

Workshop 2 : Controlling property markets against price and rights abuses
The Netherlands

“European Contribution to the Right to Housing”

FEANTSA
16 May 2022

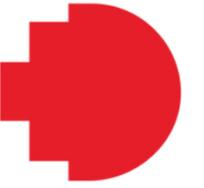
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Structure

Part 1: Overview of role of land policies in affordable and social housing provision

Part 2: Current regulations in the Netherlands with regards to affordable housing



Part 1: International review of land policies – including Singapore China and Korea

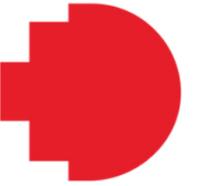


Table 1 Land policies illustrated in this report

Land policy instrument	Illustrations
Public land banking	<p>Singapore land banking and release for public housing sales program</p> <p>Vienna's land banking via Wohnfond - strategic sites for affordable rental and key worker housing</p> <p>Dutch municipal land companies and their collaboration with affordable housing providers</p> <p>Australian land bankers and the best practice of West Australian Land Corporation</p> <p>Chinese municipal land banking as growth engines and public rental housing promoters</p>
Public land leasing	<p>Helsinki leasing of land for right-of-occupancy and social housing - keeping development feasible and housing accessible</p> <p>Stockholm and municipal land leasing - a powerful history of effective and efficient collaboration</p> <p>Community land trusts - their promise and limitations</p>
Land re-adjustment	<p>German land re-adjustment and co-operation</p> <p>Korean land re-adjustment and its transformative role in the development of Seoul's housing outcomes</p>
Land value recapture	<p>China Land Value Capture and Re-investment</p> <p>UK planning contributions and the Community Infrastructure Levy</p> <p>US Tax and Increment Financing</p>
Regulating planning	<p>National Law on Urban Inclusion and Anti Speculation Charter of the City Paris</p> <p>England and Scotland's planning contributions to provide sites for affordable housing</p> <p>US inclusionary zoning and density bonus schemes</p>
Comprehensive neighbourhood planning and investment	<p>Finnish Land, Housing and Transport Agreements</p> <p>Scottish Housing Needs and Demand Assessment and Affordable Housing Supply Program</p> <p>Berlin Social City neighborhood investment</p>
Addressing real estate platform economy	<p>Regulating impact of short term letting</p> <p>Local responses to global REITs and Built to Rent</p>

Source: the authors



Land policy for affordable and inclusive housing

An international review

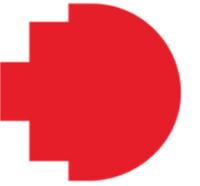
Julie Lawson and Hannu Ruonavaara



<https://smartland.fi/wp-content/uploads/Land-policy-for-affordable-and-inclusive-housing-an-international-review.pdf>

New UN and Housing Europe report #Housing2030

Chapter 3 provides a European review of land policy tools and illustrations promoting affordable and climate neutral housing



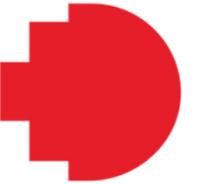
GOVERNANCE TOOLS	Strategic frameworks		Institutions and capacity-building	
	Multi-level governance		Setting and monitoring housing standards	
	Evidence		Supervision	
	Dedicated social and affordable housing providers		Tenant and owner-occupier involvement frameworks	
FINANCE AND INVESTMENT TOOLS	Regulating financial institutions	Non-profit provision of social and affordable housing	Subsidizing rents	
	Rent setting, indexation and regulation	Microfinancing	Using household savings	
	Public loan, grants and purposeful investment	Interest rate subsidies	Loan guarantees and insurance	
	Special-purpose intermediaries	Shared equity and costs schemes	Revolving funds for investment in affordable housing	
	Taxation to guide investment			
LAND POLICY TOOLS	Public land banking		Public land leasing	
	Land readjustment		Land value capture	
	City and neighbourhood planning			
	Land-use regulation and inclusionary zoning			
	Land value taxation			
CLIMATE-NEUTRALITY TOOLS	Energy performance-related building regulations		Regulating the urban environment for energy efficiency	
	Non-regulatory climate policy initiatives		Financial incentives	
	Awareness-raising and training			



https



Since the 1990s the Netherlands has undermined its long tradition of strong land policy to steer housing outcomes



Dutch cities are known for their compact form, harmonious block based and terraced design, socially inclusive housing and low carbon mobility.

Municipal land policy and social housing developers have been crucial to this.

Local authorities have traditionally purchased land at existing use value, provided infrastructure and sold it to developers at a price that at least recovered costs. This kept house prices stable over time and strategic subsidies also ensured needed segments of the housing market were supplied.

Municipalities dominated land markets surrounding Dutch cities from 1934 - 1983, during this time social housing production was given primacy to address supply and affordability requirements. It involved strong central government role in planning, urban renewal and urban expansion and strategic public investment.

Both municipal land policy and social housing developers have been constrained.

Since the mid 1980s there has been a move away from public sector led development to more market oriented approaches. Municipal role has been challenged, numerous commercial players entered the land market. Public loans and subsidies have been reduced to ensure diverse housing outcomes. Speculation has returned and impeded productivity. Liberalisation has not helped generate new supply or appropriate housing outcomes.

More recently house prices have risen steeply, in part due to land market conditions, and local governments have found that when they come to buy agricultural land, developers have got there first. Developers only produce housing if and when it is profitable – regardless of need.

Negotiations with private land owners are often far more complex and lengthy and have caused delays, decreased new production and increased costs.

This varies by municipality, with some having more success, such as Amsterdam.

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REPORT

INTERNATIONAL REVIEW OF LAND SUPPLY AND PLANNING SYSTEMS

Sarah Monk, Christine Whitehead, Gemma Burgess and Connie Tang

Land supply is a key issue contributing to housing market volatility and problems of housing affordability in the UK. This research explores whether policies and mechanisms that work well in other countries might be introduced or adapted to help unlock land supply and therefore new housing delivery here.

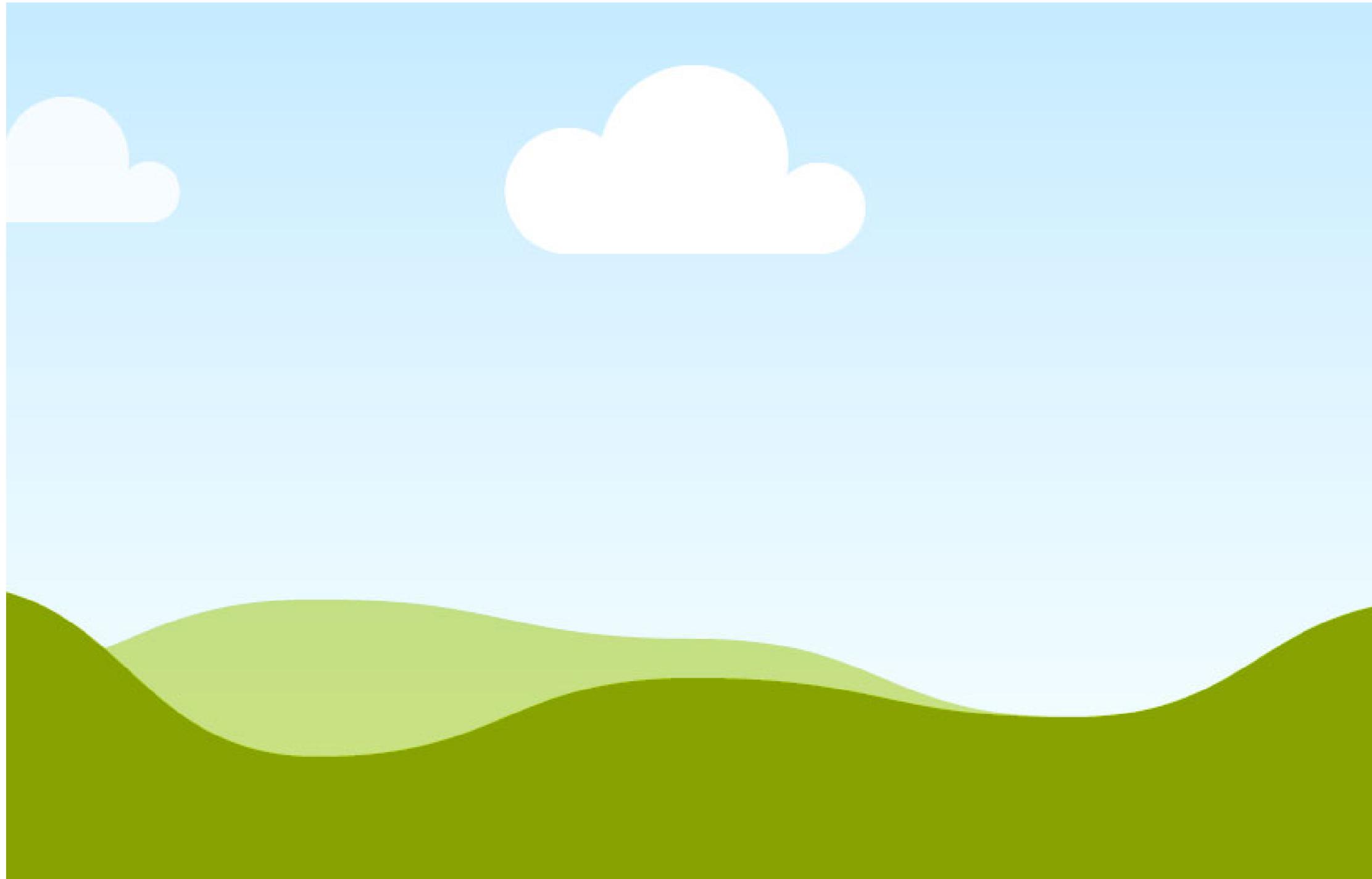
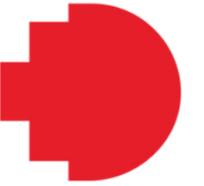
This report:

- Analyses residential land supply systems in countries which may have successful measures or policies for bringing land forward for housing
- Sets out a typology of the different planning and land supply regimes
- Identifies which measures are central to success in other countries
- Considers which approaches might be adapted and implemented in the UK

<https://www.jrf.org.uk/report/international-review-land-supply-and-planning-systems>

For a more detailed history see Lawson (2006 CHAPTER 7) and Needham (2014)

Dutch Housing Associations were key developers but now more marginalised



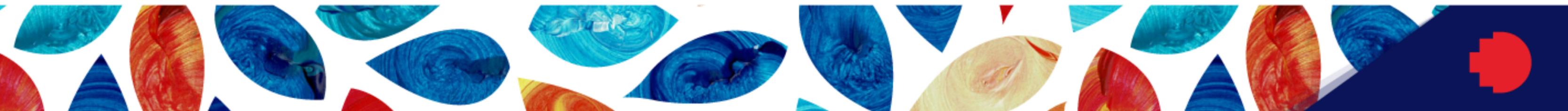
Needham, B & de Kam, G (2000) *Land for Social Housing*, AEDES Association of Housing Corporations, University of Nijmegen, Nijmegen, Hilversum.

Problems?

From state directed development to

“Uncoordinated and sometimes contradictory institutional ties link public and private actors in these property production processes, forming a complex and chaotic landscape of regulations, actors, and relations. This fragmentation, we posit, warrants recognition as it lies at the heart of scattered investments in the urban built environment.” Hasan-Kok, 2021

“uncertainty about how government resources will actually work. Moreover, public interests are also being eroded by embracing a policy of invitational planning.” Korthals-Altes, 2022



Part 2: New attempts to influence supply outcomes

1. Housing Vision – non legally binding
2. Performance agreements for HAs
3. Land use zoning
4. Agreements prior to rezoning
5. Agreements on land owned by the municipality
6. Residual land policy
7. Compulsory residence
8. License to split or renovate homes in student cities
9. Rezoning when buildings vacant
10. Regulation of short term letting
11. New since March 2022 - goal of every municipality to have at least 30 of housing in the category social rental
12. Cabinet wants 250,000 new social rental homes to be available by 2030
13. New large cities can focus much more on building for the more expensive sector.
14. Municipalities are not obliged but performance agreements are made to work towards this goal
15. See new “Een thuis voor iedereen” from minister De Jonge van Volkshuisvesting en Ruimtelijke Ordening.



Interesting further references

In addition to work cited in this presentation see recent work here:

Taşan-Kok T, Özogul S. Fragmented governance architectures underlying residential property production in Amsterdam. *Environment and Planning A: Economy and Space*. 2021;53(6):1314-1330. doi:10.1177/0308518X21996351

Groetelaers, DA., & Korthals Altes, WK. (2015). The future of Dutch active land policy for housing provision. In s.n. (Ed.), *ENHR 2015: Housing and cities in a time of change: are we focusing on people?* (pp. 1-17). ENHR.

Tasan-Kok, T., Groetelaers, A., Haffner, M., Van Der Heijden, H. & Korthals Altes, W. (2013) Providing Cheap Land for Social Housing: Breaching the State Aid Regulations of the Single European Market?, *Regional Studies*, 47:4, 628-642, DOI: 10.1080/00343404.2011.581654

