SPATIAL HYBRIDIZATION AND ITS IMPLICATIONS ON HOUSING IN BRUSSELS AND AMSTERDAM

[ENHR 2017] WORKSHOP 15 / CONSTANCE UYTTEBROUCK & JACQUES TELLER
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ICT > MOBILE WORK – NWOW
  // KNOWLEDGE ECONOMY, CREATIVE CLASS, ENTREPRENEURIALISM

HOUSING ISSUES
  // FLEXIBLE, PRECARIOUS WORK
  COMMODOIFICATION, NEOLIBERALIZATION

FORDIST > SERVICE-ORIENTED ECONOMY
  // HOUSEHOLD EVOLUTION

SPATIAL HYBRIDIZATION
  NATURAL RETURN URBAN MIX
  WORKING-LIVING BLURRING
PROBLEM STATEMENT

- SPATIAL HYBRIDIZATION?

BUILDING SCALE
SERVICE-ORIENTED, SHARED SPACES, SMALL DWELLINGS

BLOCK SCALE
H/V FUNCTIONAL MIX, LIVING – (CO)WORKING
RESEARCH QUESTION

HOW CAN INSTITUTIONS REGULATE HYBRID DEVELOPMENTS TO ENSURE BOTH AFFORDABLE AND SERVICE-ORIENTED HOUSING?

INNOVATIVE PRACTICES IN HOUSING?

STRUCTURAL SOCIETY CHANGES?

RESULTS IN SPATIAL PLANNING?
METHODOLOGY

- COMPARATIVE RESEARCH AND PATH DEPENDENCE
  - OBJECTIVE
    - BETTER UNDERSTANDING OF HOUSING MARKET > SPATIAL HYBRIDIZATION
  - CHOSEN DEFINITION

“…HISTORICAL PATTERN WHERE A CERTAIN OUTCOME CAN BE TRACED BACK TO A PARTICULAR SET OF EVENTS ON THE BASIS OF EMPIRICAL OBSERVATION GUIDED BY SOME SOCIAL THEORY”

(BENGTTSSON & RUOANAVAARA, 2010)
METHODOLOGY

- RESEARCH MATERIAL
  - DOCUMENTS
    - LEGISLATION, PLANS, REGULATION, STRATEGY REPORTS,…
  - SEMI-STRUCTURED INTERVIEWS (18 IN BRUSSELS, 13 IN AMSTERDAM)

- > DIAGNOSIS & STRATEGY
CASE-STUDIES

HOMING IN BRUSSELS AND AMSTERDAM

1919 – HOMEOWNERSHIP [SNHLBM]

1930’s – SOCIAL APPROACH

1901 – SOCIAL HOUSING [HOUSING ACT]

1945 – WELFARE STATE

1945 > OWNER-OCUPIED AND PUBLIC HOUSING, RENOVATION

1970’s – ECONOMIC CRISIS AMSTERDAM: “COMPACT CITY”

1990’s – NEO-LIBERALIZATION H.A. FINANCIAL INDEPENDENCE

2008 – ECONOMIC CRISIS H.A.: ELIGIBILITY, RIGHT-TO-BUY, CORE ACTIVITIES

1980/1990’s – URBAN RENEWAL > REVITALISATION PLAN
CASE STUDIES

HOUSING IN BRUSSELS AND AMSTERDAM

1919 – HOMEOWNERSHIP [SNHLM]
1945 – WELFARE STATE
1990’s - NEO-LIBERALIZATION
H.A. FINANCIAL INDEPENDENCE
1901 – SOCIAL HOUSING [HOUSING ACT]

1945 > OWNER-OWCUPIED AND PUBLIC HOUSING, RENOVATION
1970’s - ECONOMIC CRISIS
AMSTERDAM: “COMPACT CITY”
2008 – ECONOMIC CRISIS
H.A. : ELIGIBILITY, RIGHT-TO-BUY, CORE ACTIVITIES

1930’s – SOCIAL APPROACH
1980/1990’s - URBAN RENEWAL > REVITALISATION PLAN
CASE- STUDIES

- HOUSING IN BRUSSELS AND AMSTERDAM

(Source: UrbiS, IBSA – Map: author) – NB: non-coloured areas present too much missing values to generate a result

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(Property value in euro/m2

-7441 -641
-6201-7441
-5580-6291
-4950-5580
-4340-4950
-3700-4340
-3120-3700
2480-3120
1850-2480
<1850

Income 2013 (€)

-10000 - 14985
14985 - 19417
19417 - 21643
21643 - 23417
23417 - 25221
25221 - 27020
27020 - 29665

N

Legend

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(2013-2019)

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BRUSSELS’ OFFICE MARKET
- SPECULATION [1960 – 1975]
  > DECLINE [1975 – 1990]
- 8% VACANCY [2015] > CONVERSION INTO HOUSING
- ECONOMY KEY-DRIVERS
  - PUBLIC ADMINISTRATION
  - POLITICAL INSTITUTIONS AND EU
  - FINANCE AND SERVICES

AMSTERDAM’ OFFICE MARKET
- GROWTH [1950 > 2000]
  > OBSOLESCENCE POST WAR B. P.
- 18.5% VACANCY [2011] > CONVERSION INTO HOUSING
- ECONOMY KEY-DRIVERS
  - FINANCE, CREATIVE, KNOWLEDGE-INTENSIVE
  - HIGHLY EDUCATED WORKERS
  - YOUNG PROFESSIONALS, “ZZP”

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© Erik building – Remoy & Van der Voort, 2014
CASE-STUDIES

- BRUSSELS > TRENDS AND ISSUES
  - SCARCITY OF AFFORDABLE HOUSING
    - DEMOGRAPHIC BOOM
    - 10% PUBLIC HOUSING
      - >= 70% PRIVATE DEVELOPERS
    - LAND RETENTION, ACCEPTABILITY
  
  - SERVICE-ORIENTED BUILDINGS
    = ISOLATED CASES
  
  - MIXED DEVELOPMENTS
    - CITYDEV > PILOT PROJECTS
    - ZEMU > INDUSTRY
    - NIMBY EFFECT

©https://urbanisme.irisnet.be/pdf/pras/brochure
AMSTERDAM > TRENDS AND ISSUES

- **AFFORDABILITY**
  - DEMOGRAPHIC GROWTH, HIGH PRICES IN THE CORE CITY, MIDDLE-INCOME HOUSEHOLDS
  - SOCIAL HOUSING = 30% [NL] - 40% [AMS]

- **MIDDLE-INCOME** IN THE CITY
  - GENTRIFICATION (PRIVATISATION, LIBERALISATION)
  - UPWARD MOBILITY
  - SOCIAL DWELLINGS SOLD, PRIVATE RENTAL SECTOR SUPPORT, FLEXIBLE CONTRACTS (TEMPORARY, YOUNG PEOPLE)

- > **WORKING-LIVING** AREAS //CREATIVE CLASS, NEW ECONOMY
CASE-STUDIES

AMSTERDAM > « RUIMTE VOOR DE STAD » & « RUIMTE VOOR DE ECONOMIE VAN MORGEN » (KOERS 2025)
FIRST RESULTS

- **THESIS 1: FUNCTIONAL MIX AT THE BLOCK LEVEL ADVOCATED BY PUBLIC INSTITUTIONS**

- **BRUSSELS >**
  - **TOOLS**
    - PRAS > ZEMU (INDUSTRY, B2B)
    - PUBLIC > PILOT PROJECTS (CITYDEV)
    - PRIVATE > PPP, LARGE SCALE, LOCATION

- **CHALLENGES**
  - ! COHABITATION, MANAGEMENT
  - RISK > FEEDBACK ?
  - HOUSING PRESSURE
THESIS 1: **FUNCTIONAL MIX AT THE BLOCK LEVEL ADVOCATED BY PUBLIC INSTITUTIONS**

**AMSTERDAM**
- **TOOLS**
  - KOERS 2025 > WORKING-LIVING AREAS

**CHALLENGES**
- ! LAND MARKET (PROCEDURES, COSTS)
- HOUSING PRESSURE
- RIGHT MIX
> URBAN DEVELOPMENT MORE POLYCENTRIC BUT GEOGRAPHICALLY DIFFERENTIATED // ECONOMIC PATH
FIRST RESULTS

- THESIS 2: SERVICE-ORIENTED HOUSING WITH SHARED SPACES CONstrained IN A DIFFERENTIATED WAY

- BRUSSELS
  - CONSTRAINTS
    - RRU > ROOM SIZE, EXTERIORISING FUNCTIONS NOT ALLOWED
    - FINANCIAL RISK > STRONG MARKETS
    - CONDOMINIUM MANAGEMENT

- ISSUES
  - PRIVATE > ANTICIPATE THE DEMAND
  - PUBLIC > TOO RISKY WITHOUT SUBSIDIES
FIRST RESULTS

- **THESIS 2**: SERVICE-ORIENTED HOUSING WITH SHARED SPACES **CONSTRAINED** IN A DIFFERENTIATED WAY

- **AMSTERDAM**
  - **CONSTRAINTS**
    - BUILDING REGULATION + LAND MARKET, FINANCIAL RISK
  - **ISSUES**
    - SMALL DWELLINGS > “FRIEND-HOUSES”, LOSS OF QUALITY, “SELECTION MECHANISM”
    - HOUSING ASSOCIATIONS: STRATEGIC PARTNERSHIPS ONLY IF VIABLE
THESIS 3: DIFFERENT ECONOMIC PATH INVOLVING DIVERGENT PUBLIC DISCOURSES

- ECONOMY STRUCTURE
  - BRUSSELS: INDUSTRIAL PAST, COMMUTERS, EUROPEAN INSTITUTIONS
  - AMSTERDAM: TRADING TRADITION, LATE INDUSTRIALISATION, NEW ECONOMY

- BRUSSELS AND TELEWORK (40% IN PUBLIC ADMINISTRATION)

- AMSTERDAM AND THE CREATIVE CLASS:

  “COMPANIES COME TO AMSTERDAM BECAUSE THEY FOLLOW THE PEOPLE, YOU KNOW…RICHARD FLORIDA! (...) WE REALLY HAVE TO BE ABLE TO KEEP PEOPLE ATTACHED TO THE CITY.”

  (STRATEGIC PLANNER INTERVIEWEE)
THESIS 3: DIFFERENT ECONOMIC PATH INVOLVING DIVERGENT PUBLIC DISCOURSES

WORKING-LIVING AREAS:

“THIS IS THE ECONOMIC CHALLENGE: WHAT ARE THE ECONOMIC POSSIBILITIES TO DEVELOP AN AREA? (…) NOW, WE HAVE THE POSSIBILITY TO RETURN TO THIS TRADITION OF URBAN MIX, TO CREATE A MODERN URBAN MIX. AND THIS HAS NOT BEEN DONE YET SO MUCH. SO WE REALLY PUT IT ON THE AGENDA, BECAUSE OF THE TRANSFORMATION OF ALL THESE PRODUCTION FIELDS, AND BECAUSE OF THE RISE OF THE NEW KNOWLEDGE ECONOMY (…)”. 

(PROGRAMMANAGER URBAN SPACE FOR THE NEW ECONOMY)
FIRST RESULTS

- THESIS 4: DIFFERENT HOUSING PATH BUT COMMON HOUSING ISSUES

  - DEMOGRAPHIC BOOM, WAITING TIMES > QUANTITATIVE TARGETS
    - BRUSSELS / PRAS: 6000 UNITS/YEAR IN 2013 > 4000 UNITS MORE RECENTLY
    - AMSTERDAM / KOERS 2025: + 50,000 NEW DWELLINGS BY 2025

  - HOUSING BITING OTHER MARKETS
    - BRUSSELS: MOSTLY HOUSING IN ZEMU AREAS
    - AMSTERDAM: OFFICE MARKET PROTECTED
FIRST RESULTS

- **Thesis 4: Different Housing Path But Common Housing Issues**

  - **Brussels’ Specific Issues = Public Housing Provision**
    - Functional (and social) mix > Acceptability of public projects
    - Lack of public and affordable land
    - Region stuck between RW & RF
    - Different levels of power, complex regulation

  - **Amsterdam**
    - Land lease contracts = Power // Challenge (procedures)

  - **Upward Mobility Mirrored**
    - Centre > Suburbs [BXL] > < Everywhere > Inside-the-ring City [AMS]
CONCLUSION

- **LABOUR MARKET > HOUSING** in Brussels and Amsterdam
  - Global Trends
  - Spatial Hybridization

- **PATH DEPENDENCE** as a “READING GRID”

- **COMPARISON** features > differences and similarities
  - Challenges / Feedback, Risk, Regulation, Collaborations

  - Differences / Instruments, Land Market and Housing Regulation

  - Similarities / Polycentric Urban Development, Scarcity of Affordable Housing, Administrative Barriers
THANK YOU FOR YOUR ATTENTION...

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