

Dear tenant,

As a tenant with a housing association in the municipality of Groningen, you become eligible for public-sector housing on WoningNet Groningen sooner than other home seekers. Tenants accumulate 'woonduur', which is factored in when you respond to public-sector homes. *Woonduur*, or the length of residence scheme, is going to change and will be phased out over a period of five years. This letter explains how you can use the phasing-out scheme for length of residence.

What is woonduur?

The length of residence is the period that you rent a home with a housing association in the municipality of Groningen. Half of your length of residence is allocated additional registration time with WoningNet Groningen through a corrected registration date.

What is the phasing-out scheme?

Tenants can still accrue almost one year of *woonduur*, so nothing will change for the time being. After 31 August 2022, the corrected registration date will be frozen **for everyone who has activated woonduur for their registration with WoningNet Groningen**. The frozen date will be factored into your responses to homes until 31 August 2026 (inclusive). After that, the frozen date will expire and only the registration date will be factored in for all home seekers.

Looking for public-sector housing through WoningNet Groningen within the next five years?

It would be a good idea to use the phasing-out scheme for *woonduur*. Make sure that you are registered with WoningNet Groningen and you have activated your *woonduur* before **1 September 2022!** Find out how to activate your length of residence on the back of this letter.

Reason for phasing-out scheme for length of residence

The phasing-out scheme for *woonduur* gives everyone an equal chance of finding public-sector housing in the municipality of Groningen. The phasing-out scheme is one of the new rules introduced since the merger of the municipalities of Groningen, Haren and Ten Boer. A flyer containing a summary of all the new rules is available at www.nijestee.nl/inschrijven-en-toewijzen.

Questions?

You can contact us at info@nijestee.nl.

What is a public-sector home?

A public-sector home is a rental property with a net rental price of up to €752.33. Conditions apply to public-sector housing, including an upper income limit.

I have not registered yet. How do I register with WoningNet Groningen?

You can register through the website www.woningnetgroningen.nl. You will need your own email address to do this. Your email address will become your username, which you will use to log into WoningNet Groningen. Registration costs €20. The annual renewal costs €11.

How do I activate length of residence for my registration?

Log into WoningNet Groningen. Go to **Mijn account** and then **Mijn profiel**. There, you will see the Huidige woonsituatie panel. Enter the details of your own tenancy agreement here.

What are the conditions for entitlement to length of residence?

- You are renting a (non) self-contained rental property in the municipality of Groningen (public sector or private sector) for an indefinite or definite period of time; **and**
- your landlord is a housing association in the municipality of Groningen; **and**
- you have an ongoing tenancy agreement in your own name.

If you are living at home or the tenancy agreement is in the name of an institution, you are not eligible for length of residence.