

Thinks  
Dares  
Does



Introducing Woonbron



# Introducing Woonbron

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1. What is a Dutch housing association?
2. Housing association Woonbron
3. Woonbron working for home owners associations
4. Woonbron and urban regeneration

# What is a housing association?

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- Not for profit housing company under the Dutch Housing Law
- Prime goal: providing good quality housing for the poor
- Government sets national and local housing goals
- Housing associations provide housing within these governmental goals

# Not for profit?

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- No more direct state subsidies, although:
  - Individual rent subsidy for tenants with low income
  - Targeted subsidies
  - Tax reliefs
- Profits are allowed but have to remain within the housing sector
- Profits are needed to cover losses caused by the prime goal
- Therefore housing associations are also acting for other income groups than just the poor

# Housing associations in the Netherlands

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- Some 500 associations
- Average housing stock 5.000-10.000 dwellings
- The smallest: 200 dwellings
- The biggest: 75.000 dwellings
- Worth of assets: 250.000.000.000 euro
- Total debt: about 80% of assets
- 40% of the Dutch housing stock is owned by a housing association

# Woonbron housing association

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- One of the largest, 50.000 dwellings, over 600 employees
- Rotterdam and surrounding municipalities
- Innovative: “Thinks, dares, does”
  - Example 1: Woonbron bought s.s. “de Rotterdam” for the housing of youngsters combined with education and getting work experience
  - Example 2: “Te Woon”, choose your own tenure arrangement
- “Court deliverer for the basement of the housing market”
- Front runner in the field of sustainable housing concepts
- Front runner in the field of international projects

# Organizational structure

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- Board of directors
- 7 relatively independent branches
- Woonbron-Kristal: project development
- Triant: management and maintenance for home owners associations
- Service Center: central supporting staff

# Within the Service Centre

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- Department for strategic policies
- Coördination of international projects:
  - South Africa (Durban and Emalahleni)
  - Bulgaria (several projects with BHA)
  - Romania (this Matra project)
  - Surinam (housing project near Paramaribo)
  - Kape Verde (social housing project)



Working for home  
owners  
associations



# Working for home owners associations

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- Organizational assistance
- Administrative support
- Technical support, maintenance and maintenance plans
- Financial management on behalf of the home owners association
- Organization of meetings