

Beyond the Cover - WoZoCo's Jacob van Rijs

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In 96/97 the WoZoCo was the last social housing on the cover of the Jaarboek.

Tonight I will hold a simple presentation about what happened in social housing since the WoZoCo.

Which is not necessarily a good story. And perhaps food for thought.

Let's go back to the time the WoZoCo was build.

Some of you might be well aware of the changes in social housing, some of you not. You were not yet born or still in pyamas.

So, **What happened?**

In 1995, one year before WoZoCo was published, a major operation took place.

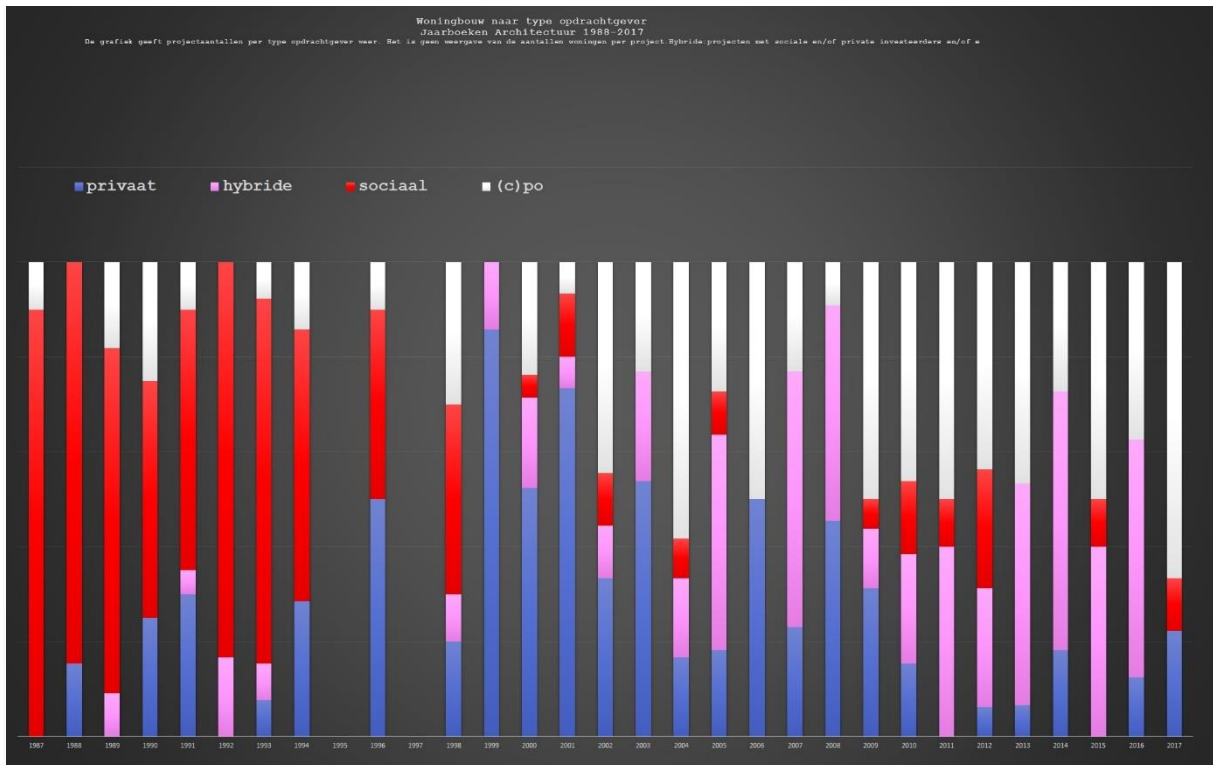
Government subsidies for social housing providers were cancelled against their debts.

Essentially that meant the government stopped sponsoring social housing. It was the start of the privatization of the sector.

A strict legal framework was not considered necessary.

The sector, so was assumed, could be trusted to regulate itself.

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In red the amount of social housing published in the Yearbooks.

And the way they decreased over the years.

It coincides remarkably with the moment of privatization.

The sector became autonomous and got its freedom.

But, that didn't go quite right.

A few of them:

- started to increase salaries, directors earning € 350,000 a year.

- new posh offices

- the Rochdale director drove a Maserati

But, the most extreme

- Vestia. The largest housing association in the Netherlands by then. (2012)

Plays with money. Literally. By making more money with money.

In fact, speculation.

Until it went wrong: 2.8 billion damage. **SLIDE**

2.800.000.000 euro

In 2015, it led to an enquiry by parliament and a new Housing Act.

Since then, housing associations simply have to do what they were founded for: provide good homes to lower incomes.

As architects you can discuss and negotiate with your client about floor plans, materials, budgets.

But you cannot change his system. It is yours and his context.

But, as we are all here to celebrate a pleasant evening ...

... let me add a promising thought by referring to what architects have achieved in the BouwEXPO Tiny Housing in Almere. **SLIDE**



They themselves transformed into tiny developers. For example, the office House of Architects developed three affordable homes in one block. They developed it themselves, did not need a client, and found three young buyers through Funda. How promising is that!

Thank you for your attention.