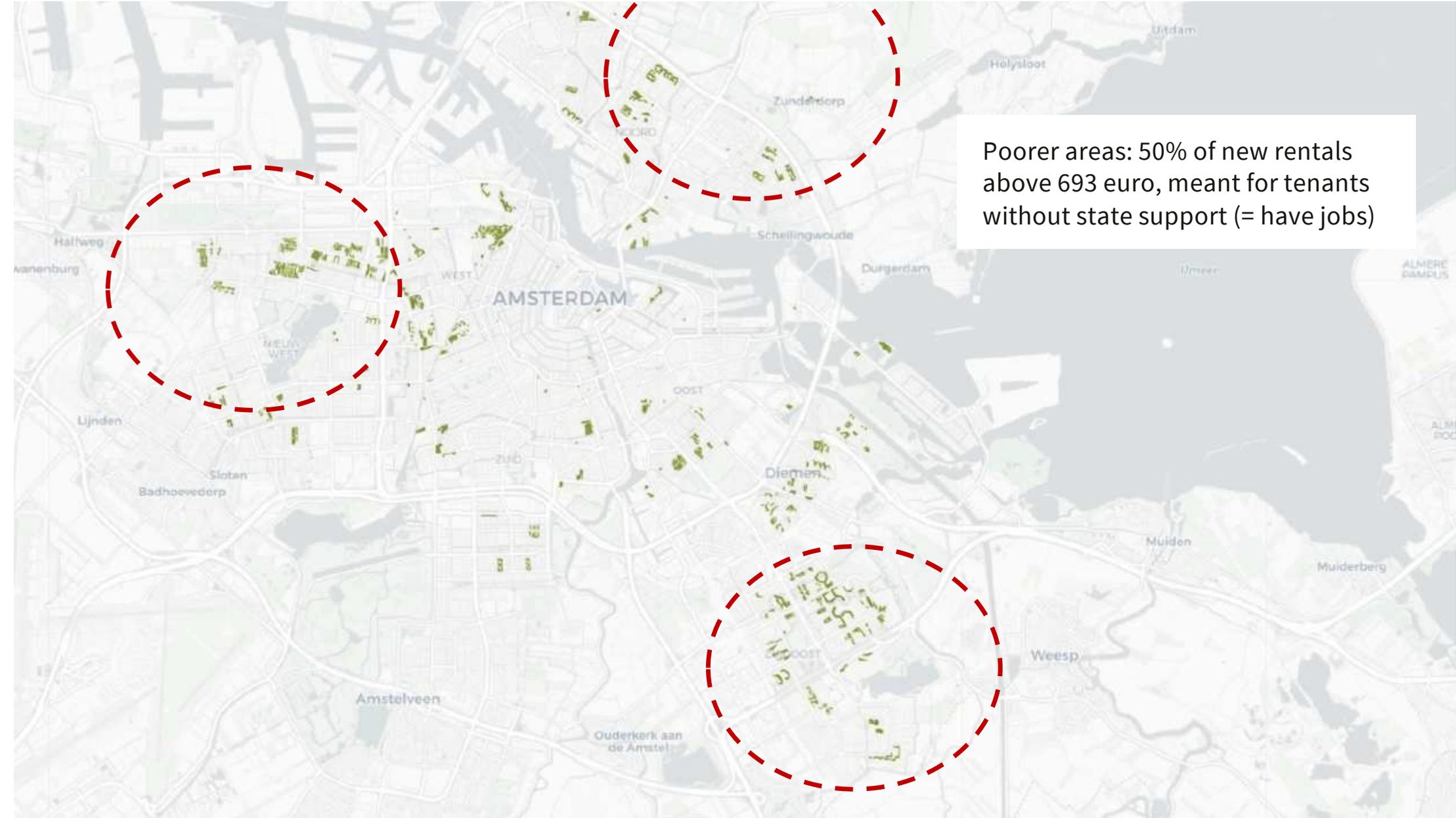
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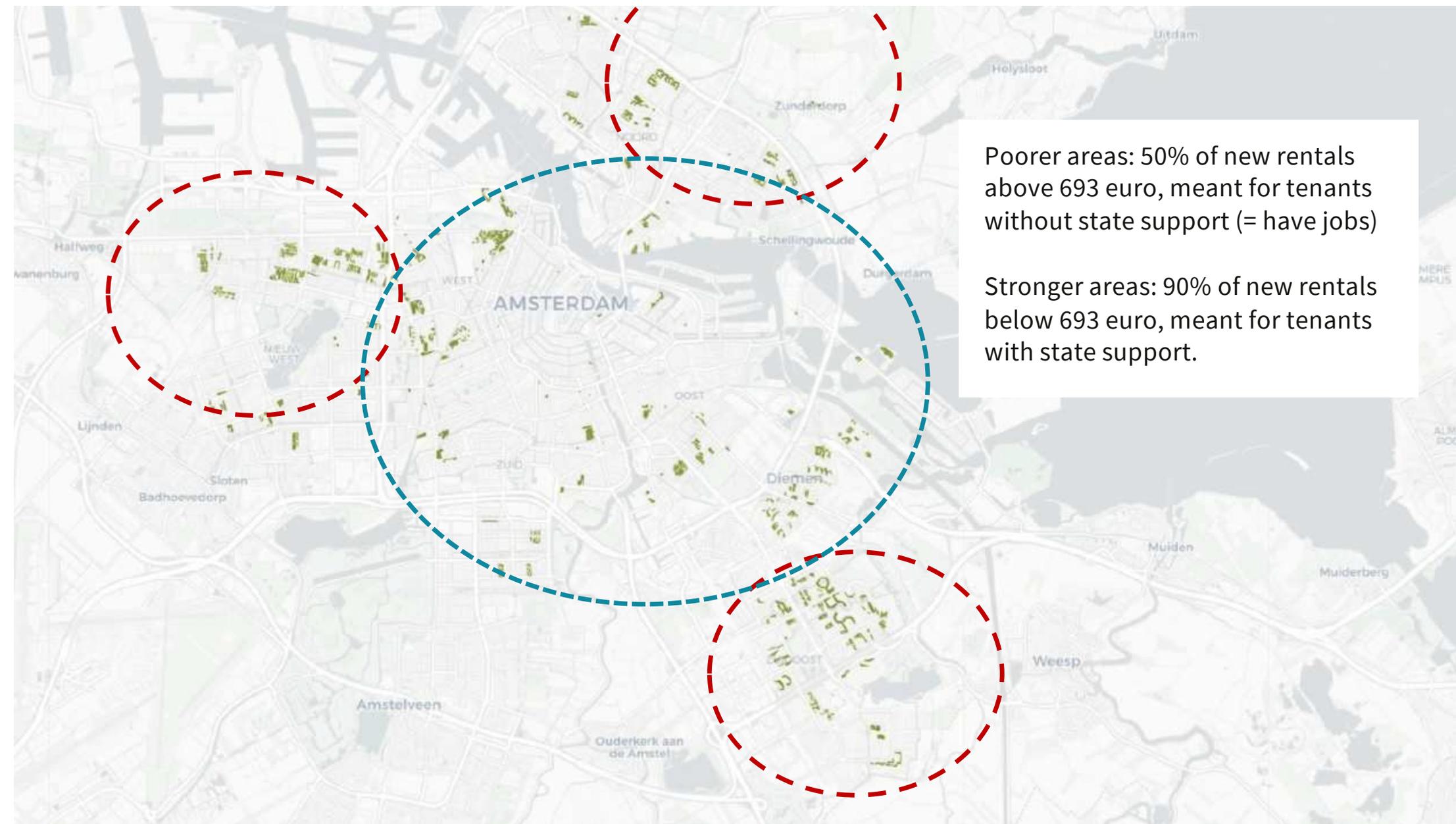
In Amsterdam:

70% of all new rentals, annually

30% of all new rentals, annually

Poorer areas: 50% of new rentals above 693 euro, meant for tenants without state support (= have jobs)





Poorer areas: 50% of new rentals above 693 euro, meant for tenants without state support (= have jobs)

Stronger areas: 90% of new rentals below 693 euro, meant for tenants with state support.

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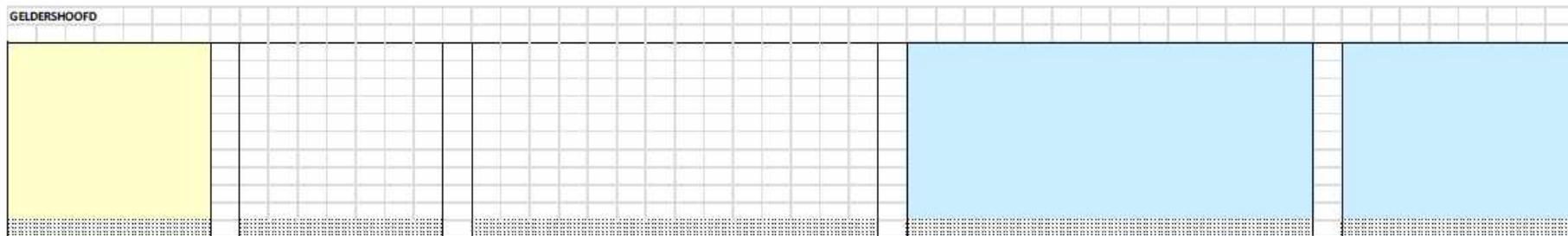
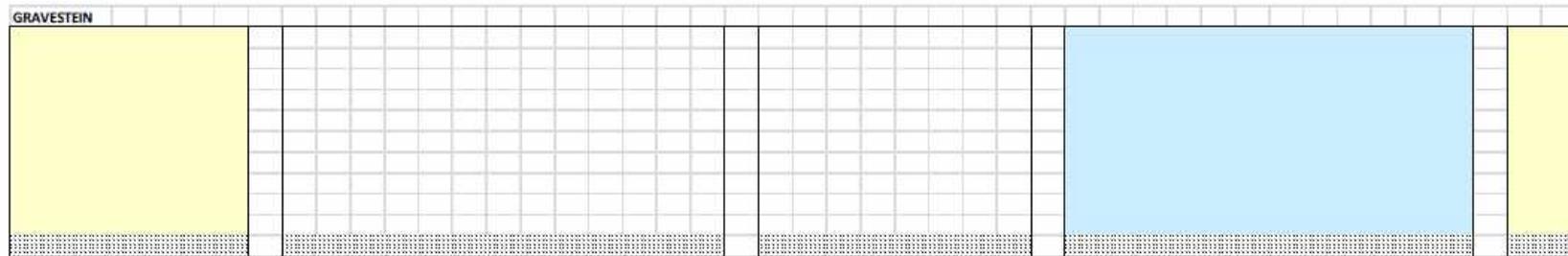


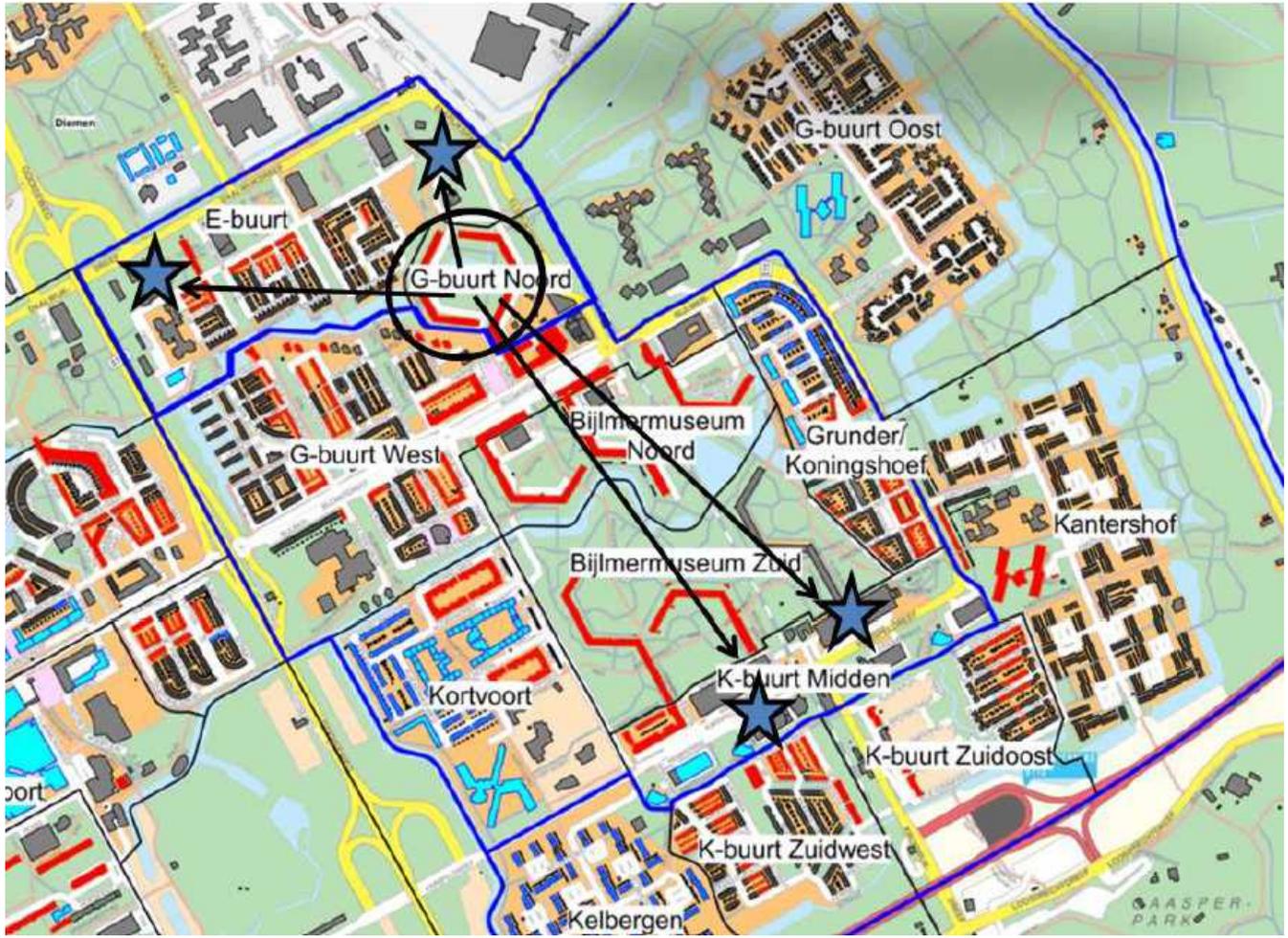
Social-economic indicators	G-buurt Noord	Amsterdam
Unemployment rate	56,2%	11,9%
Increase/decrease (2017-2021)	+2,2%	-0,4%
Percentage of tenants on/below minimum income	50,0%	19,8%
Percentage of adults in receiving dept counselling	9,5%	2,2%
Percentage of 15-64 aged people receiving state aid (bijstand)	28,6%	6,5%
Increase/decrease	+1,6%	0,0%

Current: 1000 units,
100% social rent

Future: 1000 units,
50% social rent (up to 800 euro per month)
15% mid range rent (800-1000 euro per
month)
35% home ownership

UNFOLD:











- Social rent
- Mid-range rent
- Home ownership

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