



Stimulating collaborative
housing for and by seniors

Stimulating collaborative housing for and by seniors

Identification of constraints from a resident
perspective

Glenn Jones

P5 Presentation

Faculty of Architecture and the Built Environment

Management in the Built Environment

Graduation lab: Collaborative Housing

23rd January 2020

Mentors

Dr. D.K. (Darinka) Czischke Ljubetic

Dr. Ir. M.H. (Monique) Arkesteijn

Delegate of the Board of Examiners

Ir. H. (Huib) Plomp

Graduation Company

Dubbel-L Buurtontwikkelaars

L. (Lars) Mosman

L. (Leon) Teunissen

- A. Introduction
- B. Research Framework
- C. Phase I
- D. Phase II
- E. Conclusions & discussion

A

Introduction

Senior?

55+

Sources:
van Iersel & Leidelmeijer, 2016

**“Shortage of 80.000
dwellings for seniors, and this
shortage is growing”**

EenVandaag, Jun 2019

**“More people will be living
alone, mostly seniors”**

NOS, Dec 2018

**“Multi-billion Euro investment
needed to address senior
housing shortage”**

AD, Nov 2019

**“A large lack of supply of
suitable dwellings for
seniors is imminent”**

House of Representatives, Jun 2016

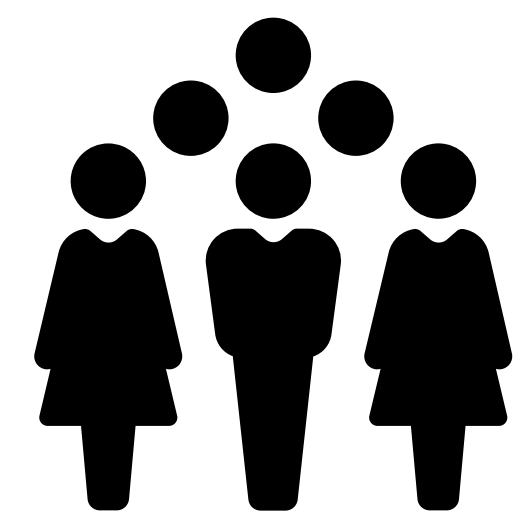
**“Neighborhoods are not ready
for the aging population”**

NOS, Feb 2018

Problem: shortage of
suitable housing for
seniors

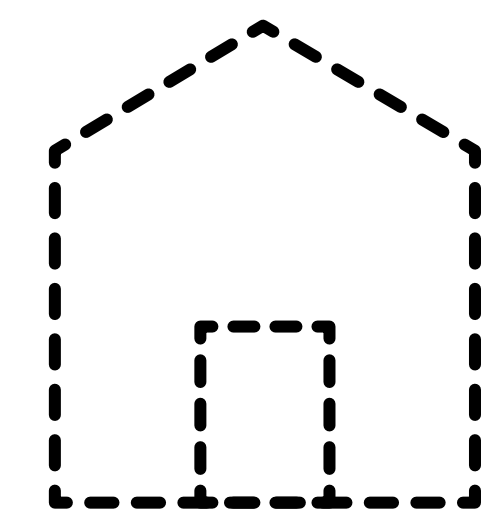
Suitable

“Appropriate for a person or situation”



Seniors

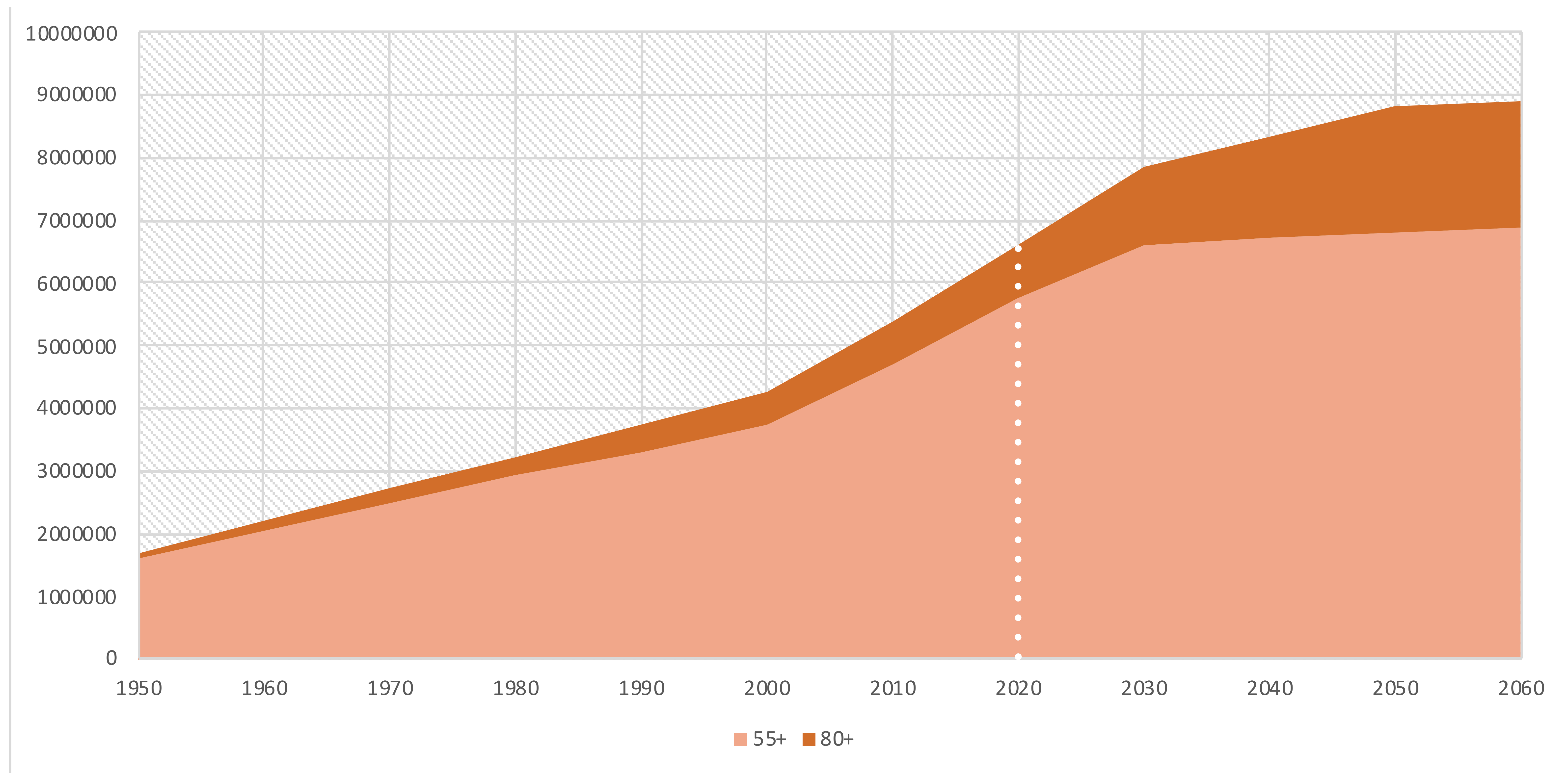
Motivations



Housing



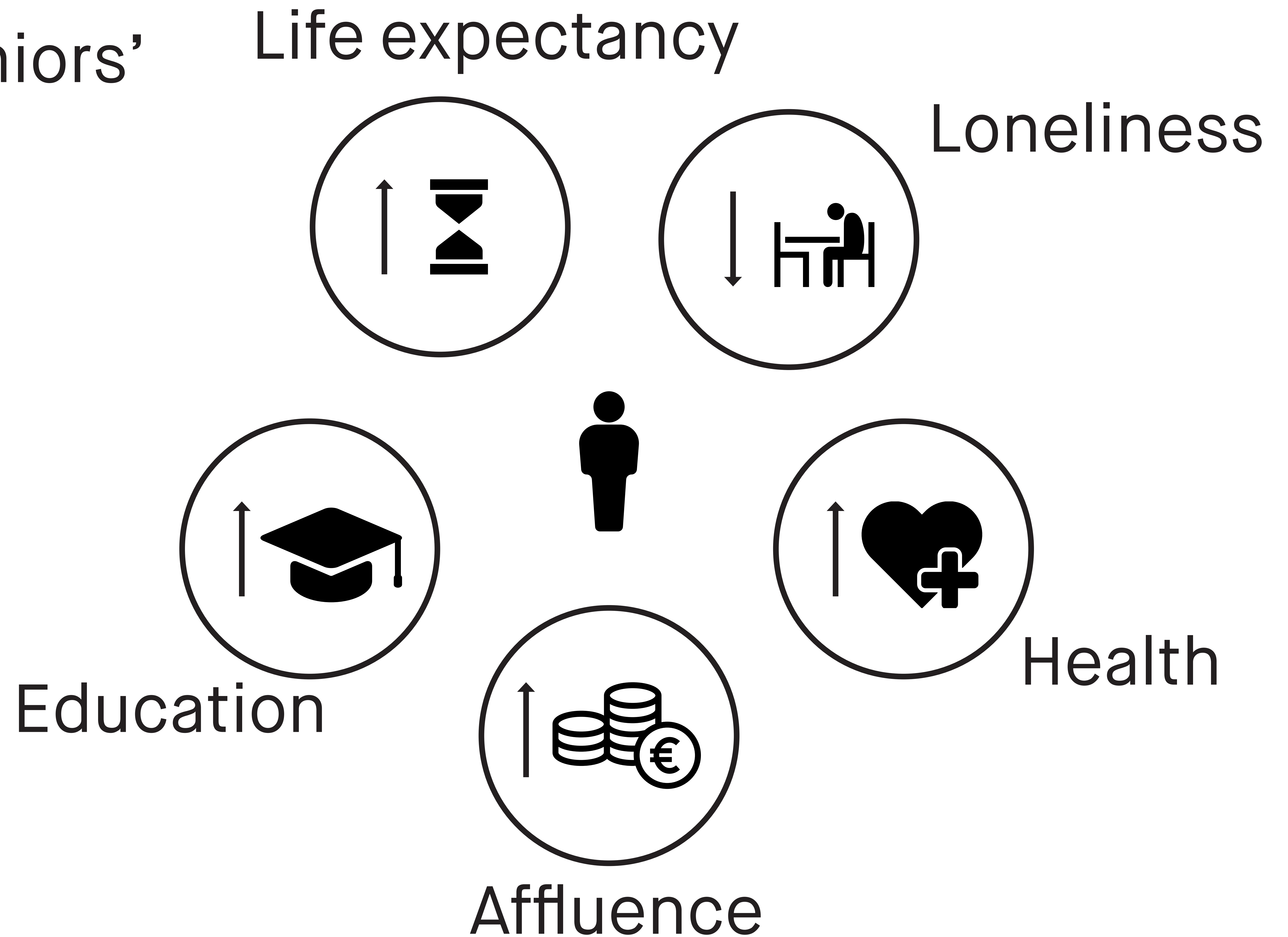
The Netherlands is aging



Sources:
CBS (2019)

What it means to be 'senior' is changing

- 'Young Seniors'
- 55-65



Seniors are living in 'unsuitable' homes

55-64	188.946
65-74	154.729
75-84	74.842
85+	23.552

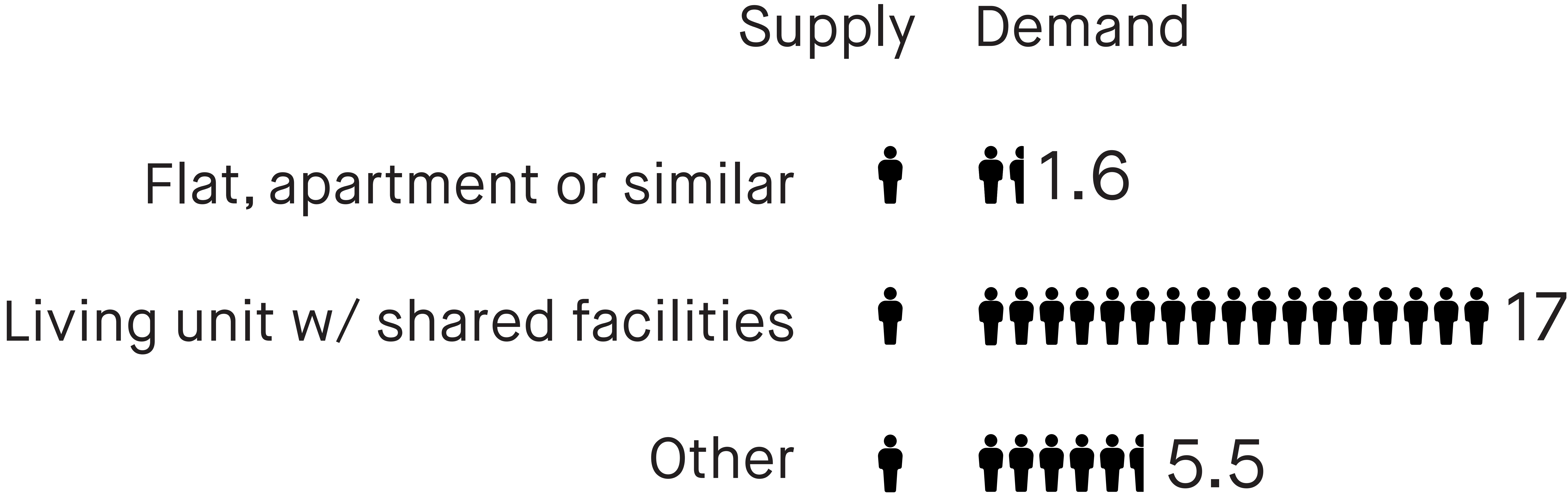
Sources:
WoOn Survey (2018)

26% of seniors
want or are **committed** to moving
during the coming two years

~726.000 seniors

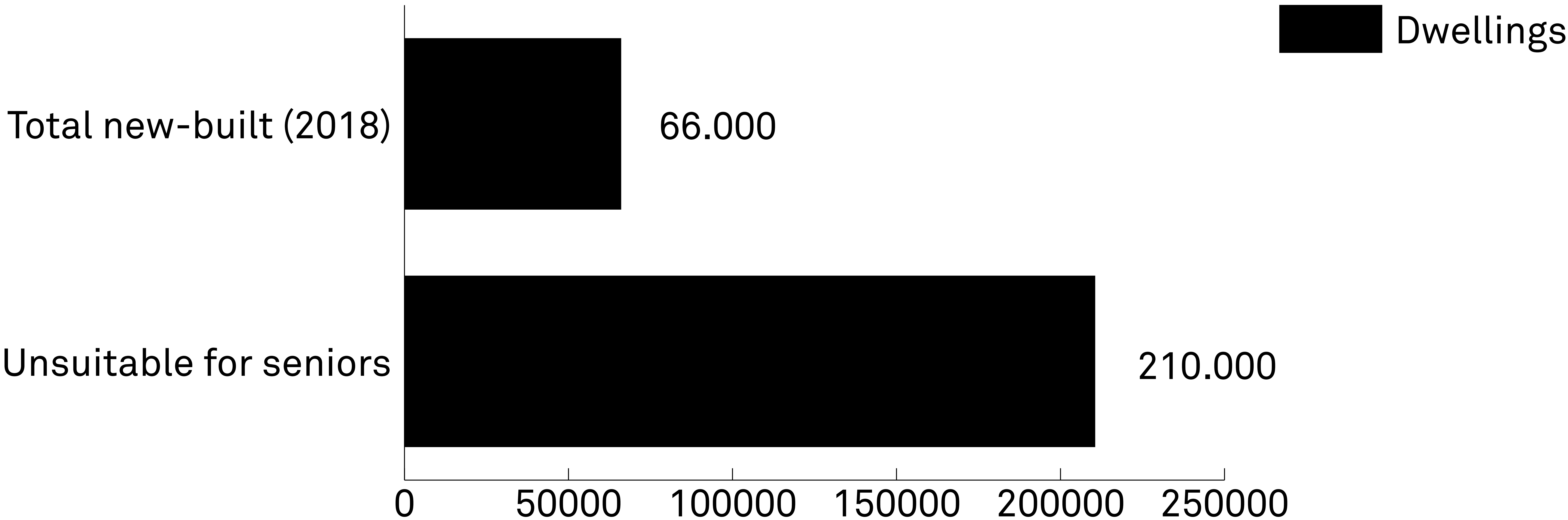
Sources:
WoOn Survey (2018)

Seniors are most interested in specific types of housing:

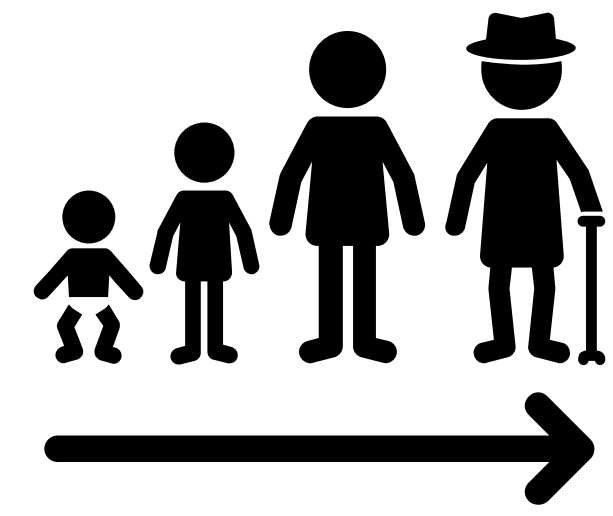


Sources:
WoOn Survey (2018)

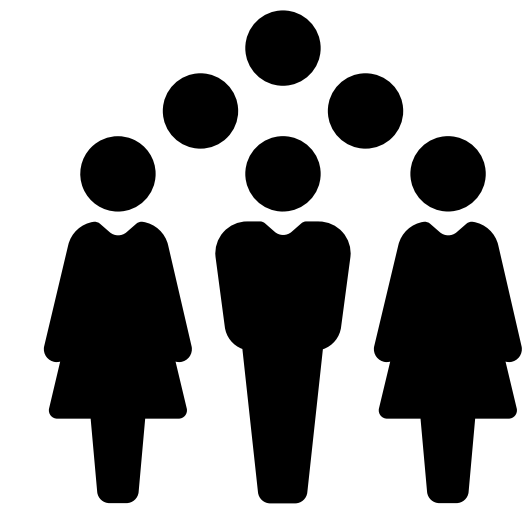
Market can't build enough



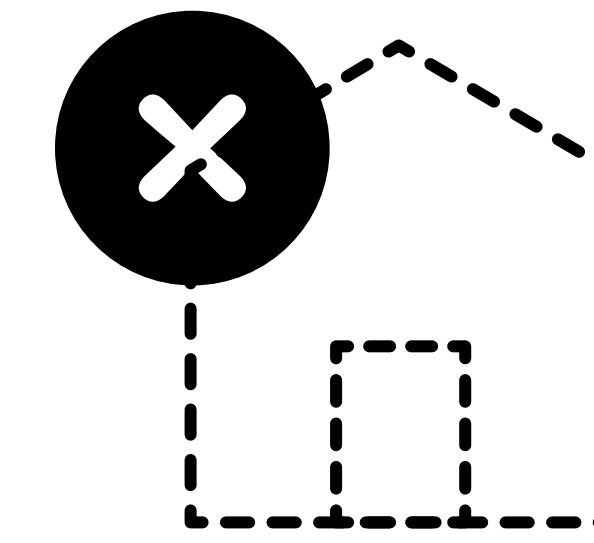
Sources:
CBS (2019)



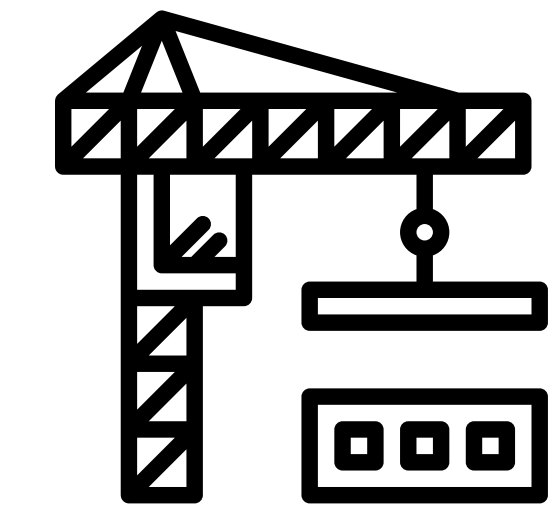
More
seniors
(aging)



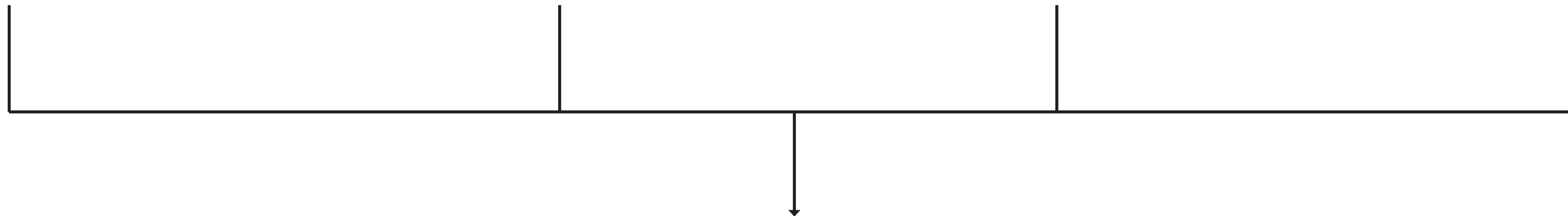
Changing
seniors
(young
seniors)



Current
housing
undesirable



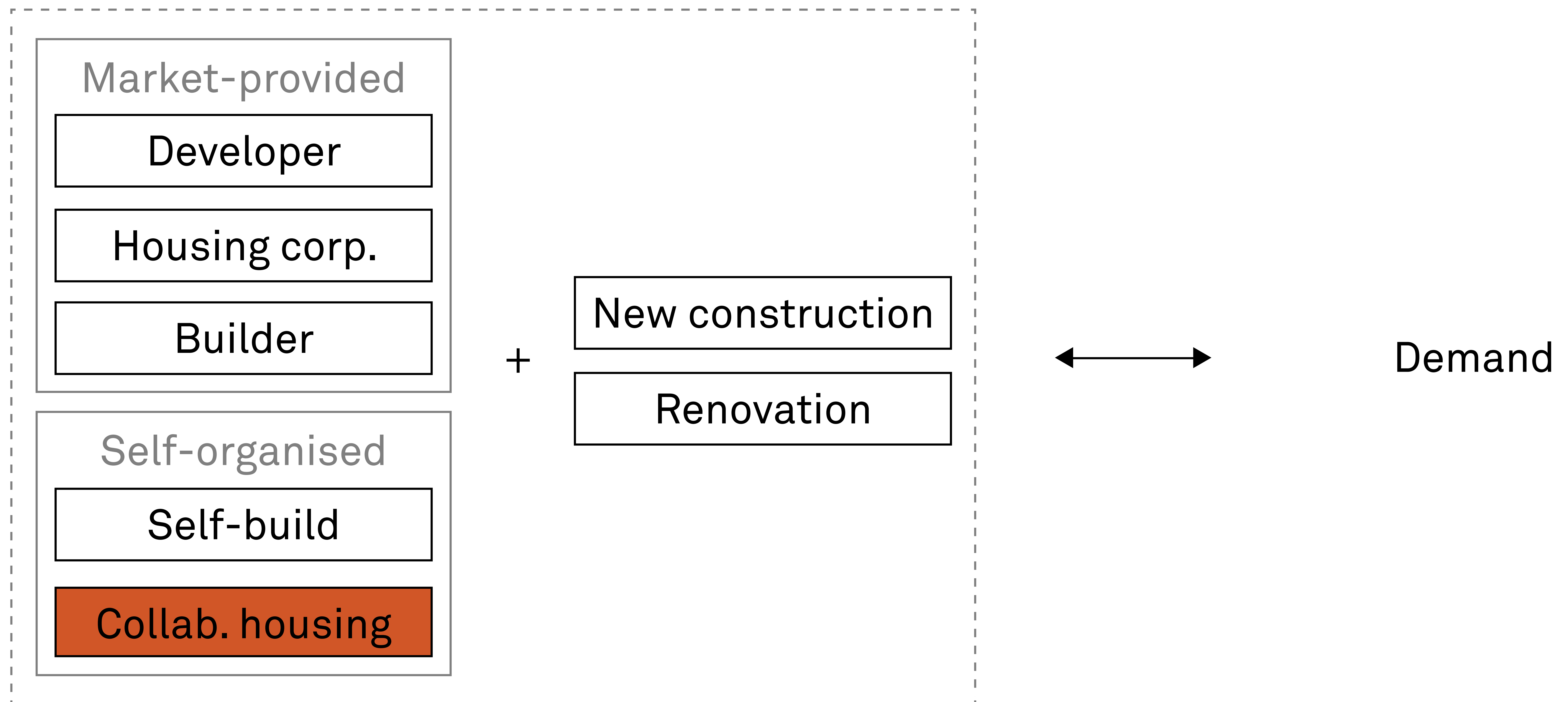
Lack of
(suitable)
new supply



Lack of **suitable** housing for
(Young) Seniors

Collaborative housing is one form of housing provisioning

Supply



Benefits

- Mental wellbeing
- Community
- Shared facilities
- Custom dwelling

Disadvantages

- Takes long to realise
- Uncertain process
- Time investment
- Energy investment

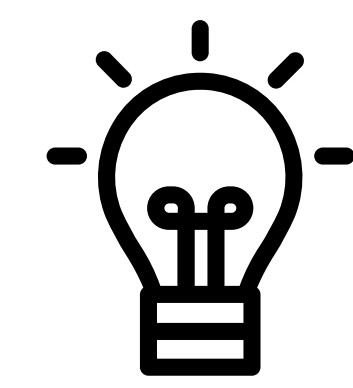
Sources:

Fromm, D. (2012)

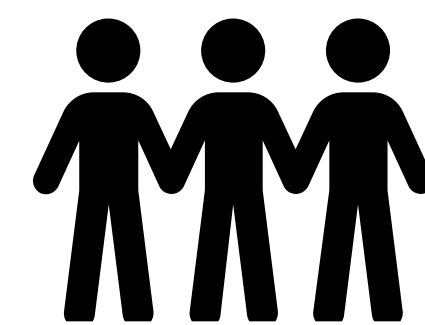
Droste, C. (2015)

Institute for Sustainable Futures. (2019)

What is Collaborative Housing



Initiated by residents



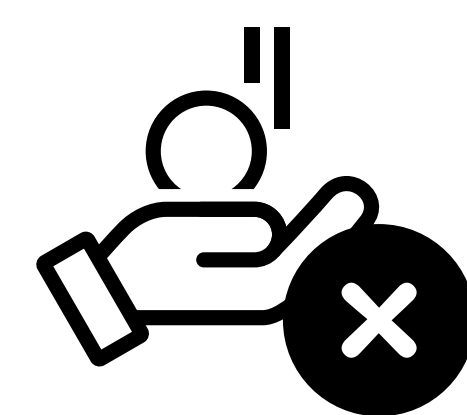
Community intention



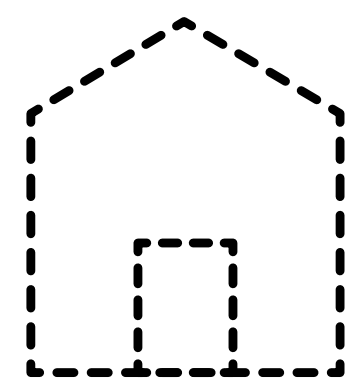
Autonomous housing units



Participation in process



Not-for-profit



Explicit housing dimension

Based on:

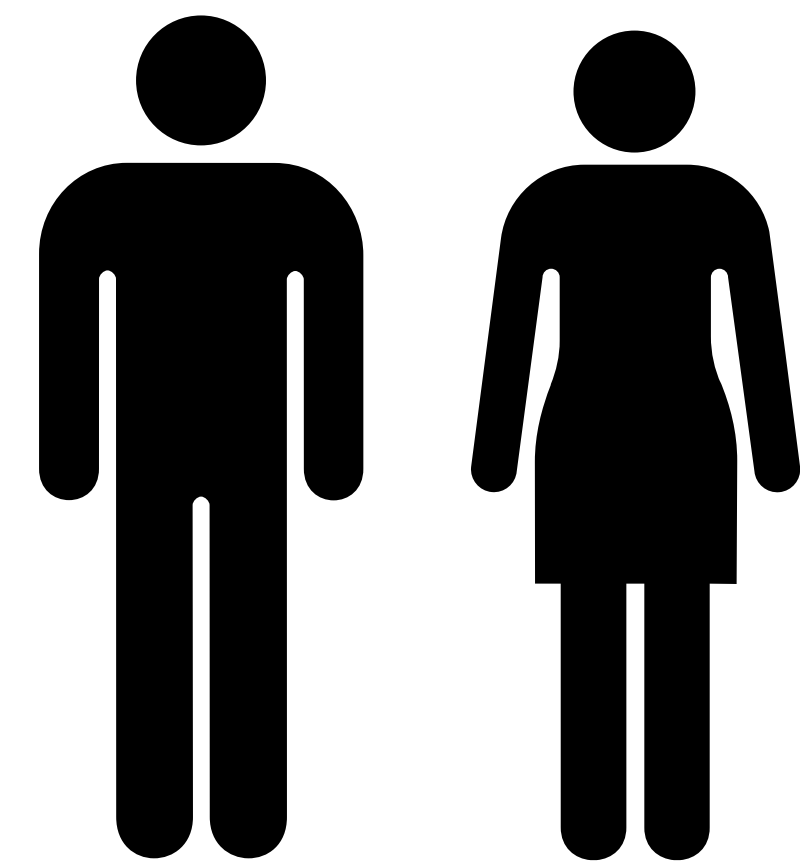
Fromm (2012)

International Collaborative Housing and Vestbro (2010)

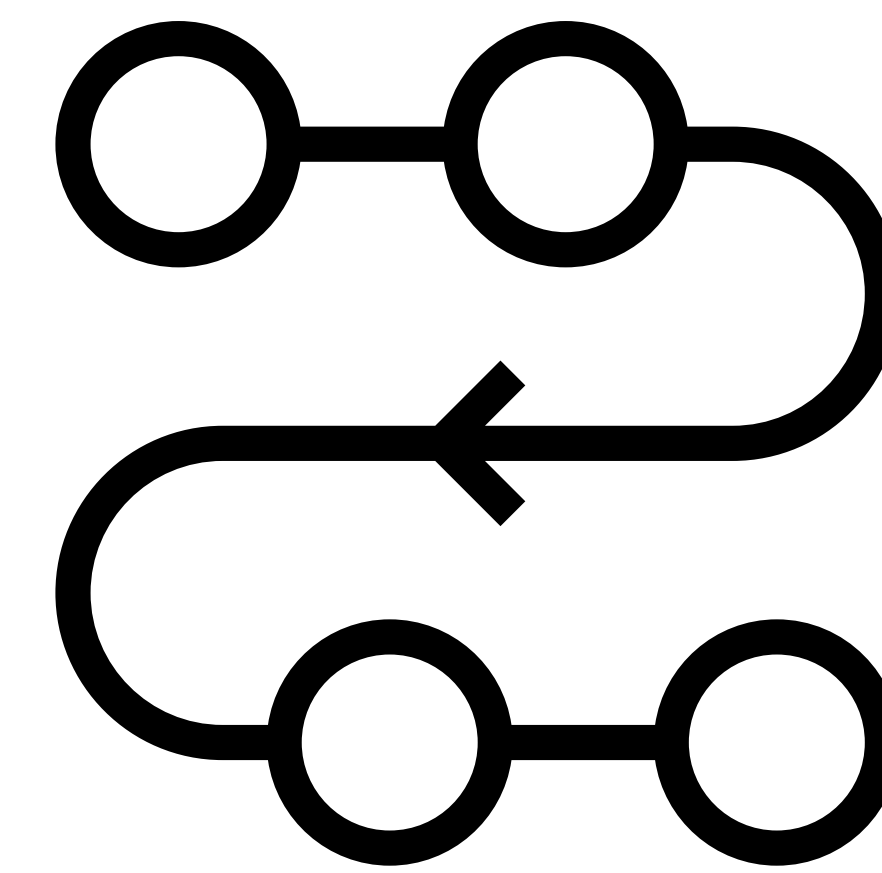
R. Lang, C. Carriou, and D. Czischke (2018)

**Investigate collaborative housing
as a tool to contribute to resolving the
housing mismatch for young seniors**

Purpose of research



Understand
young seniors

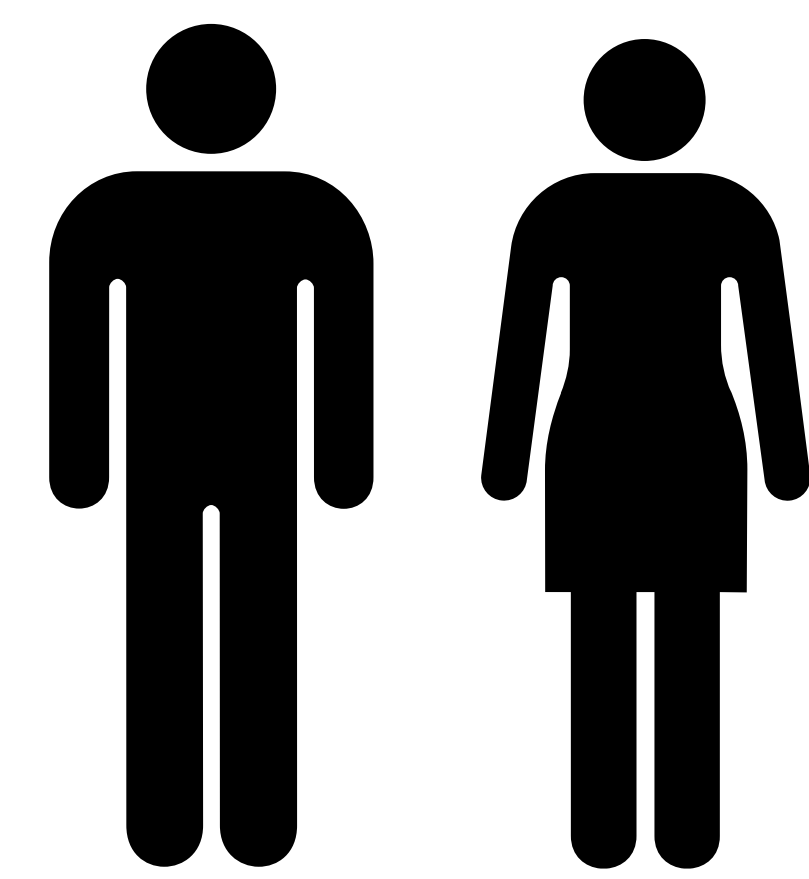


Improve
collaborative housing
projects

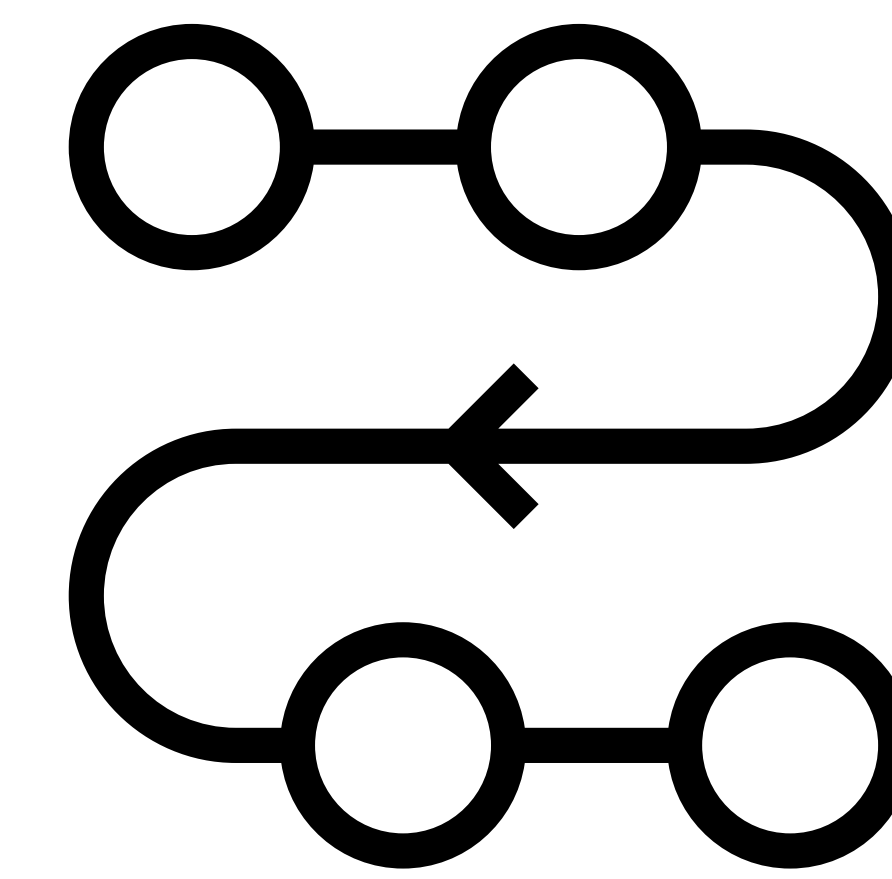
How can young seniors positively contribute to the realisation process of appropriate housing for them?

B

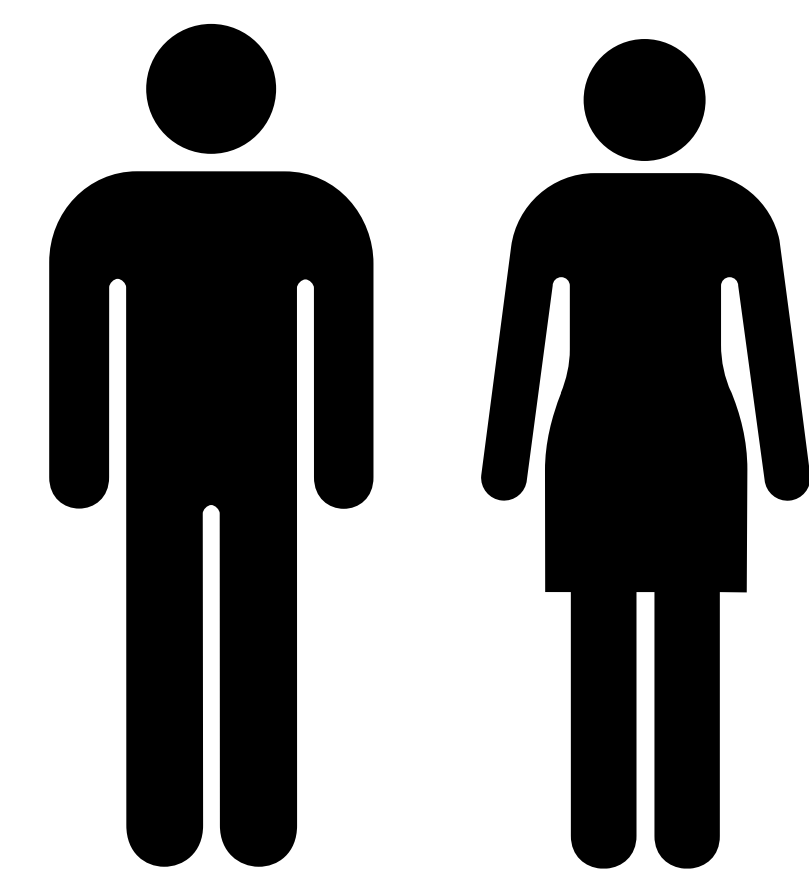
Research Framework



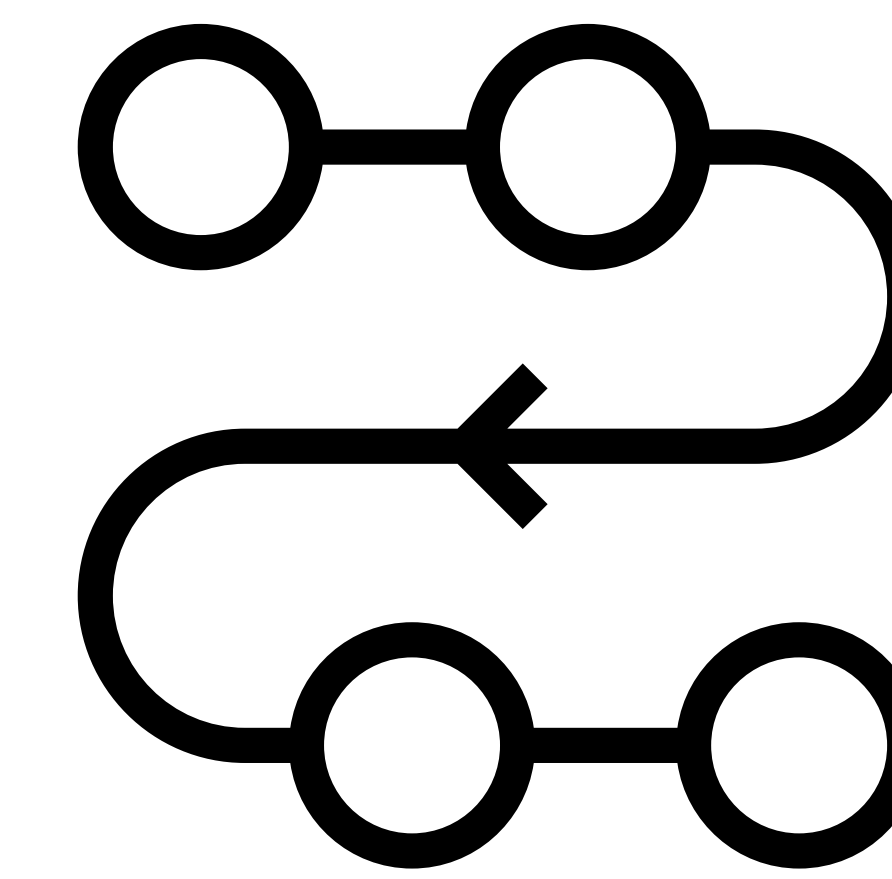
Understand
young seniors



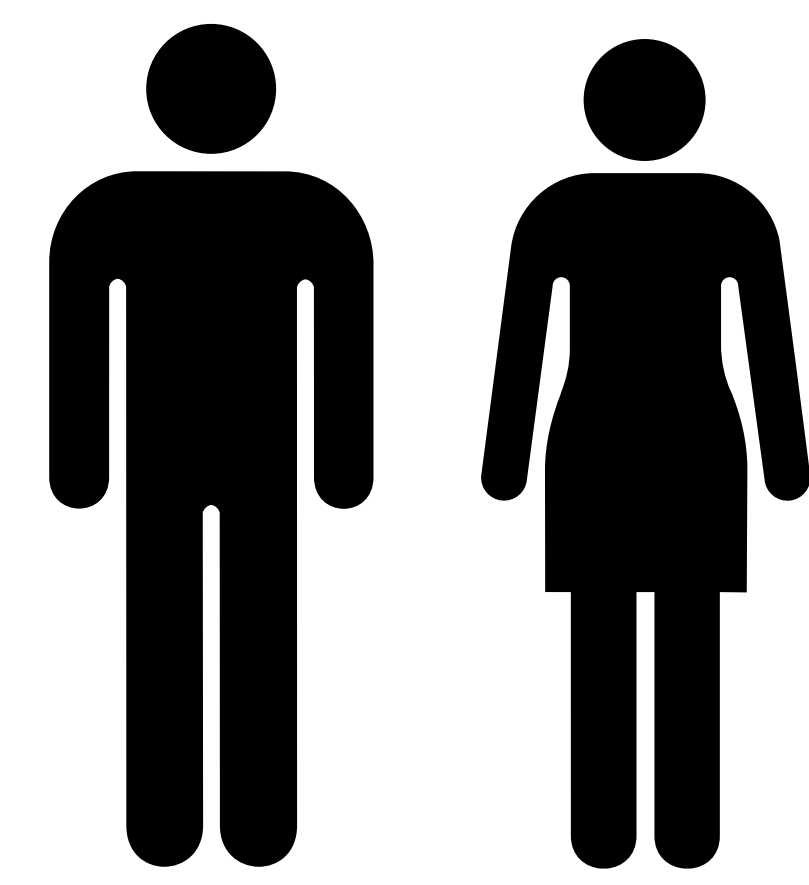
Improve (their)
collaborative housing
projects



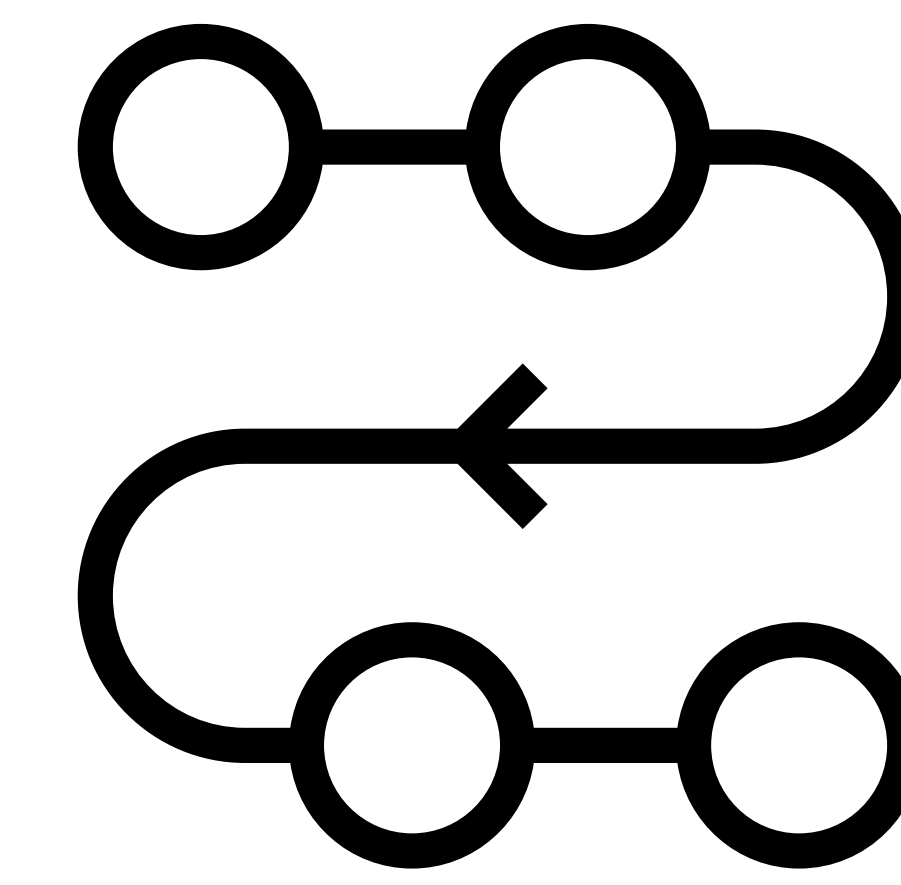
“What is the housing context of young seniors?”



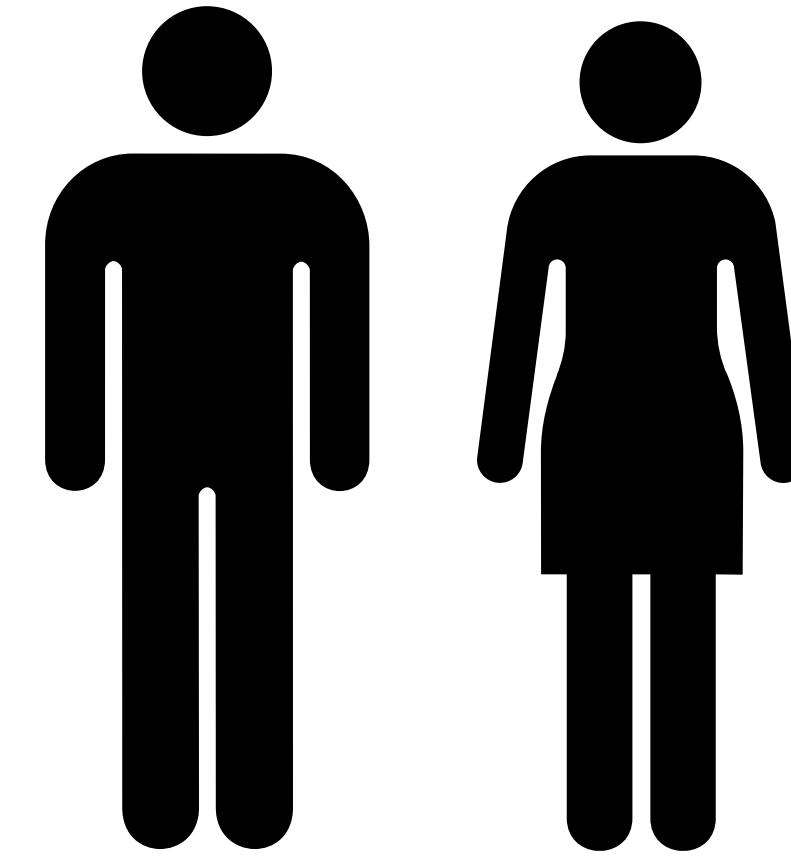
“How can the collaborative housing development process be improved?”



Research
phase 1

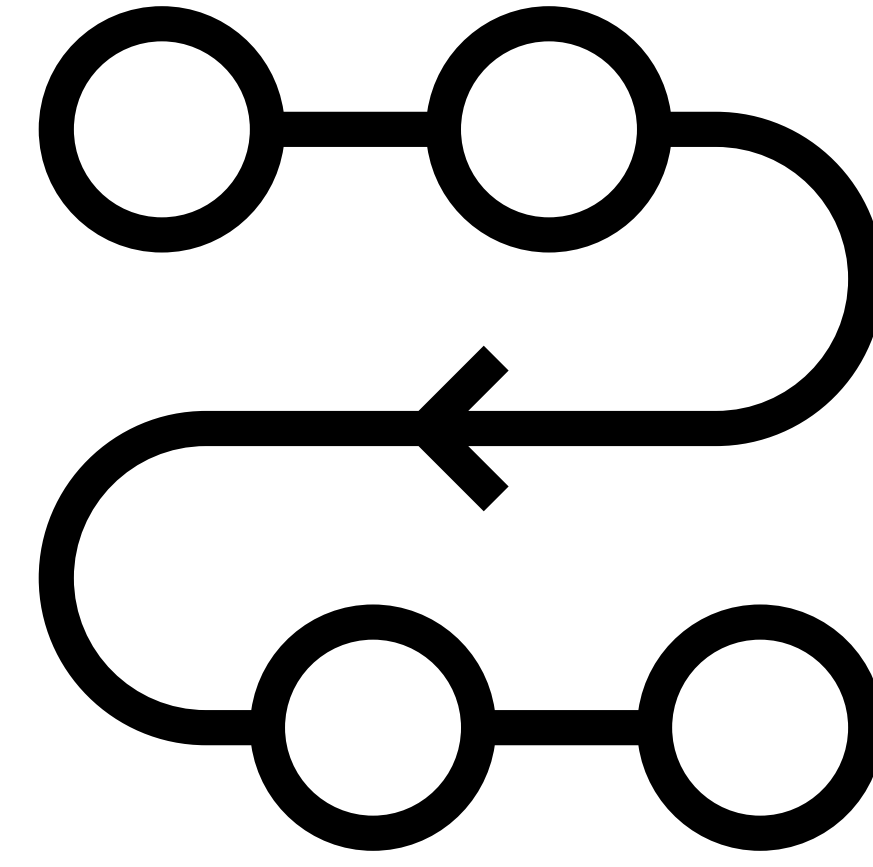


Research
phase 2



“What is the housing context of young seniors?”

- 1 What are the housing demands of young seniors, and through which criteria's do they judge their environment?
- 2 How will the housing demand of young seniors change over the coming decades?
- 3 What government policies affect the match, and how?



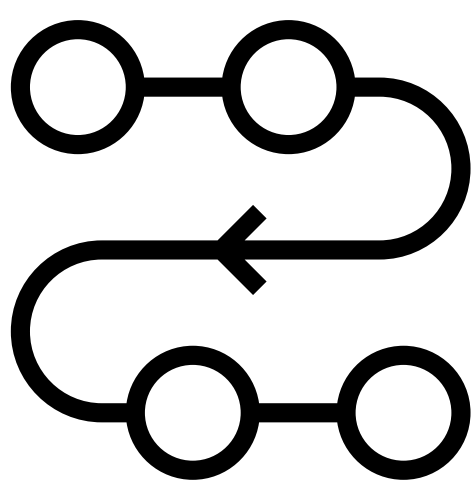
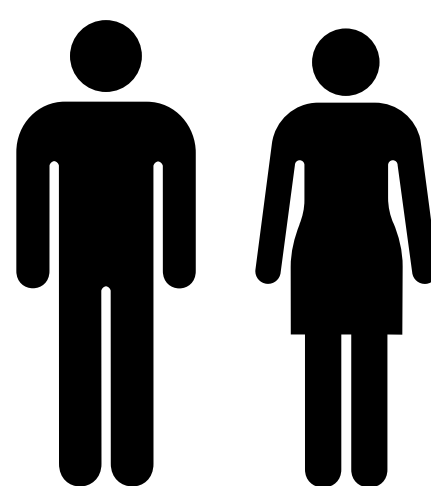
“How can the collaborative housing development process be improved?”

- 4 What are the key constraints affecting the development process?
- 5 How can the constraints be alleviated?

Approach

Qualitative, empirical research

Aspect



Methods

Desk
research

Semi-structured
interviews

Case study
analysis

Data collection

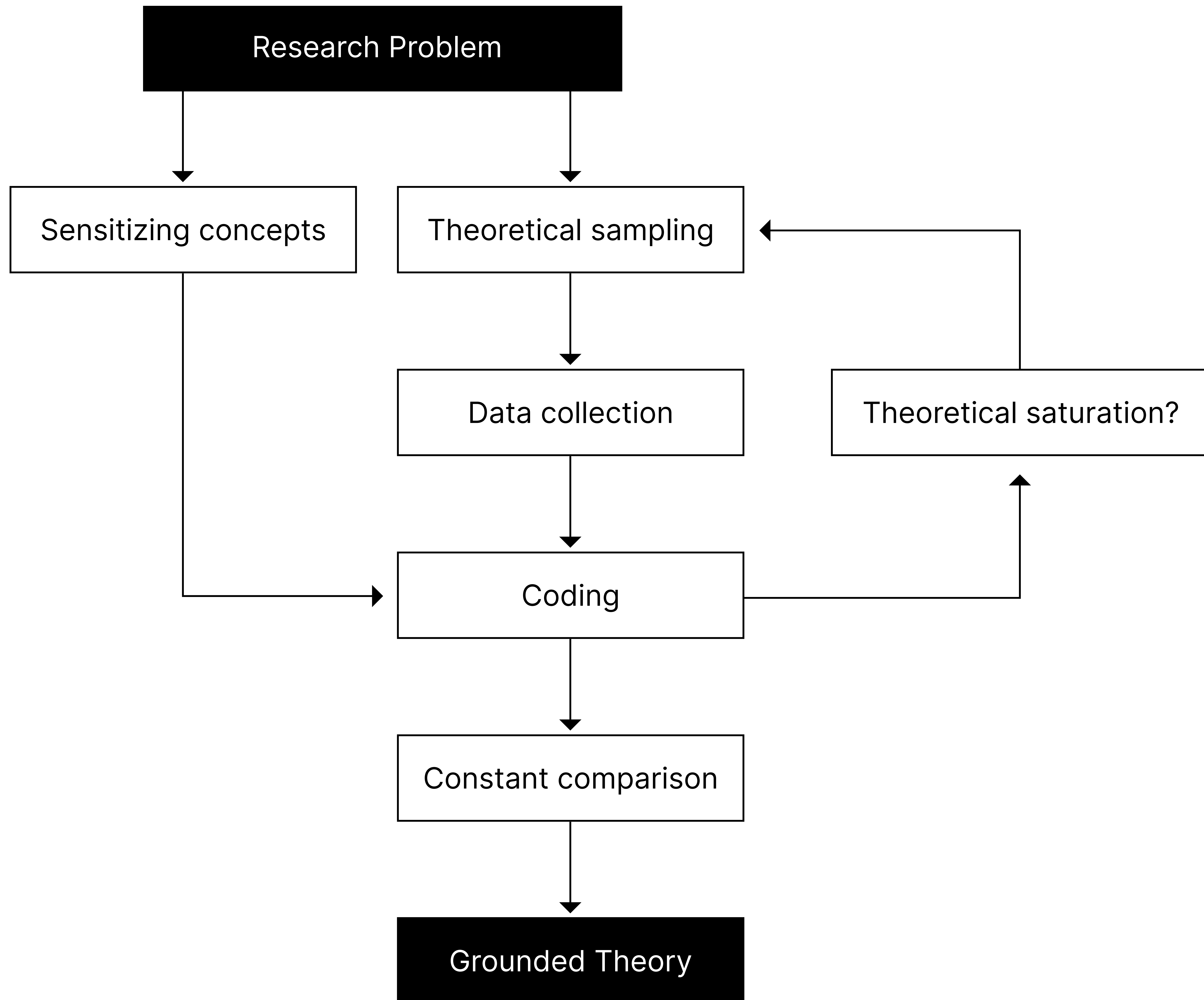
Scientific
Literature

Market and
government
documents

In-person
interviews

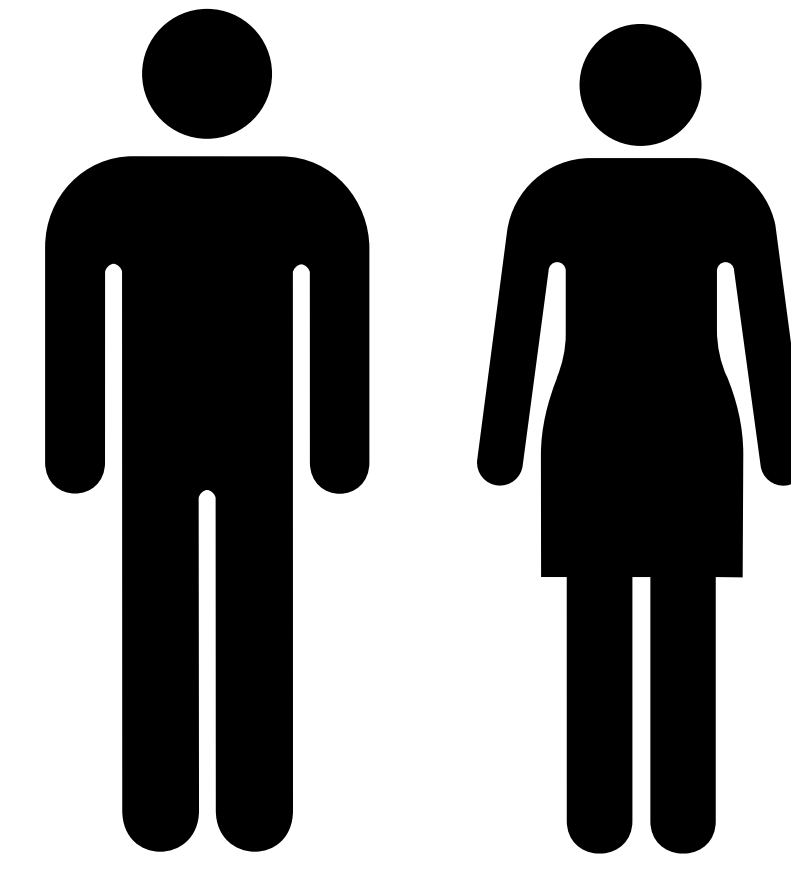
Project
doc.

Case study
interviews



c

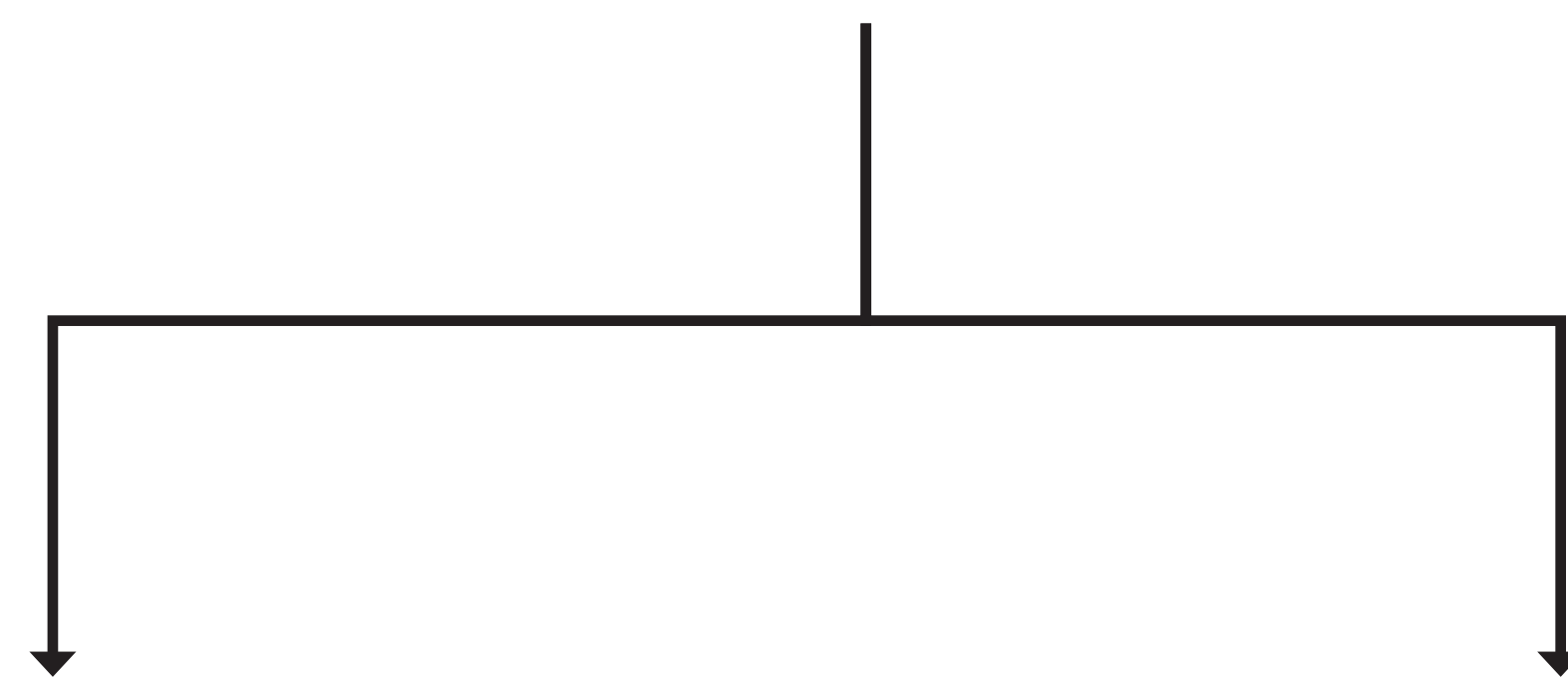
Research Phase 1



“What is the housing context of young seniors?”

1

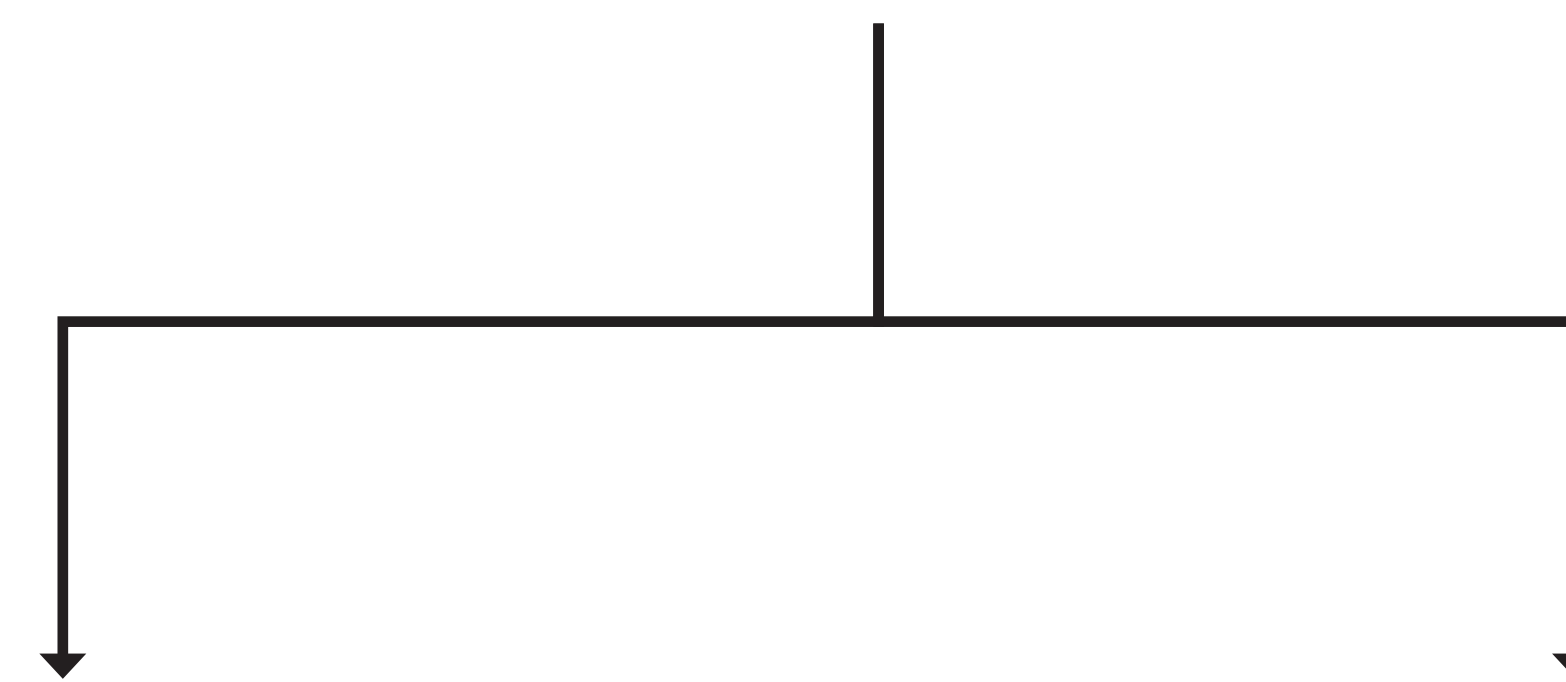
Determine how young seniors judge / qualify their housing



Preferences Motivations

2

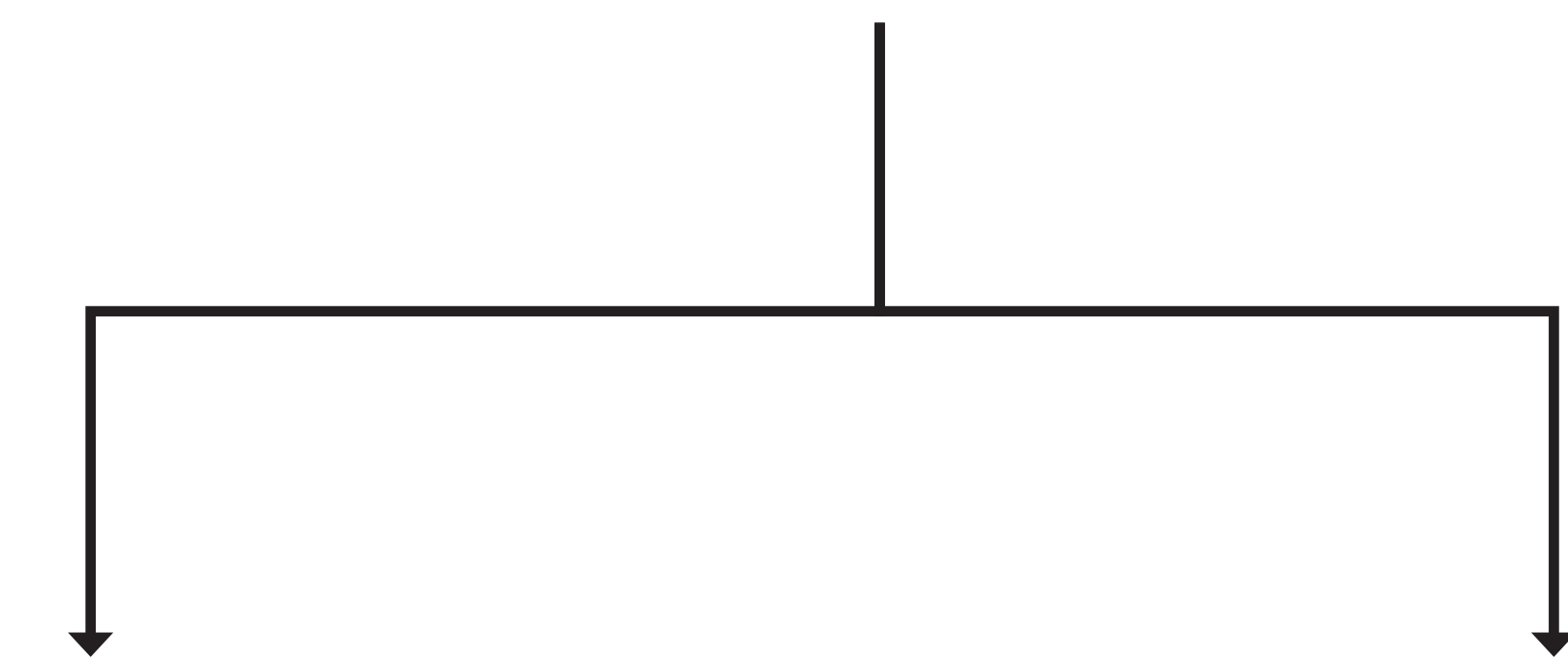
Identify and project relevant trends



Government Market

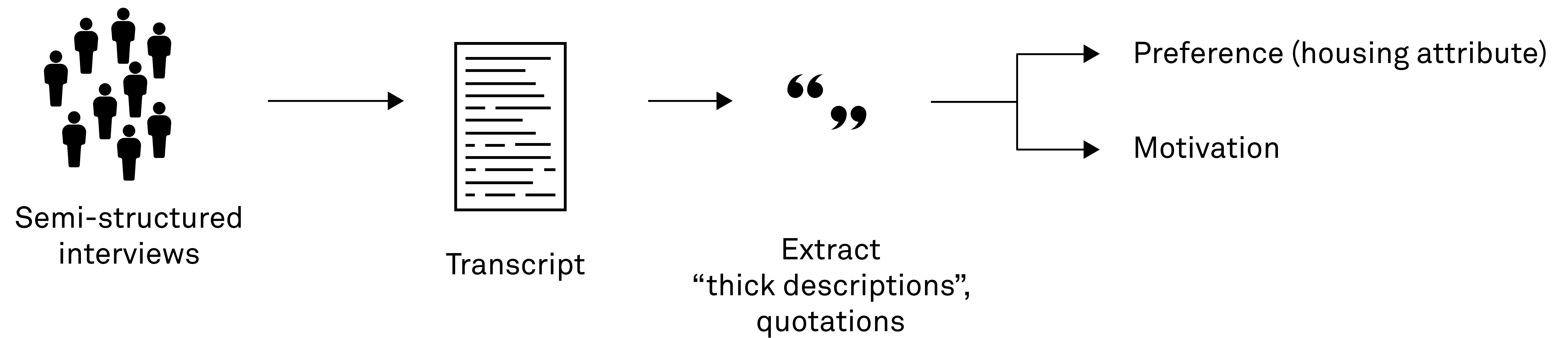
3

Determine relevant policies



Direct Indirect

1 Determine how young seniors qualify their housing



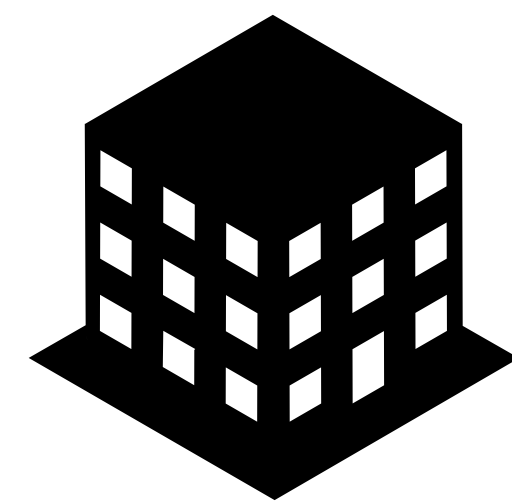
1 Finding for housing preference: neighbors & balloting

“ I’m very hesitant to go nextdoor. At that time, I went two houses down the street, very friendly people ... well, they really liked the visit, but there is **very little community feeling**

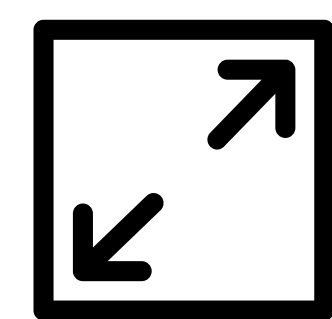
Actually what you want is an ordinary rowhouse, where you can **pick your own neighbors.**

”

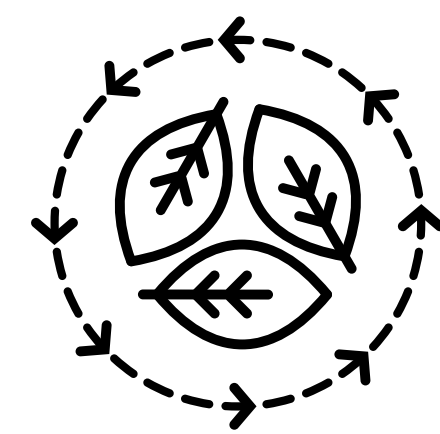
1 Young Seniors housing preferences



Apartment, unique building



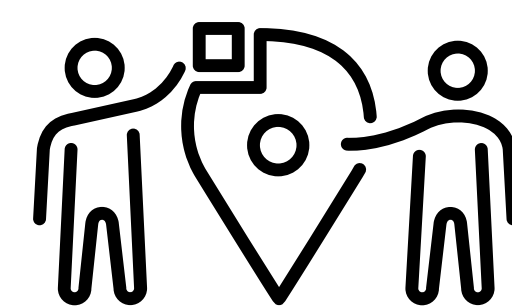
$\pm 70 \text{ m}^2$ (singles), $\pm 100 \text{ m}^2$ (pairs)



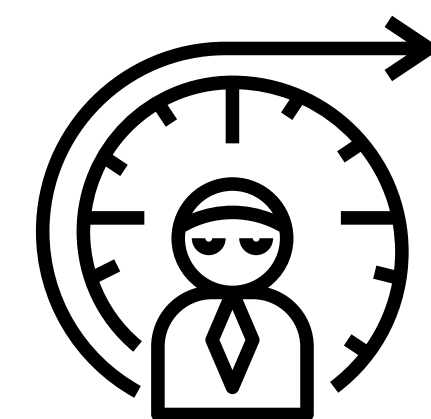
Plenty of green, sustainable



Edge of town



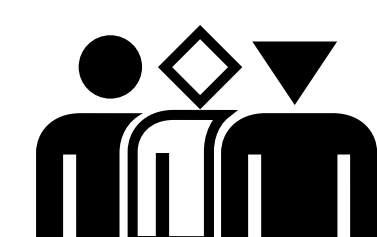
Privacy



Future proof



Influence in resident selection



Diverse

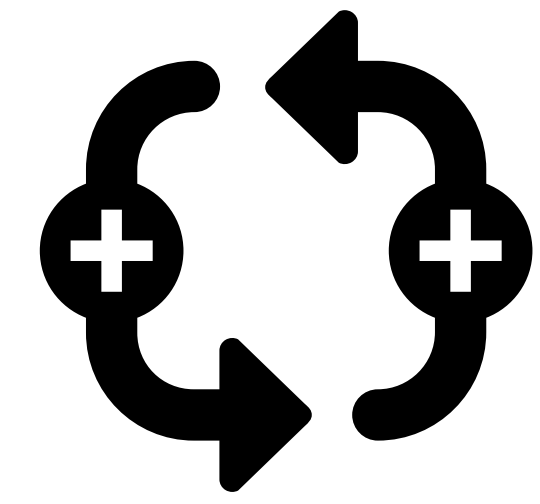
1 Finding for housing motivation: cognitive vitality

“

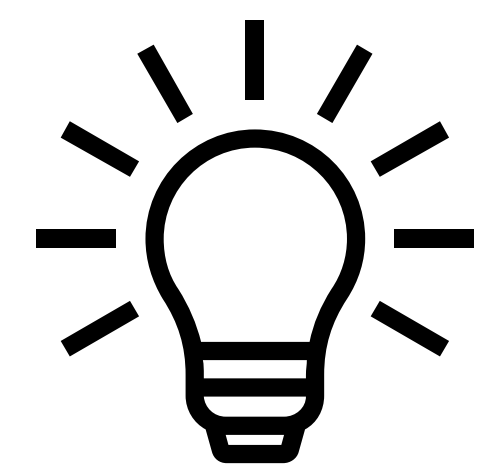
To do activities together, to age together, in a closer environment, with the hope to **keep self direction** over our own lives for longer, **instead of becoming dependent** on others.

”

1 Young Seniors housing motivations



Positive reinforcement



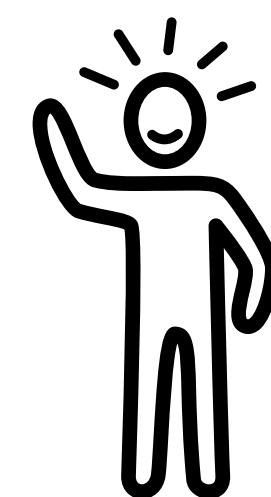
Exploration, new activities, new people



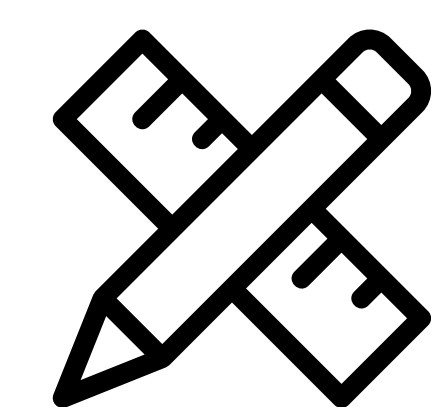
Enjoyment



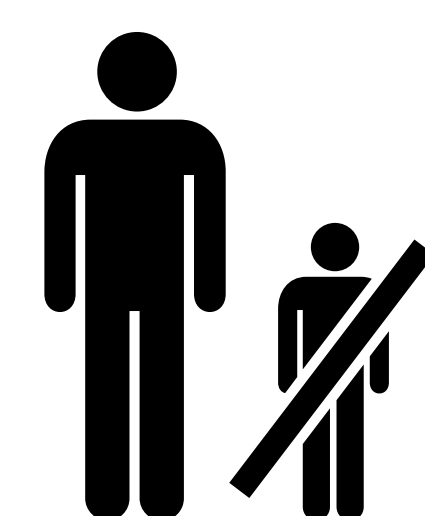
Support



Cognitive vitality

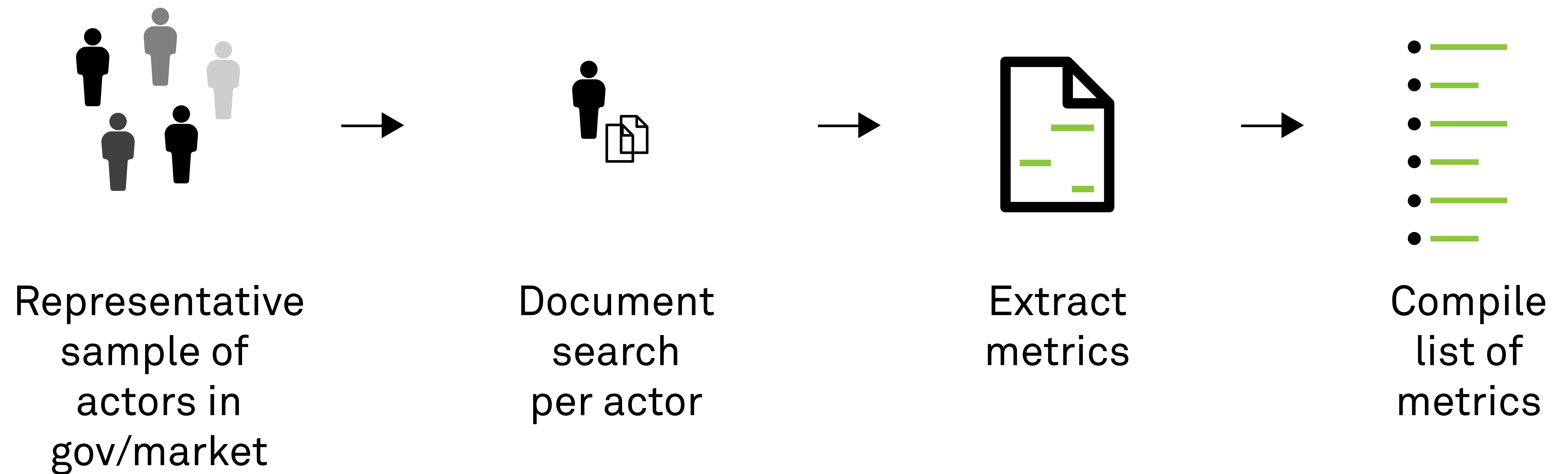


Chance to redesign life



Children

2 Identify and project relevant trends



2 Trend awareness government

- Focus on **people**

	Number of entities	Findings
National government	1	- Good knowledge
Provinces	12	- Relatively limited knowledge
Municipalities	355	- Good knowledge - Use data from “above” - Equal knowledge S/M/L

2 Trend awareness market

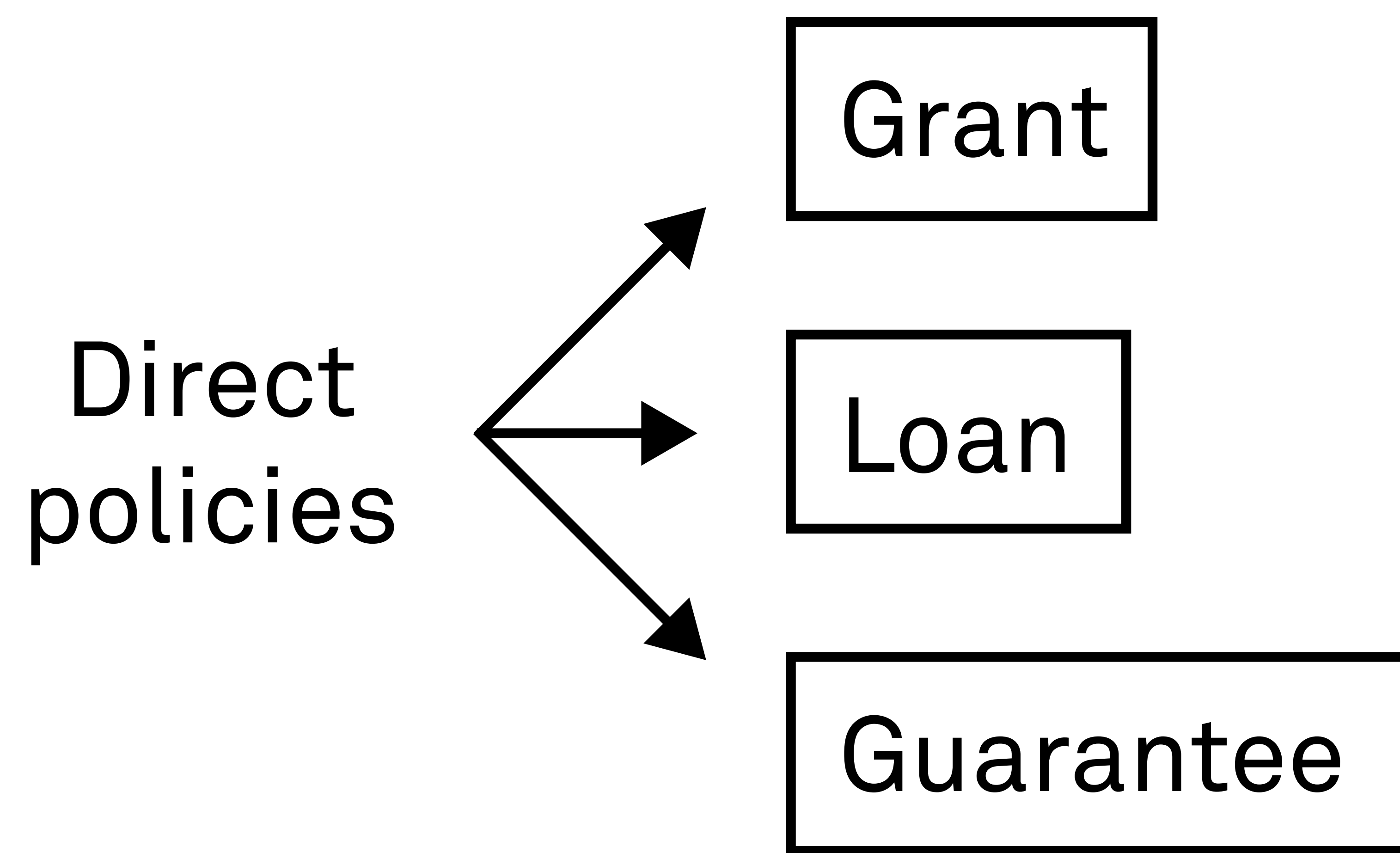
- Focus on **solution**
- Given label: healthcare
- High awareness across all (sampled) parties

3 Determine relevant policies

Direct policy

Policy specifically aimed at young seniors
realising collaborative housing projects

3 Determine relevant policies – direct



National government

- Specific for young senior co-housing
- Phased funding

Province

- No direct policies

Municipality

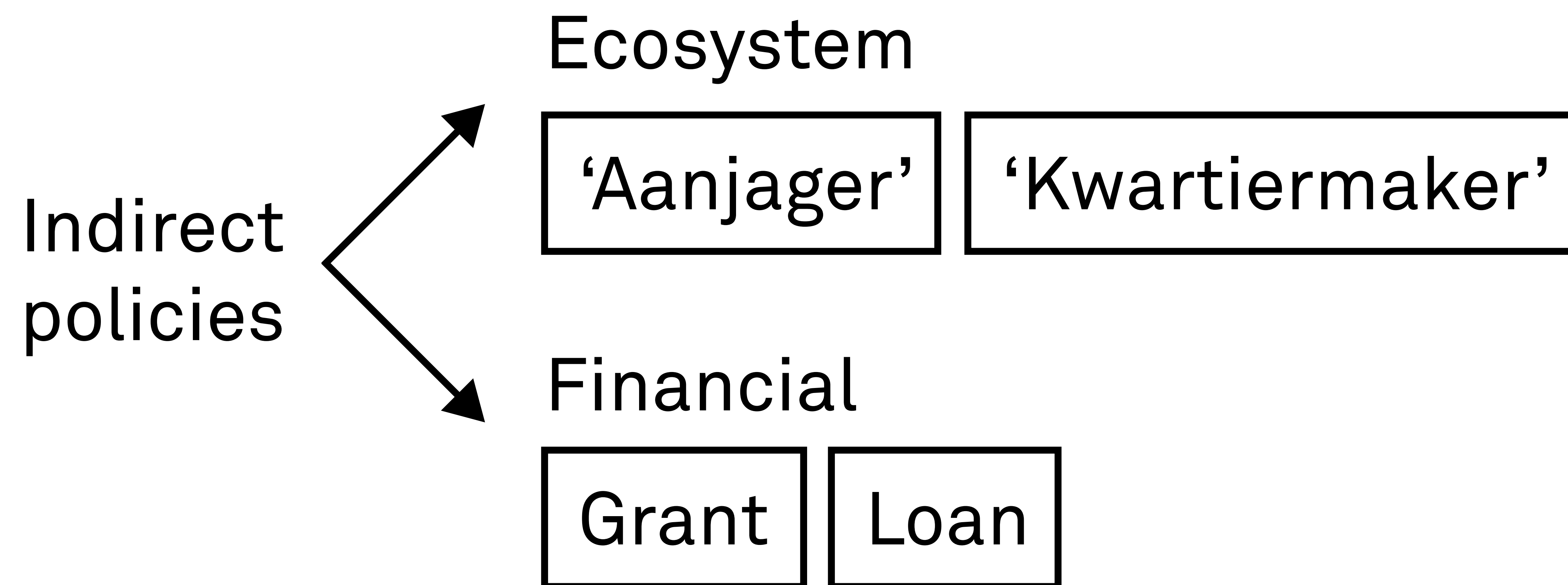
- Max. €10K/30K per project (1-2%)
- Some are aimed at housing corporations

3 Determine relevant policies - indirect

Indirect policy

Policy from which a collaborative housing initiative by young seniors may gain some (!) benefit

3 Determine relevant policies - indirect

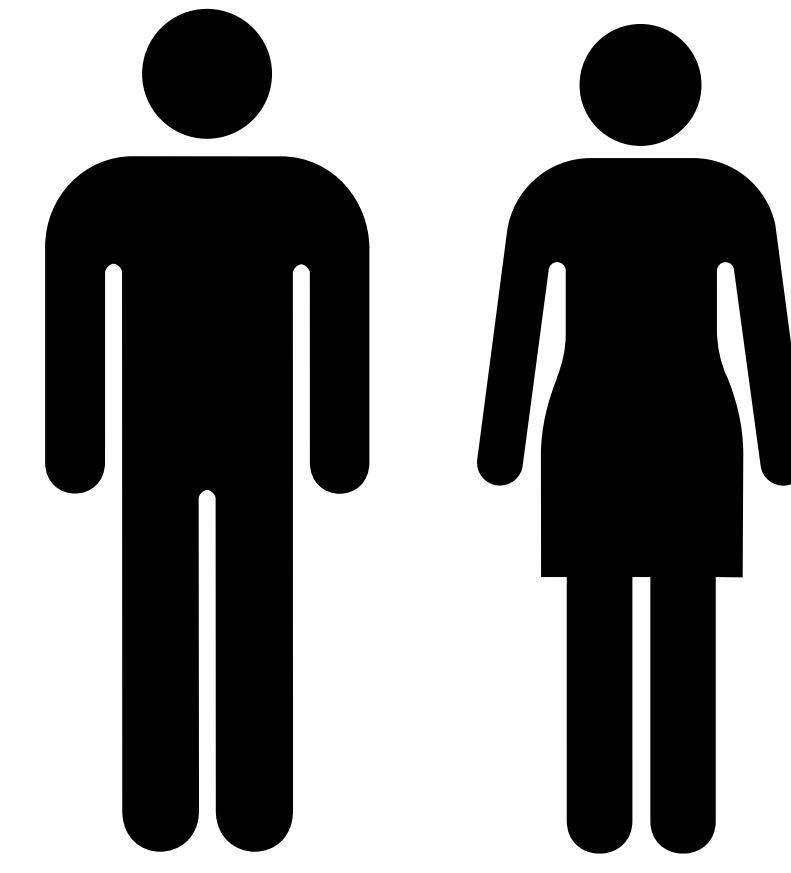


Ecosystem

- Hard to reach
- Should 'promote' ecosystem

Financial

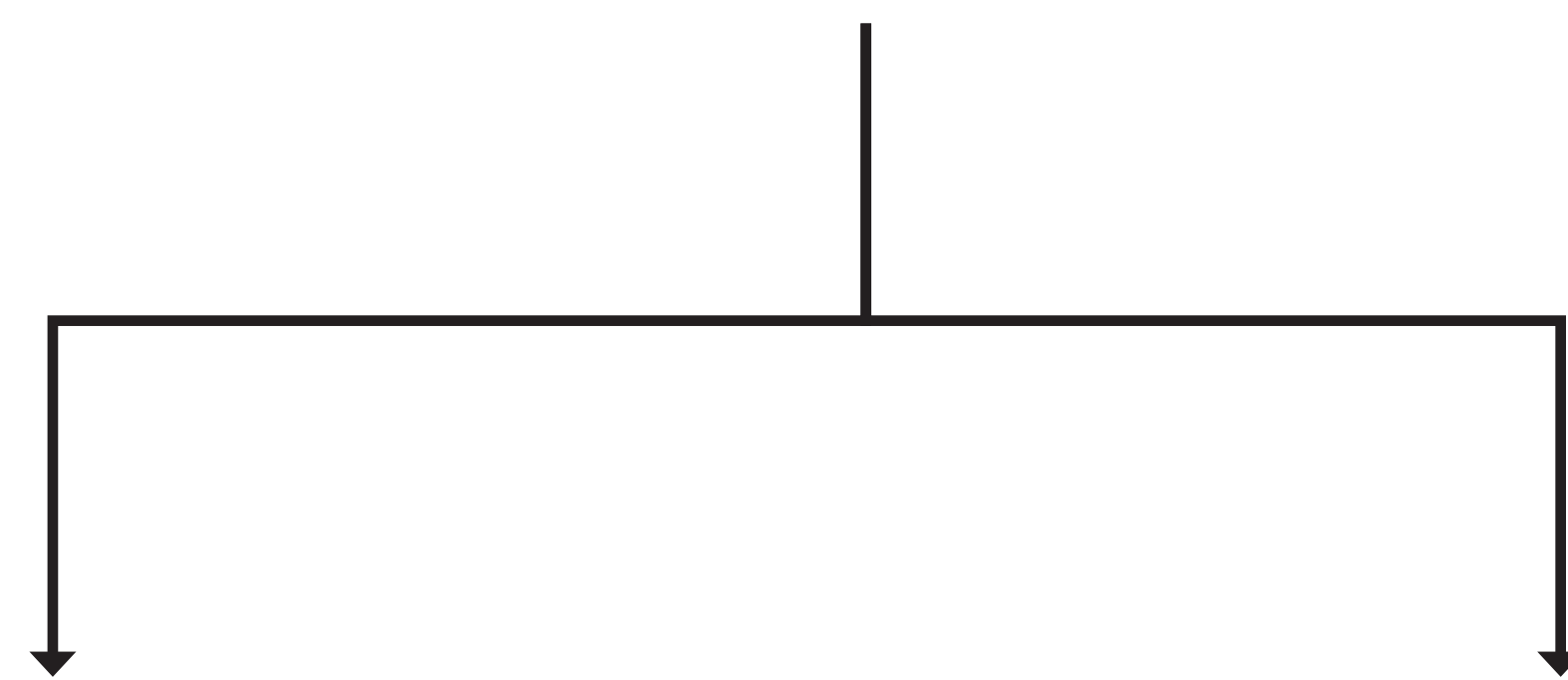
- Funding per dwelling/project
- Quite a few



“What is the housing context of young seniors?”

1

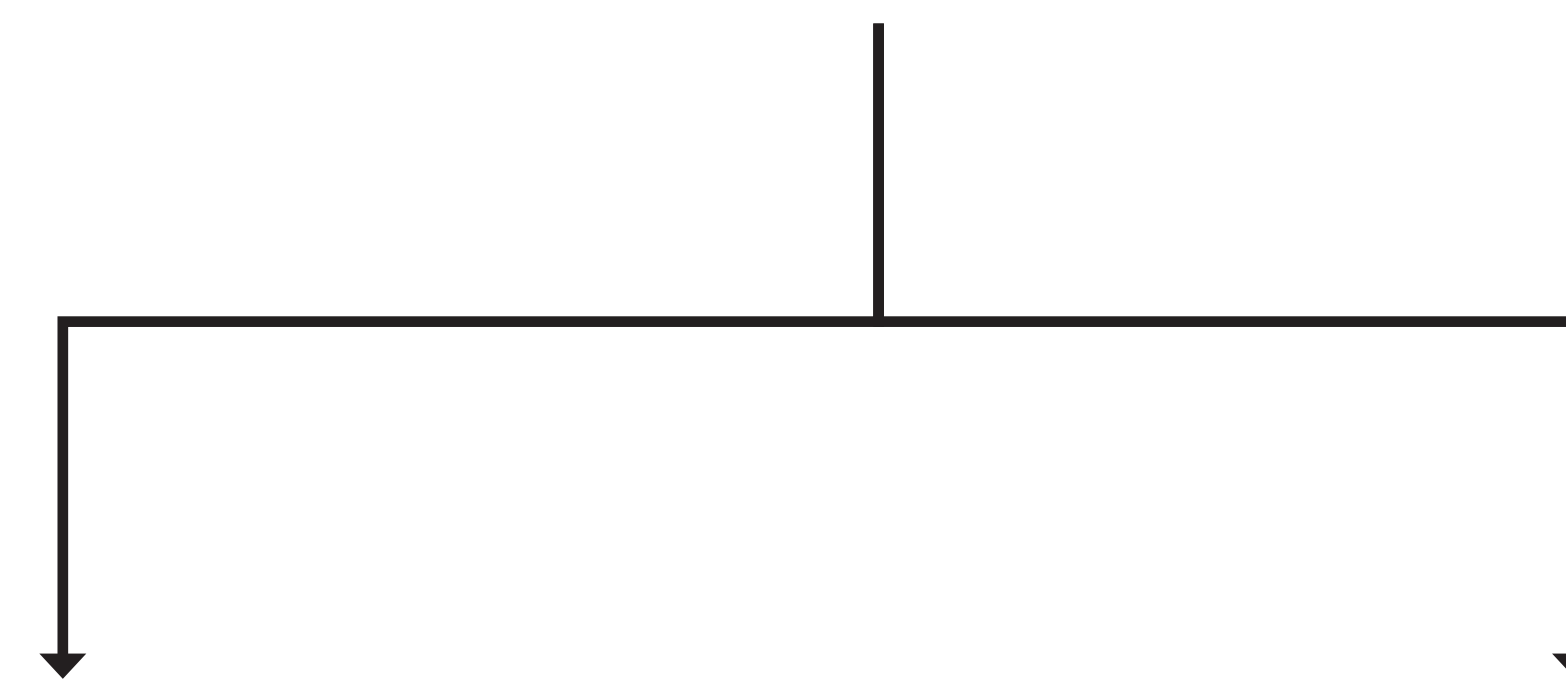
Determine how young seniors judge / qualify their housing



Preferences Motivations

2

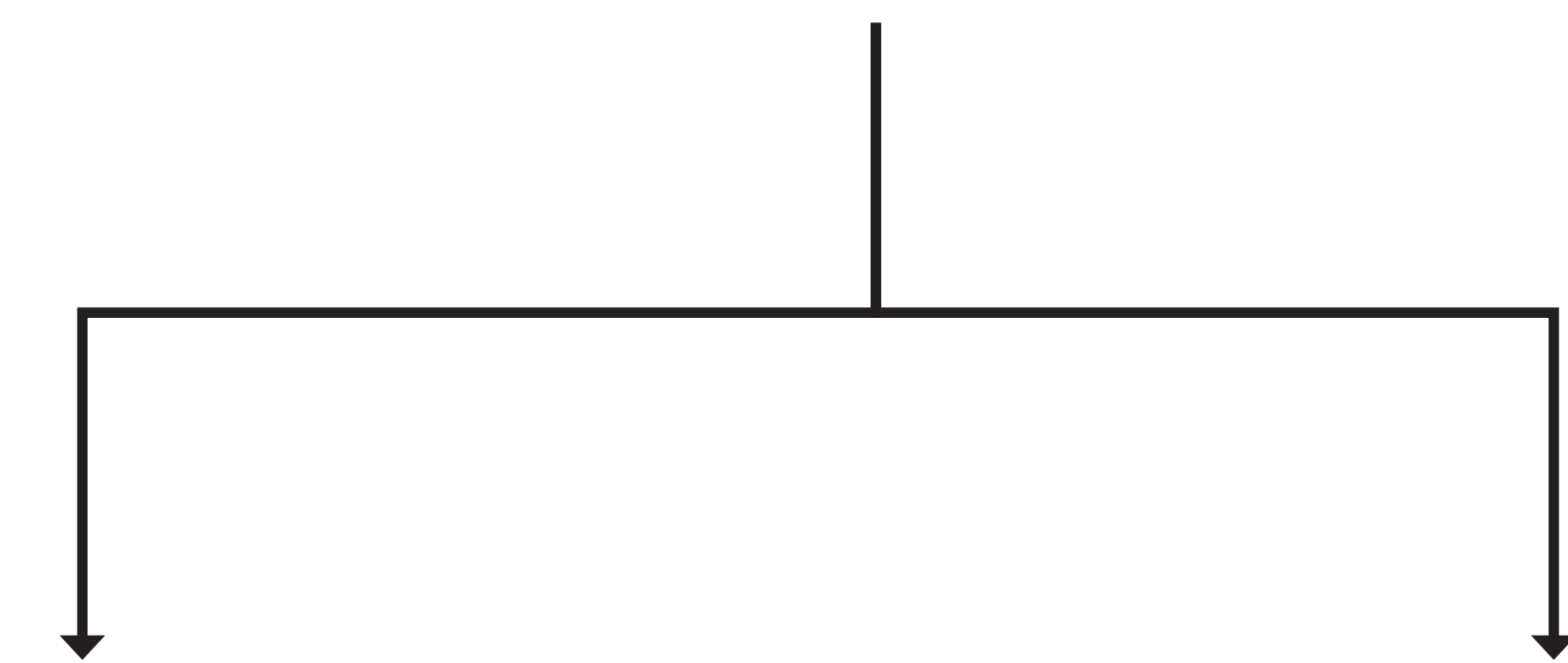
Identify and project relevant trends



Government Market

3

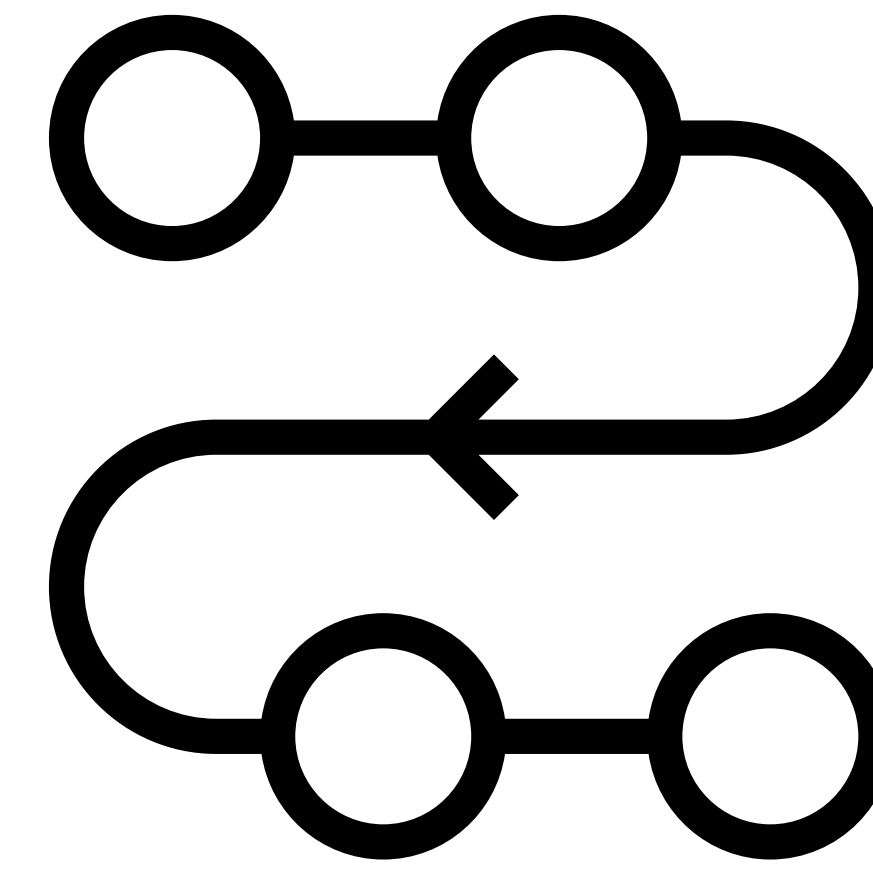
Determine relevant policies



Direct Indirect

D

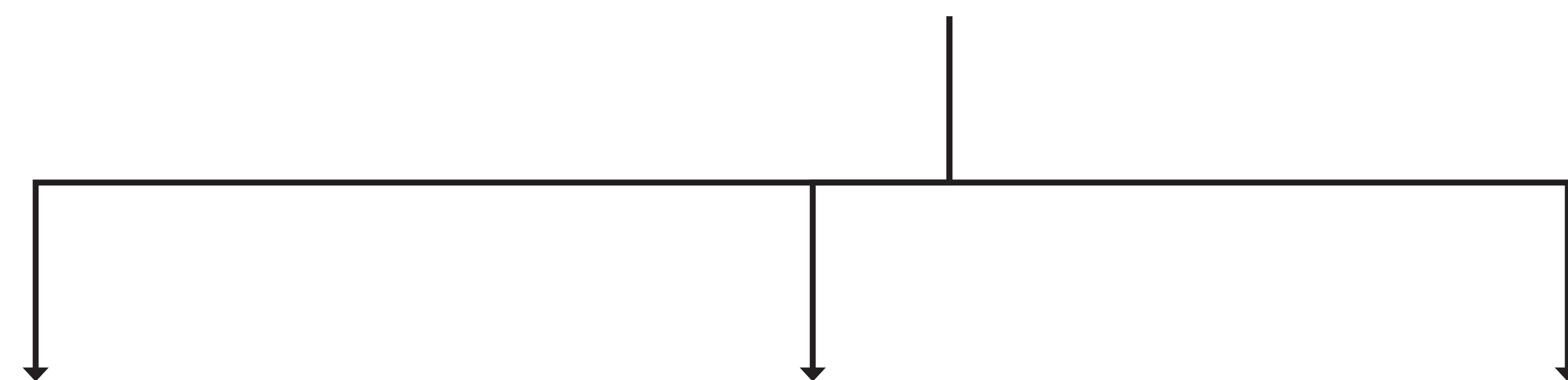
Research Phase 2



“How can the collaborative housing development process be improved?”

4

Inventorise
and categorise
key constraints



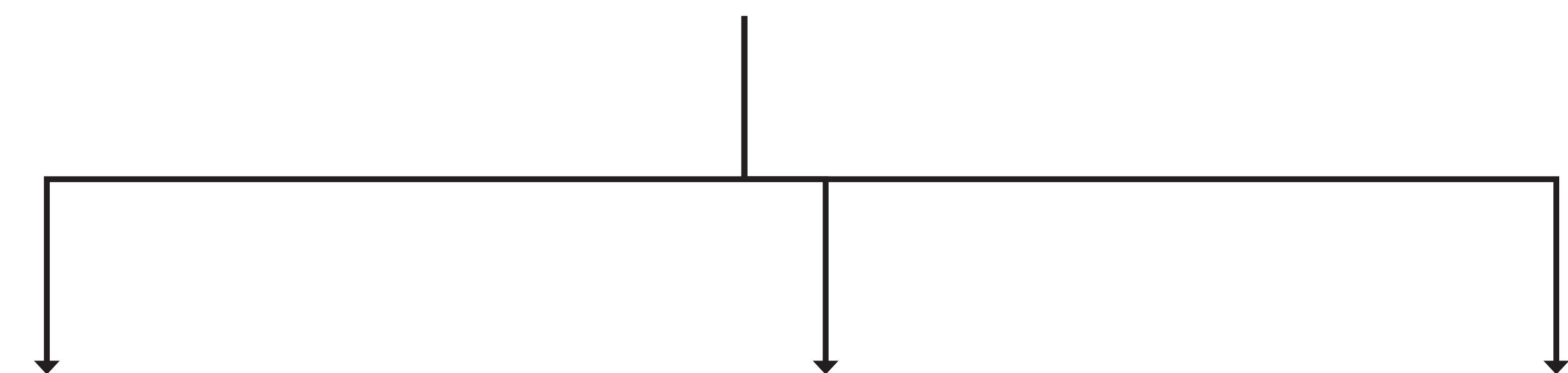
Types

Per project

Per phase

5

Determine how
constraints
can be alleviated

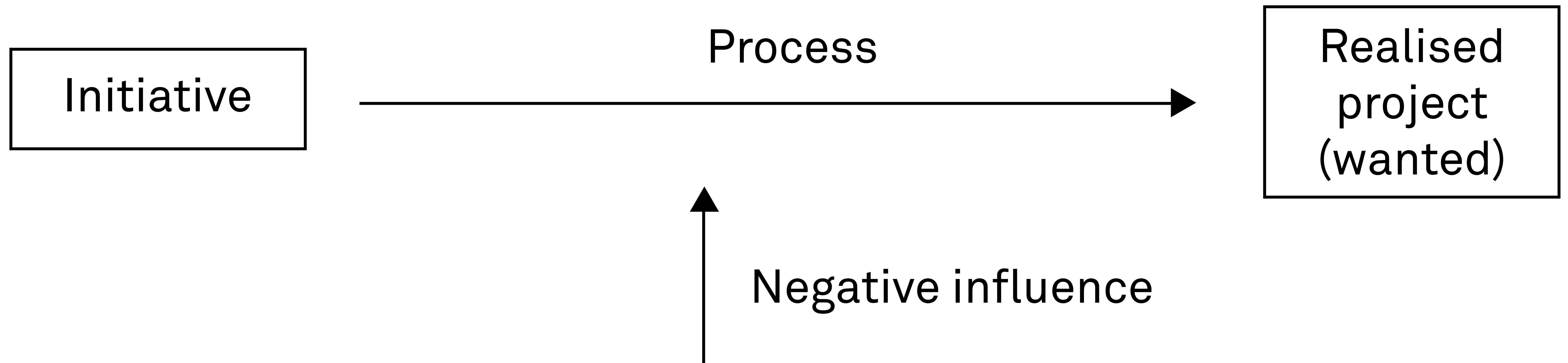


Case study

By
residents

By
municipality

4 5 types of constraints



- Economic constraints
- Legal constraints
- Social constraints
- Process constraints
- Communicative constraints

4 Constraint: financing (economic)

“

Banks for example: no experience, so everybody had to chase their own bank, with a whip, because between Christmas and New Years, everybody needed to have their affairs figured out, and if one buyer did not, **we would all hang.**

”

Eta (CPC, 21-35 residents, finished)

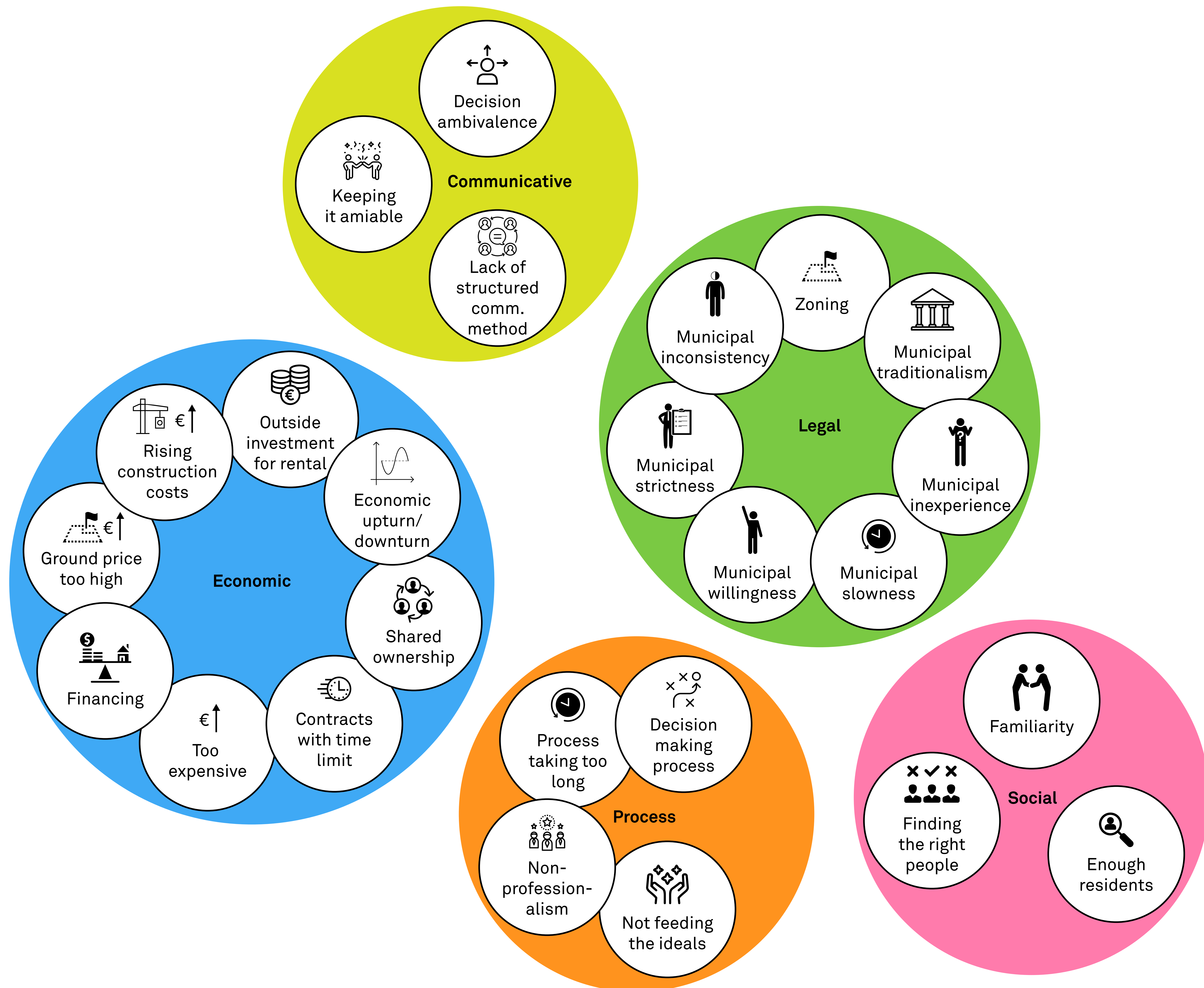
4 Constraint: not feeding the ideals (process)

“ ... at the moment everything started to become real, the legal entity, the association, we noticed we were **overwhelmed** by it. And as a result, we **failed to nourish** our **common ideals**. We simply gave it too little attention, too little time, and I think that has been a big mistake. It was the reason why in the end, the **project lost its inertia.** ”

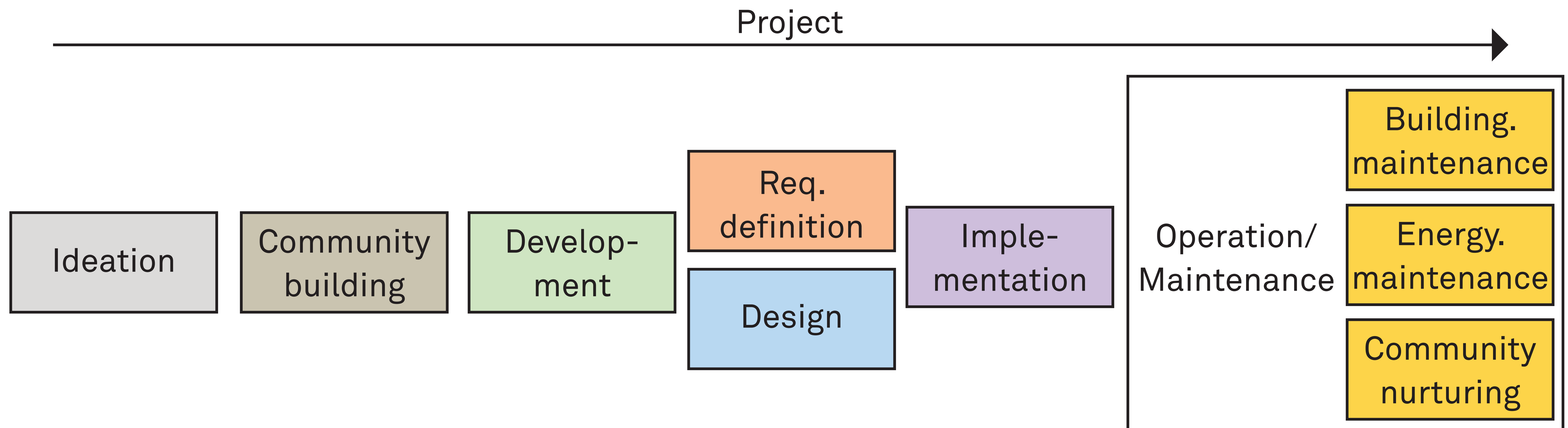
Delta (Co-housing, 5-10 residents, abandoned)

4

Found 25 constraints, over the 5 types



4 'Ideation' and 'community nurturing' are important aspects of the process



4

Constraints are highly variable per project status

		Delta	Gamma	Epsilon	Zeta	Beta	Alpha	Eta
Economic	Rising construction costs			1			1	
	Outside investment for rental		1	1		1	1	
	Contracts with time limit					1		1
	Too expensive	1				1		
	Ground price too high							
	Shared ownership	1						
	Financing	1			1			1
	Economic upturn/downturn influence							1
Legal	Municipal inexperience							1
	Municipal inconsistency	1						
	Zoning	1			1			
	Municipal traditionalism	1	1		1			
	Municipal strictness	1				1		
	Municipal willingness	1			1		1	
	Municipal slowness					1		1
Process	Not feeding the ideals	1						
	Process taking too long				1			1
	Non-professionalism			1				1
	Decision making process					1		1
Communi- cation	Lack of structured communica- tion method			1	1	1		1
	Keeping it amiable			1				1
	Decision ambivalence							1
Social	Familiarity					1		1
	Finding the right people							1
	Enough residents						1	

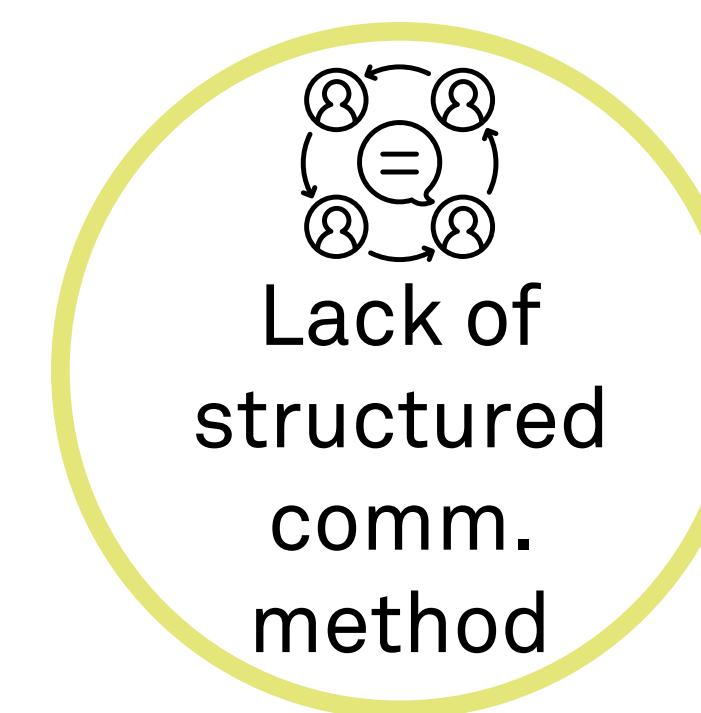
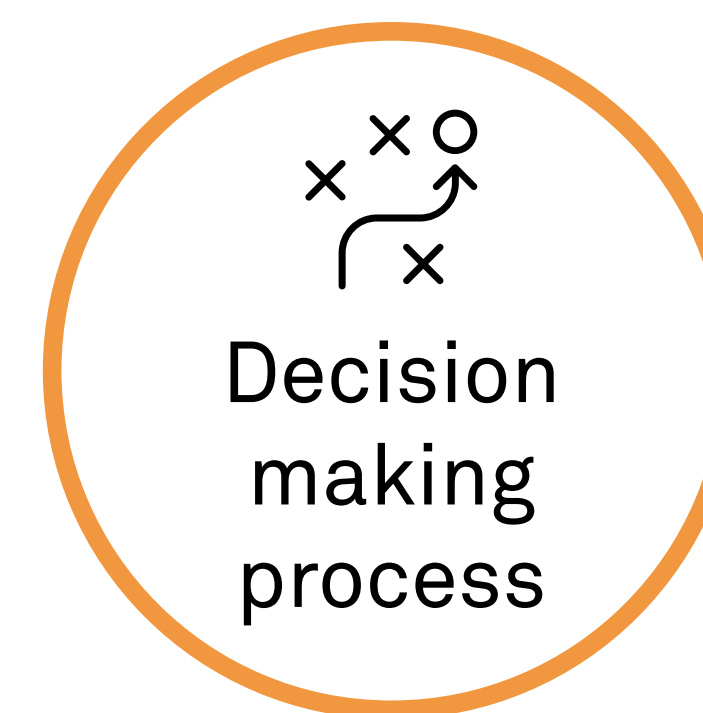
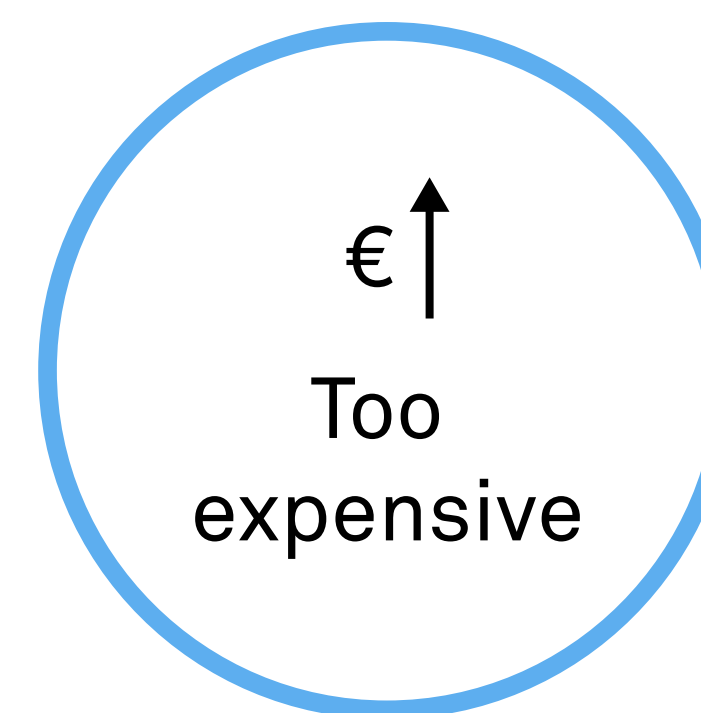
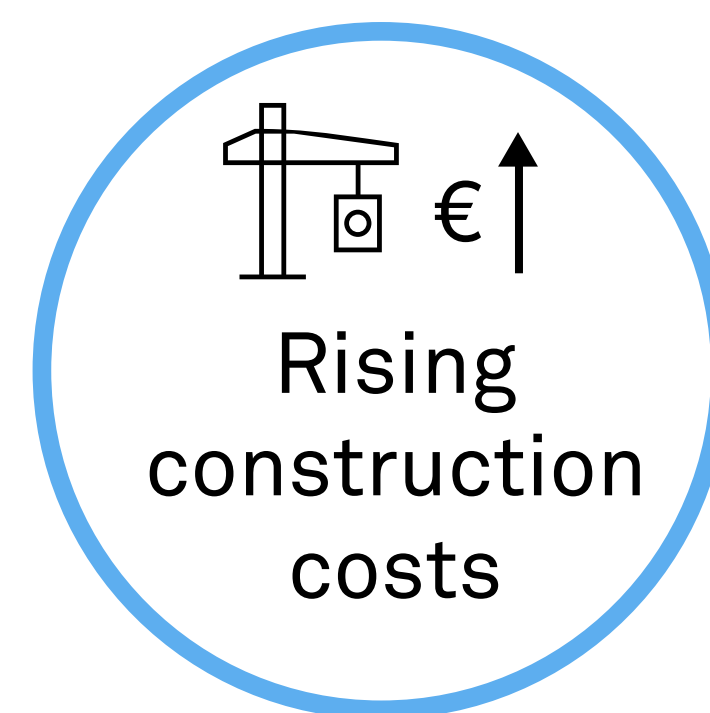
4 Constraints are tied to phases, majority in development

		Ideation	Community building	Development	Requirements definition	Design	Implementation	Operation/maintenance	Community nurturing
Social	Familiarity		1						
	Enough residents		1						
	Finding the right people		1						
Legal	Municipal traditionalism	1							
	Municipal willingness			1					
	Municipal inconsistency			1					
	Zoning	1		1					
	Municipal strictness	1			1				
	Municipal slowness			1	1				
	Municipal inexperience			1	1				
Process	Not feeding the ideals			1					
	Process taking too long		1	1					
	Decision making process			1	1	1			
	Non-professionalism			1	1	1			
Economic	Ground price too high			1					
	Financing			1					
	Economic upturn/downturn influence			1					
	Contracts with time limit			1					
	Shared ownership							1	
	Outside investment for rental		1	1				1	
	Too expensive		1	1	1				
	Rising construction costs			1	1	1	1		
Communi- cation	Decision ambivalence				1				
	Keeping it amiable								1
	Lack of structured communication method	1		1			1	1	

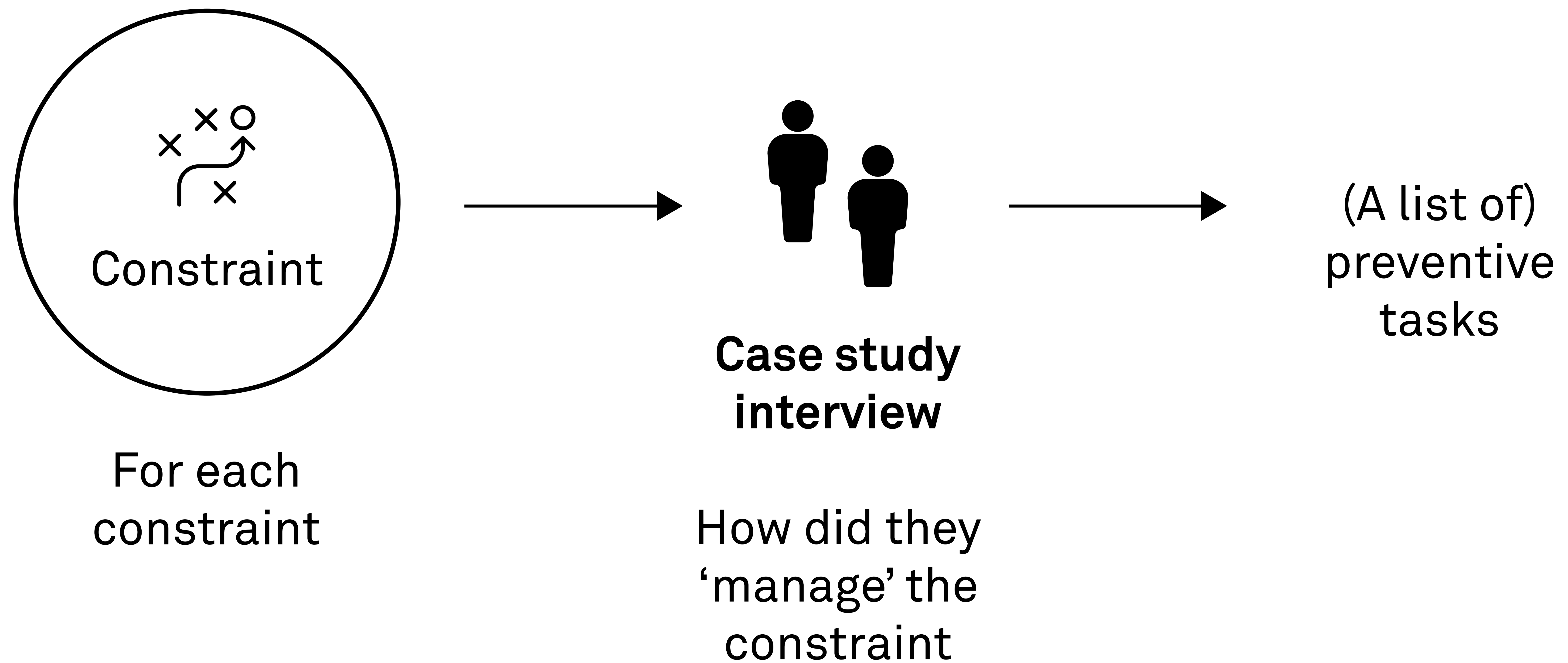
4

Constraints findings

- 25 unique constraints
- Highly variable per project
- The development phase is most affected
- Most 'lasting' constraints are:



5 Constraint alleviation findings



5 Case study

- 'De Roze Hallen'
- Amsterdam
- 55+ LGBT+



5 Finding for constraint: non-professionalism (1/2)

“ We’ve **hired** all kinds of **advisors** for the different jobs.
The biggest job was to write and think about all those job
descriptions. How do you know you ask for the right thing?
For a part **my work experience** helped in this,
or **colleagues helped me** with it. ”

5 Finding for constraint: non-professionalism (2/2)

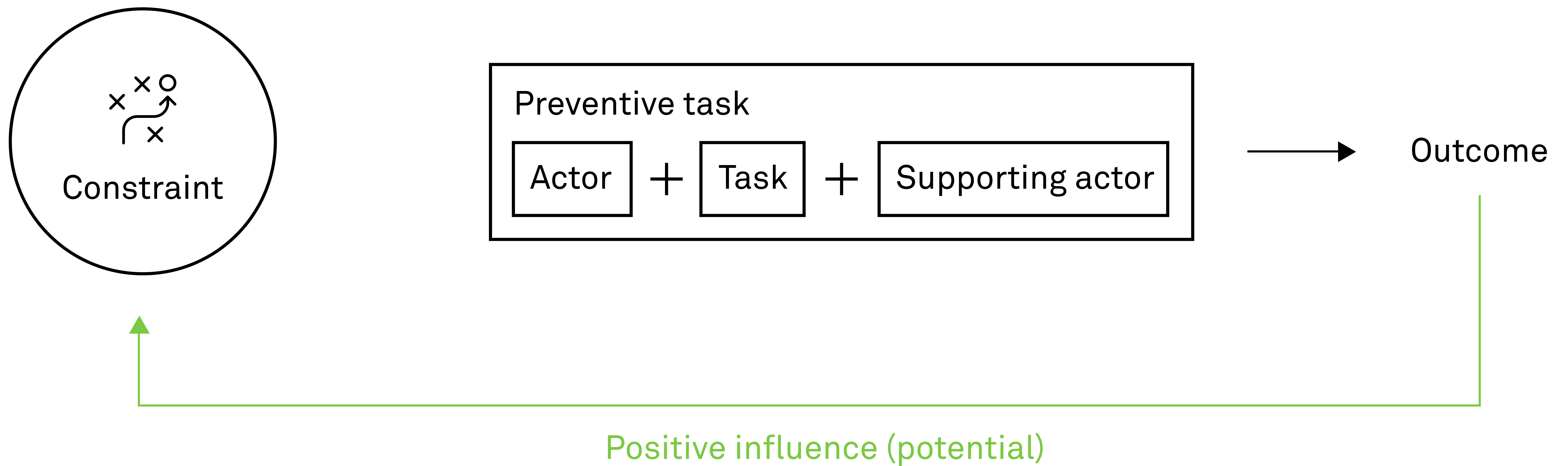
“

We gained a lot from **the other five self-build projects**.

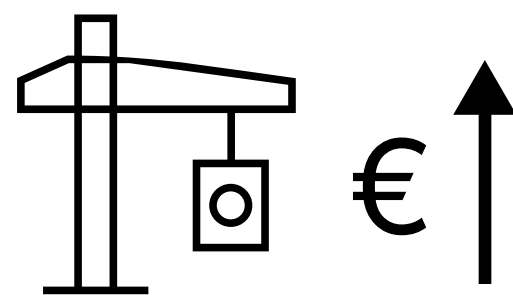
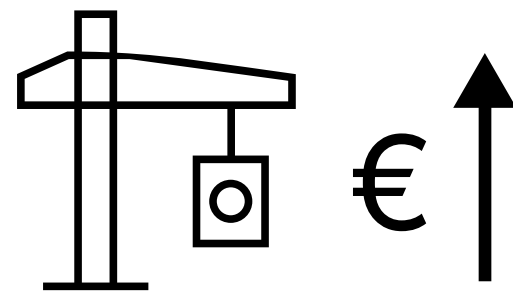
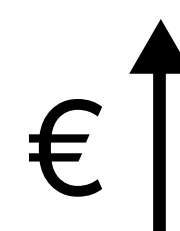
And certainly, at the start, we **shared** a lot of **knowledge**. Of course, we were all looking for the best way to do this. That group contained one professional, who was really experienced in these projects.

”

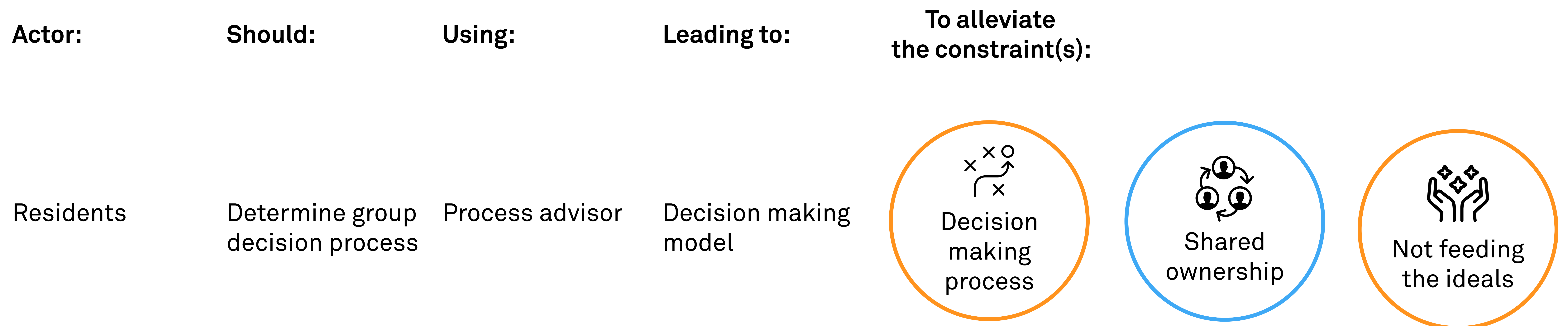
5 Preventive tasks



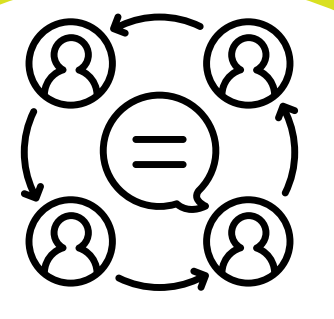
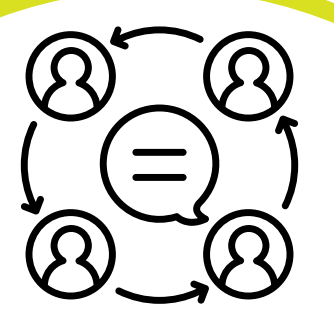
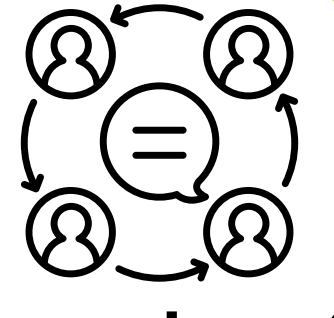
5 Some tasks alleviate multiple constraints

Actor:	Should:	Using:	Leading to:	To alleviate the constraint(s):	
Residents	Determine suitable budget	Building cost expert	Costs overview	 Rising construction costs	
Residents	Determine contract form	Development advisor	Contract form decision	 Rising construction costs	 Too expensive

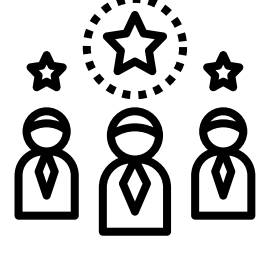
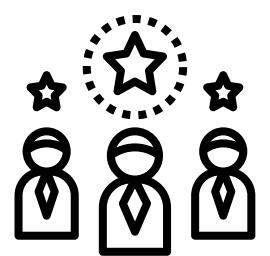
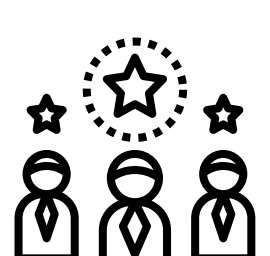
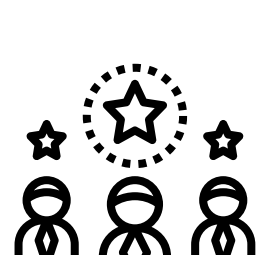
5 Some tasks alleviate constraints across multiple types



5 Some constraints have multiple tasks to alleviate them

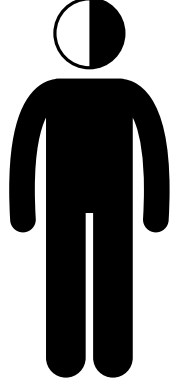
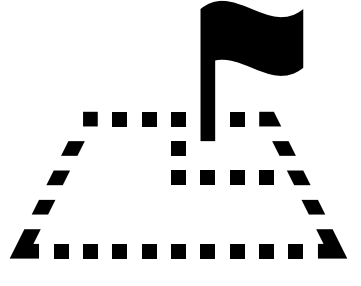
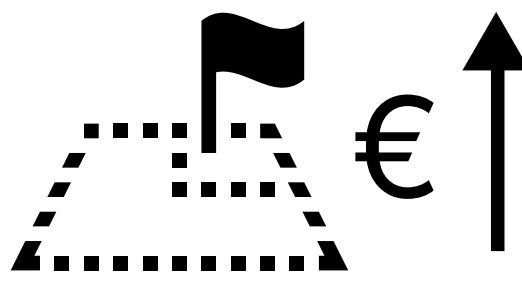
Actor:	Should:	Using:	Leading to:	To alleviate the constraint(s):
Residents	Decide meeting duration		Dates + times	 Lack of structured comm. method
Residents	Recruit independent president		Appointed president	 Lack of structured comm. method
Residents	Determine voting strategy		Voting strategy	 Lack of structured comm. method
Residents	Determine most important discussion topics		List of topics	 Lack of structured comm. method

5 Some tasks involve an advisor, some don't

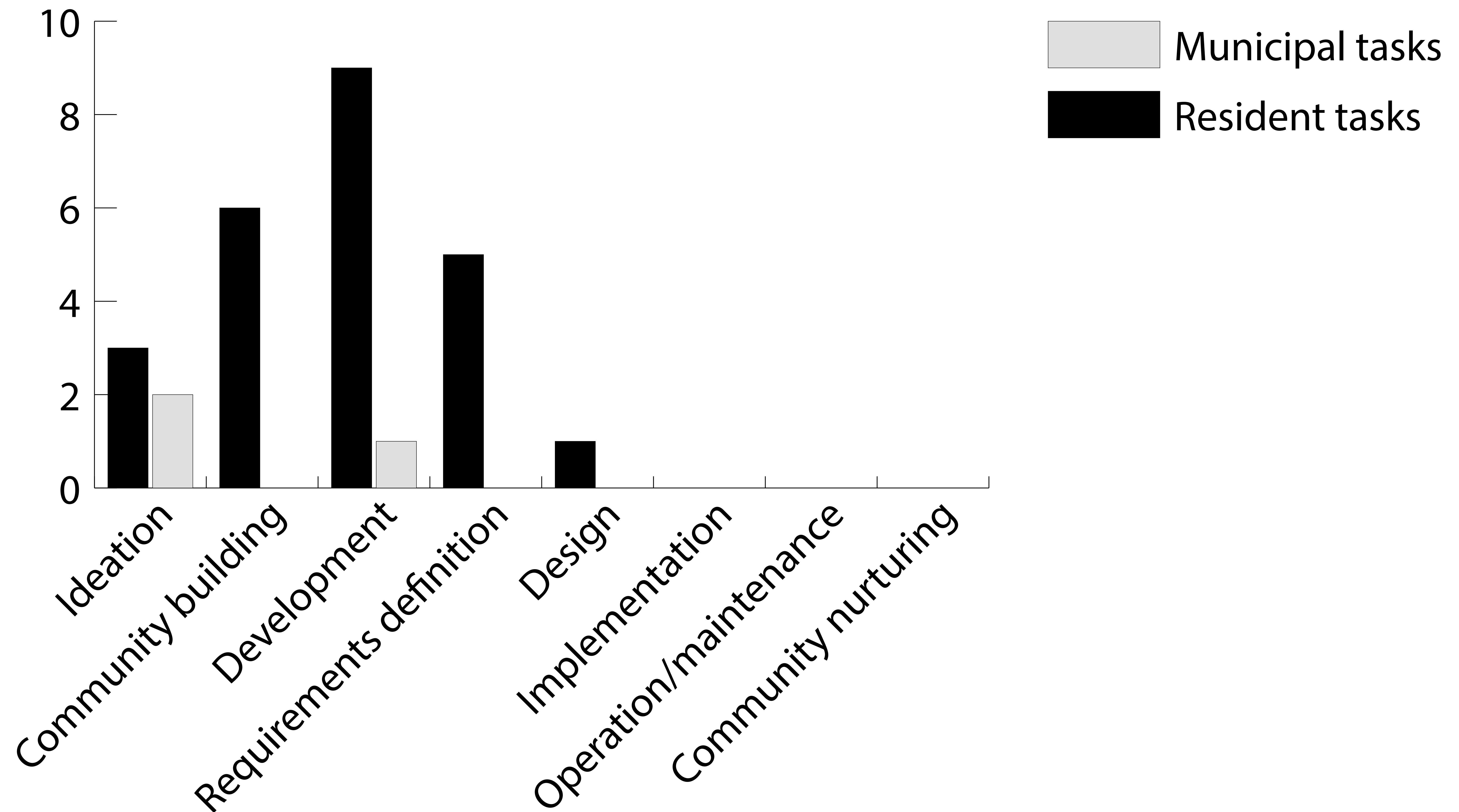
Actor:	Should:	Using:	Leading to:	To alleviate the constraint(s):
Residents	Manage knowledge	Process advisor	Knowledge base	 Non-professionalism
Residents	Determine committees		Committees	 Non-professionalism
Residents	Determine proposal method	Process advisor	Proposal protocol	 Non-professionalism
Residents	Share knowledge		Meetings or public knowledge base	 Non-professionalism

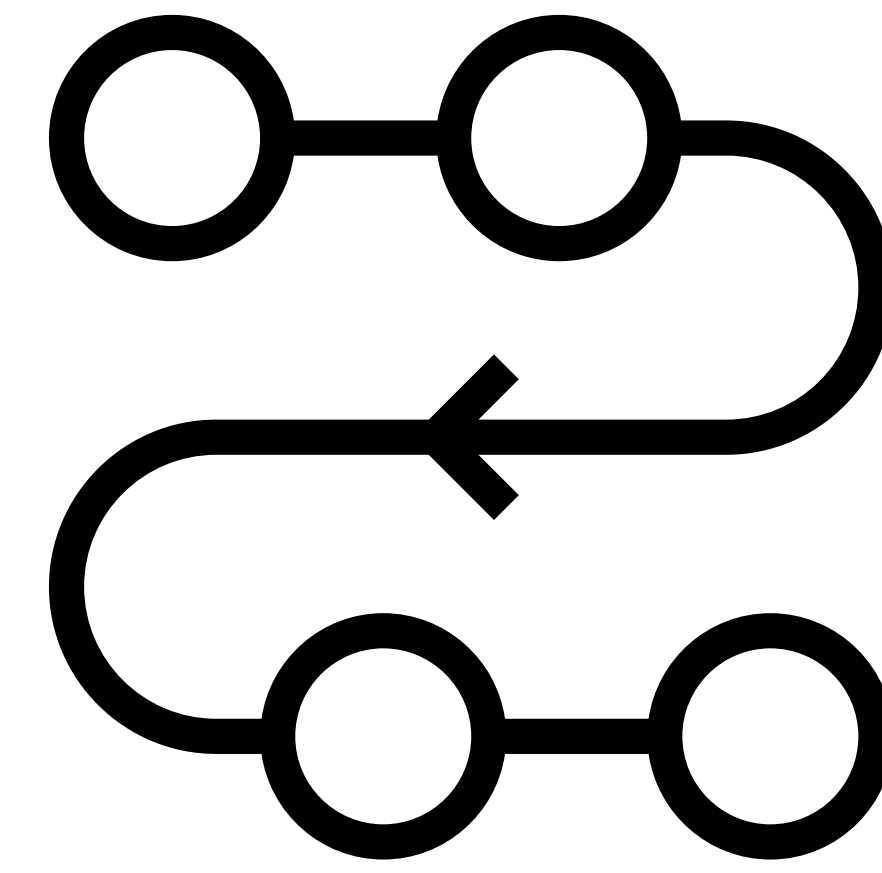
- 24 tasks in total for residents
- 71% of tasks involve an advisor

5 A municipality only has 3 tasks

Actor:	Should:	Using:	Leading to:	To alleviate the constraint:
Municipality	Determine self-build vision	Collaborative housing advisor	Vision document or statement	 Municipal inconsistency
Municipality	Determine self-build plots	Reference municipalities	Plots and selection procedures	 Zoning
Municipality	Determine appropriate ground-price	Reference municipalities	Ground price	 Ground price too high

5 Tasks occur mostly in early phases of project

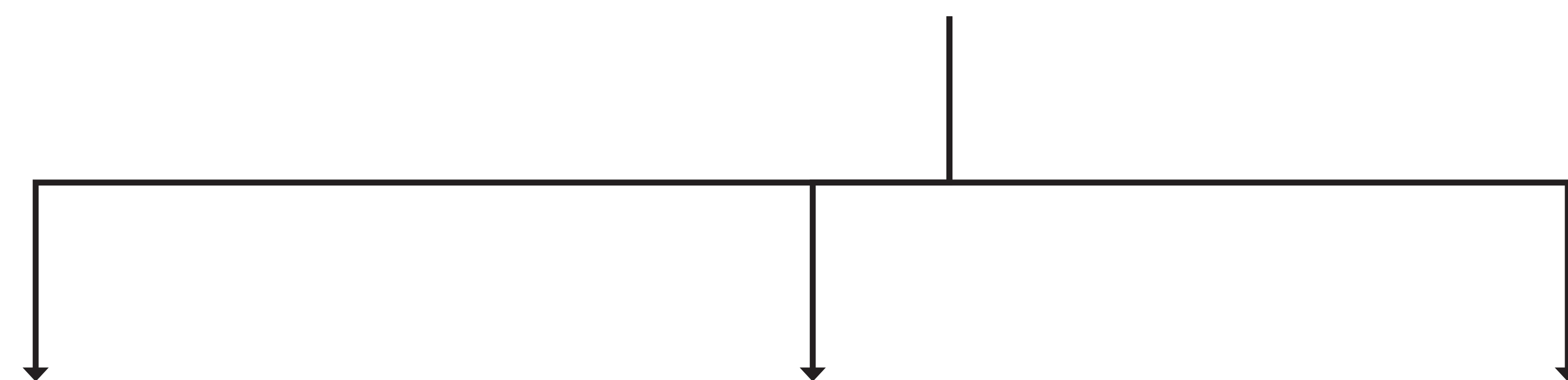




“How can the collaborative housing development process be improved?”

4

Inventorise
and categorise
key constraints



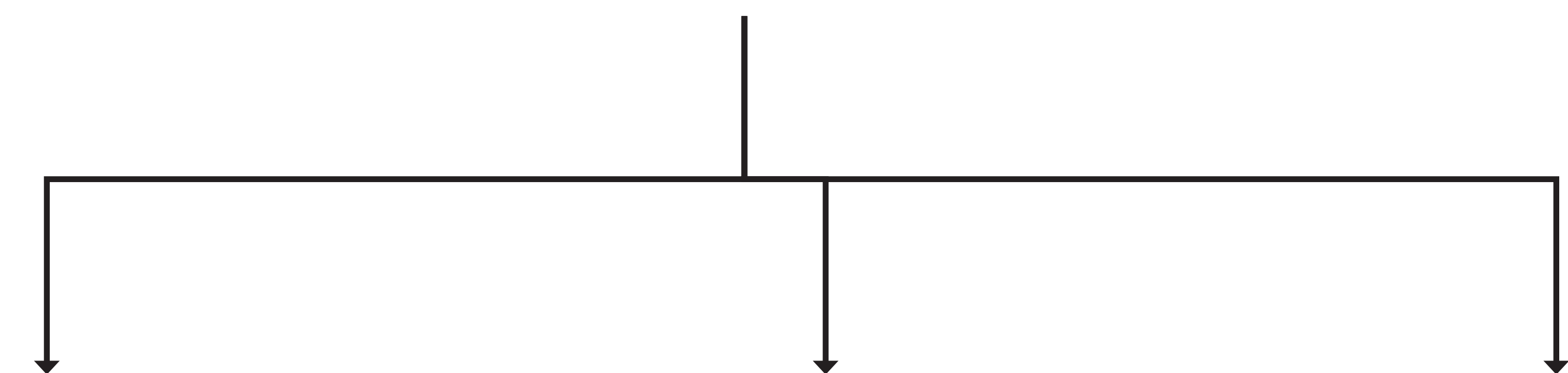
Types

Per project

Per phase

5

Determine how
constraints
can be alleviated



Case study

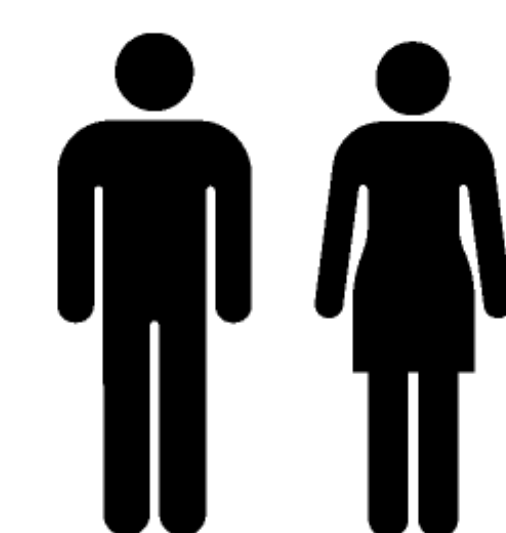
By
residents

By
municipality

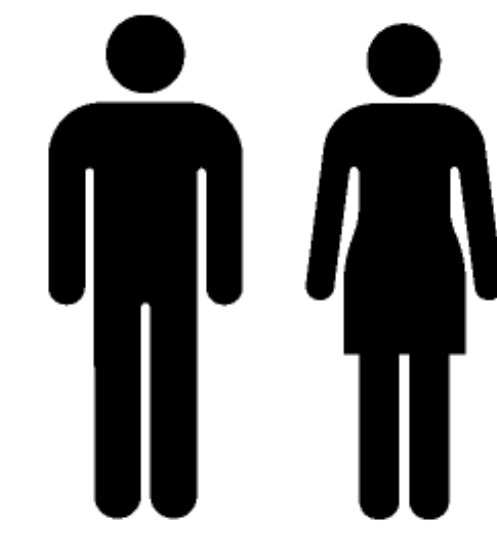
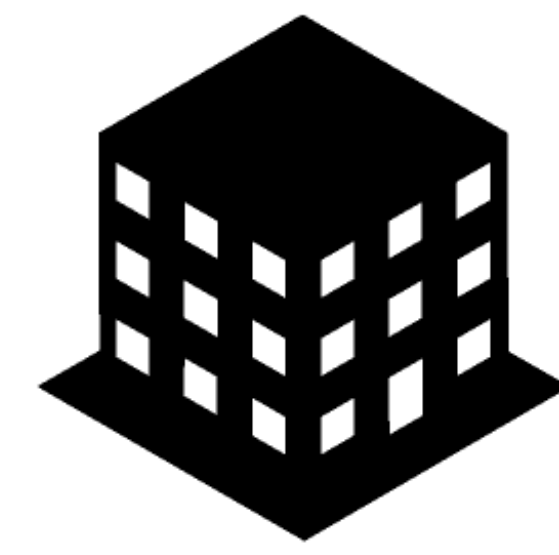
E

Conclusions & discussion

How can young seniors positively
contribute to the realisation process of
appropriate housing for them?



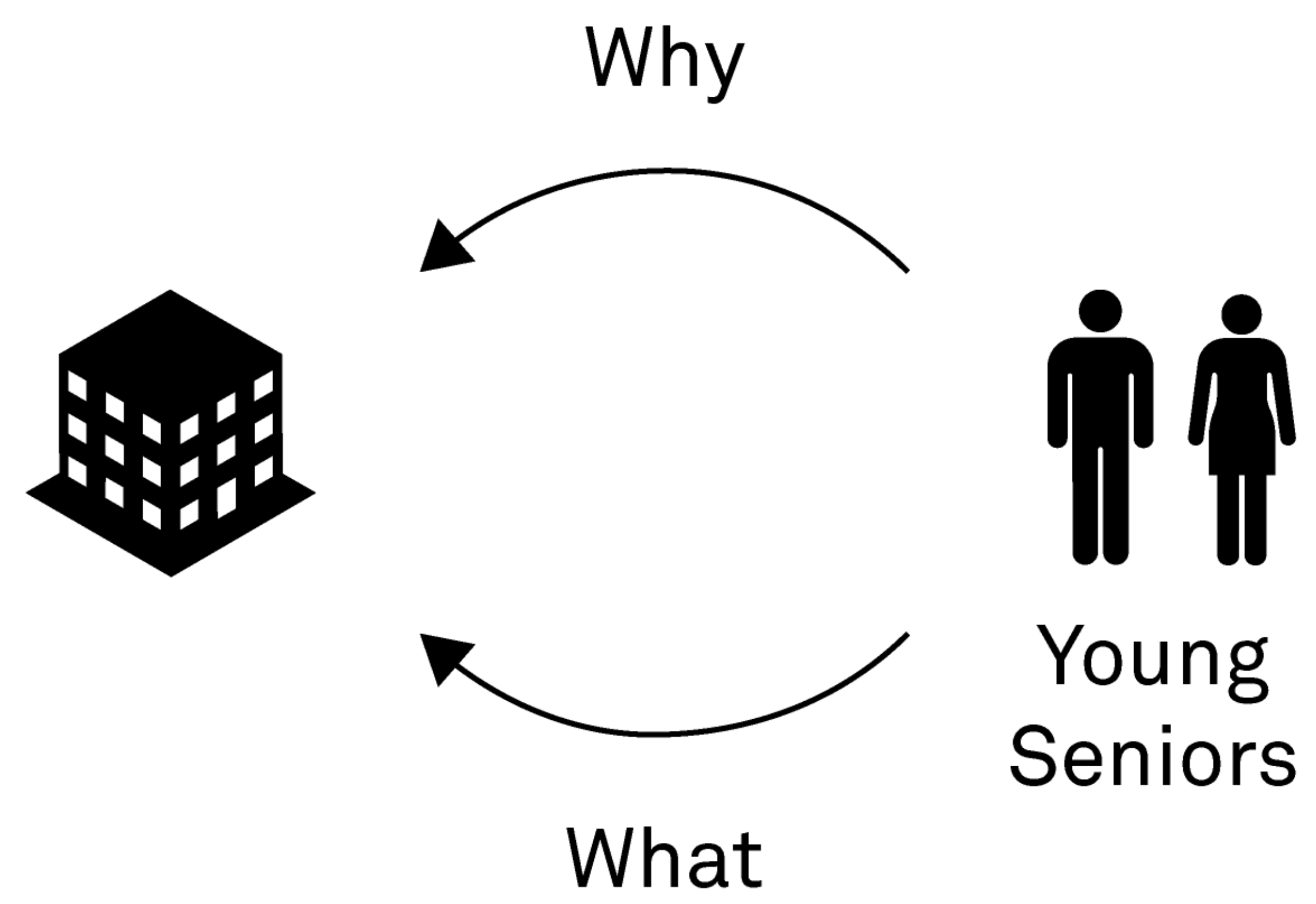
Young
Seniors

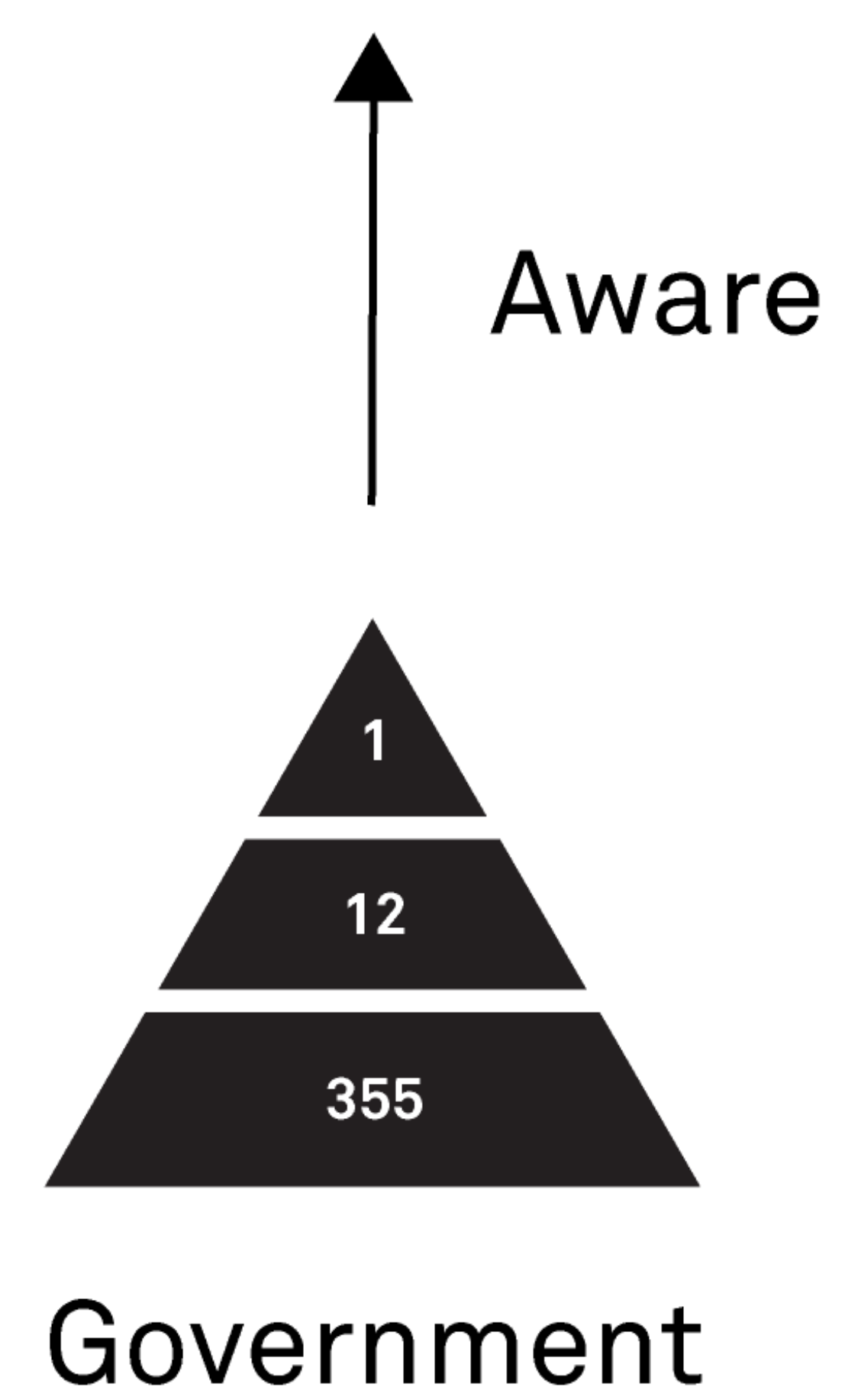
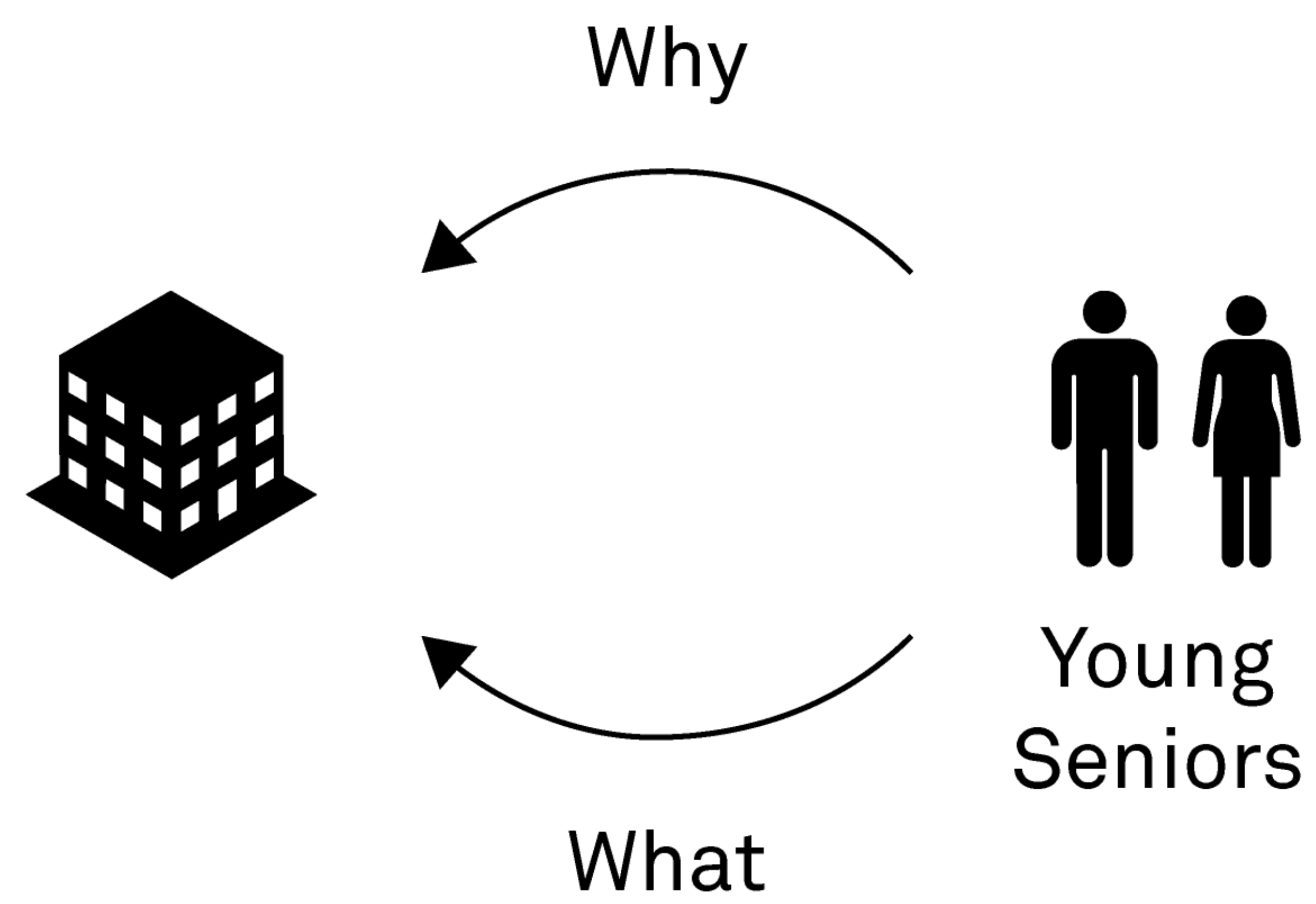


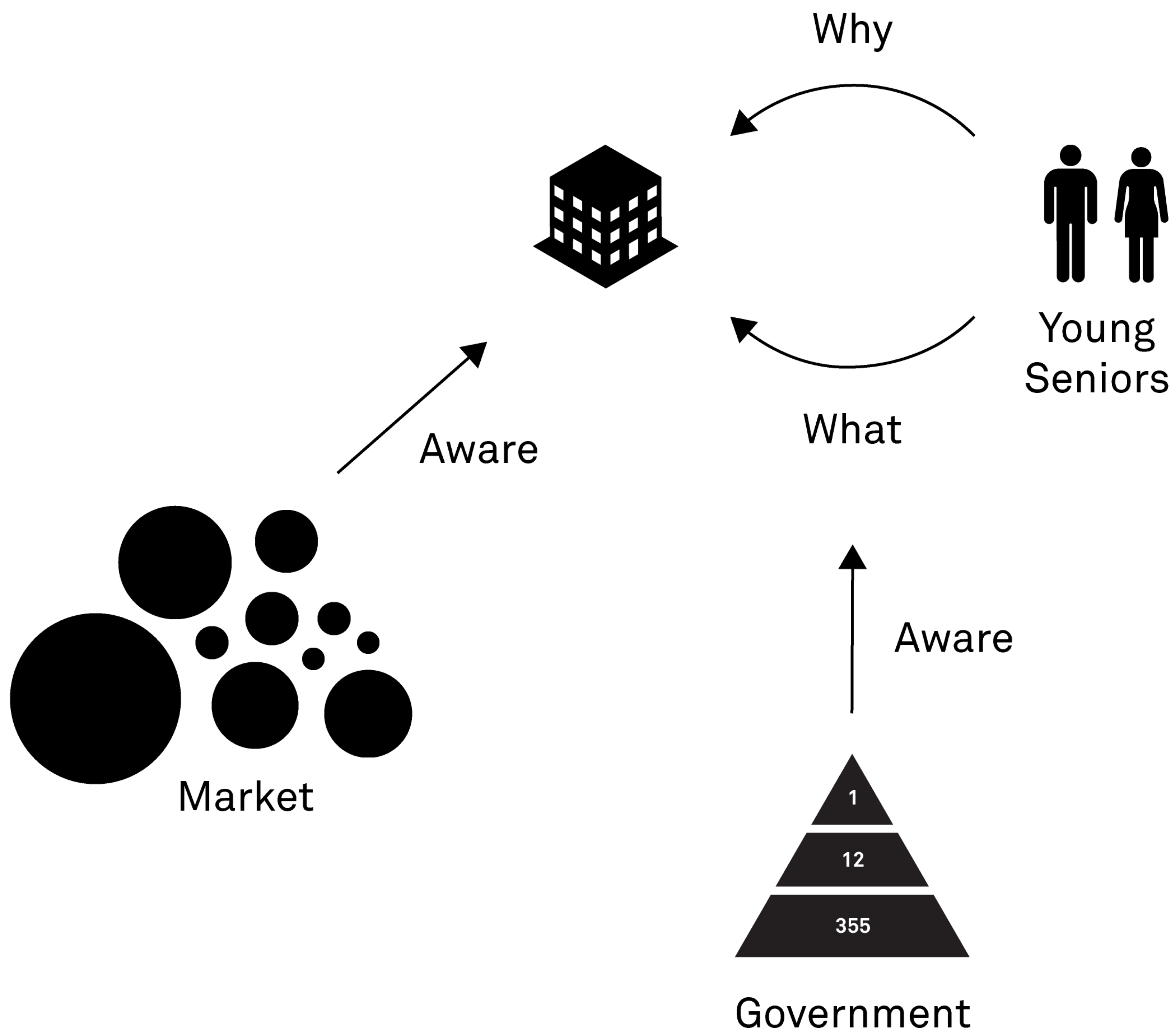
Young
Seniors

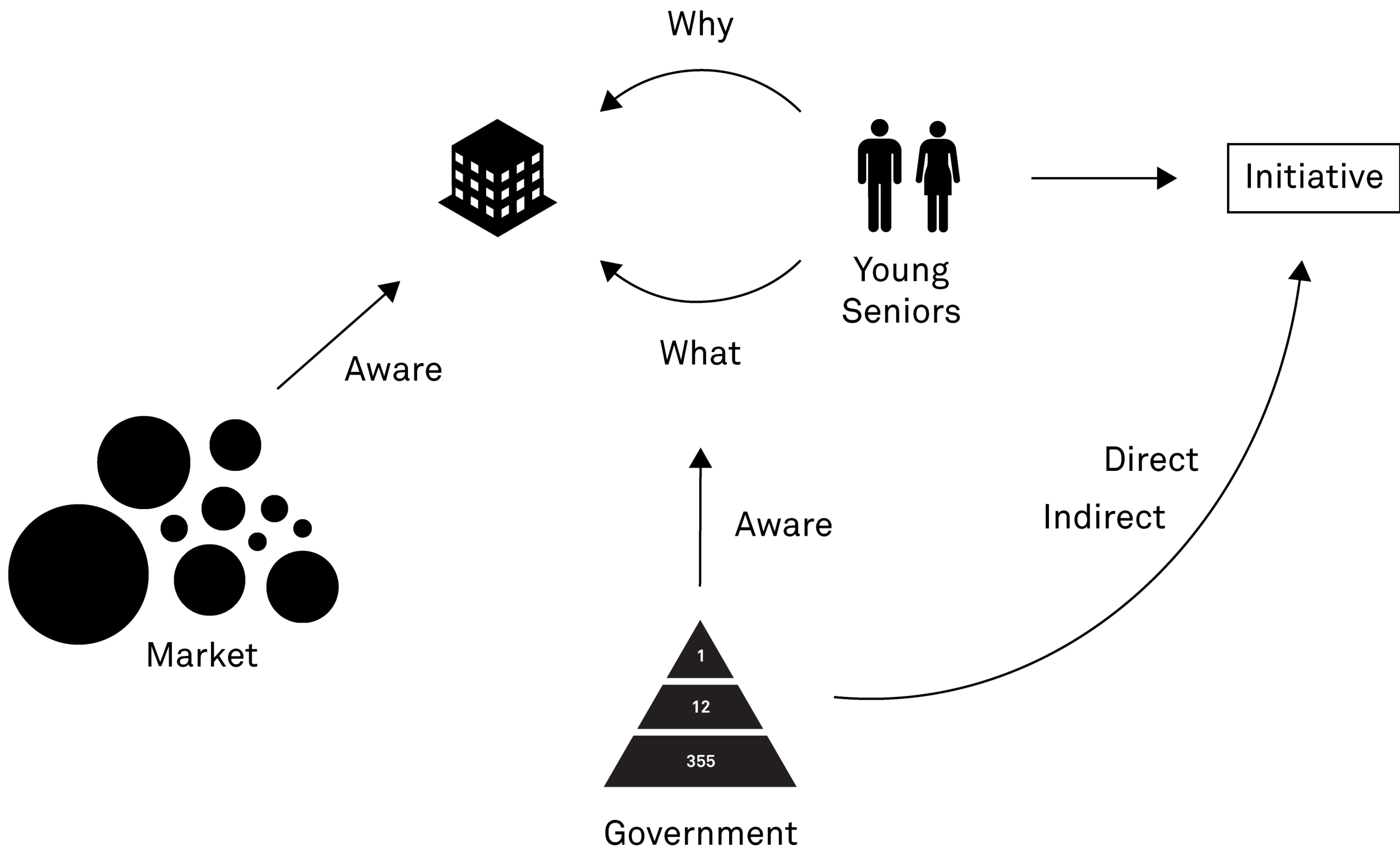


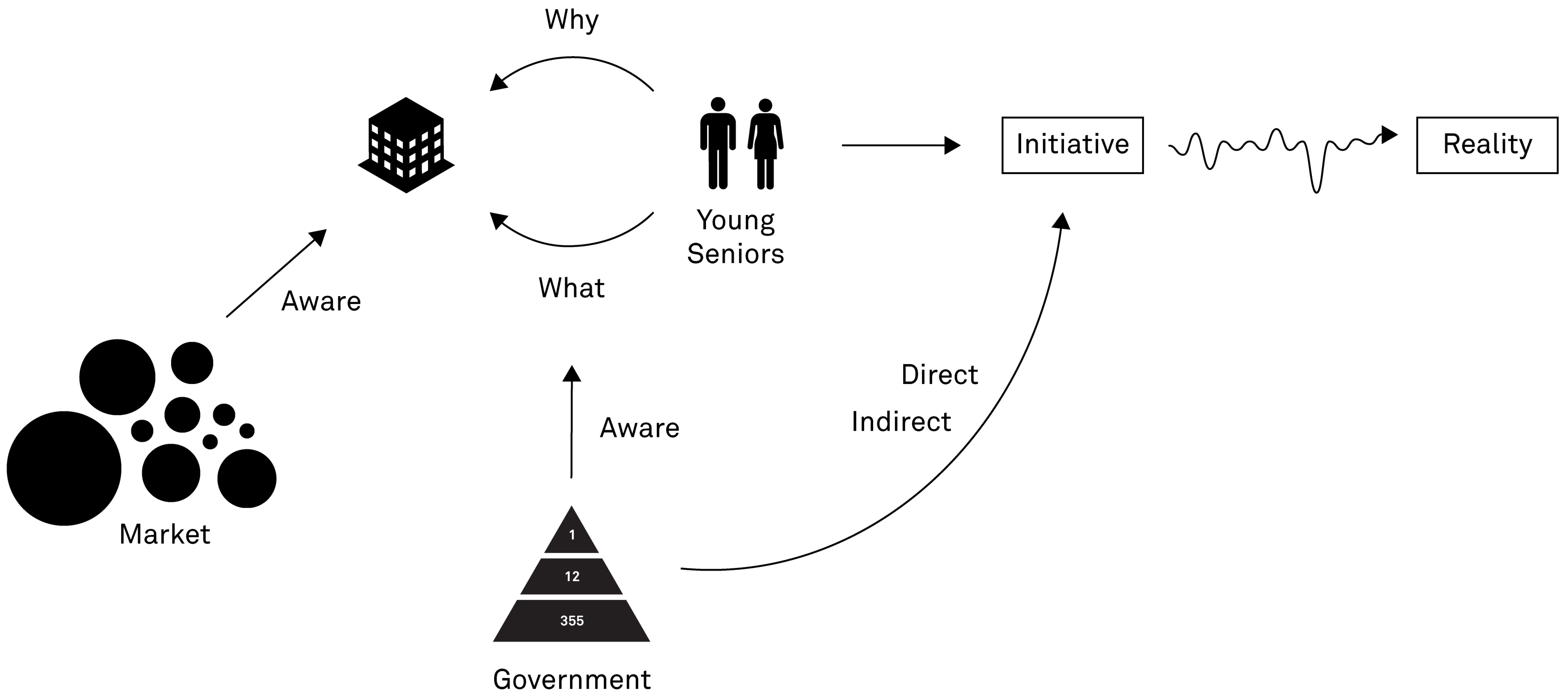
What

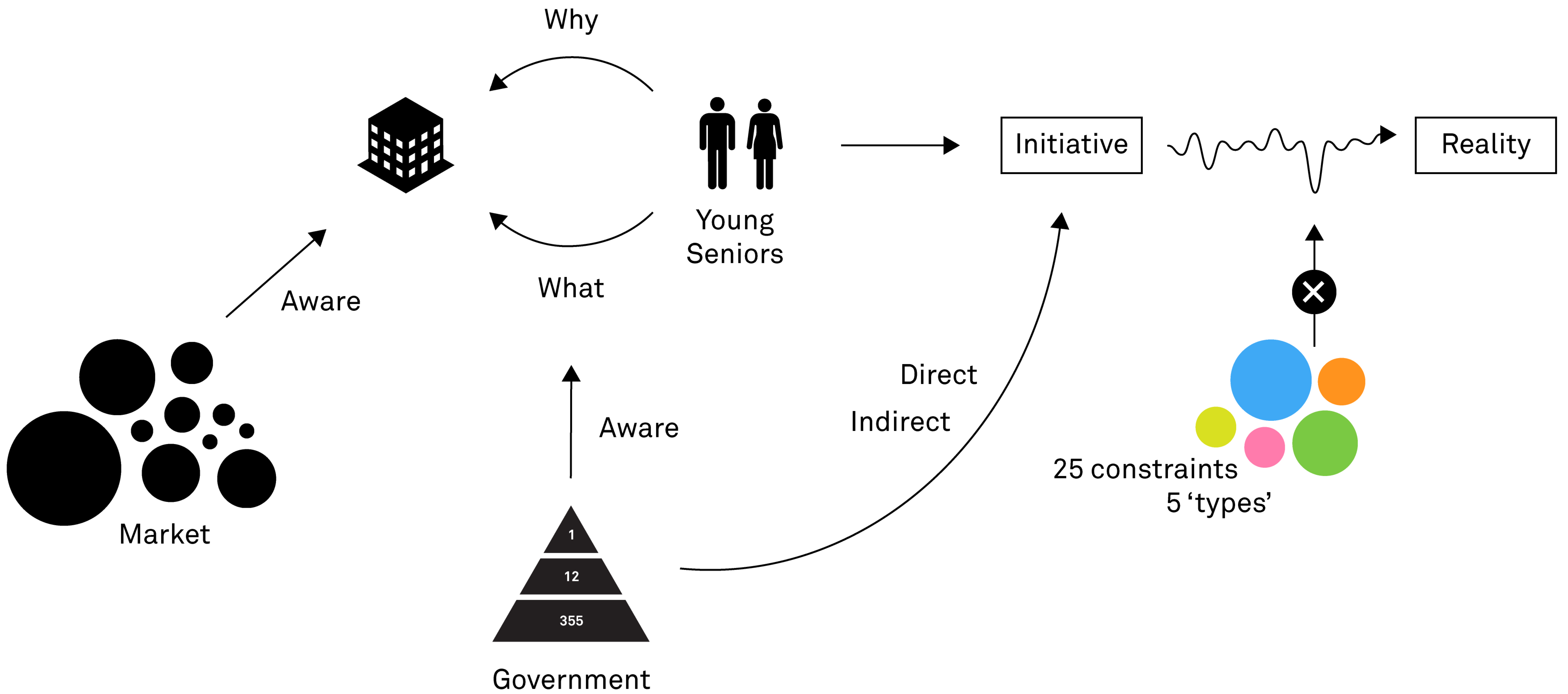


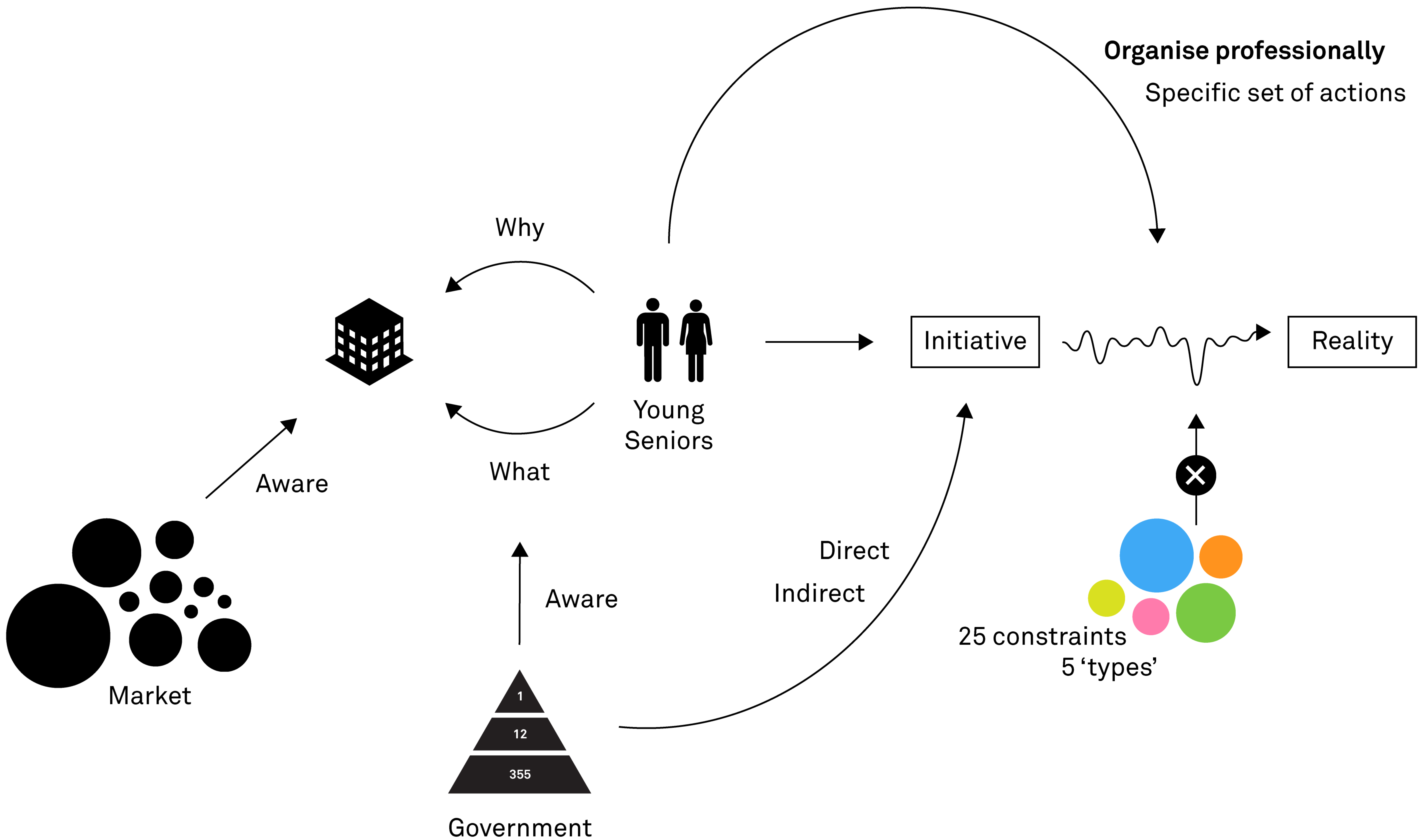


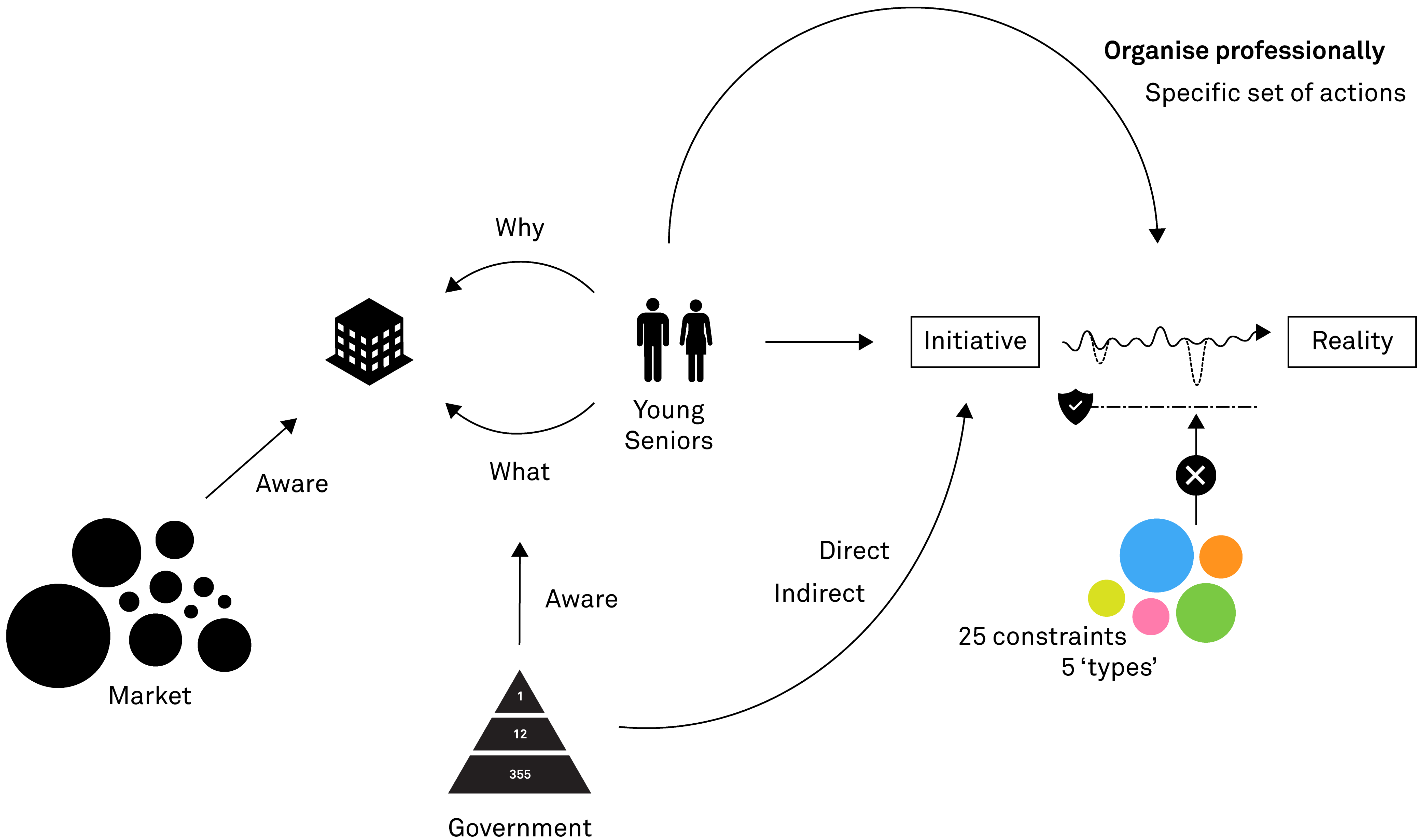


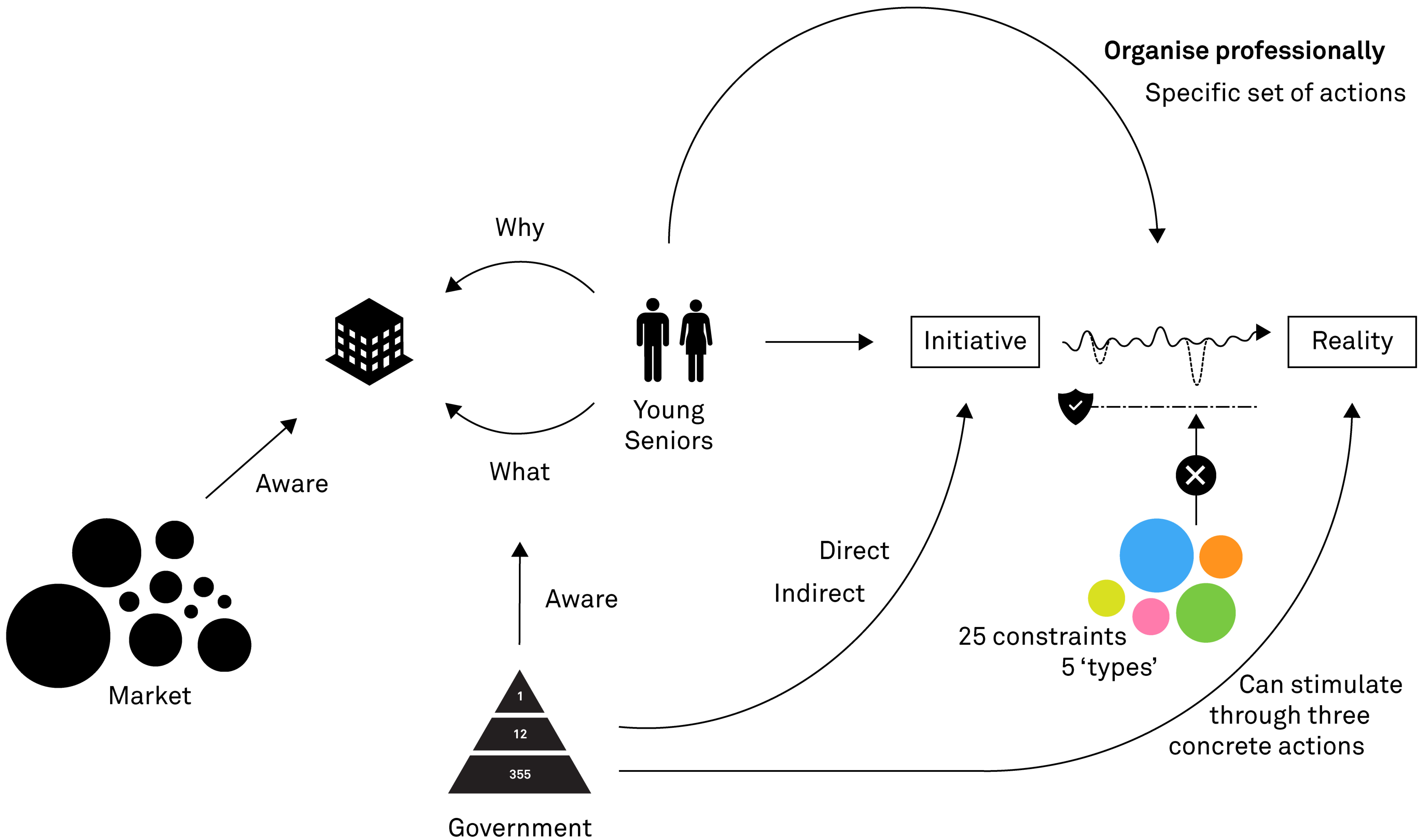




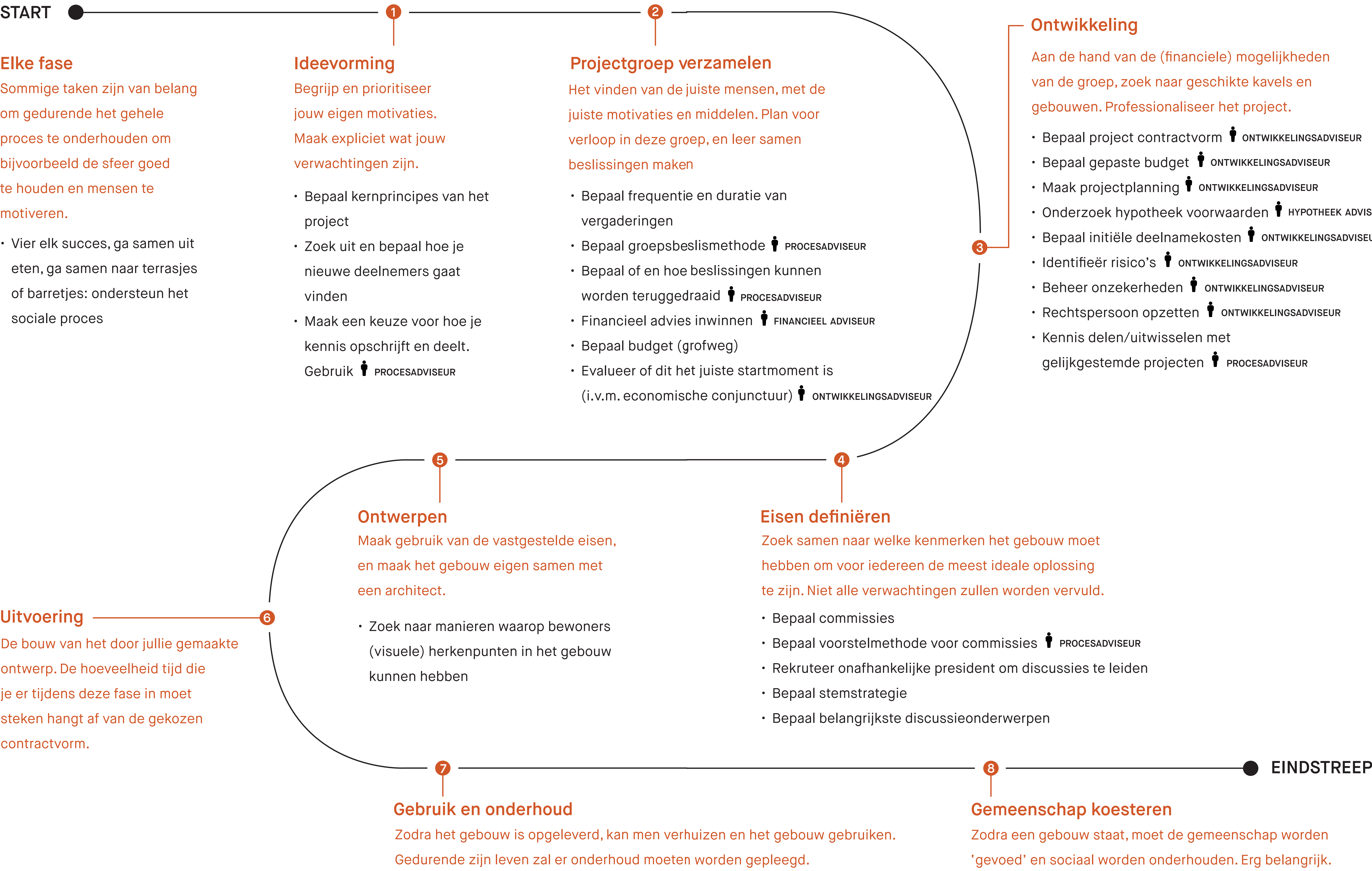








Hoe loopt het proces en wat kun je doen?



Waar kun je steun krijgen?

Heel Nederland

Subsidie tijdens initiatief, planontwikkeling, en bouwfase voor woonzorgprojecten.

Meer info: Stimuleringsregeling wonen en Zorg (SWZ)

Provincie Noord-Holland

Subsidie tot €13.000 per project voor haalbaarheidsonderzoeken gezamenlijk wonen projecten. Tot €11.000 per woning lenen voor realisatie (2019).

Provincie Gelderland

Subsidie tot €1.250 per woning voor haalbaarheidsonderzoek tijdens initiatief en ontwikkelingsfase van CPO projecten.

Lening tot €12.500 per woning voor realisatie van CPO projecten.

Meer info: <https://www.gelderland.nl/Collectief-particulier-opdrachtgever-schap-CPO>

Gemeente Amsterdam

Verschillende subsidies en regelingen voor nieuwe woonvormen:

- Subsidie voor aangepast wonen
- Aanjager Wooncorporaties
- Subsidie geclusterd wonen

Meer info: <https://www.amsterdam.nl/subsidies/subsidies-onderwerp/subsidies-wonen/>

Gemeente Den Haag

Subsidie voor procesbegeleiding. Tot €10.000 per project. Onder de naam 'Subsidie Stimuleren Initiatieven voor Groepswonen'. Mede gericht op senioren.

Meer info: <https://www.denhaag.nl/nl/subsidies/subsidies-wonen-en-bouwen/subsidie-stimuleren-initiatieven-voor-groepswonen-aanvragen.htm>

Provincie Zeeland

Subsidie en lening voor initiatief en planontwikkelingsfase van CPO projecten, tot €50.000 per project

Meer info:

<http://www.cpoz.nl/>

Gemeente Utrecht

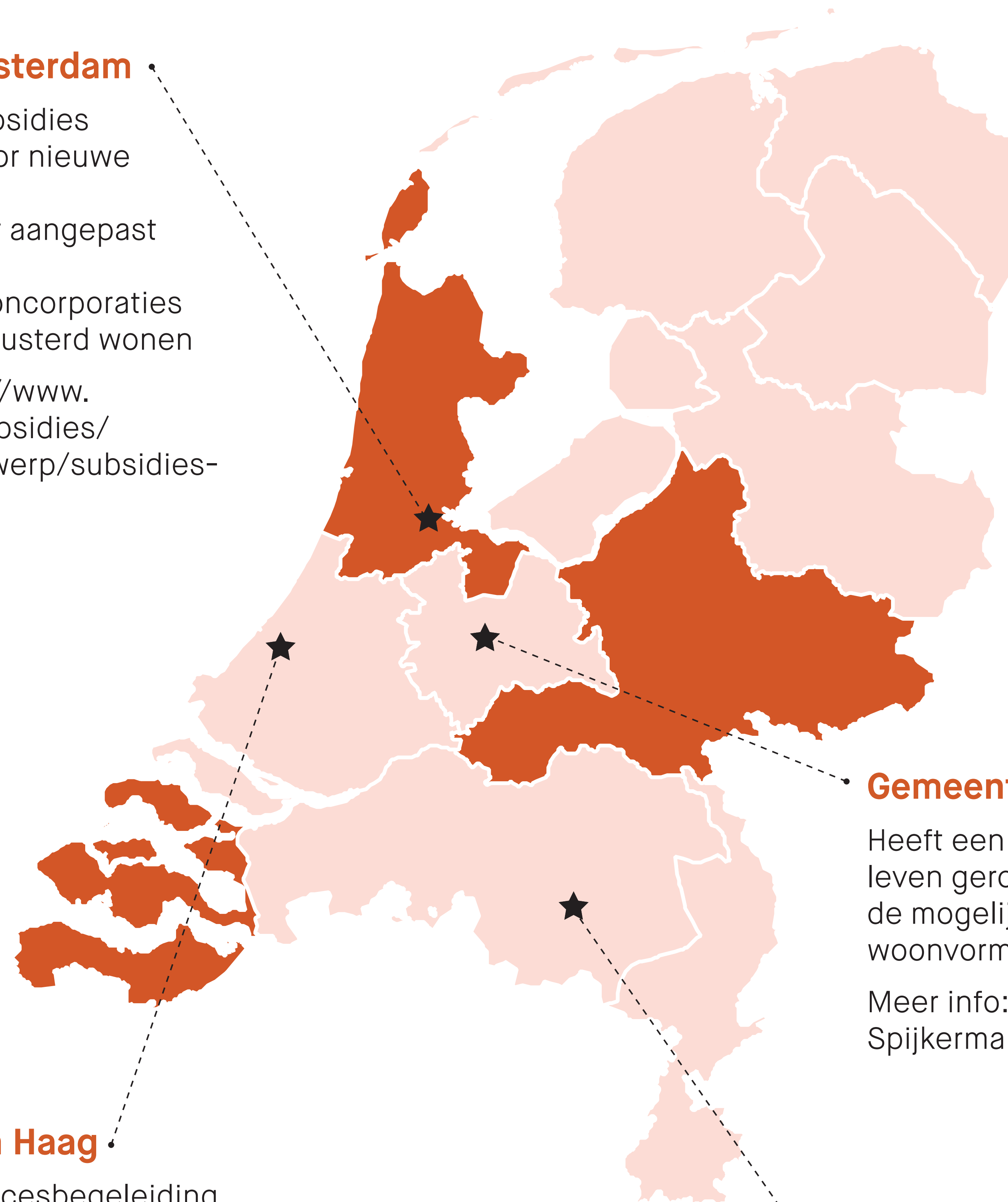
Heeft een kwartiermaker in het leven geroepen. Hij onderzoekt de mogelijkheden voor nieuwe woonvormen.

Meer info: vraag naar Wouter Spijkerman bij gemeente Utrecht.

Gemeente Eindhoven

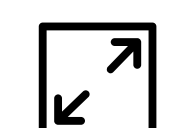
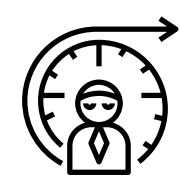
Lening voor de initiatieffase van CPO projecten. Subsidie loopt op to €6.000 per nieuwe woning, en €7.500 per bestaande woning (transformatie).

Meer info: <https://www.eindhoven.nl/bouwen/subsidies-en-leningen/lening-collectief-particulier-opdrachtgeverschap-cpo>

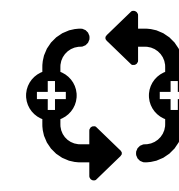
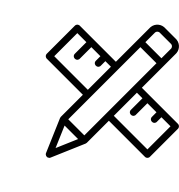


Wat kun je als gemeente doen om collectief wonen voor en door (jonge) senioren te stimuleren?

Begrijp wat ze willen

	Appartement, uniek gebouw
	±70 m² (singles), ±100 m² (koppels)
	Genoeg groen, duurzaam
	Rand van stad
	Privacy
	Toekomstbestendig
	Invloed op bewonersselectie
	Diversiteit qua bewoners

En waarom ze dat willen

	Positieve terugkoppeling
	Nieuwe activiteiten, nieuwe mensen
	Plezier
	Ondersteuning
	Cognitieve vitaliteit
	Een kans om 'opnieuw' te beginnen
	Kinderen uit huis

Wat kun je als gemeente concreet doen?

1

Definieer zelfbouw visie

Maak expliciet wat jullie als gemeente willen bereiken met zelfbouw. Is het een crisisoplossing, of willen jullie het structureel toepassen?

2

Wijs zelfbouw kavels aan

Collectieve zelfbouw werkt anders dan bouwen door marktpartijen, en moet kunnen meedingen op aangewezen plots. Investeer in een selectieprocedure.

3

Bepaal gepaste grondprijs

Gebruik referentiegemeentes en referentieprojecten om een gepaste grondprijs te bepalen. Wees je bewust van de opbrengsten op korte én lange termijn.

Limitations

- Biased sampling (interviews)
- Wrong initial assumptions
- One case study
- Limited generalisability

Promising

- New approach
- Multiple findings confirmed by literature
- Led to new findings
- Potential new research directions
- Proof of concept

Questions?