



A place for all households in urban areas

Table of content

- Introduction;
- Research Questions;
- Methodology;
- Results;
- Conclusion;
- Discussion.

Introduction

<https://www.mentimeter.com/s/228df92adfaf88ed1fb1f5e14e0f4f32/f8a42fad68c0>



STAD

Woningnood onder Amsterdammers met een middeninkomen: 'Frustrerend en moeilijk'

14 maart 2020, 13.00 uur · Aangepast 14 maart 2020, 13.14 uur · Door Redactie

Een huurhuis vinden in Amsterdam is voor mensen met een middeninkomen een zware opgave. De huurprijzen stijgen in rap tempo, waardoor er weinig betaalbare woningen vrijkomen. Daarbij krijgen woningzoekenden vaak te maken met een onhaalbare inkomenseis.

Problem statement



- Increasing housing prices;
- Tightening the terms and conditions for taking out a mortgage;
- Flexibilization of the job market;
- Marking out a social housing income limit;
- Shortage of private rental housing;
- Increasing rental housing prices;
- Income does not increase to the same extent.

Concepts

- Middle-income (€36,798 - €51,750);
- Housing affordability;
- Housing preferences;
- Spatial standards.

Main research question

“How can the rental housing supply in urban areas in the Netherlands, that is affordable for middle-income households, be increased following their preferences?”

Research questions

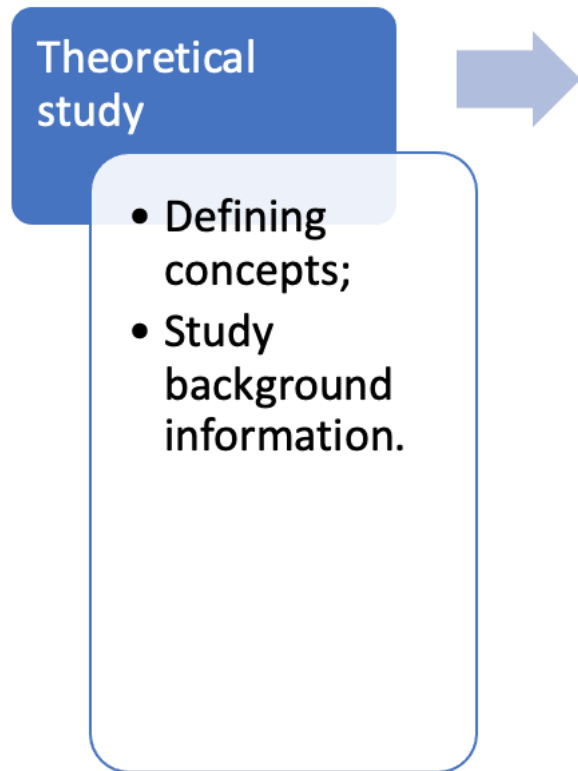
Housing affordability and housing preferences in relation to rental housing supply

1. Which types of middle-income households can be distinguished?
2. What is the maximum affordable base rent for middle-income households?
3. What housing characteristics does Groot-Amsterdam's mid-segment rental housing supply have?
4. In what kind of rental housing do Groot-Amsterdam's middle-income households currently live and does this housing meet the affordability and spatial standards?
5. What housing preferences do Groot-Amsterdam's middle-income households have and do these preferences meet the affordability and spatial standards?
6. What housing preferences of middle-income households are insufficiently affordably facilitated in the mid-segment rental housing supply of Groot-Amsterdam?

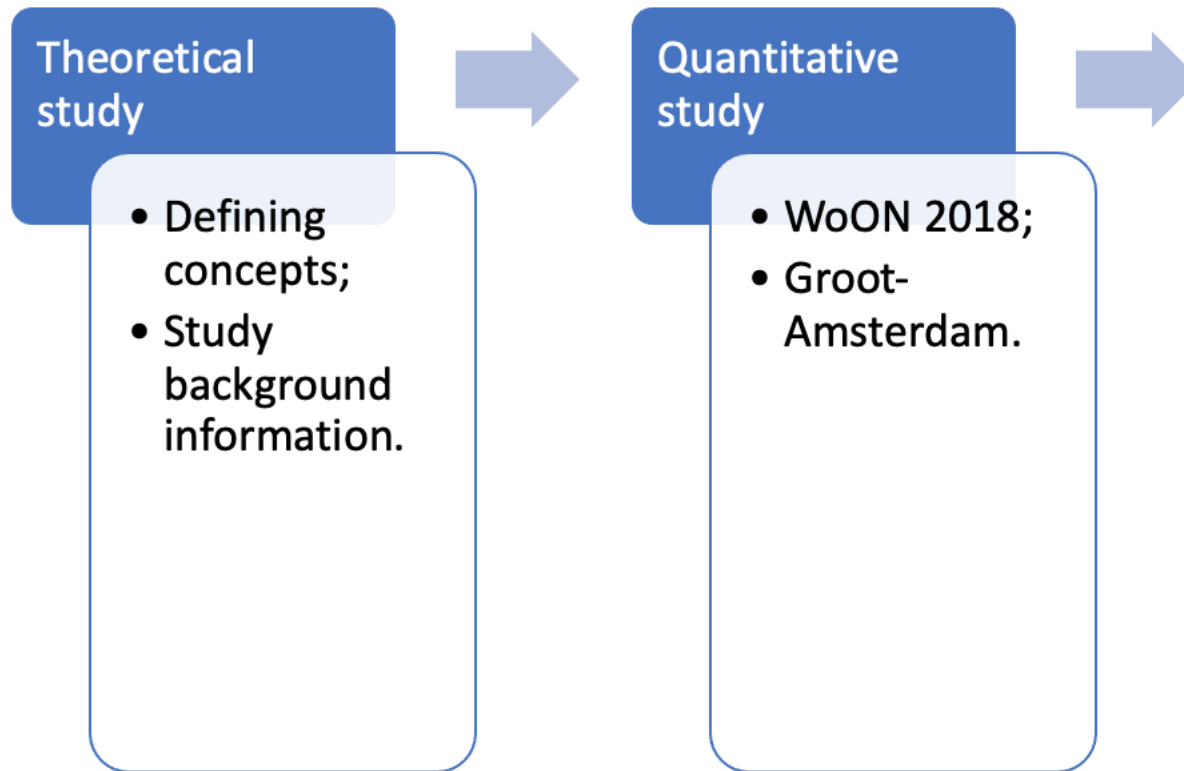
Possible instruments

7. What policy instrument(s) can be used to steer the market towards an increase of affordable housing, for middle-income households fitting their preferences?
8. How can this increased affordable housing supply fitting preferences of middle-income households, be preserved in the Randstad?

Methodology



Methodology



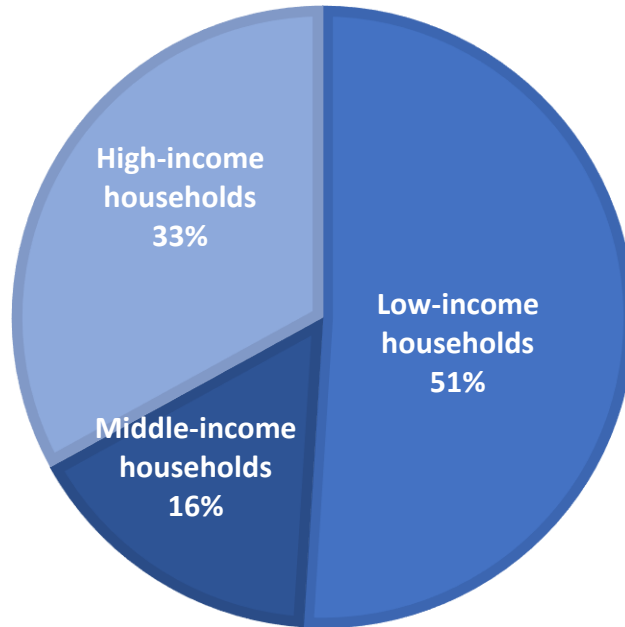
Methodology



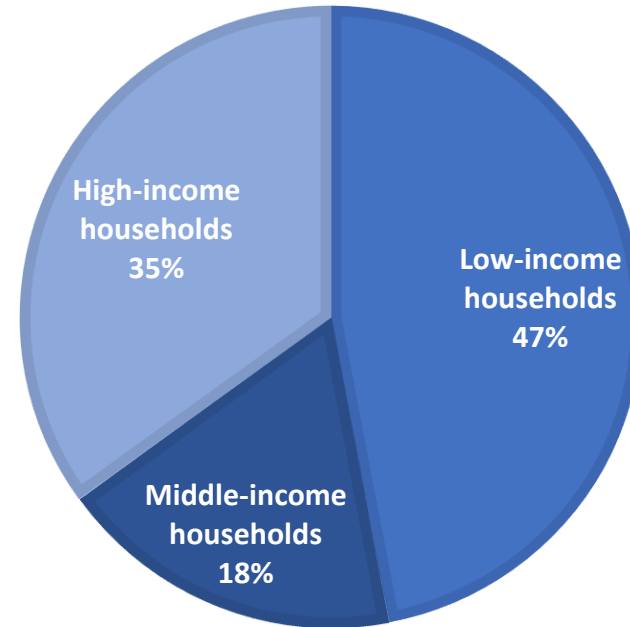
Quantitative study

- Woon 2018;
- Groot-Amsterdam;
- Rental housing supply;
- Comparing income groups;
- Comparing middle-income household types.

Population



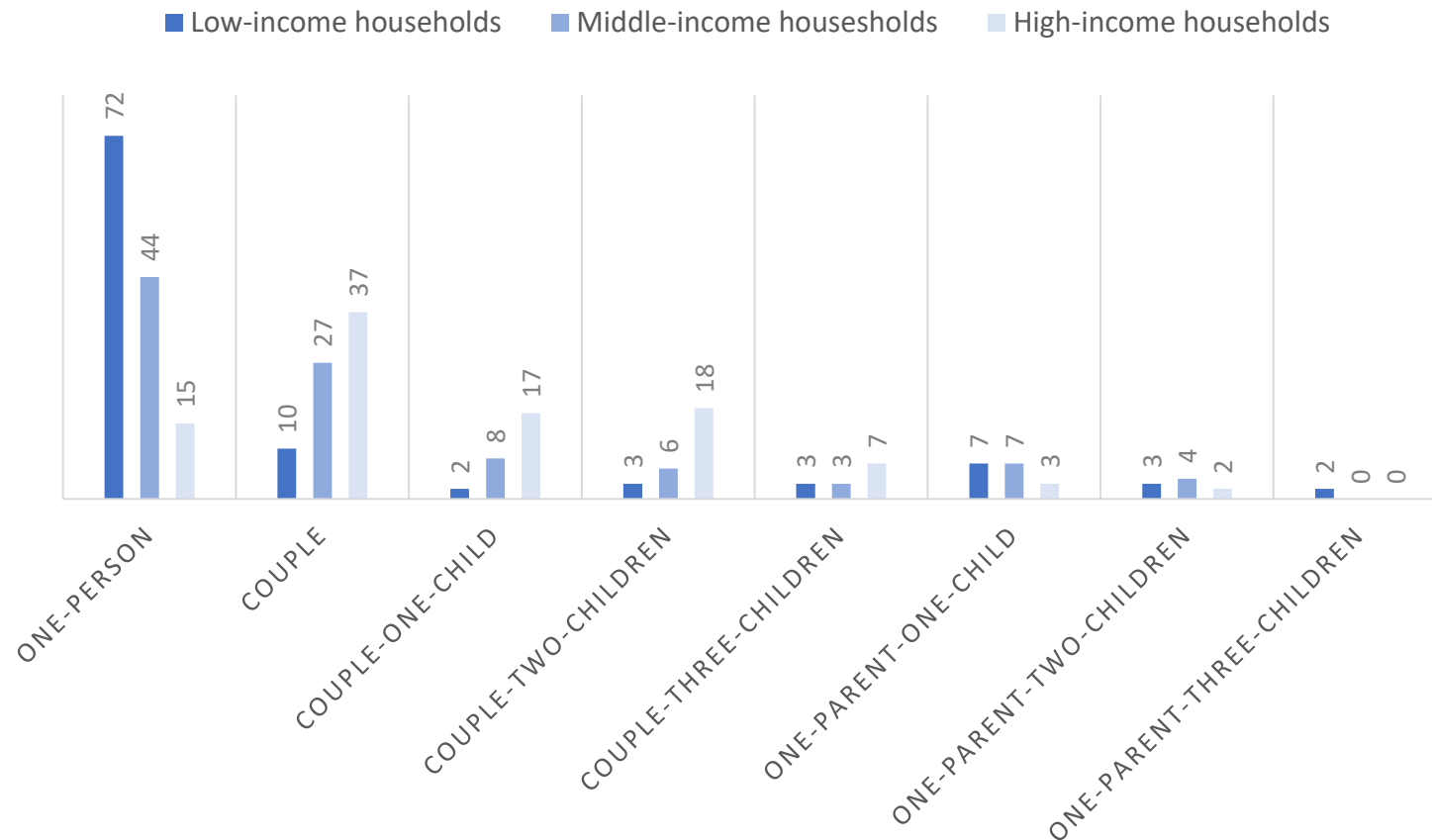
Groot-Amsterdam



The Netherlands

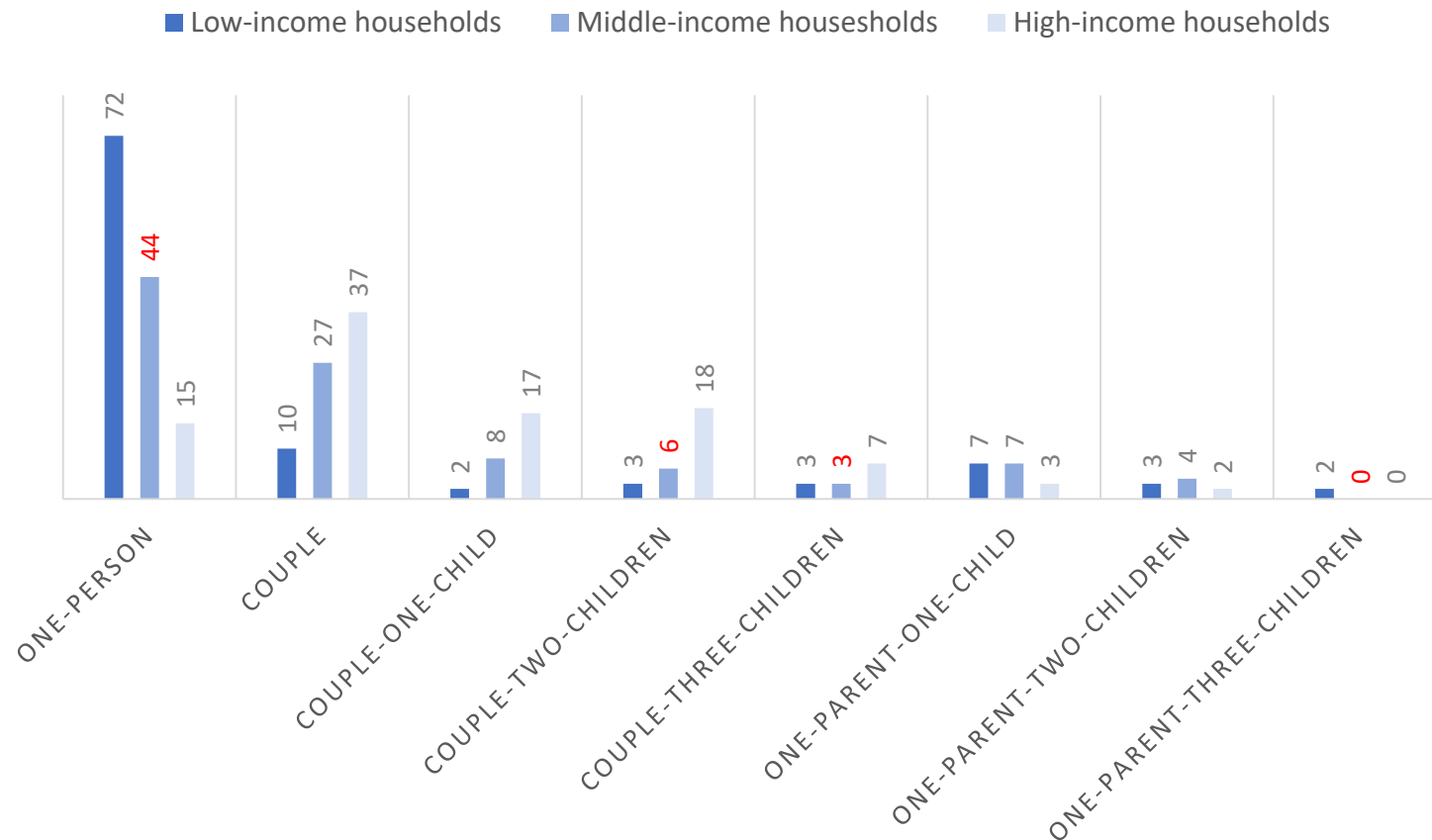
Population

Which types of middle-income households can be distinguished?



Population

Which types of middle-income households can be distinguished?



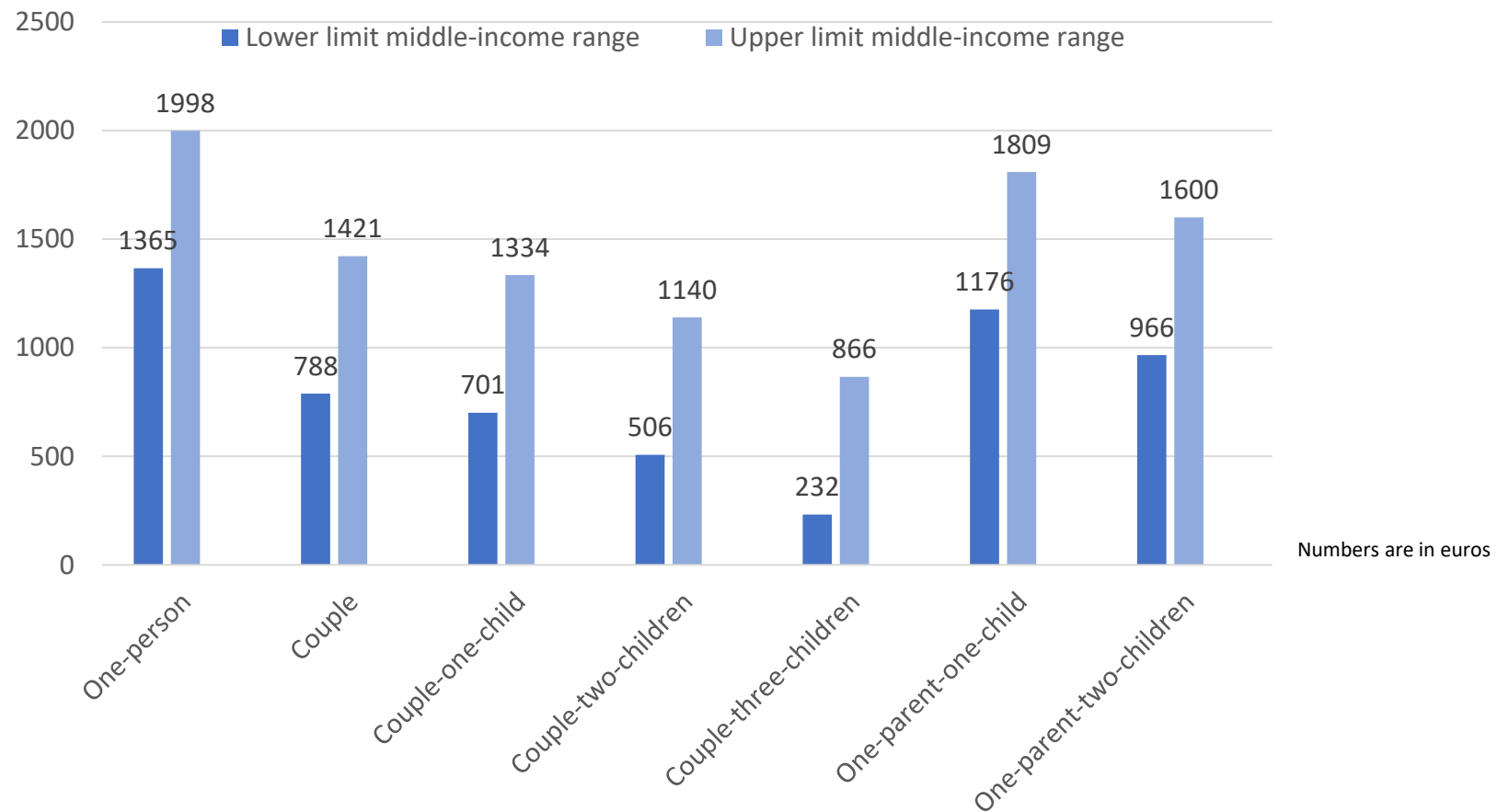
Housing affordability

What is the maximum affordable base rent for middle-income households?



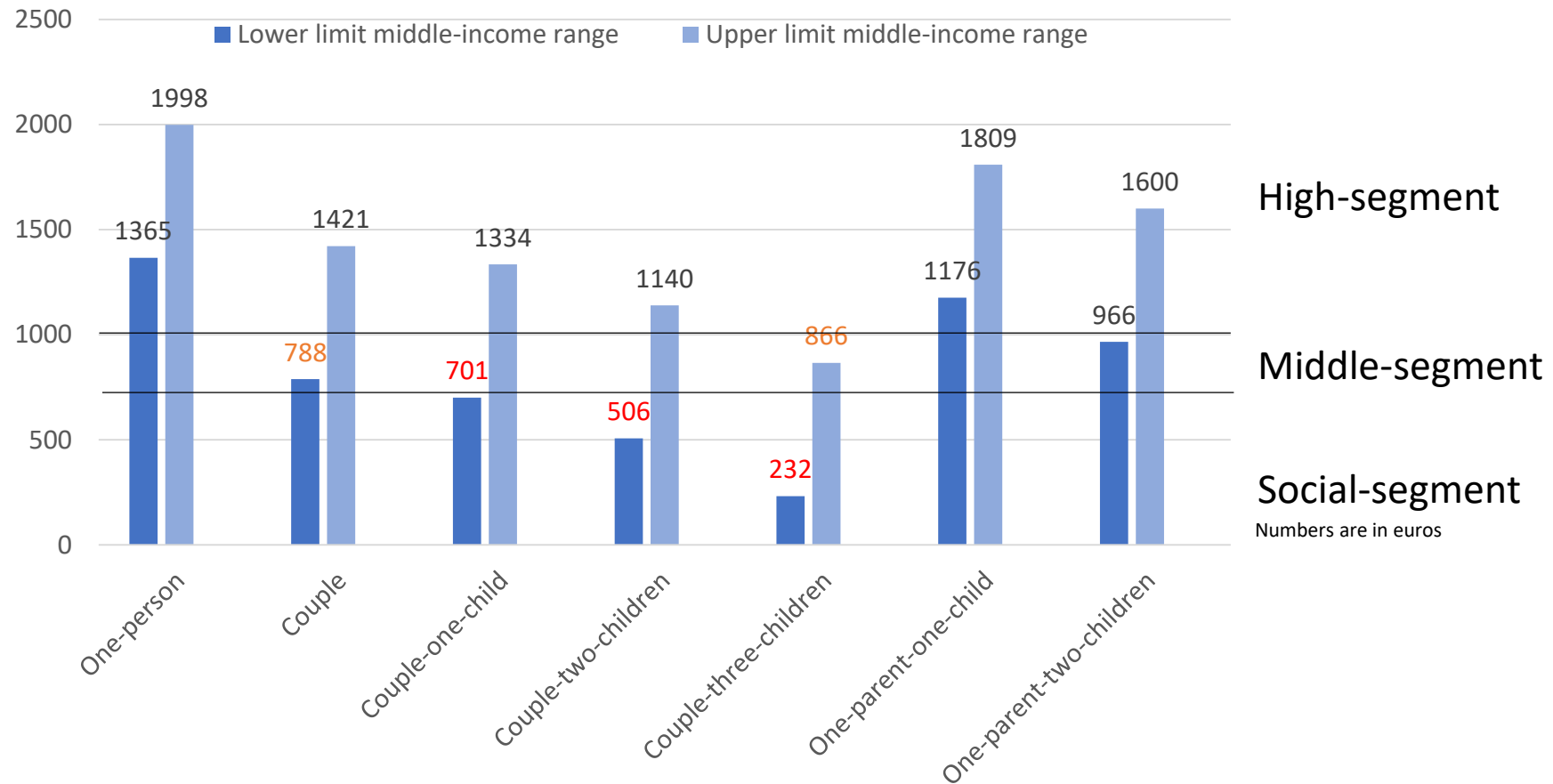
Housing affordability

What is the maximum affordable base rent for middle-income households?



Housing affordability

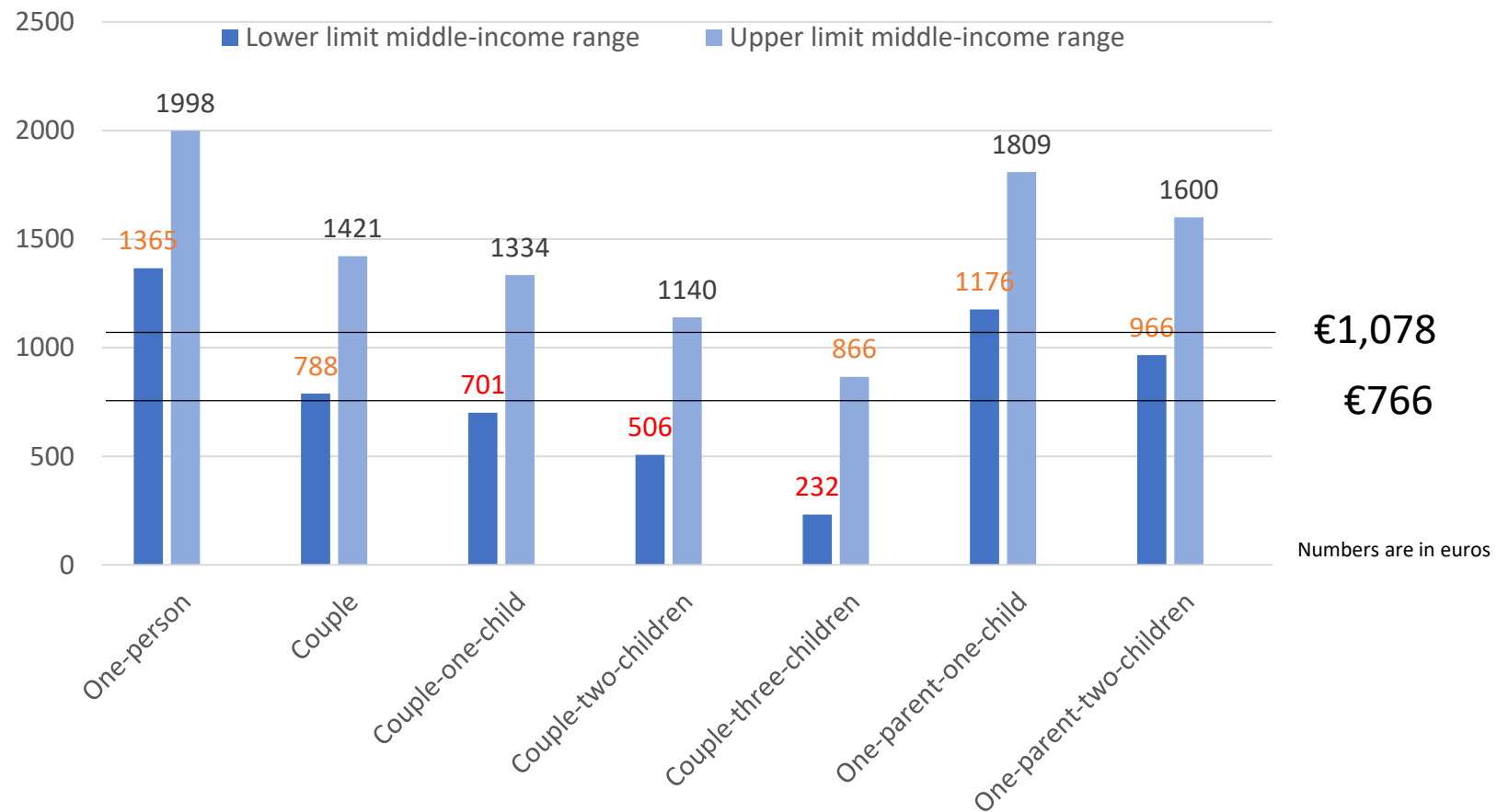
What is the maximum affordable base rent for middle-income households?



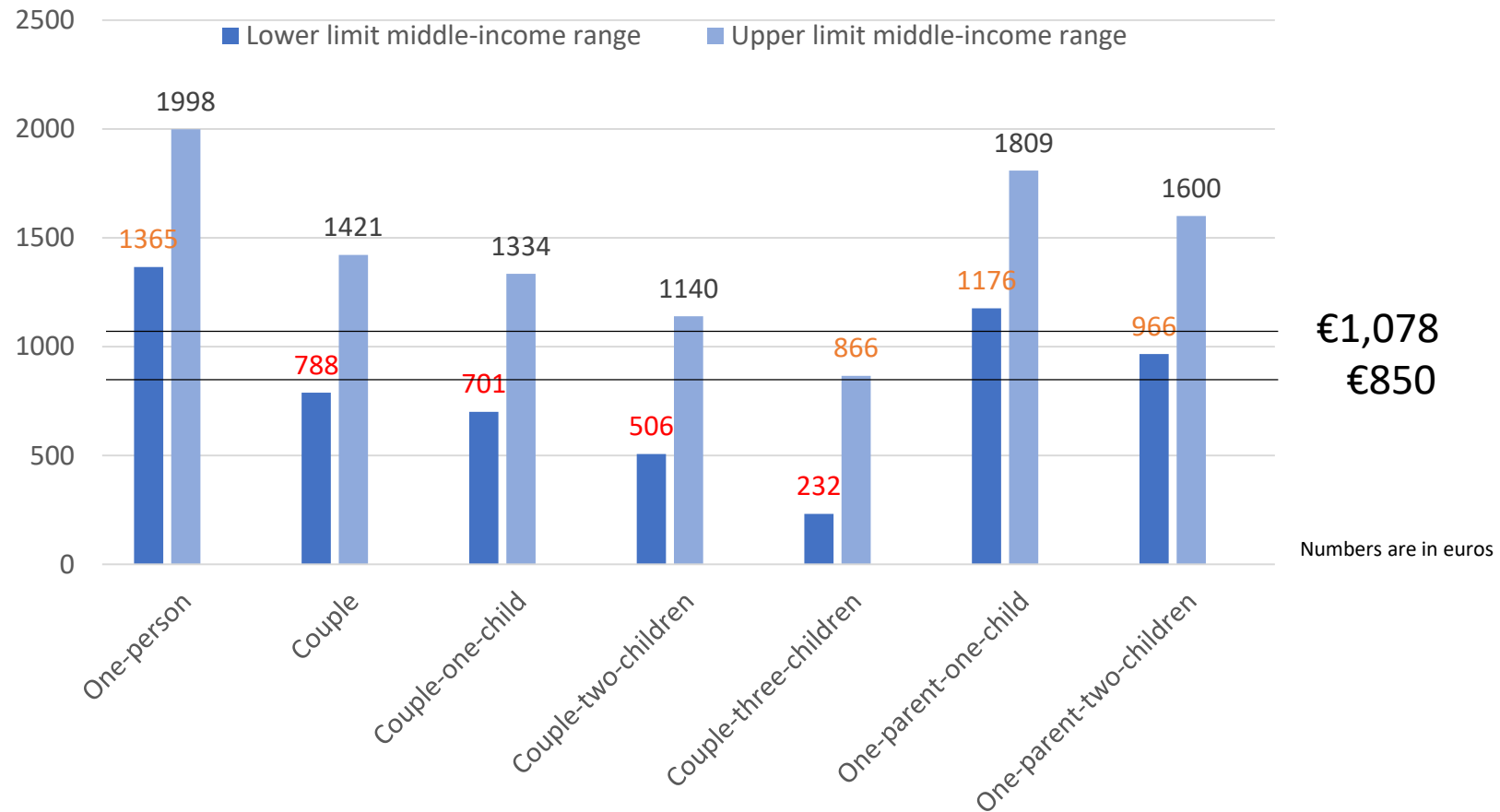
Housing accessibility

- A gross monthly income that amounts to four times the monthly rent

Housing accessibility



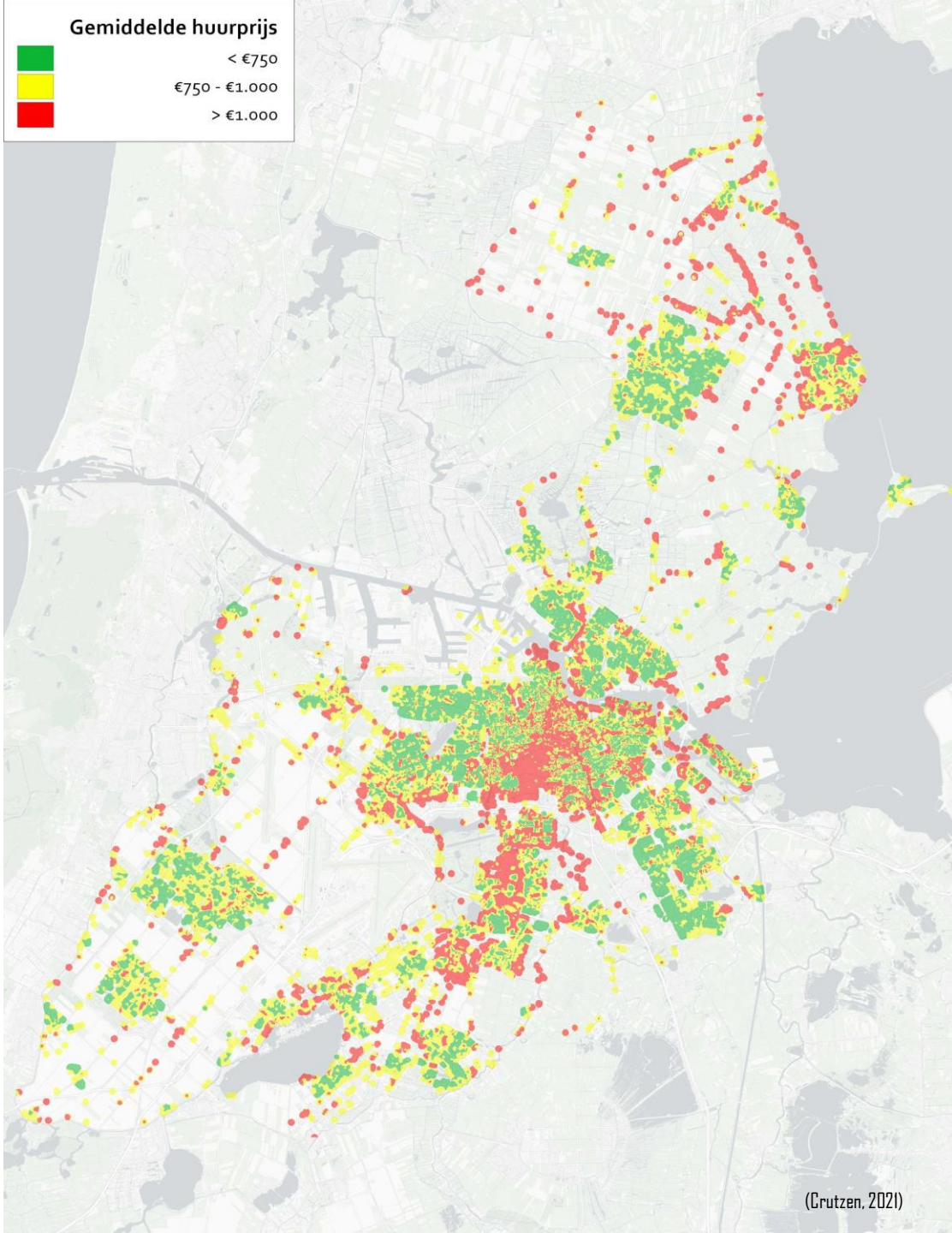
Housing accessibility



Housing accessibility

- Gross income of €40,800 to €43,200;
- Gross median income 2018: €34,500.

Groot-Amsterdam



Groot-Amsterdam

What housing characteristics does the middle-segment rental housing supply in Groot-Amsterdam have?

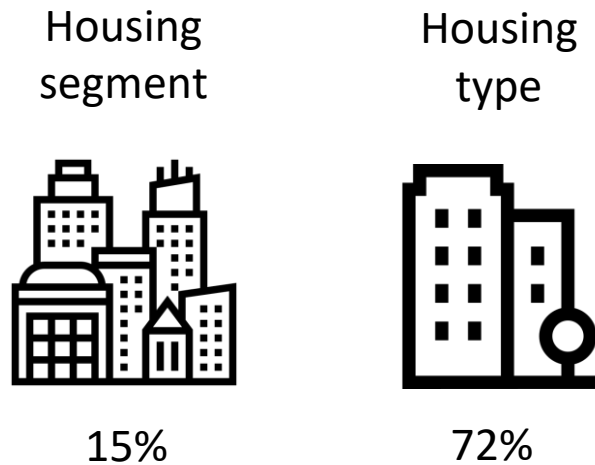
Housing
segment



15%

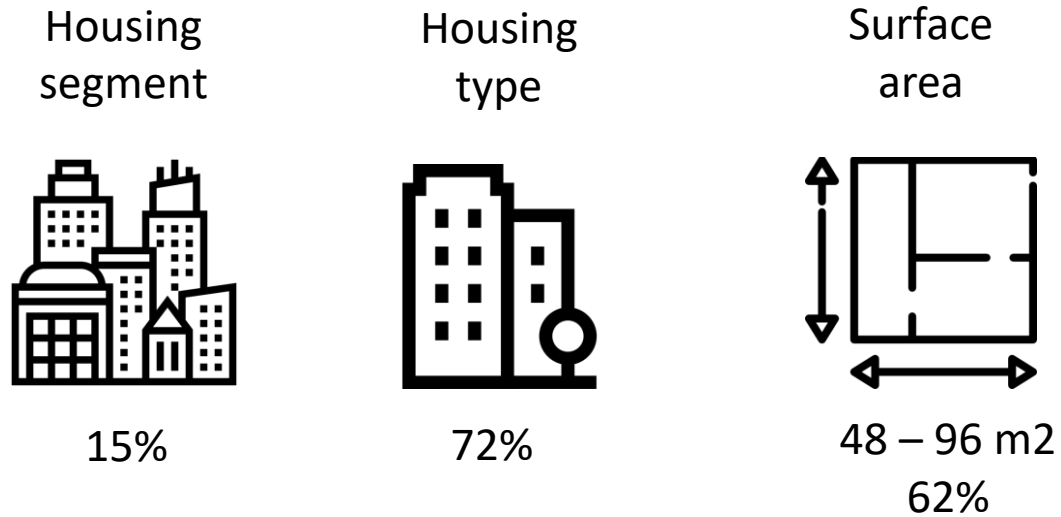
Groot-Amsterdam

What housing characteristics does the middle-segment rental housing supply in Groot-Amsterdam have?



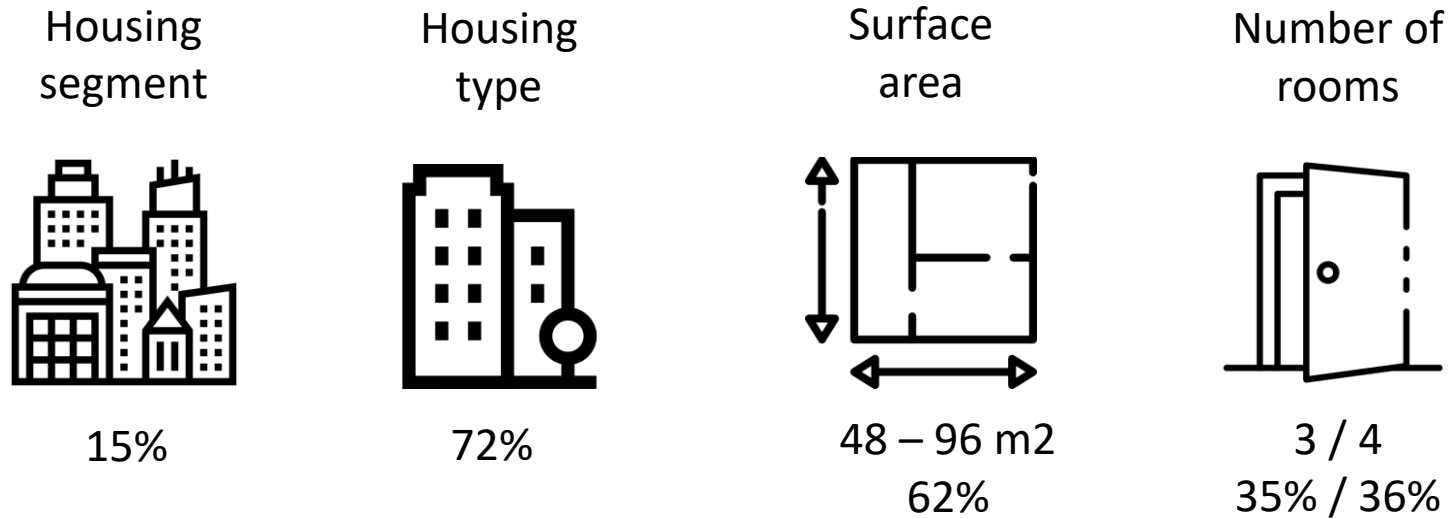
Groot-Amsterdam

What housing characteristics does the middle-segment rental housing supply in Groot-Amsterdam have?



Groot-Amsterdam

What housing characteristics does the middle-segment rental housing supply in Groot-Amsterdam have?



Current living situation

In what kind of rental housing do Groot-Amsterdam's middle-income households currently live and does this housing meet the affordability and spatial standards?

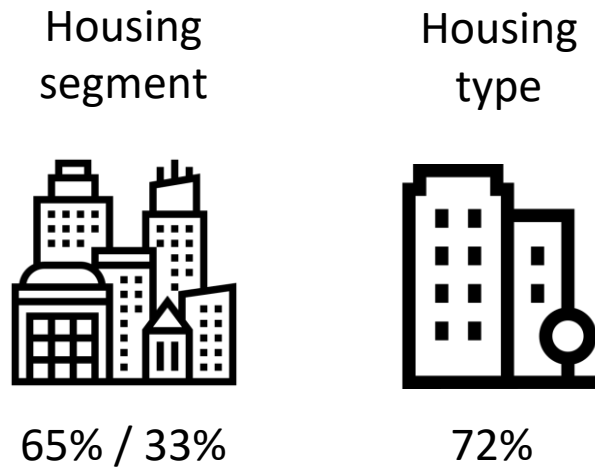
Housing
segment



65% / 33%

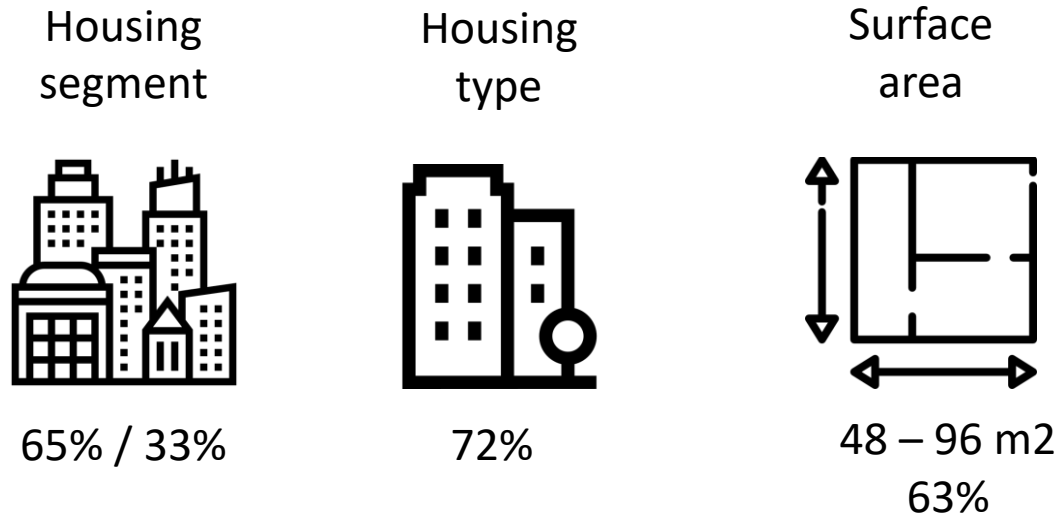
Current living situation

In what kind of rental housing do Groot-Amsterdam's middle-income households currently live and does this housing meet the affordability and spatial standards?



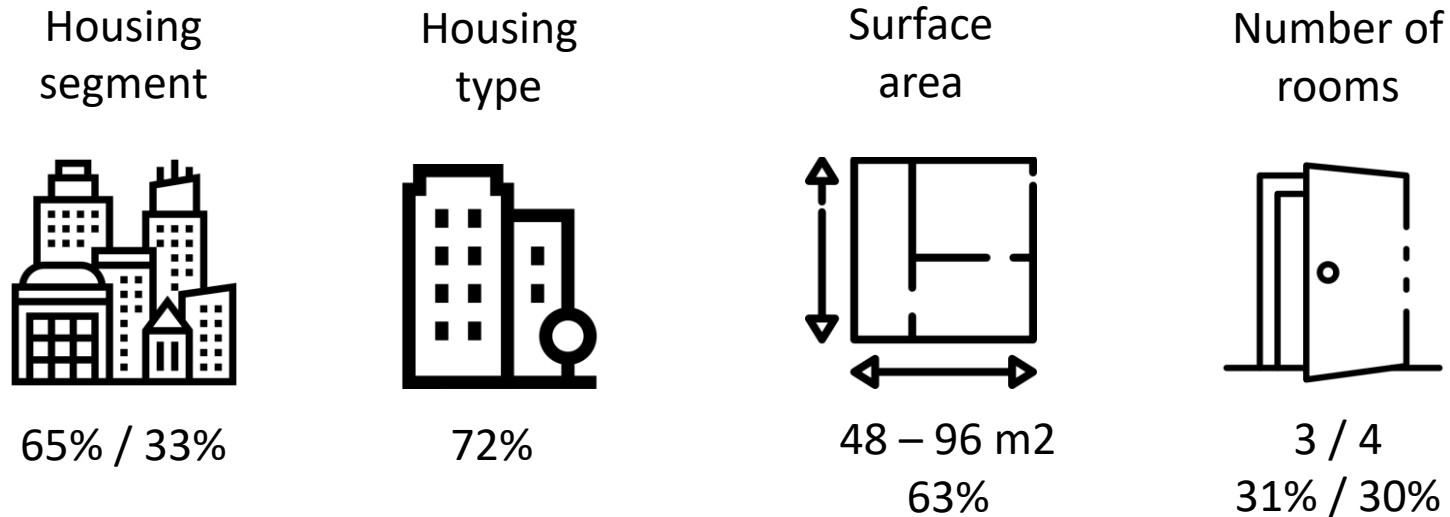
Current living situation

In what kind of rental housing do Groot-Amsterdam's middle-income households currently live and does this housing meet the affordability and spatial standards?



Current living situation

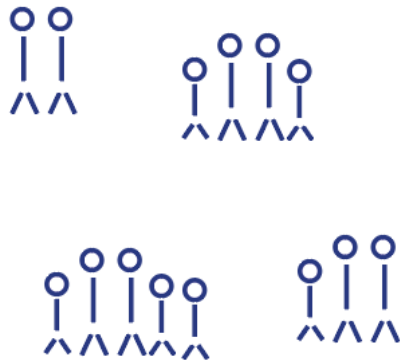
In what kind of rental housing do Groot-Amsterdam's middle-income households currently live and does this housing meet the affordability and spatial standards?



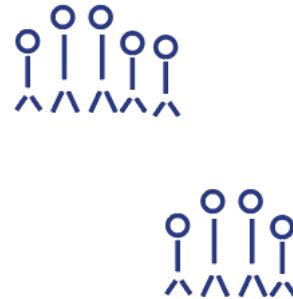
Current living situation

In what kind of rental housing do Groot-Amsterdam's middle-income households currently live and does this housing meet the affordability and spatial standards?

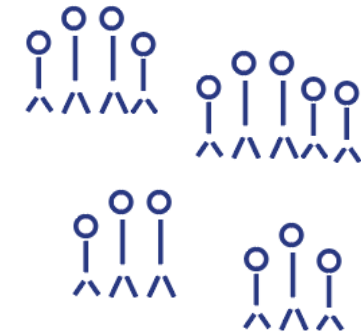
Affordability



Spatial standard:
Surface area



Spatial standard:
number of rooms



Housing preferences

What housing preferences do Groot-Amsterdam's middle-income households have and do these preferences meet the affordability and spatial standards?

Housing
segment



69% / 18%

Housing preferences

What housing preferences do Groot-Amsterdam's middle-income households have and do these preferences meet the affordability and spatial standards?

Housing
segment



69% / 18%

Housing
type



75%

Housing preferences

What housing preferences do Groot-Amsterdam's middle-income households have and do these preferences meet the affordability and spatial standards?

Housing
segment



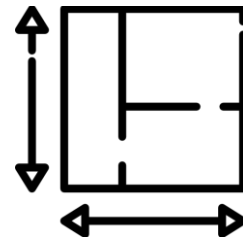
69% / 18%

Housing
type



75%

Housing
surface



48 – 96 m²
68%

Housing preferences

What housing preferences do Groot-Amsterdam's middle-income households have and do these preferences meet the affordability and spatial standards?

Housing
segment



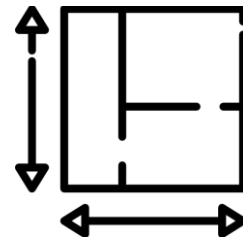
69% / 18%

Housing
type



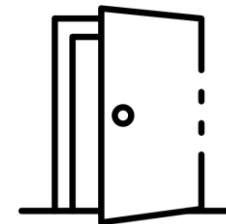
75%

Housing
surface



48 – 96 m²
68%

Number of
rooms

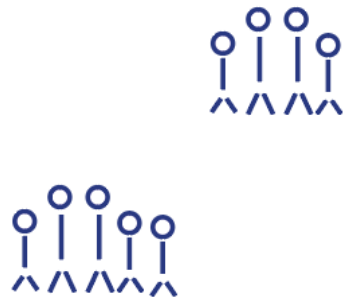


3 / 4
38% / 32%

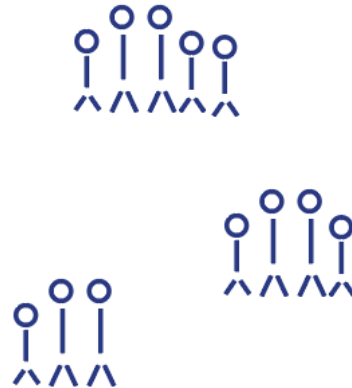
Housing preferences

What housing preferences do Groot-Amsterdam's middle-income households have and do these preferences meet the affordability and spatial standards?

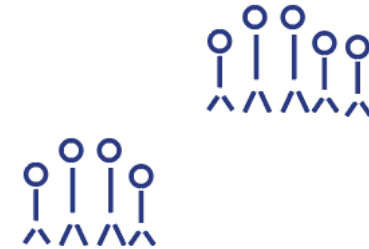
Affordability



Spatial standard:
surface area



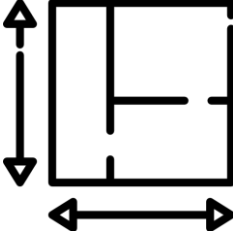
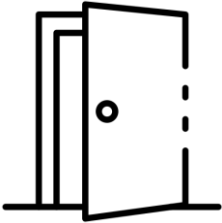


Spatial standard:
number of rooms



Lack of housing preferences

What housing preferences of middle-income households are not sufficiently affordably facilitated in Groot-Amsterdam's middle-segment rental housing supply?

	Housing segment 	Housing type 	Surface area 	Number of rooms 
Preferences	69% / 18%	75%	48 – 96 m ² 68%	3 / 4 38% / 32%
Supply	65% / 33%	72%	48 – 96 m ² 63%	3 / 4 31% / 30%

Lack of housing preferences

What housing preferences of middle-income households are not sufficiently affordably facilitated in Groot-Amsterdam's middle-segment rental housing supply?

Housing
segment



Lack of housing preferences

What housing preferences of middle-income households are not sufficiently affordably facilitated in Groot-Amsterdam's middle-segment rental housing supply?

Housing
segment

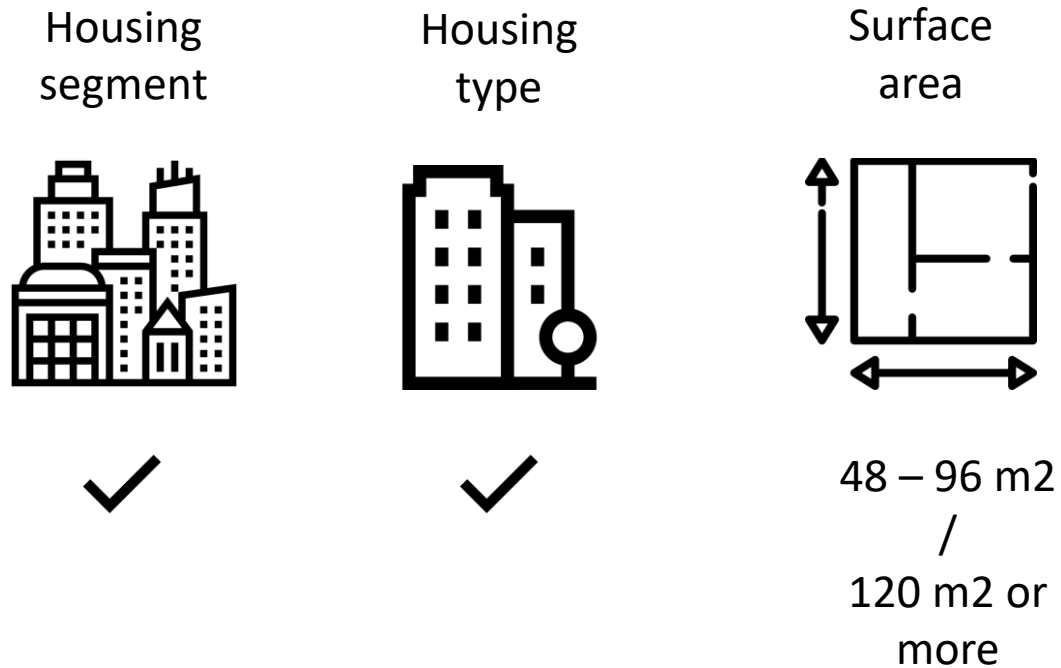


Housing
type





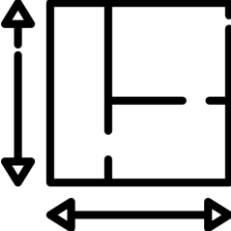
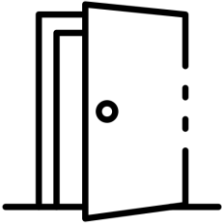
Lack of housing preferences

What housing preferences of middle-income households are not sufficiently affordably facilitated in Groot-Amsterdam's middle-segment rental housing supply?



Lack of housing preferences

What housing preferences of middle-income households are not sufficiently affordably facilitated in Groot-Amsterdam's middle-segment rental housing supply?

Housing segment	Housing type	Surface area	Number of rooms
			
✓	✓	48 – 96 m ² / 120 m ² or more	3 / 5

Lack of housing preferences

What housing preferences of middle-income households are not sufficiently affordably facilitated in Groot-Amsterdam's middle-segment rental housing supply?

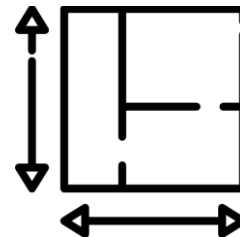
Housing
segment



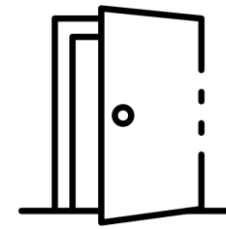
Housing
type



Surface
area



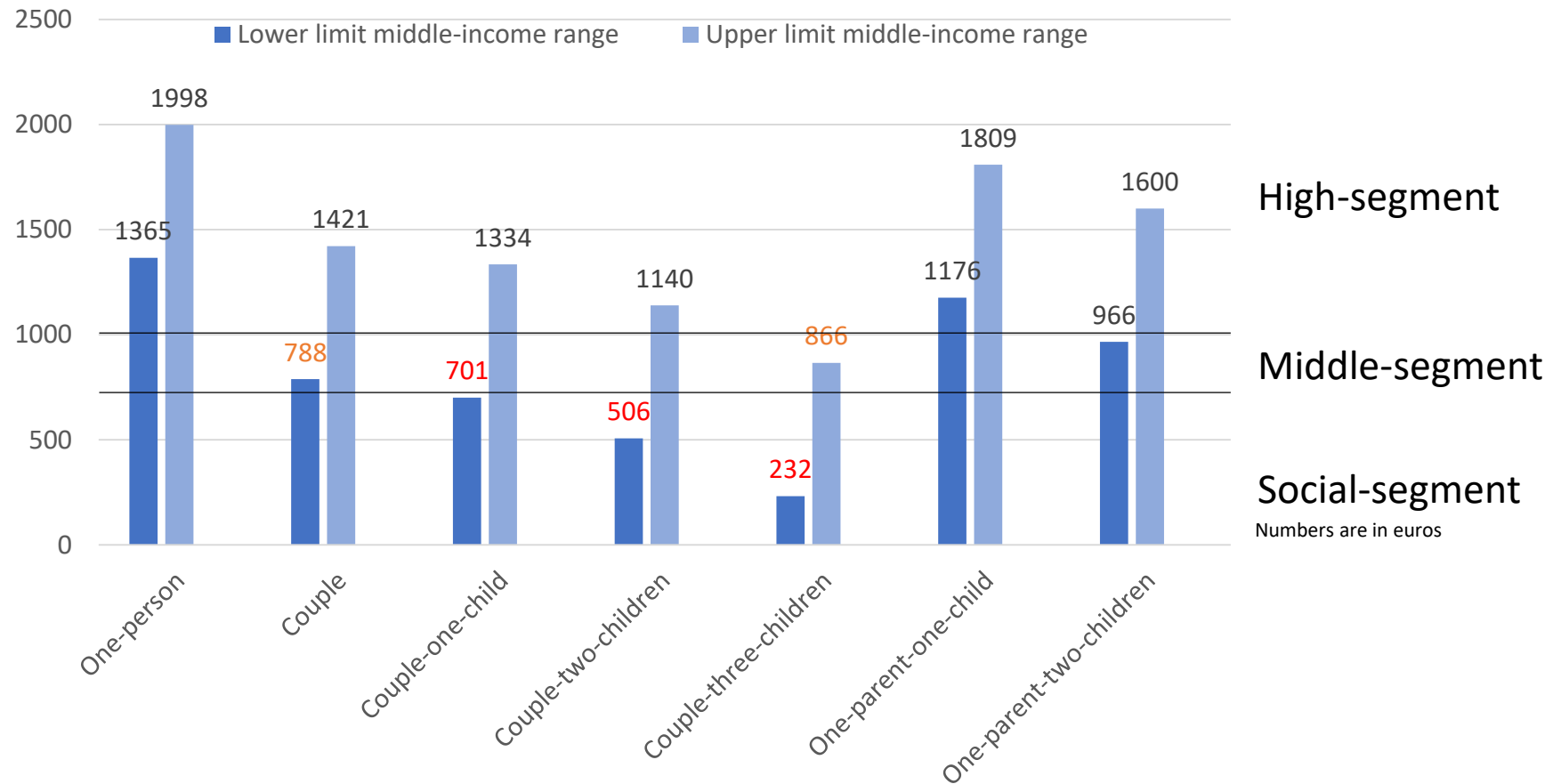
Number of
rooms



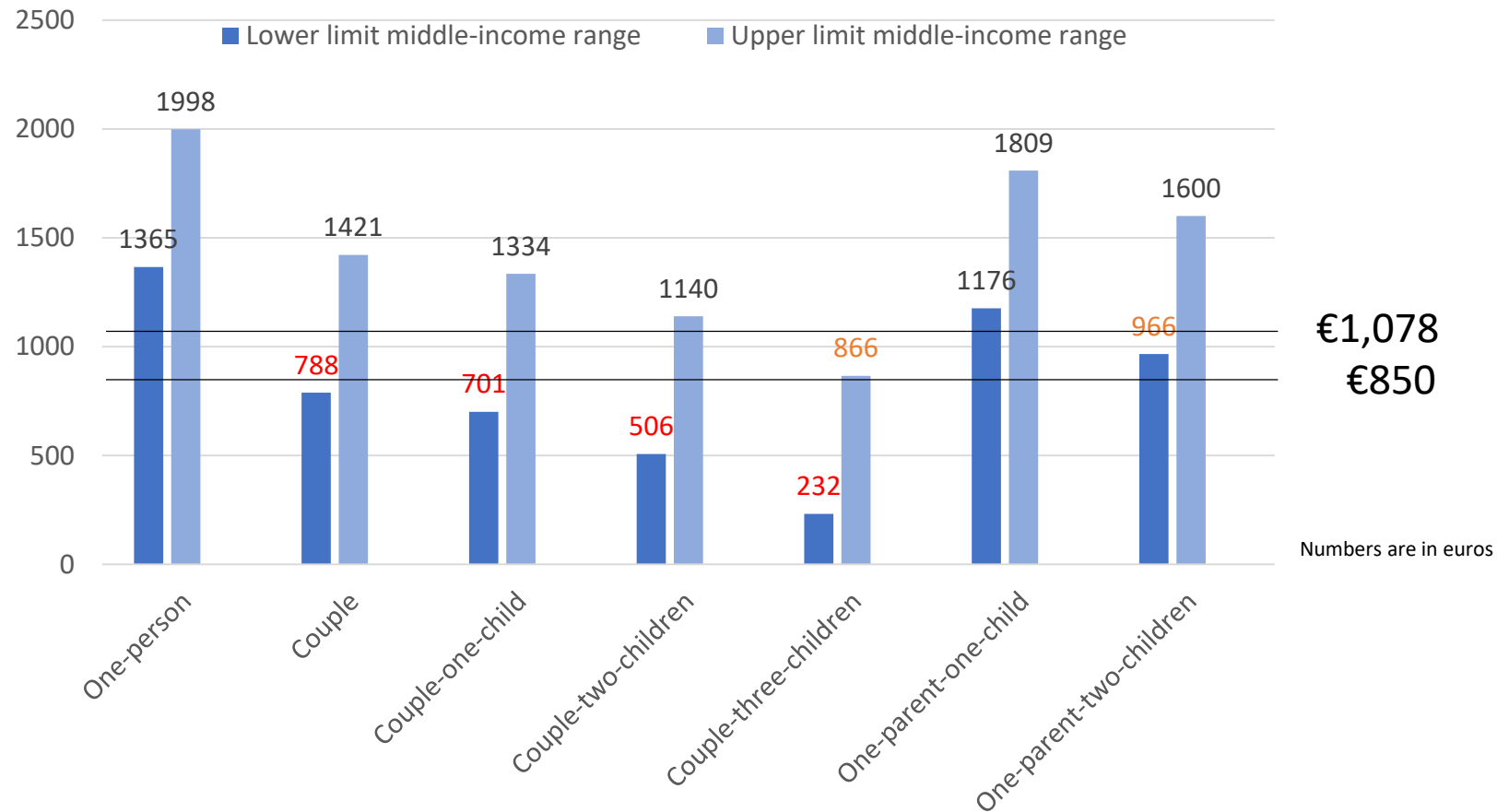
5

Housing affordability

What is the maximum affordable base rent for middle-income households?



Housing accessibility



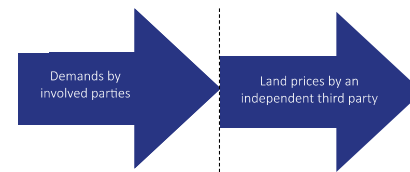
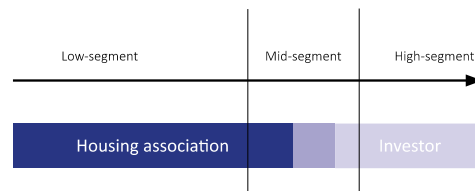
Qualitative study

- Randstad;
- Semi-structured interviews;
- Validation: expert panel.

Instruments

What policy instrument(s) can be used to steer the market towards an increase of affordable housing, for middle-income households fitting their preferences?

How can this increased affordable housing supply fitting preferences of middle-income households, be preserved in the Randstad?



Conclusion

“How can the rental housing supply in urban areas in the Netherlands, that is affordable for middle-income households, be increased following their preferences?”

Conclusion

A more active role to be assumed by the central government concerning these aspects:

Spatial planning



Infrastructure



Providing monetary means



Conclusion

Changes in regulation regarding:

Social housing income limit



Housing allowance

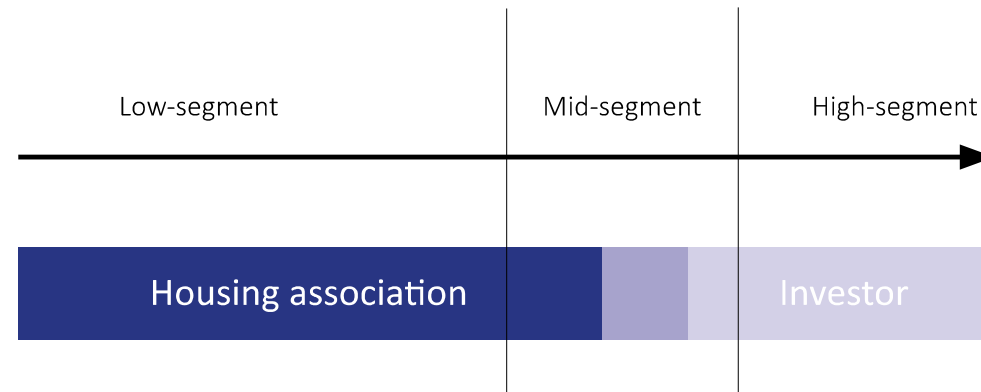


Landlord levy



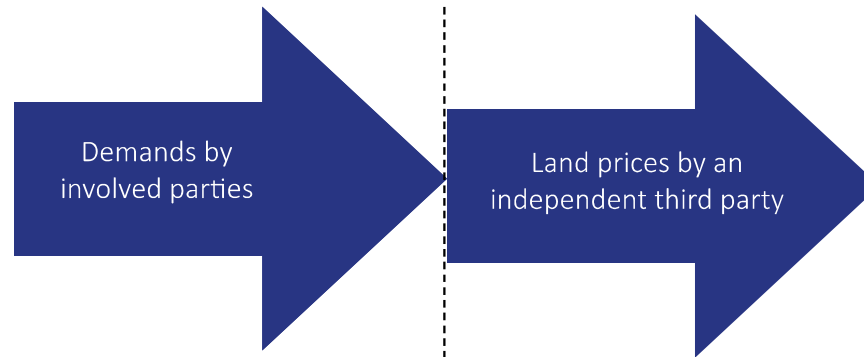
Conclusion

Responsibility



Conclusion

Responsibility to be taken for:



Discussion

- Relationship to other systems such as the job market
- Not merely a middle-segment rental housing problem
- An issue with the housing market as a whole
- Getting 'the elderly' to flow through in the housing market



Questions?

References

- AT5. (2020, March 14). In *Woningnood onder Amsterdammers met een middeninkomen: 'Frustrerend en moeilijk'*. Retrieved from: <https://www.at5.nl/artikelen/200584/woningnood-onder-amsterdammers-met-een-middeninkomen-frustrerend-en-moeilijk> on February 8, 2021.
- Crutzen, C. (2021). SpringCo Urban Analytics.
- Couzy, M. (2020, November 13). *Bouw van middeldure Amsterdamse woningen verloopt dramatisch*. Retrieved from: <https://www.parool.nl/amsterdam/bouw-van-middeldure-amsterdamse-woningen-verloopt-dramatisch~b073b110/> on March 3, 2021.
- Vondellaan Vastgoed (n.d.). In *De overheid herneemt zijn sturende rol op de woningmarkt*. Retrieved from: <https://vondellaanvastgoed.nl/de-overheid-herneemt-zijn-sturende-rol-op-de-woningmarkt/> on February 8, 2021.

Instruments

Social housing income limit



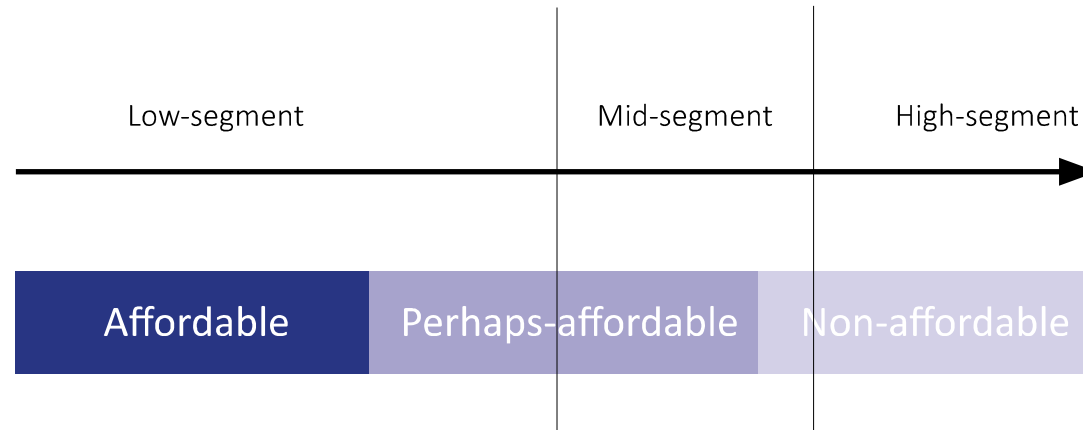
Housing allowance income limit



Liberalisation limit



Affordability



Discussion

Bouw van middeldure Amsterdamse woningen verloopt dramatisch

Het gaat slecht met de woningbouw in Amsterdam. In de eerste helft van dit jaar is de bouw van slechts 78 middeldure huizen begonnen. In totaal zijn er zeshonderd woningen minder in aanbouw genomen dan een jaar eerder.

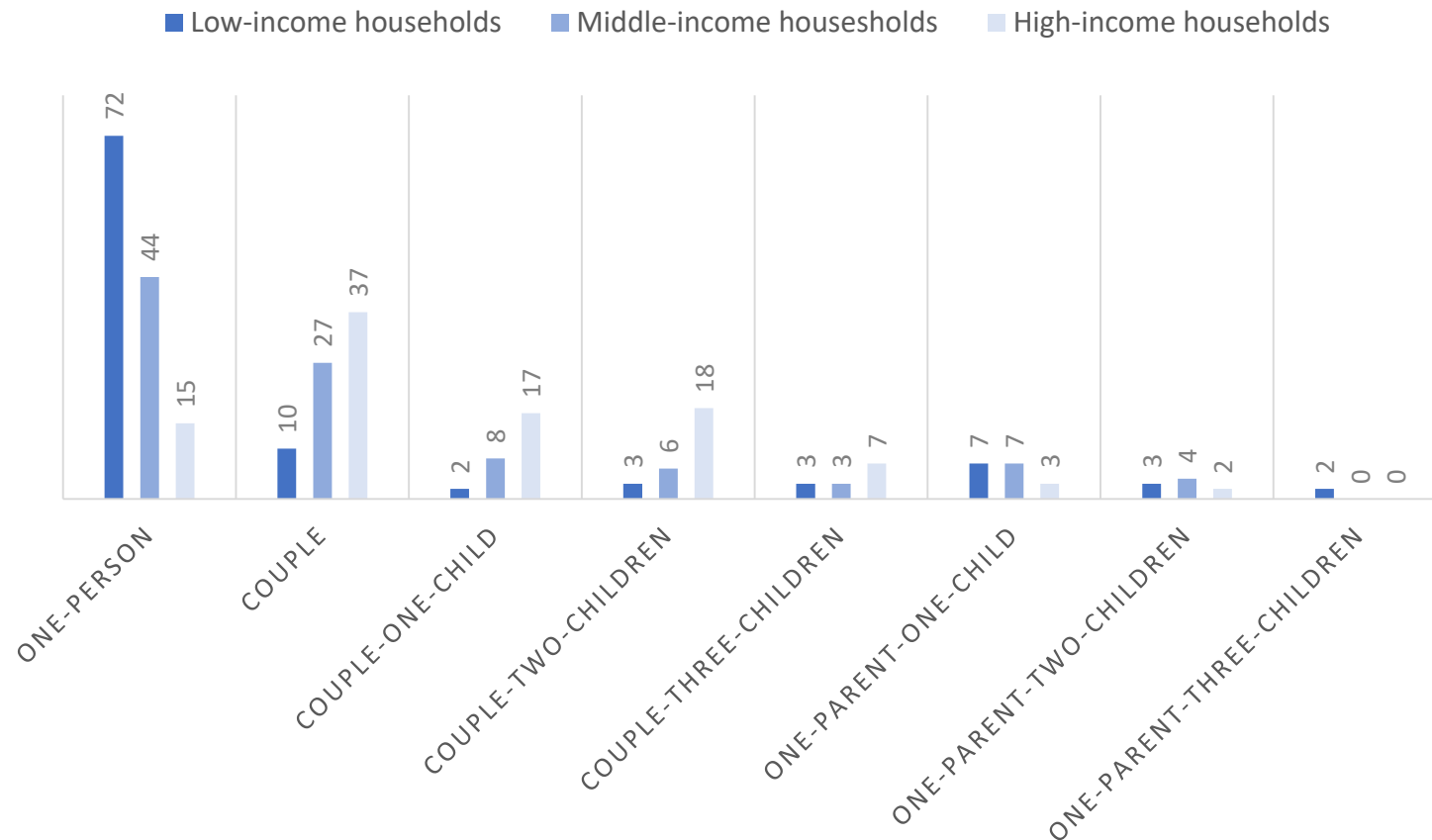
Michiel Couzy 13 november 2020, 17:00

Spatial standards

	Rooms	Surface (square metres)
One-person (1)	2	28-44
Couple (2)	2	40-65
Couple-one-child (3)	3	52-87
Couple-two-children (4)	4	64-109
Couple-three-children (5)	5	76-131
One-parent-one-child (2)	3	40-65
One-parent-two-children (3)	4	52-87
One-parent-three-children (4)	5	64-109
Nonfamily (x)	-	-

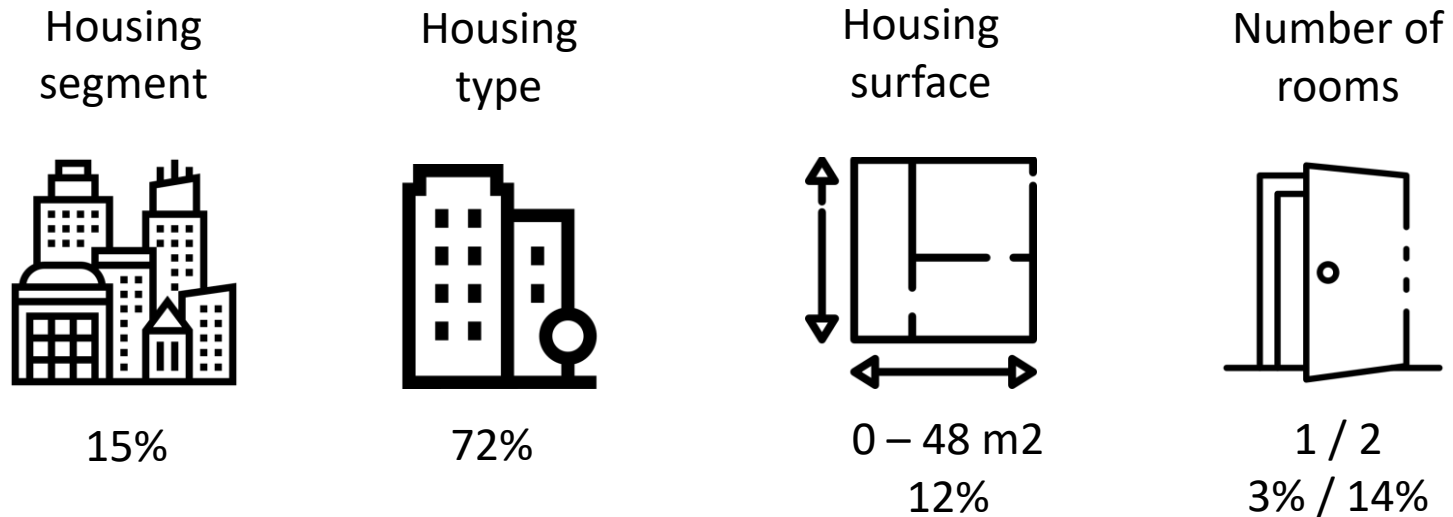
Population

Which types of middle-income households can be distinguished?



Groot-Amsterdam

What housing characteristics does the middle-segment rental housing supply in Groot-Amsterdam have?



Discussion

Nieuws

Woononderzoek 2021 gestart

12-10-2020

Op 11 augustus is gestart met het veldwerk voor het Woononderzoek 2021.