

GOOD NEIGHBOURS

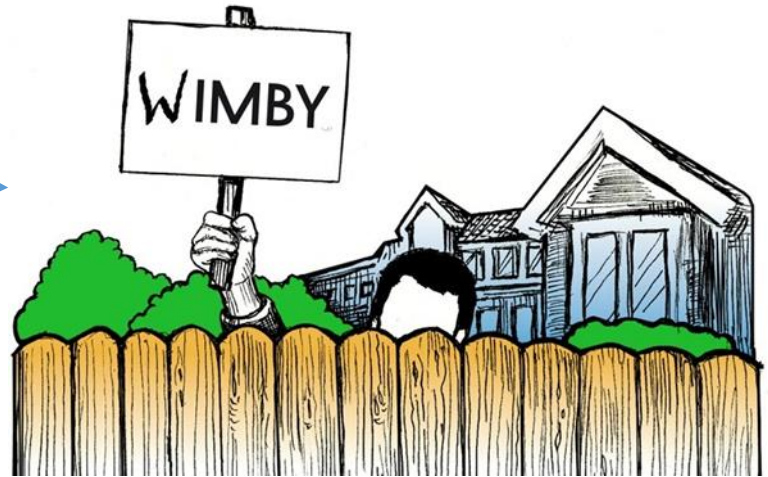
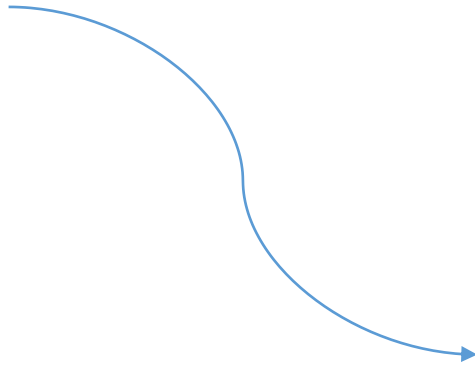
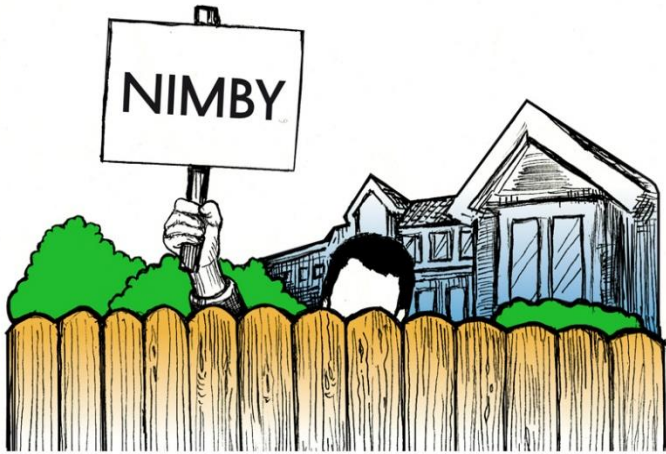
The contribution of mixed housing projects to the social integration of homeless people in the Netherlands

Maarten Davelaar, Aly Gruppen, Jeroen Knevel, Lia van Doorn

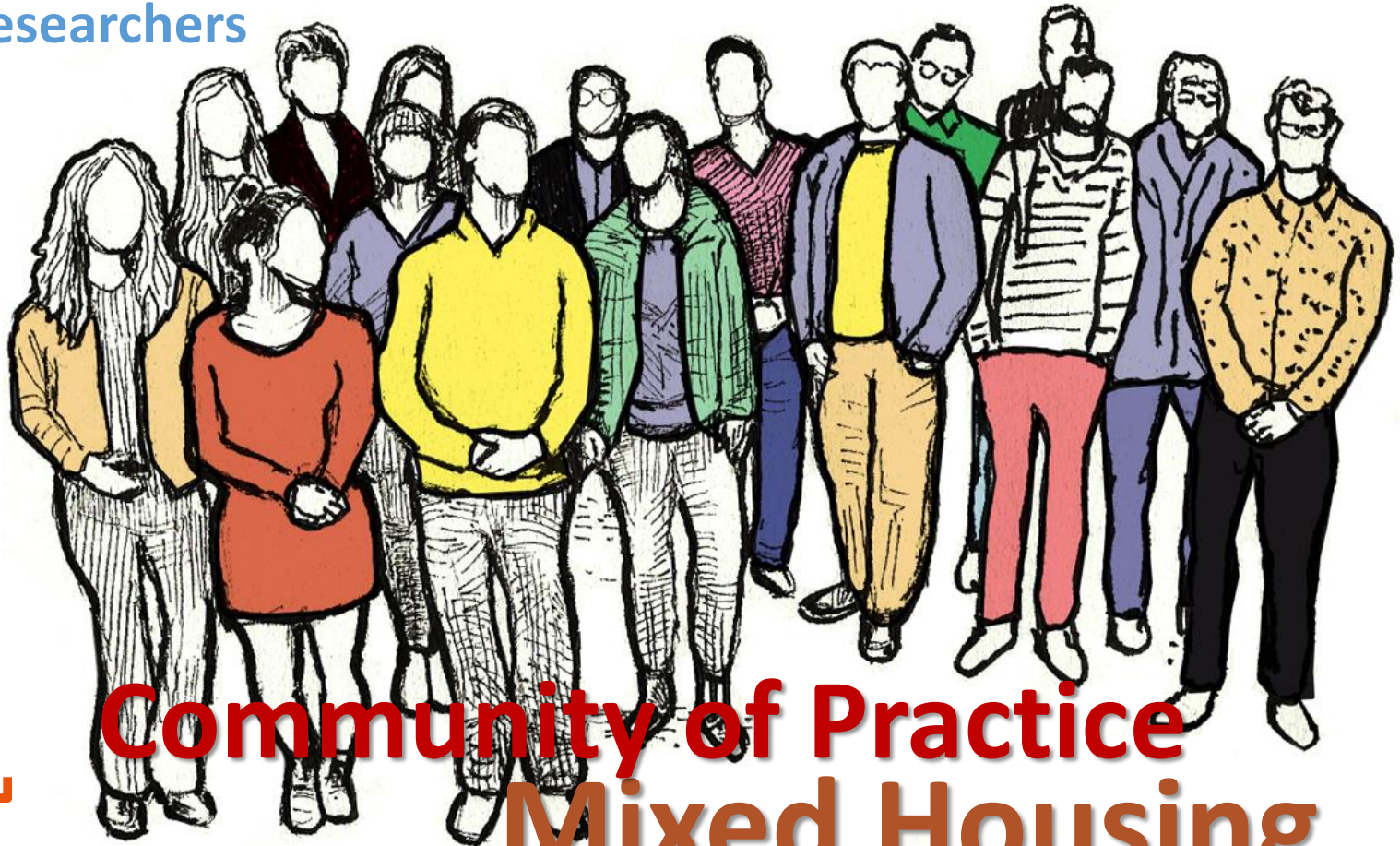
European Research Conference 'Social and Economic Integration of Homeless People'. Budapest, September 21st, 2018.

Mixed Housing projects = housing projects home to people from different backgrounds who intentionally live next to each other, connect and engage in joint activities.





Experts by experience (residents), social workers,
researchers



Community of Practice Mixed Housing

Sharing knowledge, learning



Research goal & approach

- Identifying lessons to be learned
- Data collection 2017-2018:
 - participatory research: Community of Practice meetings with residents, professionals, researchers: input for and feed-back on research, informal conversations
 - desk-research: documents, literature
 - interviews reference projects
 - in-depth interviews residents
 - focus group-sessions with social professionals
 - interviews local stakeholders





Appendix: Mixed Housing projects in Utrecht for homeless people	Tenants without support	Tenants from 'special target groups'	Type of dwellings	Facilities
't Groene Sticht (since 2003) Small neighbourhood in new large City District	69 'regular' tenants including 3 members Emmaus community and appr. 12 homeowners	25 ex-homeless people, 13 people living in the Emmaus community)	32 self-contained apartments, 9 rooms, 1 Emmaus community-house, 9 large owner-occupied family homes	Office, communal living room, garden with pizza-oven, Neighbourhood restaurant, work spaces, modern second hand shop
Parana (since 2014) Purpose build complex under architecture	24, including students	24 multi-problem, ex-homeless persons and appr. 20 people (including families) in short stay facilities (emergency accommodation)	48 apartments (one and two rooms, including bath-room and kitchen), upper floor: emergency accommodation (individual rooms)	2 large communal kitchens and living rooms, communal terraces, rooftop garden, offices for social workers, residents run a small Kiosk at the entrance
Majella (since 2016) Older, basic, post-war dwellings	39	35 ex-homeless people (including some families)	67 apartments (two and four rooms, kitchen and bathroom)	1 apartment as office for social workers (will be transformed into communal space for activities of the resident committee)
Place2BU [not included in this research] (since 2017) Temporary (10 year), prefabricated, modular housing	360 (all under 27)	90 ex-homeless people and clients from supported housing facilities 40 young refugees	490 apartments (including bathroom and small kitchen)	1 communal living room on each floor, 1 community centre, sports grounds, BBQ/gardens

What do residents and stakeholders say?



- Meet some residents and stakeholders attending the first national conference on Mixed Housing projects in the Netherlands:
- <https://youtu.be/gLxi3f-5R4M>

Common characteristics

- appr. 75% independent, self-contained homes: individual or family apartments
- all residents fully eligible members of resident committees
- self-organisation & bottom-up organised activities
- selection of new 'regular' tenants by resident committees
- different levels of individualised floating support available

Results (1) Projects contribute to social integration:



- increased wellbeing: people report 'feeling at home', less lonely, feeling accepted
- friendly interactions, mutual self-help, participation in activities
- prevention: social 'early warning system'
- tools for social providers, housing corporations and authorities to secure a good living environment for all
- NIMBY → WIMBY
- scaling up independent housing possibilities for homeless people

Results (2) Helpful structures & mechanisms:



- vision on community building
- structures to promote a neighbourly culture & self-organisation (e.g. resident-committees)
- formal rules & informal incentives
- smart selection procedures
- broad range of activities
- accessible professional support when needed
- vision on 'scale and space related' issues (but no fixed formula for the right 'mix')

Results (3) Tensions and non-functioning in case of:



- high expectations 'regular' residents
- insufficient information for supported/homeless persons before moving in
- to many free-riders
- concentration of 'anti-social' and/or multi-problem residents
- insufficient coaching of both supported and 'regular' residents on role in community

Discussion

- Expectation management to foster reciprocity: ‘friendly interactions’ or ‘friendship’?
- Are social workers in the homeless sector able to combine individual support and community building?
- Should homeless services do more to ‘prepare’ people for independent living in neighbourhoods?

Sharing information and ideas

- We would like to get in touch with other ‘mixed-housing’ projects across Europe, or organisations with plans to develop similar projects!
- Contact:
 - lia.vandoorn@hu.nl
 - info@maartendavelaar.nl