



From : Director SHF
 To : Tweede Kamer Der Staten Generaal
 Subject : Position Paper – Housing on Sint Eustatius
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 Representative : Jacquil Pandt (Director SHF)

General

The Statia Housing Foundation (SHF) mission is “Providing quality social housing that allow families to thrive within society”.

Points

- Urgency List
- Renovations & Construction Costs
- Rental Subsidy
- Good Governance
- Sustainability & Livability

Urgency List

In many regions, discussions may revolve around a waiting list; however, in the case of Sint Eustatius, we are addressing an urgency list. This distinction arises from the fact that all individuals on this list are in critical need of social housing. Currently, our urgency list comprises 108 families, totaling 289 individuals. Given that large numbers of new homes are not projected to be constructed until 2027, this situation is a significant concern for us.

Bracket	Household income	#	%
< 1x WML	\$0 - \$ 21.000	66	61%
1- 1,5x WML	\$ 21.001 - \$ 31.500	22	20%
1,5 - 2,0x WML	\$ 31.500 - \$ 42.000	14	13%
> 2,0x WML	> \$ 42.000	6	6%
		108	100%
Age cohort		#	%
	From 18 - 25	10	9%
	From 26 - 35	28	33%
	From 36 - 60	56	66%
	Older than 61	14	16%
		108	100%
# household		#	%
	1	16	15%
	2	32	30%
	3 to 4	54	50%
	5 or more	6	6%
		108	100%

In the Netherlands, approximately 29% of housing falls within the social sector, whereas in Sint Eustatius, that figure is only around 7-10%. As outlined in the "Ruimtelijke Ontwikkelingsplan Sint



Eustatius 2023," the construction of 260 homes is required within the next decade. This indicates that additional initiatives must be undertaken to increase the construction of homes, particularly social housing.

Renovation & Construction Costs

As SHF prepares to renovate approximately 100 homes in the coming years, it is important to consider the associated costs. A significant portion of materials must be imported, either directly or indirectly, which can lead to a cost increase of nearly 10%. This additional expense could either allow for the renovation of extra homes or necessitate compromises that detract from the overall building project. As we strive to evolve into a social housing foundation capable of making autonomous investments, it is clear that these costs could determine the success or failure of our initiatives. In the worst-case scenario, the additional homes we urgently need may not be constructed.

Rental Subsidy

We currently receive a Rental Subsidy, which provides tenants with a discount on their rent, with the remainder financed by the ministry. In our pursuit of good governance, we have developed a "Meerjarenonderhoudsplan" (Multi-Year Maintenance Plan). Through this process, it has become evident that an increase in the point price is necessary. As previously mentioned, the rising costs of imports and the procurement of essential materials necessitate this adjustment. Implementing this increase will ensure that social housing can be maintained effectively and sustainably over the years.

Good Governance

Upon signing the Letter of Intent, SHF has made substantial progress in advancing good governance. As we transition towards an "RVT Model," our goal is to ultimately evolve into a "Toegelaten Instelling" in the future. This transition will enable SHF to make independent investments aimed at enhancing social housing in Sint Eustatius while benefiting from more affordable financing options.

Sustainability & Livability

As the global focus increasingly shifts towards energy-efficient initiatives, we are encouraged by the ministry's efforts to install solar panels on all social housing. This support should extend beyond solar panel installations to include the construction of playgrounds and parks designed with sustainability in mind, fostering greater community engagement and cohesion. Another initiative for SHF is the establishment of a tenant organization in 2025. This initiative will empower tenants to voice their opinions regarding their needs and preferences. We also produce an annual magazine that showcases the stories of our tenants while informing them about our planned large-scale changes.



Conclusion

The Statia Housing Foundation (SHF) is fully committed to taking all necessary steps to enhance the housing climate on the island; however, we require support from the Ministries to achieve this goal. We also hope that future considerations regarding policies and funding for the Caribbean Netherlands will include our region, as we face similar challenges. Given our limited resources, it is essential that we are incorporated into these plans.

We trust that the points outlined above will be taken into account as we strive to contribute as much as possible to the affordable housing market on Sint Eustatius.

To gain insight into our overarching plans and initiatives, you may refer to our Strategic Plan for 2023-2026.

Link: <https://statahf.com/official-documents/> "Strategic Plan 2023-2026"