

# Interreg EUROPEAN UNION

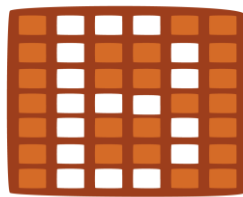
## North-West Europe

### SHICC

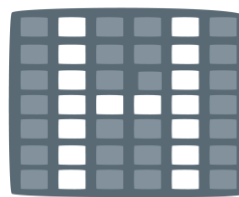
European Regional Development Fund

## CASE STUDY:

# CLT BIJLMER & CLT H-BUURT



COMMUNITY  
LAND TRUST  
**BIJLMER**



COMMUNITY  
LAND TRUST  
**H - BUURT**



## CASE STUDY: CLT BIJLMER & CLT H-BUURT

### 1 – Introduction & context

#### Key information:

- Name: CLT Bijlmer Platform + CLT H-Buurt
- Location: Bijlmer, Amsterdam
- Geographic area served: Greater Amsterdam
- Establishment: 2018
- Workforce: 0.5 FTE from “And the People”, 0.4 FTE Community Facilitator

#### Description of the housing market in Amsterdam:

Major Dutch cities such as Rotterdam and Amsterdam have been confronted with housing affordability problems like other European cities. In Amsterdam, for example, the average sales price for housing quadrupled between 1995 and 2017. The pressure on the housing market increased as non-profit housing corporations became less able to address the problems of pricing and supply in social housing due to adjustments in the Dutch *woningwet* of 2015.<sup>1</sup>

The Netherlands is known for its large stock of rented social housing available to people with low and modest incomes, which is primarily developed and managed by large housing corporations. That being said, the position of the housing corporations has weakened in recent years due to a combination of mismanagement scandals, decreased government support and “increased pressure from the European Commission to reduce ‘state aid,’ which it regards as causing market distortions. The housing corporations have been building less affordable housing than in the past, with much of the previously affordable housing stock being sold privately on the market. While the Netherlands nonetheless holds a large stock of social housing, the waiting time for social housing in some urban neighbourhoods is now up to more than ten years.

It appeared time to explore avenues of affordable housing that hadn’t yet been widespread in the country. In 2018, a coalition of actors from the social innovation sector gathered in Amsterdam to explore the viability of implementing the Community Land Trust (CLT) model there through design thinking and action-led research. They focused on Bijlmer (shortened from Bijlmermeer), a modernist district to the south-east of Amsterdam populated by high-rise social housing. The coalition of actors joined with a faith-based predominantly immigrant-based grassroots organisation in the area (the Maranatha community) and others to carry out a series of design workshops. These sessions brought together a broad range of stakeholders, from legal experts to private developers to relevant municipal representatives, providing sufficient confidence that the CLT model could work in the Dutch context.

<sup>1</sup><https://translate.google.com/translate?sl=auto&tl=en&u=https%3A%2F%2Fwww.woningnetregioamsterdam.nl%2Fnl-NL%2FHelp%2520en%2520uitleg%2FInschrijven%2FOvergangsregeling>



[Pitch Why, How and What CLT H-Buurtvereniging](#), Video CLT Bijlmer 2020

These actors joined together and CLT Bijlmer emerged as an enabling organisation acting as an advisory and knowledge hub to facilitate the implementation, and in the future, scaling up of the CLT model in Amsterdam. CLT Bijlmer set out to create an alternative development model for low-income and marginalised communities in the Bijlmer neighbourhood of Amsterdam, placing a particular emphasis on neighbourhood participation in its own housing futures and development as well as community infrastructure. With an eye to the longer-term, CLT Bijlmer aims both to increase access to the knowledge necessary to start viable CLTs as well as to innovate within the CLT model by linking it to developments taking place through the green energy and circular economy transitions.

Following a feasibility study elaborating regulatory and legal plans as well as capacity building exercises in the local community, the first pilot programme and first CLT in the Netherlands was launched in 2018: CLT H-Buurt. The project seeks to enable community transformation by developing affordable housing and community facilities (both via new construction and the renovation of existing buildings). In 2019-2020, CLT H-Buurt formally registered as a community led membership association (Vereniging CLT H-buurt) and has begun making contact with policymakers and interested investors.



*Design workshop on neighbourhood challenges (Source: And the People, 2018)*

## 2 – Assets

While CLT H-buurt does not currently possess any assets, it envisions acquiring an area of 5,000 square metres to build or renovate affordable homes. The housing units will be designed to match the life cycle of residents: 10 large units for families, 15-20 units for young first-time buyers and 15-20 units for elderly people. Suitable plots being scouted include a universe of options, including new build as well as the renovation of offices or a building previously used by a social housing corporation.

The CLT H-Buurt scheme intends to offer community infrastructure via a mixed-use project including a multi-purpose community space for religious and cultural activities as well as 10-15 commercial spaces for high-social-value businesses (childcare, homework training, healthcare centre, business start-up space). They also plan on installing social parking spaces, a communal parking service, a communal garden/urban farm and share childcare options.



*Where CLT H-Buurt is focusing its efforts in Bijlmer.*

### 3 – Legal & financial framework

CLT Bijlmer is not a registered entity in itself but exists in cooperation between several different organisations acting together as an expert advisory board. When the need to register CLT Bijlmer arises, it will likely be done through the framework of an SBBI (Foundation Supporting Organisations Representing Social Interests). CLT H-Buurt is registered as a community led membership organisation (Vereniging).

In order to ensure viability and affordability, CLT H-Buurt will be inspired by existing owner-driven construction practices; either the CPO (Collectief Particulier Opdrachtgeverschap, a collective entity developing privately owned housing) or the cooperative model (wooncooperatie developing collective and rental housing units). Both these models are common practice in the Netherlands, opening up eligibility for (collective) mortgages and discount on land leaseholds (erfpacht) for which CLT adds the conditional advantage of land/housing being managed in common. In turn, the membership organisation of CLT H-Buurt acts as the community body that manages the CLT's operations and assets in common.

CLT H-Buurt's status as the first CLT experiment in the Netherlands has been made possible thanks to collaborative work and financial support from diverse departments of the City of Amsterdam, legal and financial national networks of expertise (e.g. Triodos Foundation, and Stichting Woon!) and strong links developed with like-minded initiatives in the country. The City's social participation and neighbourhood-building initiatives.

Organisations planning CLT initiatives in the Netherlands are organised at the national level, in the form of Community Land Trust Netherlands. This body has been set up as a not-for-profit collective of experts to safeguard land as commons in urban as well as rural areas by means of upscaling the CLT model and principles.

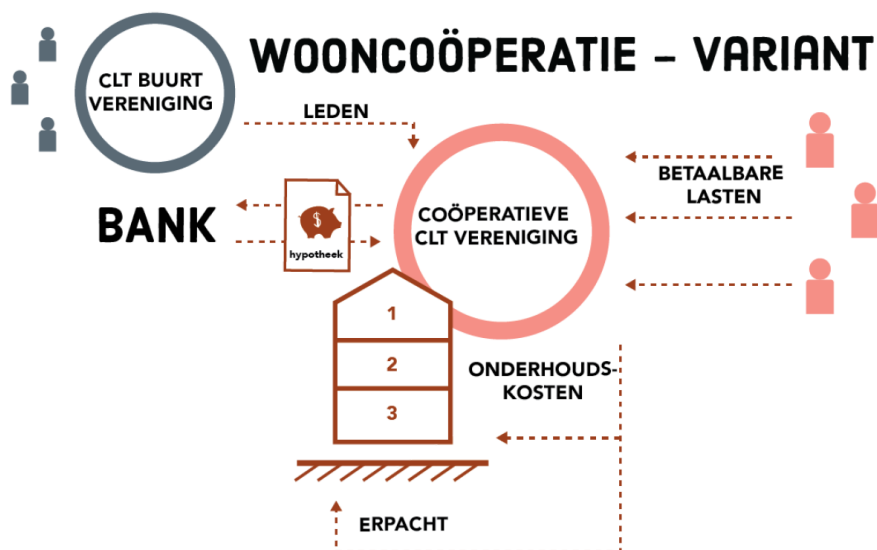


## 4 – Affordability mechanism

The target population of CLT Bijlmer and CLT H-Buurt are inhabitants of Bijlmer, especially those with family histories of recent immigration. The scheme aims to house large families (including inter-generational ones), as well as the elderly and young people. Of particular interest are teachers and nurses and families with incomes ranging from €18,000 to €50,000 a year. Much of the intended communication strategy will continue from the work already done by CLT H-Buurt within the Maranatha faith-community.

The affordability of the housing will be driven by adapting an existing form of tenure in the Netherlands, the CPO and the *wooncoöperatie*, in which the residents rent their units from a resident collective that owns the building in legal and financial terms. These forms are common in the Netherlands and therefore eligible for mortgages as well as potential discounts through the leasehold (*erfpacht*) on the land. The group plans to deliver additional affordability by dramatically lowering utility costs to residents through the implementation of green energy solutions.

It is anticipated that long-term affordability and continuous capacity-building, as well as organised community transformation and infrastructure will be assured by the CLT H-Buurt community led membership association.



Schematisch Juridische en financiële uitwerking Huur variant: WoonCoop

## 5 – Governance

CLT Bijlmer currently acts as an enabling advisory board for the CLT H-Buurt process, with the CLT H-Buurt community led membership association operates a board with community leaders and members taking the lead on planning for the housing project.

As the project evolves into its realisation phase, a separate collective entity will be formed to develop the housing units. So far, a total of 256 residents are involved in the CLT Bijlmer process. In order to operate, CLT Bijlmer mainly outsources its work, mobilising 0.5 FTE from “And the People”, a design and social impact enterprise, employing 0.4 FTE for a Community Facilitator, and working with dedicated volunteers from the neighbourhood.