Can you design self-organization?

Providing affordable housing in Houthaven through building groups

P5 Presentation
2 July 2013
Design as Politics: We the People

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How can affordable housing be provided in Houthaven through development by building groups?
Marc Chevannes (NRC, 1-12-2012):

Citizens have to do what they were once allowed to do
Overheidsfalen? Dat lossen we samen wel op!
Een terugtredende overheid heb je zelf in de hand

www.doehetdanfillkerzelf.nl
Houthaven: location in Amsterdam

Developing Houthaven through building groups

Communal, individual and cheap?

self-organization  Houthaven  building groups  typologies  urban design  process design  block design
Bloko: building groups pilot project

Process structured by development agency (public private partnership)

Public announcement → building group market → applications → lottery → negotiations → detailed design and financial plan → land lease offer → pre-construction paperwork → assessment → land lease agreement → construction

- Municipality
- Developer
- Housing corporation
- House-seekers
- Architects / developers
- Concept development

Building 4 you
- Y4you
- De Rede
- Puuur
- My Loft
- De Hoofden 7
- Homemade
- De Hoofden 6
- De Hoofden 1

- Self-organization
- Houthaven
- Building groups
- Typologies
- Urban design
- Process design
- Block design
What is a building group?

Building groups / Building communities (Temel)
- People shape their own environment
- Better contact with neighbors

Cohousing (Lafond et al)
- Better neighbours
- Experiments with sustainability
- Affordable

Intentional Communities (Tummers)
- Idealism
- Self-management
- Sustainability
- Distance from society

Common Interest housing Developments – CID’s (McKenzie)
- New combinations between private and public

Collective Private Commissioning - CPC (Otten)
- Control over your own environment
- Social cohesion
Building groups and affordability

Values of Building Groups
- Good relations with neighbors
- Control over your environment
- Expression of idealism
- Long term affordability

Values of Affordable Housing
- Preventing segregation
- Making citizens feel safer
- Creating a shared public space
- Bridging the cultural divide

Ownership structure secures affordability
Communal facilities in building groups
Building groups open to non-residents
Conveniently located for services
Appeal to different kinds of people
<table>
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<th>Target Audience</th>
<th>Principles</th>
<th>Business Model</th>
<th>Programme</th>
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</table>
| QUE65 with Bert Pijnsen van der Aa | People in their 50s Ex-hippies | - Self-sustaining  
- Intergenerational  
- Community in small groups | Corporation as organizational form. | - Housing for older people on ground floor  
- Central wood stove  
- Utility space/workshop  
- Shared electric car |
| De Hoofden 4 by Ferdi Koornneef | Not defined (people wanting to design their own space but can’t afford private commissioning) | - Self-expression in your house | - Sale-construction agreements between each resident and a construction company. De Hoofden gets a fee for design and management. | - Only leftover space shared (roof terrace) |
| Our-Loft by Anton Brink | Starters | - Affordability | As a developing architect, Archidev bears all costs and profits during the design and construction phase. | No shared programme |
| Blijf-huis with Cleo Westermann | Everybody who want to feel responsible for each other | - Combine regular and assisted living  
- Combine education and working  
- Community  
- Self-expression through art and spirituality | Many sources of income:  
- Social / health care funds  
- Insurance companies  
- Own profits  
- Grants / volunteer work  
- Housing corporation  
- Contributions | - Communal living room  
- Classroom/workshop room  
- Workshop  
- Coffee shop |
| De Vrijhaven by Hein de Haan | Everybody (focus on the self-employed) | - Affordability  
- Combining housing and working  
- Lively mix of activities on the ground floor | Sale-construction agreements between each resident and contractor. Architect gets fee for design and management. Mixed ownership possible. | - Past groups have chosen:  
- A theatre  
- A daycare center  
- A guest room  
- Workshop  
- A restaurant |
| SOEK with Vincent Reijnders | The young elderly | - Community  
- Cultural activities  
- Shared facilities | Building group will commission a developer. | - Communal room  
- Communal outdoor space  
- Studios for visitors  
- Gym |
| Eureka with Anne Stijnberg | Patients with ME (myalgic encephalomyelitis) | - Quiet  
- Closed front against the outside world  
- Community which understands | Non-profit ‘De Latei’ will find a housing corporation to own and rent out space according to their own statutes. | - Excellent sound-proofing  
- Elevator  
- Shared garden |
## Height, size, openness and collectivity

### Height
- **High**: 2-3 floors
  - often more dense, so it can support more functions
  - more urban atmosphere
  - building groups are visually one building
  - can block noise
  - meeting opportunities around stairwell
  - services possible in the same building
  - optimal for communal indoor activities
- **Low**: 4-9 floors
  - usually a lower density, supporting less facilities
  - quiet residential atmosphere
  - dwellings rather than building groups individually recognizable
  - meeting opportunities around a (semi-) public space
  - services possible in a separate building
  - optimal for communal outdoor activities

### Size
- **Big**: about 40 families
  - sufficient demand to create many shared services for residents only
  - more anonymity
  - building groups can shape the public space to create a particular atmosphere
  - less diversity in the buildings
- **Small**: about 8 families
  - less demand for facilities within the building group
  - more natural community
  - more diversity in buildings and uses
  - more choices for potential residents

### Openness
- **Open**: facilities can cater to a wider audience
  - could bring more life into interior spaces
  - can create attractive in-between spaces for the neighborhood to use
- **Closed**: facilities shared only with neighbors can strengthen internal bonds
  - more privacy
  - The space around a building group can be used specifically by its residents

### Collectivity
- **Private**: more space for dwellings - could be cheaper
  - private outdoor spaces (gardens and balconies) important
  - few services to the neighborhood
  - could lead to an increased demand for services
  - provides services to the neighborhood
- **Collective**: shared facilities - could save money
  - better relation between neighbors

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**communal, individual and cheap?**

**Developing Houthaven through building groups**

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**self-organization**

**Houthaven**

**building groups**

**typologies**

**urban design**

**process design**

**block design**
16 building group types

High-Big
Private: HBOP high-big-open-private

Collective: HBOC high-big-open-collective

High-Small
Private: HSOP high-small-open-private

Collective: HSOC high-small-open-collective

Low-Big
Private: LBOP low-big-open-private

Collective: LBOC low-big-open-collective

Low-Small
Private: LSOP low-small-open-private

Collective: LSOC low-small-open-collective

Open

Closed

self-organization | Houthaven | building groups | typologies | urban design | process design | block design | 21 / 52
Classification of case studies

Blok o Houthaven
Amsterdam

Trudeslund
Birkerod

Mühlenviertel
Tübingen

D13 Aspern
Vienna

IbbA Europakwartier
Almere

HSCP
high-small-closed-private

LBOC
low-big-open-collective

HSCC
high-small-closed-collective

HBOC
high-big-open-collective

LBCP
low-big-closed-private

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Classification of case studies

QUE65 with Bert Pijnse van der Aa

De Hoofden 4 by Ferdi Koorneef

Our-Loft by Anton Brink

Blijf-huis with Cleo Westermann

De Vrijhaven by Hein de Haan

SOEK with Vincent Reijnders

Eureka with Anne Stijnberg

plot size: 1200 m²
floor space: 800 m²
residential: 700 m²
facilities: 100 m²
FSl: 0.7

Building group size not fixed

plot size: 1200 m²
floor space: 1200 m²
residential: 800 m²
facilities: 400 m²
FSl: 3.0

plot size: 4000 m²
floor space: 7000 m²
residential: 6700 m²
facilities: 300 m²
FSl: 2.0

plot size: 2500 m²
floor space: 5750 m²
residential: 5500 m²
facilities: 250 m²
FSl: 2.0

plot size: 300 m²
floor space: 500 m²
residential: 500 m²
facilities: -
FSl: 1.5

self-organization
Houthaven
building groups
typologies
urban design
process design
block design
From typologies to urban design?

- **Height**
  - Apartments (6-9 floors)
  - Low-rise (2-3 floors)

- **Building group size**
  - Big (around 30 families)
  - Small (around 8 families)

- **Openness**
  - Open / Permeable
  - Closed

- **Collectivity**
  - Collective (public functions)
  - Private (housing only)

- **Typologies**
  - Large unit size
  - Small unit size
  - Nuisance resistant wall
  - Open buildings
  - Public spaces:
    - Main street
    - Quay
    - Pocket park
Impression: Quay

Communal, individual and cheap?
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### Section: open areas

#### Phase 1: Building group creation
- **Program**: Approximate size and list of facilities.
- **Participation**: Small number of enthusiastic and committed people.
- **Financial**: Estimated budget.
- **Location/design**: List of requirements for a location.
- **Development/agency action**: Make the urban plan and decide on lot prices and requirements.

#### Phase 2: Lot application
- **Program**: Apply for a fixed amount of land and floor space, possibly in cooperation with other groups.
- **Participation**: Ask people to join the groups, to get a better position in the plot allocation process.
- **Financial**: When necessary, get other parties (like housing corporations, health care providers, charities, banks, businesses...) to express interest.
- **Location/design**: Commitment to one site, express preference for certain blocks.
- **Development/agency action**: Choose a plot to be developed and a mix of building group proposals which fits the prescribed program and financial resources.

#### Phase 3: Block negotiations
- **Program**: Supervisor judges if the program is complete in terms of floor space, affordable housing and neighborhood functions. If not, building groups negotiate which group will provide the missing program.
- **Participation**: Changes in price and program should be agreed with both building group participants and other groups. Participants should be found for the entire program.
- **Financial**: The supervisor proposes a way to divide costs over all building groups by charging different prices for different kinds of land use. This is then open to negotiations.
- **Location/design**: Location and shape of the plot for each building group is proposed by the supervisor, negotiated and agreed upon. Agreement on elements shared between building groups (like parking, elevators...)
- **Development/agency action**: Propose a plot division and a way to divide costs.

#### Phase 4: Building group finalization
- **Program**: Fine-tuning.
- **Participation**: Contracts for sale/rent/financial participation signed.
- **Financial**: Formal agreement with external financiers.
- **Location/design**: Definite size and position of each apartment within the building group. Preliminary and final design.
- **Development/agency action**: Check whether each building groups confirms to laws and mutual agreements.
Organization of the process

[Diagram showing the flow of processes involving urban plan, advice desk, consultation, waiting list, cooperation, and various stakeholders such as developers, architects, contractors, and housing corporations.]

- **Urban Plan**: Announcement / criteria / advertising
- **Advice Desk**: Looking for members, plot application
- **Consultation**: Community consultation
- **Waiting List**: Cooperate
- **Cooperation**: Finding ways to cooperate
- **Construction**: Detailed design

Stakeholders include:
- Developers
- Architects
- Contractors
- Housing Corporations

Focus on Houthaven through building groups and self-organization.
Quota set by development agency

For each block: **30% affordable housing**

- **housing**
- **non-housing program (minimum required)**
Block principles

- Each side reacts to a different atmosphere
- Closed street profiles are mandatory (building line and minimum height)
- Interior area is lower, freer type of building (max. height 15 m.) and open to green space

- Large blocks can be split in two along a central path, when necessary for phasing
- Plot division results from negotiation process
  Public space maintained by building groups
- Ground floor: largely facilities
  Upper floors: apartments
Block reference project: Zaanhof

Zaanhof (Herman Walenkamp, 1920)

Proposal for Houthaven

- Urban ring
- Village-like ring
- Green center
- Water
Block composition

**Block Structure**
- Front block
- Parking
- Side block
- Rear block
- Transverse block

**Front Block**
- Setback required for top floor
- Max height 25 m
- 14 m width

**Parking**
- Max height 3 m
- At least 5 m from front block

**Side Block**
- Max height 22 m plus setback (next to front block)
- Max height 16 m plus setback (center)
- Max height 10 m (next to the green zone)
- 12 m width

**Rear Block**
- At least 10 m from plot edge
- Max height 10 m

**Transverse Block**
- Max height 22 m (next to front block)
- Max height 10 m (center)
- Max height 16 m plus setback (next to the green zone)
- Max building width 12 m
- At least 18 m between transverse blocks
Block composition and the urban plan

- front block
- parking
- side block
- rear block
- transverse block
Decide on definite locations for building groups (Blijfhuis, SOEK, Vrijhaven, OurLoft)
Block negotiations - sharing facilities

- One workshop instead of three (QUE69, Vrijhaven, Blijfhuis)
- Share stairs and elevators (Blijfhuis, de Hoofden 4, OurLoft, Vrijhaven, SOEK)
- Move coffeeshop towards Spaarndammerdijk (Blijfhuis, De Hoofden 4)
Block negotiations - meeting criteria

Block totals
- General housing: 26%
- Residential: 30%
- Affordable housing: 12%
- Non-housing program: 8%

- Add affordable housing (De Hoofden, Vrijhaven, SOEK)
- Add extra neighborhood functions (Blijfhuys, de Hoofden, OurLoft, SOEK)

Communal, individual and cheap? Developing Houthaven through building groups

Que65
- Bert Pijnse
- Van der AA

Eureka
- Anne Stijinberg

OurLoft
- Anton Brink

De Hoofden
- Ferdi Koomeef

Blijfhuys
- Cleo Westermann

De Vrijhaven
- Hein de Haan
Renegotiate building group boundaries (Blijfhuis, QUE65, Eureka, SOEK)
### Methods for reducing costs

#### Ideas from building groups

**Austerity**
- Build ‘apodments’, very small apartments which have basic facilities.

**Cut out the middle men**
- Do everything yourself, without a developer.

**Cooperation**
- Financing through a ‘coop’ system, combining general and special needs housing.

#### Urban plan
- The plan does not require making land/water, or building a full tunnel, so the land price can be cheaper.

#### Process design
- Set up a helpdesk for independent building groups and ask for lower land prices for building groups creating collective spaces.

#### Block design
- Let building groups take care for the maintainance of public space.

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Building groups - also on large development sites

Legenda
- Individuele zelfbouwkavels
- Collectieve zelfbouwkavels
- Op de markt 2013
- Binnenkort
- Op termijn
Continue or rethink Houthaven?