

Social sustainability through Community Land Trusts

A qualitative study on the impact of a CLT on the social sustainability of a neighbourhood.

P5 presentation - 22nd of June, 2022

Conducted by Betsy Caroline Mulder, 4455797

Supervised by Dr. D.K. (Darinka) Czischke, Ir. C. (Céline) Janssen, and Prof. Ir. R.J. (Rients) Dijkstra

In collaboration with the Municipality of Amsterdam and And The People





S BERNHARD
IS GEEEN
PAK!!

MEER HUIS!
MINDER KOERHUIS

GEEF
GUN HUIS!

WOON
CRISIS

RUTTE
STOP
MET
KUIT

HUIDUITZETTEN
WONEN

WONEN
= BMS
RECHT

ISA + SANDER
VILLENVAAST
WERKEN DOEKSTAL
BRAK WONEN

DE WERK
IS VOOR
DE WERKLOZE

The background is a faded image of a protest. On the left, a person holds a sign that says "AFFORDABLE HOUSING FOR EVERYONE!". On the right, a person holds a sign that says "I CAN'T AFFORD RENT! LET ALONE BUY A HOME".

Scarcity of
housing

Unaffordable
housing

Unequal
opportunities

Urban
segregation

Scarcity of housing

Unaffordable housing

Unequal opportunities

Urban segregation



Some not able to meet housing needs



Not meeting the requirement of justice



Loss of connection

Scarcity of housing

Unaffordable housing

Unequal opportunities

Urban segregation

Some not able to meet housing needs

Not meeting the requirement of justice

Loss of connection

**Socially unsustainable
Built Environment**

Socially sustainable approach to
housing solutions in the built
environment





Community Land Trust



The Community Land Trust model

Community



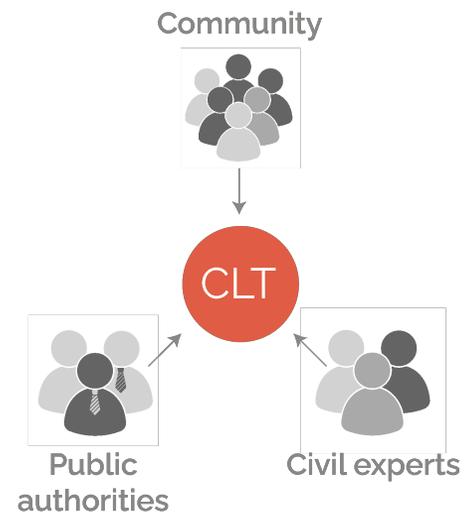
Public
authorities



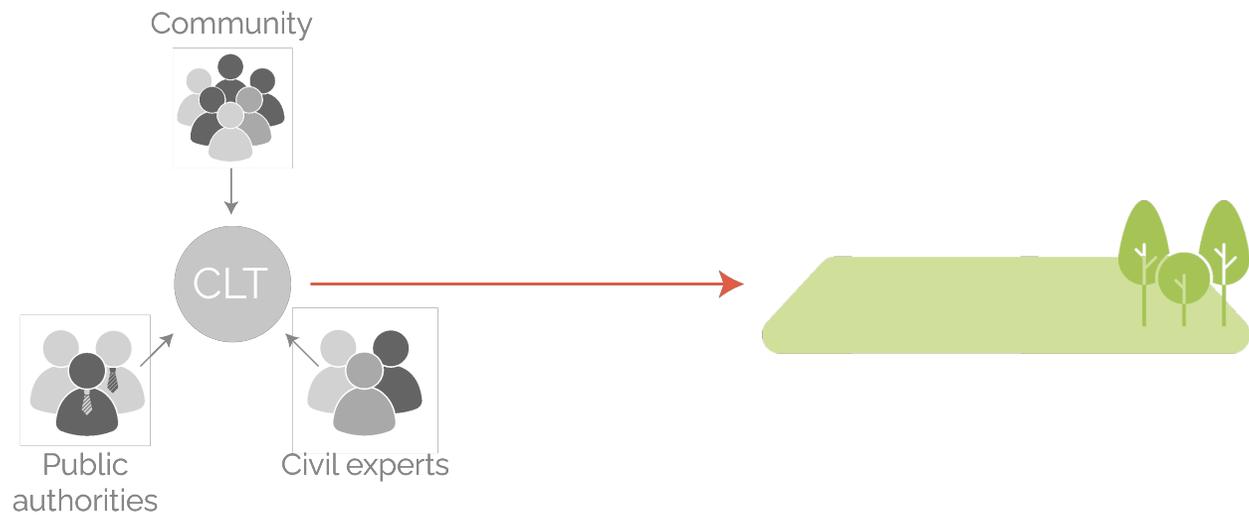
Civil experts

The Community Land Trust model

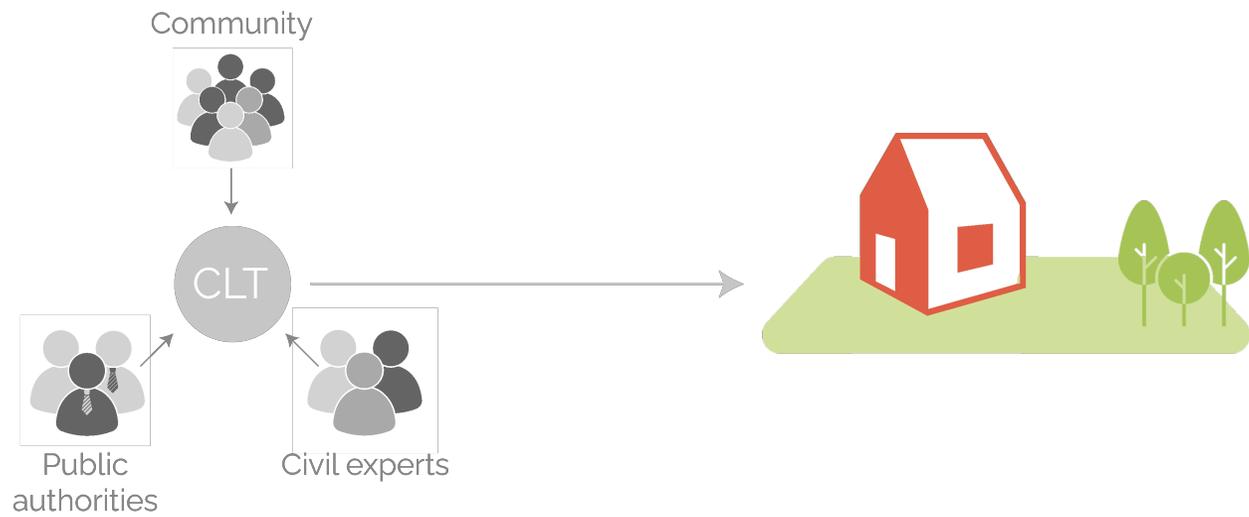
Tripartite governance model



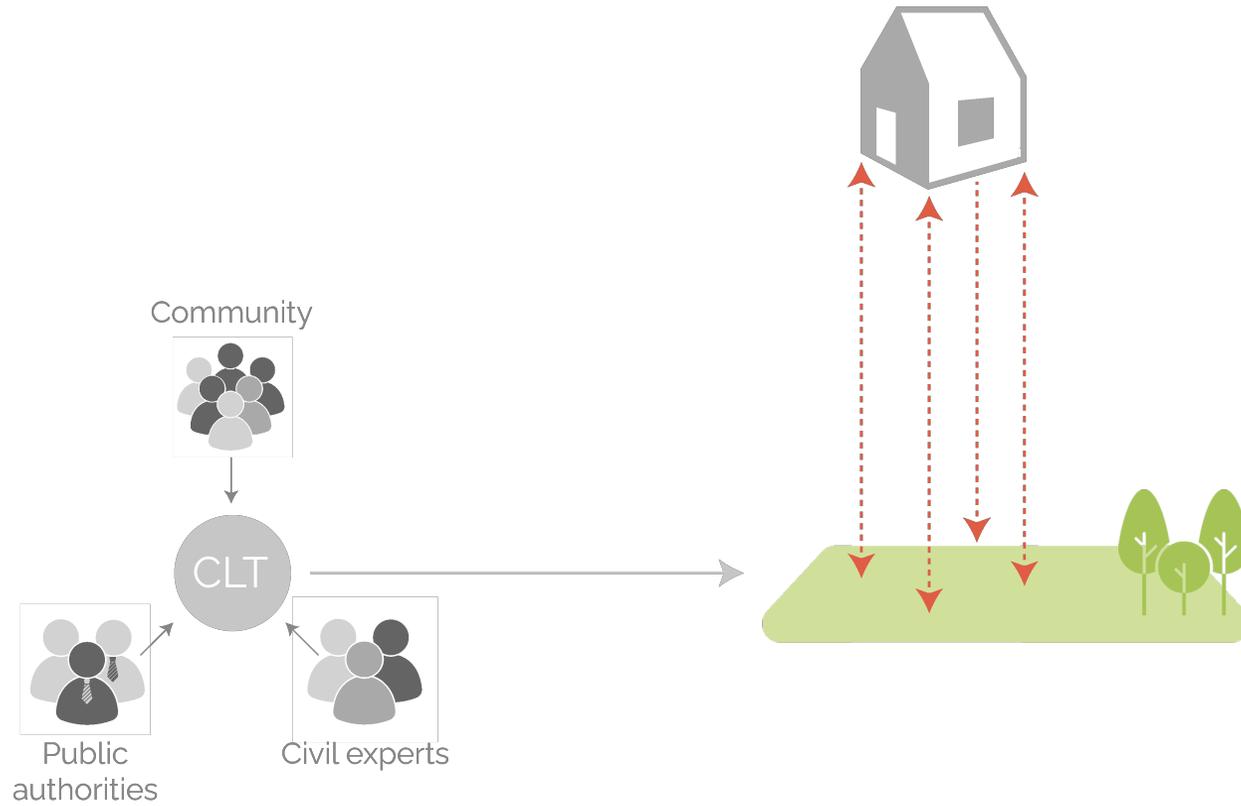
The Community Land Trust model



The Community Land Trust model

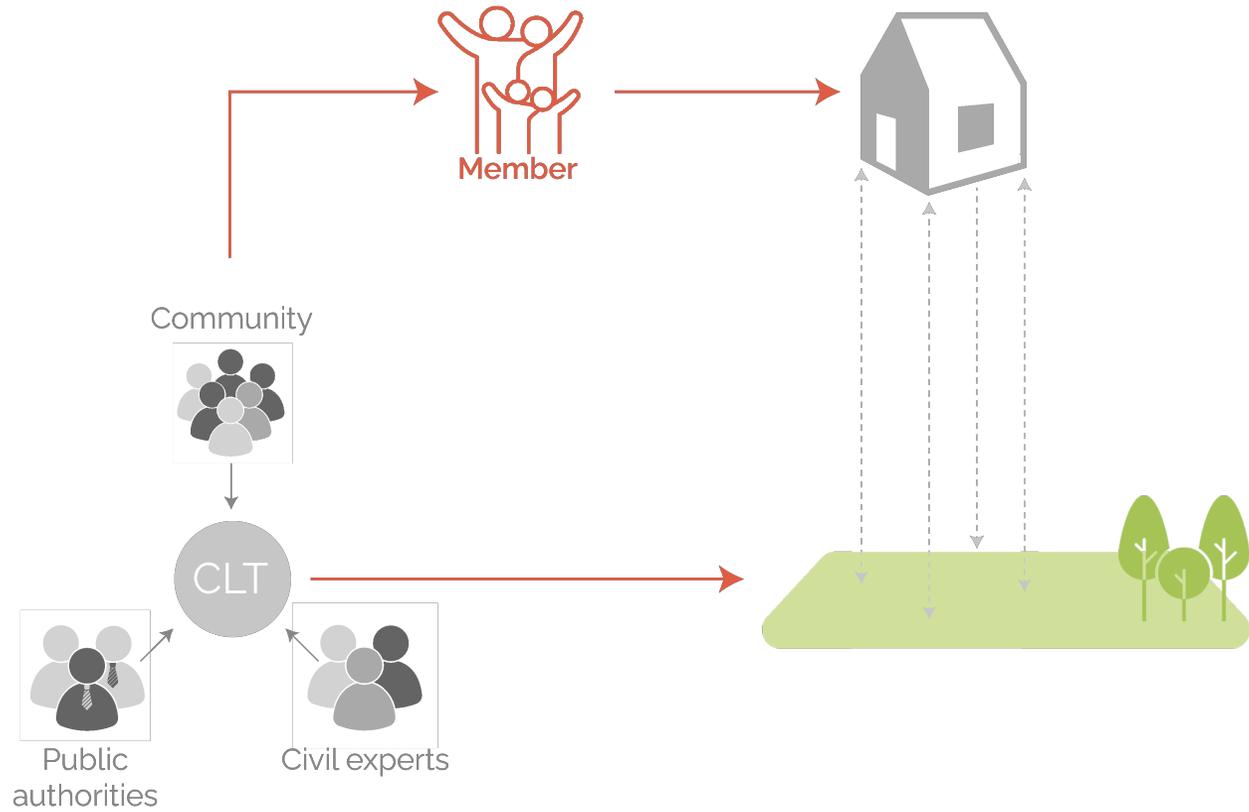


The Community Land Trust model

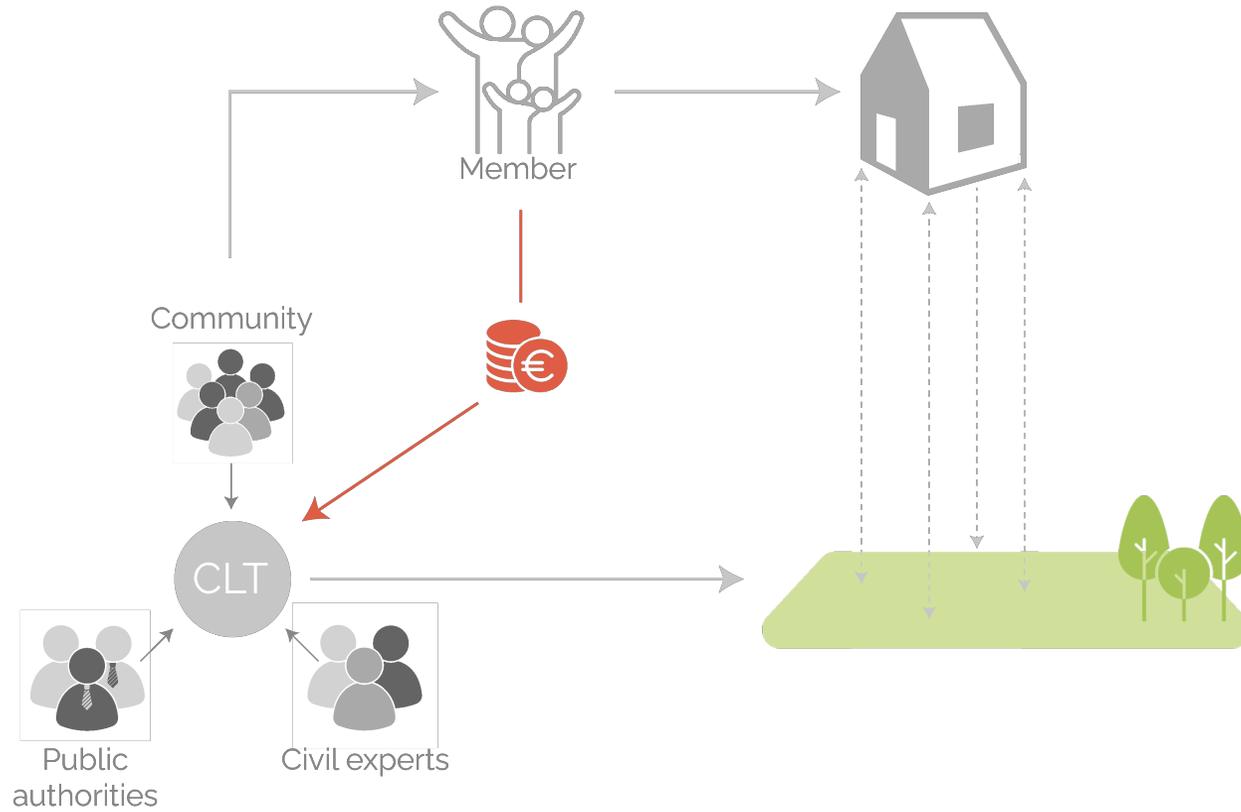


The Community Land Trust model

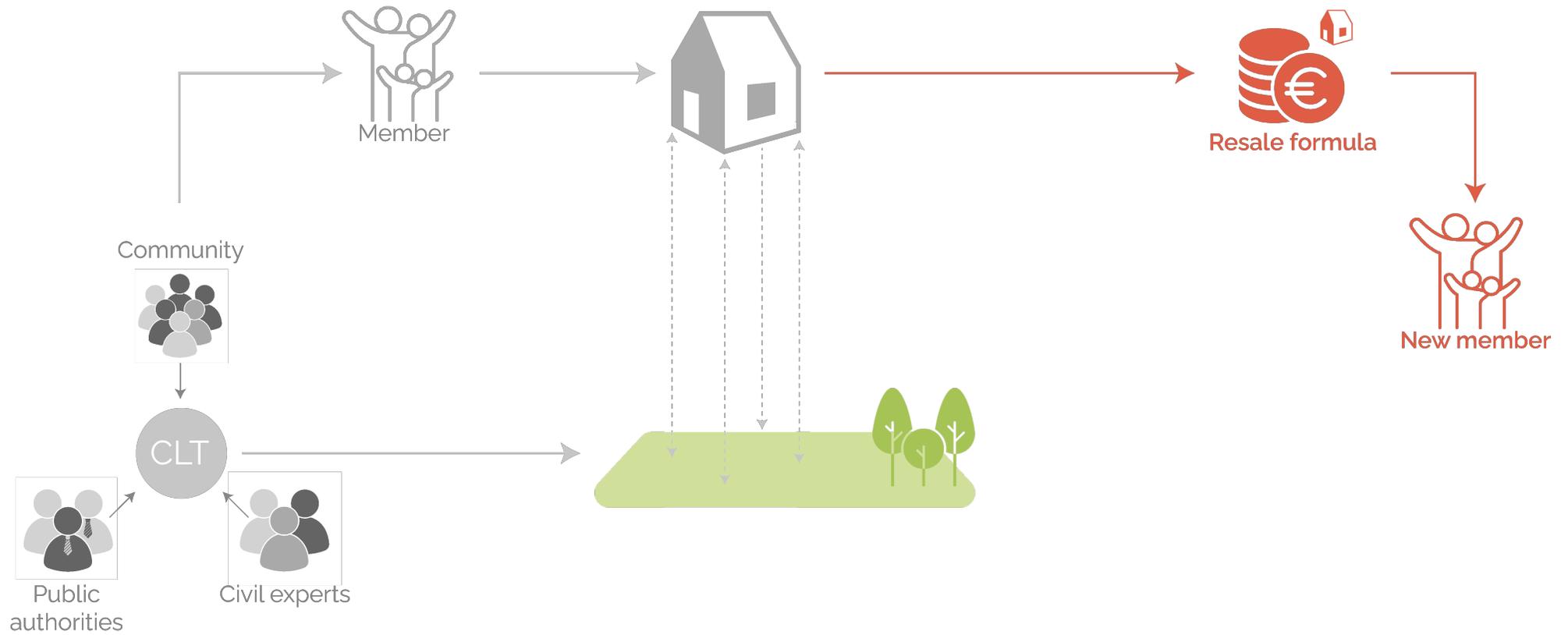
Dual ownership



The Community Land Trust model

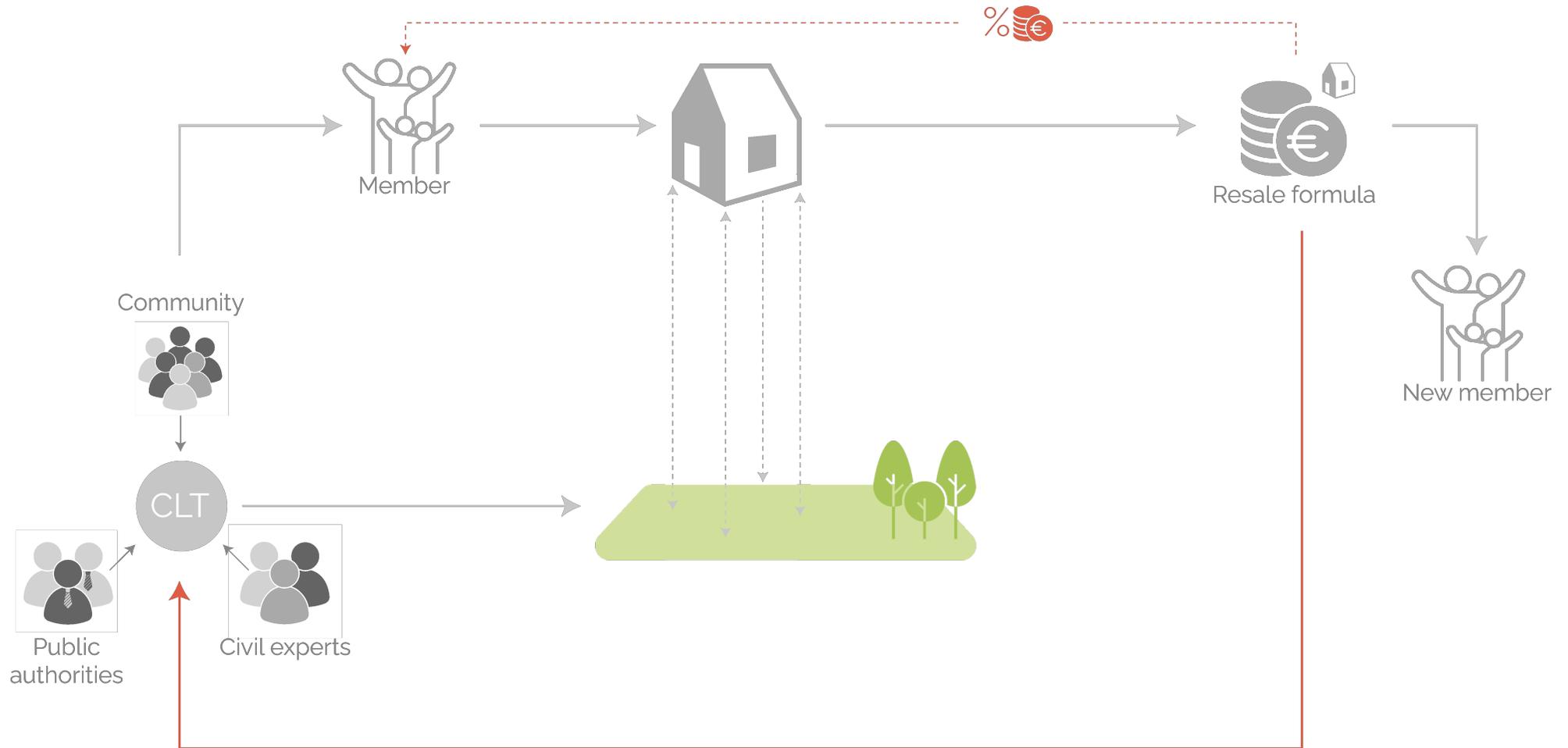


The Community Land Trust model



The Community Land Trust model

Perpetual affordability



The Community Land Trust model

Stewardship

Tripartite governance model

Dual ownership

Perpetual affordability



Asset preservation



Resident betterment



Empowerment

*Perpetually
affordable housing
for lower and
middle incomes*



Housing



Community

*Community-led &
Community focused*

Community
Land
Trust



Place

*Dual-ownership &
facilities*

Research problem



Main research question

*How does a CLT impact the social sustainability
of a neighbourhood?*

Research approach

Research aim

Research methods

Findings

Operationalisation

Theoretical perspective

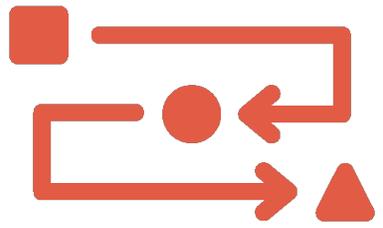
Organisational perspective

Residents' perspective

Conclusion

Limitations

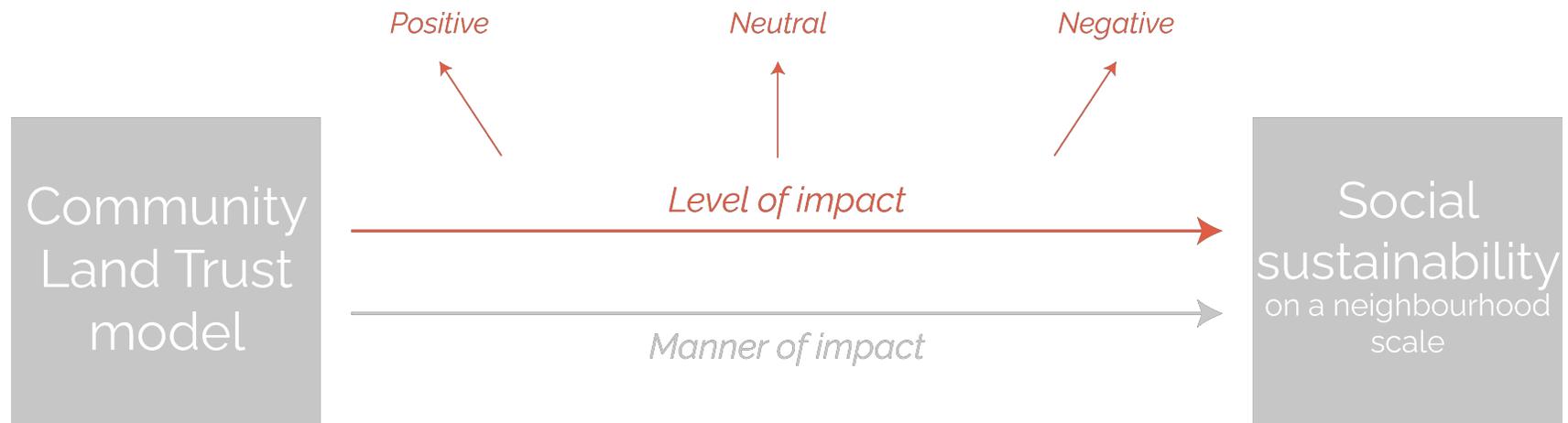
Recommendations

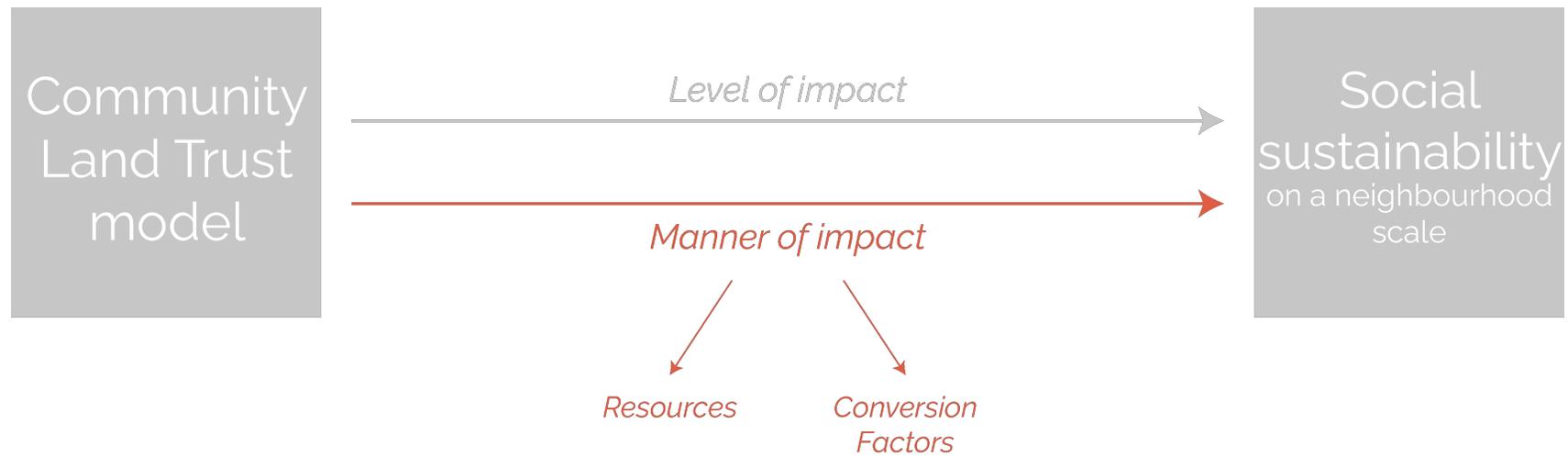


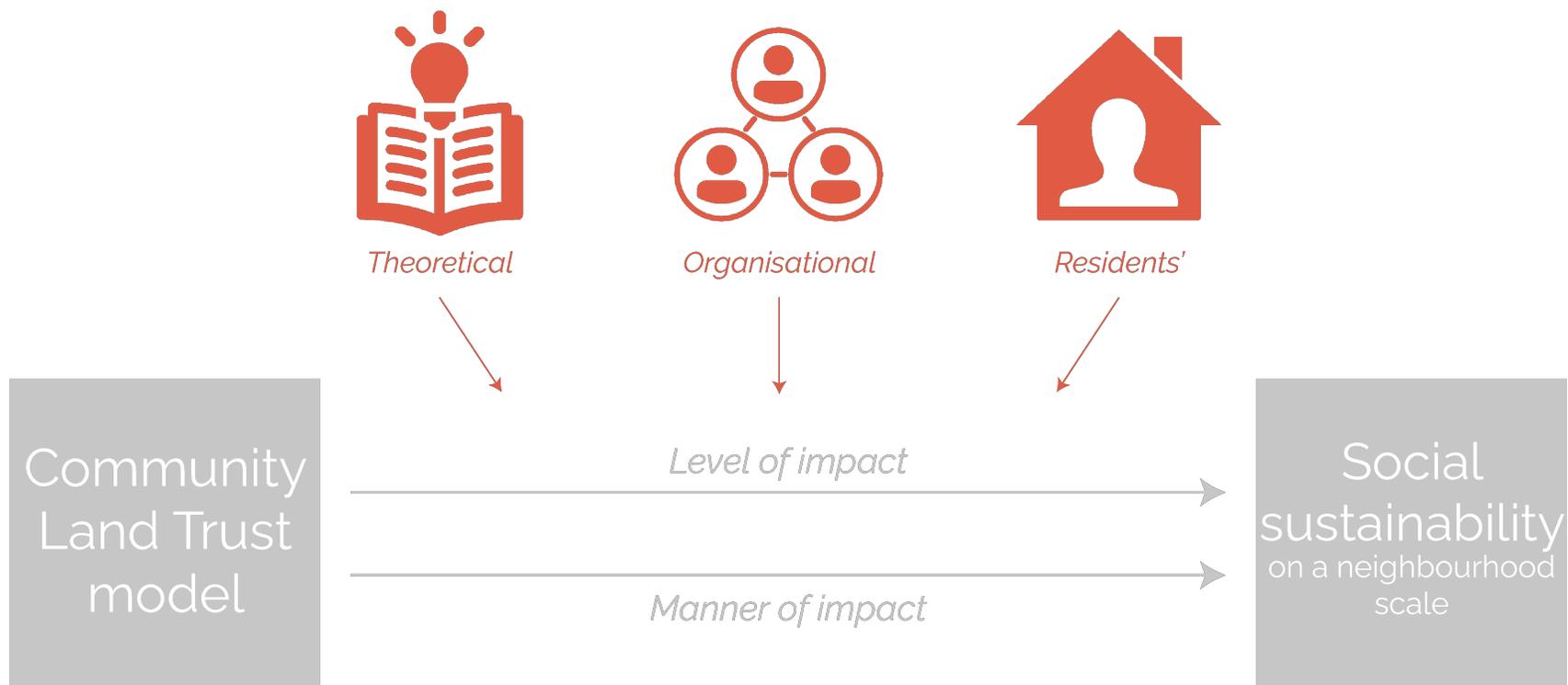
Research approach

Research aim











Literature review

RSQ 1.

What conditions and opportunities can the CLT model facilitate within a neighbourhood?

RSQ 2.

How can social sustainability be measured on the scale of the neighbourhood?

RSQ 3.

How do the conditions and opportunities of the CLT model impact the capabilities of residents in theory?



Expert panel

RSQ 4.

How do CLT organisations regard the impact of a CLT on the capabilities of residents?

15 attendees spread over 11 organisations

Belgium

- CLT Brussels
- CLT Gent
- CLT Leuven

Netherlands

- And the People
- Space & Matter

France

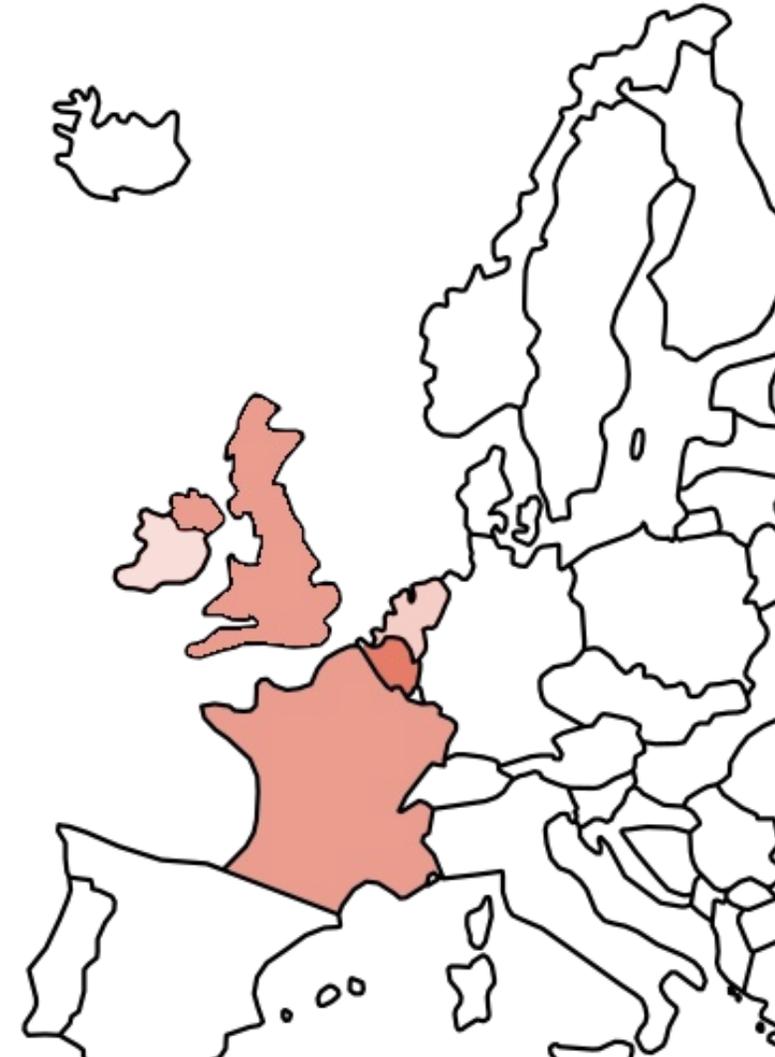
- Ville de Lille
- FMDV

United Kingdom

- London CLT
- Community Land Trust Network
- SOSCH

Ireland

- Self Organised Architecture





Single-case study

RSQ 5.

How does the CLT model impact the capabilities of residents?

London CLT in Mile End, London

- Classic CLT model
- 23 CLT homes
- Part of a larger development
- Habited since 2017

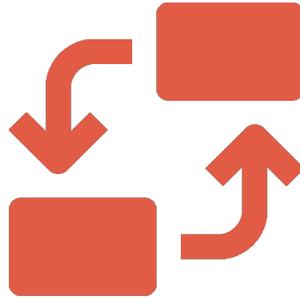


6 interviews

- 5 CLT residents
- 1 non-CLT resident



Context London CLT*Other context*



Literature review

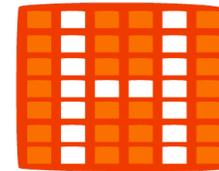
Single-case study

RSQ 6.

What advice can be given to future CLT projects to enhance their impact on social sustainability?

The first CLT project in the Netherlands

- Interview with 2 involved organisations
 - And the People
 - Buurtvereniging CLT H-Buurt
- Expert panel with 3 involved organisations
 - Municipality of Amsterdam
 - Common City
 - And The People



**Community
Land Trust**
H-BUURT







Findings
Operationalisation

Social sustainability describes...



Housing



Facilities



Knowledge &
skill



Financial
funds

the extent to which a neighbourhood
provides the needed environmental resources

Social sustainability describes...



Social network
& interaction



Participation
& democracy

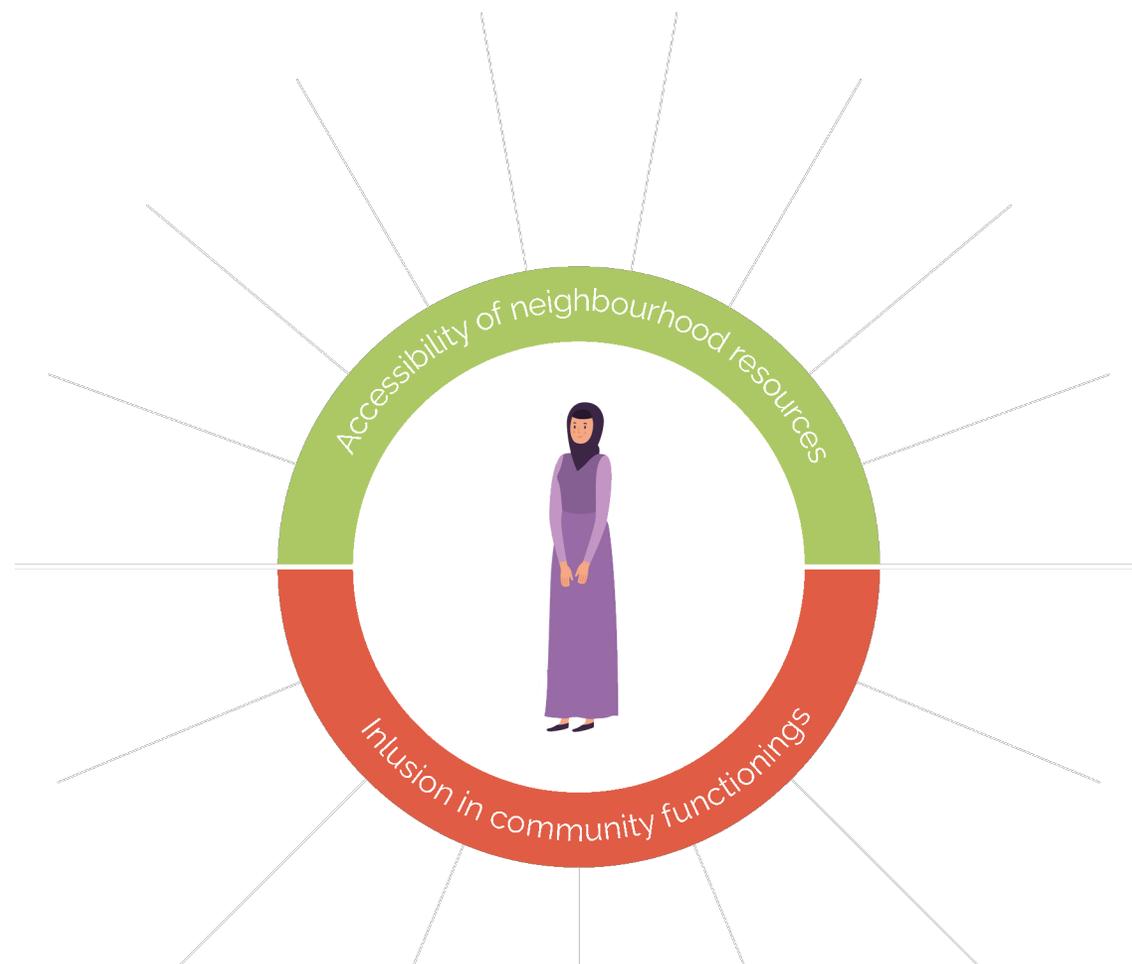


Sense of place

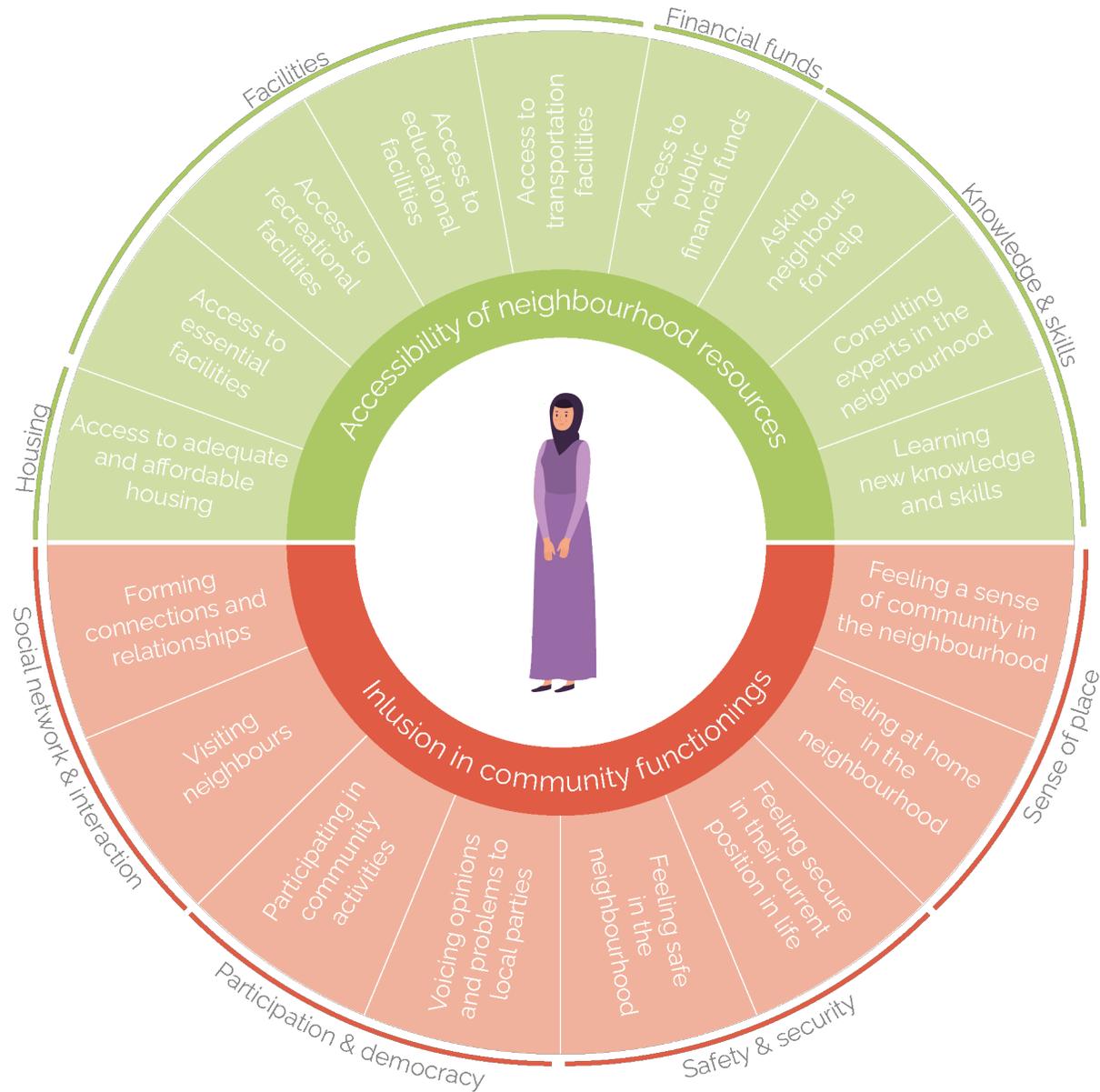


Safety
& security

the extent to which a neighbourhood
supports the social functioning and health of a community

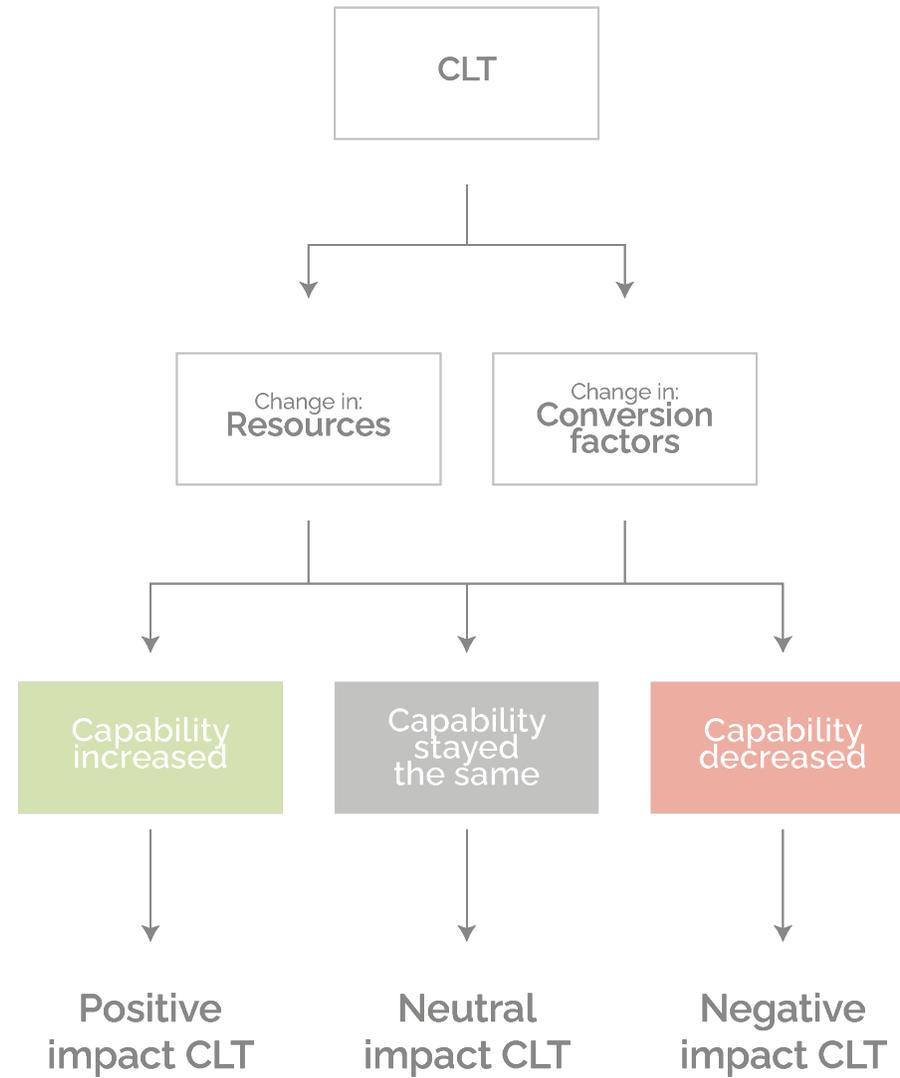


while safeguarding the preconditions of social equity,
now and in the future



Manner of impact

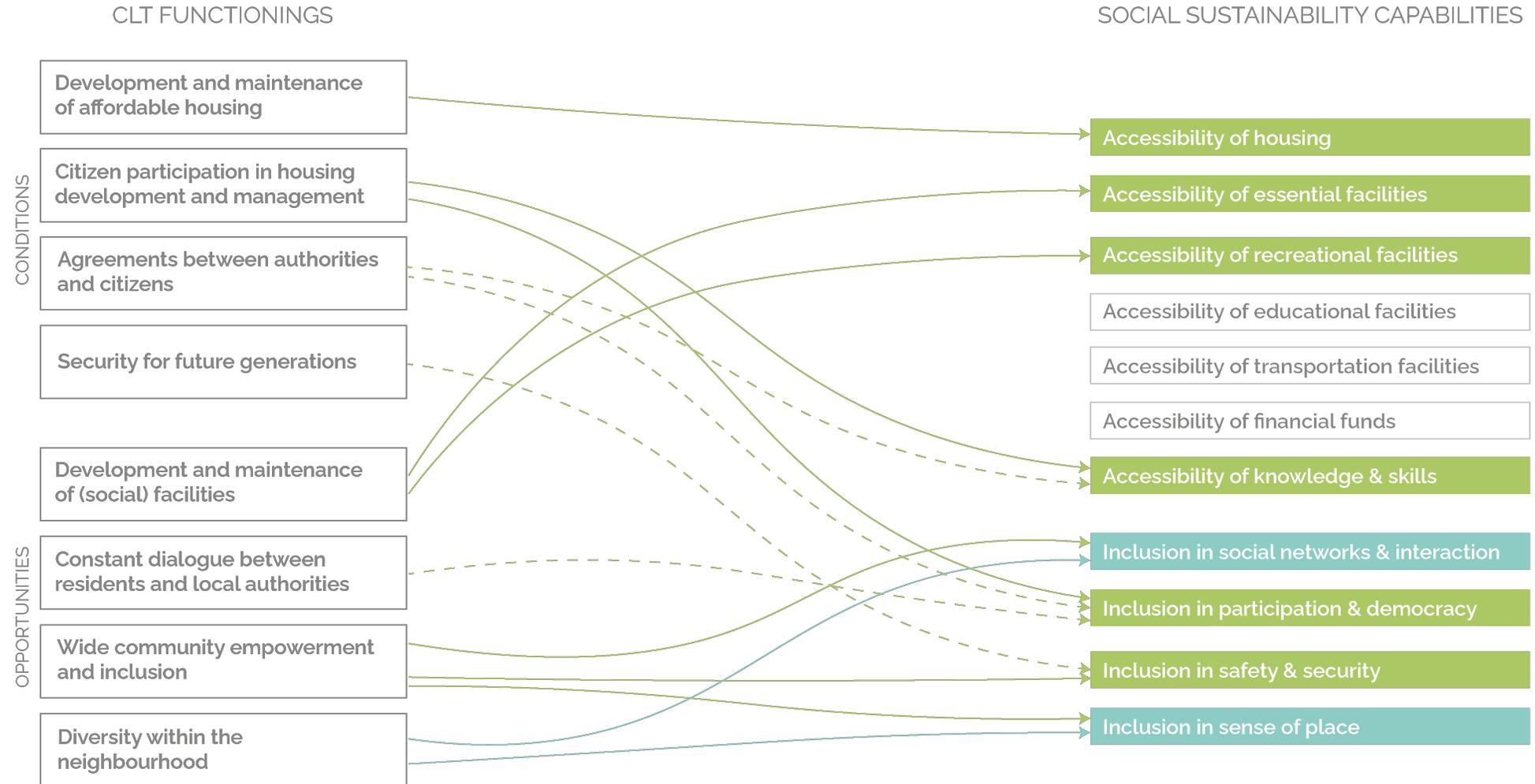
Level of impact





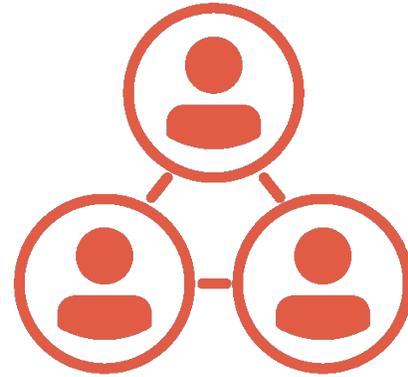
Findings

Theoretical perspective



LEGEND

- Possible positive impact according to literature
- Possible positive, but also a possible negative impact according to literature
- - - Possible positive impact based on other conditions of the CLT model



Findings

Organisational perspective

Social sustainability

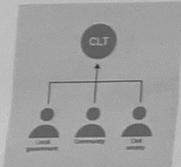
CLT CHARACTERISTICS



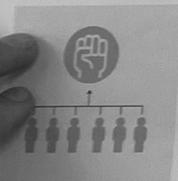
Shared ownership



Perpetual affordability



Tripartite governance model



Stewardship

RESOURCES

Funding

People

Collective Facilities

Frameworks

ACTIVITIES

Sharing

Events

Designing

Managing

Stewardship

Train

OUTPUT

Residents making strong connections and forming relationships

Residents visiting each other

Residents feeling at home in the neighbourhood

Residents feeling a sense of community

Residents participating in community activities

Residents voicing their opinions and concerns

Residents feeling safe in the neighbourhood

Residents feeling secure in life

Residents having access to adequate and affordable housing

Residents having access to essential facilities

Residents having access to recreational facilities

Residents having access to educational facilities

Residents having access to transportation facilities

Residents having access to public financial funds

Residents asking their neighbours for help

Residents consulting experts for knowledge or skills

Residents learning new knowledge and/or skills within the neighbourhood

OUTCOME

Social networks & interaction

Sense of place

Participation & Democracy

Safety & Security

Housing

Facilities

Financial funds

Knowledge & skills

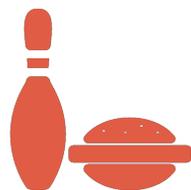
Opportunities

Challenges

Examples

Manner of impact

Resources



Collective facilities

Events



Training workshops

Tools

Factors



Level of interaction

Level of participation

Level of sharing



Building design



Allocation policy

Planning

Level of participation

CLT needs for impact





Findings

Residents' perspective

Level of impact

CAPABILITY

	A	B	C	E	F
I am able to live in an adequate house I can afford.	↑	↑	↑	↑	↑
I am able to access and make use of the essential facilities that are present in my neighbourhood.	↑	—	—		
I am able to access and make use of the recreational facilities that are present in my neighbourhood.	↑	—	—		
I am able to access and make use of the educational facilities that are present in my neighbourhood.	↑	↑	—		
I am able to access and make use of the transportation facilities that are present in my neighbourhood.	↑	—	↑		
I am able to access the public financial funds that are available for me or my neighbourhood.	—	—	↓		
I am able to ask my neighbours or others in my neighbourhood for help.	↑	↑	↑	↑	↑
I am able to consult experts in my neighbourhood when I have a need to.	—	—			
I am able to learn new knowledge and skills in my neighbourhood.	—	—	↑		↑
I am able to make connections and form relationships with my neighbours.	↑	↑		↑	↑
I am able to visit my neighbours.		—	—	↑	↑
I am able to participate in community activities in my neighbourhood when desired.		—	—	↑	↑
I am able to voice my opinions and problems to local authorities.	↑	—	—	↑	—
I am able to feel safe in my neighbourhood.	—	—	↑	↑	↑
I am able to feel secure within my current position in life.	—	↑		↑	↑
I am able to feel at home in the neighbourhood.		—	—		
I am able to feel a sense of community in the neighbourhood.		↑	↑	↑	

Accessibility of housing

Manner of impact



Accessibility of housing

Manner of impact

*"And I don't know where we would be at, well, **definitely out in the countryside**. We wouldn't be having this city life if we didn't have [the CLT]. We would be away from our friends and family. That's basically the why we want to stay in London is to be closed with our aunties, aunts, close friends and that. Because once we move out, you tend to lose contacts after a while."*



Safety & security

Manner of impact

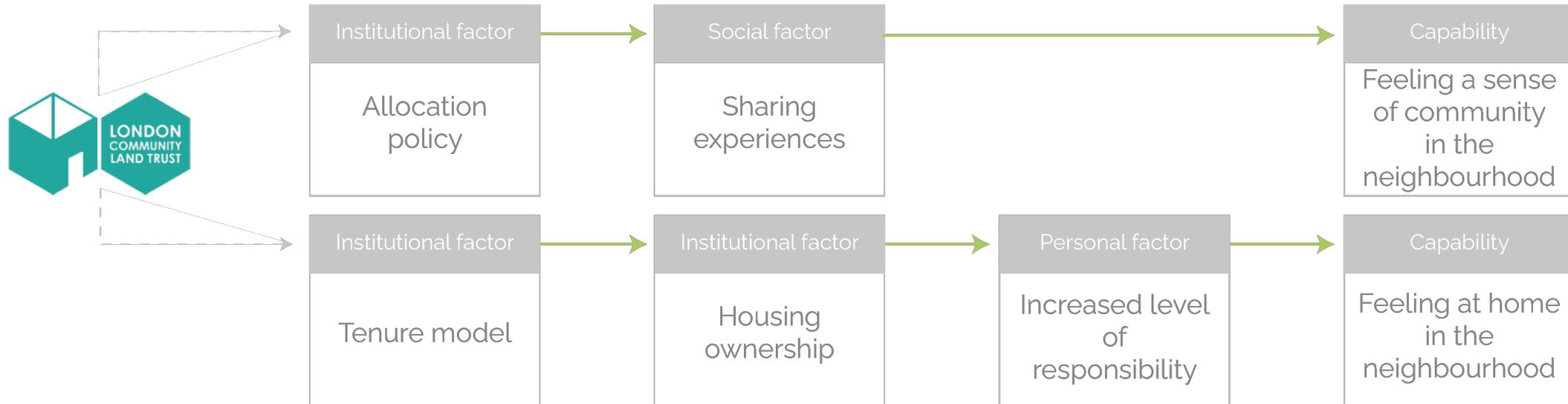


*"Well, I guess the security of housing is being very important and just having a place where I know that this is mine now, I don't have to go anywhere. I don't have to move. **No one can push me out with this.**"*



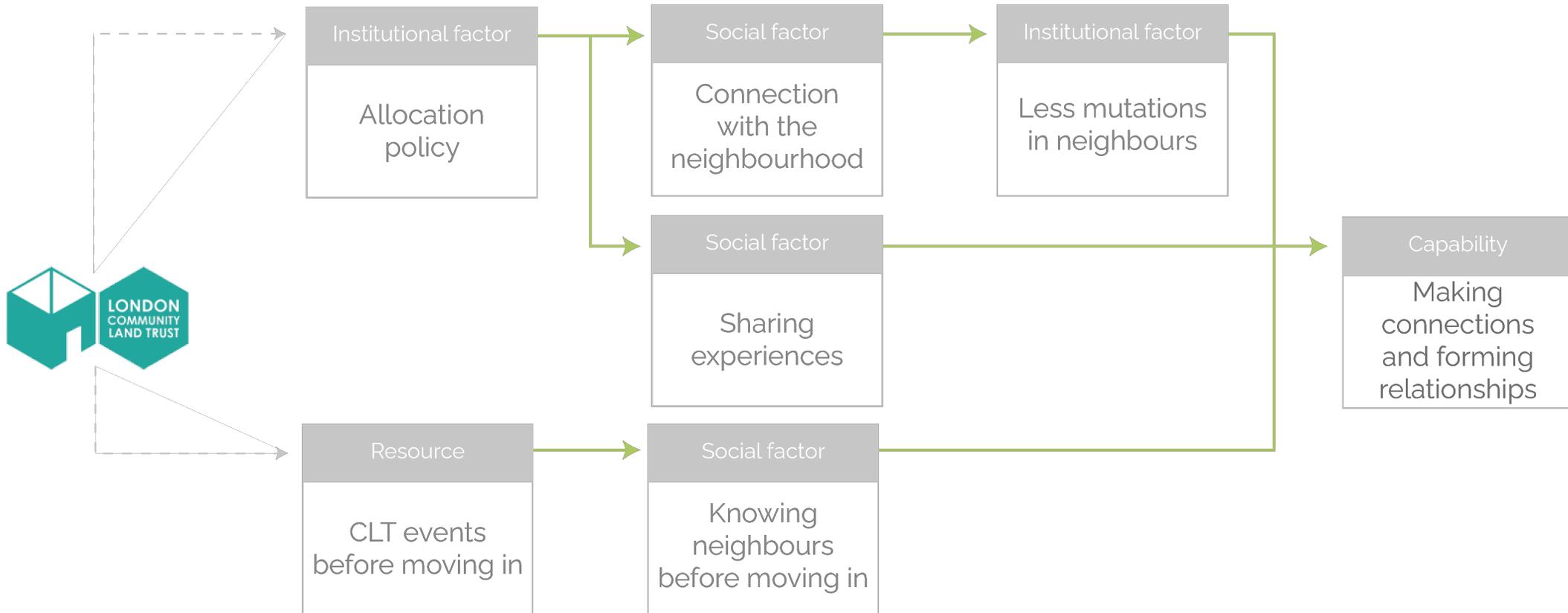
Sense of place

Manner of impact



Social network & interaction

Manner of impact



Social network & interaction

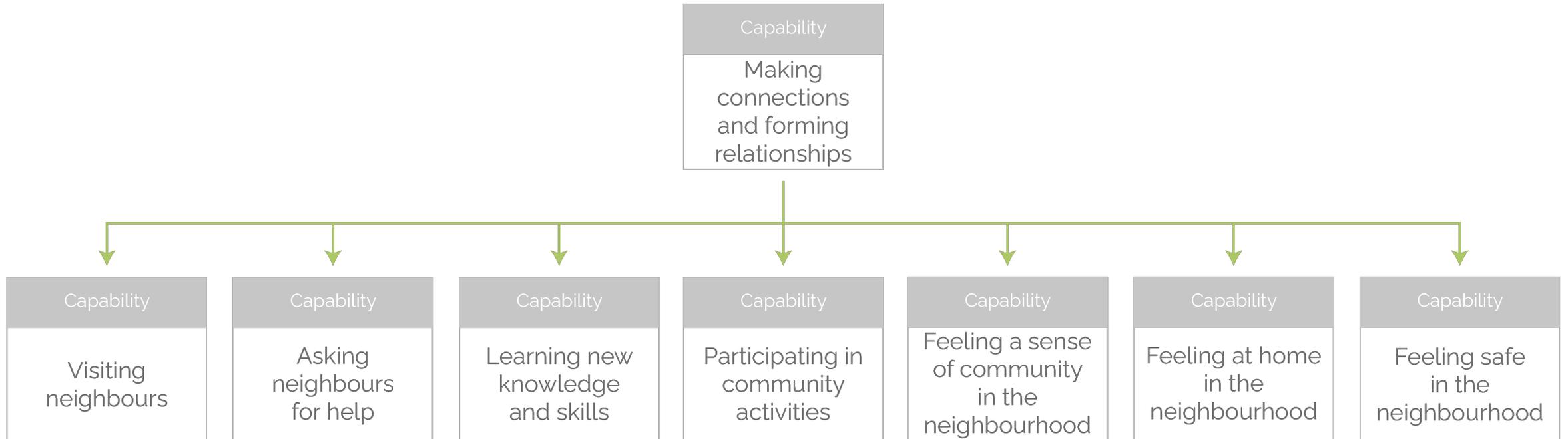
Manner of impact

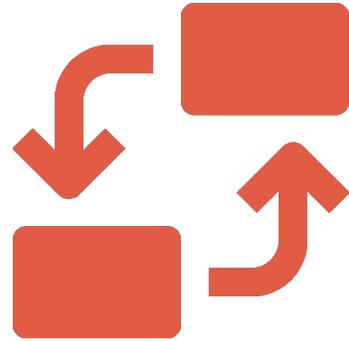
*I think there is also something that **we share the luck**. You know, so like, we share the privilege of having this flat and I think that's all. You know, we often sit and we think "Oh God, we are so lucky to have this place" and I think that's also kind of bonding."*



Social network & interaction

Manner of impact





Findings

Impact transfer

1.

Housing ownership

The homes that the CLT H-Buurt will offer, will be owner-occupied homes.

2.

Allocation policy

The allocation policy for the homes of the CLT H-Buurt should contain criteria stating that future residents should have a link with the neighbourhood and that they are expected to participate.

3.

Facilitating connection

Both before and after the residents have moved into the homes, the CLT H-Buurt must actively commit itself to facilitating and strengthening the connection between residents.

1.

Housing ownership



Context

Personal factors of the neighbourhood residents

Institutional factors such as local policy

2.

Allocation policy



CLT objectives

Select residents on the basis of the added value they bring to the neighbourhood

3.

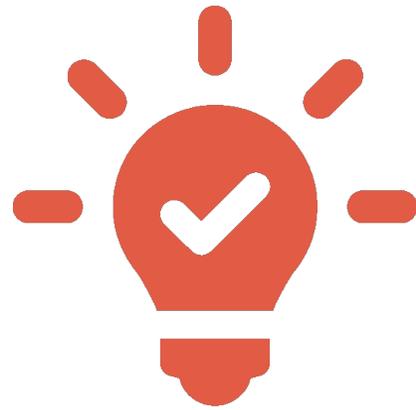
Facilitating connection



CLT objectives

Before residents have moved in
Meetings with members

After residents have moved in
Community space
Online communication tools

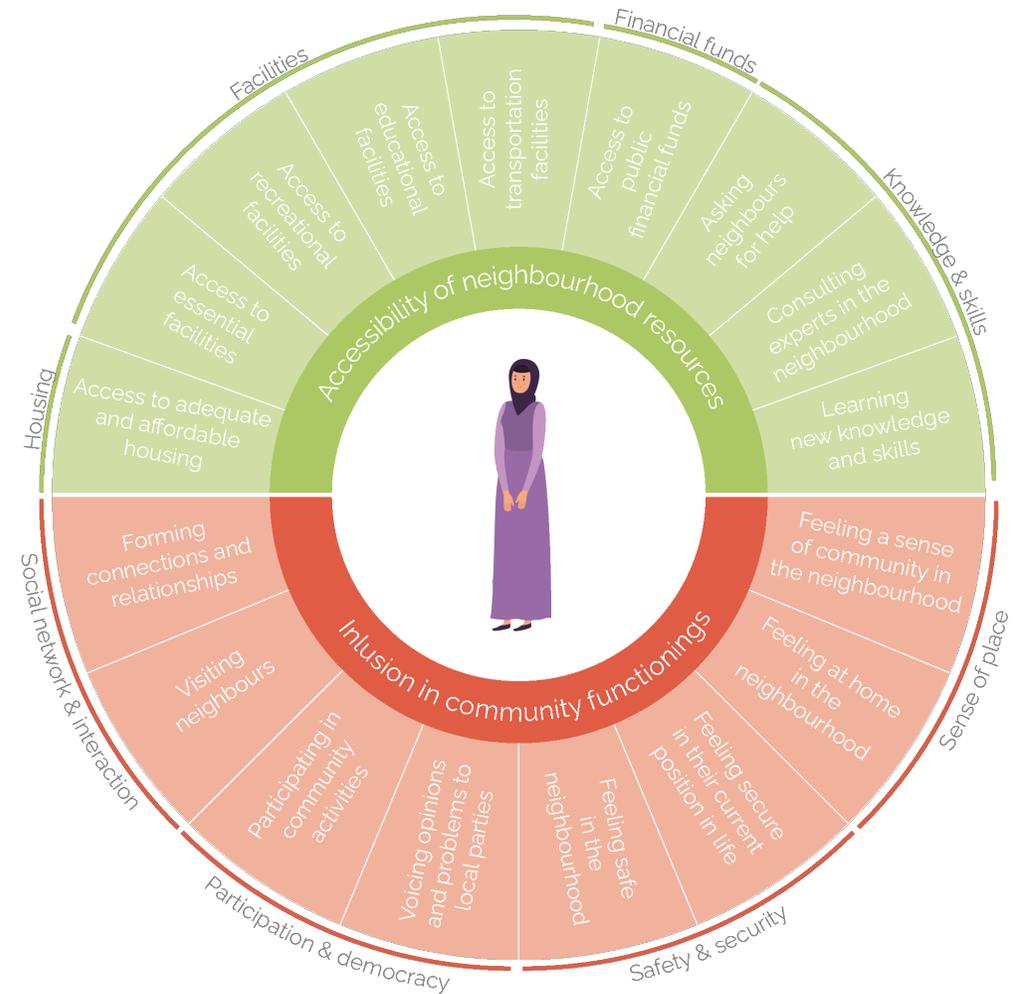


Conclusion

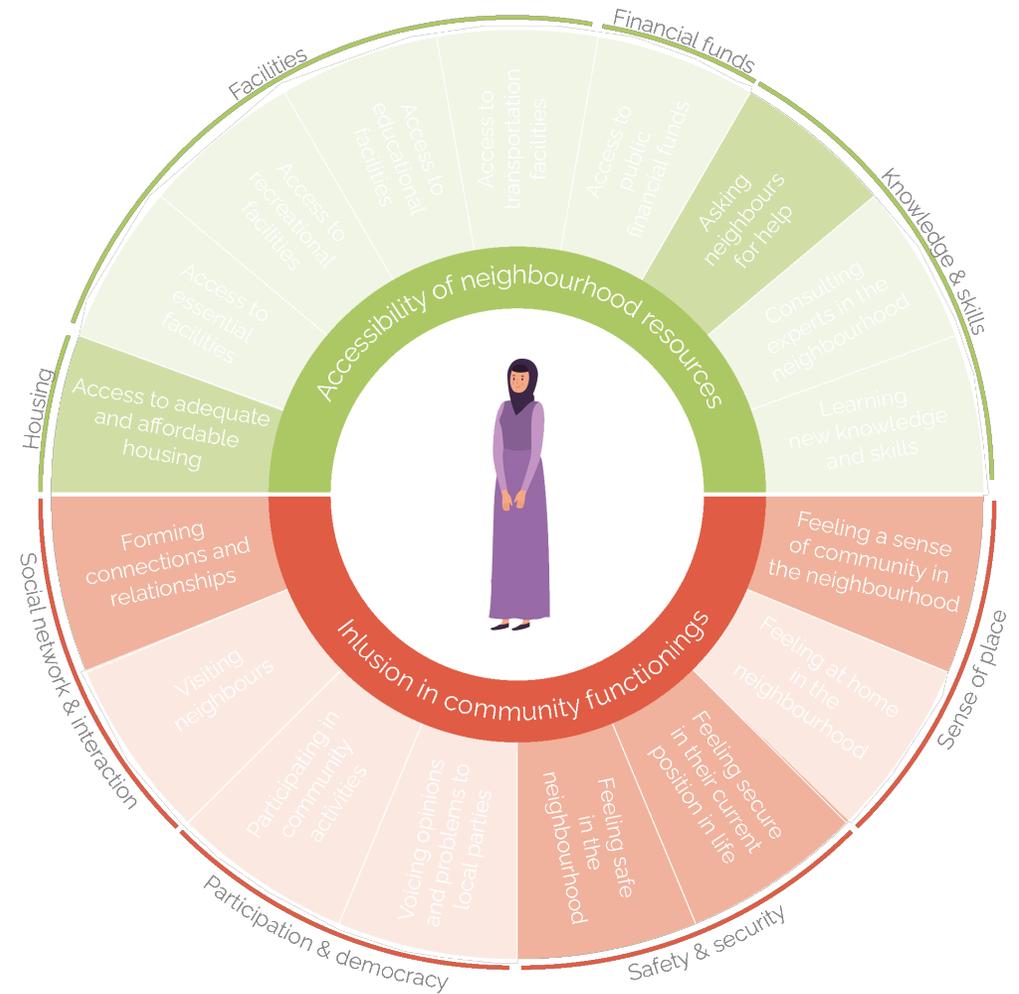
How does a CLT impact the social sustainability of a neighbourhood?



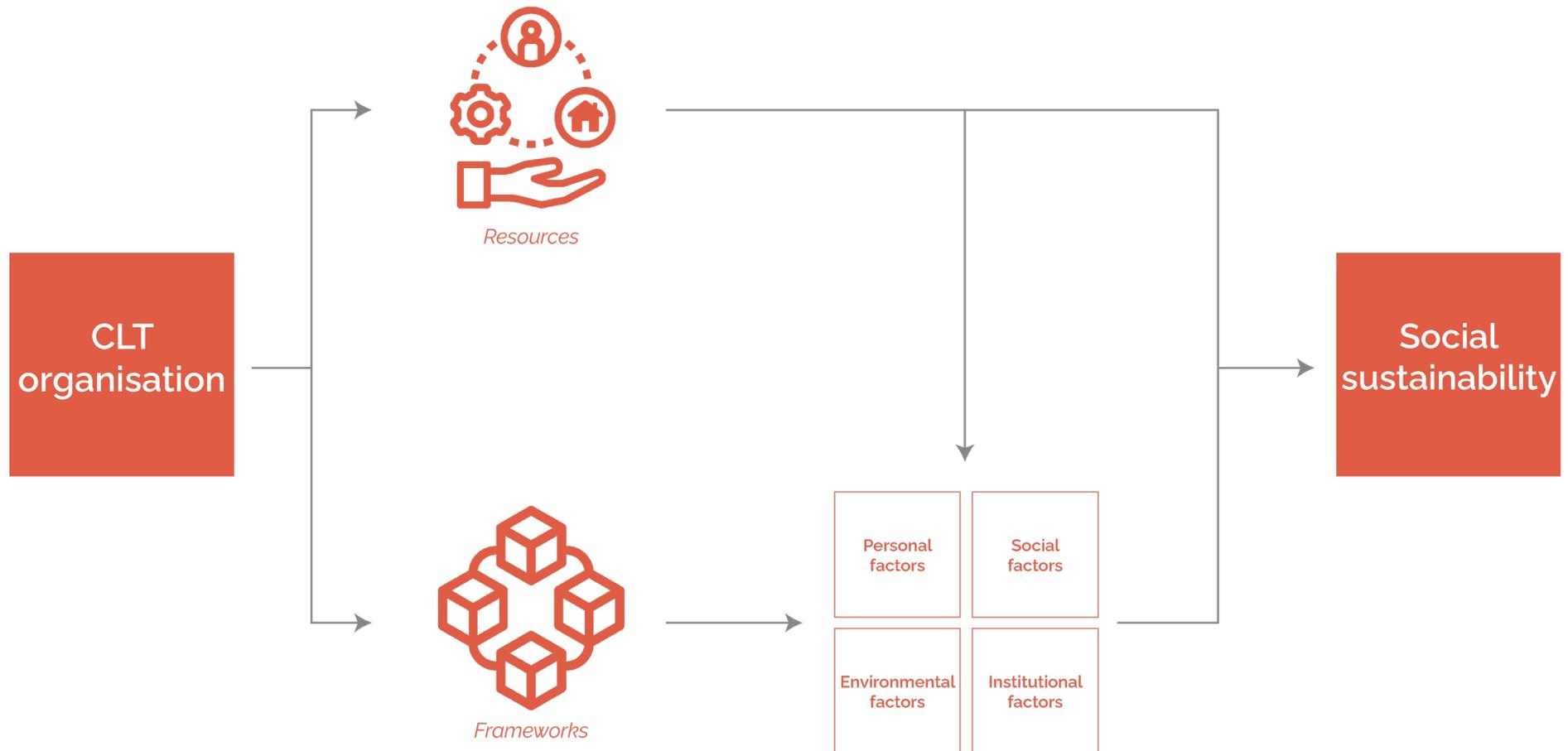
Possible level of impact



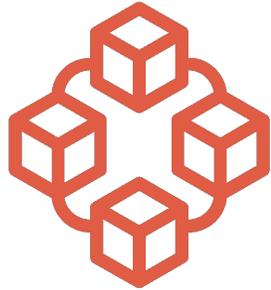
Observed level of impact



Manner of impact



Manner of impact



CLT Framework

Institutional factors

Allocation policy

Tenure model

Level of resident participation

Planning



CLT Resources

Resources

Housing

Community facilities

Events

Meetings/training

Opportunities to increase impact



Environmental factors

Open building design

Urban design with communal areas



Resources

Online communication tools

Limitations

Sampling

- Single-case study method
- Language barriers
- Participant fatigue

Biases

Inferred by researcher

- Data collection bias

Inferred by participants

- Demand characteristics
- Recall bias

Limited timeframe

- Timeframe set for focus groups
- Overall timeframe of the study

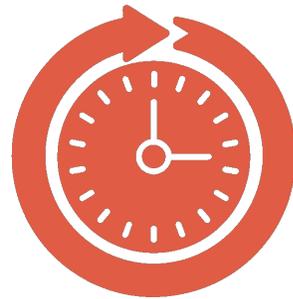


**Generalisation of
research outcomes**

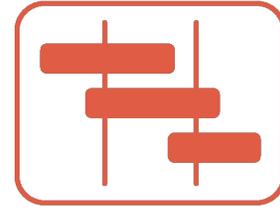
Recommendations for future research



In-depth
research



Longevity
study



Other project
phases

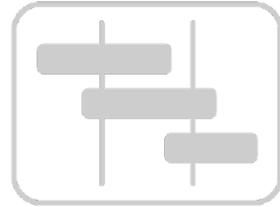
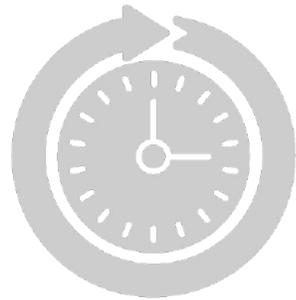


Other Collaborative
Housing models



Impact of online
communication tools

Recommendations for future research



Adjust research accordingly to the participant fatigue



Social sustainability through Community Land Trust

An approach to move towards a diverse built environment
that supports sustainable environments and communities.



Literature review

INDICATOR	CHIU, 2003	BRAMLEY ET AL. 2006	DEMPSEY ET AL., 2011	SHIRAZI & KEIVANI, 2019	LARIMIAN & SADEGHI, 2021
Urban form		Density Location		Density Urban pattern Connectivity	
Public space	Access to open space	Green space	Attractive public realm Accessibility to public space	Quality of centre	
Accessibility	Access to community facilities	Accessibility of facilities Nearness to / frequency of bus services	Access to facilities Pedestrian friendliness Access to transport	Access to facilities	
Mixed land use				Mixed land use	
Employment			Employment accessibility Fair distribution of income		
Housing	Internal housing conditions - Space standard - Degree of sharing - Self-containment - Inadequately housed households	House type mix Building height Dwelling size Gardens	Decent housing Mixed tenure	Building typology	Housing satisfaction
Environmental sustainability	Cleanliness in the neighbourhood Noise level		Local environmental quality and amenity		
Education			Education and training		

Literature review

INDICATOR	BRAMLEY ET AL. 2006	DEMPSEY ET AL., 2011	SHIRAZI & KEIVANI, 2017	SHIRAZI & KEIVANI, 2019	LARIMIAN & SADEGHI, 2021
Social networking and interaction	Interaction in the community Social networks	Social networks Social interaction	Social networking and interaction	Social networking and interaction	Social interaction
Participation and democracy	Community participation	Participation and local democracy	Democracy, participation, and civic society	Participation	Social participation
Sense of attachment	Pride Sense of place	Pride Sense of place	Livelihood and sense of place	Sense of attachment	Sense of place
Community stability	Community stability	Community stability			
Safety and security	Security (crime)	Safety and security	Safety and security	Safety and security	Safety and security
Well-being and quality of life		Health, quality of life and well-being	Human well-being and quality of life		
Social equity		Social equity Social justice	Equity		Social equity
Social inclusion and mix		Social inclusion Eradication of social exclusion	Social inclusion and mix		
Social cohesion		Social cohesion Community cohesion			
Sense of community		Sense of community and belonging Active community organizations			
Cultural traditions		Cultural traditions			
Neighbourhood satisfaction				Quality of neighbourhood	Neighbourhood satisfaction

Context London CLT



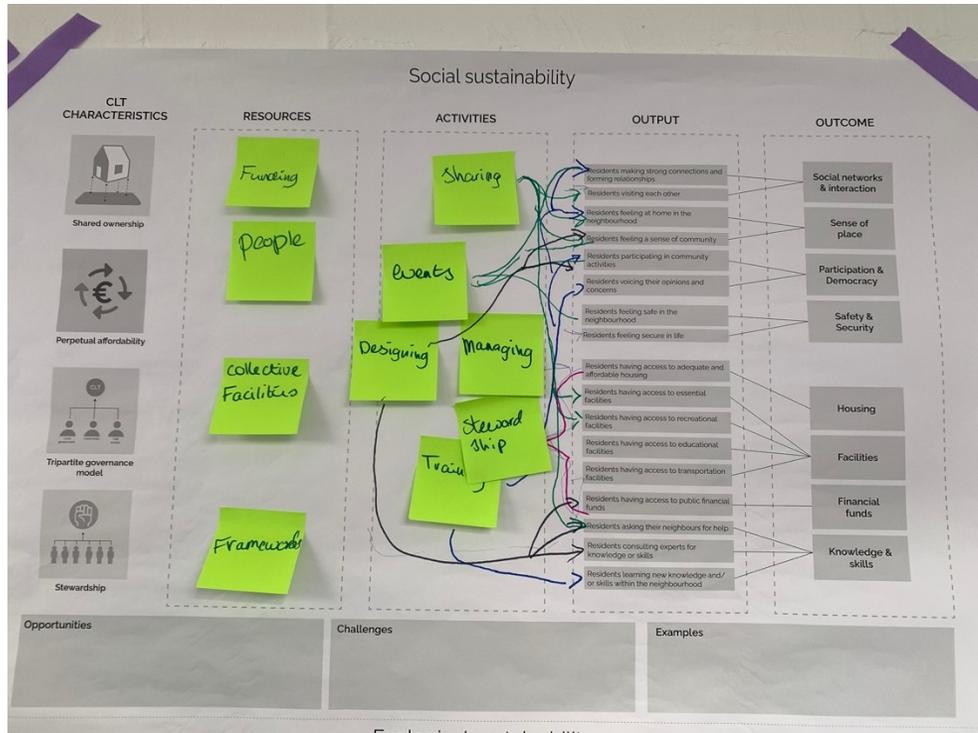
LEGEND

- Development boundary
- - - Neighbourhood boundary
- Town centre
- Park
- Metro station



- Located in Mile End, East London
- A neighbourhood with its challenges
- Classic CLT model applied
- 23 CLT Homes that are part of a larger development of 252 homes
- Sold at approximately 1/3 of market prices
- Extensive allocation policy

Results focus group CLT network



Results interviews

Living in St Clements

CAPABILITIES	INTERVIEWEES					
	CLT residents					Non-CLT residents
	A	B	C	E	F	D
I am able to live in an adequate house I can afford.	Green	Green	Green	Green	Green	Green
I am able to access and make use of the essential facilities that are present in my neighbourhood.	Green	Green	Green	Green	Green	Green
I am able to access and make use of the recreational facilities that are present in my neighbourhood.	Green	Green	Green	Green	Green	Green
I am able to access and make use of the educational facilities that are present in my neighbourhood.	Green	Green	Orange	Green	Green	Green
I am able to access and make use of the transportation facilities that are present in my neighbourhood.	Green	Green	Green	Green	Green	Red
I am able to access the public financial funds that are available for me or my neighbourhood.	Orange	Orange	Orange	White	Orange	Orange
I am able to ask my neighbours or others in my neighbourhood for help.	Green	Green	Green	Green	Green	Green
I am able to consult experts in my neighbourhood when I have a need to.	Green	Green	Green	Green	Green	Green
I am able to learn new knowledge and skills in my neighbourhood.	Green	Orange	Green	Green	Green	Green
I am able to make connections and form relationships with my neighbours.	Green	Green	Green	Green	Green	Green
I am able to visit my neighbours.	White	Orange	Orange	Green	Green	Green
I am able to participate in community activities in my neighbourhood when desired.	Green	Green	Green	Green	Green	Green
I am able to voice my opinions and problems to local authorities.	Green	Green	Green	Green	Orange	Green
I am able to feel safe in my neighbourhood.	Green	Green	Green	Green	Green	Green
I am able to feel secure within my current position in life.	Red	Green	Green	Green	Green	Green
I am able to feel at home in the neighbourhood.	White	Green	Green	White	Green	Green
I am able to feel a sense of community in the neighbourhood.	Green	Green	Green	Green	Green	Green

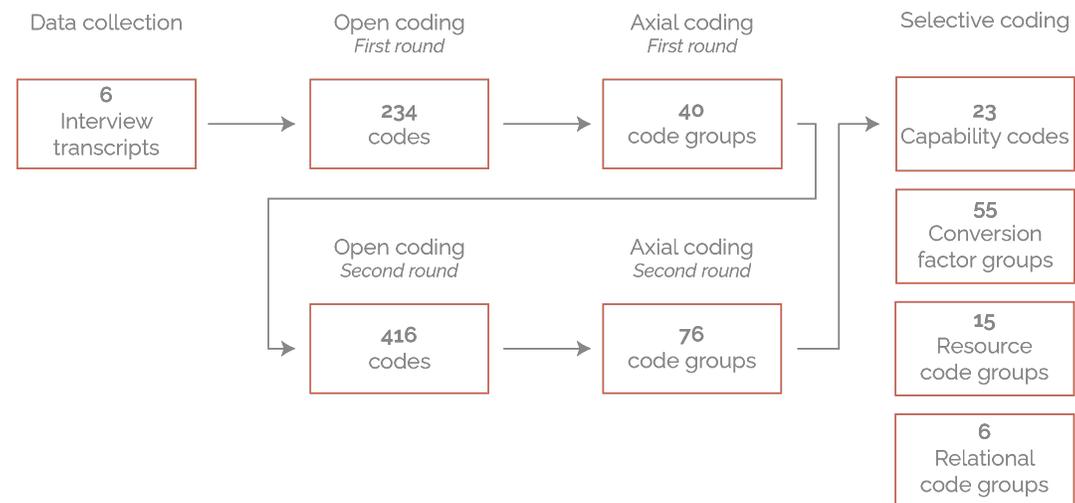
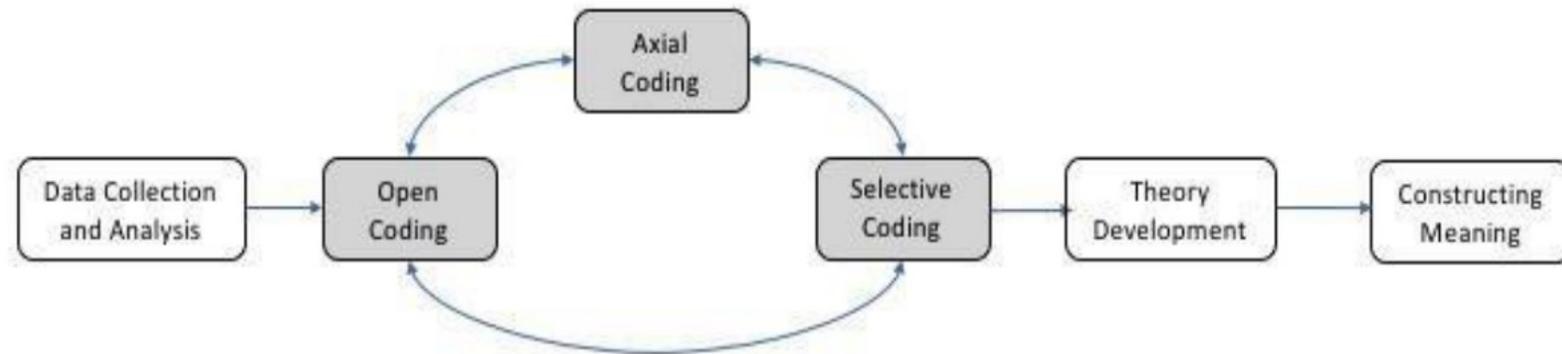
LEGEND

- Capability not fulfilled due to a lot of difficulties
- Capability not fulfilled due to difficulties
- Neutral stance in regards to capability
- Can fulfill capability, but sometimes there are some difficulties
- Can fulfill capability to the fullest
- No response on capability

Living in their previous living situation

CAPABILITIES	INTERVIEWEES				
	CLT residents				
	A	B	C	E	F
I am able to live in an adequate house I can afford.	Red	Red	Red	Red	Red
I am able to access and make use of the essential facilities that are present in my neighbourhood.	Green	Green	Green	White	White
I am able to access and make use of the recreational facilities that are present in my neighbourhood.	Green	Green	Green	White	White
I am able to access and make use of the educational facilities that are present in my neighbourhood.	Green	Green	Green	White	White
I am able to access and make use of the transportation facilities that are present in my neighbourhood.	Green	Green	Green	White	White
I am able to access the public financial funds that are available for me or my neighbourhood.	Orange	Orange	Green	White	White
I am able to ask my neighbours or others in my neighbourhood for help.	Green	Green	Green	Red	Red
I am able to consult experts in my neighbourhood when I have a need to.	Green	Green	White	White	White
I am able to learn new knowledge and skills in my neighbourhood.	Green	Orange	Red	White	Red
I am able to make connections and form relationships with my neighbours.	Green	Red	Green	Green	Green
I am able to visit my neighbours.	White	Orange	Orange	Red	Red
I am able to participate in community activities in my neighbourhood when desired.	White	Green	Green	Orange	Orange
I am able to voice my opinions and problems to local authorities.	Orange	Green	Green	Orange	Orange
I am able to feel safe in my neighbourhood.	Green	Green	Green	Red	Red
I am able to feel secure within my current position in life.	Red	White	White	Red	Red
I am able to feel at home in the neighbourhood.	White	Green	Green	White	White
I am able to feel a sense of community in the neighbourhood.	White	Red	Red	Red	White

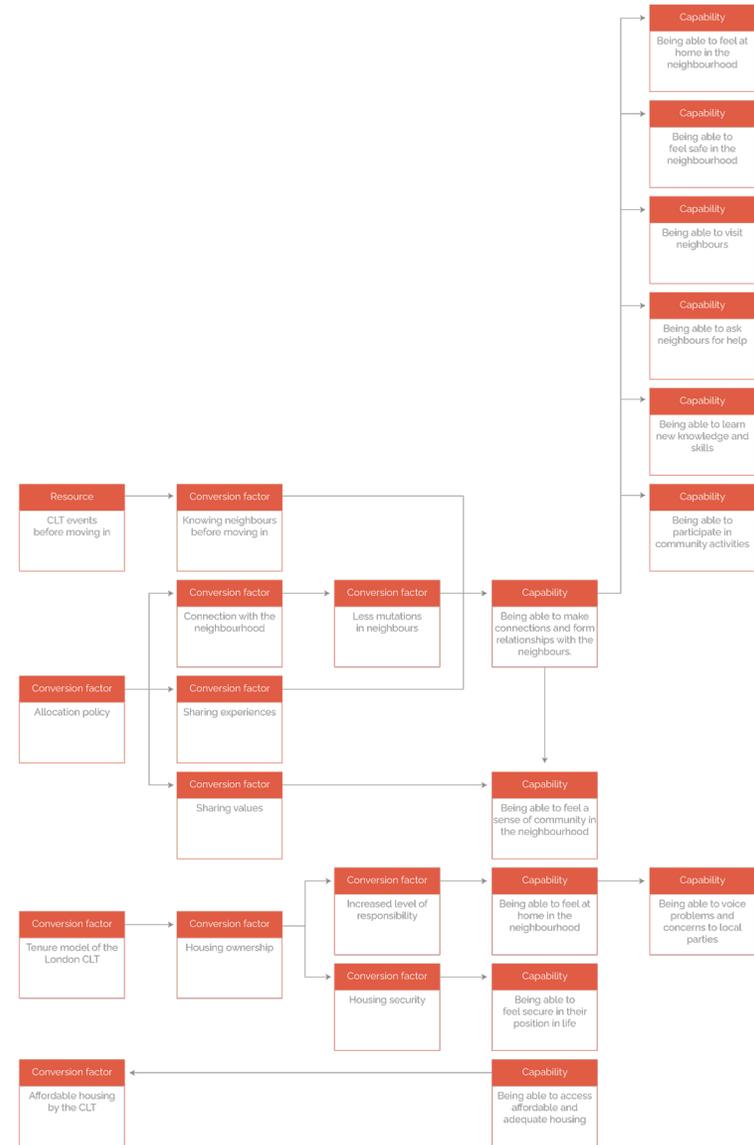
Data analysis: Grounded Theory method



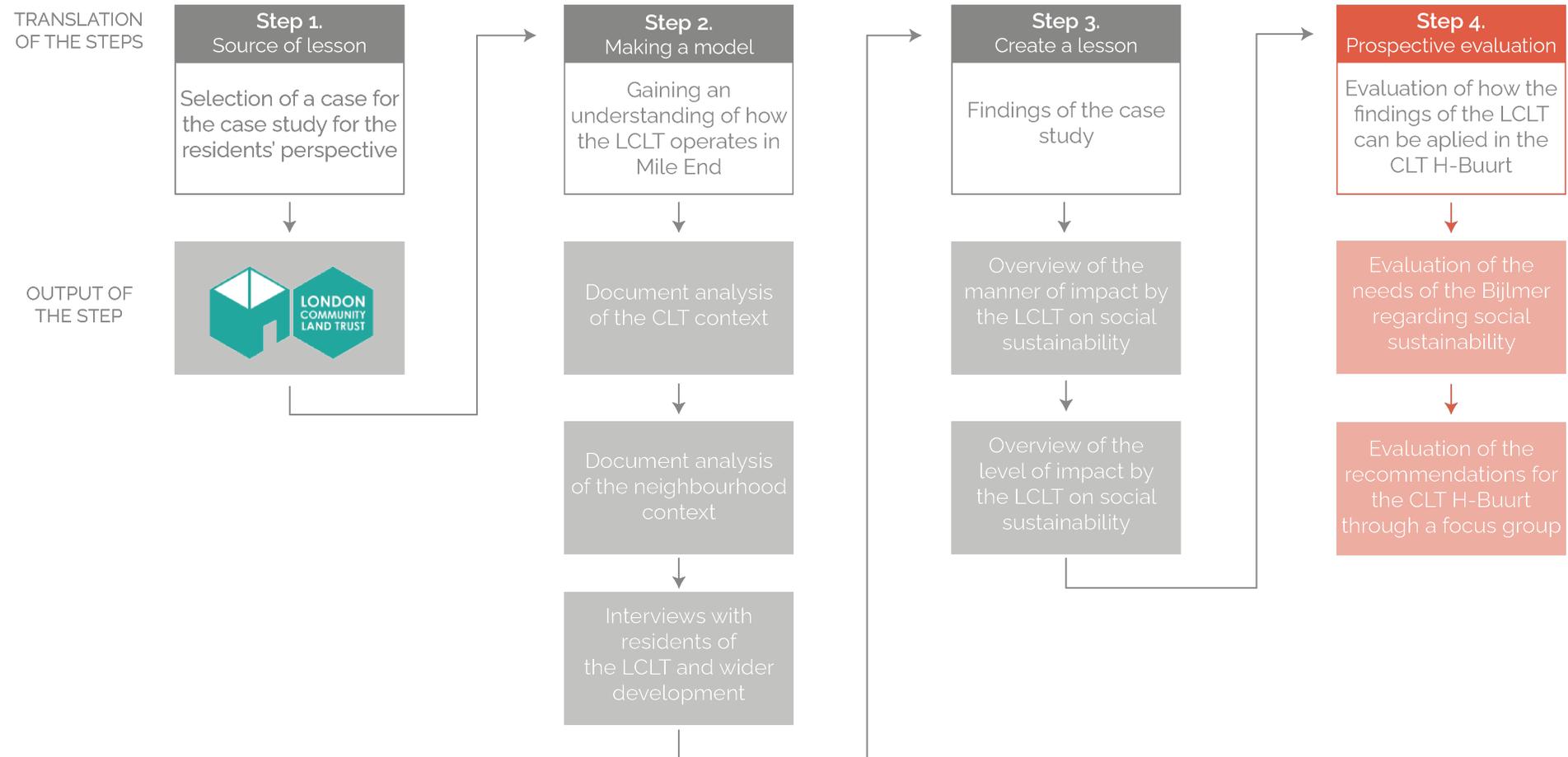
Results data analysis interviews

CONVERSION FACTORS OR RESOURCES SUPPLIED BY THE CLT

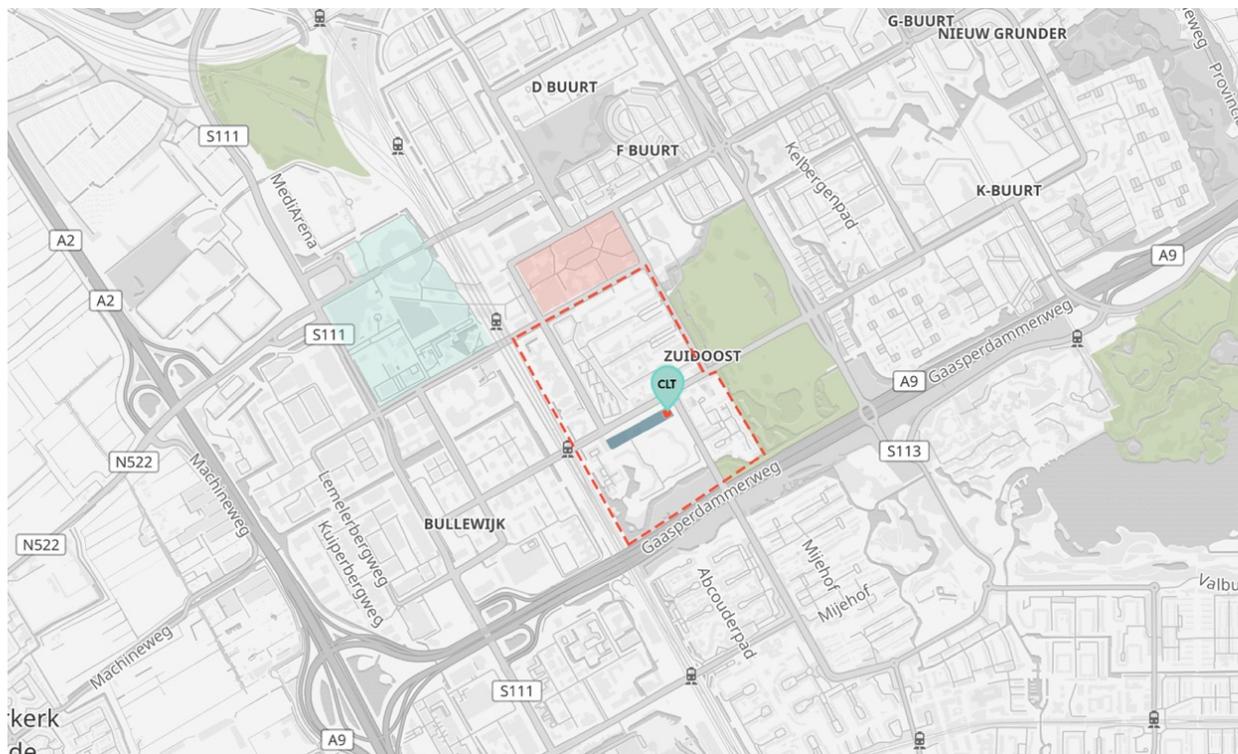
CAPABILITY IMPACTED BY THE CONVERSION FACTOR OR RESOURCE



Method lesson learning

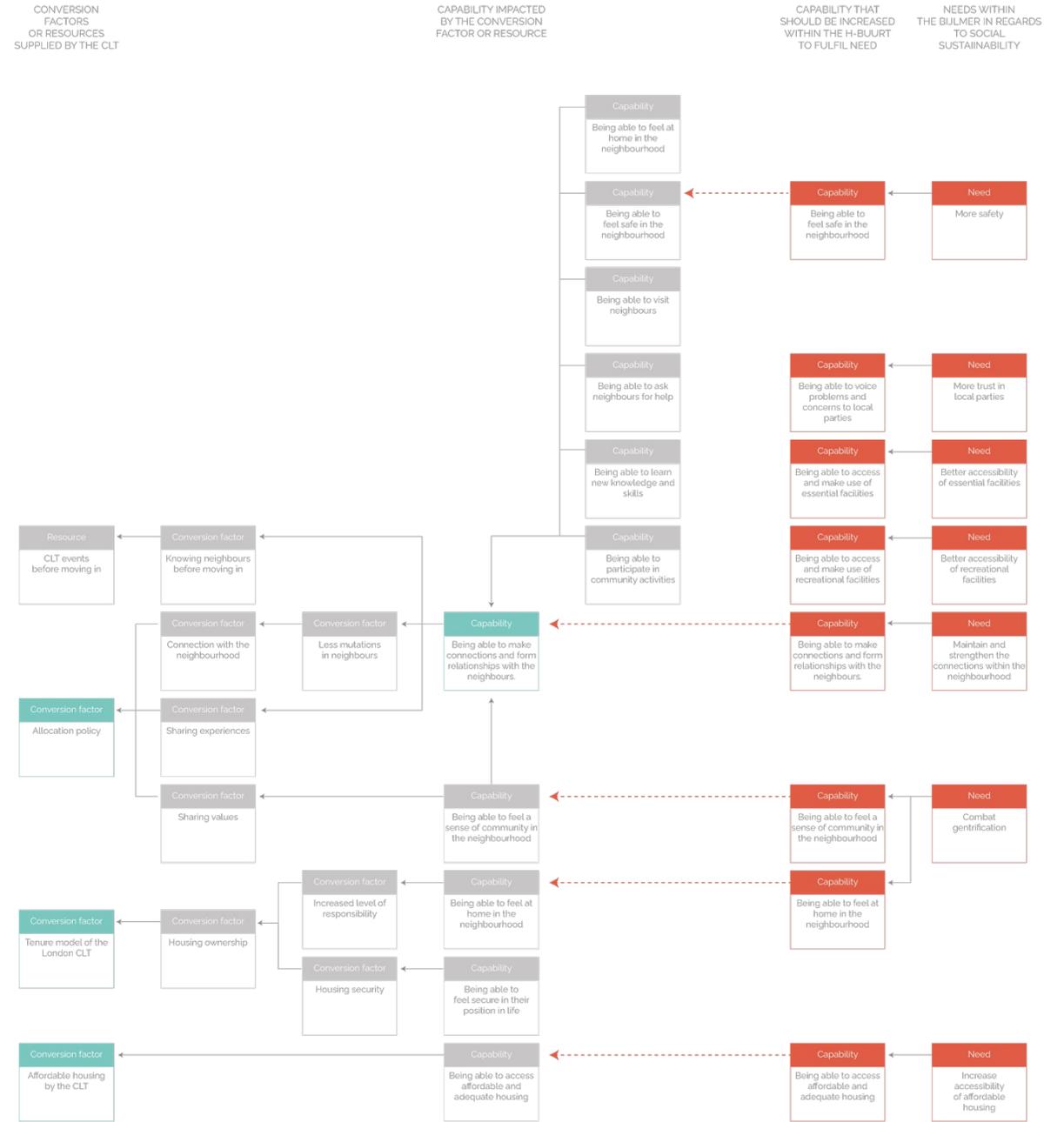


Context CLT H-Buurt



- LEGEND
- - - Neighbourhood boundary
 - Amsterdamse Poort
 - ArenAPoort
 - Green
 - Site H-midden
 - Metro station

Analysis needs CLT H-Buurt



Data analysis expert panel

Vraag 1. Is het CLT model in staat de sociale duurzaamheid in de Bijlmer te versterken?

Sociale duurzaamheid versterken

Participatie van mensen in de wijk bevorderen:
- Eigenaarschap over omgeving bieden
- Voorzien in het levensonderhoud van mensen
- Rust en ruimte creëren in het leven van mensen

Sociale duurzaamheid behouden

Behoud van identiteit
Behoud van bewonerssamenstelling
Negatieve gevolgen van gentrificatie bestrijden

Sociale duurzaamheid verslechteren

Aandachtspunten in de wijk die sociale duurzaamheid zouden kunnen verslechteren

Negatieve gevolgen van stedelijke transformatie in de wijk
- Stedelijke transformatie moet waarde toevoegen aan de wijk
- Acceptatie nodig van bewoners voor de stedelijke transformatie

Kwetsbaarheid van de bewoners van de Bijlmer

Barrières voor sociale duurzaamheid

Locale capaciteit van de bewoners:
- Complexiteitsniveau van de bewoner
- Beschikking over tijd om in te zetten voor de buurt

Randvoorwaarden voor sociale duurzaamheid in

Permanent bewoonbaar
Rustige plek
Hoge kwaliteit woningen
Eigenaarschap

Data analysis expert panel

Aanbeveling 1. Toewijzingsbeleid

Ontvangs van de stelling	Allen eens, alleen wel met aanpassingen aan de Bijmer context	
Doel van het toewijzingsbeleid	Gentrificatie tegenaan Identiteit Zuidoost bewaren door mensen uit de buurt in de wijk te houden Meerwaarde voor de wijk creëren	
Voordelen van een toewijzingsbeleid	Mogelijkheid tot eisen stellen Bevorderen van de participatie	
Barrières in het instellen van het toewijzingsbeleid	Toegevoegde waarde is lastig te definiëren Meelifters voorkomen Persoonlijkheid van de geïnteresseerden zorgt ervoor dat toegevoegde waarde van een persoon lastig te bepalen is	
Oplossingen voor barrières	Toegevoegde waarde is lastig te definiëren	Criteria bepalen samen met de CLT Buurtvereniging Criteria voorbeelden Zuidoost Formule op basis van Donut economie
	Gewicht van de verschillende waardes lastig te bepalen	Werken met een puntensysteem CLT H-buurt members laten stemmen over gewicht van de waarde
	Meelifters voorkomen	Strenge criteria Toewijzingsproces
	Persoonlijkheid van de geïnteresseerden zorgt ervoor dat toegevoegde waarde van een persoon lastig te bepalen is	Toewijzingsproces
Criteria voor toekomstige bewoners CLT H-Buurt	Toegevoegde sociale waarde van een persoon tot de buurt	Sociale connectie met de buurt (familiebanden in de wijk, relatie tot de wijk) Participatie in de wijk
	Toegevoegde economische waarde Persoonlijke omstandigheden	Huidige woning kwaliteit Diversiteit Jongeren tot 35 jaar Ouderen Zzp'ers Mensen die collectief ingesteld zijn -> willen participeren
	Criteria voor doelgroepen stellen	
	Huidige criteria waar de CLT H-Buurt vereniging aan denkt:	Connection to the H-Buurt (family relations, living connection) Community involvement Housing need
Verwachte impact van het toewijzingsbeleid	Anders dan in Londen	Verschillen in culturen

Data analysis expert panel

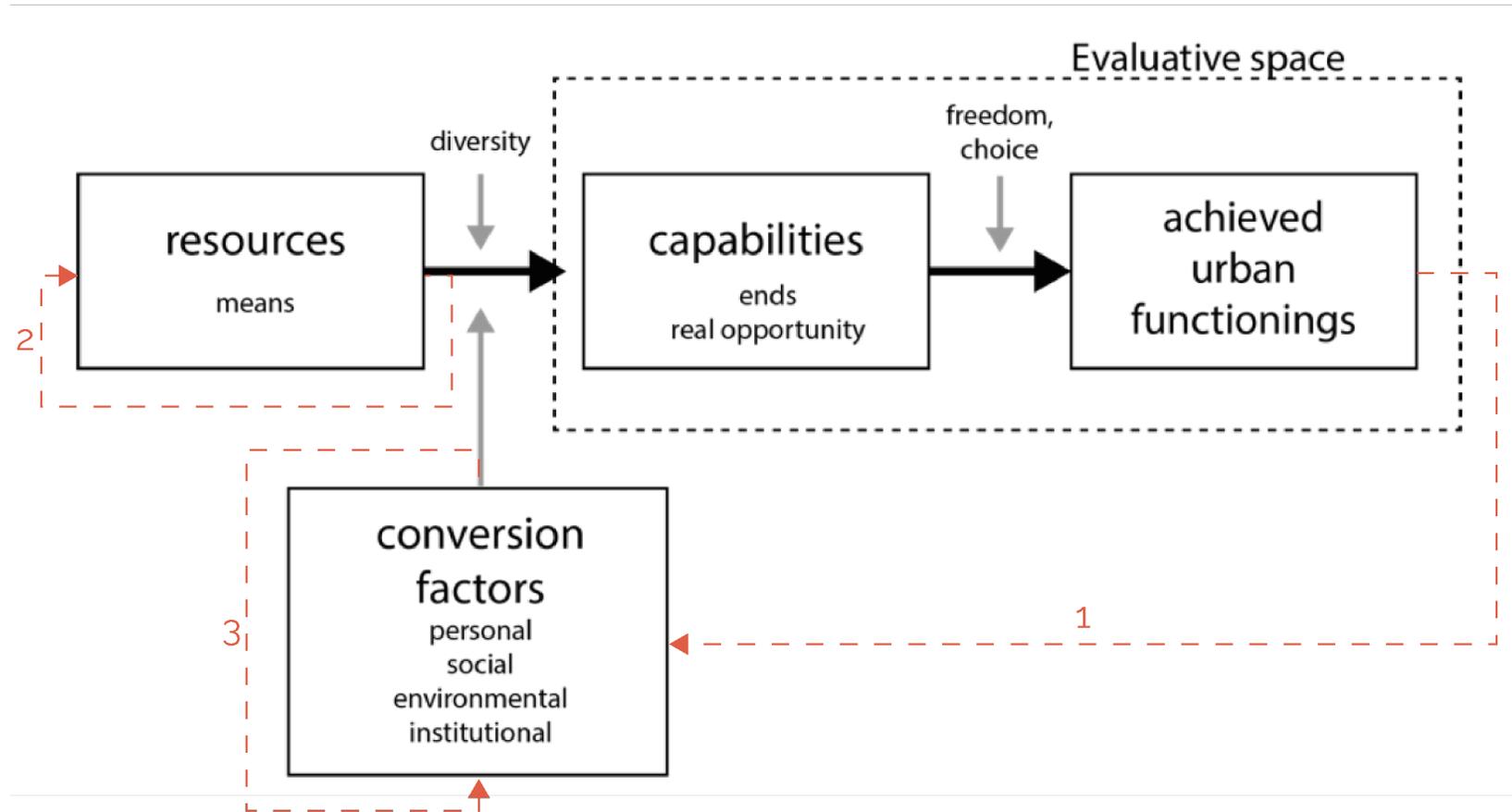
Aanbeveling 2. Koopwoningen

Ontvangs van de stelling	Voornamelijk oneens.		
Barrières voor koopwoningen	Concept hypotheek is te complex voor de bewoners Bewoners krijgen geen optie voor een hypotheek Koopwoningen kan mogelijk zorgen voor een vermindering in collectiviteitsgevoel op lange termijn		
Voordelen koopwoning	Eenmaal de woning gekocht, worden de actieve bewoners voor lange termijn in de buurt behouden, weinig mutaties		
Oplossingen	Concept hypotheek is te complex voor de bewoners	Trainingen over koopwoningen en eigenaarschap van een woning	
	Bewoners krijgen geen optie voor een hypotheek Koopwoningen kan mogelijk zorgen voor een vermindering in collectiviteitsgevoel op lange termijn	Wooncooperatie model	Blijvende betaalbaarheid Collectieve aansporing middels collectief eigenaarschap Behoud van financiële waarde in de wijk. Bij koopwoningen vloeit er toch geld weg middels klein percentage overwaarde Langdurige collectiviteit
Verwachte impact	Eenmaal de woning gekocht, worden de actieve bewoners voor lange termijn in de buurt behouden, weinig mutaties	Huurkoop woning; Eerst toegevoegde sociale waarde bewijzen voordat men de woning mag kopen	
	Woningcooperaties	Zelfde als koop, gezien het ook collectieve verantwoordelijk kan creëere	

Aanbeveling 3. Faciliteren van connectie

Ontvangs van de stelling	Allen eens, enkel wel met de kanttekening dat het ook actie vanuit de bewoners vereist.		
Hoe kan de CLT connectie faciliteren	Voor het betrekken van de woning	Bijeenkomsten van de buurtvereniging Selectief zijn op de mensen die een woning toegewezen krijgen Gemeenschappelijke ruimte toevoegen	
	Na het betrekken van de woning	Sociale plint Whatsapp groepen Verplichtingen stellen aan de bewoners	
Effecten	Sociale plint Gemeenschappelijke ruimte	Interactie tussen woonlagen Vergemakkelijkt gemeenschappelijke activiteiten (persoonlijke ervaring participant 2).	
	Selectief zijn / Verplichtingen stellen	Voorkomen dat het een normaal woningbouw project wordt, het moet toegevoegde waarde creëren	
Barrières	Whatsapp groepen	Interesses delen (persoonlijke ervaring participant 3)	
	Onduidelijkheid over wie de gemeenschappelijke ruimte faciliteert	Gemeente Woningcorporatie CLT H-Buurt vereniging	

Reflection on the capabilities approach



Research relevance

Scientific

Innovation within
measurement of social
sustainability

Adding to the body of
knowledge on Northern-
European CLT

Social

Moving towards a sustainable
society

Diversifying the housing
market through collaborative
housing

Practical

Study on CLT for the
European CLT network
funded by the Laudes
Foundation

Advising the CLT H-Buurt