

Shared housing for students and young professionals in Amsterdam, Brussels & Stockholm



LIVE-WORK MIX

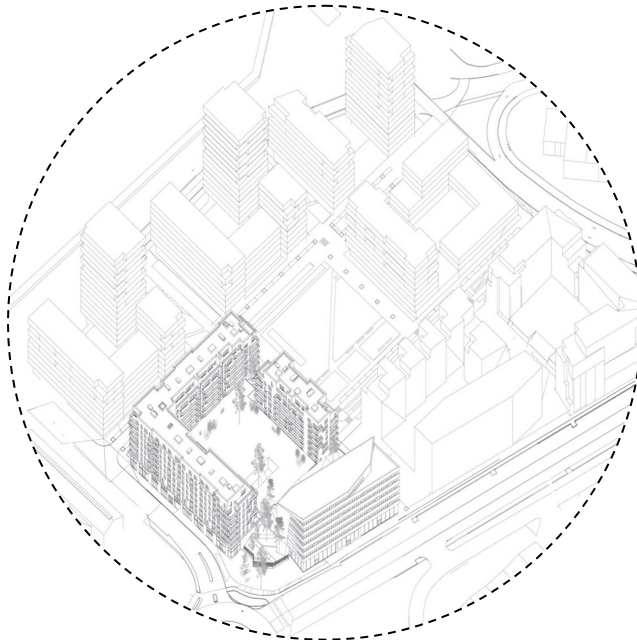
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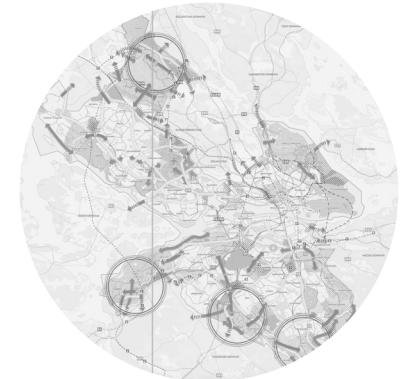
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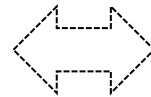
Amsterdam



Bruxelles

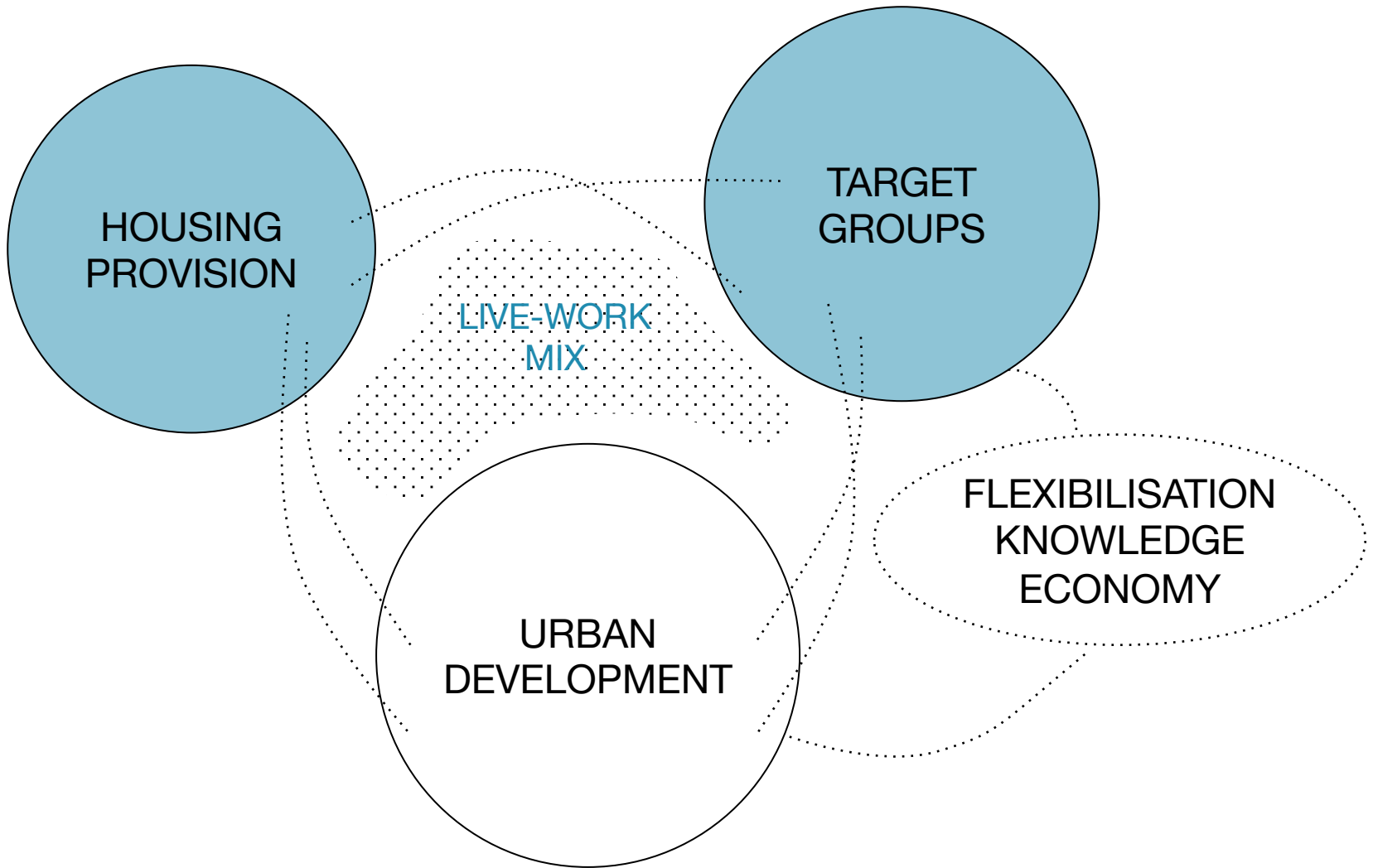


Stockholm



CONCEPTUAL FRAMEWORK

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PREFERRED TARGET GROUPS

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- Young urban single professionals, knowledge workers > live and work differently?
- Social disparities within the ‘youth’ v. generational power struggles
- Young adults’ housing pathways: transition to adulthood, less secure housing > ‘generation rent’, ‘generation share’

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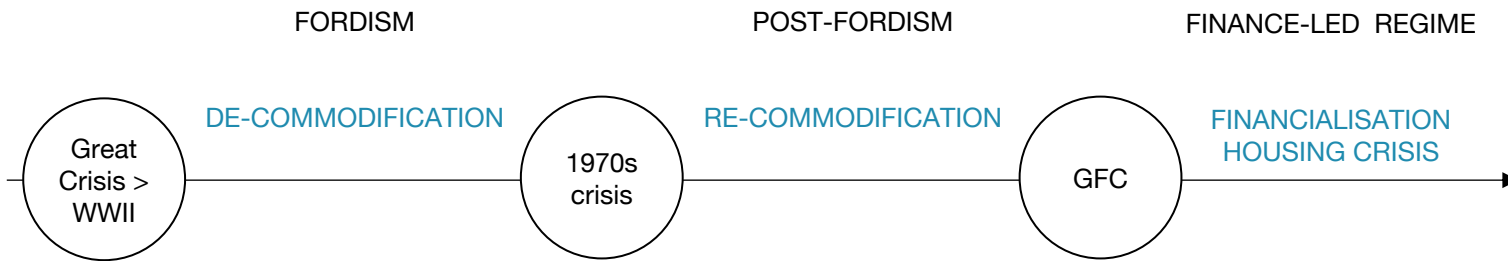


The Millennial Life Cycle

HOUSING PROVISION & SHARED HOUSING

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- Housing *affordability* (capital) and *accessibility* (service)
- Housing regimes:



- Demand for flexible and affordable housing > *Shared housing market*: large-scale developments, small housing units, shared spaces, services
- > Sharing *repurposed by the market* to respond to young adults' perceived needs

ANALYTICAL FRAMEWORK

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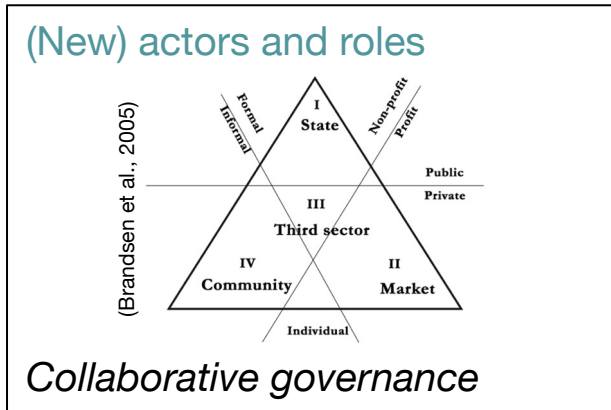
Housing and planning regimes
Path dependency



Live-work mix



Global drivers



Consensus

- Shared interests
- Discrepancies
- Conflicts

> Implementation?



(New) instruments

- e.g., city plans > flexibility
- e.g., land-use regulations > predictability

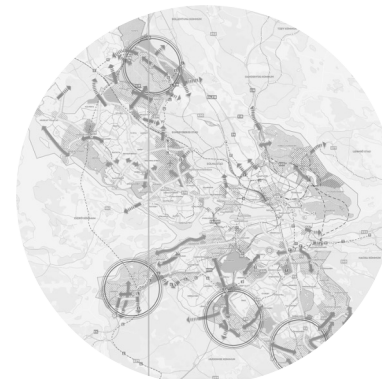
Public policy instrumentation

Outcomes

- Live-work mix achieved
- Shared spaces v. small dwellings
- Affordability, accessibility

METHODS & RESEARCH DESIGN

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1 - POLICY ANALYSIS:
INSTITUTIONAL **FRAMEWORKS**,
LOCAL **STRATEGIES**

Interviews
(n=74)

Strategic
documents

Literature
review

2 - PROJECT ANALYSIS:
TYPOLOGY > **LIVE-WORK**
DEVELOPMENTS (N=11)



Visits

Interviews
(n=56)

Planning
instruments

Workshops

THREE CITIES



Amsterdam

Social housing tradition

41% Social housing

30% Homeownership

29% Private rental housing

Active > flexible planning

Brussels

Homeownership tradition

45% Homeownership

45% Private rental housing

10% Public housing

(including 7% social)

Poor > incremental planning

Stockholm

Public housing tradition

51% Tenant-ownership

25% Private rental housing

15% Public rental housing

9% Regular ownership

Regulatory > contract planning

YOUNG PEOPLE IN BXL // AMS // STO

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BRUSSELS

'young professionals'
in the core city

Target middle class

> Subsidised
homeownership

AMSTERDAM

20-34 y.o. = 1/3
households

Target 'young
professionals'

> Short-term, flexible
tenure

STOCKHOLM

Housing accessibility
issues for youngsters

Target foreign workers

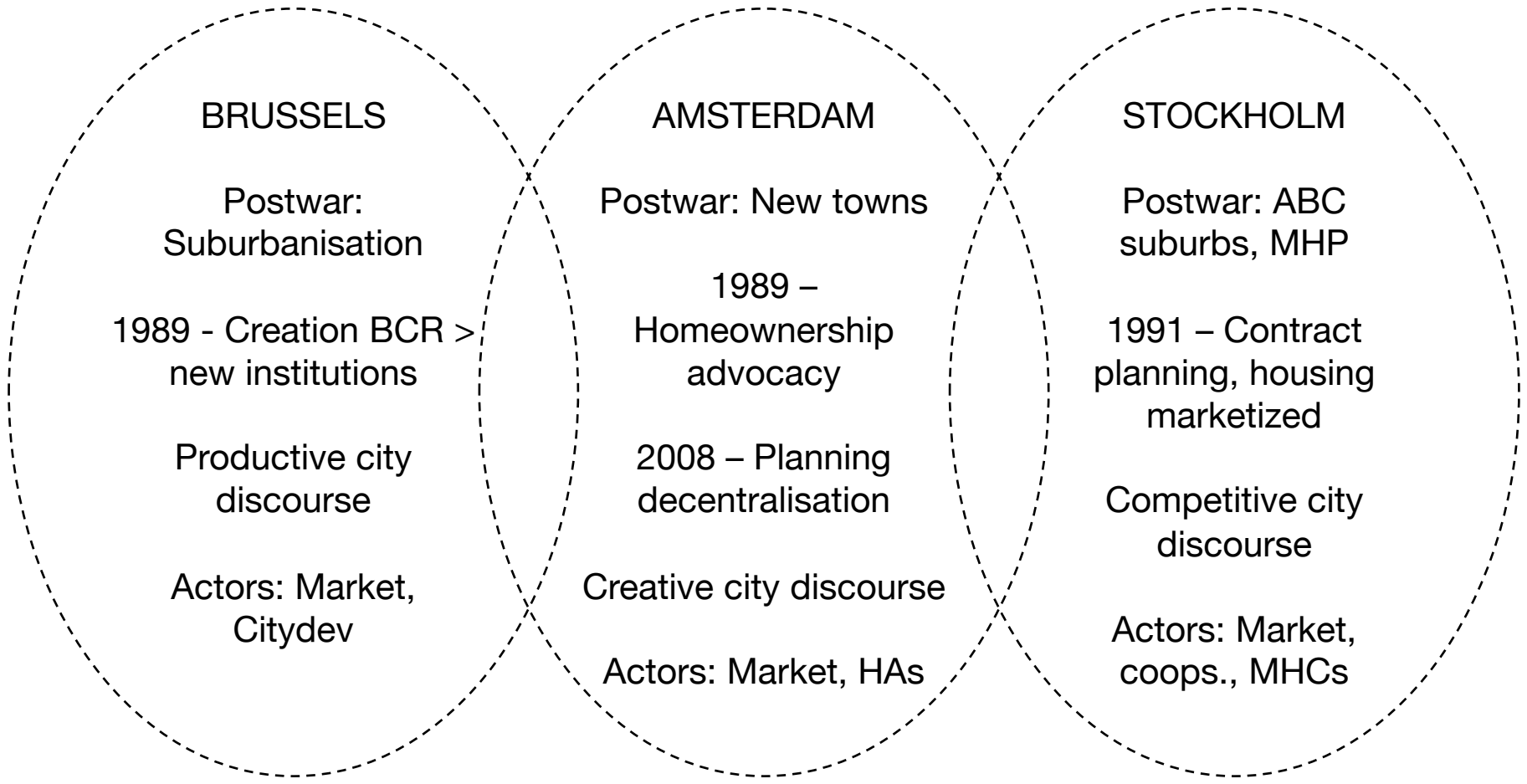
Lock-in effects > black
market



Half of the Swedish young adults (18-30) who wish to have their own place cannot leave the parental home

HOUSING AND PLANNING REGIMES COMPARED

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Market involvement >
governance capacity improved

Social-democratic housing provision (massive housing
programmes) > flexibilisation/commodification

GOVERNANCE OF LIVE-WORK MIX - OVERVIEW

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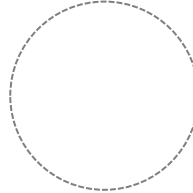
SHARED HOUSING MARKET

Large-scale developments with small dwellings, shared spaces and services



LIVE-WORK, CO-HOUSING

Community-led housing with common workspaces and/or economic activities

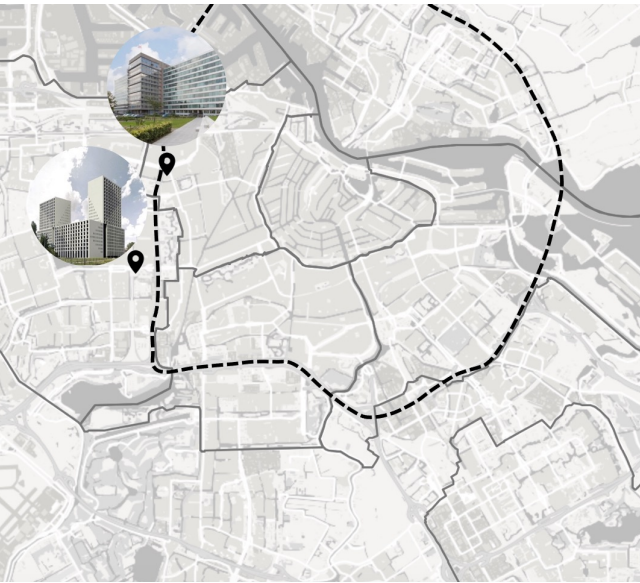


LIVE-WORK DEVELOPMENT IN TARGETED AREAS

Mixed-use projects aiming at intertwining housing and economic activities

CASES' LOCATION

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THE SHARED HOUSING MARKET – WHAT IS IT?

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‘The market for housing changed also a lot. People started to accept smaller flats than before. You know, to have a flat is more important than to have a big flat. (...) I think people with, let’s say, a lifestyle of 2005 would not have survived these flats. But people with a lifestyle of 2012, they did.’ [Architect AMS-T1.1]

- Different stages of development (> 900 units in AMS)
- Similarly targets **young adults**, emerges in specific locations
- More likely to develop during a **crisis** (e.g., real estate crisis in AMS)



Amsterdam, 2018 (Credit: author)

ACTORS

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- State support

*'...this is actually **what we need**, the programme at least with the big amount of **people**'* [Project Manager AMS-T1.2]

*'We need new houses **right now**, so that's why we said yes to this temporary permission.'* [Planner STO-T1]

*'This project soon **seduced us** (...) through its innovative nature, cross-generational character, creating shared, convivial spaces...'* [Councillor BXL-T1; author's translation]

- **Coalitions** of actors: housing associations/market parties (AMS), market (BXL), partnership with a municipal housing company (STO) > **Shared interests**, aligned means



INSTRUMENTS

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- **Strategic**/new uses of planning instruments and tenure regulations
- Amsterdam: land-lease contract, **temporary contracts**
- Brussels: planning permission reflecting **negotiations** with the political level
- Stockholm: **temporary planning permission** responding to the actors' shared interests
- > More flexible/less secure shared housing



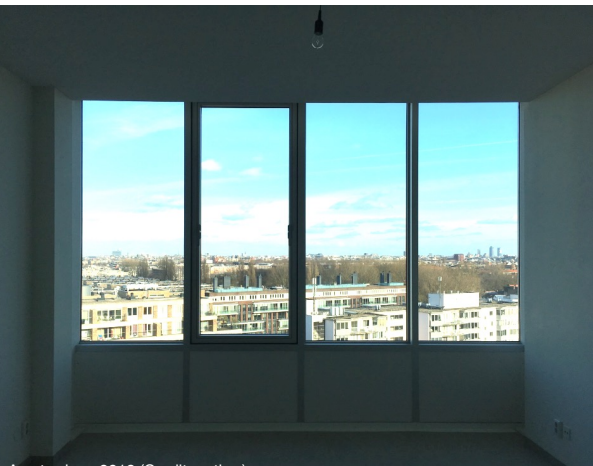
Stockholm, 2019 (Credit: author)

OUTCOMES

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- Products responding to *young adults' interests*
- *Small(-er) dwellings* (24m² in AMS, 32m² in BXL/STO) v. different typologies (BXL)

'When you are a student, for 3 or 5 years, it's possible to live under those conditions; you can manage to live in 15 m² [32 in this project]. So, it's perhaps...not in any other time in your life would that be possible, I think. And it's important that it's a clear connection to a student organisation, or that its only purpose is for students or very young people.' [Planner STO-T1]



Amsterdam, 2018 (Credit: author)



Stockholm, 2019 (Credit: author)

OUTCOMES

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- **Shared spaces:** enhance live-work mix, balance small units v. residual spaces unsuitable for housing

*‘We are not in favour of having plenty of studios and such things, but...As I said, **having common spaces** and the possibility to benefit from a guestroom when the family is visiting (...) **made the project acceptable.**’ [Councillor BXL-T1]*

*‘Our common room, where we are right now, it’s very good. **I call it my office nowadays...**Even though everyone can be here and have it as their office. Not many use it, but I do.’ [Resident STO-T1.2]*

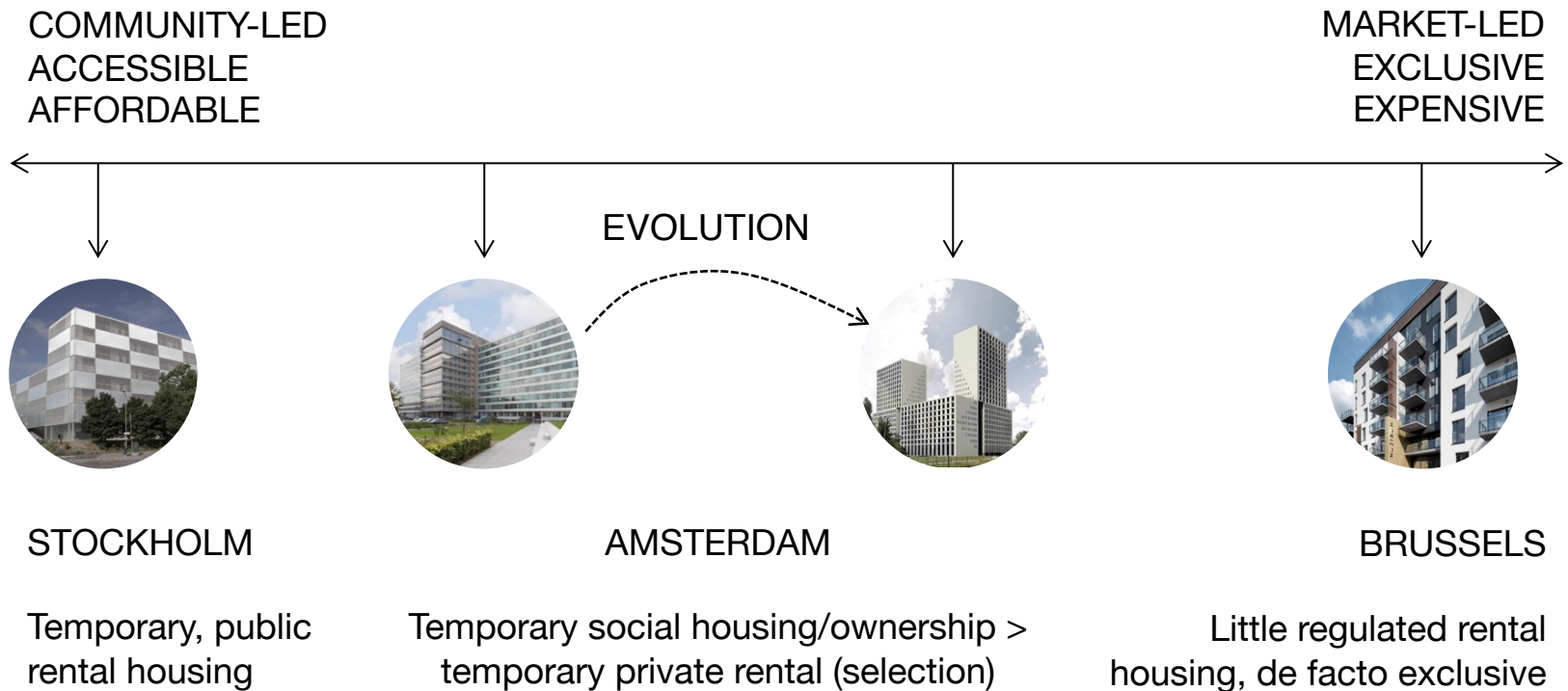
*‘When I saw it [the shared working room] for the first time, it made me really disappointed about it. Because I think, for sure **if they had windows**, I would make more use of it. (...) Most of the time, I just work here in my room.’ [Resident AMS-T1.2-1]*



OUTCOMES

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- Housing *affordability* and *accessibility* issues:

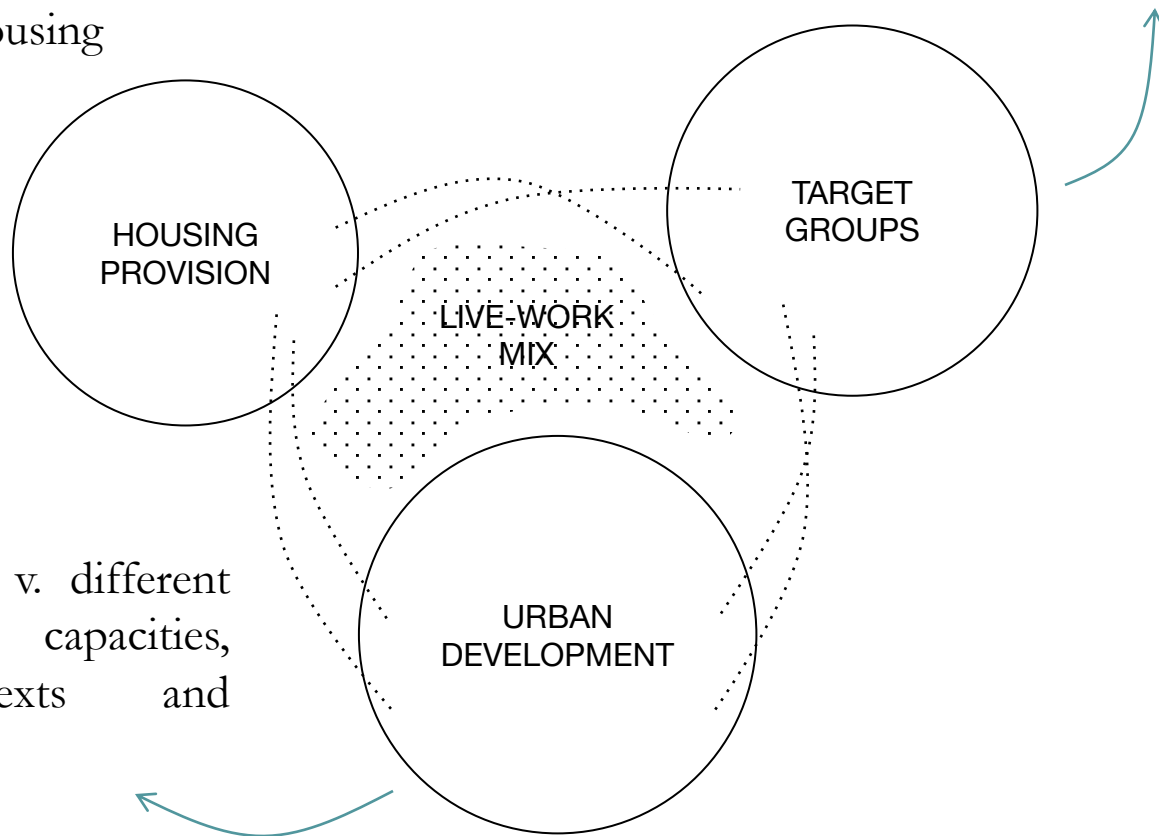


DISCUSSION

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Commodified housing forms (tenure, space)
De-risking role of housing

Specific target groups (towards the digital nomad?) v. other demographics overlooked
Shared responsibility of the actors

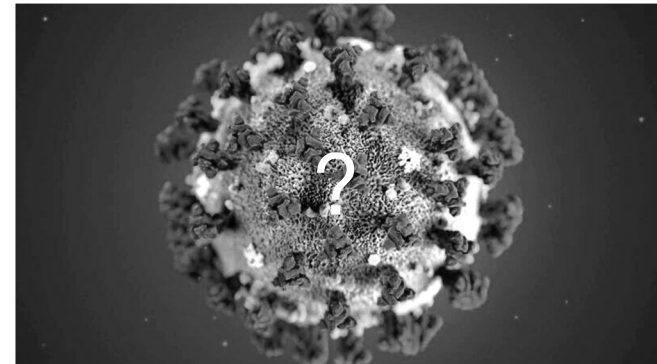


Strategic locations v. different governance capacities, economic contexts and planning regimes

IMPROVING (SHARED) HOUSING FOR YOUNG ADULTS

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- **Target demographics:** housing size regulation, dwelling typologies
- **De-commodified alternatives:** building/tenure regulations, non-profit housing providers
- **Density, attractiveness:** standards for shared spaces, reduced risks for uncertain functions
- Improvement measures **sensitive**/conditioned to variables
- Current/future **crises** as sources of institutional change



COVID-19, HOUSING AND YOUNG ADULTS

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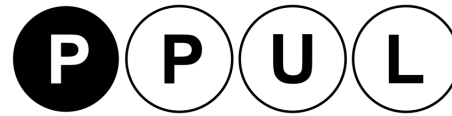
- Young adults: higher **vulnerability**, delayed transition to adulthood, inadequate conditions to work from home,...
- Shared housing during lockdowns: difficulties to **isolate**, **work-life balance** issues
- Structural increase in **work from home** > **shared workspaces** in the future?
- **Long-term effects** of the pandemic on shared housing?

One stifling, soulless room has become my whole world - but I'm dreaming of much bigger things

I used to work in cafes, pubs and libraries. Now I cook, eat, sleep, work and play in a tiny space, and my attempts to make it seem larger have been pretty unsuccessful



▲ 'Even though most places have reopened, I still think it's safer to make like a sardine and work from home.'
Photograph: Working From Home/Alamy Stock Photo



THANK YOU



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