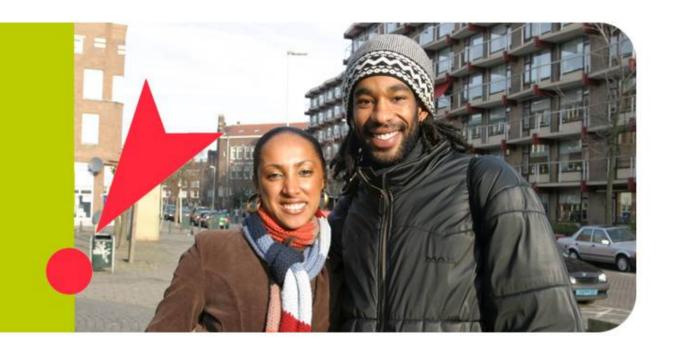
Thinks

Dares

Does



Introducing Woonbron



Introducing Woonbron

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



What is a housing association?

- 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?

- 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

- 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

- 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 teanure 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

- 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

- 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

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

