

Draft decision and commitment list Central Committee, September 9th 2021 at 2pm at V.A. Lopes Legislative Hall (Government Guest House)

Present:

Council lady F.Spanner
Council man N.Sneek
Council lady R.Leerdam
Council man R.Merkman
Gov. Comm M.A.U Francis
Dep. Gov. Comm. C.Toet

Absent:

Council man C.Van Putten

	Agenda point	Commitments
1.	Opening	
2.	Announcements Council man C.Van Putten absent due to travel. Agenda point 7 delayed and will be handled at a later date.	
3.	Setting of agenda Agreed	
4.	Ratification of list of commitments and decisions June 24th 2021 Council man N.Sneek refers to the list decisions and commitments regarding the unanswered question of Council Man Merkman, on the list of decisions from the Executive Council. Council man Sneek does not agree with answer given. Information should be given freely. Council man Merkman refers to other unanswered questions on the list of Decisions and Commitments of June 24 th .	Gov Comm Francis: There are a number of questions still pending that relate to the "Uitvoerings rapportage". We will add that question to the list of answers to the "Uitvoerings rapportage". All questions including the written questions of Council member Sneek relating to the Uitvoerings Rapportage will be answered.

	<p>Council Man Merkman: Refers to the decision list of the Executive Council and also agrees with Council man N.Sneek. Council lady R. Leerdam mentions that this matter was dealt with once before where it was suggested that the Executive Council could include the Registrar's office when sending the info by email to the I.T department for publishing.</p>	
5.	<p>Ratification of list of incoming documents</p> <p>Agreed</p>	
6.	<p>Huur Commissie en Huurprijzen verordening en Verhuursubsidie verordening</p> <p>Presentation was given by: Project Manager G.Biemanns , Dir. SHF Jaquil Pandt and Social worker Elizabeth Jones</p> <p>Council Lady Spanner: Mentions that the Committee consists of 6 member and would like to know what the procedures are in case a matter comes to a vote.</p> <p>Gov Comm Francis: For Many years we have had a rental tribunal which has been dormant. When conflict arises between lessor and lessee, persons have no organization that can aid them. The matter of voting should be seen as a way to resolve conflicts the legal way, not necessarily where a majority rules but where decisions are made on the facts.</p>	

<p>Council Lady Spanner: Would like to know how the max of \$750 applies to persons who currently live in the houses that can already afford this. Will they be evicted?</p>	
<p>Council man N.Sneek: What is the reason on the BES Islands the lawmakers choose for the renters subsidy instead of the rent subsidy for the tenants?</p>	
<p>Gov.Comm Francis: This is social housing, and in this law it goes to the renter. When I spoke to the Council on January 13th I mentioned the fact that there was over \$200.000 in rent on the streets we have to look at this as an advantage to not end up in that situation again.</p>	
<p>Council man N.Sneek mentions concerns with the conditions of the ordinance for the private sector. The subsidy of \$216.000 is paid from a special allowance from the BZK, but cannot recognize this in the budget. Would like to see it in the budget.</p>	
<p>Gov Comm Francis: The regulations does not cover the private sector as yet. Houses at golden rock and Lodi are 3 bedroom houses. On the local market a 3 bedroom house unfurnished 3 bedroom house can go for \$750 depending on who the renter is targeting. Indeed the situation for private home owners to qualify for the this rental subsidy you need a minimum of 15 homes and your rent must be \$750 or lower. There may not be anyone qualified at the moment perhaps in the future.</p>	
	<p>Dep Comm Toet: This is a neutral booking in the budget it is booked under the free allowance. We do not make a distribution in the free allowance (geen onderscheid). We can have a circular where we can show approval and this will be proof, that's no problem.</p>

<p>Council man Sneek: How many persons are living in the houses that are not qualified anymore for social housing and how does the Executive Council propose/advise on explaining these persons this? Will the executive council and the Executive Council find a solution for the 1 quarter of tenants that are no longer qualified for social housing in order for those who are qualified to get housing. How many houses are not occupied from the 94?</p>	<p>Gov. Comm. Francis: Likes the idea on looking for housing for those who might no longer be qualified for social housing, but likes to remain realistic about the housing market. With the persons who are currently in the home you have to go into a renewal agreement with them. Its not the intention to kick anyone one out on the street. There are currently 5 homes not occupied.</p>
<p>Council man Sneek: One of the benefits mentioned by Mr. Biemanns is the renovation of all 94 homes and the building of the first 50 homes, he says that this is the benefit of when we approve the subsidy request. Does that mean if we do not approve the subsidy request that we can forget about the renovation of the 94 homes and the 50 newly to be built homes?</p>	<p>Gov Comm. Francis: These two legislations are the basis for improving the Social Housing on the island. If we do not reach an agreement we will be stuck where we are. That's the way it is written in the law.</p>
<p>Council man Sneek: What is the timeline for the renovation of the Golden Rock homes and what is the timeline for the newly constructed homes? At one point it was mentioned that they want to build 5 homes a year, with 100 people still seeking housing in 10 years we will still be 50 houses short. Does this timeline still stand? Or are there plans to speed up the process?</p>	<p>Gov Comm Francis: The timeline, a prior presentation was done. We are not in favor of a slow pace. We would like to have 2 "trajecten" one with the renovation and one with the new homes, starting at the same time to shorten the pace of the construction and address the acute need for social housing. It is not finalized.</p>
<p>Council man N.Sneek: Rental tribunal, the chairman is appointed by BZK is this a temporary appointment or permanent?</p> <p>Gov Comm Francis: It is stated that the Chairman is for one year. The ambition is to start at a level where there can be transfer of knowledge and experience so it can be successful.</p>	

<p>Council man Sneek: How do you establish the income per household, per main tenant or all tenants to determine what type of subsidy he/she requires?</p> <p>Council lady Leerdam: It states that other persons will be elected by local experts, my question is who will pay? The Island government? Is there a profile that will be put out that will help fill the local experts? We also would like our persons there.</p> <p>Will there be a different committee for the second phase with the private sector?</p> <p>Council lady Leerdam: Refers to the presentation of Ms. Jones on household income(report of Wonen en leven page 14), What is a social line?</p> <p>Ms. Jones: Worldwide advice dictates that your rent should not exceed 30% of your income. When we look at the chart at \$30.000 its 23.34% which does not exceed the 30% baseline.</p>	<p>Gov Comm Francis: This is a management question for renting of the homes. This still needs to be addressed in the contracting out of the homes moving forward.</p> <p>Gov Comm Francis: According to article 1.4 members of the rental tribunal will be appointed by the government Commissioners, the formation is laid down in the law, Art 1.6 states that the chairman is appointed by BZK. No hand picking of members, the drafting will be advertised. If persons feel they are qualified they can apply. \$20000 will be allocated for the rental tribunal. The rental tribunal is only for the Social Housing. Will investigate what the law allows for the private sector.</p> <p>Dep. Gov. Comm Toet: The deputy chairman will be coached for 1 year, after the year the dep chairman will take over the chair and we will be operating on 5 locals.</p>
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Council lady Leerdam: Refers to the chart on page 14 where it goes from 10.000 to 30.000 and giving the max increase for rent. Where did 5 % come from and when does it end and the 7 % is spread out through the various years 2020 -2023 will this be constant for the following 5 to 10 years?

Mr. Biemanns: When does the 5% increase come to an end?

If your income is 20.000 then your “huursubsidie punten totaal” is \$500 but currently you are paying \$200 rent will increase slowly, until you reach that \$500 that you have to pay. If your income lowers you get sheet 16 your rent lowers. Rent will increase but by very little.

Council lady Leerdam: When the currency change occurred, salaries were directly converted. This has led to an increase on the poverty line. According to the chart, persons in the income bracket of \$30.000 should pay \$573 in rent monthly. Is this something that someone should be paying living is a social home or in the private sector?

Living is a social home, rent should remain consistent and not increase annually. As per the concept of the PLP party, implement something like this for the newly built homes and for those already living in it find a different solution such as selling them the homes. Persons that can pay the rent in the private sector will still encounter problems finding a home due to the low housing market on the island. Questions how this can still be viewed as social housing if the rent is being increased 7% annually.

Council lady Leerdam: Due to the increase of rent yearly will the Subsidy decrease because persons are paying more rent?

Mr Biemanns: Yes, if more rent is paid the subsidy decreases if less rent is paid it increases, it is a balance.

<p>Council Lady Leerdam: We have not seen the agreement with Bazalt</p> <p>Council lady Leerdam: What was the final tally on the duplex and the first renovated home.</p>	<p>Gov Comm Francis: Does not have the final tally on the duplex, and on the first renovated home approx. \$30.000 – \$40.000 shared among 2 contractors.</p>
<p>Council man Merkman: Would like more information on the monies that in the past was allocated by BZK for constructions of new social homes if that is still the case. The council on more occasions has asked for information on the contract with Bazalt. We would still like to see the covenant.</p>	<p>Gov Comm Francis: Bazalt is the Housing cooperation to work with Statia to attain a loan for renovation and construction of homes. We have had a number of the same concerns as you , the covenant is not completed the with Basalt due to concerns. Have no knowledge of the allocated monies by BZK.</p>
<p>Council man Merkman: Can Council receive information on how much money is owed to the SHF currently that we would say is on the road.</p> <p>Council man Merkman: Profiles for chairman of rental tribunal, it's a trend on various boards were the profile is created where the boards are based on educational qualification and not what they can do. If the majority of the board members are not on Statia how can the community be represented. This is a problem.</p>	<p>Gov Comm Francis: There was a backlog of \$230.000, currently reduced to \$170.000. They will continue their efforts with the tenants.</p> <p>Gov Comm Francis: Mr. Biesmann is assisting with the profile and I assure you that we will follow the rental tribunal to the letter of the law where it will be 5 persons on the island.</p>

	<p>Council man Merkman: With the social minimum currently being low, persons are already struggling to pay the low rent. Hopes that when the rent is increased the social minimum would be adjusted by then.</p>	<p>Gov Comm Francis: In some homes there are multiple persons living that have a substantial amount of income. There is no major fluctuation in what is being paid in rent. Hopes the situation improves significantly so the persons who really need housing will access to the homes.</p>
	<p>Council man Merkman: The budget of \$20.000 is it enough after 1 year with 5 members. With compensation and expenditure . space?</p>	<p>Gov Comm Francis: I will research that question about the work space. Often times a work space is not needed. Important is communication.</p>
	<p>Council man N. Sneek: Concerned how the private sector can benefit from this ordinance. There was a pilot on Saba but I was aborted would like to know why. How often will the liberalization limit be evaluated?</p>	<p>Gov Comm Francis: Liberalization limit for the private sector there is no legislation as yet to that effect there is an ongoing pilot on Bonaire which is the basis to determine how to move forward for the 2 other island, will probably have to wait a year to see if we can go into that.</p>
	<p>Council Man N.Sneek: Is budget of \$20.000 of the Rental Tribunal for the stipends or expenses.</p>	<p>Gov Comm Francis: We can get back on that.</p>
	<p>Council lady Leerdam: Concerned about expected cost for renovations. If government does not pass the ordinances.</p> <p>Council man Merkman: concerned of properly informing the current tenants of the changes</p> <p>Council Lady Spanner: Suggests giving this presentation in a town hall meeting for the tenants.</p>	<p>Gov Comm Francis: Current houses can cost be between \$40.000-\$50.000 due to severe deterioration. Pilot home was one of the better maintained homes.</p>

7.	<p>Announcements Executive Council And Gov.com (Art.49/50 RVO IC)</p> <p>No Special announcements</p> <p>Council man Merkman: Would like an answer to the questions of the Island Council members on the list of decisions being provided to them.</p>	<p>Gov Comm Francis: I will take the matter up with the IT. I will take the proposal of Council lady Leerdam that once the info is sent to the IT department for publishing that the Island council will also receive it that will facilitate the process more.</p>
8.	Closing	

Adopted on2021.

The Deputy Registrar,

The Chairman,

Mr. E.Jami

Mr. R.Merkman.