

TEMPORARY HOUSING:

The role of support in creating a
successful housing strategy

P5 PRESENTATION

PHILINE POLMAN

5424739

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A construction site for a large building with multiple gabled roofs. The structure is heavily scaffolded, and a large red and blue crane is visible in the background. The sky is overcast and grey. The word "Introduction" is overlaid in large white text.

Introduction

Current housing shortage

There is a lot of pressure on the Dutch housing market, due to the population growth and the large housing shortages.

Housing demand		Available stock		Housing shortage
451.000	-	50.000	=	401.000

Challenges with traditional solutions

The government aims to develop **100.000 dwellings** per year, but there are some challenges:



High construction
costs



Long permit
procedures



Other delays

Exploring alternative solutions

Multiple alternative solutions are presented:

- Topping-up: adding floors to existing buildings
- Splitting: converting large homes into multiple units
- Temporary housing: quick development of dwellings for immediate needs

Problem statement

Like traditional construction, temporary housing also experienced **delayed developments**



Original policy ambition: **37.500**
temporary dwellings in 2023
and 2024



New goal: **5.100** in 2023 and
8.300 in 2024

Nog veel geplande flexwoningen ongebouwd, buurt maakt vaak bezwaar

Tienduizenden flexwoningen moeten er komen, maar weerstand is hoog: 'Is lef voor nodig'

Dennis Naaktgeboren 27-01-24, 17:28 Laatste update: 27-01-24, 17:58

Flexwoningen stuiten op
weerstand: 'Als ik dít had
geweten, was ik hier nooit
komen wonen'

5 juli 2023, 06:23 • 3 minuten leestijd

Eerste bezwaar tegen flexwoningen arbeidsmigranten Voorhout al binnen

Door Marianne Abels - 4 juni 2024

JULI 25, 2024 DOOR BEVERWAARDIGHEDEN.NL

Bewoners jachthavendorp maken bezwaar
tegen komst van flexwoningen

Research questions

What characteristics of temporary housing affect level of support and how can this level of support be enhanced to create successful temporary housing projects?

1. How can temporary housing be defined?
2. How can level of support be defined?
3. What is the relationship between temporary housing characteristics and level of support?
4. What is the effect of opposition on the development of temporary housing?
5. What strategies can be used to influence the characteristics of temporary housing to benefit the level of support?
6. What participation strategies can influence the level of support for temporary housing and which stakeholders are responsible for this participation?

Definition temporary housing

Transformations & modular housing



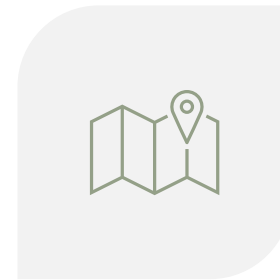
Relocatable dwellings



Quick solution for
urgent seekers



Flexible layer
housing stock

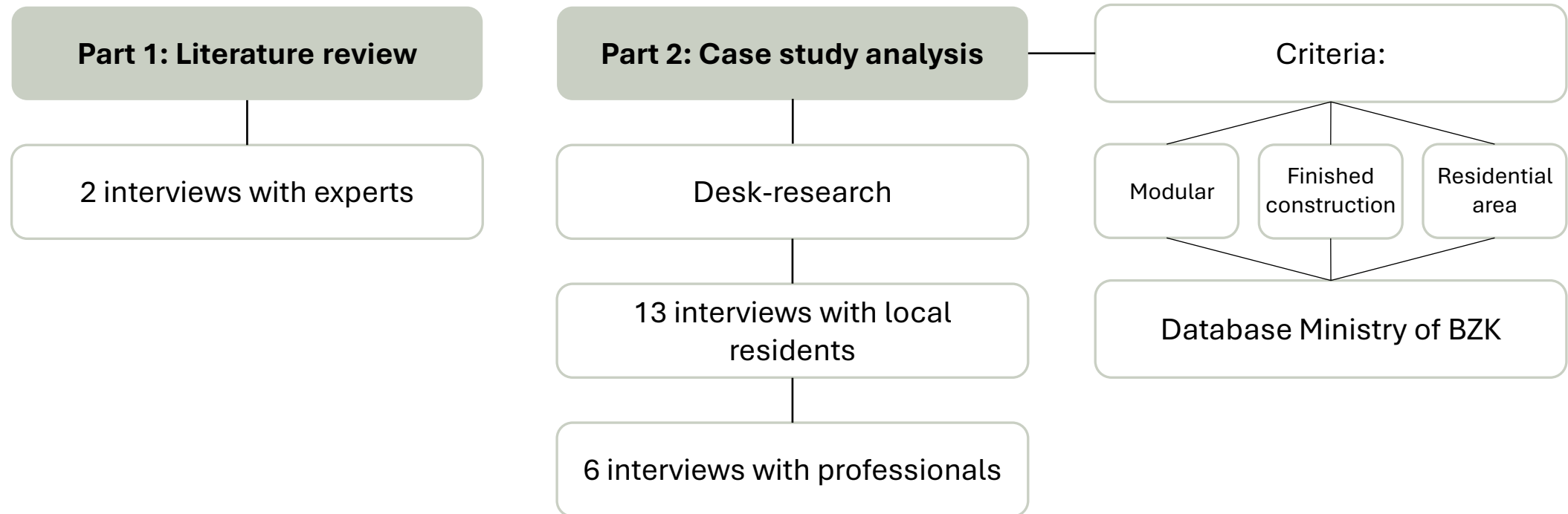


More availability of
locations to intensify
construction



Methodology

Qualitative research



Case selection





Doesburg: Kraakselaan

15 dwellings

8-11-2024



Delft: Mozartlaan

84 dwellings

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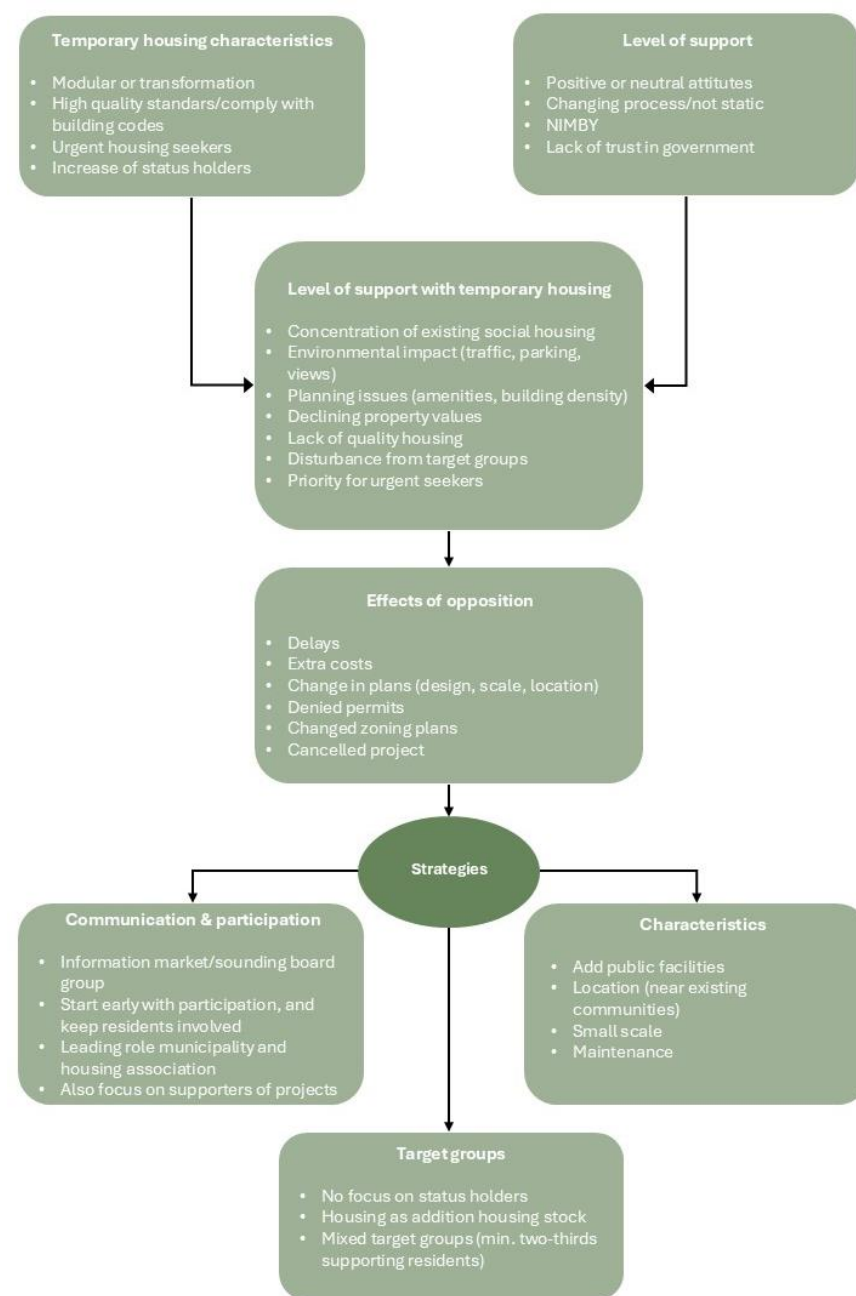
Rosmalen: STEK

205 dwellings

A photograph of a modern building under construction. The building features large glass windows and brickwork. The word "Literature" is overlaid in large white text. In the foreground, there is a construction site with dirt, a blue scissor lift, and a red truck. Two workers are visible near the building's base. The background shows a clear sky and some trees.

Literature

Literature summary



Defining support

*"Support can be described as an **interest-driven evaluation** of a political situation by target groups of a policy, to which a target group provides **active or passive support** or, on the contrary, offers **resistance**"*

(Ruelle & Bartels, 1998, p.405)

Support can change with each step in a development process (Boedeltje & de Graaf, 2004).

Temporary housing characteristics

Modular/transformations

Building code

Urgent housing seekers

← Barli Base LEVEL



Barli Base DUO →



Level of support for temporary housing

Spatial/building quality

High concentration of social housing

Environmental impact

Planning issues

Lack of quality

Target groups

Disturbance from target groups

Priority for urgent seekers

Effects of opposition

- Delays
- Extra costs
- Change in plans (design, scale, location)
- Denied permits
- Cancelled projects

Strategies

Project characteristics

Small scale

Include public facilities

Location

Communication/participation

Information markets/sounding board
groups

Early involvement of residents

Leading role municipality and housing
association



Case studies: results

Level of support for temporary housing

	Doesburg	Delft	Rosmalen
<i>Level of support</i>			
Scale of project	X	X	X
Exploitation period	X		X
Type of housing	X	X	X
Design	X	X	X
Location	X	X	X
Parking	X	X	X
Traffic		X	X
Target groups	X	X	X
Nuisance	X	X	X
Safety			X
Pressure on facilities			X
Delay of other projects		X	
Participation	X	X	X
News articles/framing		X	X

Different response target groups:

- Ukrainian refugees vs. other groups

Nuisance:

- Positive experiences

Not in literature:

- Delay of other projects
- News articles/framing

	Doesburg	Delft	Rosmalen
<i>Level of support</i>			
Scale of project	X	X	X
Exploitation period	X		X
Type of housing	X	X	X
Design	X	X	X
Location	X	X	X
Parking	X	X	X
Traffic		X	X
Target groups	X	X	X
Nuisance	X	X	X
Safety			X
Pressure on facilities			X
Delay of other projects		X	
Participation	X	X	X
News articles/framing		X	X

Effects of opposition

Change in plans

Doesburg:
Social dwellings →
unregulated housing

Rosmalen:
Scale, design, target groups,
concept, exploitation

Delays

Rosmalen: feasibility study

Effects of opposition

- Effects not only caused by residents, but also by other stakeholders
- Delays due to participation

Strategies to enhance support

	Selecting project characteristics	Participation & communication
Applied strategies	<ul style="list-style-type: none">▪ Change design▪ Low-rise dwellings▪ Location (near similar housing)▪ Selection target groups▪ Incorporate unregulated housing	<ul style="list-style-type: none">▪ Inform council & community▪ Interactive meetings▪ Large radius for information▪ Questionnaires▪ Proactive communication
Recommended strategies	<ul style="list-style-type: none">▪ Qualitative concept▪ Mix target groups	<ul style="list-style-type: none">▪ Present housing as expansion housing stock▪ Communicate how much influence people have▪ Organize neighborhood communication groups

Strategies

- Different scales of projects, same outcomes
- Mixed target groups is not a guarantee for support
- Moment of participation: before vs. after selecting location
- Connection between participation and delays

A photograph of a modern, multi-story building with a light-colored wooden facade and large, dark-framed windows. The building is set against a dark, overcast sky. In the foreground, there is a paved area with some greenery and a person standing near a bicycle. The word "Conclusion" is overlaid in large, white, sans-serif font on the left side of the image.

Conclusion

What characteristics of temporary housing affect level of support and how can this level of support be enhanced to create successful temporary housing projects?

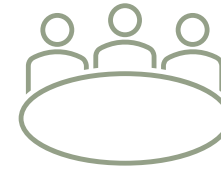
*There are **multiple project specific characteristics**, as well as other **external factors**, that influence the level of support for temporary housing projects. The goal is not only to develop **qualitative housing**, but also to create a project where the **target groups** fit in the community. Another important element is **participation**. **Municipalities and housing associations have a leading role** in enhancing the level of support and can contribute by ensuring **clear communication** with local communities. The three cases in this research used **different strategies**, but all had the **same outcome**: successful development of temporary housing with positive response from the community. This means that it is case-dependent which strategy works best and those involved should be aware that **level of support, as well as the chosen strategies, can develop over time**.*

Recommendations



Target groups and housing characteristics

- Neighborhood assessment to select target groups
- Only mix target groups when it can be managed
- Match design to neighborhood
- Pay attention to parking and traffic flows



Participation & communication

- Be aware of the timing of certain events
- Communicate beforehand how much power residents have
- Choose who is responsible for the participation events
- Focus on positive framing

Thank you!

