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Ministerie van Binnenlandse Zaken en
Koninkrijksrelaties

Wohnen für alle in the Netherlands

*Een thuis voor
iedereen*

Richard Derksen

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- The Netherlands will reach a population of 18 mln in 2024. There are 8.1 mln homes of which 2.3 mln are in the social segment. Roughly 170.000 homes in the social segment become available each year, so this is about 7%.
- Like in many other countries the Netherlands also has a shortage of homes: 4.8% at the moment. We need to build at least 981.000 homes by 2030 including 250.000 homes for social housing.
- We see a growing competition between groups of people in the social housing sector. A lot of people find it difficult to find affordable housing or even housing at all. Some people find themselves in a more disadvantaged position than others.
- We find two particular groups of people for which the housing market does not function automatically, and government action is needed.
- On the one hand we see people that are depended on housing to build up their lives again. Some of these people are also depended on extra care. We refer to homeless people or people leaving a place of nursing care in an intramural institution. But also victims of domestic abuse or human trafficking. And people seeking asylum who have been granted a residence permit.
- Next to these groups of people that are in a real vulnerable position in the housing market, we see groups of people that require special housing conditions

such as labor migrants, students and groups of travellers such as Roma and Sinti.

- With our national program *A home for everyone* five ministries, the Association of Netherlands Municipalities, the Association of Provinces of the Netherlands and the organization of housing corporations Aedes work together on improving the housing conditions and related issues for all these people.



Estimated number of people

Between 26.600 and 100.000 homeless people, estimates widely vary

Annually 8.000 women and 3.300 children in women's' shelter

Annually 8.000 people leaving supported housing

Annually 500 people from forensic supported housing, 500 people from forensic psychiatric care, and between 1.350 - 2.350 ex-detainees seeking housing,

Annually between 25.000 - 40.000 home seeking residence permit holders

Influx of more than 57.000 labor migrants

435.300 domestic and foreign students (2022-2023) depended on student housing

A total of 60.000 - 70.000 'travelers' people for whom living in a mobile home is part of their cultural heritage

An unknown number of informal care providers and receivers and people with a social or medical urgency seeking another home

Not including people seeking asylum and displaced people from Ukraine.



For some groups is difficult to find more exact numbers. E.g. for the homeless people the official number is much lower than the unofficial number. Also in the official number the homeless people are mostly male, while in the unofficial number there are also many women and children.

The total number of labor migrants is about 800.000.
There are roughly 125.000 people from the Ukraine.

We believe mixed housing of different groups can build stronger communities. E.g. "LARS and LILY" are midstay-rental apartments for students, residence permit holders, newly divorced people, labour migrants and starters on the housing market. Example of a factory manufactured modular buildingproject. We also advocate intergenerational housing wher students get a discount on their rent if the provide some assistants or company for the elderly people in the same building.



Program *A home for everyone*: main objective



- ✓ Create sufficient affordable housing for all those in need of special protection on the housing market,
- ✓ with all municipalities taking a fair share,
- ✓ in combination with proper healthcare and welfare care.

In 2022 the government issued the *National housing and building agenda* together with six programmes covering a wide range of housing topics. One of the programmes is *A home for everyone*

The program *A home for everyone* tackles with a number of 'flaws' in our policy-making:

- We had policies for each different group of people. For homeless people, for students etc. The real problem is a shortage of affordable homes so this approach lead to more crowding-out between groups of people.
- There were no legal instruments to ensure the building of affordable housing.
- There is a disbalance in the available social housing between municipalities. This leads to deterioration of living conditions in some areas in cities with high concentration of social housing.
- Our housing corporations were burdened by ever growing demands without taking into account their investment perspectives.
- Housing policy and health, welfare, social policies were too much separated domains.



Achieving our goals: more housing

Slogan: Build, build, build

- ✓ Building 250.000 social housing units by 2030
- ✓ Building 37.500 movable homes 2022 t/m 2024
- ✓ Creating 60.000 extra student units by 2030
- ✓ Subsidy programs for specific housing.

National objective: 981.000 extra homes by 2030



For our elderly people by 2030

- ✓ Build 170.000 homes without stairs or doorsteps
- ✓ Build 80.000 clustered homes
- ✓ Build 40.000 homes equipped for home care.

Government, provinces and municipalities together have translated the national building objective into 35 regional housing deals. In each deal every municipality has a specific building target. We are now in the process of refining these deals to incorporate the specific building requirements for elderly people, students and other groups of people with specific types of housing.

By 2040 the group of people over 65 will increase by 40%; the group of people over 80 will double.

This year new legislation, the Housing Governance Act, is foreseen to ensure the building of enough homes as planned in the housing deals.



Achieving our goals: fair share approach

Enforcing a better balance in housing segments by law

- ✓ At least 2/3 affordable housing *national/ provincial/regional level*, of which 40% midrange segment:
 - *Municipalities with a social housing share above the national average (27%):* 40% building plans in midrange segment
 - *Municipalities with a social housing share below the national average:* 30% building plans in social housing and 37% in midrange segment



2/3 municipalities are below national average in social housing.

Affordable = social housing (rent < 880 euro) + midrange segment

Midrange segment = rent > 880 euro - <1100 euro and owner-occupied houses with a buying-price up to 390.000 euro

The Housing Governance Act ensures that environmental plans include the building of 2/3 affordable houses and 30% social segment or 40% midrange segment. This also provides clarity for commercial real estate developers.



Achieving our goals: new Housing Governance Act

Wet regie op de volkhuusvesting



Wat verandert er?

Overheden krijgen het juiste gereedschap om te sturen op **hoeveel, waar en voor wie** we bouwen.

Mandatory national, provincial and local housing plans to ensure sufficient housing for all inhabitants including homes needed for the elderly and groups in the national program A *home for everyone*.

Mandatory local priority allocation regulations to ensure housing for most vulnerable people.

Mandatory regional *fair share* based on voluntary agreement, backed with legal percentage (15% of all available social housing) in case no agreement is reached.

Municipalities must include healthcare and welfare organisations in local agreements between the municipality, housing corporations and tenant organisations.

The Housing Governance Act ensures that what has been set in motion on a voluntary basis becomes “future proof” and provides ultimum remedium instruments in worse case situations.



Timeline current situation → new situation



2023

National Housing & Building agenda, national programs like 'A home for everyone'

Start drafting of regional housing plans for groups included in 'A home for everyone'

Start drafting of local regulation for priority housing and regional fair share agreement



2024

New Housing Governance Act enters into force (depending on parliamentary decision)

Further drafting of regional housing plans for groups included in 'A home for everyone'

Further drafting of local regulation for priority housing and regional fair share agreement



2026

National, provincial and local plans to ensure the housing for all inhabitants completed

Plans for the housing of the groups included in 'A home for everyone' incorporated in the housing plans

Local regulations and regional fair share agreements enter into force.



There is a lot of energy everywhere in the Netherlands to improve housing conditions.

We also see innovations in building such as factory manufactured houses that can easily be assembled on site and wood constructed residential buildings.