



City of Amsterdam

Amsterdam Housing Policy

situation, goals and instruments

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Housing Department



The housing situation in Amsterdam

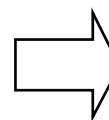
§ Inhabitants : 745.000

§ Homes: 380.000

§ Owner-occupied: 25%

§ Privately owned/landlords: 25%

§ Housing associations (9): 50%



***95% regulated
price & allocation***



The housing situation (2)

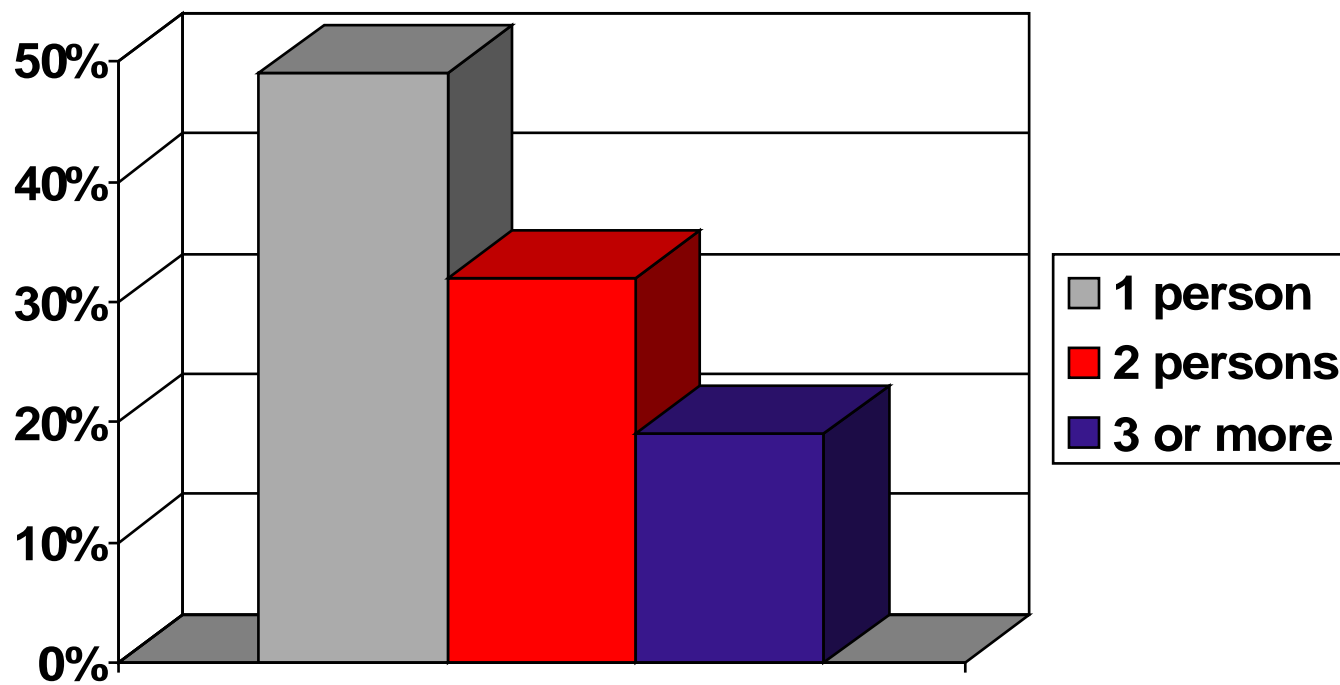
- § Low income: 35% (€1.630 net)
- § Middle income: 48% (€3.100 net)
- § High income: 17% (>)

- § Low priced housing: 57% (€520-€146.000)
- § Mid priced housing: 31% (€980-€245.000)
- § High market: 12% (>)

- § 100.000 surplus low priced rental homes
- § 75.000 can be transformed into other market segment

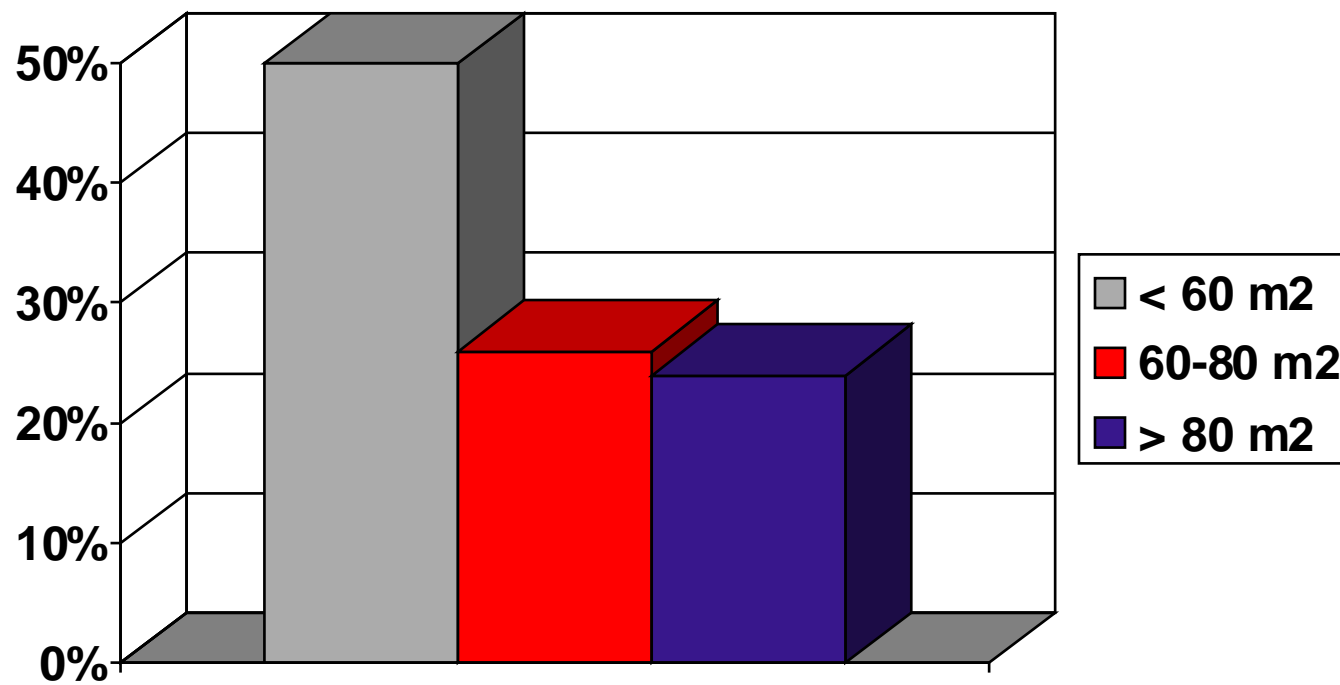


Families





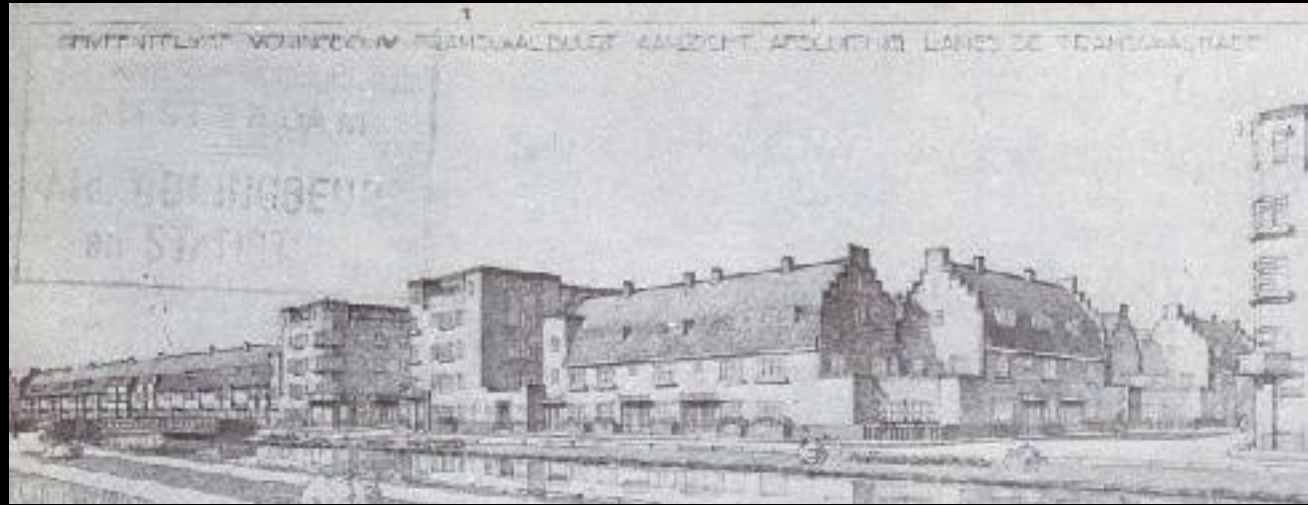
Housing stock



1900: slums, poverty, very bad homes and neighborhoods.
First city plans but only partly realized.

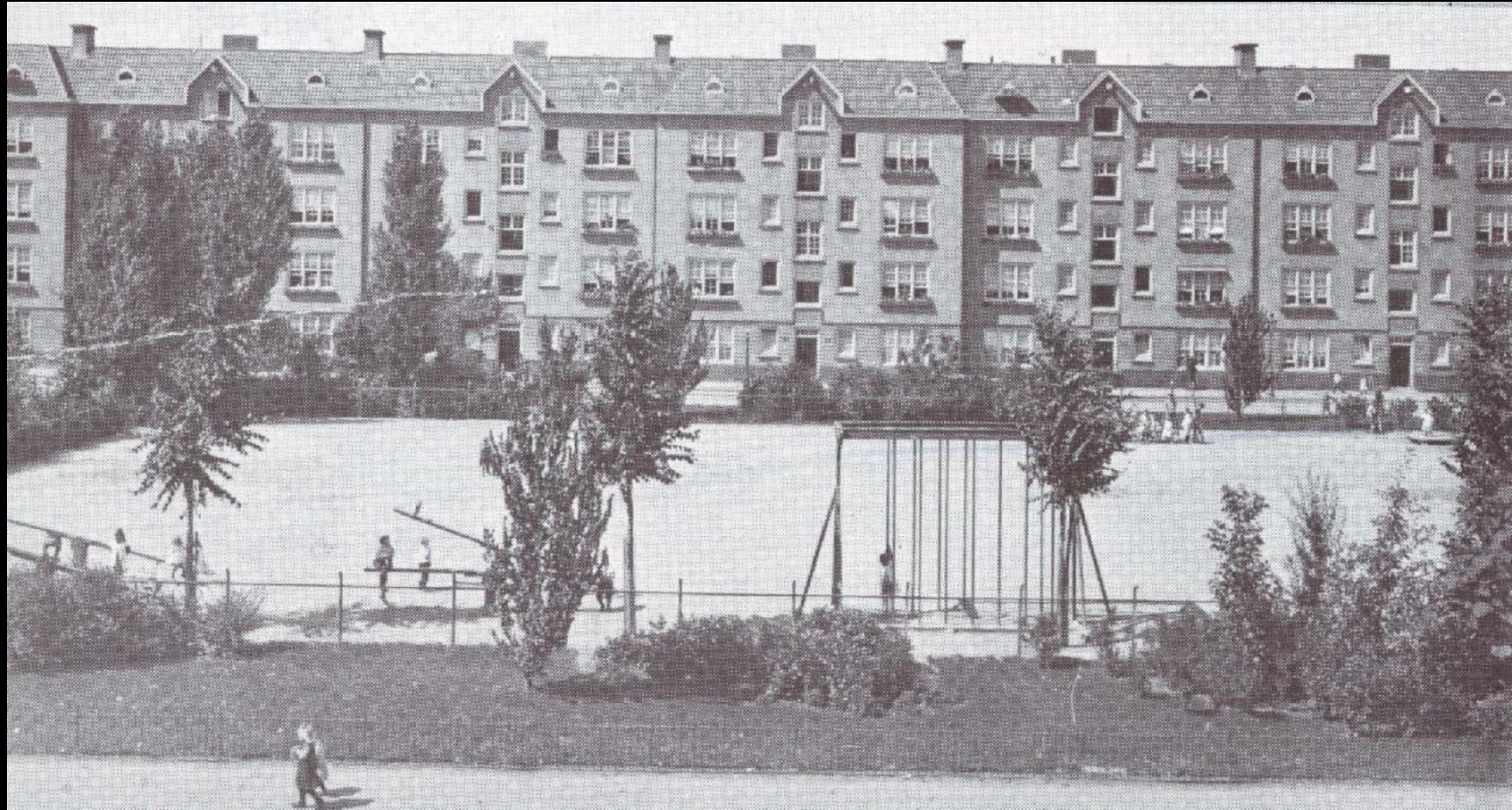






The Housing Law (1901) made it possible for independent non for profit Housing Associations to build low rent housing with government loans, subsidies and tax rebates. Through the land lease system Amsterdam exerted strong influence on the construction of housing. Social housing started ...and never stopt!



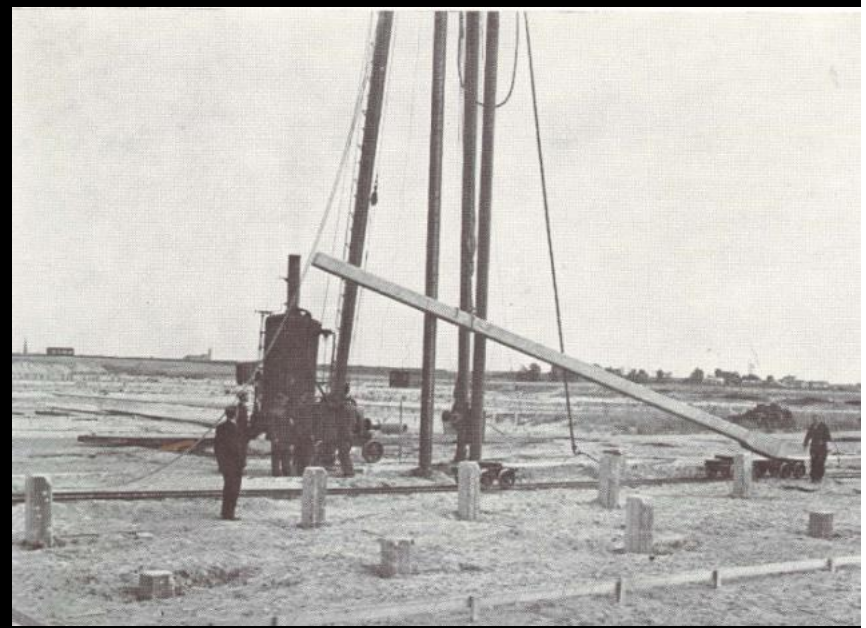
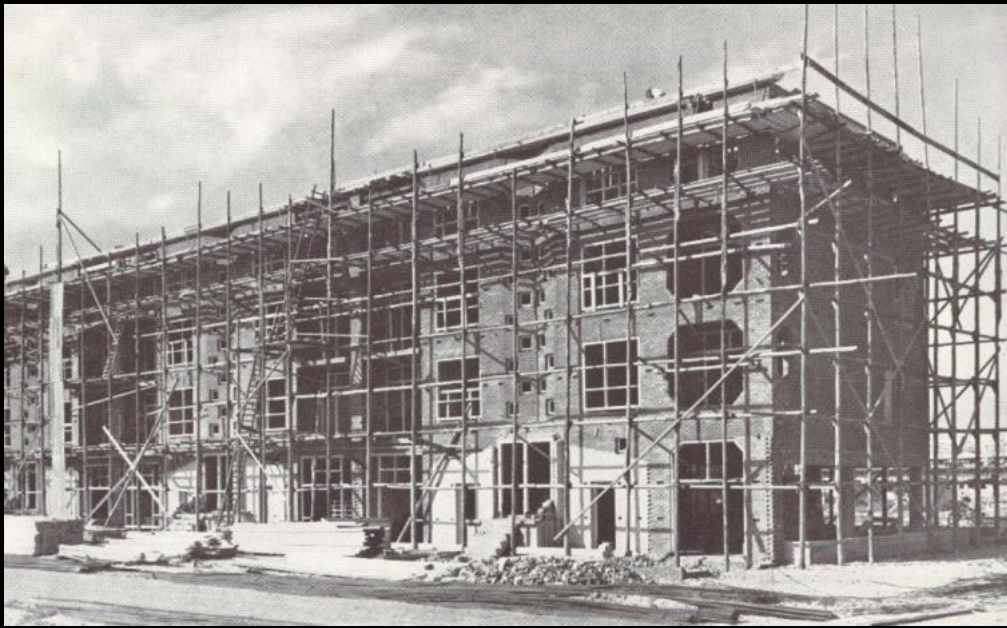
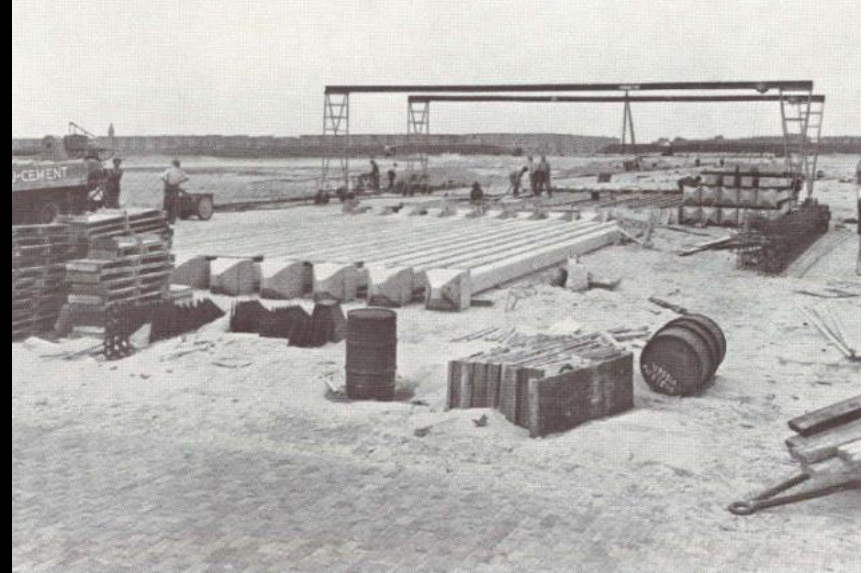
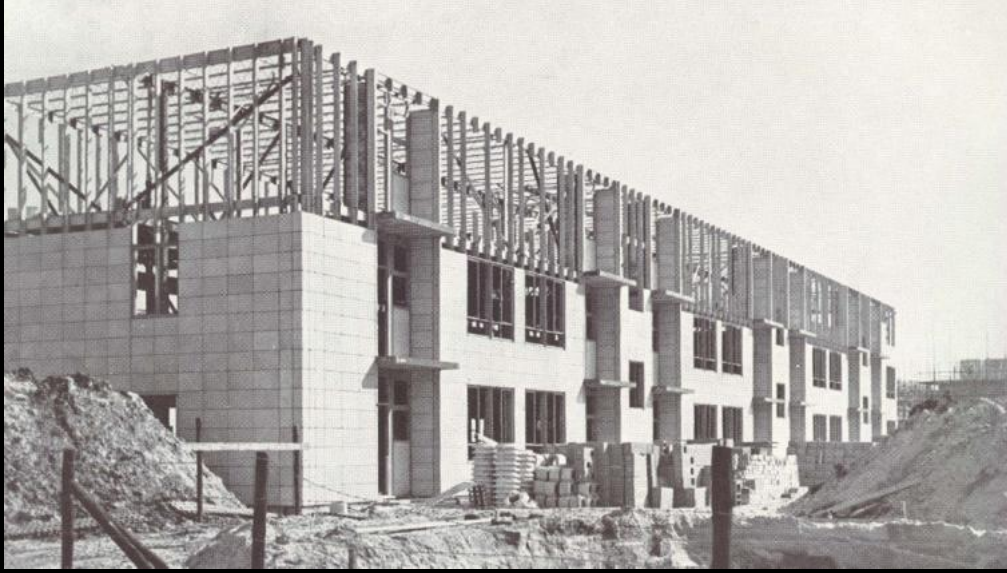


Large scale social housing was built between '20 – '40
Amsterdam School: innovative architecture for the working class.





After WW II: modern low cost garden cities 1945 - 1965









Early seventies
Bijlmermeer
CIAM

1980's

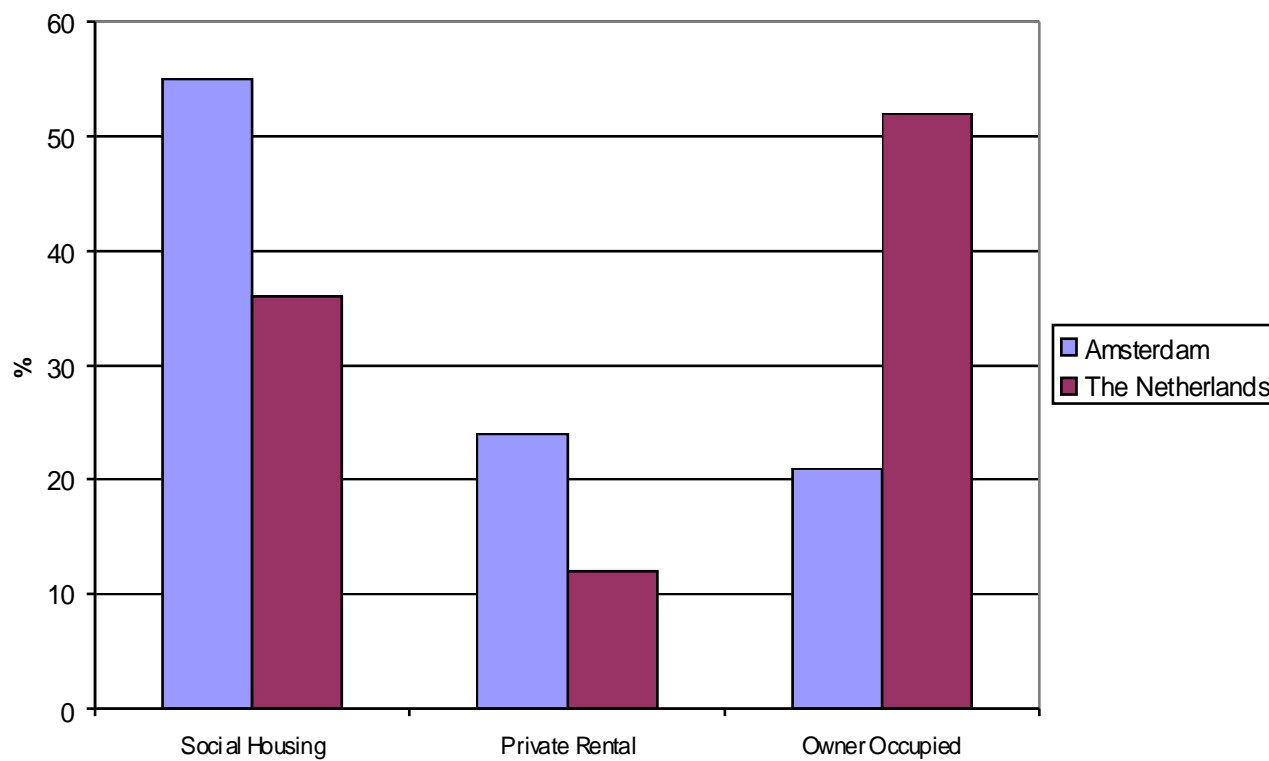
Urban renewal in pre-war neighborhoods
Thousands of private-rented homes were demolished and
replaced by homes built by housing associations.





Amsterdam compared to The Netherlands

Ownership of the housing stock in Amsterdam and the Netherlands





Current challenges

- § Stagnation of housing production
- § Stagnation in housing market
- § Shortage for middle income groups
- § Shortage for large low income households
- § Housing stock not suitable for care at home or other specific needs



Current goals

1. Varied and affordable housing supply
2. End quantitative shortage in the housing supply
3. End shortages for special groups (elderly people, handicapped, students, large families)
4. Encourage differentiation to prevent segregation
5. Provide opportunities for middle-income groups



Policies and means

Specific instruments local government:

- § Land policy (housing production, landlease pricing, funding)
- § Fund for urban renewal (money for process and public space)
- § Regulation for sale of (private and social) rental apartments
- § Regulation for distribution of dwellings

And:

- § Agreements with housing associations, city districts and organization of renters



Mutual dependency local government and housing associations on social housing issue

- § Despite housing reform 1990's: strong reliance on HA's
- § New construction share social housing from 100% in 1980's to 30% in the mid 1990's
- § Still HA's deliver 80% of all new housing in Amsterdam
- § Every two years deals are made
- § HA's apply cross-subsidisation and sell off revenues for financing social housing
- § The city in return gives affordable land and all sorts of accompanying measures (e.g in transformation areas) and uses a revolving fund to subsidise social housing.

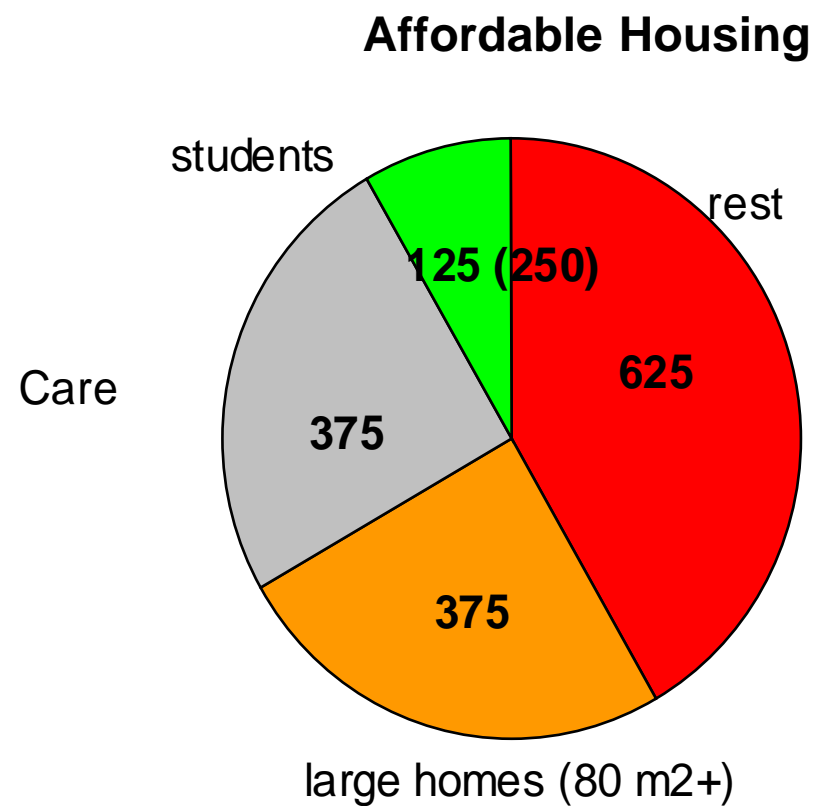


Deal with Housing Associations

Yearly production:

§ 5.000 total

§ 1.500 affordable (rent)





Additional agreements

§ Availability of housing stock

- 10.000 mutations, 65% to low incomes, 85 % to lower middle incomes, 15% to higher middle incomes (< €1.000)

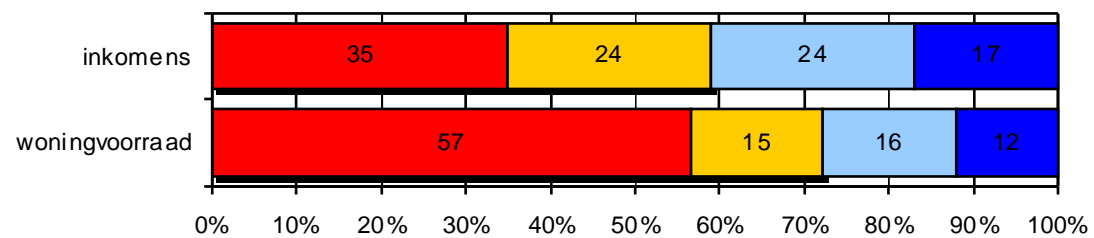
§ 30.000 selling permits until 2016

§ Starters loans (Interest free)

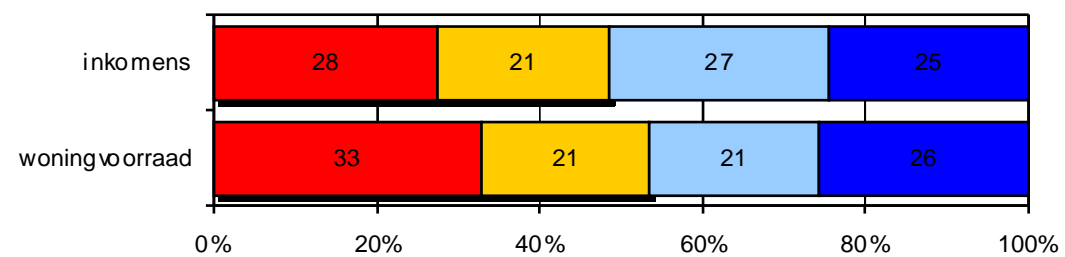
§ Urban renewal



2008



2020

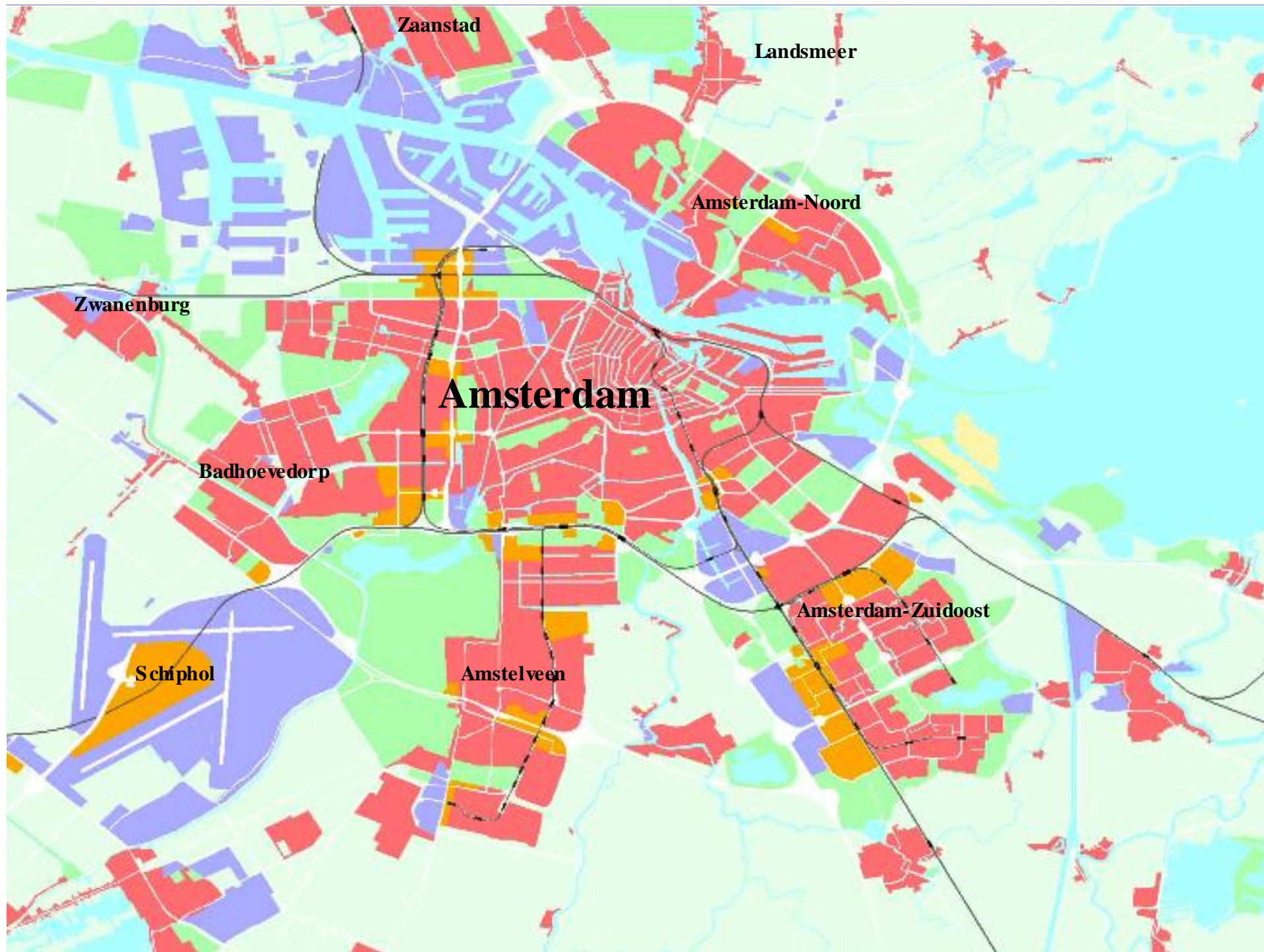




City of Amsterdam

Financing urban projects in Amsterdam

Keimpe Reitsma
Development Corporation Amsterdam
May 22, 2008



Zaanstad

Landsmeer

Amsterdam-Noord

Zwanenburg

Amsterdam

Badhoevedorp

Amsterdam-Zuidoost

Schiphol

Amstelveen



First of all some data

- § In Amsterdam we have approximately 250 active spatial plans
- § Divided over 14 districts and the Development Corporation
- § Some are very small (financial size less than €500.000)
- § Some are very large (IJburg: way over €1 billion)
- § Total investments in spatial plans in 2004: €427 million
- § Total revenues in spatial plans 2004: €416 million
- § We have a central consolidation of plan results



Planning Stages

- § Stage 1: Strategy and strategy decision
- § Stage 2: Research and project decision
- § Stage 3: Program, design and investment decision:
go/no go
- § Stage 4: Realisation



When does monitoring start?

- § It starts in the plan development stage:
 - The districts make their plans (including **the project department of the development corporation**)
 - The audit department of the development corporation** gives an advise
 - The districts bring their plans to the City Council
 - The city council takes a “go/no-go-decision”
 - Only from that moment on the spatial plan is “active”
- § At that moment the plan is marked as such in the central planning system
- § Deficits are being reserved in the equalisation fund(s)
- § By doing so, spatial planning is disconnected from the annual budget



What systems do we use?

- § A central system for financial planning and budgeting the spatial plans and calculating the plan result (>1992)
 - That system is connected to the financial administration
 - The districts use it on the spot
- § A central system to register the housing program throughout the years (>1995)
 - The system is filled by the development corporation
 - The districts provide the information



Plan calculation

§ Costs

Acquisition and demolition
Site preparation for realisation of
real estate (e.g. sewage,
technical constructions)
Plan related infrastructure

§ Revenues

Land value (\pm capitalized
50-year rent)



How does the process go on?

- § Twice a year the Development Corporation gathers all the plan information (**Result Active Plans**)
 - The first time in March: connection with the financial administration
 - The second time in October: the basis for the annual account
- § During the making of the annual account, the equalisation funds are actualised
- § We add-up all planresults
- § The basis is the “**autumn-RAP**”
- § We make a financial look-through for the coming years
- § The City Council uses that information in the budget process for the next year(s)

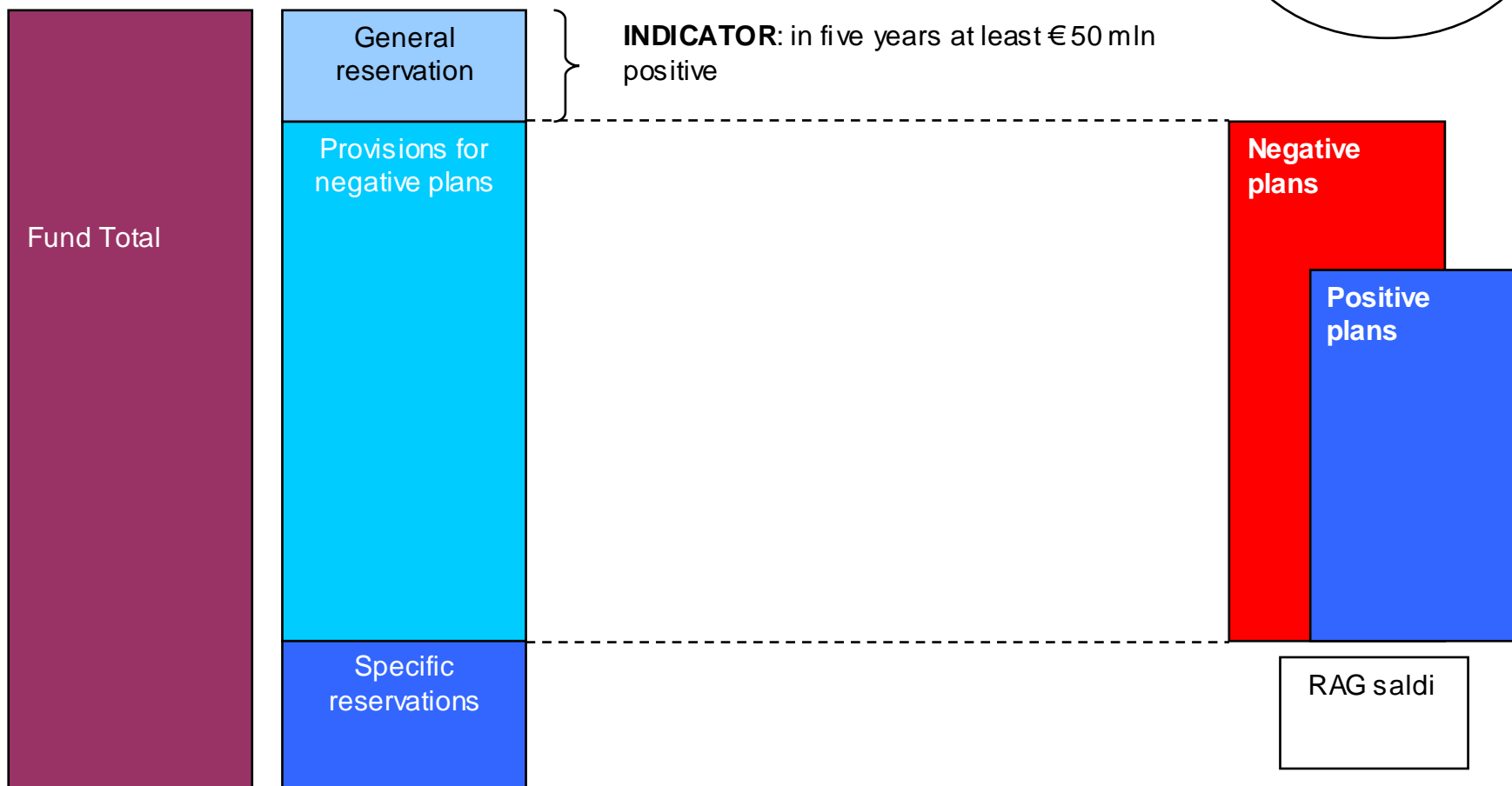
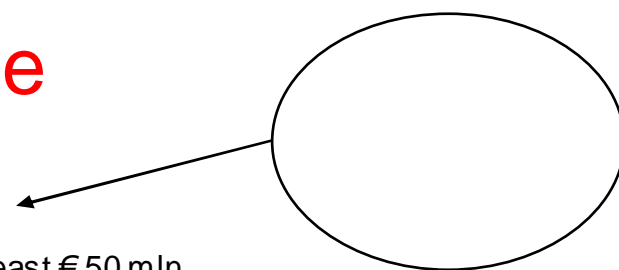


The Equalisation fund

- § Generated (mostly) by positive planresults
- § We make reservations for all Net Present Values of the plans with a deficit (NPV's can be added)
- § In good times it is spent on other municipal aims

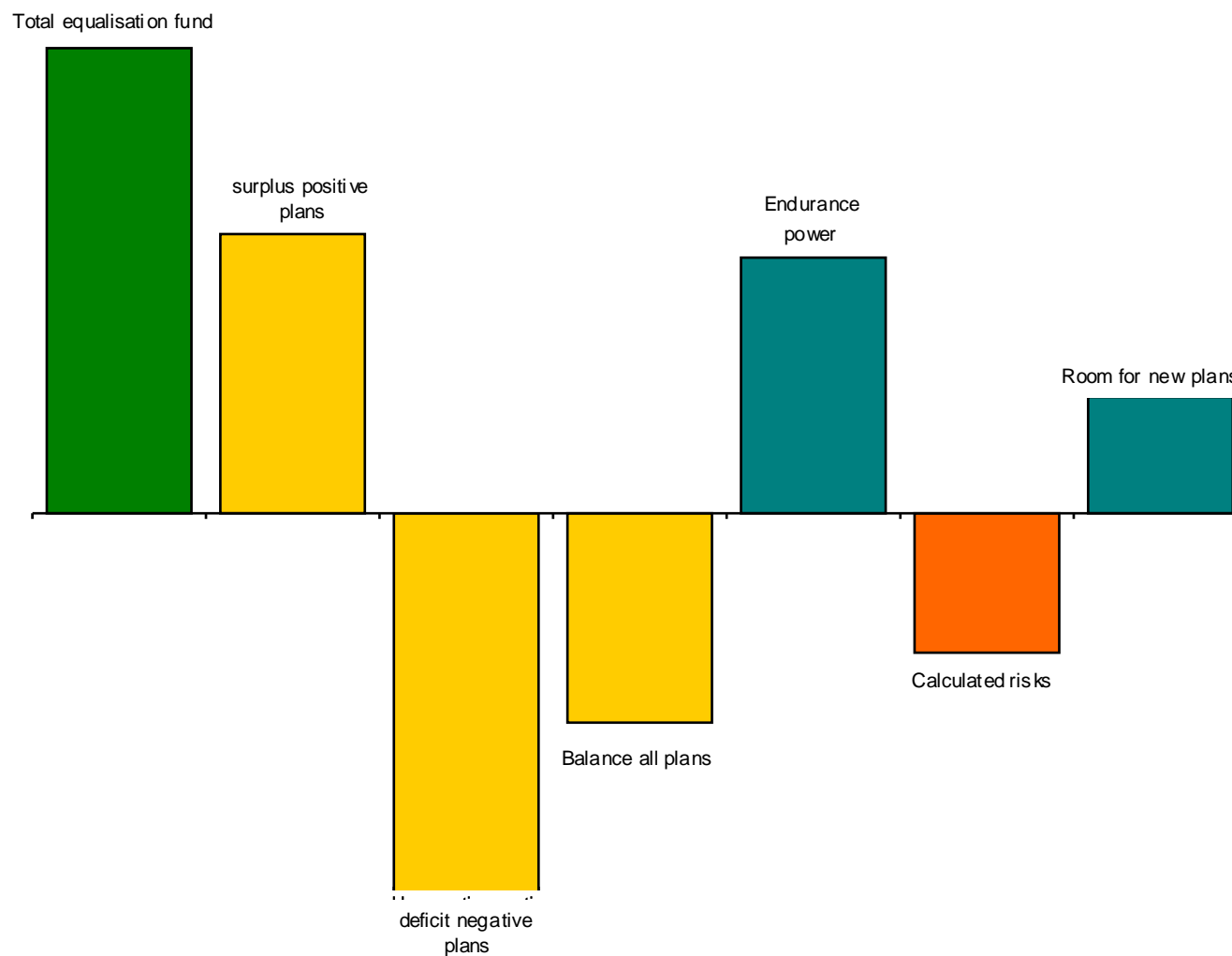


Indicator : general reserve





Indicator : endurance power





Endurance power in mln €

Fund	875
Deficit active plans (jan 2007)	261
Real endurance power	614
Risks = minimum endurance power	558
<i>Room for new investments</i>	56



Decision making

§ Risk analyses

§ Risk management

§ Room for new plans (?)

× Little sister:
× Incentive fund for social housing
×

§ Generated by rent only

§ Spent on urban renewal of post-war areas

Exploitation of land

Stimulation of property renewal (new dwellings or renovation)

Specific social housing achievements

§ Amount: € 250 mln between 2000-2020 (net present value)