

How do you



?

Report on the current state
of student housing
at the Gerrit Rietveld Academie
and Sandberg Instituut

Document 1

Student housing data report

The following report has been compiled
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June 2020

How do you (live)?

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JACQUEQUES VELTMANSTRAAT

Rotterdam

How do you

(live)?

The Gerrit Rietveld Academie has 717
registered bachelor students.

The Sandberg Instituut has 150 registered
master students.

This survey has been completed by 193
bachelor students and 51 master students.

Overall, 28.15%
of students filled the survey.

(GRA: 26.92%, SI: 34%)

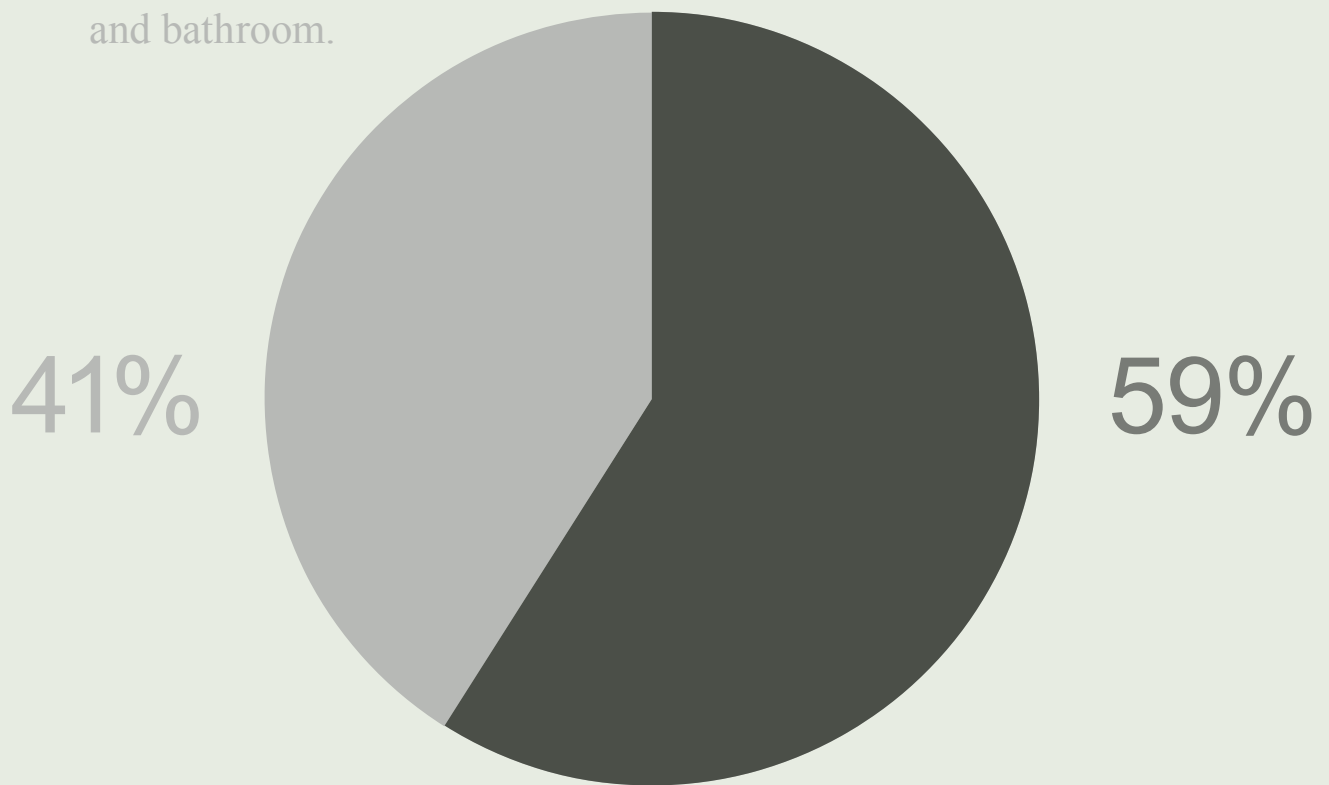
64% of current students moved to the Netherlands in order to start their study at GRA/SI.

36% were already living in the Netherlands before starting GRA/SI.

As of March 1st, 2020,
students at the
Rietveld Academie /
Sandberg Instituut are
living in...

A self contained unit

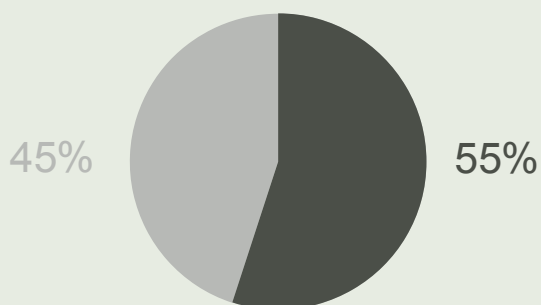
(a studio, as an example)
with an individual kitchen
and bathroom.



A room with commonly shared spaces

such as kitchen and
bathroom.

Netherlands...¹



¹ Landelijke Monitor

How do you

(live)?

On average, they pay...

556.50€² for a room with shared spaces / facilities

576.00€³ for a self-contained unit with individual facilities

... while students from other schools in Amsterdam pay ...

480.00€⁴ for a room with shared spaces / facilities

557.50€⁵ for a self-contained unit with individual facilities

... In the Netherlands, the average cost for a room with shared spaces / facilities is 390.00€⁶ and of 555.00€⁷ for a self-contained unit with individual facilities.

² Per person, after housing benefits if they apply.

³ Ibid.

⁴ Landelijke Monitor

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

A student at the GRA/SI pays...

42.75%

...more for a
room with shared facilities
than the average amount paid
in the Netherlands.

The difference is only 3.25%
between students of the GRA/SI renting
self-contained units
and the average paid for the same units
in the Netherlands.



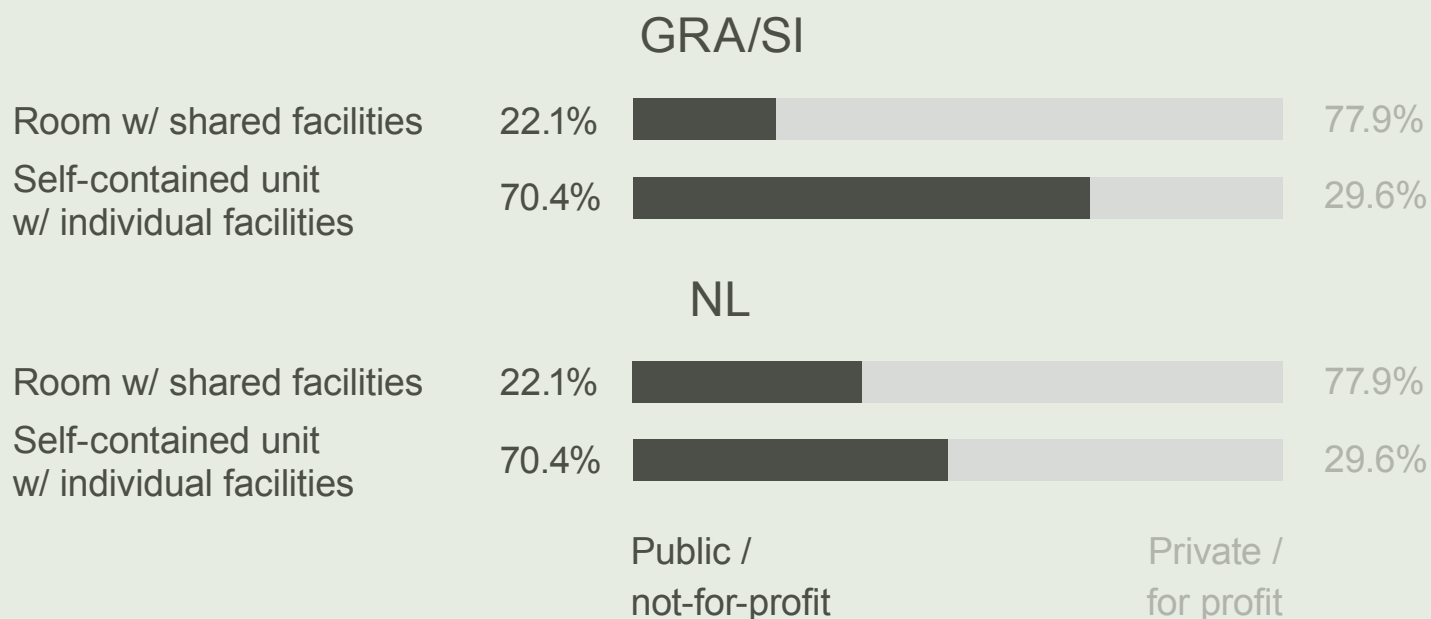
Average cost, room with shared facilities, 2019

Average cost, self-contained unit
with individual facilities, 2019Average cost per m², room with shared facilities, 2019Average cost per m², self-contained unit
with individual facilities, 2019

The average size of a room with shared space rented by GRA/SI students is of 15.75 m², while the average size of an independent living unit is of 28.50 m².

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Landlord by organization type...



Most rooms with shared facilities are rented from private individuals and for-profit landlords. Only **22.10%** of GRA/SI students rent this type of living unit through a housing corporation or non-profit entity. In comparison, this ratio is **35.25%** in the Netherlands.⁸

On the other hand, **70.40%** of individual units with their own kitchen/bathroom rented by GRA/SI students are through a housing corporation or non-profit entity. In comparison, this ratio is only **48.50%** in the Netherlands.⁹

⁸ Landelijke Monitor

⁹ Ibid.

The average monthly budget
of a student at the
Rietveld Academie /
Sandberg Instituut is of...

1,160€¹⁰

Amsterdam: 1,125€¹¹

Netherlands: 1,100€¹²

¹⁰ CBS defined budget, includes tuition fees, NL/EU student

¹¹ Landelijke Monitor

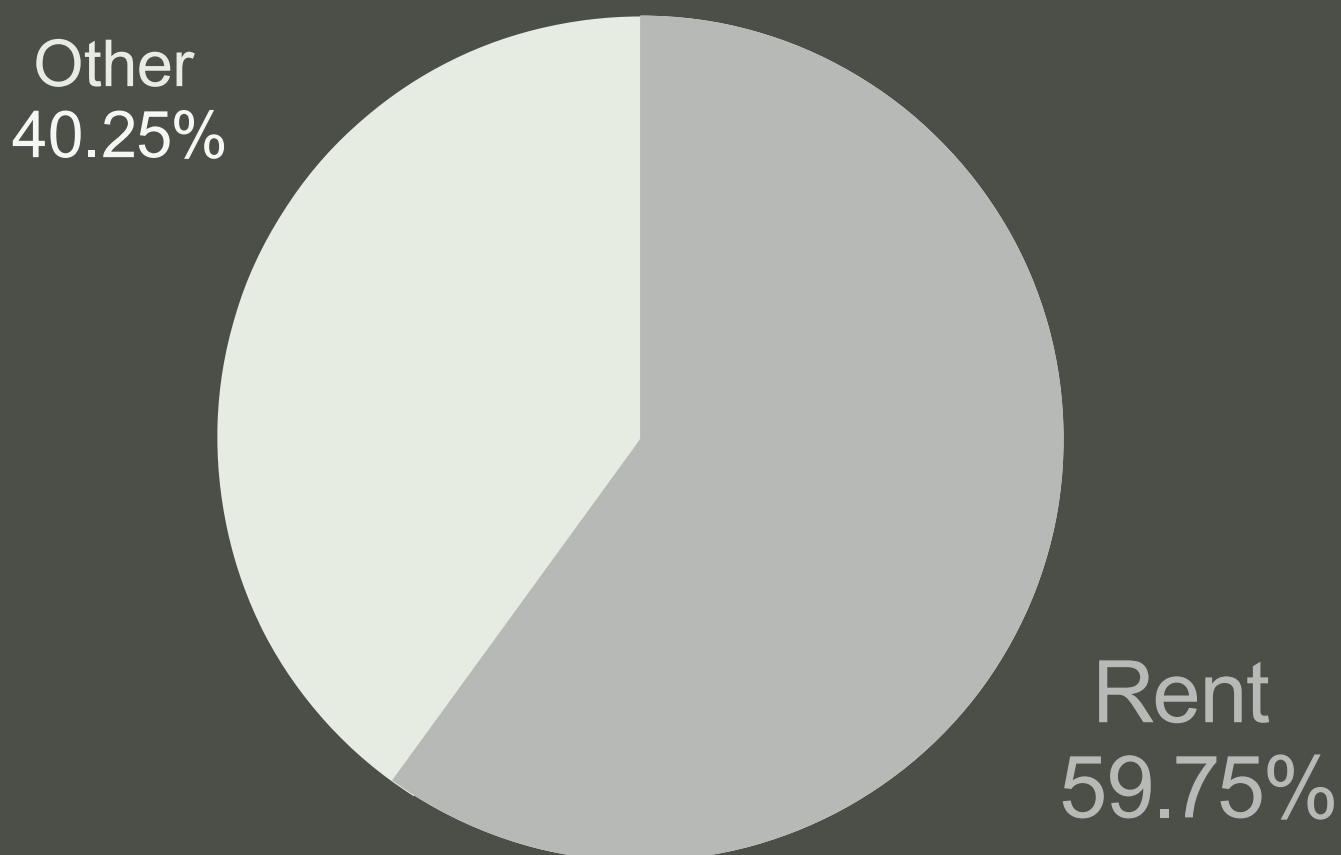
¹² Ibid.

Students at the
Rietveld Academie /
Sandberg Instituut
estimate they spend
on average 59.75% of their
monthly budget on rent.

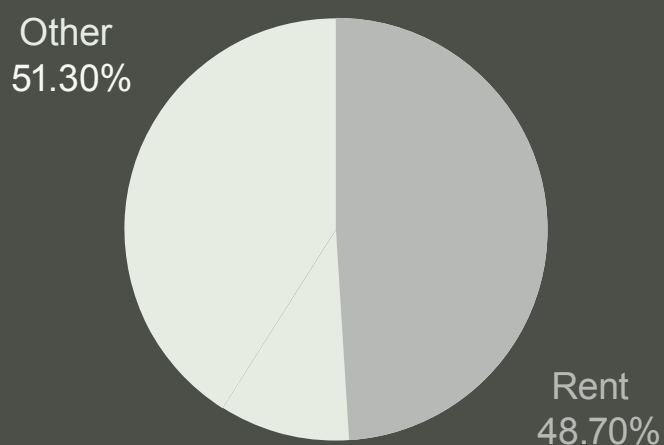
Including tuition fees in
their budget, they spend
48.70% on rent.

Netherlands: 43.14%¹³

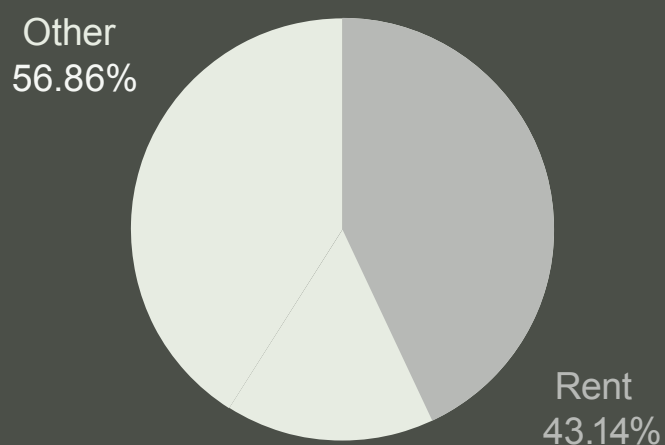
Expenses on rent as % of total budget
of a GRA/SI student (excl. tuition)



GRA/SI (incl. tuition)



NL (incl. tuition)



The 867 students of the
GRA/SI have moved out

2.747 times¹⁴ since
they started
their studies.

Every year, they move out
about
1.145 times to a new
accommodation.

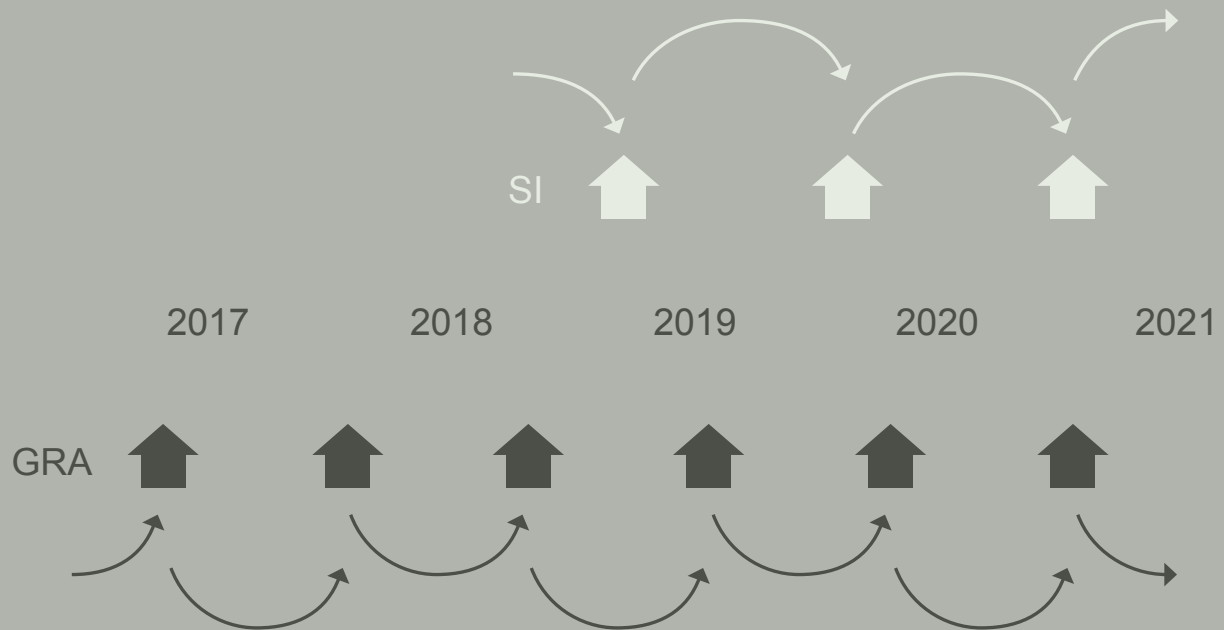
¹⁴ Based on the 244 students that declared
having moved 773 times.

On average, students have moved 3.168 times from the moment they started their studies.

They have studied at the GRA/SI for an average of 2.4 years.

(2.6 for GRA and 2.1 for SI)

A student from the
Gerrit Rietveld Academie
moves out, on average, every
9 months, while a student
from the Sandberg Instituut
moves out on average every
11 months.

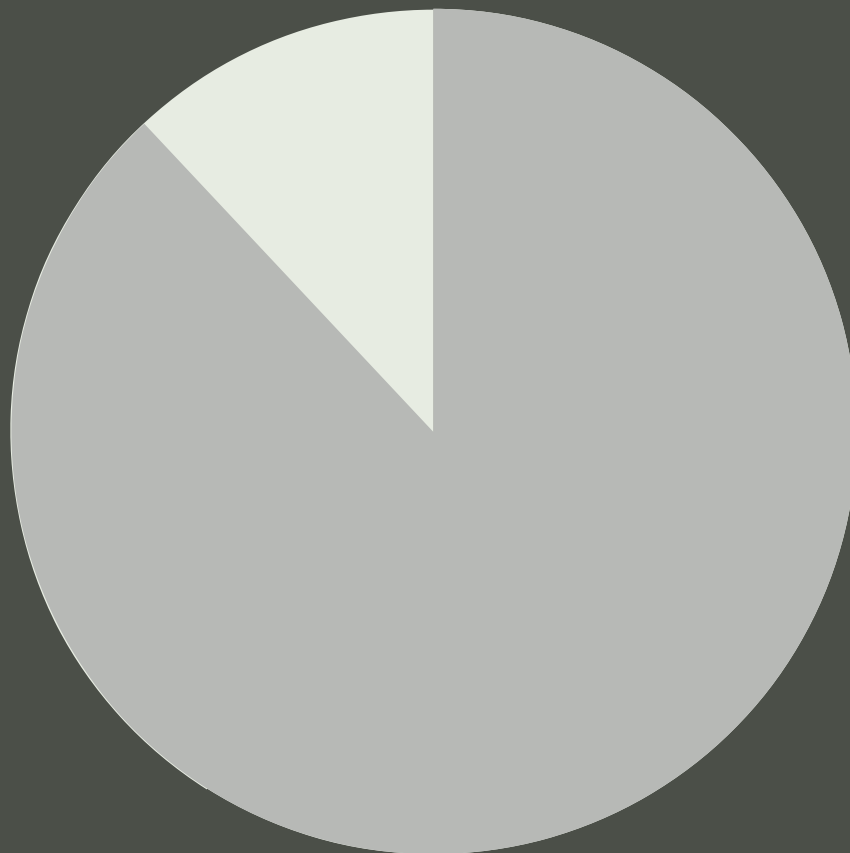


Where
do
students
at the
GRA/SI
live?

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2.0% Amstelveen
1.6% Den Haag
1.6% Utrecht
1.2% Rotterdam
0.8% Diemen
0.8% Harlem
0.8% Hoofddorp

Elsewhere
11.9%



Amsterdam
88.1%

How do you

(live)?

In Amsterdam (by stadsdelen)

Nieuw-West
37.3%

West
17.3%

Noord
6.9%

Centrum
9.3%

Oost
9.3%

Zuid
15.2%

Zuidoost
4.4%



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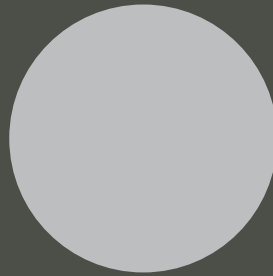
Most frequent landlords / real estate managers



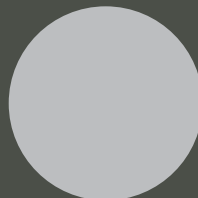
Most frequent
housing complexes



Jacques Veltmanstraat
463-1301 (DUWO)

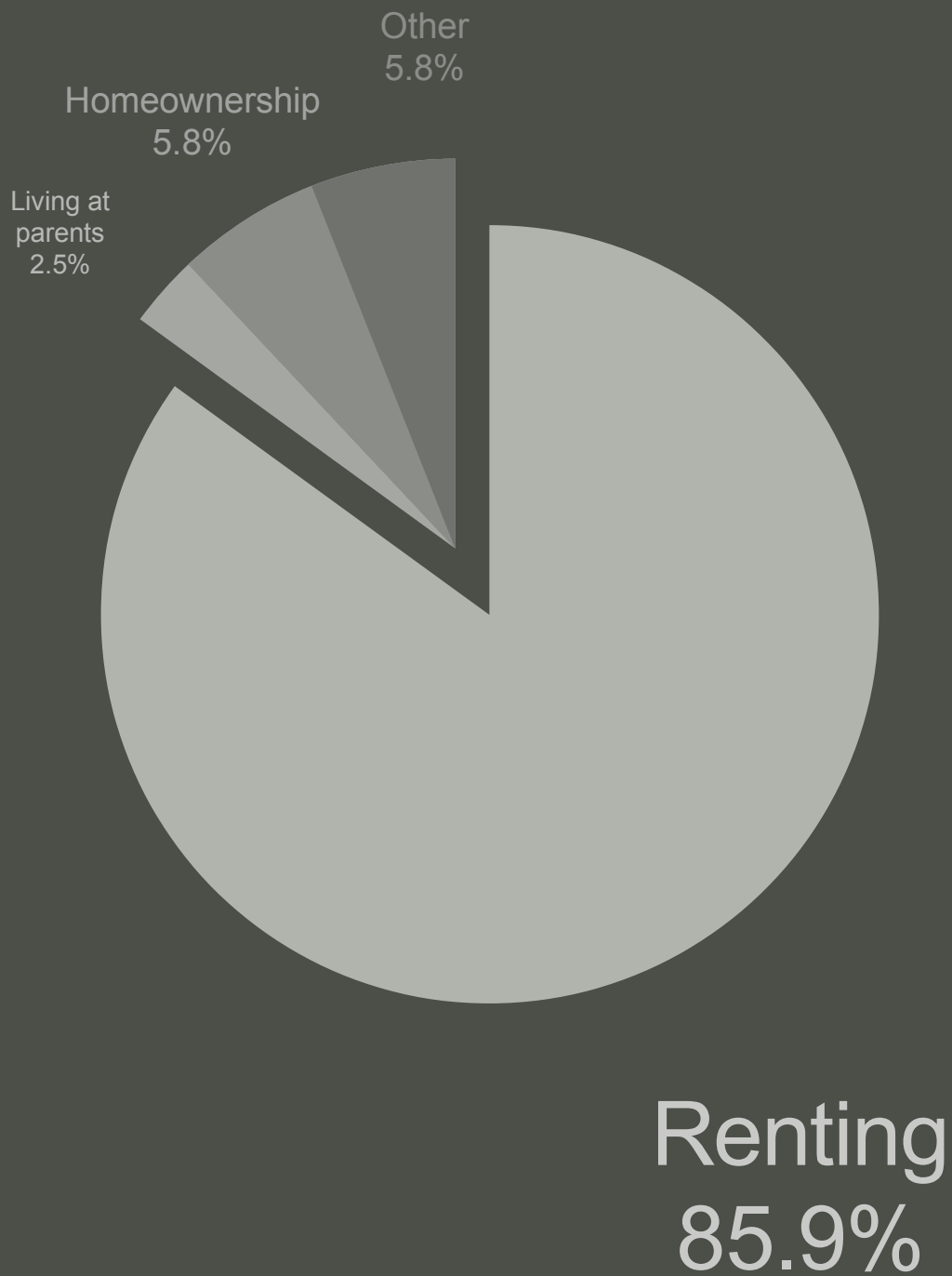


ACTA (TWA)



Broedplaats Lely (Urban Resort)

Proportion of students renting



85.9% of students are 'renting a roof'
(this include short-term leases as well as
anti-kraak contracts)

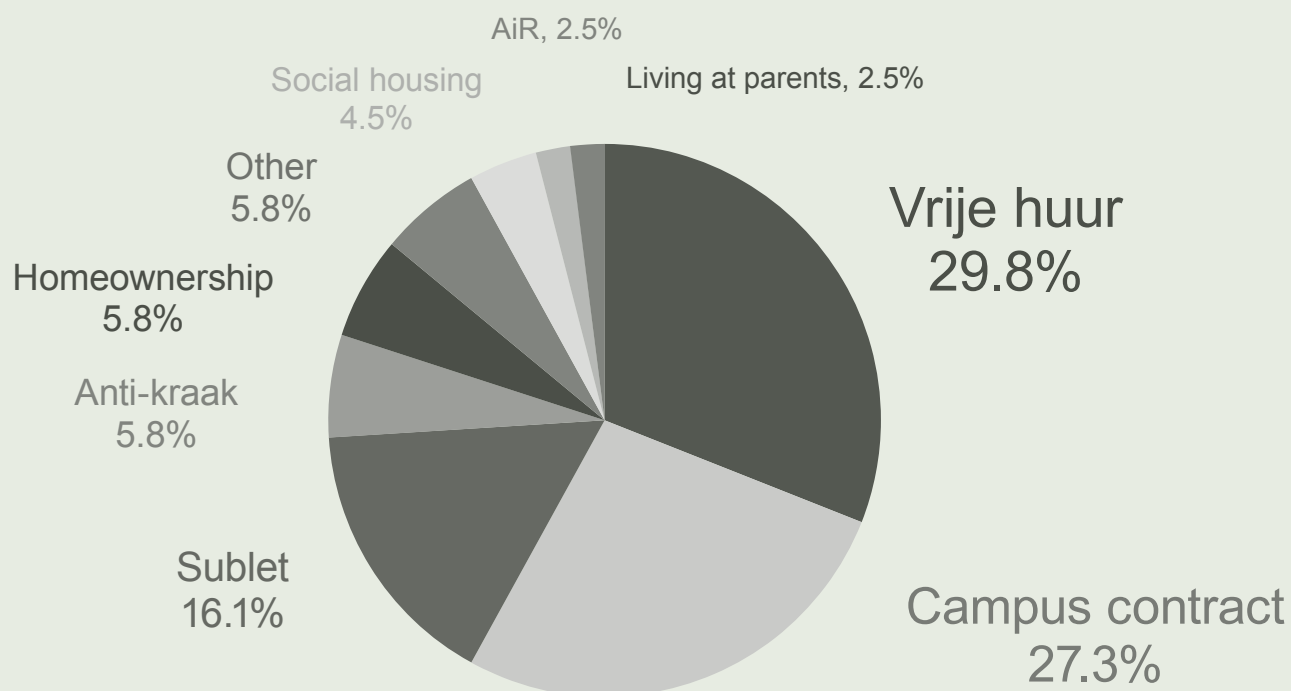
5.8% of students have a living situation that
doesn't apply to the definition of 'renting
a roof', without being homeowners nor living
at their parents—they either live on a boat,
sleep on a siblings couch, couchsurf, provide
domestic help in exchange for a room, are
squatting, camping, etc...

5.8% of students are homeowners: they
live either in a housing unit they bought or
a relative/family member bought for them
to live in.

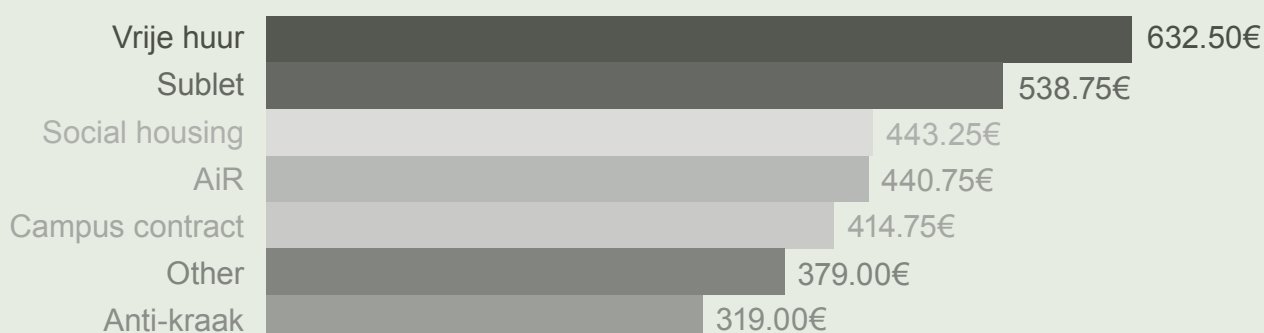
2.5% of students are living at
their parents home.

This is
how
students house
themselves...

Student housing living situations according to status (usually a contract form)

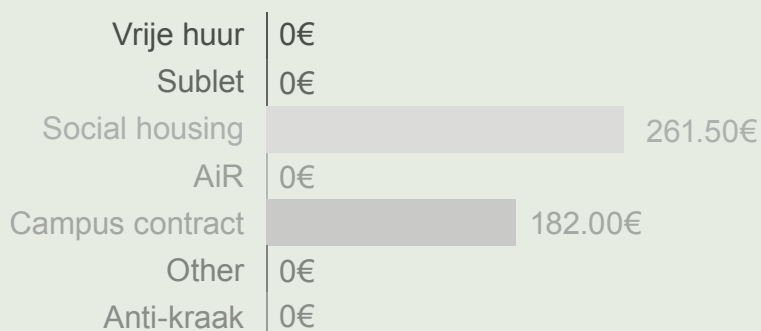


Most common status or contract forms

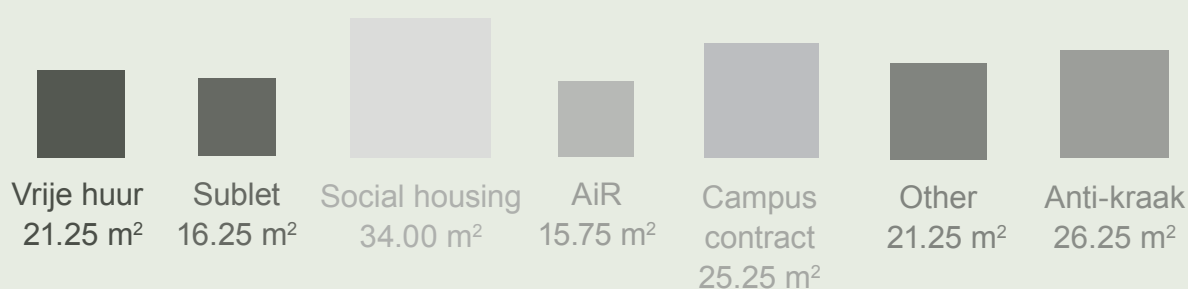


Average amount spent per month on rent¹⁵

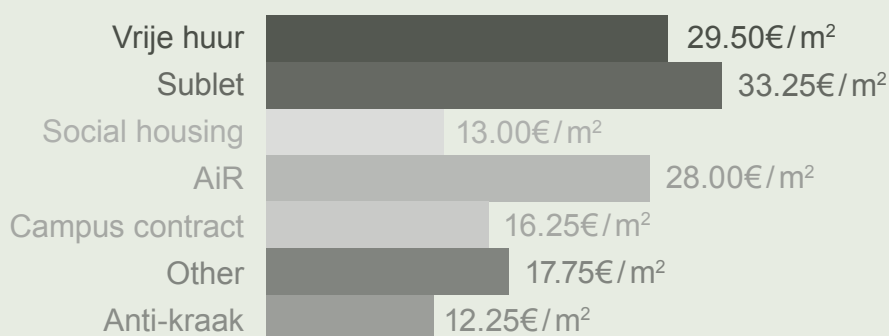
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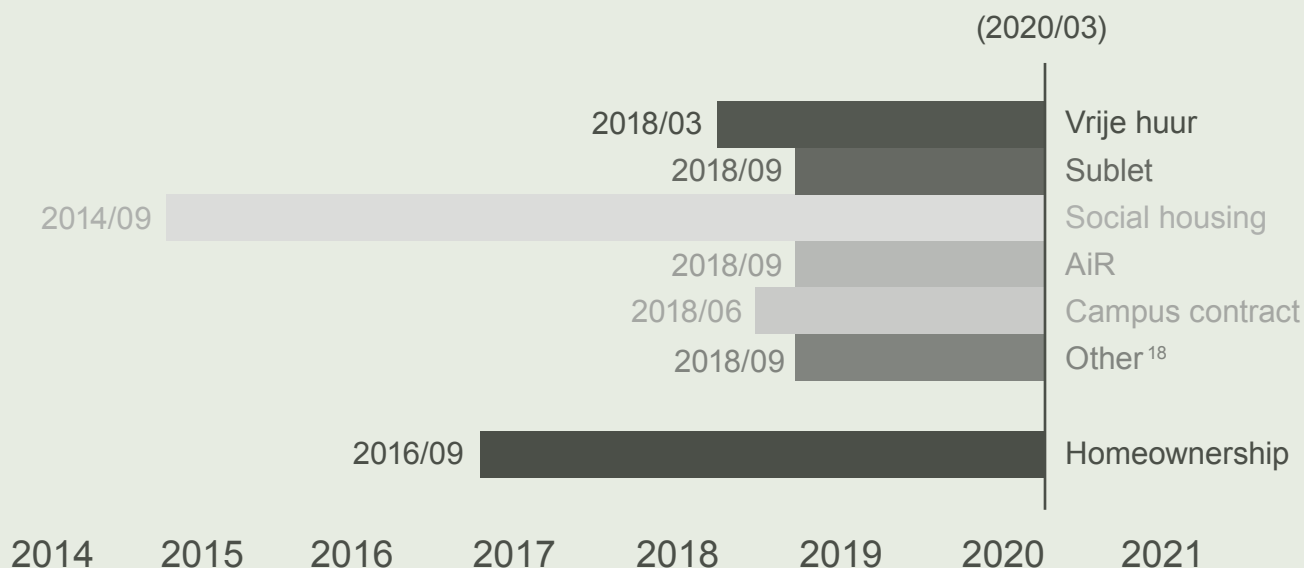
Average amount of housing allowance received



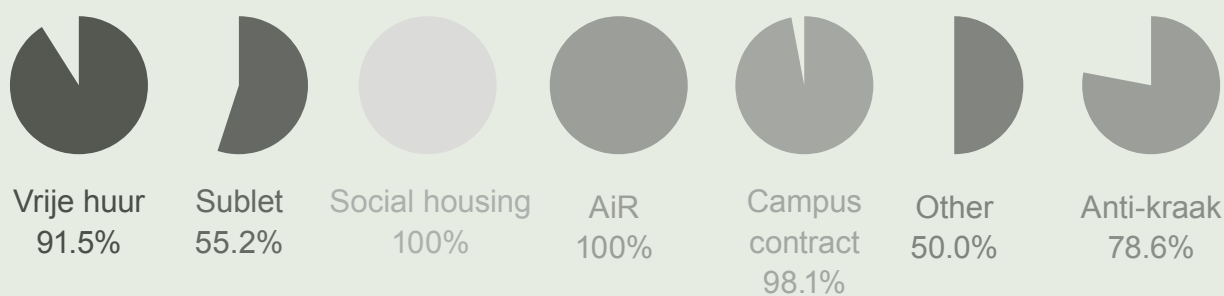
Average surface (m²) ¹⁶



Average price per surface (m²) ¹⁷



Average starting date of the housing situation (if housing situation with a contract: starting date of the contract)...



Ability to register

15 After (including, deducting) housing allowing if applicable, per person.

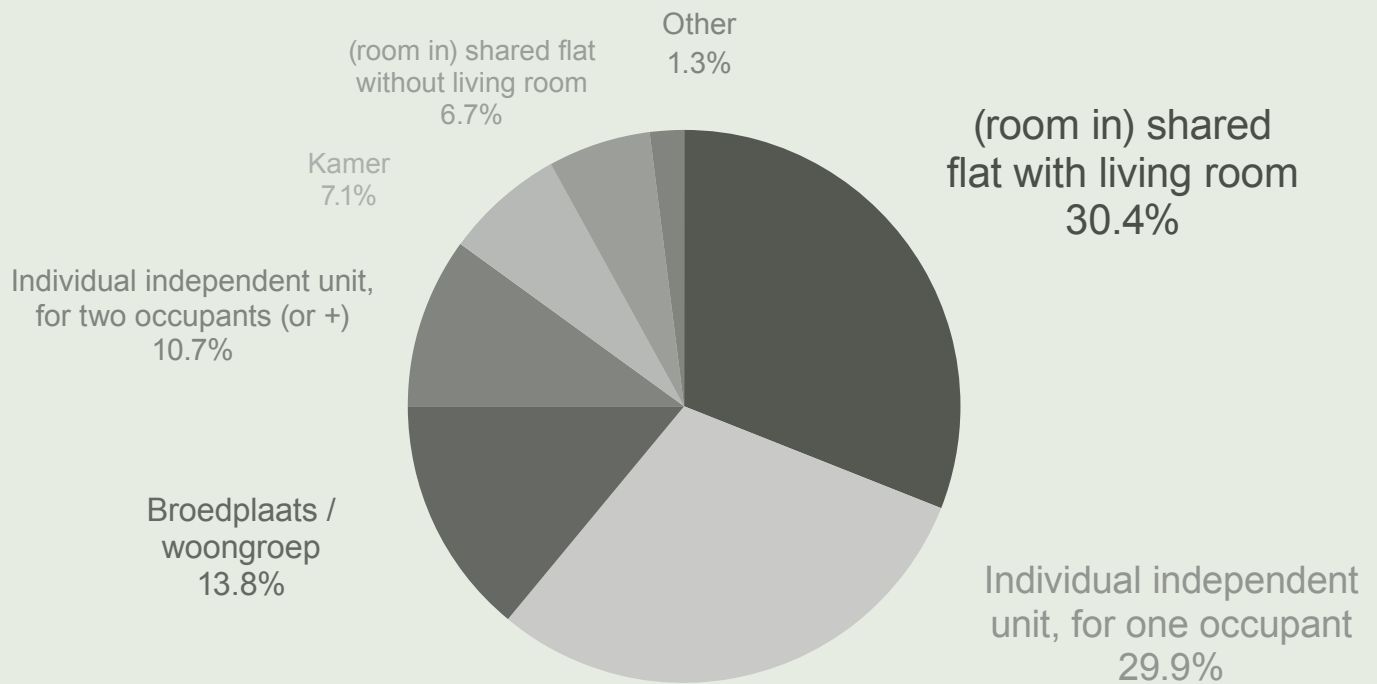
16 Per person, if more than one person per living unit.

17 After (including, deducting) housing allowing if applicable, per person.

18 Only include situations in which the question applies.

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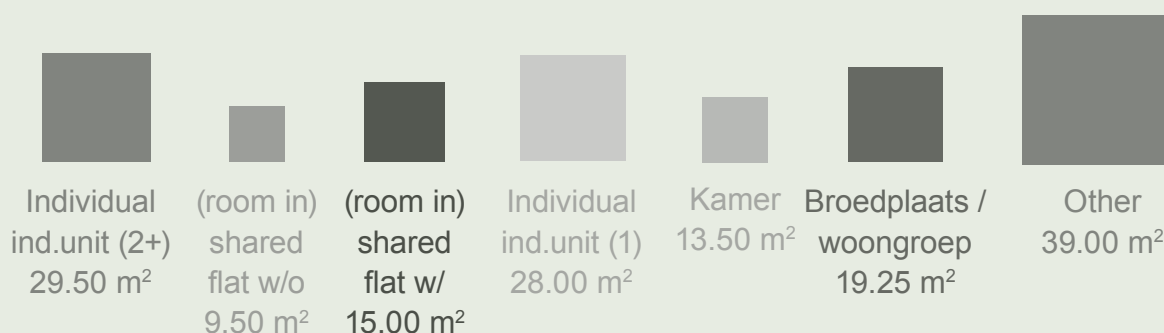
Student housing living situations according to housing unit types



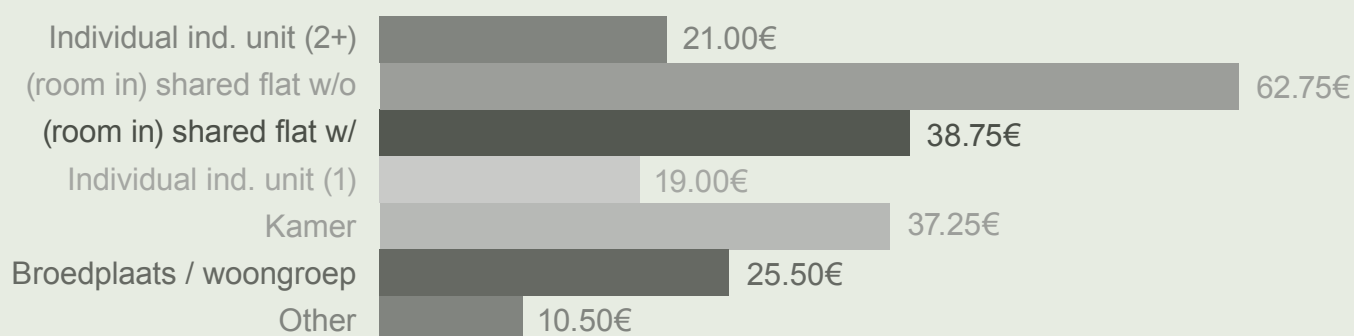
Most common housing units



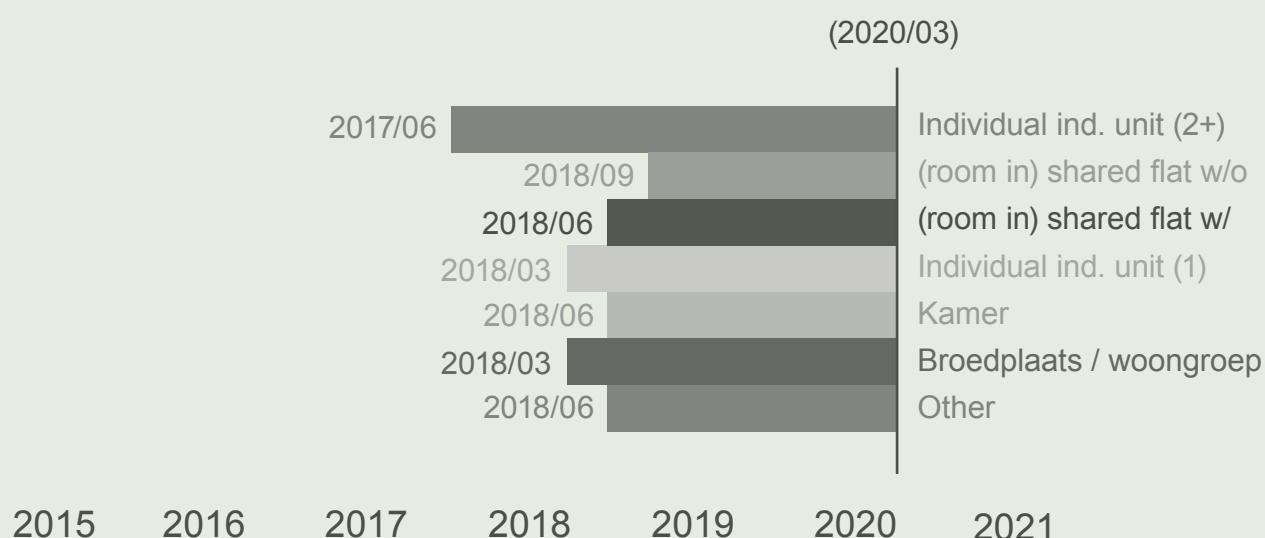
Average amount spent per month on rent¹⁹



Average surface (m²)²⁰

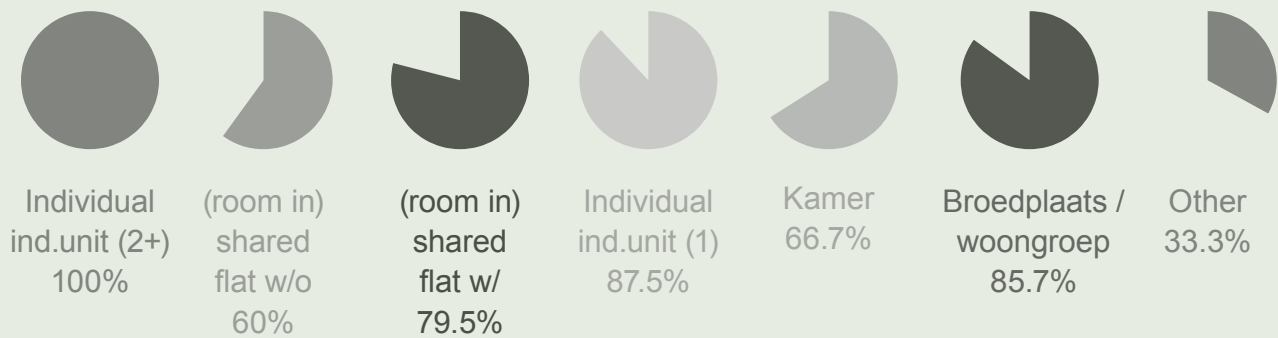


Average price per surface (m²)²¹



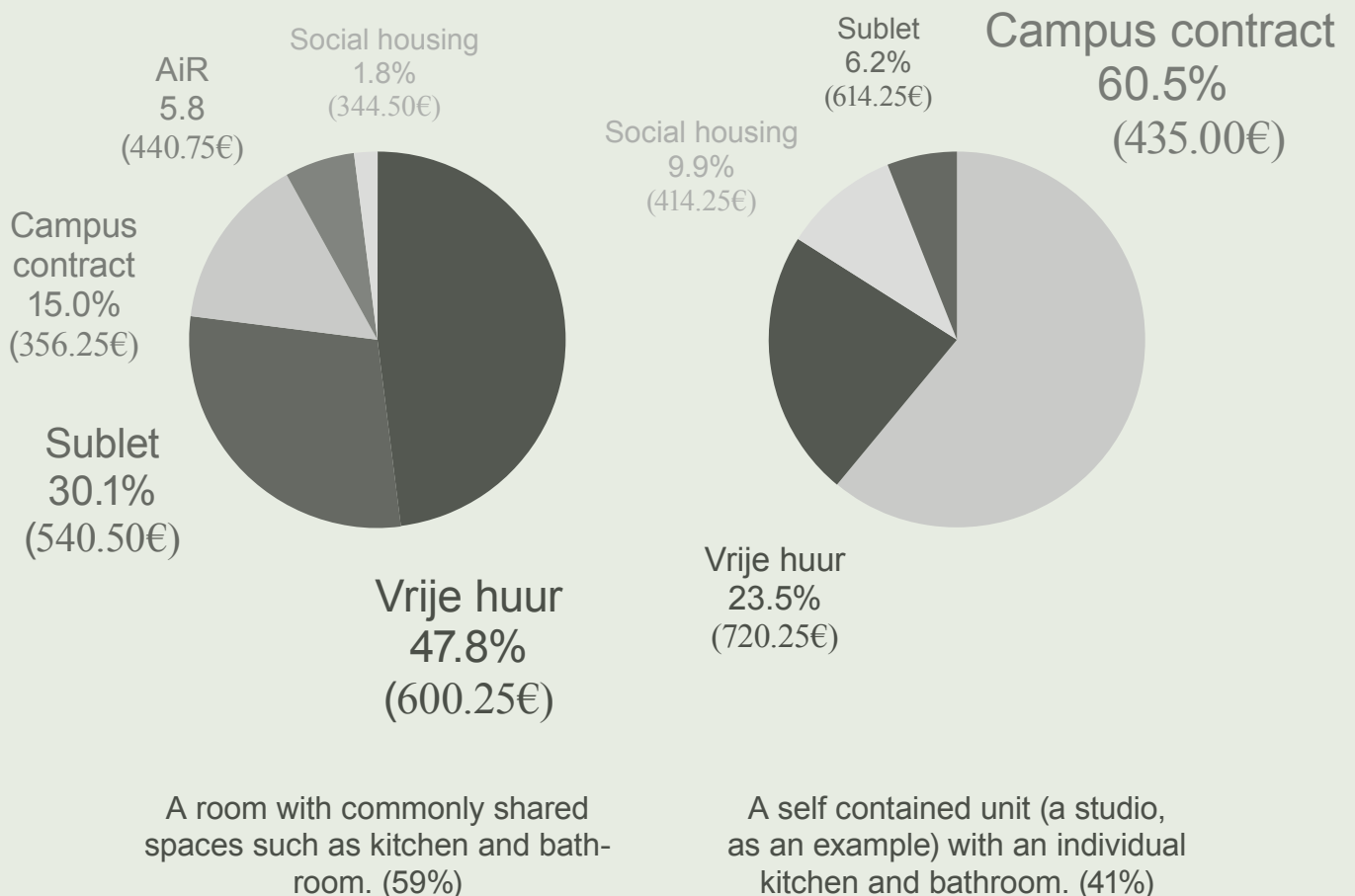
Average starting date of the housing situation (if housing situation with a contract: starting date of the contract)...

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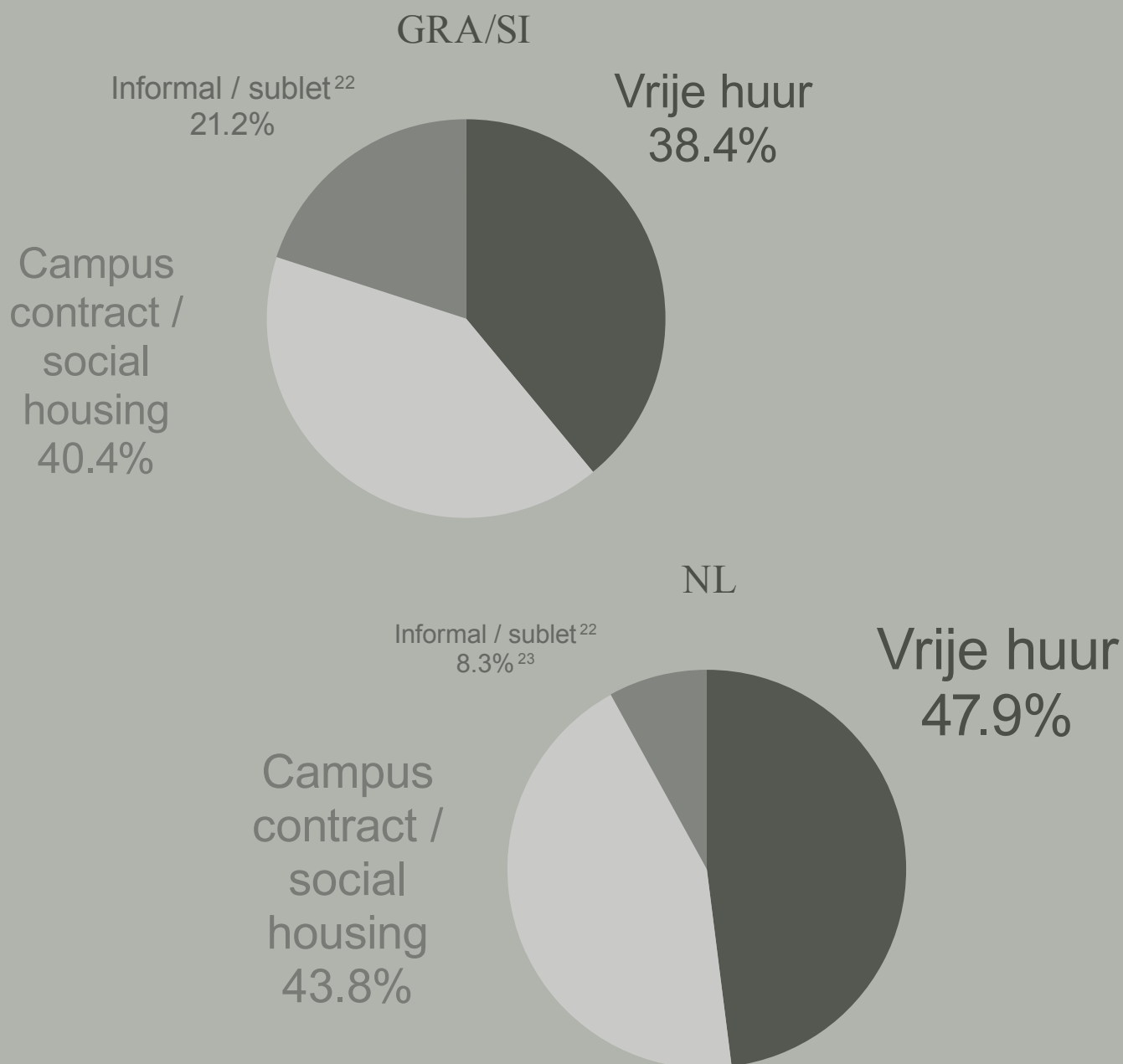


Ability to register

Contract types per unit type



Contract types (averaged)



19 After (including, deducting) housing allowance if applicable, per person.

20 Per person, if more than one person per living unit.

21 After (including, deducting) housing allowance if applicable, per person.

22 This represents mostly sublets for GRA/SI students, while for the Landelijke Monitor study, it encompasses either people living at a family member (not parent), with a main tenant flatmate, or a sublet unit.

23. In the Landelijke Monitor study, 18.75% of that 8.3% is recorded as 'subletting'.

16.1% of the students
enrolled at GRA/SI are
currently living in a
subleased unit...

59% with a contract²⁴
~~41% without a contract~~

55.2% can register
~~44.8% can't register~~

24 A contract as a contractual agreement between two parties. This does not necessarily mean that the contract is legally valid (hence the divergence between allowed registration % and contract %).

25 "Briefadres bij een familielid of kennis", Gemeente Amsterdam.
<https://www.amsterdam.nl/veelgevraagd/?productid=%7B-B4A56660-8158-4DBA-A959-21DBAC61210D%7D> (accessed 2020-06-03)

Registration is a tricky issue for the students of the GRA/SI...

Can register
where they live
84%



Can't register
where they live
16%

Those that can't register at the place they live...

Used the temporary
registration scheme²⁵
3.4%

Didn't deregister from
previous house
6.9%

Are registered
elsewhere (with or
without payment)
10.3%

Are registered
at their parents
10.3%



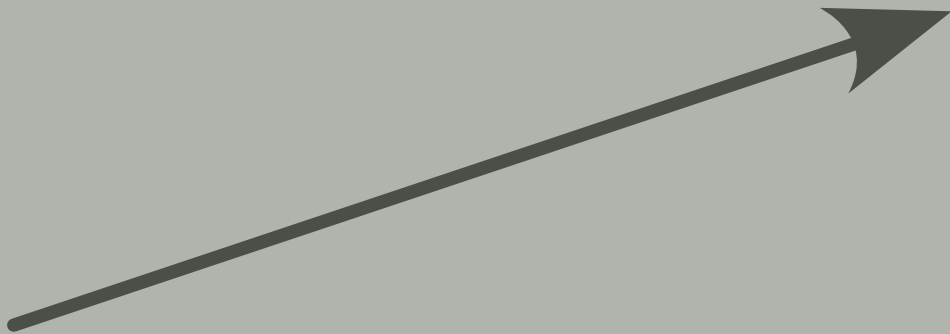
Are not registered
69.0%

11%
of GRA/SI students
are not registered
at all.

That is about 95
students not registered
at the moment.

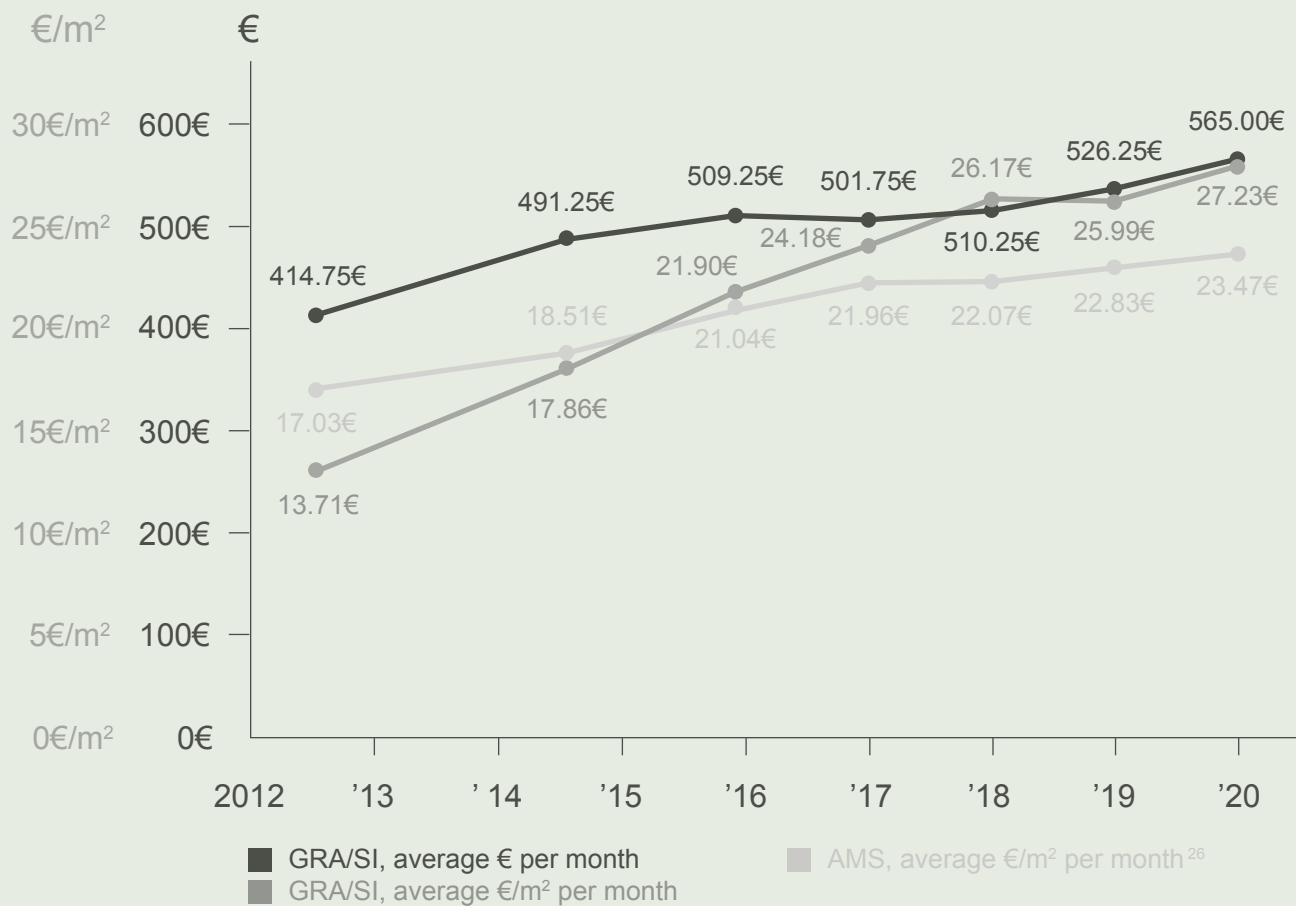
(out of 867)

Each year, students
pay more for their
accommodation...



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Average, for contracts / situations started in...

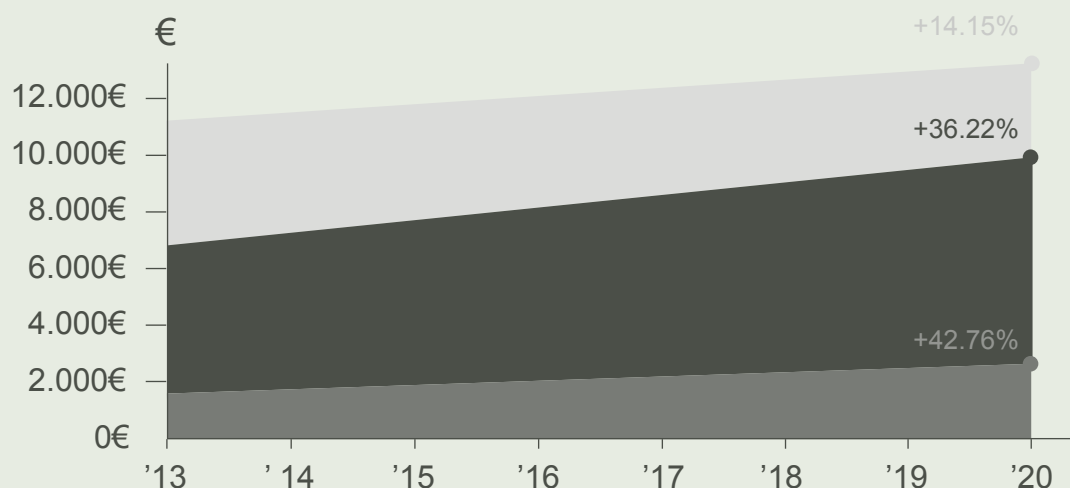
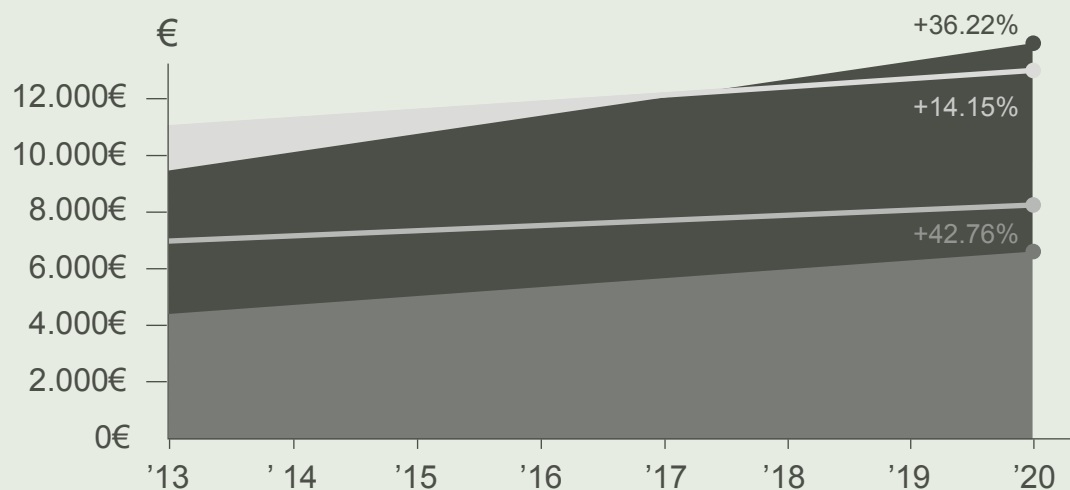


Increase in rent costs by year

Year	GRA/SI, €	GRA/SI, €/m ²	Ams, €/m ² ²⁷	NL, €
2019-2020	+7.36%	+4.77%	+2.80%	
2018-2019	+3.14%	(-0.69%)	+3.45%	(-1.00%)
2017-2018	+1.69%	+8.23%	+0.50%	+2.00%
2016-2017	(-1.47%)	+10.41%	+4.37%	+3.00%
2015-2016	+3.66%	+11.31%	+8.96%	+1.00%
2014-2015	+3.66%	+11.31%	+4.32%	+4.00%
2013-2014	+9.22%	+15.14%	+2.21%	
2012-2013	+9.22%	+15.14%	+6.35%	
2012-2020	+36.22%	+98.61%	+29.60%	
Annualized	+4.52%	+12.33%	+3.70%	

Increase in inflation, minimum wage, and tuition fees²⁸

Year	Inflation (CPI)	Min, wage	Tuition (EU)	(non-EU/2 nd)
2020	+1.51%	+ 1.00%		
2019	+2.63%	+ 1.23%		
2018	+1.70%	+ 2.40%		
2017	+1.38%	+ 1.70%		
2016	+0.32%	+ 1.77%		
2015	+0.60%	+ 1.52%		
2014	+0.98%	+ 1.10%		
2013	+2.51%	+ 1.10%		
2012-2020	+14.89%	+14.15%	+42.76%	+46.50%
Annualized	+1.86%	+1.67%	+4.55% ²⁹	+4.89%

NL, EU/
1st studyNon-EU/
2nd study

Minimum wage (over 23 y/o, 25h/week)

Minimum wage (over 23 y/o, 16h/week)

Average rent

Tuition fees

In the last 8 years, the average rental costs of a student increased by **35.22%** and tuition costs by **42.76%**

In the meantime, the minimum wage saw a rise of only **14.15%**

Getting into a bachelor or master's study program is an important life decision. Prospective students usually plan their finances in order to make these studies a reality.

19.1% of GRA/SI students said their financing plan changed during their studies. That's **1 out of 5** students.

26 <https://www.statista.com/statistics/612227/average-rent-in-four-largest-cities-in-the-netherlands-by-city/>

27 About these figures: "houses with less than 60 square meters or larger than 300 square meters and a rent of less than 710,68 euros are included". Moreover: "No difference was made between the type of rental housing, such as houses, apartments, rooms or studios".

28 <https://www.inflation.eu/inflation-rates/the-netherlands/historic-inflation/cpi-inflation-the-netherlands.aspx>, <https://countryeconomy.com/national-minimum-wage/netherlands>

29 <https://www.yumpu.com/nl/document/view/20488198/internal-affairs-gerrit-rietveld-academie>

Students, on average, report a **10.25% difference** of price between their estimated budget for housing and their actual costs.

This is to say that students budget on average to spend **512.47€** on housing prior to enrolment but end up spending on average **565.00€** for housing per month (including housing allowance).

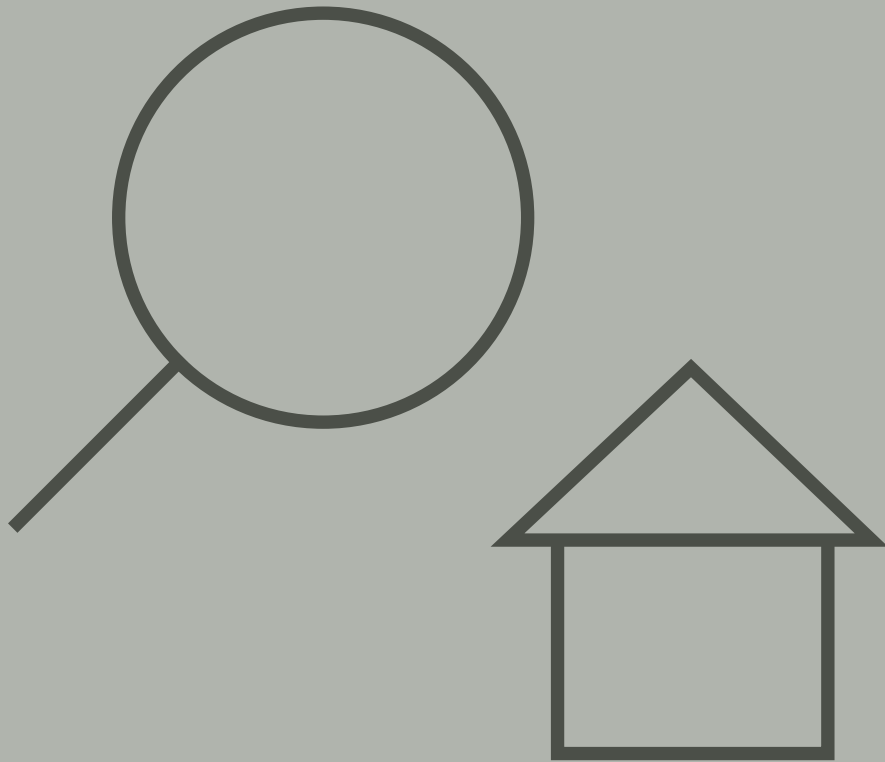
Prospective students visiting the Rietveld Academie website are advised to budget **450.00€** for a room in Amsterdam.³⁰

Prospective students newly enrolled at the Sandberg Instituut are advised to budget between **350.00€** and **600.00€**³¹ for a room.

30 "Example costs study & living", Gerrit Rietveld Academie. <https://rietveldacademie.nl/en/page/3167/example-costs-study-living> (accessed 2020-06-08)

31 "Nancy Knows Best", Sandberg Institute, p.2. https://sandberg.nl/media/document/original/2019_nancy_knows_best_page_21573129783.pdf (accessed 2020-06-03)

Finding a house...



How do you

(live)?

49.7% of surveyed students reported facing issues meeting the requirements listed on housing offers.

That's about half of the students.

Among those issues...

excessively high income requirements , housing offers only available -
for already working people , third party guarantees not accepted ,
students not accepted , offers too expensive , offers don't offer -
registration , impossible to have renting allowance if under 23 y/o ,
only accepts payslips as proof of income , housing sharing limitation -
law , not being able to register as a couple in one room , affordable -
options restricting registration , statement of income and other -
document in dutch required , constantly having to pay even to access -
housing viewings .

31% of them said they experienced subsequent negative impacts of lacking the ability to register at some point at a place they lived.

That's about one student out of three.

Those impacts can be...

not able to get medical treatment until 'registered' , problems with -
insurance and benefits , not being able to open a bank account ,
not being able to work legally , avoiding going to the doctors because -
unregistered , receiving fines for not deregistering despite having -
no place to register , insecurity with family and partner ,
feeling depressed about not understanding why I am fined ,
difficulties handling water and garbage taxes , being kicked out without -
notice , not being able to find a job , feeling like a ghost ,
being fined again and again .

How do you

(live)?

25.2% of them said they experienced uncommon restrictions of use at the place they lived.

That's about one student out of four.

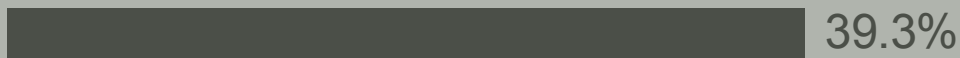
Some of those restrictions include...

not allowed to mention where I am living to anyone , being told maintenance costs, even structural maintenance, is up to me , living in a living - room and asked by the landlord to pretend I am the boyfriend of my roommate to the neighbors , not allowed to get outside of the house at - certain times , not allowed to paint or install fixtures , no pets allowed , threatened by landlord to call the police and sue us because of abusing - leaving notice policy , six-figure liability in the contract in case of - damages , no boyfriend allowed , no male guests , paying three - months rent upfront , paying four months of rent as a security deposit , not allowed to have guests staying over at night , no visitors allowed - unless paid , huge fine if I invite guests over , not allowed to change - names on the contract after a partner has moved in .

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According to the students, these are the most successful channels for finding a home...

Word of mouth



Social media (ads on facebook, etc)



Housing websites (kamernet, etc)



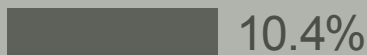
Other



Real estate agencies



Housing corporations (DUWO / studentwoningnet, etc)



School (housing provided through...)



The Gerrit Rietveld
Academie / Sandberg
Instituut have managed
to secure access to
affordable housing for
its students, with a
current total of at least
106 facilitated units.³²

32 Source: Jaarverslag 2018, p.50. https://rietveldacademie.nl/en/media/inline/2019/7/1/rietveld_jaarverslag_2018_publicatie.pdf

86

furnished and upholstered studio units
units at the Jacques Veltmanstraat 463-1301 (DUWO)
(61 for GRA / 25 for SI). Contract duration of 1 year for GRA, 2 years for
SI, with priority for EU/Non-EU. 61 units reserved for GRA / 25 for SI.

2 unfurnished, unspecified type units
in Hoofddorp (DUWO)

10 unfurnished room units in Willemstraat, Jordaan
(Ymere)

8 unfurnished room units in Claes Claesz Hofje
(Stichting Diogenes)

An unspecified amount of unspecified units
in Heesterveld Creative Community, Bijlmer
(HCC & Ymere)* local project / implication required

How do you

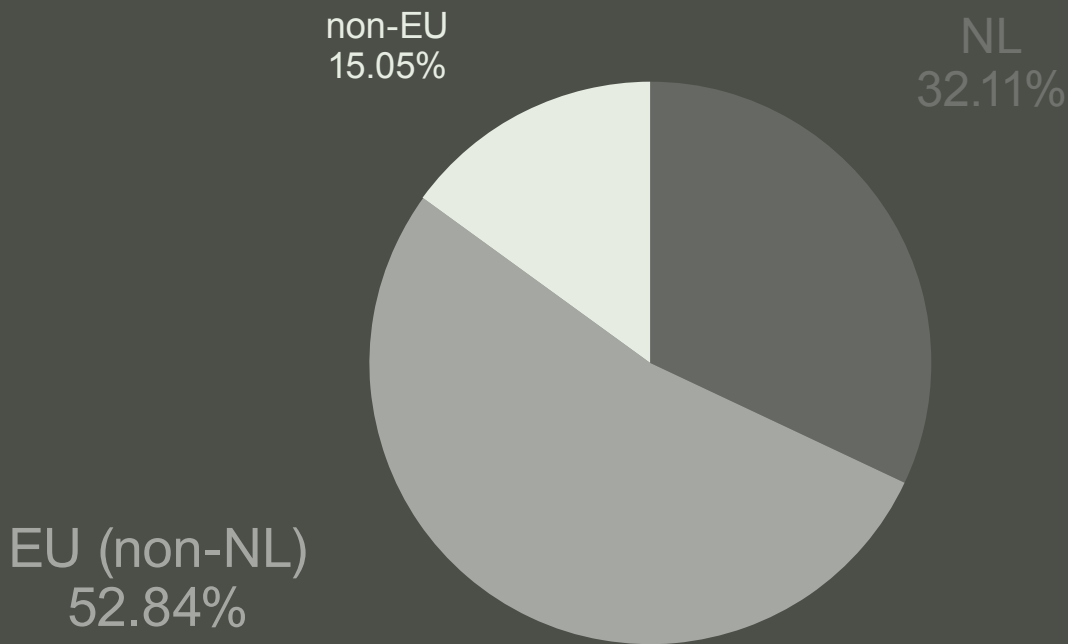
(live)?



That's about 1 student out of 8
(or 12.22% of students)
housed through units facilitated
by the school.

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Students from the GRA/SI come from several geographies.³³

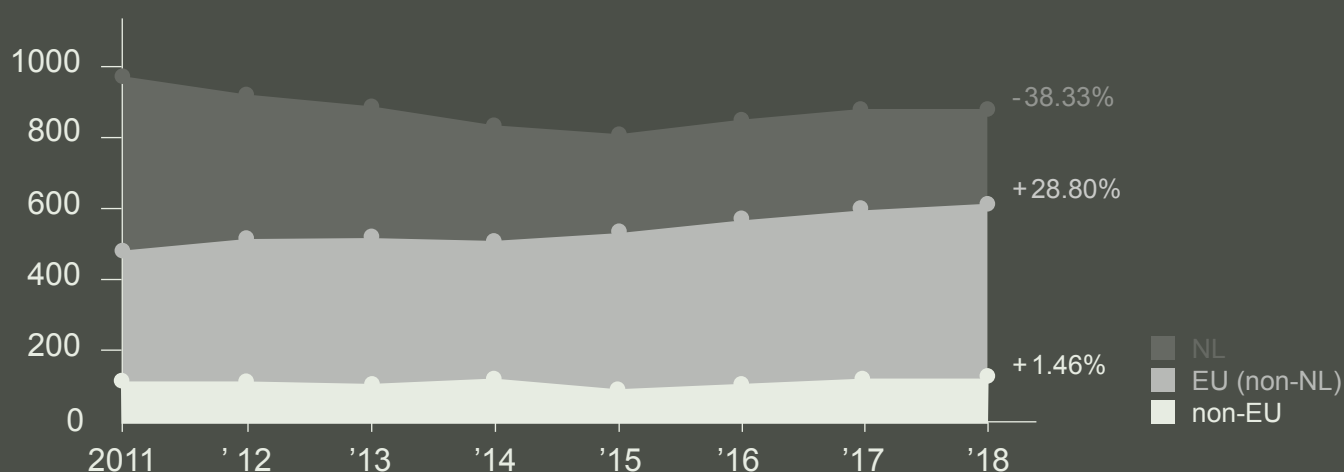


This has implications about the general portrayal of housing struggles by students from the school versus the information about housing as provided by other, more NL-weighted, institutions.

This also has implications in terms of resources that might prove useful for students, versus what could be useful resources in more NL-weighted educational institutions.

³³ "Jaarverslag 2018", Gerrit Rietveld Academie, 2018.
https://rietveldacademie.nl/en/media/inline/2019/7/1/rietveld_jaarverslag_2018_publicatie.pdf

³⁴ Ibid.



Year	Total	NL	EU (non-NL)	Non-EU	Total non-NL
2018	897	288	474	135	609
2017	880	277	469	134	603
2016	851	290	437	124	561
2015	836	297	429	110	539
2014	833	323	387	123	510
2013	896	376	415	105	520
2012	926	405	394	127	521
2011	972	467	368	137	505
2011-2018	(-7.72%)	(-38.33%)	+28.80%	+1.46%	+20.59%
Annualized	(-1.10%)	(-5.48%)	+4.11%	+0.21%	+2.57%

Actual student count of the academy³⁴

Over the period of eight years (2011-2018), the GRA/SI reduced its amount of students by 7.72% (from 972 students to 897)

While the amount of NL students reduced by 38.33% (from 467 to 288), non-NL students (EU and non-EU) raised by 20.59% (from 505 to 609).

Each year, the amount of non-NL students at the GRA/SI has increased by around 13 students (or 2.57%).

“The quality of the foreign students at the Gerrit Rietveld Academy is often of a high level, not least because many of them have already (partly) followed an art education in the country of origin. Their presence strongly contributes to the international image and the quality of the academy. These foreign students, especially those from non-EU / EEA countries, need extra support in practical matters.”

“Matters where the academy must help these students are: applying for a residence permit; applying for insurance, opening a bank account, applying for health care allowance / housing allowance, applying for exemption from municipal taxes and finding housing.”

(source: Gerrit Rietveld Academie,
Jaarverslag 2018, p.50)

Between 2019 and 2027, the number of non-NL students studying in Amsterdam's higher education institutions is expected

to increase by **42.20%** ...

(or an increase of 6.410 students)

... while the number of NL students is likely to increase by 0.25%

In Amsterdam, the current student housing shortage is estimate at

-10.000 units

(2016)

Without specific action, it is expected to reach

-13.000 units

(by 2025)

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Year	NL	non-NL	All
2018-2019	36.810	15.190	52.000
2026-2027	36.900	21.600	58.500
2018-2027	+0.25%	+42.20%	+12.00%
Annualized	+0.03%	+6.02%	+1.71%

Student amount provisions 2018-2027, Amsterdam³⁵

Year	DUWO	All markets (incl. DUWO)
2018	11.055 ³⁶	40.600 ³⁷
2025	(?)	47.000 ³⁸

Projected unit supply for students (DUWO / all markets)

Year	Supply / demand
2016	-10.000 (shortage)
2025	-13.000 (shortage) ³⁹

Student housing shortage (projected)

Number of registered students looking for a home in
Amsterdam at the end of 2017 (for year 2017):

87.387⁴⁰

- 35 Landelijke Monitor, p.94
- 36 “Cijfers”, Stichting DUWO. <https://www.duwo.nl/over-duwo/de-organisatie/cijfers> (accessed 2020-06-05)
- 37 “Studentenhuisvesting in Amsterdam in cijfers”, ASVA Studentenunie, 2018. <https://asva.nl/belangen/studentenhuisvesting/studentenhuisvesting-in-amsterdam-in-cijfers/> (accessed 2020-06-09)
- 38 “Tekort aan studentenkamers blijft nog zeven jaar groot probleem”, AD, 2019-08-28. <https://www.ad.nl/wonen/tekort-aan-studentenkamers-blijft-nog-zeven-jaar-groot-probleem~ac0a83dc/> (accessed 2020-06-03)
- 39 Ibid.
- 40 Ibid. 35

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In 2019, several higher education institutions as well as public actors involved in housing took part in an agreement to meet between 2019 and 2022, and discuss about housing action plan/policy.

(Convenant studentenhuysvesting
Amsterdam, 2019-2022)⁴¹

Signatories are the following:

Gemeente Amsterdam, UvA, HvA, VU, AHK, ASVA,
Gerrit Rietveld Academie, Hotelschool The Hague,
DUWO, De Key

Agreement on the following additional
capacity for 2022... →

41 https://www.duwo.nl/fileadmin/user_upload/Convenant_Studentenhuysvesting_Amsterdam.pdf , <https://www.rijksoverheid.nl/documenten/publicaties/2018/10/05/actie-plan-studentenhuysvesting-2018-2021>

42 West (DC van Hall), Noord (Gare du Nord, Noorderkwartier), Nieuw-West (Poeldijkstraat, Lieven), Oost (Sluisbuurt)...

43 Zaanstad, Almere, etc.

44 Not concerning the Rietveld Academie so far...

Reduce the deficit by adding **+9.400 units** (and fix the deficit gap by 90%)

3.500 units on land offered by the municipality
of Amsterdam on 'transformation areas' ⁴²

1.500 units in the Greater Amsterdam Region, at strategic areas with good public transport availability ⁴³

1.000 units on land owned by education institutes (UvA as ex) and built / administered by DUWO/De Key ⁴⁴

850 units from increase of rooms units with shared facilities
(*woningdelen* permits) ⁴⁵

550 units temporarily constructed

800 units 'student hotels' rooms ⁴⁶

2.500 units around the current Uilenstede campus
in Amstelveen (DUWO) ⁴⁷

⁴⁵ Technically, these new units are likely to be reclaimed units at a higher rental price, reshuffling students that were already living together without a permit.

⁴⁶ Not to be considered necessarily an alternative for GRA/SI students as rental prices for such places marketed as hotel rooms usually are far higher than the average student budget (around double the average current price surveyed) and include several exotic service costs as a package (gym, laundry, 24-hour security, 'cool' bike rental facilities)

⁴⁷ <https://www.parool.nl/nieuws/amstelveen-houdt-vast-aan-2500-nieuwe-studentenwoningen~b6aa8954/>

Document 1

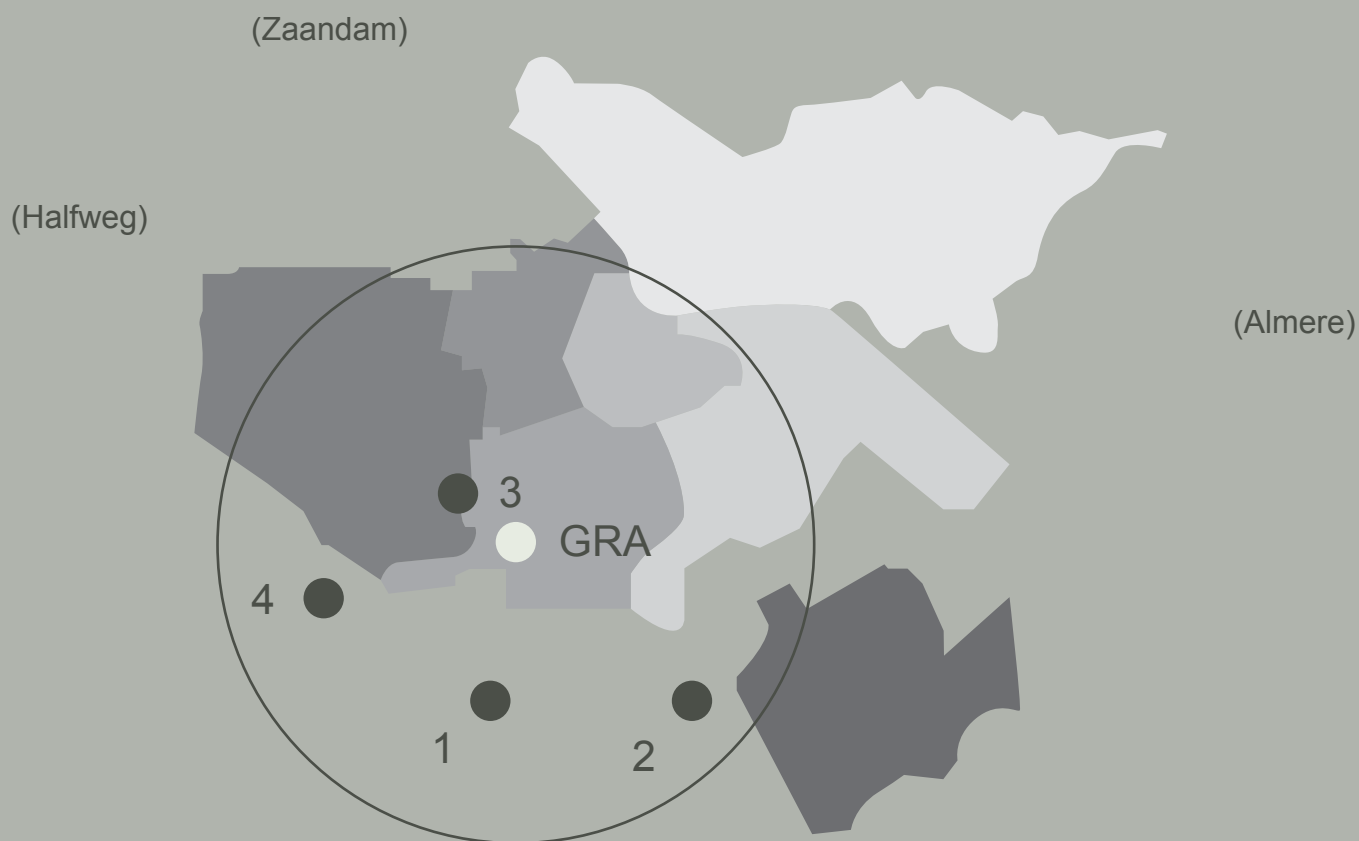
Potential strategic areas for the Gerrit Rietveld Academie

Amstelveen: Kronenburg (1)⁴⁸

Zuidoost/Ouder-Amstel: De Nieuwe Kern (2)⁴⁹

Nieuw-West: Poeldijkstraat (3)⁵⁰

Badhoevedorp, Hoofddorp... (4)



● 4

48 <https://www.parool.nl/nieuws/amstelveen-houdt-vast-aan-2500-nieuwe-studentenwoningen~b6aa8954/>

49 <https://www.amsterdam.nl/projecten/de-nieuwe-kern/>

50 <https://www.dekey.nl/poeldijkstraat>

How do you

(live)?

Annex 1, Glossary

GRA: *Gerrit Rietveld Academie* (usually refers to bachelor's students).

SI: *Sandberg Institute*, the masters program of the Gerrit Rietveld Academie.

CBS-defined budget: The CBS (*Centraal Bureau voor de Statistiek*) defines the average student budget factoring in housing allowance and other state benefits as well as including tuition fees payments. This means that the average monthly budget of a student based on that definition would move a lot depending on if they have to pay non EU tuition fees or EU fees. The average budget for a student of the GRA/SI without factoring tuition fees is of 943.75€, of 1,160.00€ with NL/EU tuition fees and of 1,458.00€ with non EU tuition fees.

Registration: in the Netherlands, one proves they live at an address by registering in a public state registry, the *Basisregistratie Personen* (BRP). Individuals must register their current living address in this registry: it is a legal requirement and it gives the person access to several legal components of dutch citizenship, like state allowances and/or the obligation to pay taxes and/or the ability to vote depending on the case. Non-registered people are considered as 'non living in the Netherlands'. Also, proof of address through an extract stating one's record in this registry is often what companies having legal obligation to know their customer ask, and this is why people that are not in this registry often complain about the impossibility to do essential things such as, opening a bank account as an example. To add to this, cities are allowed to cap the amount of legally allowed people that can register depending on the type of housing and criteria such as size of common spaces or sound insulation. In the case of Amsterdam, this has resulted in the past years in most apartment units being labelled by as 'undesirable for more than two adults not of the same family', and therefore not allowing more than two people living at these addresses to register in the BRP.

Housing corporation (*Woningcorporatie*): In the Netherlands, a housing corporation (*woningcorporatie*, not to be confused with a housing cooperative, *wooncoöperatie*) is an organization that focus-

es on building, managing and renting out housing with affordable rent for people with a low income (social housing). The characteristic of this housing legal structure is that the rental income from these homes does not provide substantial profit and that sources of money inflow must be reinvested into building affordable housing. Tasks of housing corporations are defined by law. Ymere, Eigen Haard, De Key, Stadgenoot, De Alliantie, and Rochdale are all Amsterdam-based housing corporations.

DUWO: DUWO is a non-profit foundation (*stichting*) with a similar purpose and structure as usual dutch housing corporation, with a specific focus on providing student accommodation exclusively. It is active in several cities of the Netherlands: Delft, Den Haag, Leiden and Amsterdam.

Waiting list: most housing with an affordable 'social' rent is offered through housing corporations. As the demand is far higher than the offer for these affordable units, corporations attribute newly available housing units through a waiting list system. There are currently several criteria that impacts one's priority on that list, but the main criteria, as it has been previously, is a waiting time in terms of years from the moment one has subscribed on the waiting list. Current time estimates can go up to 17 years for social housing and 1.5 years for student housing in Amsterdam.

Studentwoningnet: Studentwoningnet is the current website / platform where one can subscribe to be on the 'waiting list' and apply for affordable student housing offers from housing corporations and DUWO.

Woningnet: woningnet is the current website / platform where one can subscribe to be on the 'waiting list' and apply for affordable housing offers from housing corporations in the Amsterdam Greater Region.

Housing lottery: housing units offered through housing corporations can sometimes be offered by a system different from the 'time-based waiting list'. It is self-explanatory: the 'winner' is randomly chosen among the applicants, sometimes up to 500.

Document 1

Real estate broker (*makelaar*): *makelaar* is the term used for a real estate broker / agent in the Netherlands. These are always private entities, operating as companies for profit. While some of them are small managers on the behalf of individual landlords, others can manage housing complexes of hundred units on the behalf of multinational real estate investment funds (such as CBRE).

Vastgoed: the dutch term for real estate.

Vrije huur / free market (contract type): a type of rental contract that is freed from the usual limitations observable in social housing contracts. The rent amount asked is unregulated ('liberalised'), and must be of more than 718.47€ per month (2019). This amount must be backed by the 'point system'. As of 2020, annual rent raises are also unregulated (unless previously agreed in the rental contract).

Point system (*puntentelling*): a system used by the rental commission (huurcommissie) to determine whether a rental unit fits under the scope of social housing or *vrije huur*.

Campus contract (contract type): a type of rental contract that applies to students, which is a combination of social housing contract (for the rental amount aspect and the 'point system') with the flexibility of free market contracts regarding contract durations. Campus contracts can be for either one year or more years, and are non-renewable if the student graduated (the graduating student must vacate the unit upon graduation or after dropping out of school).

Sociale huur / Social housing (contract type): a type of rental contract that is regulated, from which the rental amount must be of under 718.47€. Tenants of this type of contract must have an income under an established limit, and can access housing benefits depending on their income level. For this type of rental the 'point system' determines the amount of rent that can be asked.

AiR (contract type): AiR stands for *Artist in Residence*, a special contract between someone

that fits the criteria of 'artist' (the status of 'artist' must often be approved by an official institution, i.e. CAWA) and a space providing the 'residence'. In the context of Amsterdam, this type of contract is most commonly attributed to people living in Broedplaatsen. Legally speaking, an AiR contract is not a housing rental contract: it does not entitle to housing benefits and the 'point system' can't be used to determine the rental amount.

CAWA: *De Commissie voor Ateliers en (Woon) Werkpanden Amsterdam*, the commission for ateliers and living-working spaces Amsterdam. A municipal commission that implements city policies regarding subsidized spaces offered for artists and cultural workers, among others.

Anti-kraak (contract type): A special flexible contract between a 'guardian' (the person using the living unit that would be called a tenant under other circumstances) and a company providing a 'lended' unit (which would be called a rented unit in other circumstances). Because of this legal construction, rental regulation does not apply to the building owner, the interim 'anti-kraak' company, and the person living in the building. A practical aspect of this type of contract is that the 'guardian' pays a fee that is lower than a usually evaluated rental unit, but must be prepared to move at any time within a short time delay (usually within four weeks) and comply to specific, sometimes intrusive, living rules.

Tijdelijk huur (temporary rental contract): a temporary rental contract. Temporary rental contracts are popular under 'free market' rental contracts because they allow landlords to either resell housing units on the market without 'attached tenants' afterwards, which can drastically reduce the profits generated by a sale, or to raise the rent amount without limits to newer tenants. Temporary contracts have a duration of maximum two years, and are automatically converted into permanent contracts if tenants are allowed to stay more than two years.

Ontijdelijk huur (permanent rental contract): a rental contract with permanent validity (provided the tenant meets clauses within the contract). This type of contract is usually automatically renewed

with a pre-agreed (in the contract) allowed rent amount raise (inflation plus predetermined percentage) each year.

Furnished unit (*gemeubileerd*): usually temporary rental contracts. The unit is fully furnished (with main appliances, curtains, lighting, floor, as well as other small appliances).

Upholstered unit (*gestoffeerd*): either temporary rental contracts or permanent contracts. Gestoffeerd usually means that the unit comes with a floor, curtains, and light fixtures.

Bare unit (*kale huur*): usually permanent rental contracts. Flooring, light fixtures and curtains are usually not included and at the expense of the tenant.

Kamer: a room. A general term for a unit that consists of a private room with dependent spaces, that can be either part of an independent living unit (a flat with several bedrooms) or a more sophisticated type of housing complex with independent rooms and common spaces.

Broedplaats: *Breeding place*. The dutch name for ‘creative incubators’, usually regulated places where artists and cultural / creative workers can conduct their activity at an affordable, subsidized rate. Broedplaats can either be work spaces or living spaces, or even both in some cases.

Woongroep (WG): A *woongroep* (living group) is a living unit where several adults live together, sharing common spaces while having their own private living unit (room). A woongroep is basically the same as flat-sharing (*woningdelen*) but is regulated differently: as examples a permit has been established that records the woongroep and a self-governing convention regarding the woongroep is usually drafted. ‘Woongroepen’ (under legal terms) are rare and mostly the result of the legalization of squatted vacant buildings.

Annex 2, Sources & Documents

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- 7 “Jaarverslag 2012-2018”, Gerrit Rietveld Academie. <https://rietveldacademie.nl/en/page/964/financial-statements> (accessed 2020-06-03)
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Colophon

Methodology

The method of administering the survey has been in person. Heads of department from Rietveld and Sandberg, directly or through department coordinators, have been contacted in order to gain access to group classes where a short intro into the aim of the project was explained and the survey was either asked to be filled on the spot or a link to it was given to be filled out at a later date. This method was chosen in order to ensure a personal connection between the survey and the situation of the students. Housing is a deeply personal issue and we tried to put an emphasis between our own situation, as former students, and the situation of current students, experiencing housing difficulties.

The survey was hosted online at: <https://how-do-you-live.rietveld-sandberg.nl/> and built with <https://www.typeform.com/> as a platform.

The survey has been popularized through the Intranet system of the Rietveld, through the billboard, through posters and through the video screen at the entrance of the school.

As a consequence of the method chosen (administering the survey in person), the survey doesn't cover the entirety of the community of the GRA/SI.

Sample rate: 28.15% (244 students out of 867, on both bachelor and master levels), 26.92% (GRA), 34% (SI).

The following departments have been consulted in person, not in full, with some years being present and others harder to get a hold of): Sandberg Institute – Graphic Design, Resolution, Critical Studies, The Commoner's Society, Approaching Language, Dirty Arts. Rietveld Academie – Basic year (groups: A, B, F), Graphic Design, DesignLab, Ceramics, Glass, Photography, VaV, Jewellery, Fashion, Textile, Fine Arts

The following departments have not been consulted in person: Sandberg Institute – Fine Arts, SIS. Rietveld Academie – Basic year (groups: C, D, E), Fashion, Image and Language, Dog Time, Architectural Design.

Data policy

We acknowledge that the data collected has been made so with the tacit agreement of its participants, and that possible use cases of the information collected has been made clear before any information has been collected.

The information collected has been anonymized during the initial stage of filling the survey, and it has been ensured that no information allowing a third peer to track someone specifically has been made available.

If you would like to request more information the ways in which your data has been collected or if you'd like to make an objection to the use of your data, you can contact us at: howdoyoulive.rietveldsandberg@gmail.com.

The following report has been compiled by Alina Lupu and François Girard-Meunier

Texts: Alina Lupu, François Girard-Meunier
Graphic design: François Girard-Meunier
Image credits: google street view, funda.nl

Contact information

Website: how-do-you-live.rietveld-sandberg.nl
Further questions? Email us at: howdoyoulive.rietveldsandberg@gmail.com

This report is part of a broader research project about the current state of housing in relationship with creative practices / industries.

This project is supported by
Sandberg Instituut

Omschrijving

Beautiful 2 bedroom apartment of 96m2 located in Amsterdam

NOT SUITABLE FOR STUDENTS OR HOME SHARING

Layout:

Common entrance with doorbells- and mailboxes.

Entrance to the hall, separate toilet, bright living room, open

***NIET GESCHIKT VOOR DRIE OF MEER WONINGDEELERS,**
n vergunning van de gemeente Amsterdam.

access to the balcony

* Balcony

* Pets allowed

Location:

* Available for long term

* **No sharing**

Bijzonderheden

* 1-month deposit

Voorzien van een sla

Balkon gelegen op het zonnige Zuidoosten

Woningdeling niet toegestaan