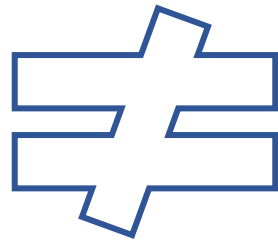


The bottlenecks in the process of realizing a housing cooperative in cities in the Netherlands



Wooncoöperatie
Housing cooperative



Woningcorporatie
Social housing association

Content

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- Background
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- Recommendations

Introduction

Difficulties in the Dutch housing market

Densification, more people move to the city.

Buying market, strict *conditions* to buy, *fewer* people with *permanent contracts* and *increasing prices*.

Housing shortages, middle-income group most affected:

*The middle-income group earns too much for social housing & offer on the market is too expensive
→ they fall **into a gap**.*



Social difficulties related to Dutch housing

Groups leave the city, in particularly young families.

Loneliness is a growing problem and there is a rising percentage of **single person households**.

People in need for **mild care** continue to live at home, instead of a care home.

Housing cooperative



Ams
woon

WONINGMARKT
Je eigen betaalbare huurwoning bouwen: leuk maar (nog te)



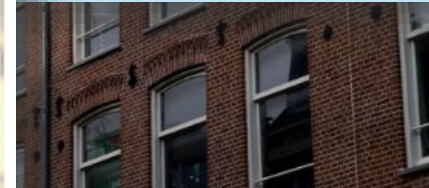
DUURZAAM NIEUWS

RUBRIEKEN THEMA'S AGENDA VACATURES LEDEN INSTELLINGEN INLOGGEN



De eerste duurzame zelfbouw wooncoöperatie van Nederland mag gaan bouwen

Van: redactie op 19 november 2019



Housing cooperative

Four different types exist, I have studied *one* type.

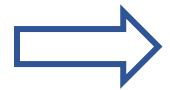
What is this type of housing cooperative?

1. A group of people starts a (cooperative) association;
2. This association develops a number of houses;
3. The association applies for a loan and owns the houses;
4. The group of people rents their houses from the association;
5. The group of people manages the association.

Housing cooperative

Benefits

The residents, have the **power to control the costs**.
Residents cannot individually profit financially.



No reason to increase rent or sell the houses = **long-term affordability**

- Possible in **social- and middle segment rent**
- Possibilities for **customization** for specific groups
- This all is possible, **located in the city**
- **Sharing spaces and goods**

Research aim

Research aim

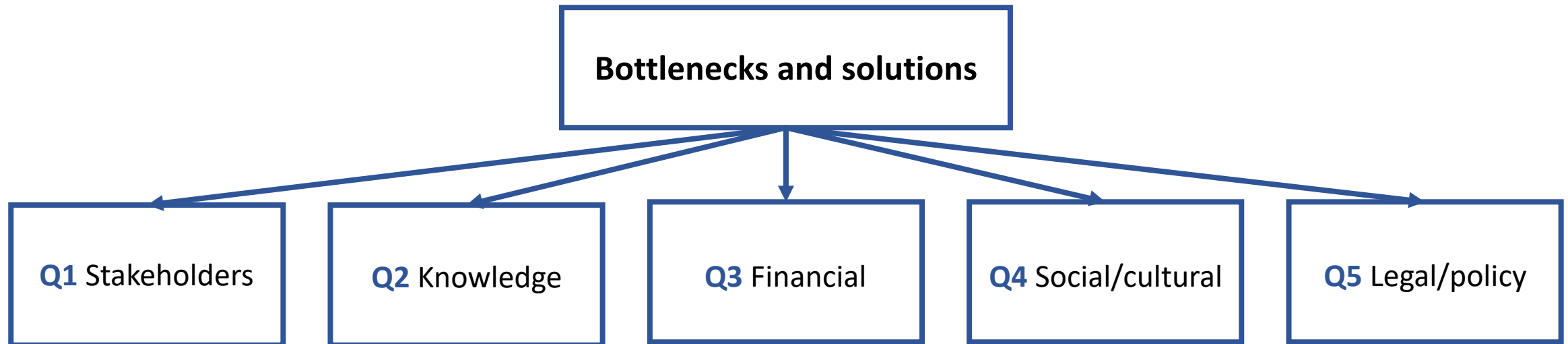
Few examples of successfully established housing cooperatives

*The research aims to gain **more insight** into the **bottlenecks** and potential **solutions** of these bottlenecks, in the process of realizing a housing cooperative.*

Main research question

What are the bottlenecks and potential solutions for these bottlenecks, in the process of realizing a housing cooperative (type: Independent housing association), in cities in the Netherlands?

Sub research questions



Contradicting interests and ambitions

Examples of stakeholders:

Housing cooperative, bank or municipality

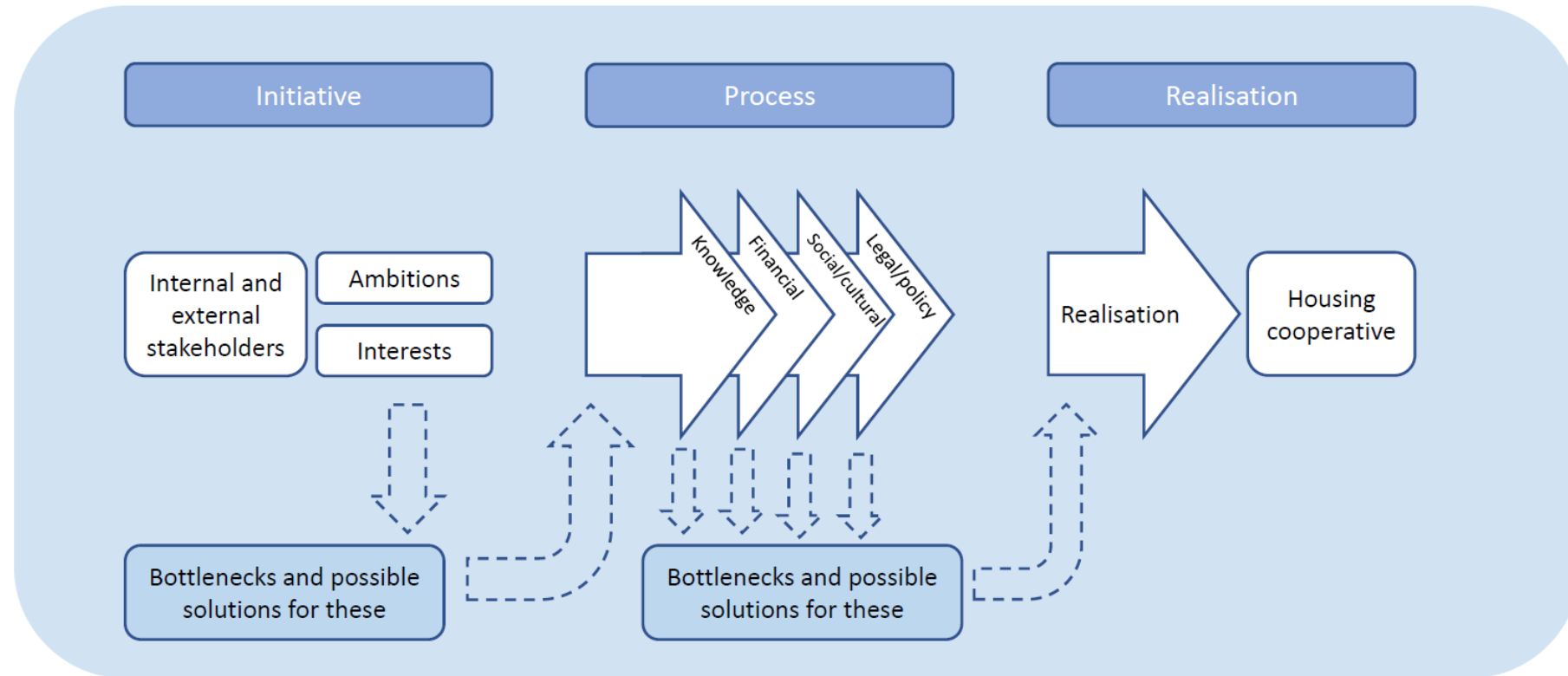
Knowledge needed to set up a housing cooperative

The **sources** of the financing and **time** in the process

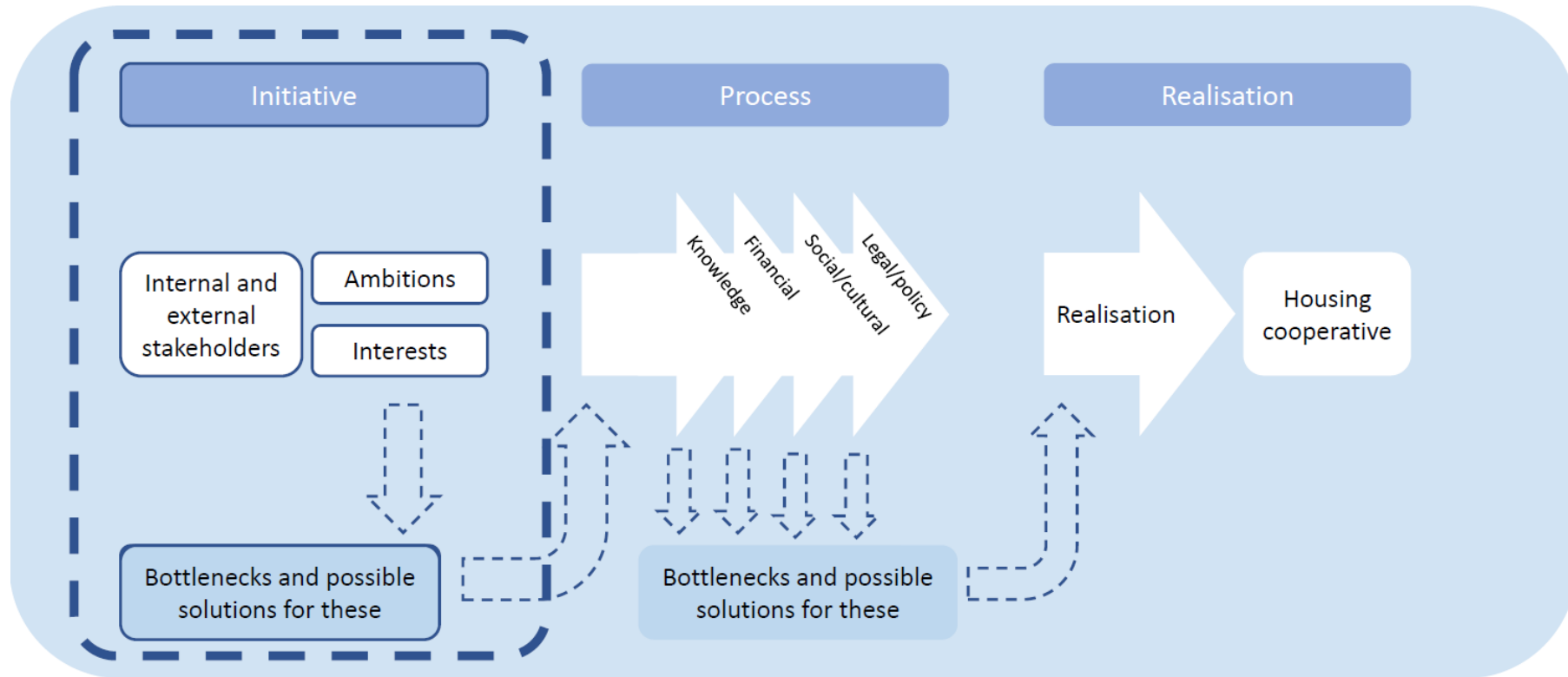
Culture of collective **self-organization** and **people** in initiative groups

Local and national **laws, regulations** and **policies**

Conceptual framework

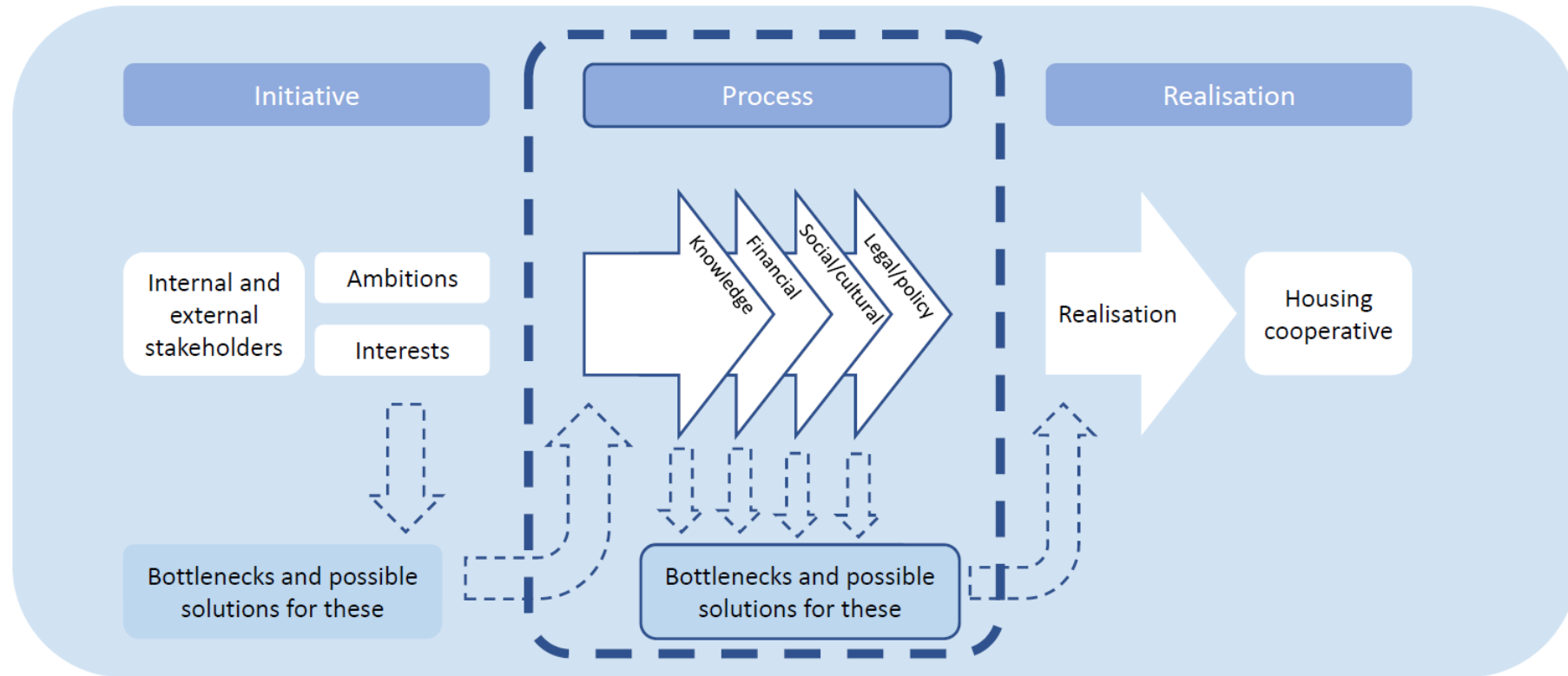


Sub research question 1



Contradicting interests and ambitions between stakeholders

Sub research question 2-5



Knowledge – financial – social/cultural – legal/policy

Background

International framework

Housing cooperative: **widespread, long tradition, little known**
10% of Europeans live in housing cooperatives

'Model' works differently per country

Comparisons between countries **difficult to make**



History in the Netherlands

Past decade

Until Housing Act 1901, **half** of the social housing associations used **cooperative operation model**

Past century: **political attention came in waves**, it **never grew large**

History in the Netherlands

Recent

- Revision of the **Housing Act** - 2015
- **Action programs** - 2014-2016 & 2016-2018 & 2020-2021
- '**Policy rule** experiment sales rules housing cooperatives' - 2016
- '**Action program** housing cooperatives' **Amsterdam** - 2019

Methods

Case studies

Criteria

1. All cases located in **Dutch cities**;
2. At least in **two different cities**;
3. Two cases that **bought** houses from a **social housing association** or try to;
4. Two cases that **developed** houses **newly by themselves** or try to;
5. Case started **recently** or realized recently.

Case studies

Selected cases

Housing cooperative	Location	Buys	Self-developed	Completion in sight?
'Het Rotterdams Woongenootschap'	Rotterdam		X	No
'De Warren'	Amsterdam		X	Yes
'Copekcabana'	Amsterdam	X		No
'Woonvereniging Roggeveenstraat'	The Hague	X		Yes

Cross-sectional study

Criteria

1. One interviewee that works for a **bank**;
2. One interviewee in the board of a **social housing association**;
3. One interviewee that works as a **housing cooperative advisor**;
4. One interviewee that works for a **municipality**.

Cross-sectional study

Selected interviewees

Interviewee

Employee bank
Board member social housing association
Board member social housing association
Housing cooperative advisor
Housing cooperative advisor
Employee municipality

Company

Rabobank
Social housing association in Nijmegen
Social housing association in Amsterdam
Stichting !WOON
Platform31
Gemeente Amsterdam

Findings

Context analysis

'Het Rotterdams Woongenootschap'



(Het Rotterdams Woongenootschap, 2018)

Context analysis

'De Warren'



(De Warren, 2019)

Context analysis

'Copekcabana'



(Own picture, 2020)

Context analysis

‘Woonvereniging Roggeveenstraat’



(Own picture, 2020)

Q1 Stakeholders' interests and ambitions – **Bottlenecks**

1. Housing cooperatives cannot pay the market value for houses they want to buy from a **social housing association**

2. Housing cooperatives cannot pay the price charged by the **municipality**, for land

3. Social housing association don't want to sell houses to **housing cooperatives**

Q1 Stakeholders' interests and ambitions – **Solutions**

1. Set up management cooperatives

2. Collaborate with social housing associations

3. Shift focus to stimulation of management cooperatives and middle segment housing cooperatives

Q2 Knowledge - Bottlenecks

1. Time is a limiting factor in acquiring knowledge

2. The lack of knowledge

3. The initiative cannot find the available knowledge

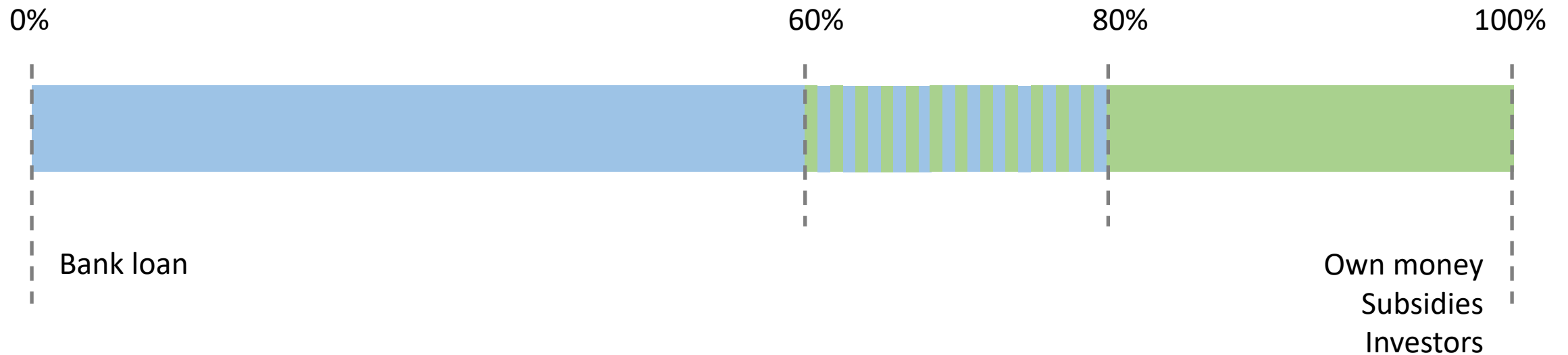
Q2 Knowledge – Solutions

Create an **overview**
of missing
knowledge

Use **acquaintances**
to help acquiring
knowledge

A **central body of
knowledge** can
support this process

Q3 Financial – Sources



Q3 Financial – Timeline

Start initiative

Start construction

Realization project



Costs:

- Preliminary design
- Final design
- Building permit

Q3 Financial – Bottlenecks

1. It's difficult to acquire the financing sources other than the bank loan

2. Housing cooperatives always lose in open competitions to buy land

Q3 Financial – Solutions

Turn-key agreement with developer or social housing association

A housing cooperative fund issuing small loans

An umbrella organization for housing cooperatives

Q3 Financial – Solutions

**2. Housing cooperatives
always lose in open
competitions to buy land**

Municipalities must **open
certain competitions for land
for housing cooperatives only**

Q4 Social/cultural – Bottlenecks

1. Joint development is not incorporated in Dutch culture

2. A traditional social tenant **wants a good home without worrying** about it

Q4 Social/cultural – Solutions

Housing cooperatives
**must become more
known** in general

**Stimulate ambition of
tenants** by making
investing in rental homes
financially attractive

Q5 Legal/policy - Bottlenecks

1. Lack of standards (*in law*)

2. Tax legislation is unclear

Q5 Legal/policy – Solutions

1. Lack of **standards** (*in law*)

Standards can be set on **statutes** or a **quality mark** can be made

Conclusion & Discussion

Q1 Stakeholders' interests and ambitions

Bottlenecks

- Housing cooperatives are **not able to pay the market value of houses or land**
- The Ministry focuses on **social housing associations selling houses** to housing cooperatives

Solutions

- Start **management cooperatives**
- **Collaborate** with social housing associations
- **Shift focus** to management cooperatives and the middle segment housing cooperatives

Q2 Knowledge

Bottlenecks

- **Lack of knowledge**
- **Where to find it and the lack of time**

Solutions

- Clear **overview** of the missing knowledge
- Use **acquaintances**
- **Central body** of knowledge

Q3 Financial

Bottlenecks

- Difficult to acquire the financing sources **other than the bank loan**
- Housing cooperatives **lose in open competitions** to buy land

Solutions

- **Turn-key agreement** with developer
- A housing cooperative **fund**
- An **umbrella organization**

- Land competitions **for housing cooperatives only**

Q4 Social/cultural

Bottlenecks

- **Joint development** is not a part of Dutch culture
- Traditional social tenants **want a home without worrying about it**

Solutions

- Housing cooperatives must become **more known**
- Stimulate **ambition** of tenants

Q5 Legal/policy

Bottlenecks

- Lack of **standards**
- **Unclear tax legislation**

Solutions

- Standards **must be set up**

Main research question

What are the bottlenecks and potential solutions for these bottlenecks, in the process of realizing a housing cooperative (type: Independent housing association), in cities in the Netherlands?

Q1 Stakeholders' interests and ambitions:	good opportunities that can solve bottlenecks
Q2 Knowledge:	lacking knowledge does not block development
Q3 Financial:	bottlenecks block development, but solutions exist
Q4 Social/cultural:	no bottlenecks found
Q5 Legal/policy:	no laws and regulations exist that block development

Recommendations

Recommendations

- **More support** for **middle segment** housing cooperatives;
 - More research into **legal standards**;
 - **Allow** social housing associations to **rent out middle segment houses**;
 - More research into **contribution of project developers**;
-
- **Change the Dutch name!** Nobody understands the term 'wooncoöperatie'. *

** The research doesn't provide scientific evidence for this statement*

Thank you!



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