

AFFORDABLE HOUSING IN AN URBAN COMMONS

The Community Land Trust as a new model for housing
development in Rotterdam

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PLANNING COMPLEX CITIES
THESIS DEFENSE



'As soon as the land of any country has all become private property, the landlords, like all other men, love to reap where they never sowed, and demand a rent even for its natural produce.'

Adam Smith - The Wealth of Nations



photo: Fatih Hijnen, SP Rotterdam (2020)

PROBLEM FIELD

/ Housing in the Netherlands



photo: Hans van Roon, De Standaard (2021)

PROBLEM FIELD

/ Neoliberalisation



PROBLEM FIELD

/ Globalisation



PROBLEM FIELD

/ State-led gentrification



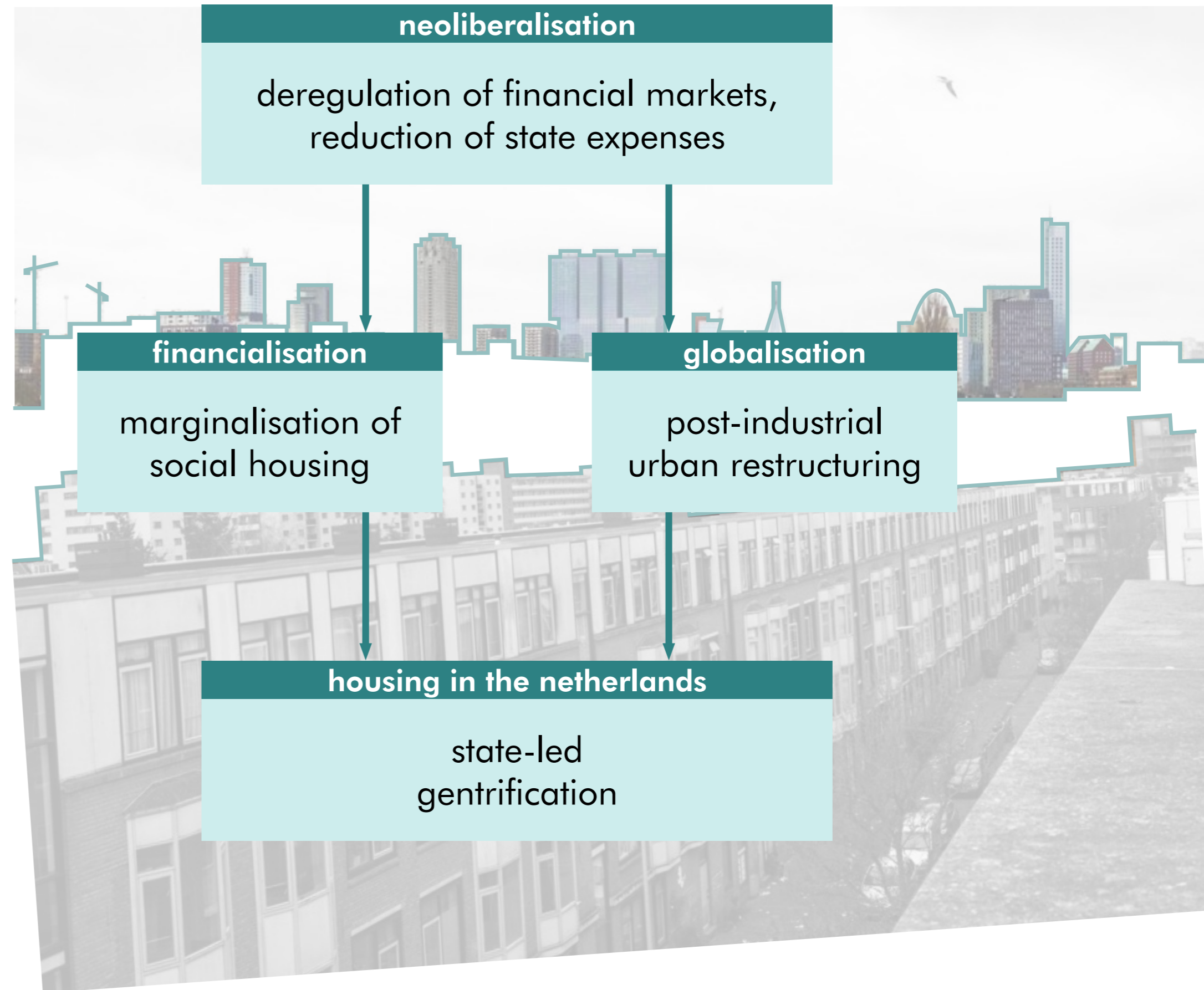
PROBLEM FIELD

/ Neoliberalisation

/ Financialisation of housing

/ Economic globalisation

/ State-led gentrification



GENTRIFICATION



“the renovation and renewal of run-down inner-city environments through an influx of more affluent persons such as middle-class professionals”
(Knox & Pinch, 2010)

STATE-LED GENTRIFICATION



ROTTERDAM

/ Crooswijk



ROTTERDAM

/ Crooswijk



MAIN RESEARCH QUESTION

How can the Dutch model of housing associations as a base for affordable housing in Rotterdam be transformed to break away from the neoliberal paradigm of development in order to fulfil the right to the city?

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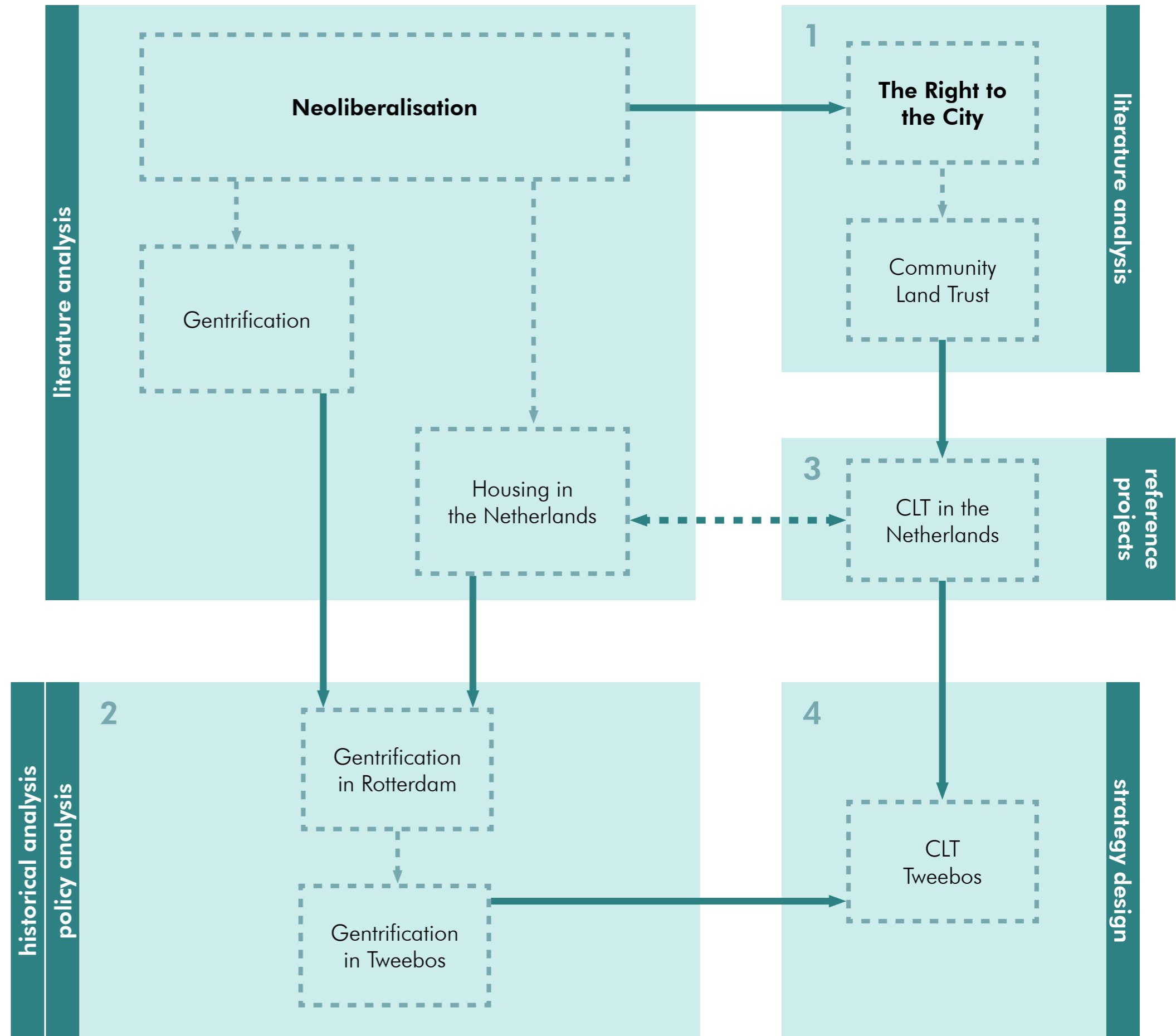
METHODOLOGY

/ **Q1:** What is gentrification and how does it relate to neoliberalisation and the right to the city?

/ **Q2:** How does state-led gentrification influence housing in Tweebos, Rotterdam?

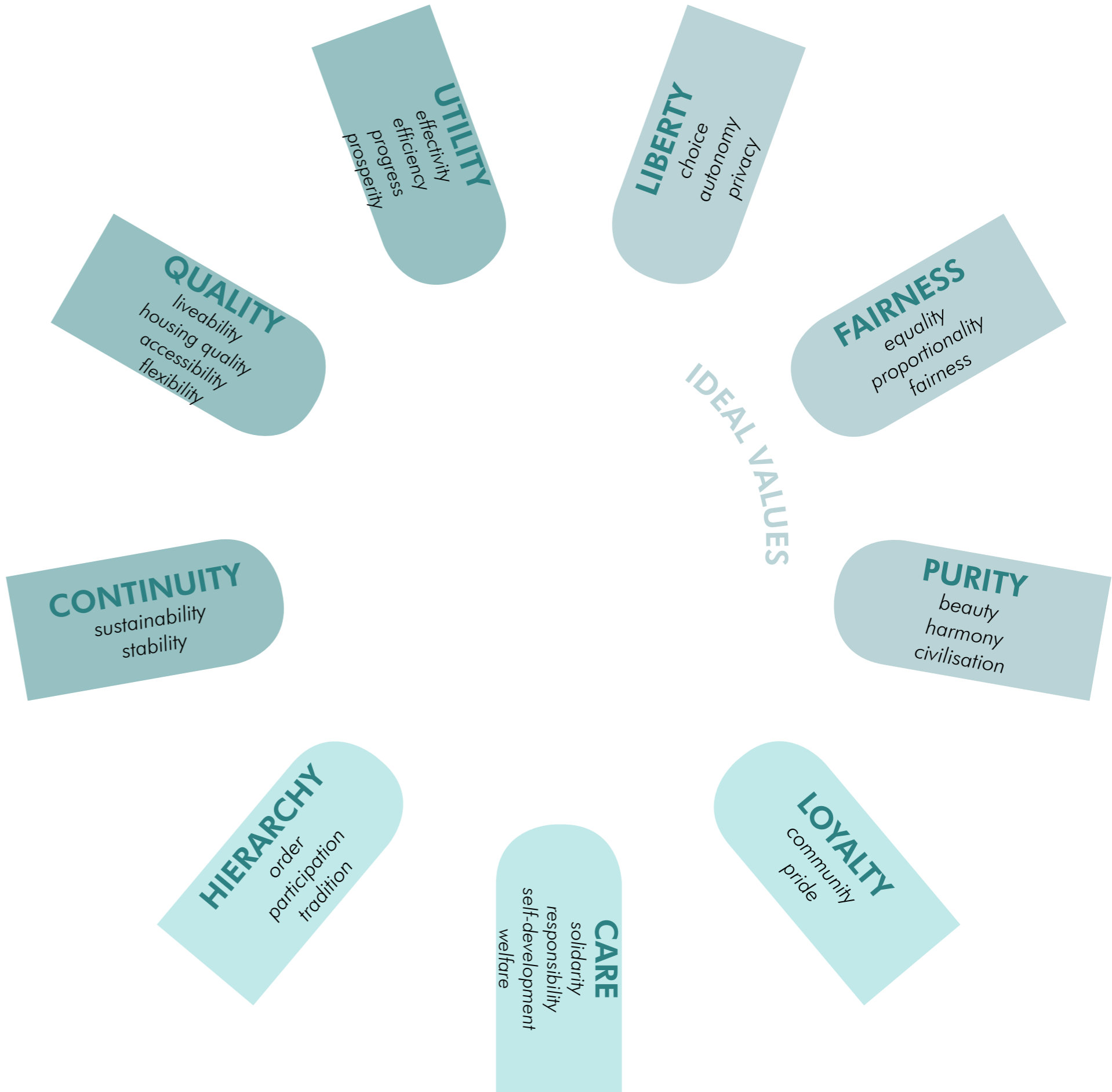
/ **Q3:** What is a Community Land Trust and how can it be applied in a Dutch context?

/ **Q4:** How can the CLT model be applied to develop Tweebos, Rotterdam?



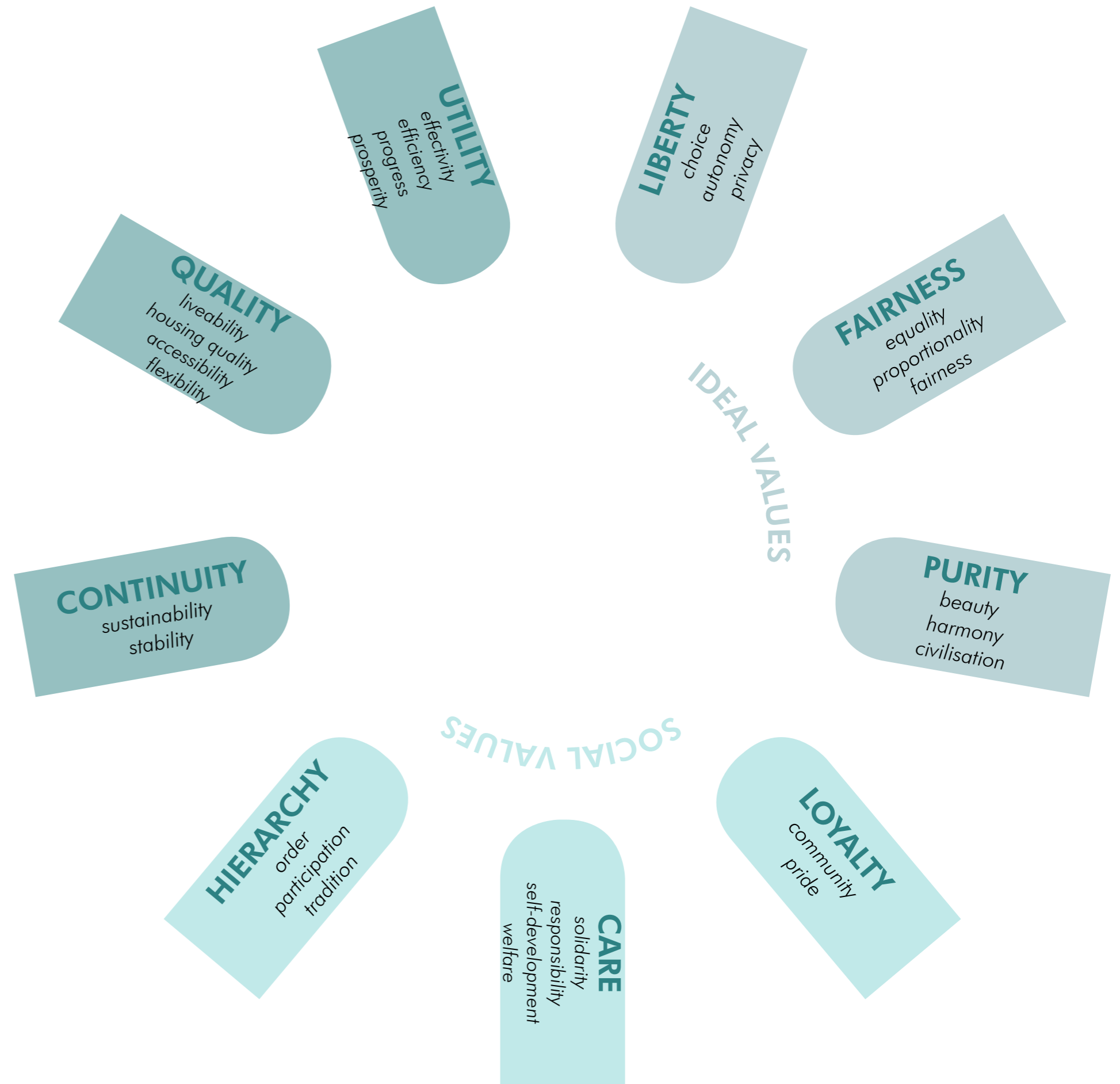
METHODOLOGY

/ Waarden van Wonen (De Argumentenfabriek, 2021)



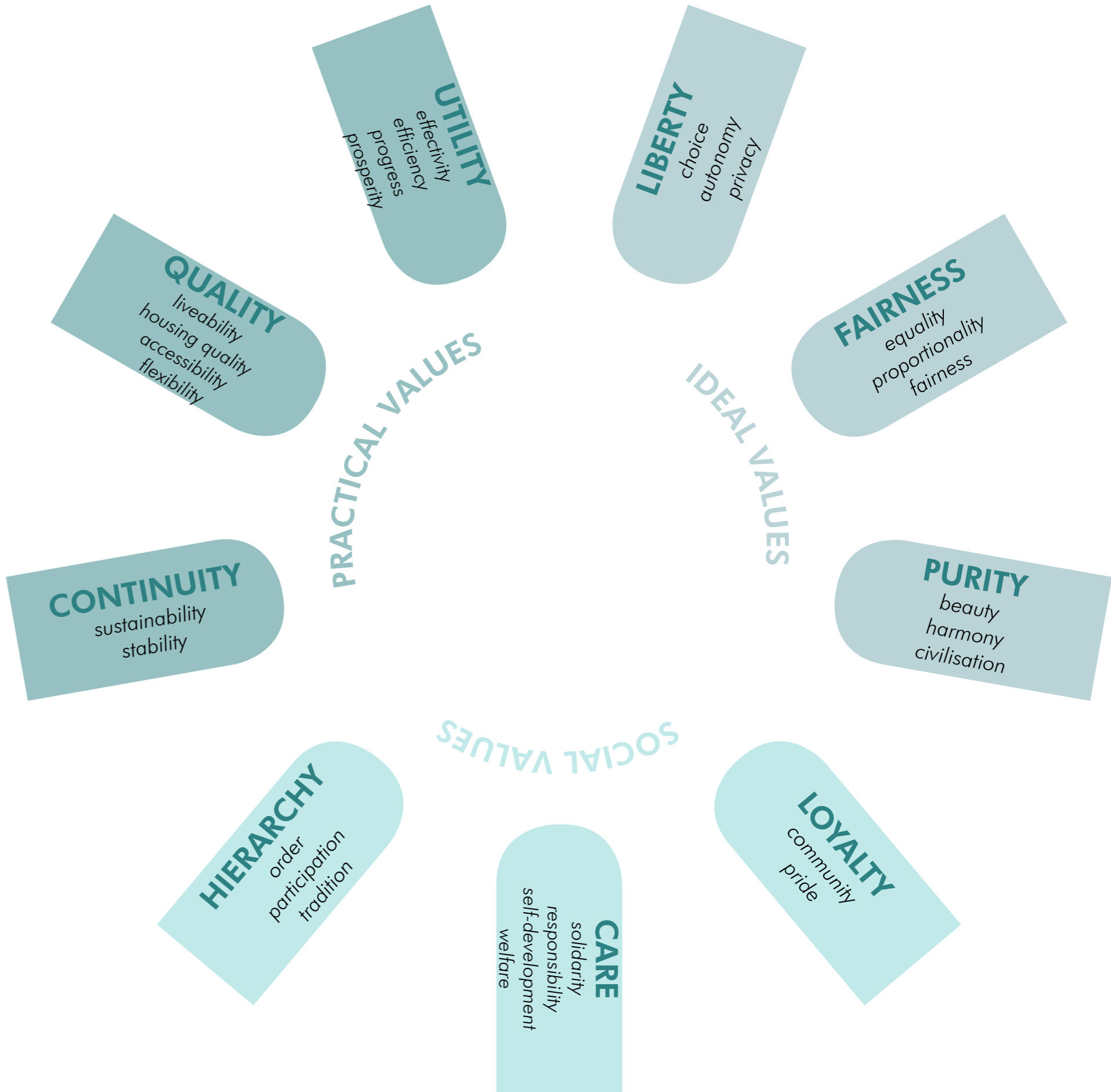
METHODOLOGY

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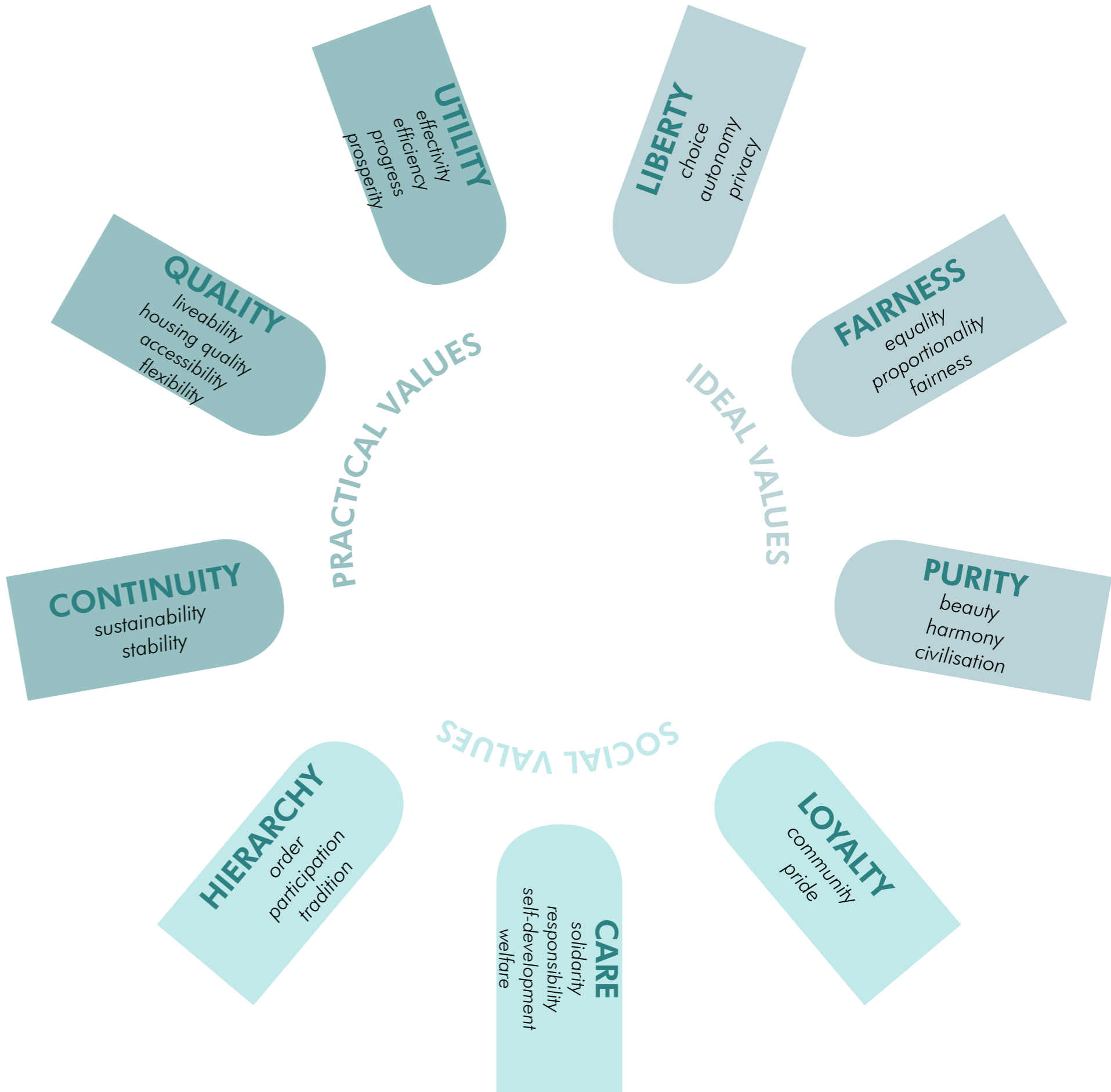
METHODOLOGY

/ Waarden van Wonen (De Argumentenfabriek, 2021)



METHODOLOGY

/ Values > aims > policy



ROTTERDAM



ROTTERDAM

/ Woonvisie
(Gemeente Rotterdam, 2016)



ROTTERDAM

/ Woonvisie aims

CHOICE

*diversification
& social base*

Rotterdam provides housing for all incomes, this includes a sufficient affordable base and new housing stock for higher incomes

HOUSING QUALITY

*spatial
environment*

The neighbourhood offers building and living qualities for the long term

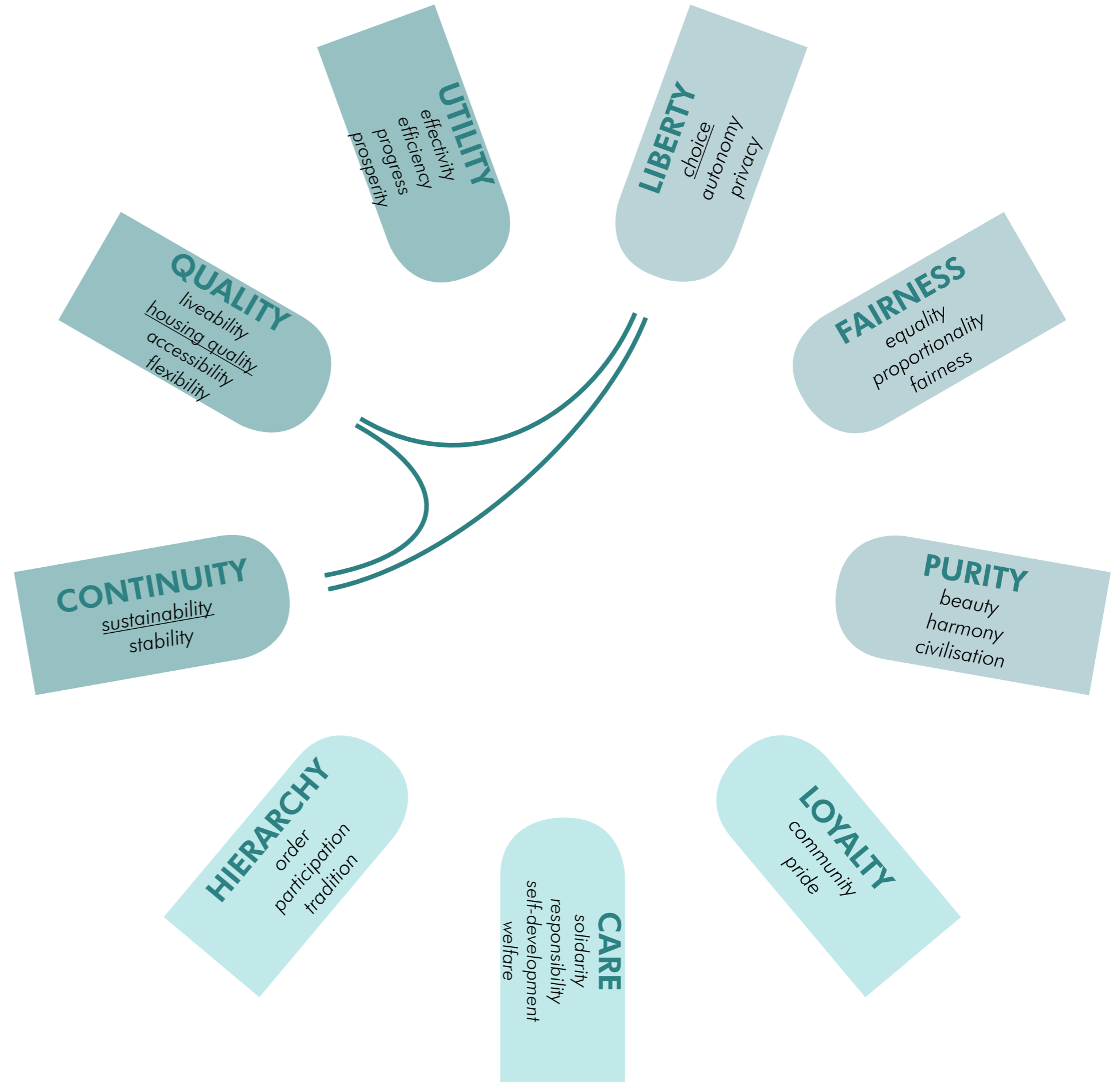
SUSTAINABILITY

*future-proof
housing stock*

Urban development must spare the environment

ROTTERDAM

/ Woonvisie values

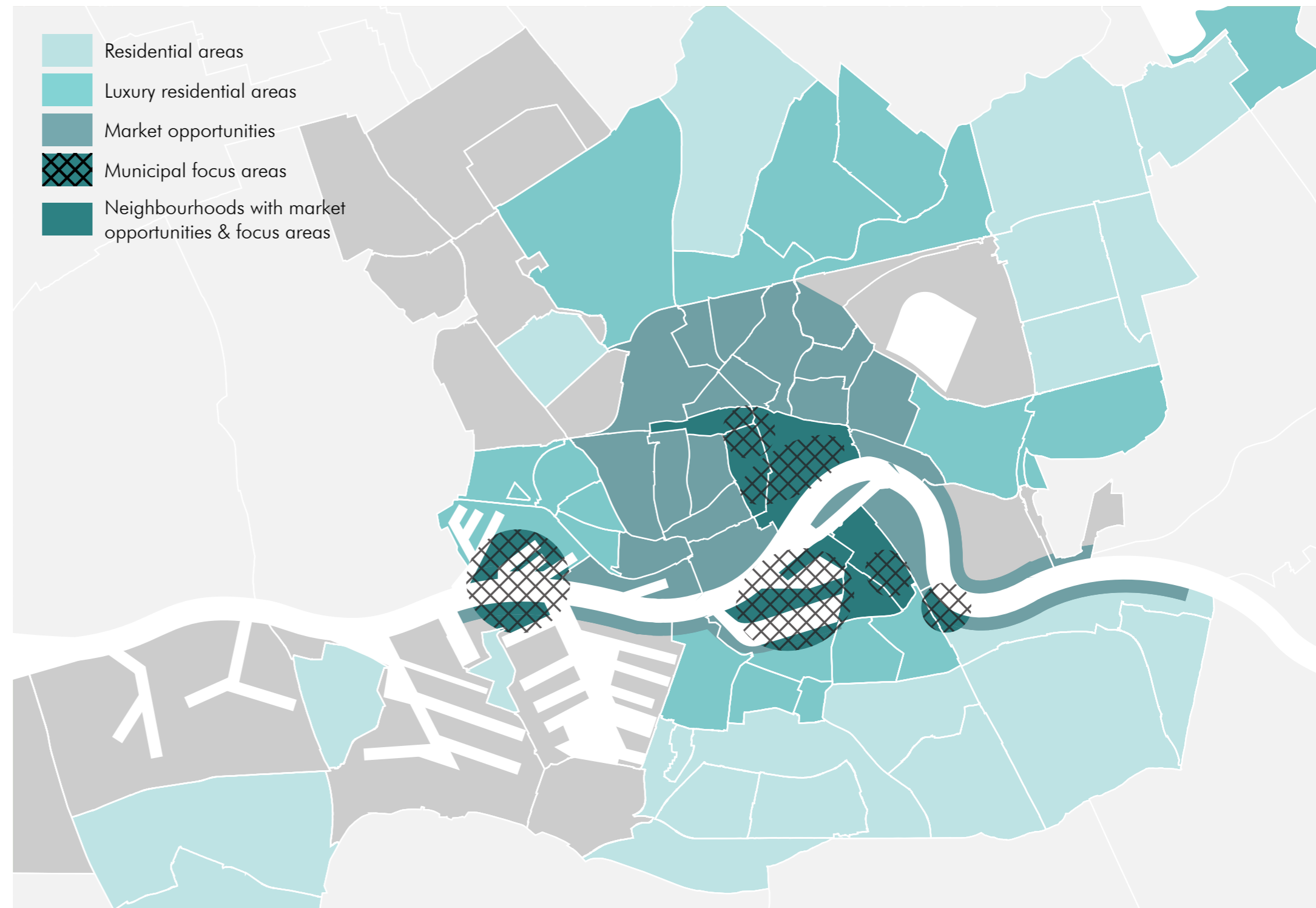


GENTRIFICATION

“the renovation and renewal of **run-down inner-city environments** through an **influx of more affluent persons** such as middle-class professionals”
(Knox & Pinch, 2010)

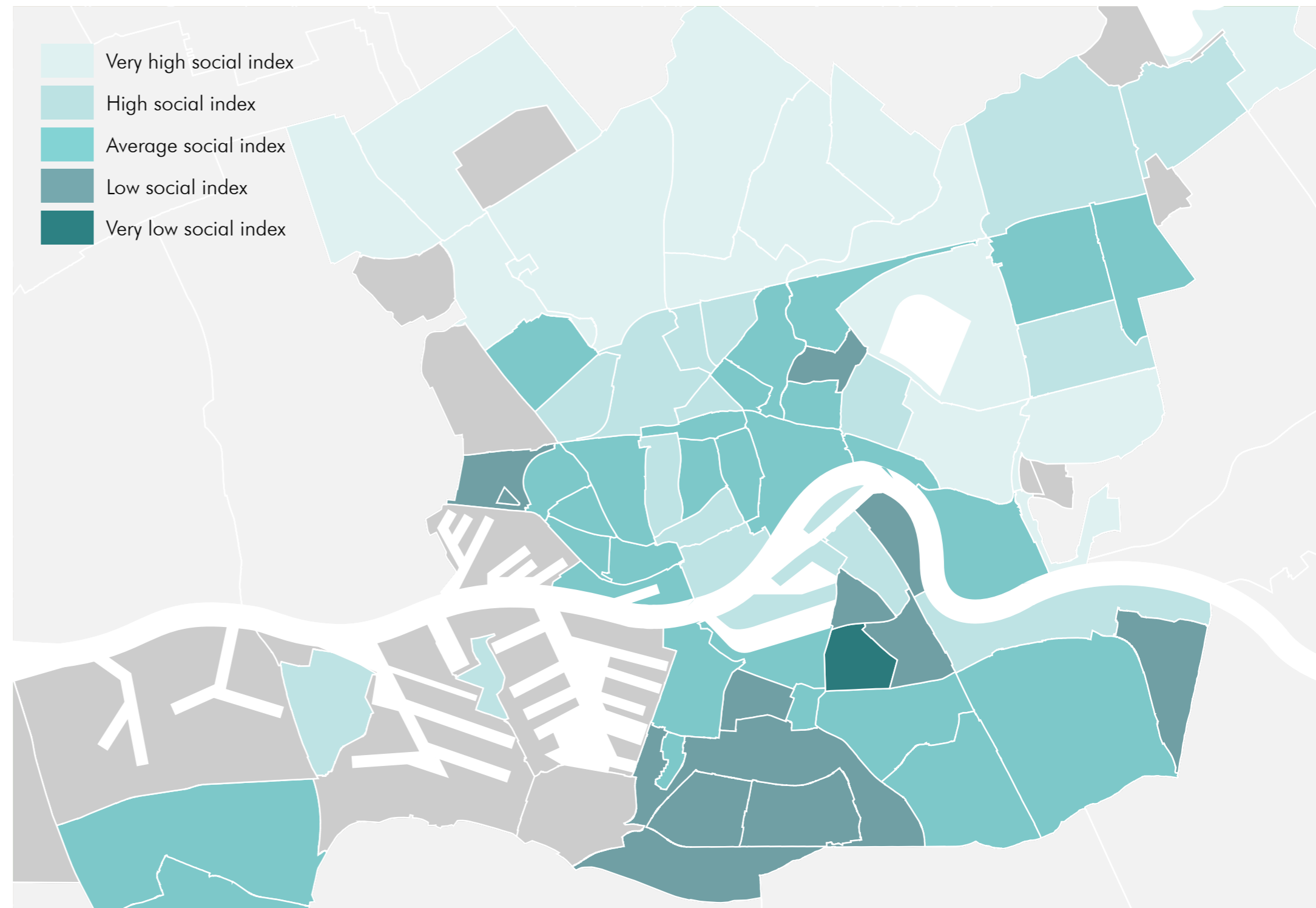
ROTTERDAM

/ Policy of state-led gentrification through Woonvisie (Gemeente Rotterdam, 2016)



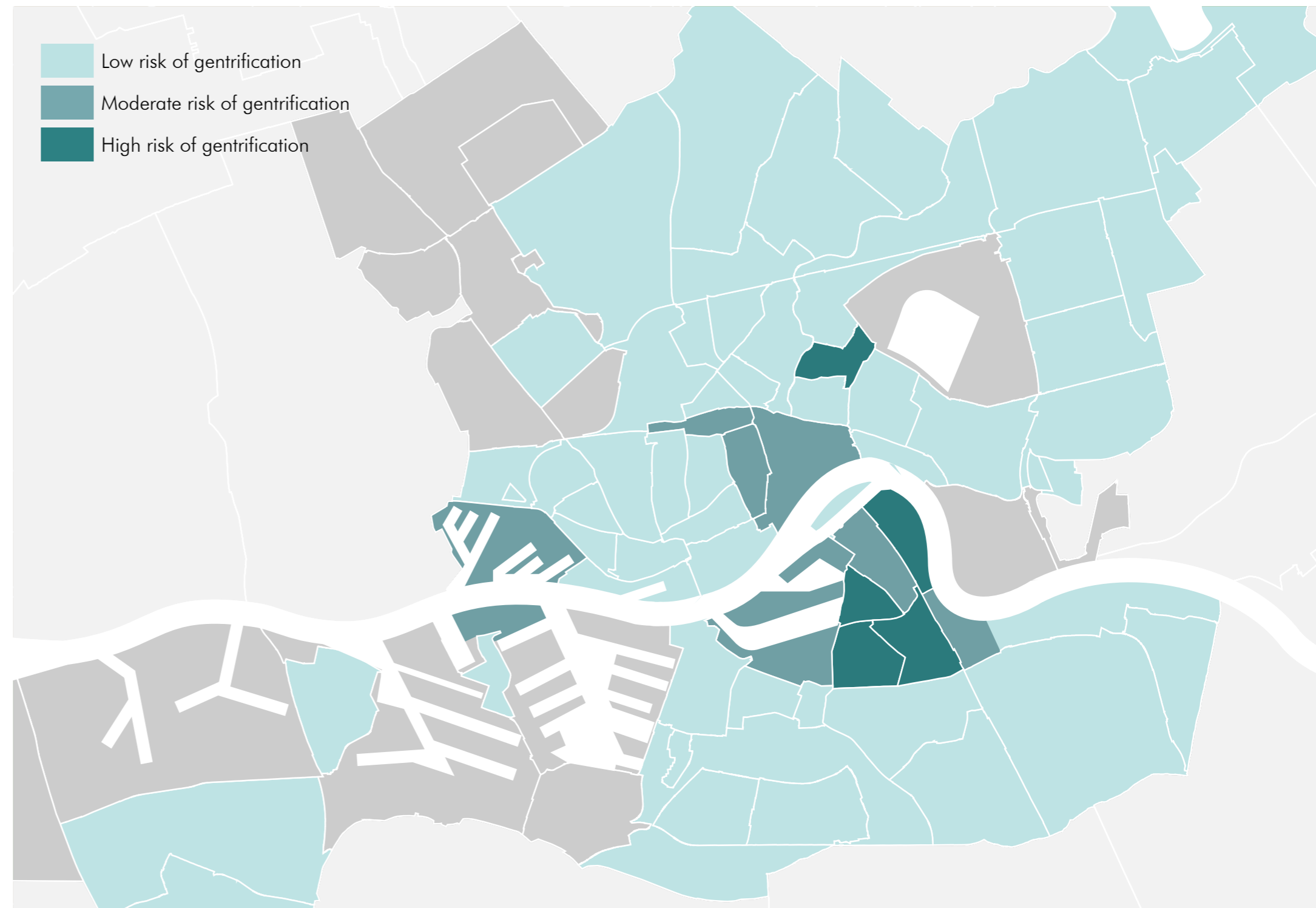
ROTTERDAM

/ Deprivation through inverse social index
(Wijkprofiel Rotterdam, 2020)



ROTTERDAM

/ Risk of state-led gentrification



AFRIKAANDERWIJK



AFRIKAANDERWIJK

/ NPRZ aims



AFRIKAANDERWIJK

/ NPRZ aims



PROSPERITY

*economic
reinforcement*

Neighbourhood conditions contribute to the local economy and the social and economic prosperity of residents

LIVEABILITY

*spatial
improvement*

Qualitative public spaces stimulate social interaction and increase happiness

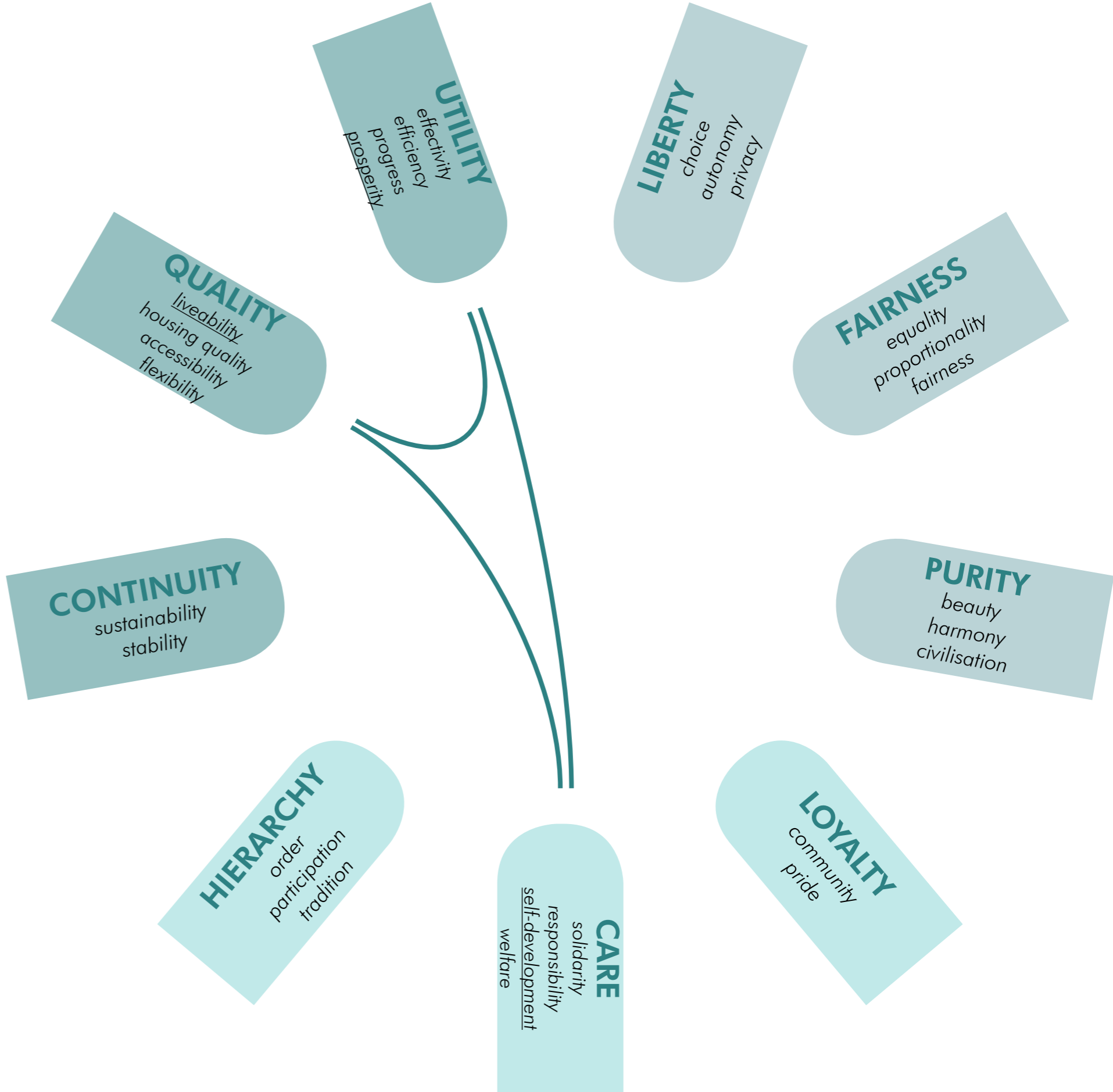
SELF-DEVELOPMENT

*talent
development*

Developing residents' talents strengthens their professional opportunities and thus the local economy and social cohesion

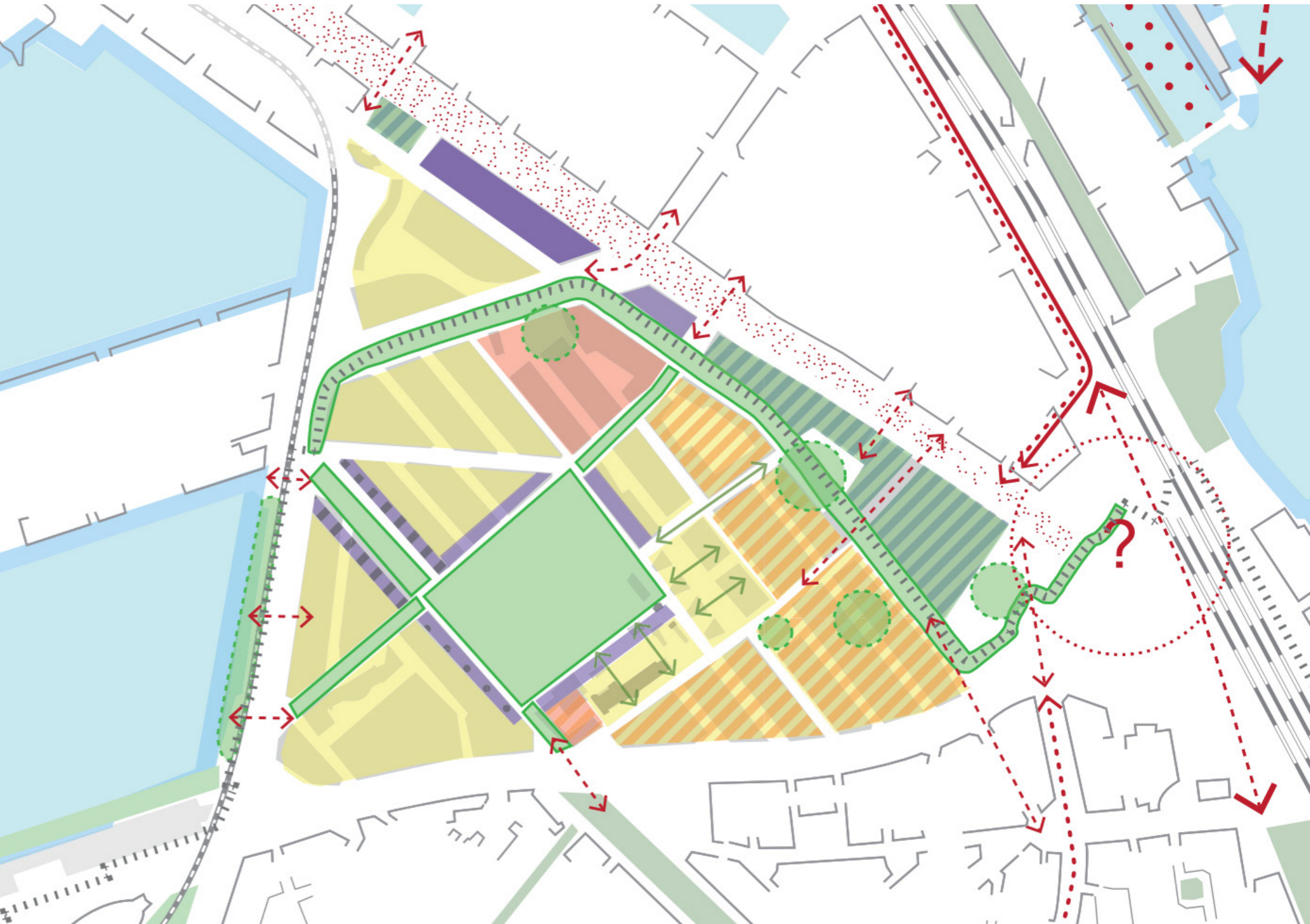
AFRIKAANDERWIJK

/ NPRZ values



AFRIKAANDERWIJK

/ NPRZ



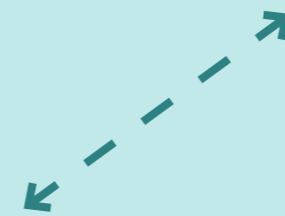
AFRIKAANDERWIJK

/ NPRZ

more green spaces



better connections



diverse housing supply



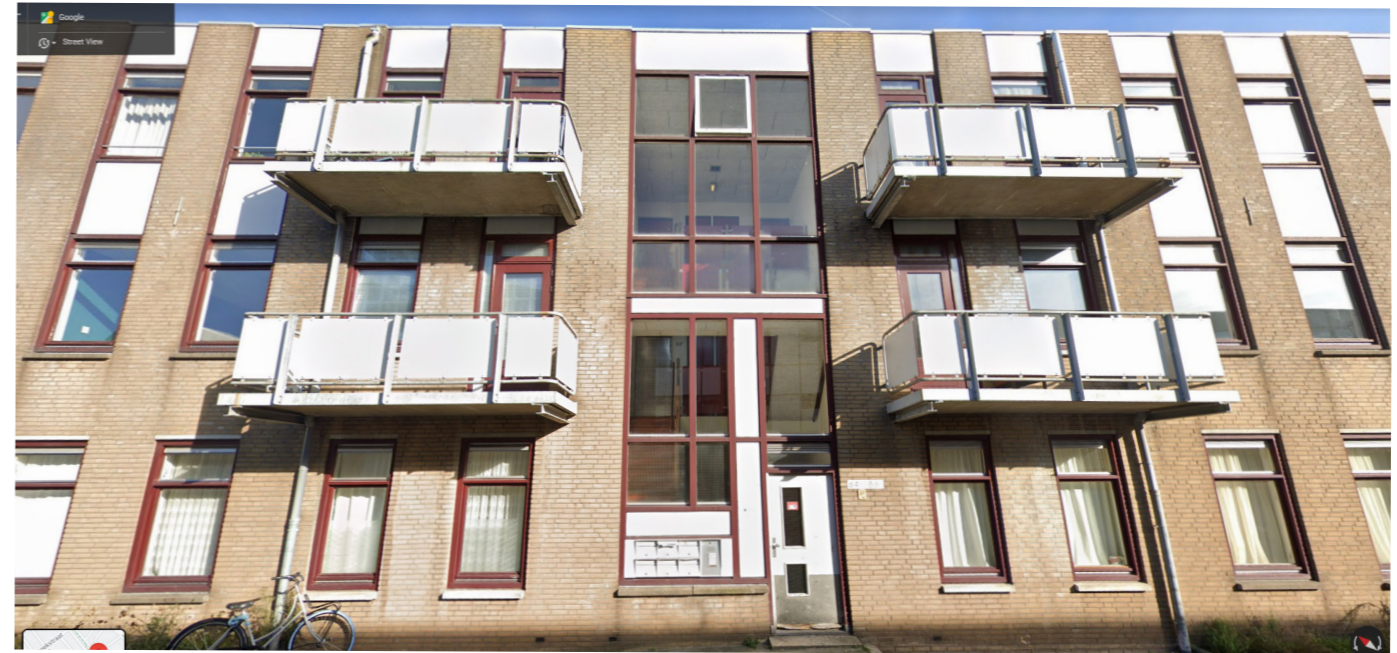
AFRIKAANDERWIJK

/ Tweebos

HISTORIC



STADSVERNIEUWING



MODIFIED PRE-WAR



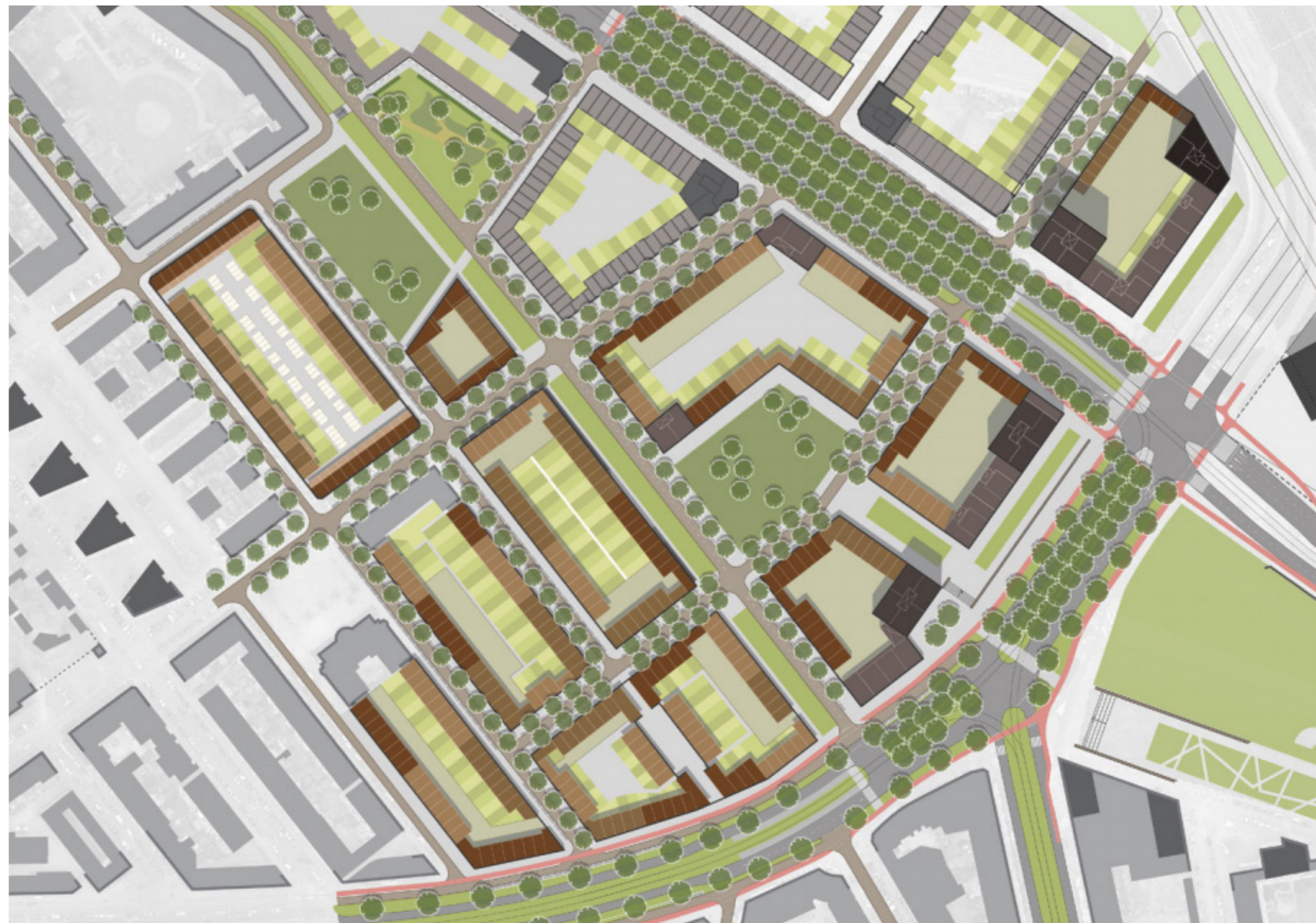
AFRIKAANDERWIJK

/ Tweebos



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/ Tweebos



AFRIKAANDERWIJK

/ Tweebos



AFRIKAANDERWIJK

/ Tweebos aims



SOLIDARITY

economic
marginalisation

The heaviest burdens should rest on the strongest shoulders, that also goes for affordable housing

COMMUNITY

social
marginalisation

Tweebos residents want to stay in their neighbourhood, but fear being displaced

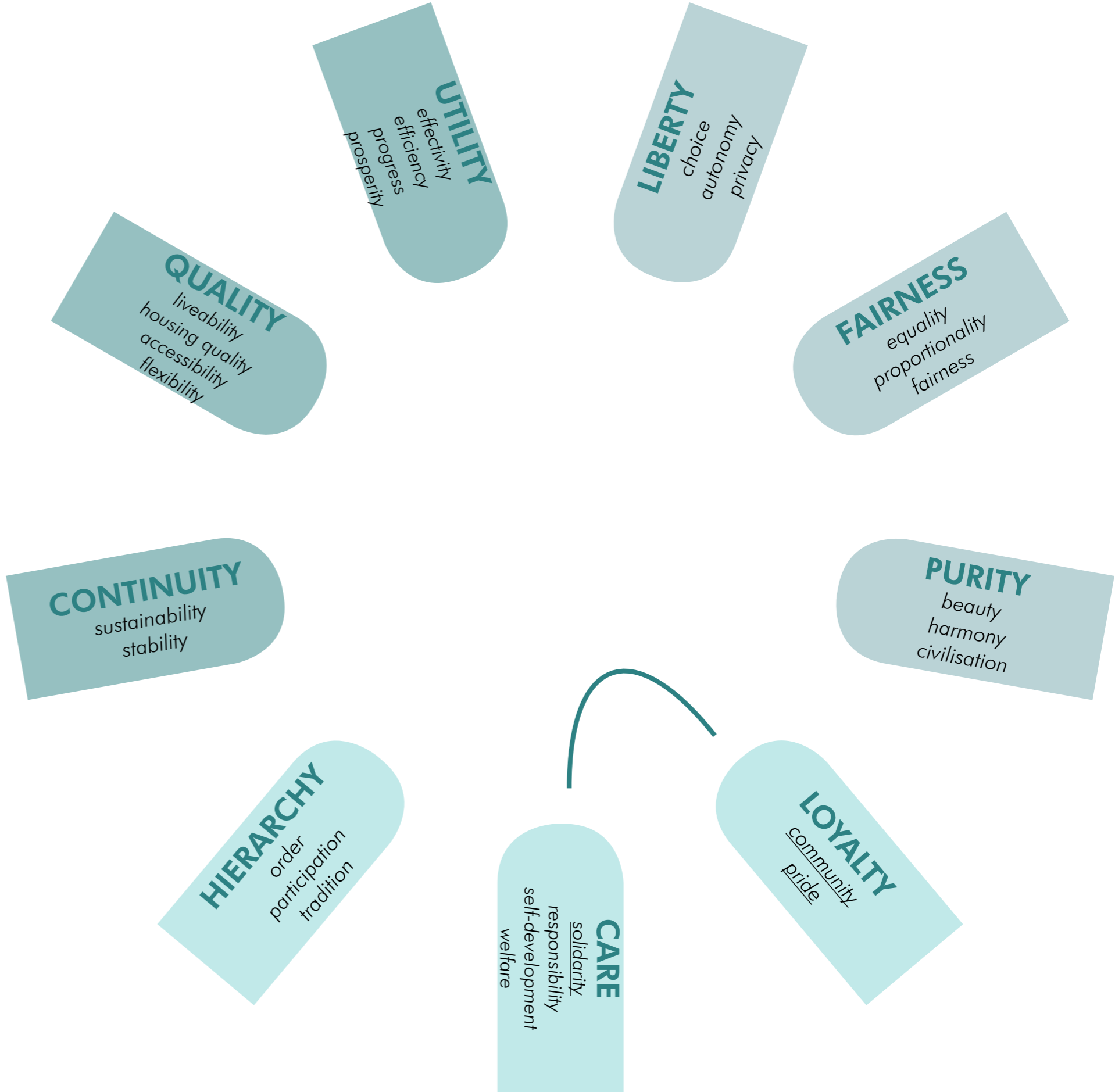
PRIDE

cultural
marginalisation

Residents identify with their neighbourhood and characteristic buildings or spaces

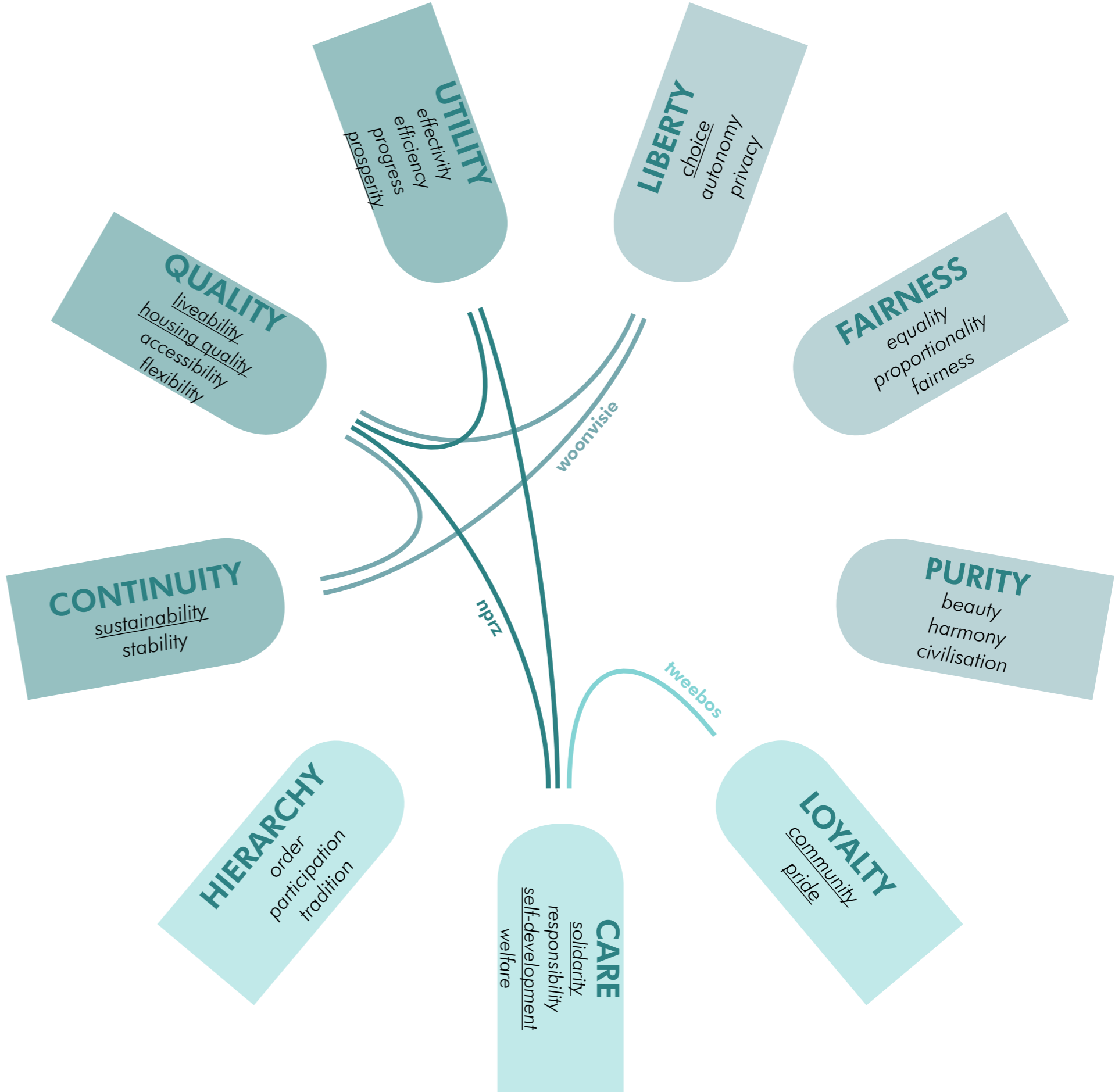
AFRIKAANDERWIJK

/ Tweebos values



AFRIKAANDERWIJK

/ Clash of values



RIGHT TO THE CITY



THE RIGHT TO THE CITY



appropriation



participation

THE RIGHT TO THE CITY



**economics
of land**



**urban
commons**

THE RIGHT TO THE CITY



**economics
of land**



decommodification



**urban
commons**



*governance by
clear community*

COMMUNITY LAND TRUST

/ Collectively governed land,
permanent affordability



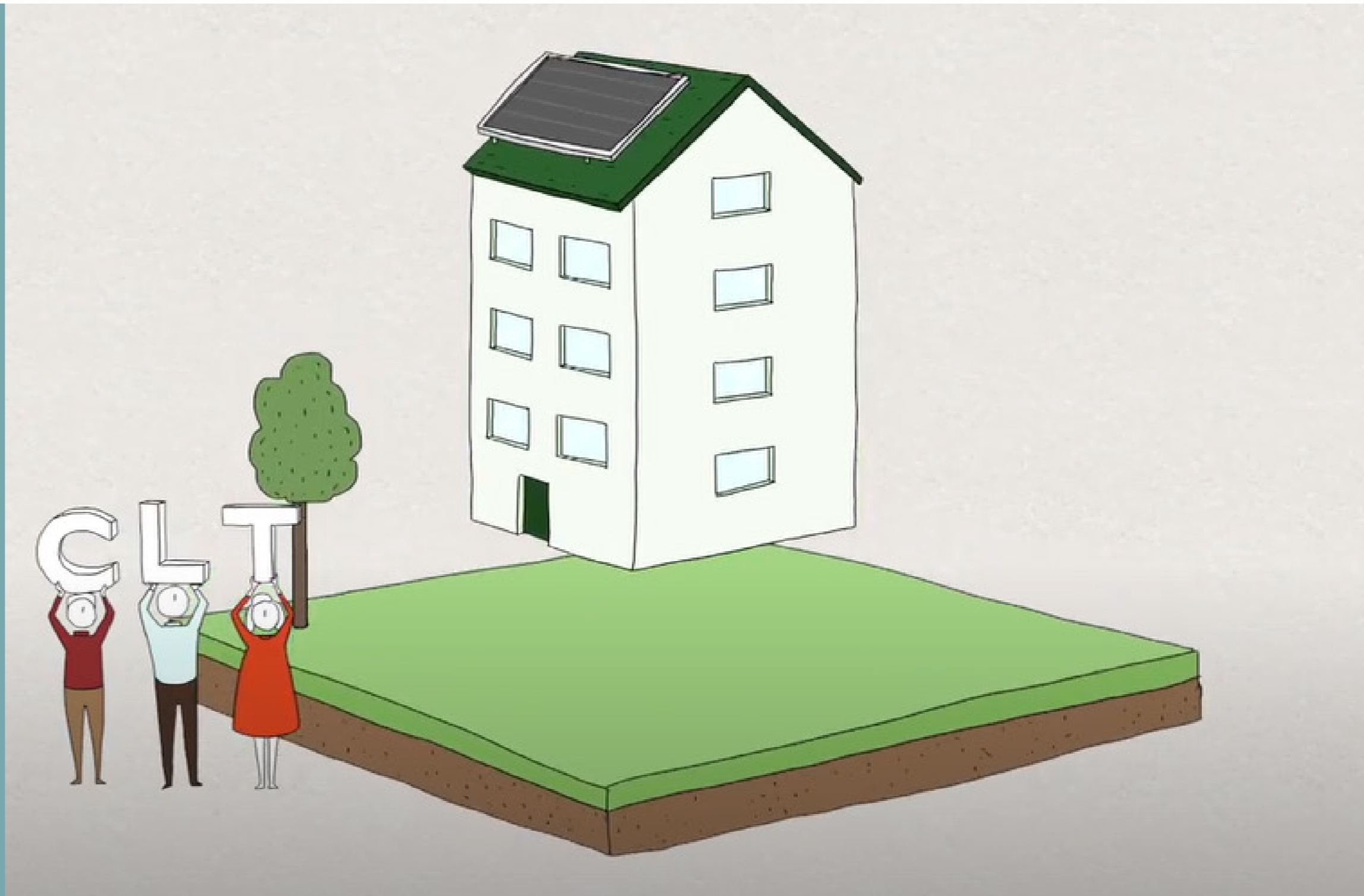
COMMUNITY LAND TRUST

/ Collectively governed land,
permanent affordability



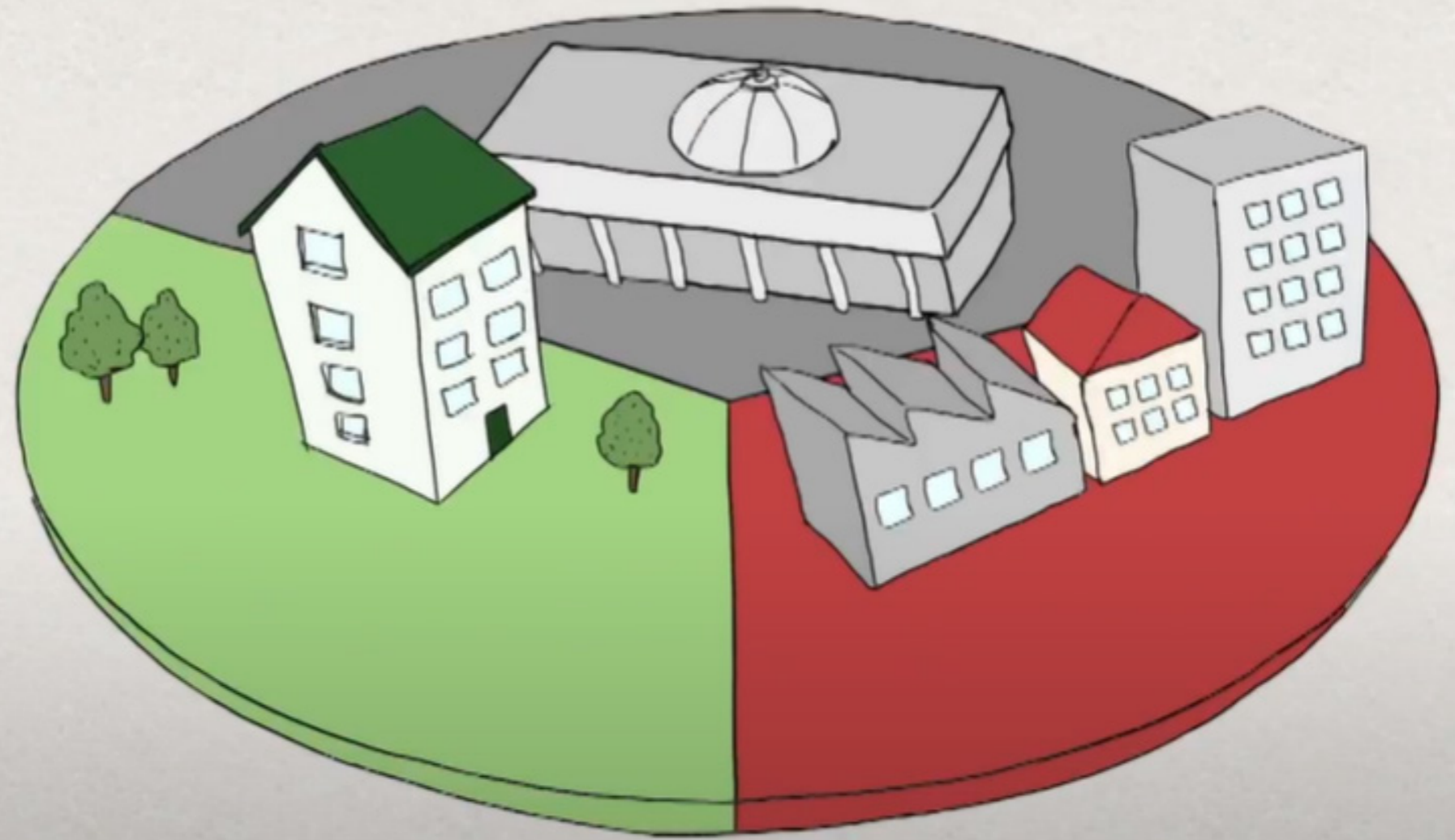
COMMUNITY LAND TRUST

/ Collective ownership of land



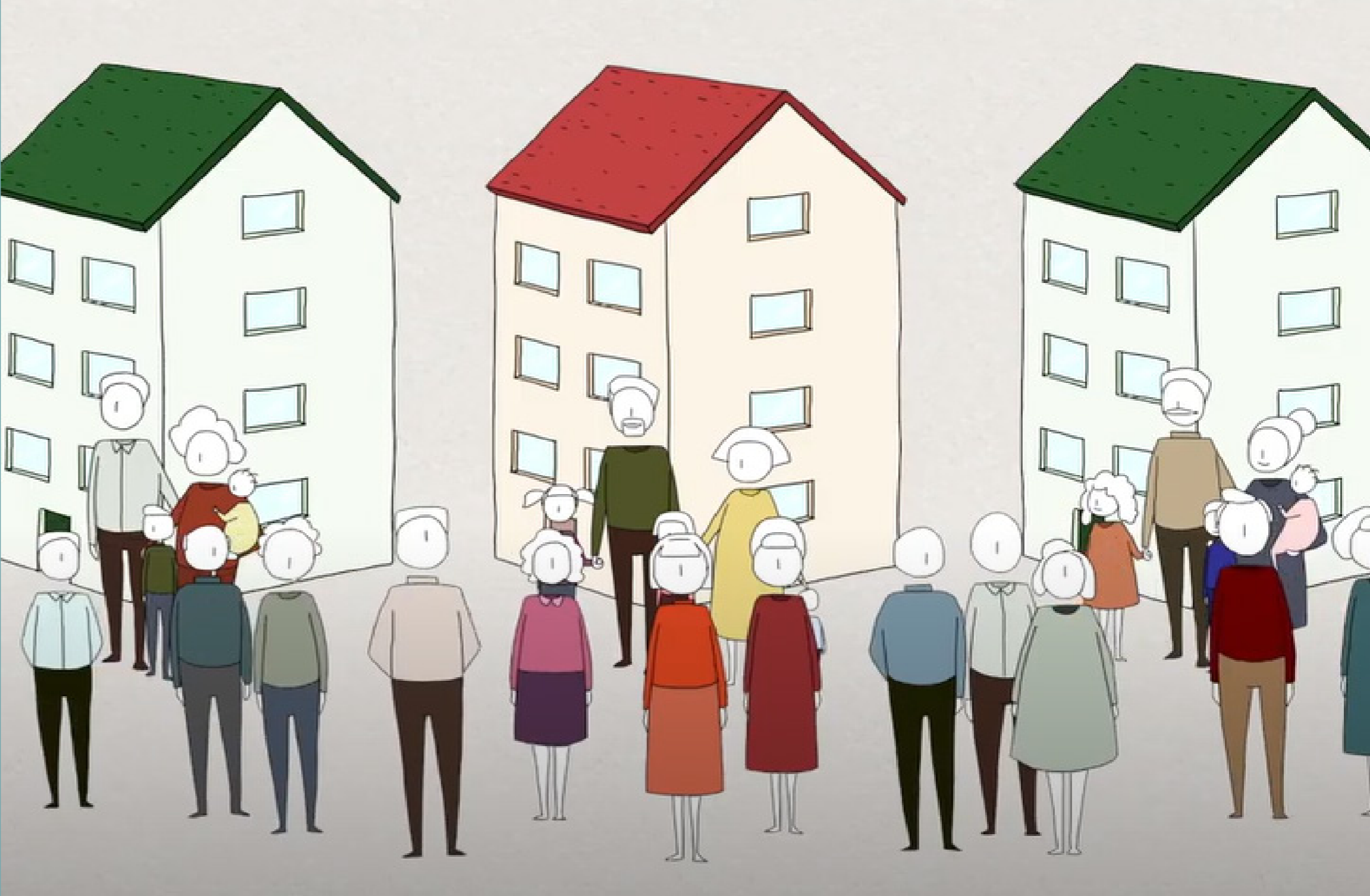
COMMUNITY LAND TRUST

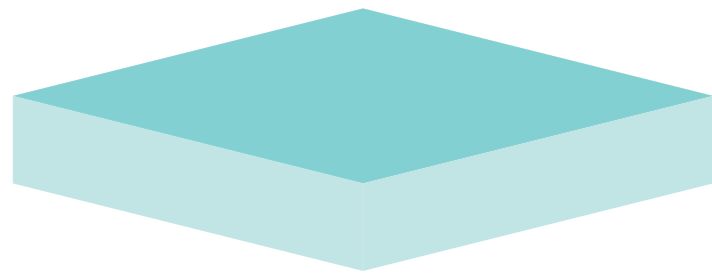
/ Tripartite governance



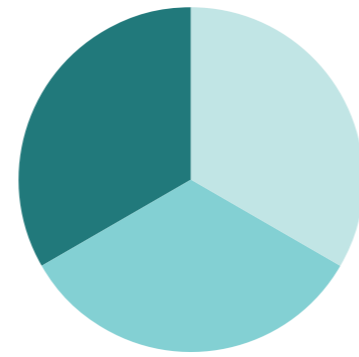
COMMUNITY LAND TRUST

/ Community-led development

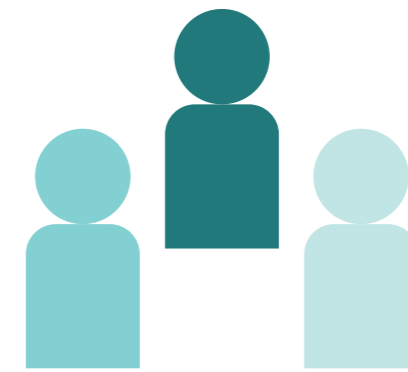




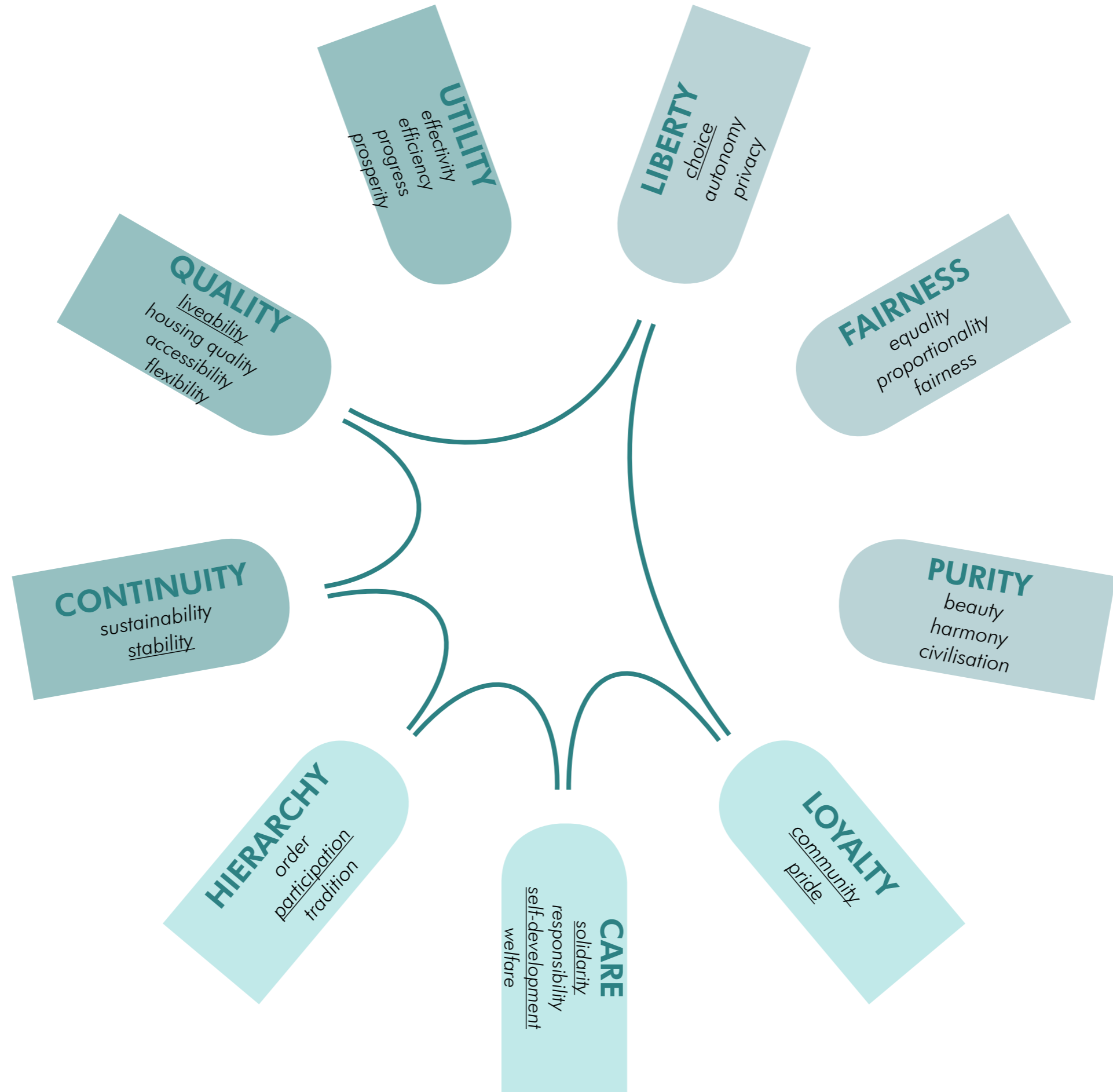
**acquiring land
and resources**

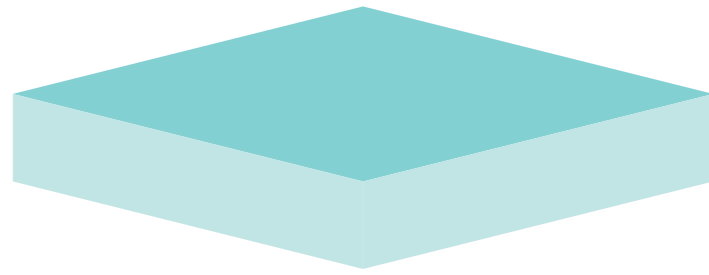


**developing
the organisation**



**developing
the community**





acquiring land and resources

stability

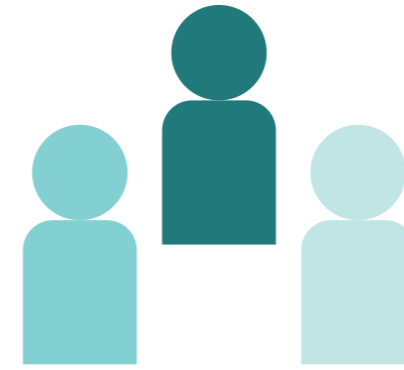
The CLT must acquire land in the neighbourhood

solidarity

Wealth generated by urban development should benefit the neighbourhood that created it

choice

The CLT provides housing for residents with lower incomes



developing the community

community

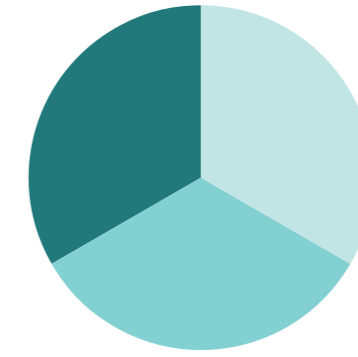
A neighbourhood with a strong community creates social resilience and understanding

pride

The CLT is a community where people feel safe and know one another

liveability

The neighbourhood offers the necessary basic facilities for all its social groups



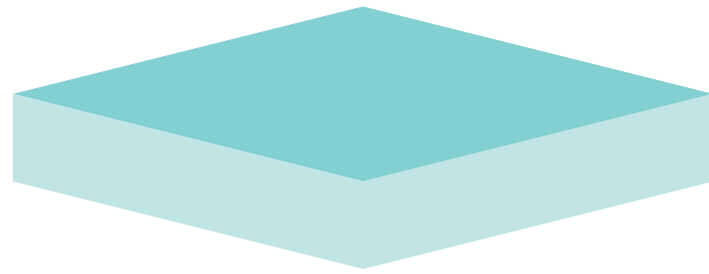
developing the organisation

participation

Residents determine what their home and neighbourhood will look like

self-development

The CLT gives people a basis to develop themselves

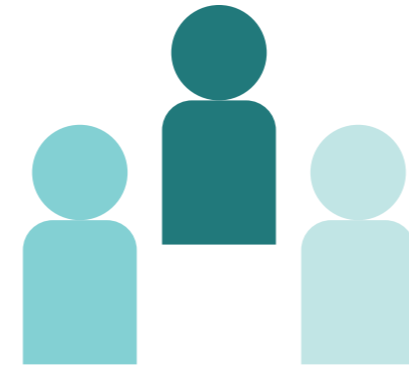


acquiring land and resources

Vestia can provide the land for the CLT, but cannot invest financially

The appreciation of the value of the land is redistributed to the community through CLT erfpacht

The CLT invests its income in developing and managing affordable housing

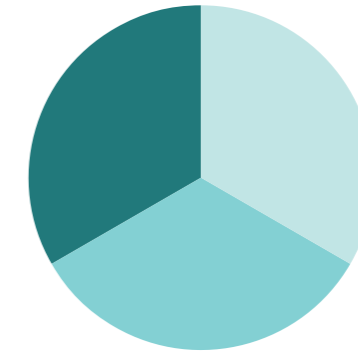


developing the community

Different social groups in the neighbourhood will be actively connected to one another through CLT activities

Residents know their neighbours through informal meetings and social activities

Local services and facilities will be developed in cooperation with the CLT

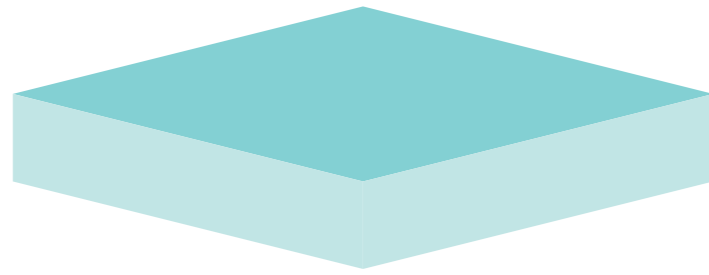


developing the organisation

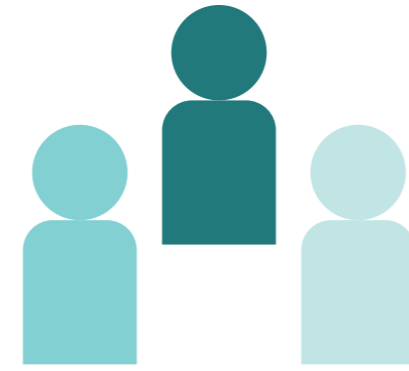
The CLT will develop a mission and a vision for the area under guidance from housing professionals

The CLT educates members on matters of development, maintenance, organisation and policy

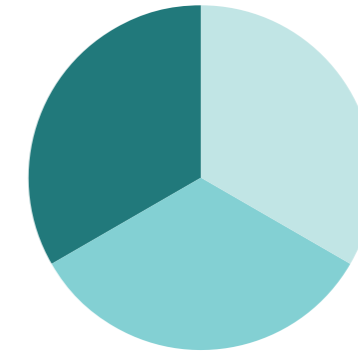
Everyone is represented in the CLT



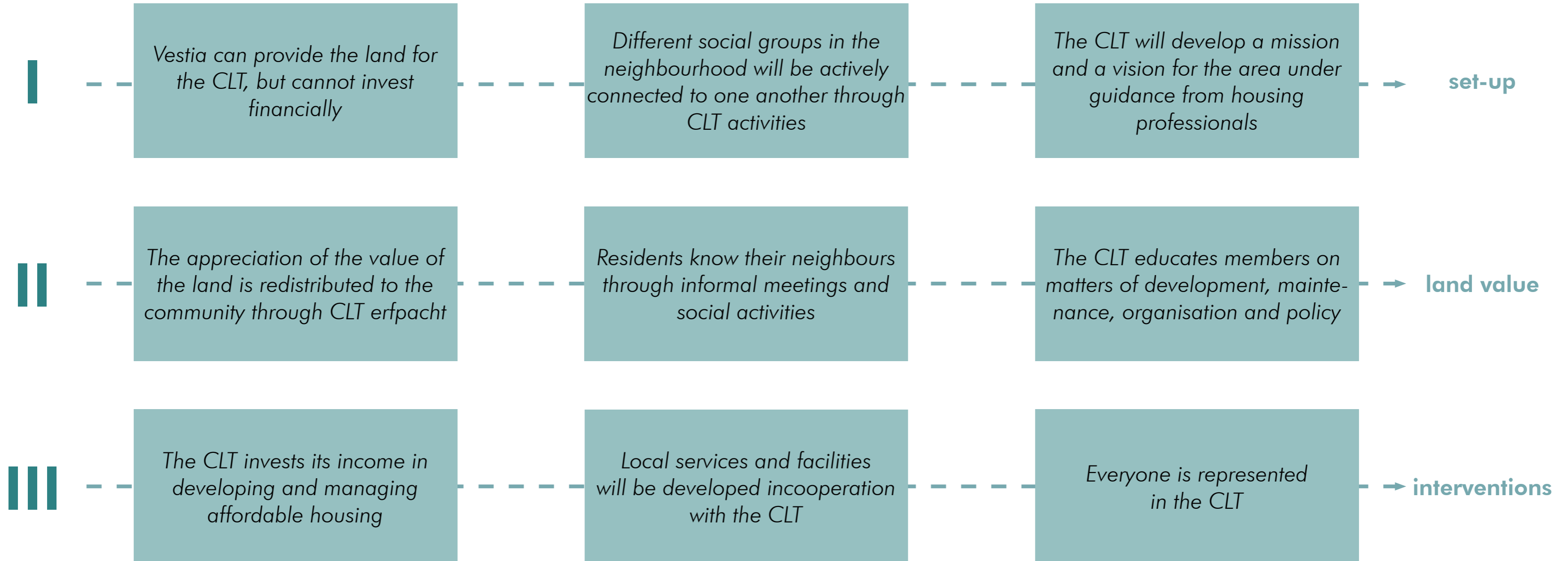
acquiring land and resources



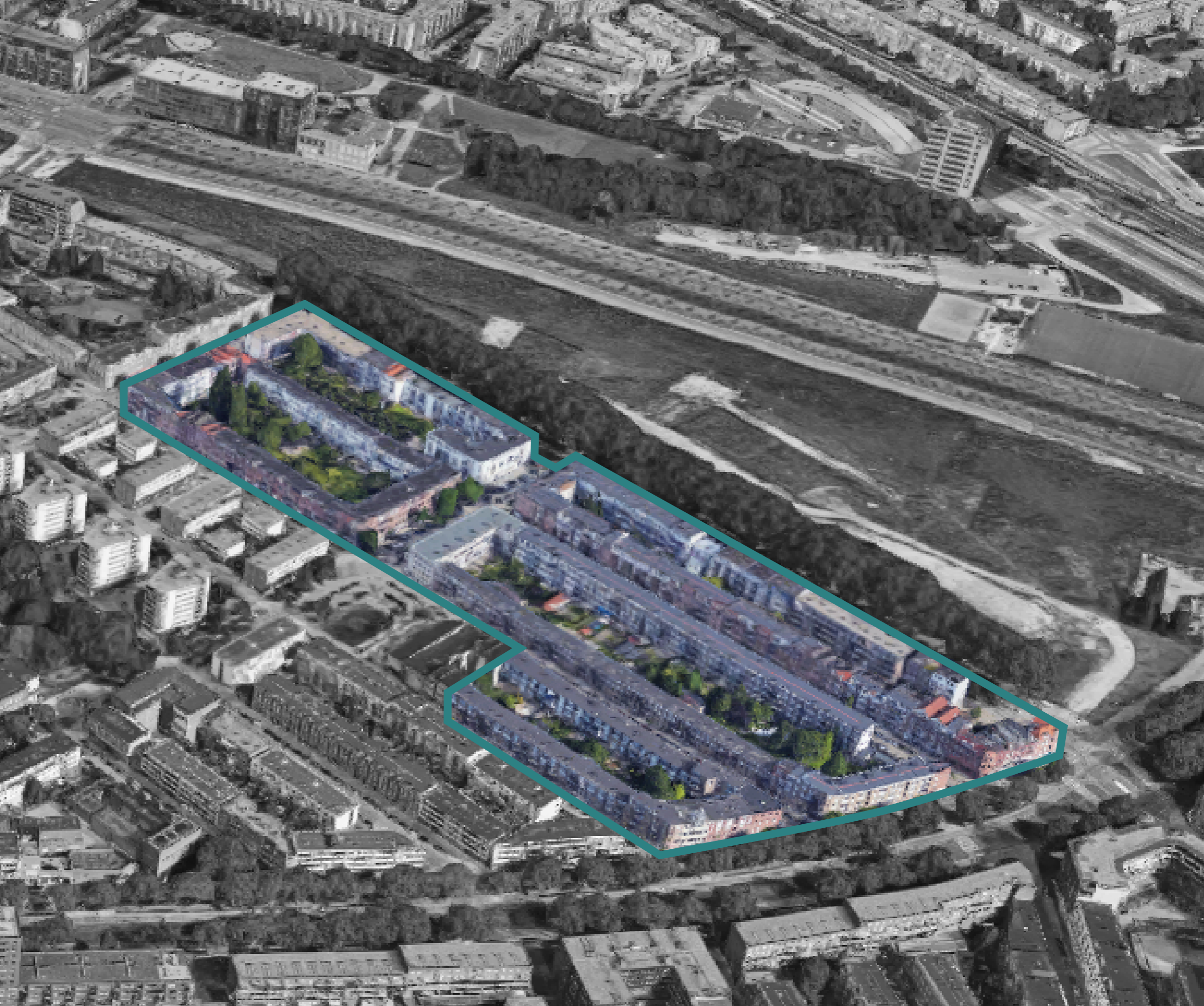
developing the community



developing the organisation

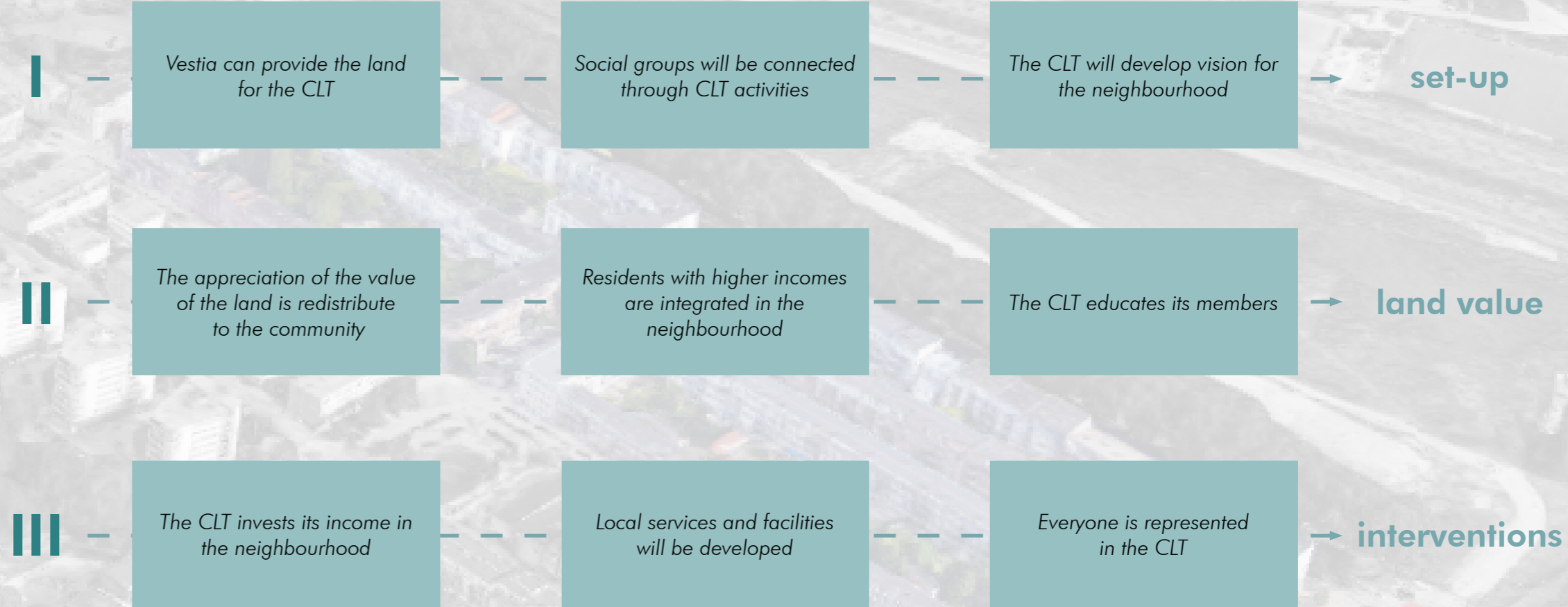


CLT TWEEBOS



CLT TWEEBOS

/ Phasing



CLT TWEEBOS

/ Phasing



PHASE I

/ Interim board

Housing professionals

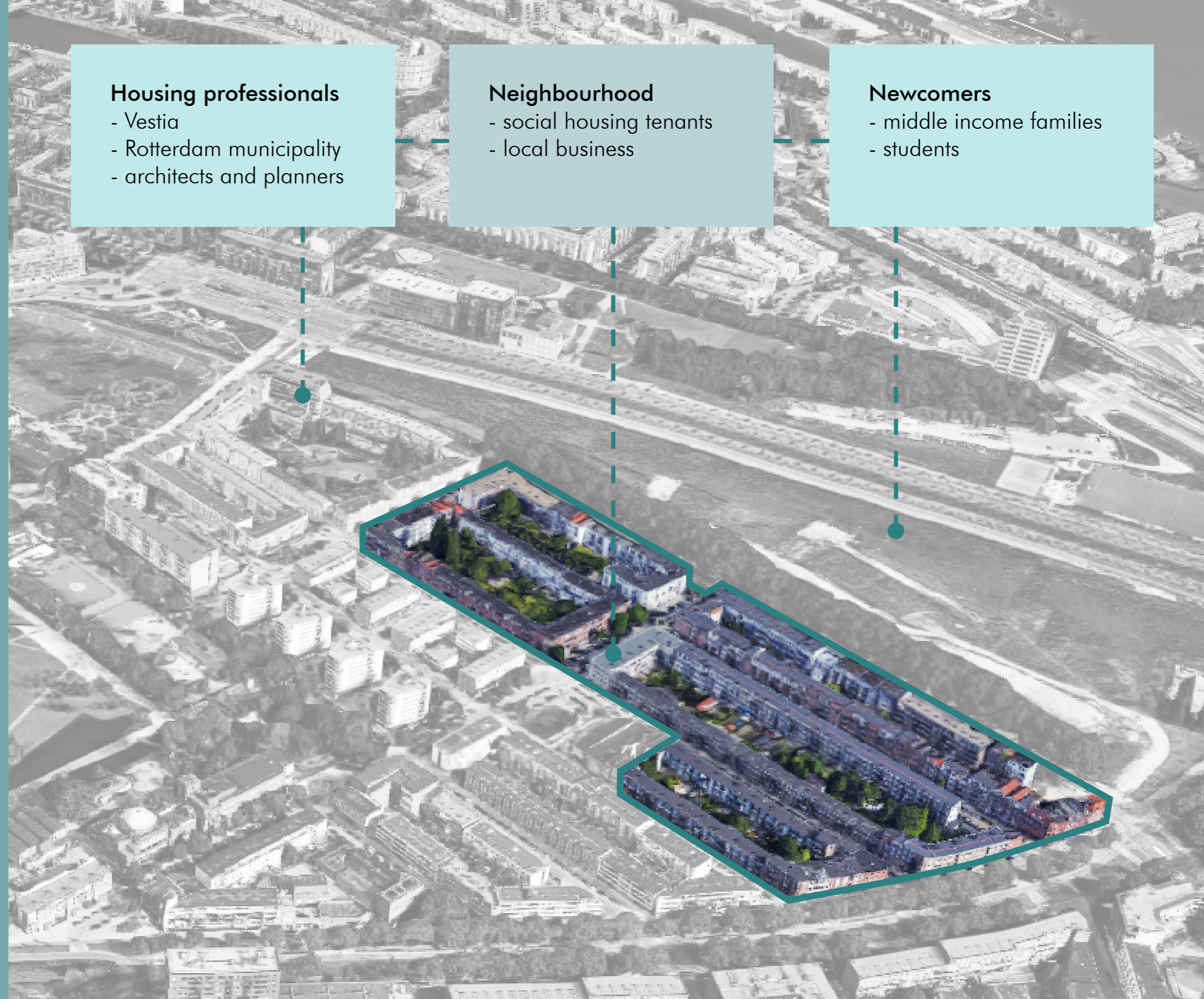
- Vestia
- Rotterdam municipality
- architects and planners

Neighbourhood

- social housing tenants
- local business

Newcomers

- middle income families
- students



PHASE I

/ Community building



SOCIAL HOUSING
RESIDENTS
cultural identity

**BASE
COMMUNITY**

MIDDLE-INCOME
GENTRIFIERS
socio-economic
capital

STUDENTS
educational capital

workforce and families

provide urban liveliness

provide social know-how

TWEEBOS VALUES

elements of identity

spaces of collectivity

social economy

green space



Hilledijk



collective gardens



central square with local amenities

NPRZ AIMS

connections



local amenities along Martinus Steijnstraat



interconnected courtyards



Laan op Zuid developments

housing supply



historic architecture



open backyards



workshop dwellings

pride

community

solidarity

TWEEBOS VALUES

elements of identity

spaces of collectivity

social economy

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central square with local amenities

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local amenities along Martinus Steijnstraat



interconnected courtyards



Laan op Zuid developments

housing supply



historic architecture



open backyards



workshop dwellings

more green spaces



better connections



diverse housing supply



TWEEBOS VALUES

elements of identity



Hilledijk

spaces of collectivity



collective gardens

social economy



central square with local amenities

green space

connections

housing supply



local amenities along Martinus Steijnstraat



interconnected courtyards



Laan op Zuid developments



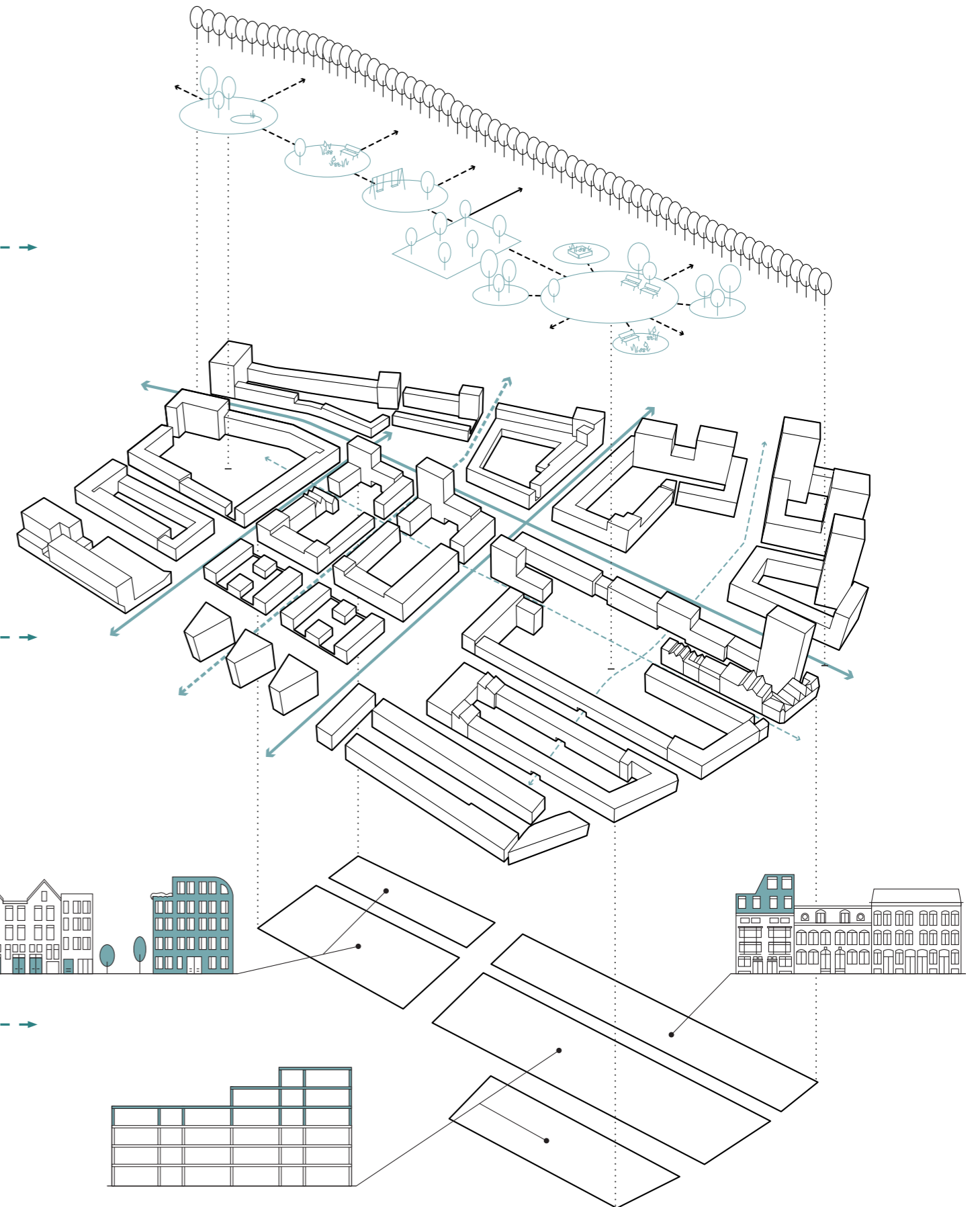
historic architecture



open backyards



workshop dwellings



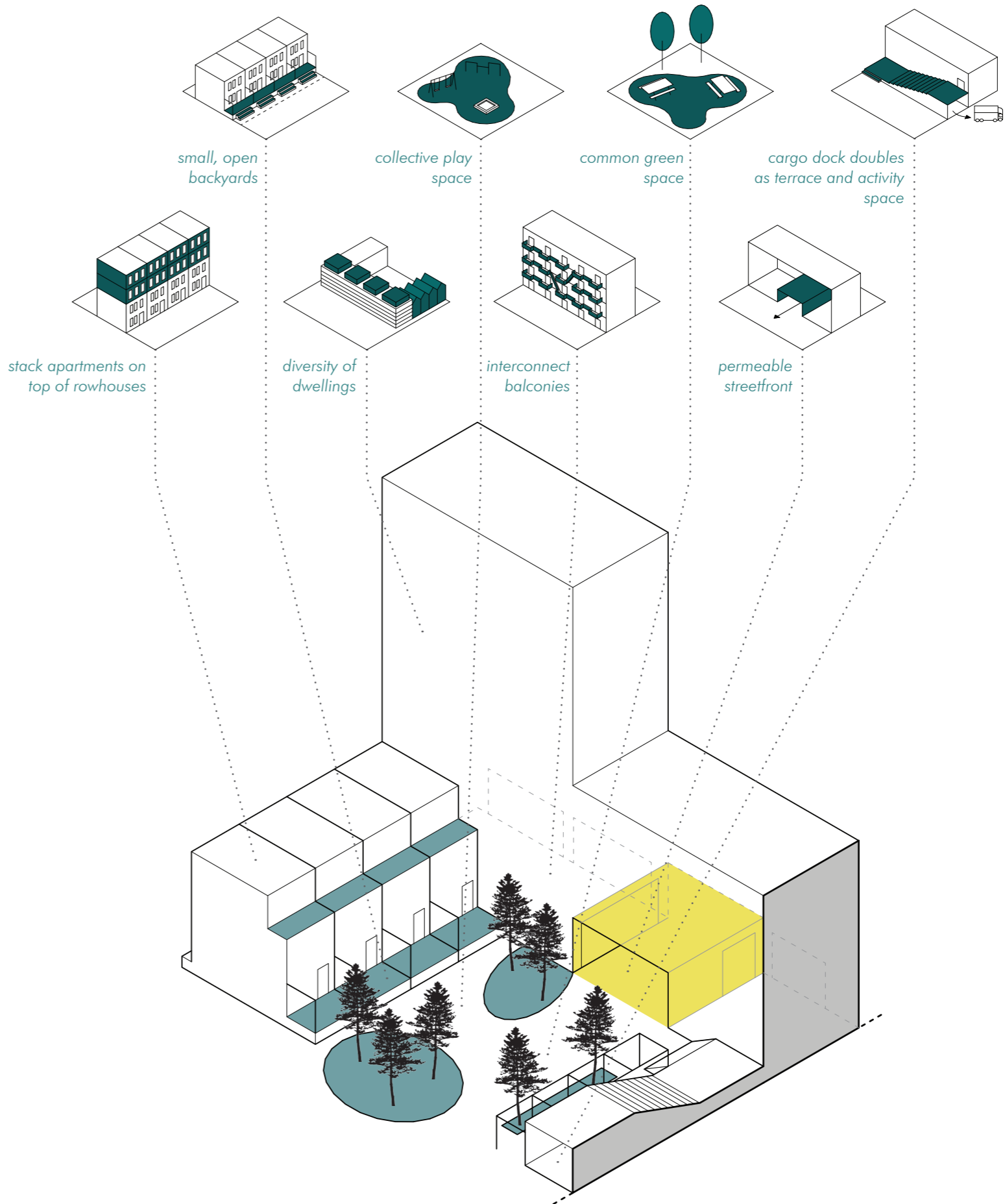
PHASE II

/ Land value



PHASE II

/ Land value



PHASE III

/ Tripartite board

Institutional actors

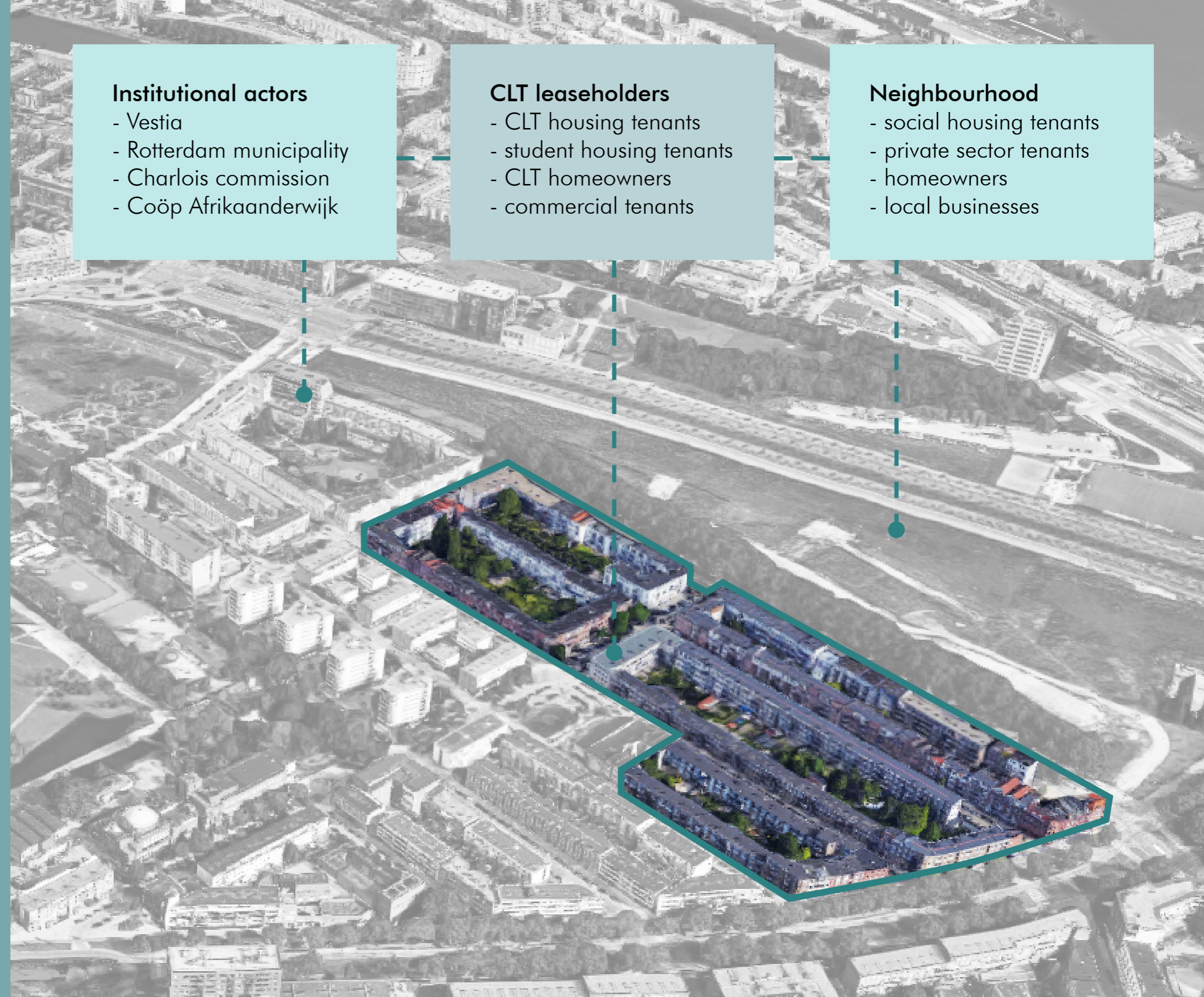
- Vestia
- Rotterdam municipality
- Charlois commission
- Coöp Afrikaanderwijk

CLT leaseholders

- CLT housing tenants
- student housing tenants
- CLT homeowners
- commercial tenants

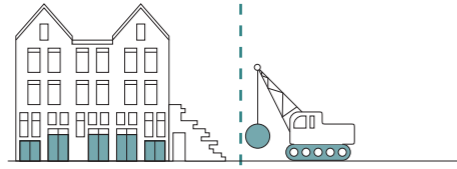
Neighbourhood

- social housing tenants
- private sector tenants
- homeowners
- local businesses



HOUSING SUPPLY

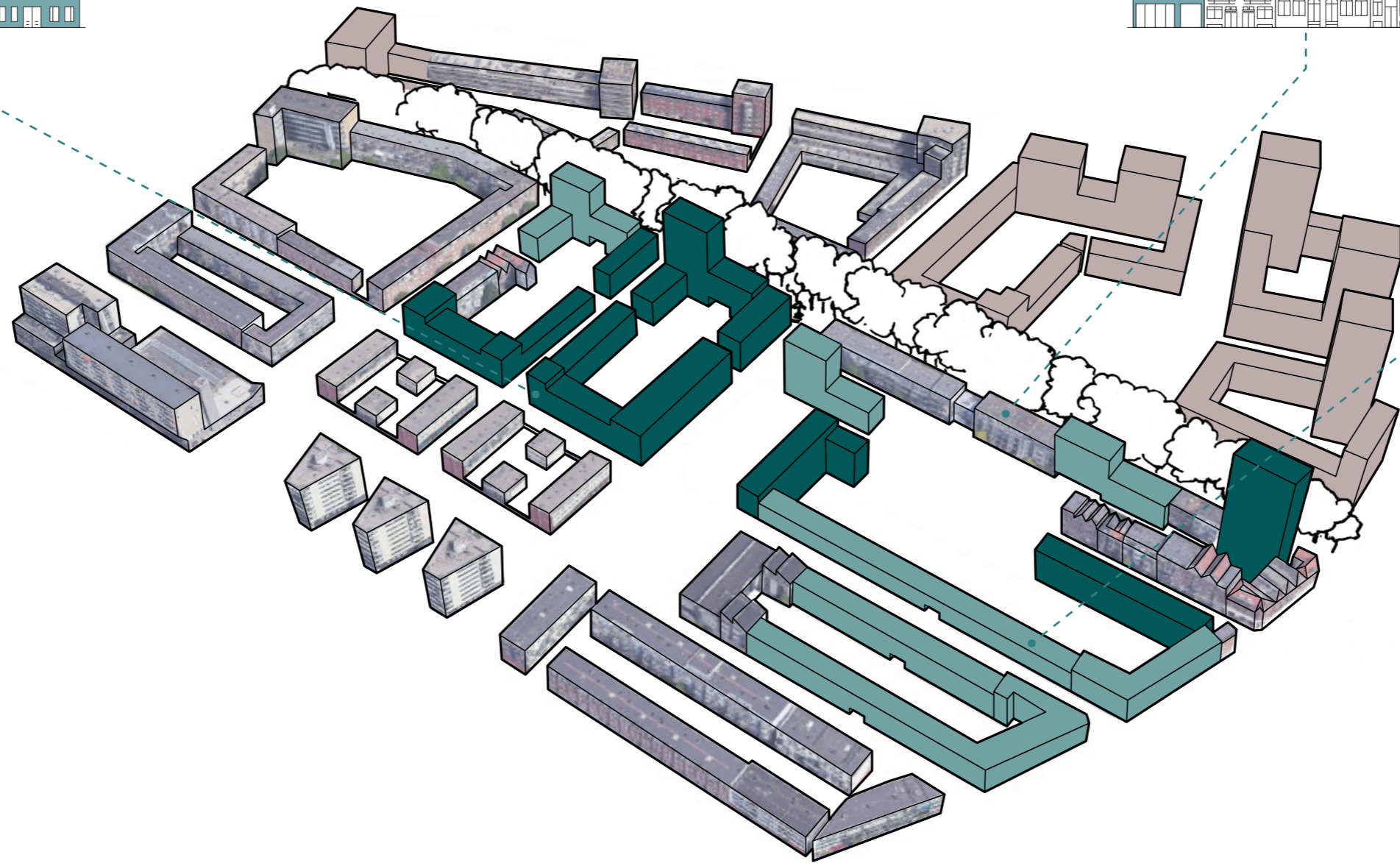
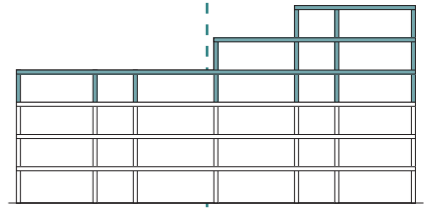
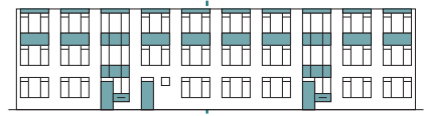
RESTRUCTURING



RENOVATION



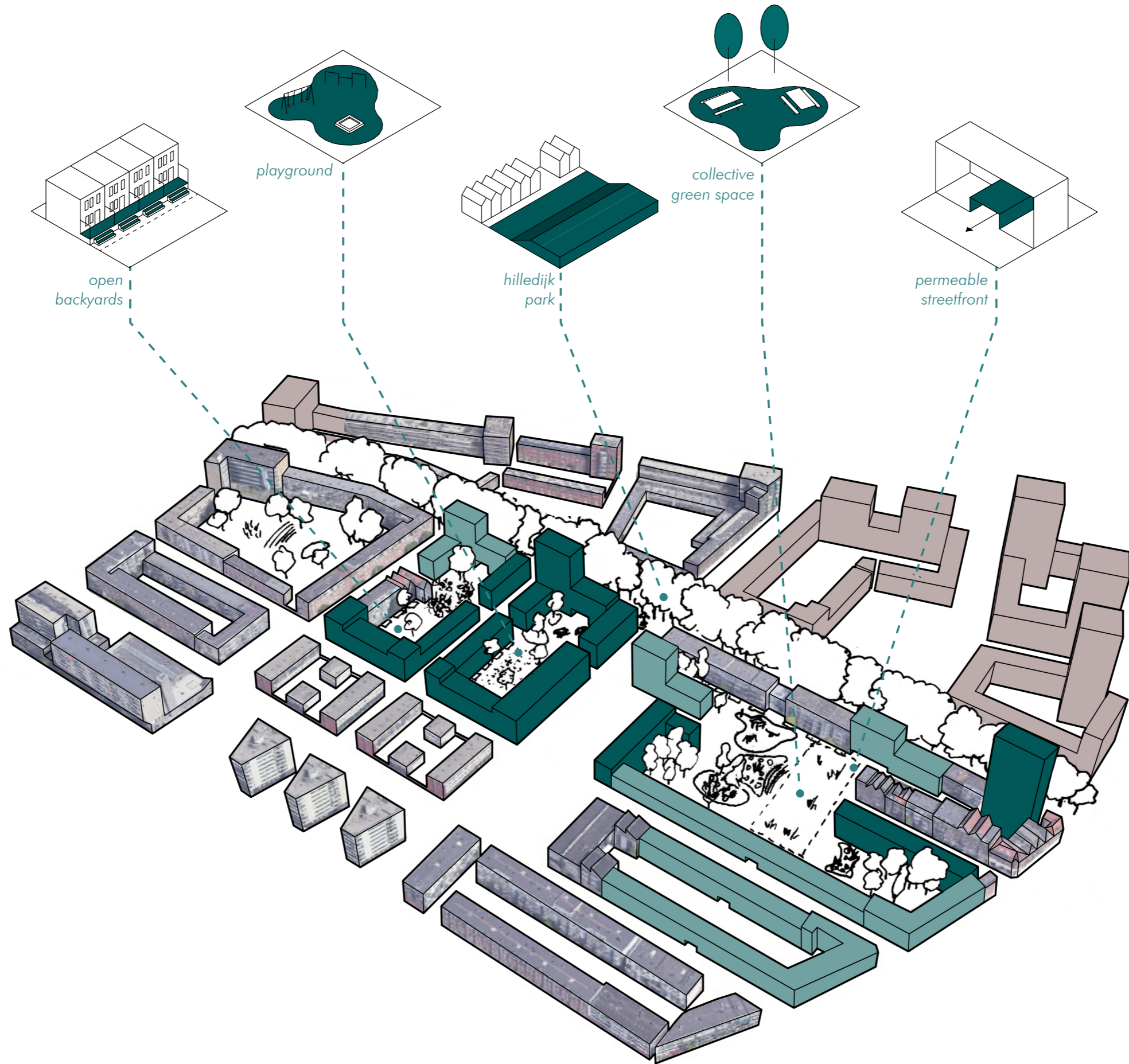
RECLADDING



HOUSING SUPPLY



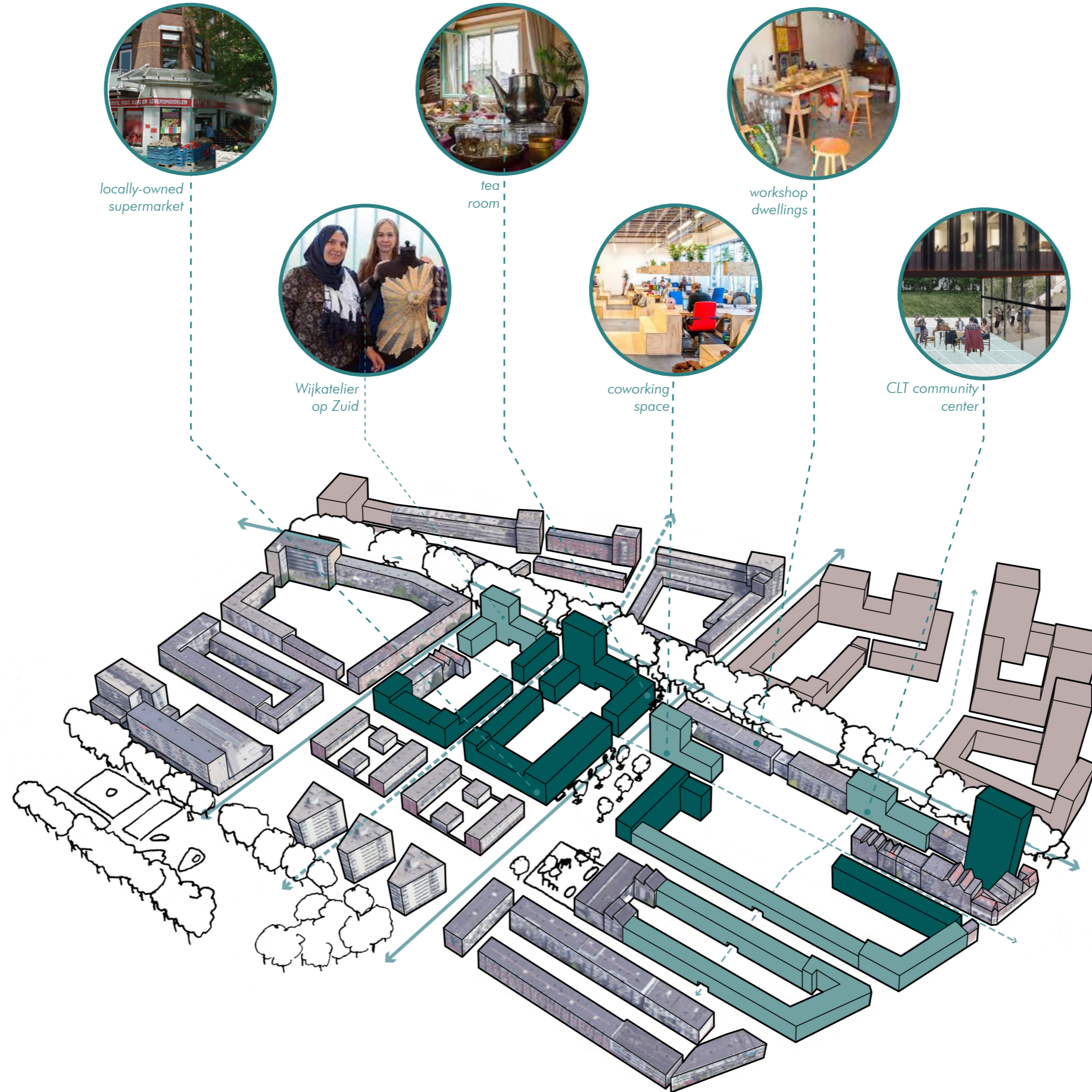
GREEN SPACE



GREEN SPACE



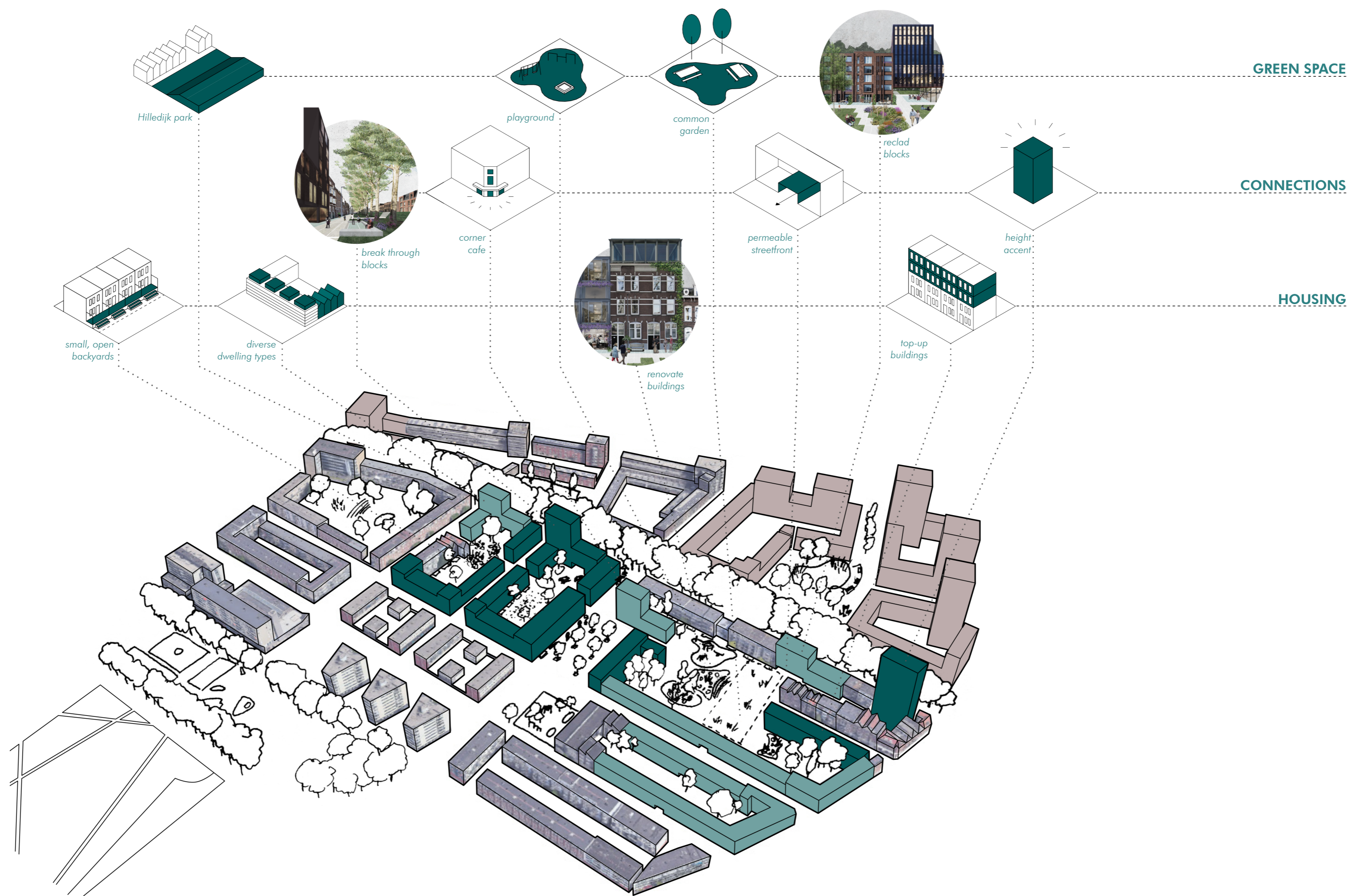
CONNECTIONS



CONNECTIONS

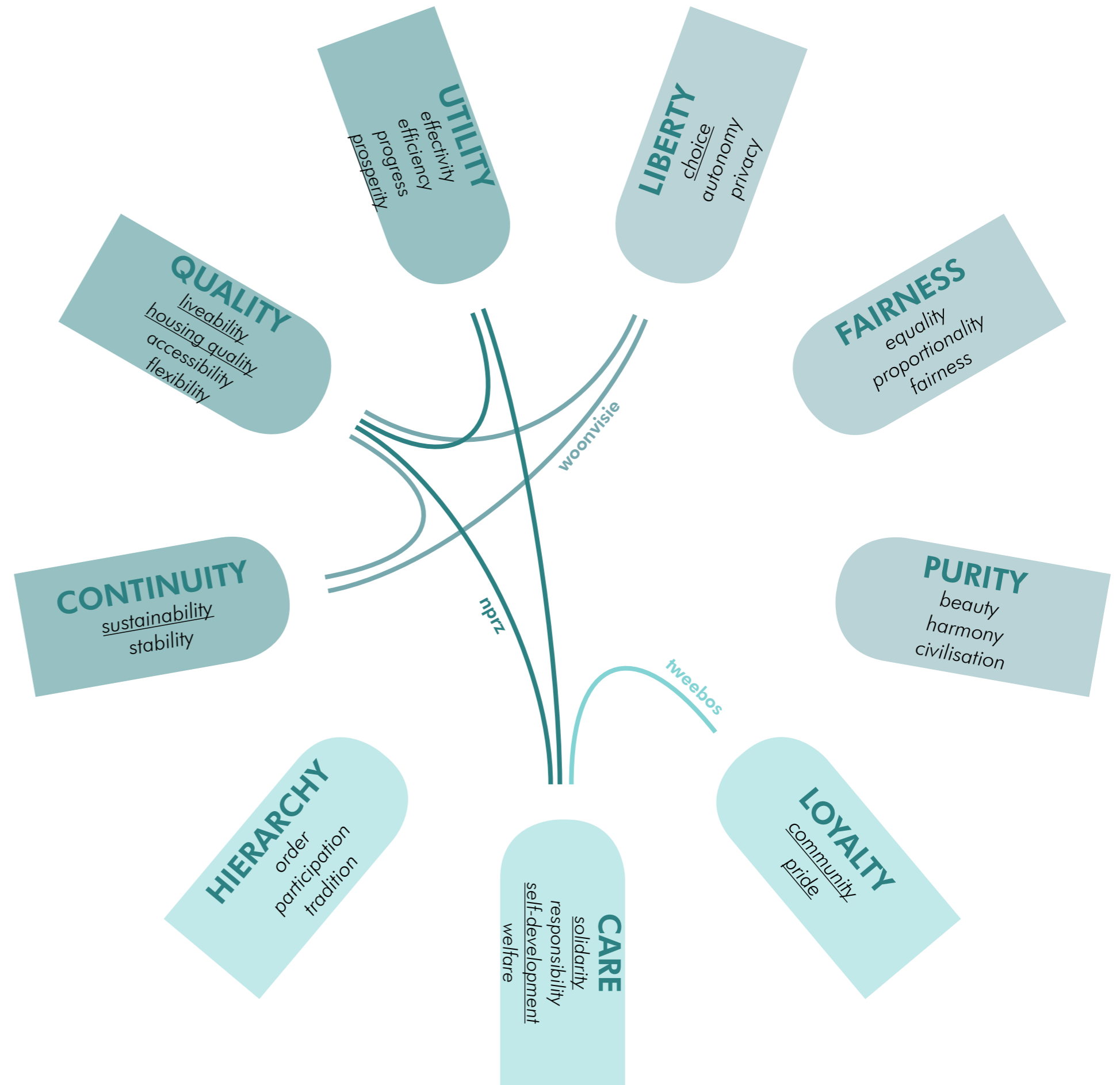


POTENTIAL INTERVENTIONS



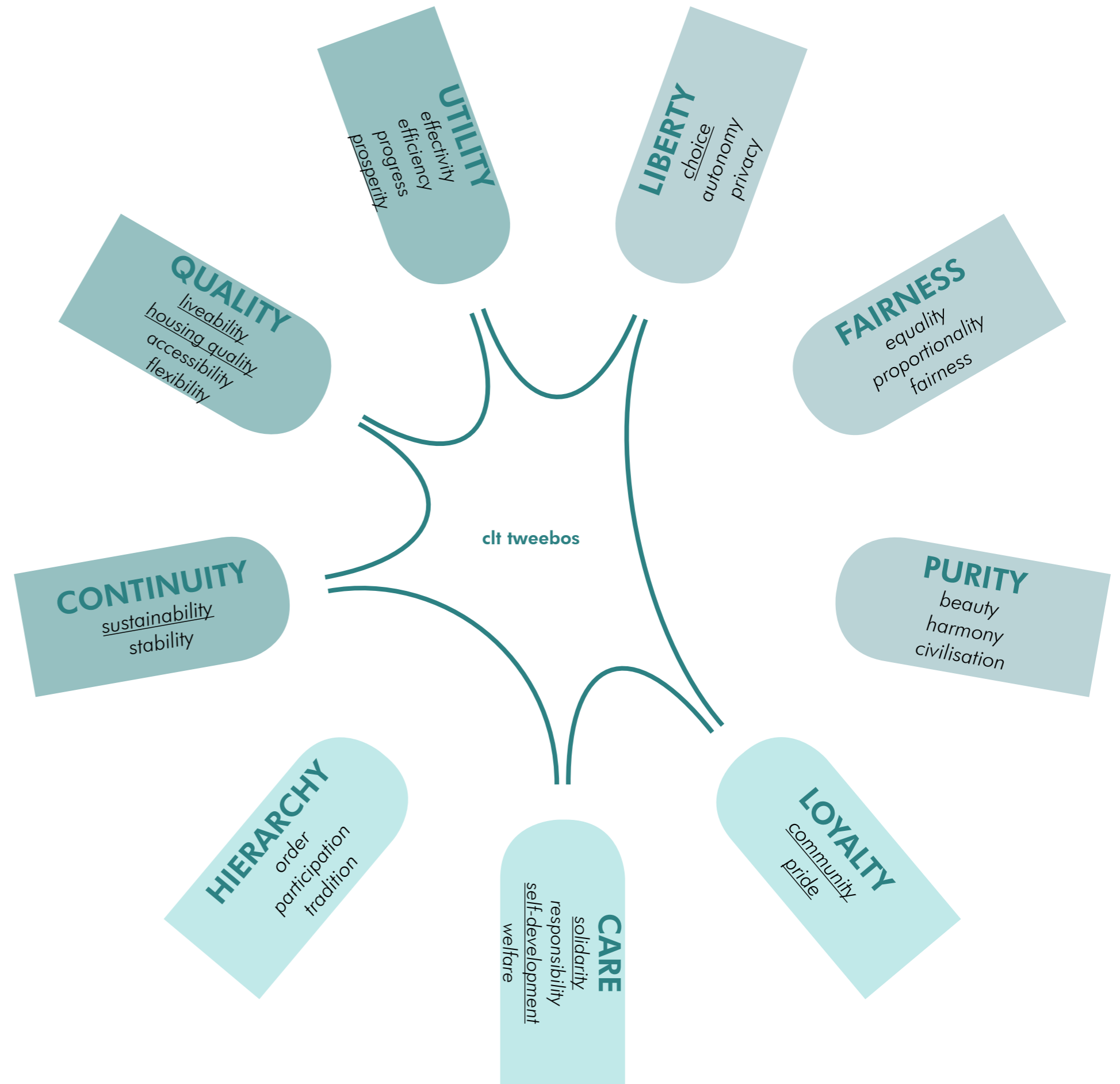
CONCLUSION

/ Clash of values



CONCLUSION

/ Balance of interests



CONCLUSION

/ trust in residents' abilities

/ invest in communities, not just in bricks

/ move perspective to long-term gains of social housing investments

*"How can the Dutch model of housing associations as a base for **affordable housing in Rotterdam** be transformed to break away from the neoliberal paradigm of development in order to fulfil the **right to the city**?"*

AFFORDABLE HOUSING IN AN URBAN COMMONS

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