
COLLABORATION AND CO-HOUSING DEVELOPMENT

A comparative case study on institutional collaboration in co-housing development



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Preface

With this preface, I would like to introduce to you my master's thesis on institutional collaboration in co-housing. This thesis represents a conclusion to my master's studies on Spatial Planning, Land, and Real Estate Development at the Radboud University in Nijmegen, the Netherlands. During my previous bachelor's studies, I developed an interest in the concept of co-housing and the positive effects it might have on society and the housing market. Because of this pre-existing interest for the topic of co-housing, I was glad to be able to expand this during my master's thesis research.

Researching the topic in a broader context for my master's thesis has enabled me to understand the problems that may hold back co-housing development. It has however also brought insights into the opportunities that may be present and able to move co-housing development forward. With my own research, I hope I can contribute to these opportunities positively and enthuse essential stakeholders in housing development for the topic as well.

Conducting this research was oftentimes personally and practically challenging. This is why I would like to express my gratitude to the ones who have helped me through this process in various ways. First, I would like to thank my supervisor, Prof. Dr. Peter Ache, for his critical feedback, guidance, and support, which enabled me to make progress and write a thesis that I am proud of. Secondly, I would like to express my gratitude to all respondents who participated in interviews and provided me with their knowledge. Finally, I would like to thank my loved ones for their continuous support and confidence in me, which motivated me greatly.

Thank you for reading, I hope you enjoy it.

Lisa van Mil

Nijmegen, December 2022

Summary

With the ongoing global housing crisis, citizen interest in affordable housing models such as co-housing has increased (Ache & Fedrowitz, 2012). This housing concept can be characterized as a type of collaborative housing in which residents actively participate in its development (Daly, 2017). Not only citizens have become more interested in co-housing. As explained in academic literature, actors in the state and market spheres have become increasingly interested in taking part in such projects as well. Through providing resources such as expertise, funding, land, and policy, state authorities and market parties prove to play a role in co-housing development. This has made co-housing development increasingly collaborative in nature (Ache & Fedrowitz, 2012; Tummers, 2017; Czischke, 2018). This research aims to explore the role of collaboration in co-housing within two specific cases. The following research question is central to this thesis:

“In what way does collaboration between institutional actors in the civil society, state, and market spheres play a role in co-housing development in the cases of Amsterdam and Cologne?”

To research the role of collaboration in co-housing development, a theoretical framework has been designed to assess the different components of collaboration in co-housing development. This framework encompasses theories on bottom-up versus top-down approaches to co-housing, institutional stakeholder involvement in co-housing and their multi-stakeholder relationships, and collaboration dynamics (Tummers, 2016; Czischke, 2018; Emerson, Nabatchi and Balogh, 2012).

Using a comparative case study design, the two cases of Amsterdam and Cologne have been studied to discover patterns, similarities and/or differences between them in terms of collaboration in co-housing development. This has been done using qualitative research methods, by conducting interviews and document review. By analyzing the data collected through these methods, conclusions were drawn on the role of collaboration in co-housing development in Amsterdam and Cologne.

The main conclusions one could draw from the data collected are that there are multiple actors in the civil society, state, and market spheres who are involved in co-housing development in both cases. These actors range from important to less important to co-housing development and are involved in co-housing in different ways. The actions these actors may take in co-housing development comprises the initiation of co-housing projects, either bottom-up or top-down. Furthermore, it comprises the facilitation of co-housing development by providing information/advice, policy, funding, contacts, and housing. Finally, another action taken by actors in co-housing development in Amsterdam and Cologne was identified as the act of promotion; advocating or lobbying for co-housing development to take place. Collaboration between institutional actors was found to manifest itself in multiple different ways, through consulting each other, and organizing events and workshops together. To answer the research question, collaboration was found to play a large role in co-housing development in Amsterdam and Cologne, as various actors oftentimes rely on each other for their provision of resources. This means that resident groups were found to not be able to develop a project solely by themselves, and other actors to not be able to help develop co-housing projects without consulting outside parties.

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List of abbreviations

CPO	'Collectief Particulier Opdrachtgeverschap' (collective private commissioning)
CSO	Civil Society Organization
HdA	Haus der Architektur Köln e.V.
MO	'Medeopdrachtgeverschap' (co-commissioning)
NRW	North Rhine-Westphalia
NWiA	Neues Wohnen im Alter e.V.
WBB NRW	WohnBund-Beratung NRW GmbH

1. Introduction

1.1. Context

1.1.1. Co-housing

With the ongoing global housing crisis, one can identify a growing interest in affordable housing alternatives (Hagbert, Gutzon Larsen, Thörn & Wasshede, 2020). One alternative that has become increasingly more popular throughout Europe is the concept of co-housing (Ache & Fedrowitz, 2012; Tummers, 2016). This concept can be characterized in numerous ways. According to Daly (2017, p. 1360), co-housing can be defined as “a type of intentional, collaborative housing in which residents actively participate in the design and operation of their neighborhoods”. In co-housing projects, inhabitants often reach for close social contacts, and are strongly involved during the planning phase of the project, implying a bottom-up approach. Additionally, shared interests are often at the core of such projects, such as the drive to live sustainably and the search for communal support (Daly, 2017; Ache & Fedrowitz, 2012). Furthermore, these projects can consist of a range of different types of houses such as single family houses and large community houses, and can differ in ownership models and ways of developing (Ache & Fedrowitz, 2012). While there are numerous definitions and forms of co-housing – even differing from country to country –, these projects in general suggest strong residents’ engagement within the projects’ planning and production processes and an emphasis on communal governance and maintenance (Tummers, 2017).

1.1.2. Growing interest

The growing popularity in co-housing throughout Europe can be explained from various perspectives. From a general perspective, it can be stated that the increasing interest in co-housing is based on the demand for affordable alternatives to housing (Hagbert et al., 2020). More specifically, from the point of view of three main institutional actors (being civil society, state, and market actors), other perspectives emerge. From a civil society perspective, the rise of interest in co-housing stems from a change in household structures and demands, which are only partially met by the existing housing stock (Ache & Fedrowitz, 2012; Droste, 2015). Additionally, the existing housing market has shown an increase in costs of housing, leading to people not able to afford to buy or rent a house and thus seeking more affordable alternatives such as co-housing projects (Caldenby, 2020).

While these co-housing projects have been largely initiated through a bottom-up approach, the increasing demand for co-housing has resulted in political and state interest for these kinds of initiatives as well, resulting in municipalities setting up support structures for co-housing. Governments’ interest towards co-housing can be explained by multiple underlying reasons varying from case to case. More generally speaking, one could conclude that a general important reason for governments to support co-housing development is the fact that they seek to facilitate affordable, high-quality housing. Furthermore, they aim at providing housing directed at local changes in demographic (Tummers, 2015). One other reason is that they can benefit from the social contacts within these projects, as they often enhance social cohesion (Ache & Fedrowitz, 2012).

Apart from civil society and state authorities, market parties have also voiced their interest in co-housing. These market parties oftentimes see co-housing projects as investments from which they may be able to benefit financially by providing specific products or expertise (Ache & Fedrowitz, 2012). Besides working together with pre-existing co-housing groups, market parties such as housing corporations have also shown interest in co-housing development as they might even initiate projects and actively look for participants themselves (Tummers, 2017).

1.1.3. Actors involved

As previously explained, the increase of interest in co-housing development is noticeable for three main institutional actors. From this, one can conclude that despite the general bottom-up approach that defines co-housing projects, residents of such projects are not the only actors involved (Tummers, 2017). Mullins and Moore (2018) describe an important aspect of successful co-housing to be partnerships amongst its residents and other institutionalized actors in different spheres. Through providing resources, investments and expertise, local state actors and market actors were brought into play in the co-housing development process. As co-housing initiatives are often reliant on location-specific housing policies and land, they require the support and facilitation of local governments to provide adequate policies, as well as potential financing options and options to acquire land (Tummers, 2017). Furthermore, Tummers (2017) states that co-housing groups may be able to benefit largely from market parties offering the technical and financial expertise that they often lack themselves. It is for this reason that Czischke (2018) describes co-housing as a form of collaborative housing, where participation and involvement from various institutional actors forms an important part in the development of such projects.

1.2. Problem statement

With ongoing issues in the traditional housing market, the call for affordable alternatives has increased (Hagbert et al., 2020). As described by Ache and Fedrowitz (2012) and Tummers (2016), co-housing could play a role in addressing this problem, as well as adding additional benefits for example for social cohesion. As described by Czischke (2018), it has become clear that collaboration between various actors plays an important role in the development of co-housing projects, as residents themselves are often reliant on resources they cannot provide themselves; it has become clear that collaboration between different institutional actors – for this reason – is crucial to co-housing development.

Co-housing development however, may be implemented differently from case to case depending on planning contexts and geography. One municipality in one country for instance may be interested in developing co-housing while another municipality in another country may not (Tummers, 2015). This could obstruct co-housing to be implemented broadly, even though it might offer a good solution to the issues in the housing market. Furthermore, research on the aspect of collaboration in co-housing development is limited to a few cases (Czischke, 2018; Tummers, 2016).

Investigating the aspect of collaboration in co-housing development in two additional cases – Amsterdam and Cologne (to be introduced further in chapter 4) – will provide more insights into co-housing collaboration. This study presents which institutional actors are involved in these cases, how

they are involved, and the ways in which they collaborate with other actors. This way, this study aims to spread awareness on the benefits of co-housing with institutional actors which are yet to be involved in co-housing development.

1.3. Research aim

Collaboration could be of major influence on the implementation of co-housing. It can be stated that parties outside residents' initiative groups oftentimes play an important role in developing those initiatives (Mullins & Moore, 2018; Tummers, 2017). Academic knowledge on the role of institutional actors and collaboration in co-housing development is limited to select cases, however. The aim of this research is thus to gain further insight into the role of stakeholders in various institutional spheres on co-housing development. This study aims to provide an overview of these stakeholders, their specific actions taken, and their importance for co-housing development. Furthermore, the purpose of this study is to research the way collaboration between these institutional actors manifests itself and the way collaboration between these actors can contribute to the implementation of co-housing into planning practices more broadly.

This study comprises an exploratory research into the role of institutional collaboration in co-housing development in two specific cases. Because of this, another purpose of this research is to observe the differences and similarities between these cases to identify possible learning points for actors involved in the respective cases *and* in external cases. This will be done with the help of a comparative case study.

1.4. Research question and sub-questions

Following the abovementioned problem statement and research aim, a main research question has been formulated, which fits the exploratory nature of the research. This main research question is stated as follows:

“In what way does collaboration between institutional actors in the civil society, state, and market spheres play a role in co-housing development in the cases of Amsterdam and Cologne?”

To arrive at an answer to this main research question, three sub-questions have been developed, which relate to particular parts of the study. By answering these sub-questions, a conclusion to the main research question will be formulated. These sub-questions are stated as follows and will be addressed in separate sections in chapter 5 of this thesis:

1. *“Which institutional actors are present in co-housing development in Amsterdam and Cologne?”*
2. *“What are the specific actions of institutional actors in co-housing development in Amsterdam and Cologne?”*
3. *“What are the interaction mechanisms and processes between institutional actors in co-housing development in Amsterdam and Cologne?”*

1.5. Relevance

1.5.1. Societal relevance

The societal relevance of a study can be defined as the extent of which the study will contribute to solving social questions and addressing real life issues (Van Thiel, 2014). By researching the role of institutional collaboration in co-housing development, practical knowledge can be gathered about the specific cases central to this thesis, as well as the general concept of co-housing development. By comparing two cases of collaboration in co-housing in different countries, this may result in lessons that one country could learn from the other and vice versa. These lessons on their own can be used by the institutional actors as presented in the research to take inspiration from and to apply in real life.

As affordability has recently led to the search for new alternatives to housing, more citizens have become interested in taking part in co-housing projects (Hagbert et al., 2020). By explaining the ways in which collaboration within co-housing projects takes place, citizens may be able to learn about the benefits of co-housing and how they could approach these particular projects. At the same time, market parties are often unaware of the options that co-housing development may offer (Tummers, 2017). Through this research, these actors may be able to learn about the advantages of contributing to or even initiating co-housing development. Furthermore, while state actors are becoming increasingly interested in co-housing development, the co-housing concept remains a niche (Tummers, 2017). This research can thus serve to inform more state authorities about the advantages of co-housing and how they may be able to implement it or help support its development. Because this study is expected to increase societal knowledge on co-housing, this could lead to co-housing being developed in the most efficient way. Following this, this study addresses a way to solve the issues in modern day housing as well.

1.5.2. Scientific relevance

According to Van Thiel (2014), a study's scientific relevance comprises the degree to which a study and its results will contribute to the already existing knowledge on the subject. As mentioned previously, research on the institutional context of co-housing is limited (Tummers, 2016; Czischke, 2018). This study's scientific relevance is therefore to add to the existing body of academic knowledge. This study will do this by providing insight on co-housing development in general, as well as the institutional context of co-housing development. Furthermore, this study will provide insights into collaboration practices between various stakeholders.

By researching the institutional context of co-housing development in the cases of Amsterdam and Cologne specifically, new knowledge will be created on co-housing within these cases in particular as well. Carrying out this case study may inspire further research by providing case-specific insights. It may also contribute to scientific knowledge on co-housing development and the role of institutions in the cases' respective countries in a broader sense. This way, this study may serve as a starting point for further research on (co-)housing in these cases and/or other cases as well.

1.6. Thesis outline

Following chapter 1, this thesis' structure will be as follows: In chapter 2, further theory on co-housing development will be presented, in addition to three theoretical frameworks on which the rest of this thesis' research is based. These theoretical frameworks also form the basis of the conceptual framework that represents the work presented in this research. Chapter 3 will then focus on the methodology on which the empirical work has been based. This encompasses the research strategy, methods of data-collection and analysis, and the validity and reliability of the research. Chapter 4 will focus on presenting the cases to be compared within this research more broadly to provide contextual information. This is followed by chapter 5, which presents the results of this research in various sections, each pertaining to one sub-question central to this research. Chapter 6 then provides conclusions to each sub-question and ultimately the main research question. This thesis will conclude with chapter 7, presenting a discussion including a reflection, limitations of the thesis, and recommendations for praxis and future research.

2. Theoretical framework

This chapter presents the theory relevant to this research. First, the concept of bottom-up versus top-down approaches to co-housing will be described, to present the concept of initiation in co-housing development and to illustrate one of the ways in which collaboration in co-housing development can take place. Secondly, the concept of collaboration between institutional spheres and their involvement in co-housing development will be presented. Finally, more insight will be provided on the dynamics in collaboration that might present themselves. This will be supported by three theoretical frameworks that further elaborate on the concepts of actor involvement in co-housing development and collaboration dynamics between these actors. This chapter then also shows the operationalization of these theories and its corresponding conceptual model on which the rest of the research is based.

2.1. Bottom-up versus top-down approaches to co-housing and institutional actors in co-housing development

The concept of co-housing is proving to become increasingly interesting to civil society. Furthermore, due to the various benefits co-housing projects can provide to state and market parties, the latter two have become more interested in supporting and developing co-housing projects as well (Ache & Fedrowitz, 2012). While co-housing development usually includes a bottom-up way of resident initiation, it is important to note that citizens can be greatly supported with their co-housing initiatives in a top-down way (Czischke, 2018). Scheller (2020) defines this as an interplay between bottom-up initiations and top-down politics, which accompany the development of co-housing. By state influence in co-housing development through policy-making and providing expertise and information, a top-down element is imposed on originally bottom-up initiatives. This way, co-housing is supported by outside parties, and has a higher chance to be successful. Ache & Fedrowitz (2012) describe the emergence of top-down initiatives as well, as for instance in Germany, more institutions and property owners are looking to develop housing in which co-living might be the central aspect. In these cases, the outside parties are the main initiators.

According to Tummers (2017) however, more invasive top-down influences might also form constrictions for initiating groups, for example when market parties take matters into their own hands much more than following residents' ideas. This might result in less freedom for citizens when developing co-housing projects, because their involvement may become limited. Additionally, for co-housing to be implemented successfully, state planning authorities need to possibly review their current planning processes and develop new policy and institutional instruments for innovative housing development (Tummers, 2016; Czischke, 2018). Other challenges for co-housing development may also stem from its institutional context, as resident groups may be restricted by institutional instruments such as permits, the need for subsidies, and allocation of land. Again, this shows the move from a traditionally bottom-up concept to adapt a more top-down approach, in addition to the general influence of and facilitation by institutional actors in the state and market spheres on co-housing development (Tummers, 2017).

To explain the general way of bottom-up and top-down influences in co-housing development, the "realm of co-housing from a planning perspective"-framework by Tummers (2016, p. 2034) can be implemented. This framework shows the differences between top-down and bottom-up approaches

in co-housing, and between isolated and collective citizen groups. Figure 1 shows this framework. Tummers (2016) states that co-housing is typically comprised of two axes which comprise the realm of co-housing: community involvement and the distinction between top-down and bottom-up/participative planning. Each of these axes represent a range. For community involvement in co-housing, this means that there can be differences in the way that residents within a group interact with each other. This ranges from being isolated and having full self-control while still living within a form of co-housing, to collective co-housing where residents are very dependent on each other and are involved in every aspect of co-living. The other axis proposed by Tummers (2016) makes up the degree in which citizen resident groups interact and collaborate with other institutional actors on co-housing development. This can range from top-down, meaning that the residents are mostly consumers of a top-down initiated product, to bottom-up/participative, where resident groups are the main leaders in developing their housing project.

This framework will be applied to this study to address interaction and collaboration between institutional actors within co-housing development. Because this research focuses on the interaction and collaboration between for institutional actors rather than the interaction within resident groups, the isolated-collective axis as illustrated by Tummers (2016) will not be used. The participative/bottom-up-top-down axis, however, will be applied, as it includes the concepts of collaboration and top-down vs. bottom-up approaches in co-housing, which are central to the main research question and sub-questions.

Figure 1
 Realm of co-housing from a planning perspective

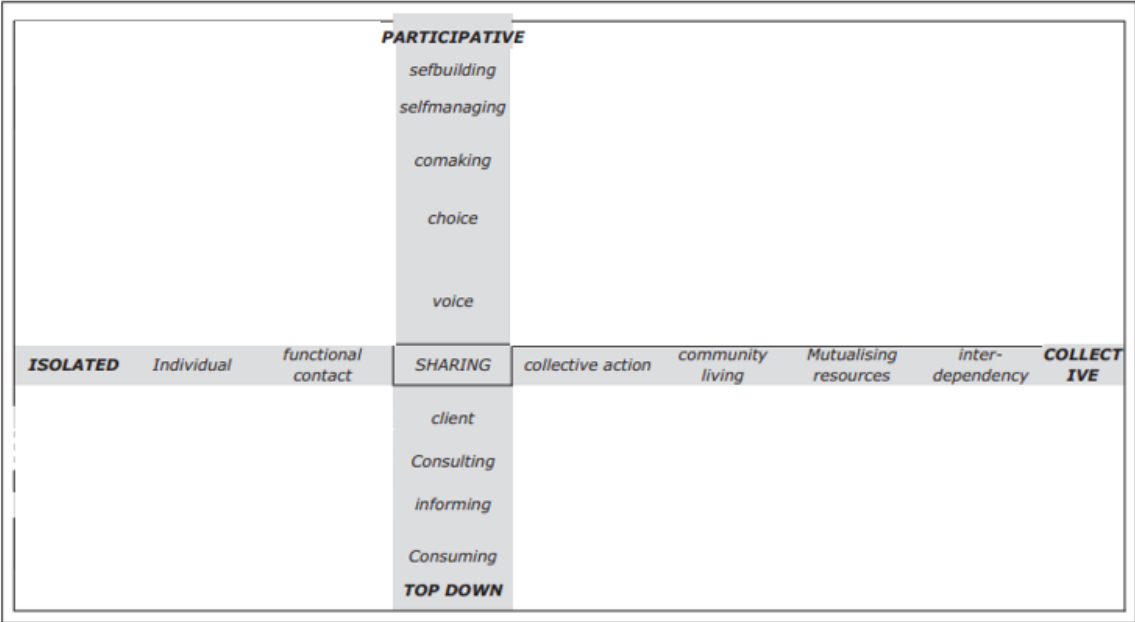


Figure 1: Note. Edited by the author. Derived from “The re-emergence of self-managed co-housing in Europe: A critical review of co-housing research”, by L. Tummers, 2016 (<https://doi.org/10.1177%2F0042098015586696>)

2.2. Multi-stakeholder relationships and institutional collaboration in co-housing development

Regarding state, market, and civil society actors, it can be said that they are to some extent reliant on each other in the realization of co-housing. This means that for a co-housing initiative to come into being, citizens and state planning authorities such as municipalities must negotiate. Moreover, citizens rely on market parties for their facilitation in provision of materials and expertise (Ache & Fedrowitz, 2012). On the one hand, citizens are reliant on public policy for co-housing and other policy such as zoning plans and land policy (Tummers, 2015). On the other hand, state authorities and market parties seeking to implement or develop innovative housing projects, rely on citizen participation (Tummers, 2016; Tummers, 2015; Czischke, 2018, Poocharoen & Ting, 2015). While resident groups usually demand the involvement of market parties for their project to become successful, market parties such as developers often think of these projects to be too small-scale, short-term, or unstable to invest in. This poses another challenge of institutional nature for co-housing to be successful (Tummers, 2017). However, Tummers (2017) states that in spite of these institutional challenges, reliance on outside parties is inevitable for project initiators. Thus, why collaboration between actors is necessary. Poocharoen and Ting (2015) identify the concept of collaboration as a process in which various organizations are reliant on each other to achieve common goals. This process is described as dynamic rather than static, which means that new structures of organization may emerge from different parties working together. This is in line with Emerson, Nabatchi and Balogh (2012, p. 2) who identify the concept of “collaborative governance”, which is formed by processes that engage participants across boundaries of the public, private and civic spheres to carry out a purpose which could not have been accomplished otherwise. Czischke (2018) emphasizes the need for collaboration and co-production between co-housing users and institutional actors. While the sense of citizen collaboration is deeply integrated within the co-housing concept, the importance of collaboration between these users and external institutional actors should not go unnoticed.

Building on the involvement of various actors in different spheres, Czischke (2018) proposes a framework on collaboration in co-housing development between civil society, state, and market actors on different levels. Figure 2 (p. 11) shows Czischke’s (2018, p. 65) “diagram of multi-stakeholder relationships in collaborative housing developments”. Czischke (2018) explains that co-housing involvement of actors in the three institutional spheres differs on various levels based on three key elements. The first of these elements, *legitimacy*, explains the degree of desirability and need of stakeholder actions in co-housing development. The second element, *control over essential resources*, relates to the power a stakeholder might possess regarding essential resources in co-housing development. The final element comprises *veto*, the power to independently stop an action within co-housing development. Czischke (2018) divides actors within co-housing development based on these three elements to be either *primary*, *secondary*, or *wide-range stakeholders*. Furthermore, to analyze the significance of collaboration in co-housing development, Czischke (2018) categorizes collaboration relationships between different stakeholders in to three types, being *strong*, *ad-hoc*, or *indirect collaboration relationships* based on these three elements as well.

2.2.1. Stakeholder levels

The division between stakeholder levels in co-housing development by Czischke (2018) forms the basis of how stakeholder involvement within this research will be explained. Czischke (2018) divides stakeholder roles into three levels, based on their legitimacy, control over essential resources, and veto in developing a co-housing project.

Primary stakeholders

Primary stakeholders in co-housing development are identified as actors with significant influence and legitimacy in the development of a co-housing project. These are the actors that are essential to a project's success. Generally, these stakeholders are involved in co-housing development on a day-to-day basis through their control over essential resources. Moreover, they possess a veto regarding the project which is being developed (Czischke, 2018).

Secondary stakeholders

Secondary stakeholders, like primary stakeholders, are important in the projects' development process. Their influence, however, is not of a day-to-day nature, but rather episodic. While they may have some degree of legitimacy and control over essential resources within co-housing development, they do not have a veto over the project and will be only involved when necessary (Czischke, 2018).

Wide-range stakeholders

The stakeholders in the wider environment of co-housing development are comprised of actors that can be affected by co-housing development or are indirectly (and not strongly) involved. Compared to primary and secondary stakeholders, these wide-range stakeholders possess weak legitimacy and control over essential resources. They might however exhibit some influence over a co-housing project's success (Czischke, 2018).

Table 1 shows an overview of examples for each stakeholder level in the three institutional spheres.

Table 1

Examples of co-housing stakeholders on three levels in the three institutional spheres

Stakeholder level	Civil society	State	Market
Primary	Resident groups		Housing providers Architects
Secondary	Civil society organizations/associations	Local government	Banks Consultants
Wide-range	Financial benefactors The media Potential residents	Regulatory institutions Regional government National government	Suppliers

Table 1: Note. Created by the author. Derived from "Collaborative housing and housing providers: towards an analytical framework of multi-stakeholder collaboration in housing co-production", by D. Czischke, 2018 (<https://doi.org/10.1080/19491247.2017.1331593>)

2.2.2. Collaboration relationship categories

To analyze relationships of collaboration and interaction between stakeholders in co-housing development, this research will implement the categorization of collaboration relationships as described by Czischke (2018). Like stakeholders, these collaboration relationships are classified into three types.

Strong collaboration relationships

The first of three types of collaboration relationships in co-housing development are described by Czischke (2018) as strong. This type of relationship can be identified as being of much importance to a project's development and is visible on a day-to-day basis. Stakeholders involved in strong collaboration relationships often are mutually interdependent and frequently involved with each other.

Ad-hoc collaboration relationships

Ad-hoc relationships between stakeholders manifest themselves as limited to specific, episodic exchanges. This includes exchanges on technical and operational matters and are of less importance to a project's development than strong collaboration relationships. They do however are of influence in certain parts of co-housing development (Czischke, 2018).

Indirect collaboration relationships

The final type of way in which collaboration between stakeholders can manifest itself is indirectly. This means that the relationship is latent, and only shows when needed, for example in a regulatory way. It is of least importance to co-housing development compared to strong and ad-hoc collaboration relationships (Czischke, 2018).

The categorization of actors and collaboration types is shown in Figure 2. Figure 2 shows an example of how stakeholders can be categorized to be of more or fewer importance to co-housing development, and how collaboration between stakeholders can manifest itself. This framework will be applied to this research in a way that it forms the basis to categorize the involvement of and collaboration between institutional stakeholders in co-housing development within the research.

Figure 2

Diagram of multi-stakeholder relationships in collaborative housing developments

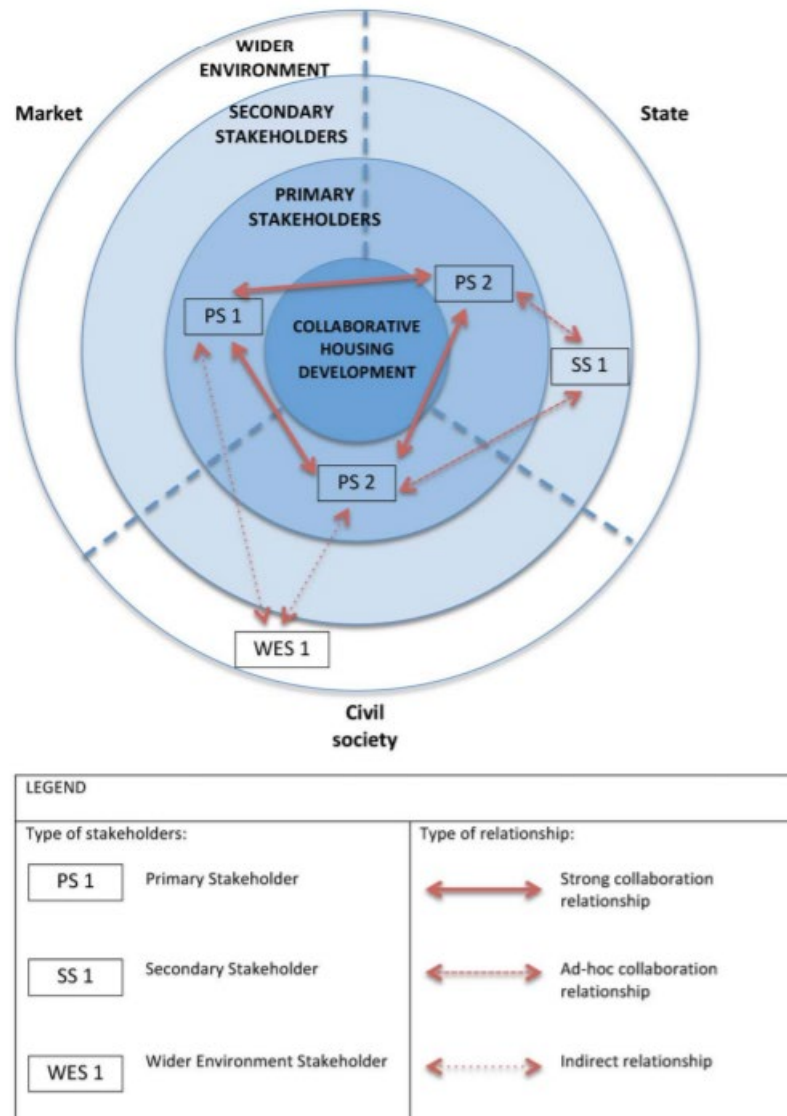


Figure 2: Note. Taken from “Collaborative housing and housing providers: towards an analytical framework of multi-stakeholder collaboration in housing co-production”, by D. Czischke, 2018 (<https://doi.org/10.1080/19491247.2017.1331593>)

2.3. Collaborative governance

As described by Czischke (2018), collaboration in co-housing development can manifest itself through relationships between stakeholders, or actors, in different spheres and levels of importance. Emerson et al. (2012) underline this and argue that actors in various spheres are essential in collaboration. Emerson et al. (2012) propose the concept *collaborative governance*, which is defined as “the processes and structures of public policy decision making and management that engage people constructively across the boundaries of public agencies, levels of government, and/or the

public, private and civic spheres in order to carry out a public purpose that could not otherwise be accomplished". Emerson et al. (2012) argue that these public purposes are not limited to being initiated by state stakeholders. Furthermore, they are not only developed through engagement between governmental and non-governmental stakeholders, as they may emerge due to *multi-partner governance*: partnerships among state actors, actors in the private market sector, and civil society actors. Collaborative governance thus generally happens among various actors and may happen in different stages of a process, such as the development of a co-housing project (Emerson & Nabatchi, 2015). In line with Czischke (2018), the definition by Emerson et al. (2012) can thus be applied to co-housing development, as she argues that collaborative relationships may emerge between actors in different spheres over time, and co-housing development is not limited to state initiation.

Emerson and Nabatchi (2015) describe collaborative governance to be beneficial to various processes, which can be applied to co-housing development as well, as it can contribute to better coordination of activities, an improved pooling of resources necessary, greater knowledge management, and increased social capital. To analyze collaboration within different processes such as co-housing development, Emerson et al. (2012, p. 6) have developed the "integrative framework for collaborative governance". Like the diagram of multi-stakeholder relationships in collaborative housing development, this framework offers the ability to analyze collaboration between stakeholders. This framework can be applied to explore these cross-boundary collaborative systems, in various contexts, such as co-housing development, and to analyze its effectiveness and dynamics. Figure 3 shows the framework for collaborative governance and its components.

Figure 3
The integrative framework for collaborative governance

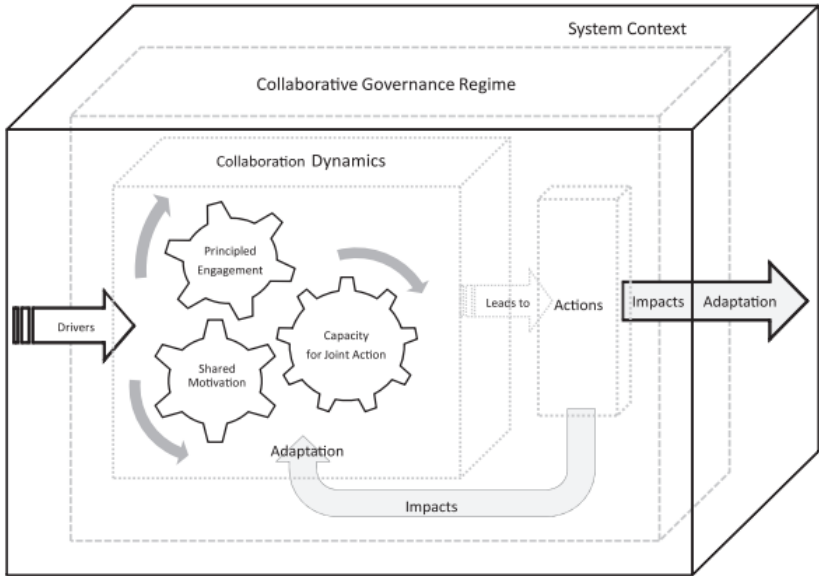


Figure 3: Note. Taken from "An Integrative Framework for Collaborative Governance", by K. Emerson, T. Nabatchi, and S. Balogh, 2012 (<https://doi.org/10.1093/jopart/mur011>)

2.3.1. Collaboration dynamics

As shown in Figure 3, a collaborative governance regime, such as collaborative co-housing development, consists of various components. To assess the quality of collaboration in the setting of co-housing development, the concept of *collaborative dynamics* is introduced. To analyze a regime's quality and effectiveness, one should observe the collaboration dynamics of participants, instigated by *drivers* such as the need to tackle societal problems like the global housing crisis. These dynamics comprise three components, which are described as *principled engagement*, *shared motivation*, and *capacity of joint action*. These dynamics in turn produce *actions* such as the implementation of co-housing in policy, improvement of the framework necessary for co-housing development, and an increase in development of co-housing (Emerson et al., 2011).

Principled engagement

One component of collaboration dynamics may present itself as principled engagement. According to Emerson et al. (2012), principled engagement takes place between different stakeholders at different points in time. It may manifest itself through meetings and cross-organizational networks in which various stakeholders in different institutional spheres may be present. These stakeholders each possess differences in identities and content. For example, one stakeholder in co-housing might be involved through their facilitation of expertise, while another might offer policy. By bundling their contents through collaboration, these stakeholders should be able to solve problems and create value (such as co-housing development) by working together across their institutional boundaries. These ongoing efforts of participants engaged in collaboration, should enable achieving shared goals through their shared sense of purpose and actions taken to achieve that purpose.

Shared motivation

The second component of collaboration dynamics is identified as shared motivation, or social capital. This shared motivation shows the commitment of participants to collaborate to accomplish their shared goals. By working together, stakeholders develop mutual trust and understanding of each other, which proves that they can rely on each other. This might enforce steady networks between actors in different institutional spheres and enables actors to identify their interdependent interests, which legitimizes and motivates ongoing collaboration. These networks created from collaboration then enable participants to commit to their shared goals and to work together across their institutional boundaries to achieve said goals (Emerson et al., 2012).

Capacity for joint action

Finally, the third component of collaboration dynamics, capacity for joint action, represents the structures, knowledge, resources, and arrangements needed to take effective action. According to Emerson et al. (2012), the purpose of collaboration between institutional stakeholders is to achieve desired goals together that would otherwise not be able to be accomplished individually. Through collaboration, each individual actor's capacities are enhanced. By combining their actions, individual actors might be able to take advantage of each other's knowledge and resources, which they themselves might not possess. Processes such as co-housing development might be able to benefit from combined existing knowledge as well as jointly generated new knowledge. Furthermore, these processes may benefit from a pooling of resources such as funding, assistance, skills, expertise, and power, which could not have been provided from a single actor (Emerson & Nabatchi, 2015).

In working together, these three components of collaboration dynamics can lead to collaborative actions, which in turn may produce concrete *impacts* such as co-housing development and *adaptation* to for instance the previously mentioned complex issue of the global housing crisis

(Emerson et al., 2012). This framework will be applied to the research to analyze the presence of collaboration dynamics in collaboration relationships as described by Czischke (2018). Furthermore, this framework will enable to analyze the quality and effectiveness of collaboration within co-housing development in the two cases central to this research.

2.4. Operationalization

The theoretical concepts identified in the previous sections form the basis for the empirical research to be conducted in this thesis. This transition is called the operationalization and will be presented in this section (Van Thiel, 2014). To measure these concepts in both cases, Table 2 provides an overview of the main concept to be researched within this thesis, its dimensions that help explain this concept and the indicators that make up these dimensions. These dimensions and indicators are both derived from theory by Tummers (2015; 2016; 2017), Czischke (2018), and Emerson et al. (2012), and extended by one dimension that presented themselves during the research itself (indicated by *). The further operationalization of these concepts, dimensions, and indicators for this research will be explained in chapter 3. This further operationalization, including definitions, is shown in Appendix I.

Table 2

Operationalization scheme

Concept	Dimension	Indicator
Actors in co-housing development	Institutional actors	Civil society actors
		State actors
		Market actors
	Stakeholders	Primary stakeholders
		Secondary stakeholders
		Wide-range stakeholders
Actions in co-housing development	Top-down vs. bottom-up	Top-down initiation
		Bottom-up initiation
		Participation
	Facilitation	Provision of resources
	*Promotion	Advocacy
Interaction mechanisms and processes	Collaboration relationships	Strong collaboration relationships
		Ad-hoc collaboration relationships
		Indirect collaboration relationships
	Collaborative governance	Principled engagement
		Shared motivation
		Capacity for joint action

Table 2: Note. Created by the author. Based on Tummers (2016); Czischke (2018); Emerson et al. (2012). The new dimension is indicated by *.

2.5. Conceptual framework

The concepts, dimensions, and indicators identified in the previous sections on theoretical literature and frameworks on (collaboration in) co-housing form the basis for further empirical research. These can be used to answer the research questions and are translated into a conceptual framework for collaboration between institutional spheres in co-housing development. Figure 4 shows this conceptual framework. The conceptual framework shows the underlying assumption of ways in which civil society, state, and market are involved in co-housing development (through facilitation, participation, and promotion) and the ways in which these actors collaborate with each other to develop co-housing. The framework also shows the differentiation between primary, secondary, and wide-range stakeholders. This conceptual framework has been derived from theory as well as the operationalization scheme and will be applied to the research by forming a basis for interview guides and concepts to be more deeply researched, as explained in chapter 3, and shown in Appendix I.

Figure 4

Conceptual framework for collaboration between institutional spheres in co-housing development

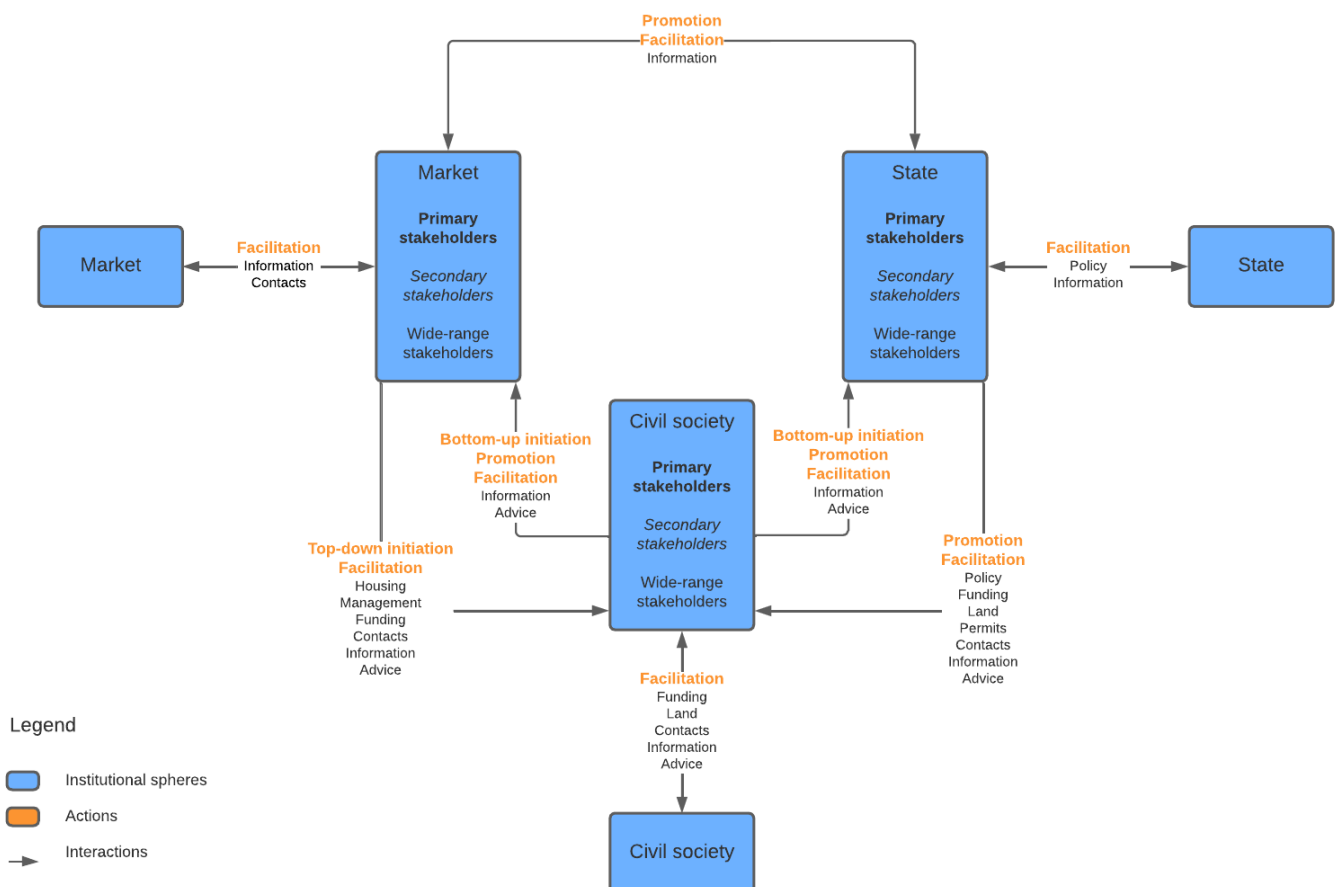


Figure 4: Note. Created by the author. Based on Tummers (2016); Czischke (2018); Emerson et al. (2012)

3. Methodological framework

This chapter presents the methodology that was used in this research. First, the exact research strategy that was applied to this research will be presented, along with an explanation on how the cases central to this research were chosen. Furthermore, this chapter will then focus on research philosophy, followed by the methods that were used to collect and analyze data within the research. This chapter concludes with a section on ethical considerations including the validity and reliability of the research.

3.1. Research strategy and design

According to Bryman (2012), to conduct research, one should identify a research strategy. This is the general orientation to how research will be conducted and can be either quantitative or qualitative of nature. For this research, a qualitative research strategy has been chosen. Qualitative research emphasizes on non-numerical data gathered through for instance interviews and text. It is geared towards describing and understanding the reality of a certain phenomenon within a certain context (Van Thiel, 2014). As described by Van Thiel (2014), qualitative research usually focuses on exploration of the subject central to the research. In this thesis, the subject described and explored through qualitative research is co-housing and collaboration between institutional actors in co-housing. This type of research strategy is in line with this studies' explorative aim. Exploratory research aims to arrive at empirical descriptions of cases in which particular concepts are applied in practice (Van Thiel, 2014).

3.1.1. Comparative case study design

In addition to identifying a research strategy, one should identify a research design. This represents a certain structure that will be given to the research which guides its execution and provides a framework for data collection and analysis. One of these research designs is case study design (Bryman, 2012). This particular research design will be applied to the research central to this thesis. Generally, case study research is a form of qualitative inquiry that is suitable for in-depth investigation of a central issue in a particular context. By employing case study research, the phenomenon of institutional collaboration in co-housing can be understood in a real-life setting. This way, this research design is helpful in answering the research questions (Harrison, Birks, Franklin & Mills, 2017; Saunders, Lewis & Thornhill, 2007). Specifically, a comparative aspect is added to the case study research, which makes it a comparative case study. This type of research design focuses on the context and features of specific phenomena in two or more cases and is generally qualitative of nature. It aims to discover patterns, similarities and/or differences between these cases (Yin, 2014; Mills, Durepos & Wiebe, 2010). In this research, it can help identify obstacles and opportunities for co-housing development in their respective cases, which can be learning points for actors in the opposite cases. By analyzing each case individually, followed by a comparison of both cases, one can form broader theory. This is done by analyzing the contrasting cases by using identical methods (Mills et al., 2010; Bryman, 2012). By using a comparative case study design to investigate the cases of

Amsterdam and Cologne, a better understanding of institutional collaboration in the co-housing concept can be formed.

3.1.2. Selection of cases

To select the cases central to this comparative case study, various similarities and contrasts between the cases of Amsterdam and Cologne were defined. In comparative case study research, it is important that one selects two or more cases which show both similar and contrasting elements, so that they can be compared, and general patterns and theory can be derived (Bryman, 2012; Creswell, 2007). Table 3 shows an overview of the similarities and differences on which the selection of cases was based. This includes differences in number of co-housing projects, as it is estimated that there are currently 114 co-housing projects in Amsterdam, and around 79 in Cologne (Vereniging Gemeenschappelijk Wonen, 2022; Netzwerk für gemeinschaftliches Bauen und Wohnen, n.d.; Stadt Köln, n.d.; Die Wohnungsbau Genossenschaften Deutschland, n.d.-a). Furthermore, it includes differences in types of co-housing (Gemeente Amsterdam, n.d.-c; Mietshäuser Syndikat, n.d.; Stadt Köln, n.d.; Die Wohnungsbau Genossenschaften Deutschland, n.d.-b). These types will be further described in chapter 4.

Regarding similarities, Table 3 shows similarities in municipal approach, as municipalities in both cases possess city visions and other policy documents describing and promoting the concept of co-housing and types of co-housing in both cases. Furthermore, the cases are similar in the fact that co-housing development involves various similar actors in different institutional spheres (Gemeente Amsterdam, 2021; Stadt Köln, 2014; Stadt Köln, 2020). Chapter 4 will further elaborate on these cases by providing general information on the cases and sections on co-housing within these cases.

Table 3

Similarities and differences between cases

	Amsterdam	Cologne
Similarities		
Municipal approach	Co-housing described in city vision Additional co-housing support documents	Co-housing described in city vision Additional co-housing support documents
Actors involved	Civil society actors State actors Market actors	Civil society actors State actors Market actors
Differences		
Estimated number of co-housing initiatives	114	79
Forms of co-housing predominantly implemented	‘Collectief particulier opdrachtgeverschap’ (CPO) (collective private commissioning) ‘Wooncoöperaties’ (cooperative co-housing) ‘Centraal Wonen’ (basic co-housing/co-living)	‘Syndikatprojekte’ (apartment-house syndicate) ‘Mehrgenerationen Wohnprojekte’ (multi-generational co-housing) ‘Genossenschaften’ (cooperative co-housing) ‘Baugruppe’ (building groups)

Table 3: Note. Created by the author.

3.1.3. Research philosophy

In this part, the underlying research philosophy in conducting this research will be explained. This philosophy can be described as a set of beliefs. It can be used to explain the worldview of a researcher and influences the researcher’s work (Guba & Lincoln, 1994). In choosing a research philosophy or paradigm, one should consider the *ontological*, *epistemological*, and *methodological question*. The first, ontology, represents the researcher’s beliefs about the nature of being and whether the researcher believes reality truly exists. Epistemology refers to what can be known and the nature of the relationship between the inquirer and its subject of research. It also addresses whether there is a presupposition that there is only one reality or not. Finally, methodology refers to what is studied and how it is studied (Guba & Lincoln, 1994; Van Thiel, 2014). Guba and Lincoln (1994) describe four paradigms that can be applied to research: Positivism, post-positivism, critical theory, and constructivism.

The latter is applied to this research. *Constructivism*, as explained by Guba and Lincoln (1994), possesses a relativist ontology; meaning that reality is formed locally and differs from case to case.

This means that various people may perceive the same phenomenon differently. Furthermore, its epistemology is subjectivist. This means that the researcher and their research object(s) are interactively linked. The inquirer may thus influence the object of research and vice versa. Lastly, in constructivism, the methodology used is dialectical and interpretative. This means that the researcher and respondents in a study interact to form a more informed consensus on a particular subject. This research philosophy is relevant in approaching this explorative comparative case study research, as it aims to capture and understand meaning of a particular concept (being collaboration in co-housing) (Moses & Knutsen, 2012). Harrison et al. (2017) support this, as they state that constructivism is a common approach to (explorative comparative) case study research. Constructivism helps to explore and understand a concept from the perspective of participants involved within the study, which is helpful when exploring collaboration between various institutional actors within co-housing.

3.2. Research methods

3.2.1. Methods of data collection

Interviews

Within this research, two different qualitative methods of data collection were used. According to Van Thiel (2014) and Harrison et al. (2017), the use of interviews as a method for data collection is fitting to qualitative case study research, as well as the constructivist paradigm at the basis of this research. Following this, for this research, interviews were conducted with an expert on co-housing, as well as actors involved in co-housing development in both cases, on all institutional levels. This means that interviews were conducted with co-housing residents, government representatives, and actors in the market sphere, as well as other actors in the civil society sphere. To select the relevant respondents in both cases, desk research was conducted to learn which institutional actors are generally involved in co-housing in Amsterdam and Cologne. Furthermore, by interviewing respondents, other relevant respondents came into view, as they made referrals to these persons actively involved in co-housing development. This has led to interviews with a total of 23 respondents: twelve actor interviews for the case of Amsterdam, nine actor interviews for the case of Cologne, one actor interview for both cases, and one expert interview for both cases. The difference in number of respondents for both cases stems from the fact that co-housing residents in Cologne proved hard to reach and were thus not interviewed. All the conducted interviews were recorded for analysis purposes. Table 4 shows a complete overview of all actors, their respective cases, spheres, and functions/affiliations. It is important to note that not every respondent wished to make their name known. For these respondents, pseudonyms were therefore created to anonymize them. In Table 4, these pseudonyms are indicated by *.

Table 4

Overview of interview respondents

Case	Institutional sphere	Name	Function/affiliation	Date
Amsterdam	Civil society	Alexander Cronheim	Future resident – ‘De Torteltuyn’	15-06-22
		Menno Vergunst	Resident – ‘Vrijburcht’	14-06-22
		Mikel van Gelderen	Resident – ‘Tetterode’	27-05-22
		Clemens Mol	Consultant – Stichting !Woon & Cooplink	17-06-22
	State	Joost Arends*	Project manager – Project management affairs municipality of Amsterdam	09-06-22
		Julia de Jager & Monica Evers* (joint interview)	Project managers – Team Zelfbouw, Land and development affairs, municipality of Amsterdam	03-06-22
		Marjolijn Geirnaert	Advisor on policy for housing, healthcare, and welfare – province of Noord-Holland	22-06-22
	Market	Aart Cooman	Sector specialist in development, real estate, and housing associations – Rabobank	30-05-22
		Dagmar Brouwers*	Account manager – Triodos Bank	02-06-22
		Jan Peeters	Financial planner and advisor on mortgages – Triodos Bank	27-05-22
		Hans Vos	Owner – Hans Vos Advies consultancy Consultant and project manager – Steenvlinder	08-06-22
		Peter Sturkenboom	Consultant – Stut Consult	09-06-22
		Marcel Kastein	Owner, consultant, and project manager – De Regie BV	07-06-22
	Cologne	Civil society	Axel Köpsell	Self-employed project manager Member – Haus der Architektur Köln e.V.
Jörn Luft			Head of communications and education, operative, and board member – Stiftung Trias	09-07-22

	State	Almut Skriver	Consultant – MitStadtZentrale	25-07-22
		Sascha Gajewski	Consultant – MitStadtZentrale	26-08-22
		Kathleen Battke	Consultant – Neues Wohnen im Alter e.V.	14-06-22
		Jeniffer Weisz*	Functionary – Wohnungsbauleitstelle, municipality of Cologne	13-06-22
	Market	Micha Fedrowitz	Planner and consultant – WohnBund-Beratung NRW GmbH	30-06-22
		Klaus Zeller	Architect – Zeller-Kölmel Architekten	13-06-22
Amsterdam & Cologne	Market	Tim Didzoleit	Head corporate clients focused on real estate finance – GLS Bank	24-06-22
	Expert	Peter Camp	Expert on co-housing	14-06-22

Table 4: Note. Created by the author. Pseudonyms are indicated by *.

The interviews conducted were set up in a semi-structured manner, meaning that they were conducted based on interview guides which were set up in advance. According to Van Thiel (2014) and Farthing (2016), this offers a well-fitting way of interviewing in exploratory research. According to Bryman (2012), the decision to conduct semi-structured offers the researcher to have a list of questions and topics to be covered, but with enough room remaining for respondents to give their additional input. This makes the interview process flexible and informative, as the inquirer may pick up additional information which may be important for the research but not yet thought of (Bryman, 2012). Applied to this research, an interview guide was created for each individual institutional sphere, bundling basic questions that are the same for all types of respondents, as well as case- and actor-specific questions. This was done to make sure the research questions could be answered properly. These interviews being semi-structured, also allowed room for respondent-specific questions which presented themselves during the interviews (Van Thiel, 2014). It is important to note that a market sphere interview guide was used for non-profit civil society parties, as they do not represent residents. Furthermore, because interviews were conducted in both Dutch (with respondents in the Amsterdam case) and English (with respondents in the Cologne case), six interview guides were created. Two for each institutional sphere in both Dutch and English, comprised of the same questions in each language. The English interview guides are added to this thesis in Appendices II to IV.

Document review

Additional to case study research, document review was conducted, in which the main method of data collection was content analysis. According to Van Thiel (2014), content analysis means to collect data by studying the content of existing data sources, such as documents. This can include texts published by organizations on websites, policy documents, and reports. In this study, this comprises the interpretation of the content in particular governmental policy documents, such as city visions, and housing policy created by local, regional, and national authorities. In addition to policy documents, relevant non-academic sources on co-housing, such as newsletters and websites by

institutional organizations and co-housing residents were analyzed as well. These documents were obtained through desk research, as well as being referred to by respondents in interviews.

3.2.2. Methods of data analysis

Coding

To analyze the data collected in this research, various methods were implemented. Recording the conducted interviews enabled these interviews to first be transcribed for analysis purposes. According to Van Thiel (2014), a transcript provides the researcher with the most accurate and full report of the interview. After transcription, these transcripts were ordered systematically for each case within Atlas.ti, a program to code and file the data collected (Van Thiel, 2014). The coding of these transcripts was done as suggested by Creswell (2013), who suggests to first begin with *open coding*. This entails coding each paragraph of a transcript according to the main theme central to that paragraph. After open coding, *axial coding* was applied, which means to assign general categories to the codes identified in the open coding process. Then, *selective coding* was implemented, to identify and sort relationships between codes according to the theory identified in chapter 2. This process offered the option to compare data (and thus cases) systematically, and to identify similarities and differences between them (Van Thiel, 2014; Mills et al., 2012). Fitting to the constructivist approach in this study, coding also offered the possibility add notes and memos describing their subjective interpretations of interview outputs (Harrison et al., 2017). Not only were codes deducted and assigned through analyzing the transcripts. Inductive coding – coding with pre-defined codes – was applied in Atlas.ti as well, to identify the operationalized concepts as shown in Table 2 (p. 14) (Creswell, 2013). Appendices V and VI contain codebooks showing an overview of the codes and categorizations created.

It is important to note that in order to apply the interviews that were conducted to the thesis, quotes by respondents in Dutch that were used as citations in the thesis were translated into English by the author.

Czischke's (2018) diagram of multi-stakeholder relationships

Another method used to analyze data in this research is Czischke's (2018) method to categorize stakeholders based on importance, and to categorize stakeholder relationships based on relevance. As explained in section 2.2., Czischke (2018) classifies stakeholders involved in co-housing to either be a primary, secondary, or wide-range stakeholder. Furthermore, she categorizes stakeholder collaboration relationships to be strong, ad-hoc or indirect. For this research, the stakeholders involved in co-housing in both cases, as well as their collaborative relationships, were categorized according to Czischke's (2018) method and definitions. Table 5 shows an overview of these categorizations and definitions. Following these categorizations, diagrams of multi-stakeholder relationships as shown by example in Figure 2 (p. 11) were created for both the case of Amsterdam and Cologne.

Table 5

Overview of categorization and definitions for stakeholders and stakeholder relationships




Type of stakeholder	Definition	Type of relationship	Definition
Primary	Essential, significant influence and legitimacy, involved on a day-to-day basis, significant control over essential resources, possess a veto.	Strong 	Very important, visible on a day-to-day basis, high degree of mutual interdependence, frequent.
<i>Secondary</i>	Certain degree of influence and legitimacy, involved episodically, certain degree of control over essential resources, no veto.	Ad-hoc 	Less important, episodic exchanges, certain degree of influence.
Wide-range	Indirect, weak influence and legitimacy, weak control over essential resources.	Indirect 	Least important, latent.

Table 5: Note. Created by the author. Derived from “Collaborative housing and housing providers: towards an analytical framework of multi-stakeholder collaboration in housing co-production”, by D. Czischke, 2018 (<https://doi.org/10.1080/19491247.2017.1331593>)

3.3. Validity and reliability of the research

To have sound scientific research, one should discuss the validity as well as the reliability of a study (Van Thiel, 2014). Both should be kept in mind when collecting and analyzing data. This section presents the considerations made around validity and reliability within this research.

3.3.1. Validity

Internal validity

A study’s validity is comprised of both its internal and external validity. Internal validity refers to the cogency of the study. This means it is important to observe whether the researcher has measured

the effects they originally intended to measure (Van Thiel, 2014; Saunders et al., 2007). To have internal validity, a researcher's data collected should correspond to the theoretical ideas and operationalization developed previously (Bryman, 2012). Within this study, internal validity was achieved through operationalization of the theory and translation of the operationalized concepts and research questions into an interview guide. Appendix I shows this translation. This way, it was ensured that the concepts that were intended to be measured were actually measured during the interviews. Furthermore, Van Thiel (2014) describes how in-depth analysis of a phenomenon, additional to detailed and extensive descriptions of said phenomenon, may ensure internal validity as well. By using case study research, this study also ensures internal validity by providing a broad range of information collected.

External validity

The external validity refers to the extent of which the results of a study can be generalized. With the use of a case study however, external validity is difficult to achieve. This is due to a case study's nature to describe a phenomenon in its own context. Within the uniqueness of the case(s) researched in a case study, the results of the research are often difficult to generalize to contexts outside of the case(s) (Bryman, 2012; Van Thiel, 2014). Due to this research being a case study, it is difficult to ensure external validity. According to Van Thiel (2014) however, external validity can still be achieved by researching the same components in all cases that are studied. For this research, to ensure external validity, the same elements in co-housing development were researched in the same ways for both cases, to find overlapping results. As explained by Van Thiel (2014), finding the same results in various cases will make it more plausible that these will be valid and generalizable for other cases as well.

3.3.2. Reliability

Apart from internal and external validity, reliability is another element that is important to address when conducting research. According to Saunders et al. (2007), reliability comprises the extent to which the methods of data collection and analysis in research will yield consistent findings. This means that a study's data collection and analysis can be repeated. One needs to be able to prove that the same methods used under similar circumstances will yield similar results (Van Thiel, 2014). This study ensures reliability by having conducted a large enough number of interviews with the help of pre-developed interview guides. By asking the same questions to each actor consistently, and by interviewing various actors in the same sphere or occupation, certainty of results was assured, instead of the results being coincidental. By consulting these interview guides with others, such as the thesis supervisor, it was ensured that the methods of data collection in this study are sound (Van Thiel, 2014). Furthermore, by being transparent in the choices made in developing these interview guides, as is shown in Appendix I, as well as providing these interview guides to other researchers, repeatability of the research process was ensured (Saunders et al., 2007).

4. Manifestation of co-housing

Co-housing possess a wide variety of organizational and legal forms, differing from country to country (Tummers, 2015). Because of this, this chapter encompasses a description of the predominant types of co-housing in Amsterdam and Cologne and the ways in which they manifest themselves, to provide some background information relevant to the rest of the research.

4.1. Manifestation of co-housing in Amsterdam

In general, the Netherlands knows a history of different types of co-housing which started the 1980's. Tummers (2015) describes that the manifestation of co-housing in the Netherlands began with 'Centraal Wonen'; the basic form of co-housing where community building is a central aspect. In recent years however, development of other types of co-housing have emerged. In Amsterdam, together with 'Centraal Wonen', the forms of 'Collectief Particulier Opdrachtgeverschap' (collective private commissioning, CPO), and 'wooncoöperaties' (cooperative co-housing) are predominantly present (Tummers, 2015; Platform31, n.d., Gemeente Amsterdam, n.d.-c).

'Centraal Wonen' can be described as a form of community living where each resident has their own living space, but where certain parts of the house or amenities – such as a living room and a garden – are shared with other residents (Centrum Groepswoenen, n.d.). While this form of co-housing describes a basic form of community living, other forms of co-housing present in Amsterdam are more complex. As described by the municipality of Amsterdam, they largely support the concept of 'zelfbouw' (building houses yourself), of which various manifestations can be described as forms of co-housing (Gemeente Amsterdam, 2021).

One of these forms, CPO, comprises building your own housing project together with a 'bouwgroep' (building group). This group forms the main initiator of said project (Gemeente Amsterdam, 2021; Gemeente Amsterdam, n.d.-a). By establishing the group as a legal entity, they can hire parties that develop the housing project for this group, such as an architect and a contractor. At the end of the development process, the groups is the sole owner of the project, and the individual members are the sole owners of their own houses (BIEB, n.d.).

Similar to CPO, a building group can also choose to develop a housing project through 'medeopdrachtgeverschap' (co-commissioning, MO). In this case, a private developer is the initiator and usually recruits residents who then form a group. In this form of co-housing, the residents themselves have less say over their project than with CPO, as professional housing developers are involved to a greater extent (Gemeente Amsterdam, n.d.-a).

Another form of co-housing dominantly present in the municipality of Amsterdam is the form of 'wooncoöperaties'. This form of co-housing, like CPO, comprises a groups of residents who together develop their own housing project. These kinds of projects usually possess a great sense of community. Like in CPO-development, the resident group organizes itself as a legal entity; in this case the 'wooncoöperatie' (cooperative association). After developing the project, this association becomes the owner, and residents can rent their houses from this association (Gemeente Amsterdam, n.d.-b). In addition to 'wooncoöperaties', a resident group may also choose to rent the project from another owner, such as a housing association. In this case, the form of co-housing is called a 'beheercoöperatie' (controlled cooperative co-housing) (Gemeente Amsterdam, n.d.-b).

4.2. Manifestation of co-housing in Cologne

In Germany, the concept of co-housing emerged in the 1970's and in its nature possesses a strong focus on self-organization and community living. Throughout the years, Germany has known a wide range of types of co-housing (Ache & Fedrowitz, 2012). In Cologne, the predominant types of co-housing are known as 'Genossenschaften' (cooperative co-housing), and 'Baugruppe' (building groups) (Ache & Fedrowitz, 2012; Tummers, 2015; Netzwerk für gemeinschaftliches Bauen und Wohnen, n.d.; MBV NRW, 2009).

First, 'Genossenschaften', can be described as cooperative co-housing, and can be seen as similar to 'wooncoöperaties' in the Netherlands. The resident group formed in a 'Genossenschaft' is usually the initiator, and remains the owner of the project. Within this form of co-housing, there is a high level of self-organization and self-management. It is a form of housing that is described as a middle ground between full ownership and housing for rent. While the group is the owner, each individual member of the group rents their house from the group. Like 'beheercoöperaties' in the Netherlands, the resident group has the option to become part of a 'Dachgenossenschaft' (roof-cooperatives), in which multiple self-organized co-housing projects form a cooperative together (Ache & Fedrowitz, 2012; MBV NRW, 2009).

Apart from 'Genossenschaften', 'Baugruppe' can organize themselves in different ways as co-housing groups. In this form, the resident group builds their own project. In some projects, the resident group experiences a great sense of community and they may choose to develop shared rooms and amenities as well. These community-oriented groups may take the form of 'Mehrgenerationen Wohnprojekte' (multi-generational co-housing projects). In developing these projects, the resident group may be supported by housing providers such as architects and contractors. In Cologne, the 'Baugruppe' variant of 'Mietshäuser Syndikates' (apartment-house syndicate) may be implemented as well. In this variant, new 'Baugruppe' can organize themselves in a network of multiple groups, and may benefit from consulting older groups (Ache & Fedrowitz, 2012; MBV NRW, 2009; Mietshäuser Syndikat, n.d.).

Apart from self-organized and developed projects, a resident group may choose to develop their project together with investors like private developers and architects. This 'Investorenmodell' (investor model). Even though residents in these kinds of projects will eventually live together in a community, they have limited say in how the project will be developed (MBV NRW, 2009).

5. Results

In this chapter, the results of the empirical research conducted for this thesis will be presented. This encompasses the results from the document review and the semi-structured interviews that were conducted with respondents from the civil society, state, and market spheres in both the cases of Amsterdam and Cologne. First, the presence and involvement of institutional actors in co-housing development in Amsterdam and Cologne will be discussed. Secondly, their actions within co-housing development will be categorized. The final section of this chapter will discuss the interaction mechanisms and the cross-boundary collaboration and cross-organizational networks that have emerged between institutional actors within both cases.

5.1. The presence and involvement of institutional actors in co-housing development

As described by Tummers (2016), Czischke (2018), and Emerson et al. (2012), actors in various spheres are essential in collaborative dynamics, in all kinds of different contexts, of which co-housing development is an example. Tummers (2017) argues that reliance on outside parties is inevitable in co-housing development, thus why collaboration between actors is necessary to the success of a co-housing project. Because of this need for actor involvement in collaboration in co-housing development, this first section will focus on the presence and involvement of actors in the civil society, state, and market spheres in co-housing development in both Amsterdam and Cologne. This corresponds to the first research sub-question: *“Which institutional actors are present in co-housing development in Amsterdam and Cologne?”* as well as limitedly to the second sub-question: *“What are the specific actions of institutional actors in co-housing development in Amsterdam and Cologne?”*. At the end of this section, Table 6 (pp. 37-38) shows an overview of all these actors, and Figure 5 (p. 39) and 6 (p. 40) show diagrams of actors involved and their importance in co-housing development based on the diagram of multi-stakeholder relationships by Czischke (2018).

5.1.1. Civil society actors

Resident groups

According to Czischke (2018), resident groups form the core of a co-housing project in development, a primary stakeholder. This corresponds with the presence of resident groups in co-housing development in both the cases of Amsterdam and Cologne, where resident interest in co-housing is essential for such projects to come to be. In Amsterdam, the interest of residents for cooperative co-housing (‘wooncoöperaties’) has especially increased in the last couple of years. As reported by Stichting !Woon, these residents who organize themselves in groups are driven by their wish for affordable housing and to be close to their neighbors and their environment (Stichting !Woon, 2022). In Cologne, various forms of co-housing are described to have a great impact on living environments and form an answer for residents to changing housing wishes and affordability of housing as well (Deutsches Institut für Urbanistik, 2017).

Regarding the role of resident groups in co-housing development in Amsterdam and Cologne, their involvement is crucial. Peter Camp, expert on co-housing, describes that resident groups in Amsterdam oftentimes initiate their own housing projects (P. Camp, personal communication, June 14, 2022). According to Kathleen Battke, consultant for the municipality of Cologne, this is the same for resident groups in Cologne, where “it is the people themselves [who initiate]. It is their wish [...]” (K. Battke, personal communication, June 14, 2022, line 299-300).

As resident groups are often the initiators and use and produce their own housing project, they have a veto as to what happens within the development of their project. Because they are actively involved in developing their own houses, they are identified to be present in a co-housing development project on a day-to-day basis. This suggests that these resident groups have significant influence within co-housing development, making them primary stakeholders according to Czischke (2018). While having this influence on co-housing development, developing a co-housing project is not without barriers (Stichting !Woon, 2022). Part of this is the reliance on outside actors for a project to come to fruition (Tummers, 2016). Peter Camp affirms this and explains that “resident groups need support from outside” (P. Camp, personal communication, June 14, 2022, line 571-572).

Civil society organizations

While residents make up an essential civil society actor in co-housing development in both the cases of Amsterdam and Cologne, interviews with actors involved in co-housing brought forward another important category to co-housing development in Amsterdam and Cologne. This category encompasses the so-called co-housing civil society organization (CSO): “A non-state, not-for-profit, voluntary entity formed by people in the social sphere that is separate from the state and the market” (Shift, n.d.). These CSO’s are present in both cases of Amsterdam and Cologne, however, with differing roles, actions, and ways in which they are legally organized.

Cooplink (Amsterdam)

In Amsterdam, two CSO’s make up important actors involved in co-housing development. The first, Cooplink, encompasses a CSO with a nation-wide presence in co-housing development, specifically for ‘wooncoöperaties’. As described by Clemens Mol, involved with Cooplink, “Cooplink is a national organization of, for, and by ‘wooncoöperatie’ resident groups” (C. Mol, personal communication, June 17, 2022, line 53-54). It brings together resident groups and strives to promote the concept ‘wooncoöperaties’ nation-wide, through publications, conventions, and workshops. In their own words, it provides for resident groups to share knowledge and help each other through struggles they might face (C. Mol, personal communication, June 17, 2022; Cooplink, n.d.). As mentioned by Clemens Mol, an important part of its work is to advocate for co-housing:

“We are an advocate for ‘wooncoöperaties’ specifically. [...] Not all municipalities are familiar with the concept of groups taking the initiative to start a housing project. So, we are an advocate to spread the concept. We do this by spreading knowledge on the subject nation-wide. We bring to light developments in co-housing development and what work still needs to be done to improve the climate for ‘wooncoöperaties’” (C. Mol, personal communication, June 17, 2022, line 76-84).

Cooplink is legally organized as a Dutch ‘vereniging’, a non-profit association involved in societally relevant activities with at least two members. In the case of Cooplink, as of 2022, the organization has around a hundred resident groups as members of the organization (KVK, n.d.-b; Cooplink, n.d.).

Stichting !Woon (Amsterdam)

The second CSO involved in co-housing development in the case of Amsterdam is Stichting !Woon, which is specifically Amsterdam-oriented and part of Cooplinc. Stichting !Woon, unlike Cooplinc, has broad objectives in the field of housing development, and focuses not only on co-housing development, but on other types of housing as well. Clemens Mol, also involved with Stichting !Woon, describes the work that !Woon does as offering support to residents in Amsterdam in a broad sense, meaning that they support a range of subjects in housing development, such as sustainability, but also co-housing (C. Mol, personal communication, June 17, 2022). It provides co-housing resident groups with information and advice, also through publications, and organizes workshops (C. Mol, personal communication, June 17, 2022; Stichting !Woon, n.d.). Similar to but not the exact same as Cooplinc, Stichting !Woon is organized as a Dutch ‘stichting’, a non-profit foundation with idealistic, societal or social goals. Unlike a ‘vereniging’, it does not have any direct members (KVK, n.d.-a; Stichting !Woon, n.d.).

Stiftung Trias (Cologne)

In Cologne, similar (co-)housing oriented CSO’s are present, again in different ways of involvement and in different legal forms of organization, the first of which focuses largely on communities. This Stiftung Trias, was established to address societal issues like sustainability and unaffordability of housing due to speculation. It works to help co-housing resident groups in various different ways, such as spreading practical knowledge and providing land for co-housing (Stiftung Trias, 2016; Stiftung Trias, n.d.-a). Jörn Luft, board member at Stiftung Trias, describes Stiftung Trias as a non-profit land agency with three pillars: community-oriented living, a different way of handling land, and sustainability (J. Luft, personal communication, July 9, 2022). He states the following:

“Since 2002, we [Stiftung Trias] have been supporting initiatives that want to realize communal living and other social and ecological uses in a property. As a “non-profit land agency”, The Stiftung Trias acquires land and passes it on in the form of a long-term heritable building right (‘Erbbaurecht’) to community housing [...]. This way, it withdraws the land from speculation and instead puts it to sustainable social and ecological use permanently” (J. Luft, personal communication, July 9, 2022, line 27-32).

The Stiftung Trias, like Stichting !Woon, is organized as a German ‘Stiftung’, also a non-profit, idealistic foundation (European Central Bank, 2021; Stiftung Trias, 2016).

Haus der Architektur Köln e.V. (Cologne)

The second co-housing CSO in Cologne is one that is very prominently present in co-housing development. This Haus der Architektur Köln e.V. (HdA), like Stichting !Woon in Amsterdam, works in housing development in a broad sense. It supports new ideas in urban development and architecture like co-housing (Haus der Architektur Köln, n.d.-c). Various interviewees mention the HdA as a very prominent actor in co-housing development. As stated by Micha Fedrowitz, planner and consultant at WohnBund-Beratung NRW GmbH (WBB NRW), “they are an important stakeholder in Cologne” (M. Fedrowitz, personal communication, June 30, 2022, line 731-732). Axel Köpsell, member of the HdA, describes the organization as a network, which is present in co-housing development in various ways, such as in juries for public tenders for co-housing and as organizers of public meetings and discussions on the subject (A. Köpsell, personal communication, July 19, 2022). The HdA is legally organized as a German ‘e.V.’, an ‘Eingetragener Verein’, a non-profit registered association (European Central Bank, 2021; Haus der Architektur Köln, n.d.-c).

The various ways in which these CSO's are involved in co-housing development is not on a day-to-day basis. This is because they are present when needed (through consulting and by providing land), but do not necessarily lead these projects themselves (C. Mol, personal communication, June 17, 2022; J. Luft, personal communication, July 9, 2022). They are, however, mentioned by nearly every interviewee as having some form of legitimacy in co-housing development in their respective cities. Using the categorization by Czischke (2018), this makes them secondary stakeholders in co-housing development.

Financial benefactors

Apart from the obvious involvement of resident groups and the secondary involvement of CSO's in co-housing development in Amsterdam and Cologne, another actor in the civil society sphere was brought forward through the interviews conducted in this research. This actor-group, financial benefactors, has proven to be involved in some cases of co-housing development in Amsterdam, but not necessarily in all. The way this group is involved is through their donations in crowdfunding campaigns. Two project managers at the municipality of Amsterdam name financial benefactors as a constant in co-housing development, saying that "a lot of co-housing projects are in search of financial benefactors through crowdfunding" (J. de Jager & M. Evers, personal communication, June 3, 2022, line 550-551). This is confirmed by two Amsterdam co-housing residents, who in the interviews conducted, state that crowdfunding to some extent attributed to the development of their project (A. Cronheim, personal communication, June 15, 2022; M. Vergunst, personal communication, June 14, 2022).

This actor-group however, only has small influence on co-housing development, in the sense that they are often present just in very particular phases of a project. Combined with them not necessarily being present in each project, this makes them a wide-range stakeholder in co-housing development (Czischke, 2018). While present in the case of Amsterdam, civil society involvement as financial benefactors was not named in interviews with Cologne respondents. It is important to note however, that this might be because there were no interviews conducted with co-housing residents in Cologne.

5.1.2. State actors

Local authorities: municipalities and municipal offices

Apart from civil society stakeholders, stakeholders in the state sphere have an important part to play in co-housing development as well, on various levels of government. The first of these levels of government that may be involved in co-housing development are local authorities such as municipalities (Czischke, 2018). What became clear through interviews with various institutional actors, is that the municipality of Amsterdam is extensively involved in co-housing development and strives to not only promote the idea of co-housing in its various forms, but also support projects more intensely in different ways (Grond & Ontwikkeling, Wonen, Gemeente Amsterdam, 2020). Through its interest in co-housing development, a specific office for self-building ('Team Zelfbouw') now works to implement policy on co-housing development. This encompasses a wide range of ways in which the municipality supports co-housing initiatives. According to three project managers at the municipality of Amsterdam, this includes coordination and promoting work, as well as the facilitation of advice, useful contacts, financial aid in the form of a loan, and land for co-housing (J. Arends, personal communication, June 9, 2022; J. de Jager & M. Evers, personal communication, June 3,

2022). The latter, land for co-housing, is provided by the municipality through a so-called 'kaartenbak', a platform where resident groups can sign up to be considered for a plot of land provided by the municipality through 'erfpacht' (heritable building rights). For each plot, a group is chosen through a selection process, based on various elements such as the group's vision and goals (J. de Jager & M. Evers, personal communication, June 3, 2022). Julia de Jager and Monica Evers, project managers at the municipality in Amsterdam and involved in this process, describe this way of providing land as a "possibility where the group becomes the owner of the land. [...] We do this knowingly [...] Because we try to, just like many of those groups, to avoid speculation" (J. de Jager & M. Evers, personal communication, June 3, 2022, line 121-123 & 726-727). According to co-housing residents, the provision of land and financial aid is a very important part of the municipality's work. Alexander Cronheim, future resident of 'De Torteltuif', explains the following:

"For us, it is very special that they [the municipality] focuses on common good and communal ownership of housing. [...] It really was a special opportunity for us to obtain a plot of land, for such a good price" (A. Cronheim, personal communication, June 15, 2022, line 278-279 & line 303-305).

The municipality of Cologne, unlike the municipality of Amsterdam, is involved in co-housing development in a more decentralized way. While in Amsterdam, one specific team ('Team Zelfbouw') focuses on promoting and supporting co-housing, in Cologne, there are many different departments and municipal offices that focus on this. Jennifer Weisz, functionary at the municipality of Cologne, mentions that the municipality is looking to increase support for co-housing development. She mentions that a number of offices within the city administration have been established to work together towards this goal. One of these is the 'Büro für gemeinschaftlichen Wohnbauprojekte' (the office for community housing projects), which has been established early 2022. "[This office] works to ensure that in the future, more and more land can be offered for communal forms of housing" (J. Weisz, personal communication, June 13, 2022, line 37-38). Together with the 'Wohnungsbauleitstelle' (housing control center), 'Liegenschaftsamt' (real estate office) and the 'Stadtplanungsamt' (city planning office), they should work towards providing land to co-housing through public tenders ('Konzeptverfahrens') for land given out by 'Erbbaurecht' (heritable building rights) (J. Weisz, personal communication, June 13, 2022). Apart from land for co-housing, the municipality is promoting the idea of co-housing, as well as coordinating groups and providing financial aid to them through subsidies. Furthermore, they facilitate contacts and advice. For the latter as well as the promoting work, the municipality has established a new housing advice center: 'Beratungsstelle im Wohnungsamt'. This office works closely together with two outside and subsidized municipal partners, one of which is 'MitStadtZentrale', which is under the roof of the HdA (A. Skriver, personal communication, July 25, 2022; S. Gajewski, personal communication, August 26, 2022). Two consultants working for 'MitStadtZentrale', Almut Skriver and Sascha Gajewski, describe their work the following way:

"We advise groups and those interested in communal building and living, as well as advising the administration on the planning of communal construction and living. [...] We also play a role in the organization of events [...], specialist excursions and lectures, and provide information" (A. Skriver, personal communication, July 25, 2022, line 22-25).

"We can basically structure and bundle these groups. [...] But it is also a marketing organization for the idea of co-housing. So, we do a lot of promotion work" (S. Gajewski, personal communication, August 26, 2022, line 123-125).

Another of these outside and subsidized municipal partners is Neues Wohnen im Alter e.V. (NWIA), which has been funded by the municipality since 2019. Kathleen Battke, consultant at NWIA, describes its work as follows:

“The origin of the organization. It was simply the idea to work for creating more possibilities of co-housing, with people and for people who grow older, but also for all generations. [...] to support groups [...] So we coordinate and support people there. And basically, we are also doing a lot of public relations [...] to the people themselves, but also for the community, for society as well” (K. Battke, personal communication, June 14, 2022, line 89-100).

The various ways in which the municipalities of Amsterdam and Cologne are involved in co-housing development shows the clear legitimacy of their role. With both municipalities providing land, financial aid, advice, and contacts, and through promoting and coordinating, they play a key part in co-housing development. However, these efforts are not from a day-to-day basis, but rather are only offered when approached by groups themselves (J. Weisz, personal communication, June 13, 2022; J. de Jager & M. Evers, personal communication, June 3, 2022). This makes it that municipal actors in co-housing development can be gathered under the term secondary stakeholder (Czischke, 2018).

Regional and national authorities

Apart from local authorities, Czischke (2018) describes another state stakeholder in co-housing development to be regional and national authorities. These authorities can in certain cases be of influence on co-housing development, mainly through policy. In both the cases of Amsterdam and Cologne however, regional and national authorities are limitedly involved in co-housing development. In the case of Amsterdam, from 2008, the regional authority, the province of Noord-Holland, was involved in co-housing through its policy. This stated their support for co-housing initiatives and provided the opportunity of financial aid in the form of a subsidy for resident groups to develop a proposal, and a loan for starting costs when a proposal was accepted by the authorities. Furthermore, policy included to advocate for co-housing towards other levels of government, mainly municipalities (M. Geirnaert, personal communication, June 22, 2022). Since 2020 however, this policy to support and stimulate co-housing was shut down. Marjolijn Geirnaert, advisor on policy for housing for the province of Noord-Holland explains this as follows:

“That kind of policy depends on people in politics. [...] First, we had politicians that were very enthusiastic about the phenomenon co-housing [...]. And then at a certain point there were elections; those politicians leave [...], there was a change in direction” (M. Geirnaert, personal communication, June 22, 2022, line 121-127).

The regional authority in the case of Cologne, the state of North Rhine-Westphalia (NRW), however, remains to have policy in place to promote and support co-housing initiatives. The promotion of co-housing in the state of NRW is part of their program to promote experimental (public) housing developments. This policy states that the state of NRW promotes and provides funding for, among others, community housing projects such as ‘Mehrgenerationenprojekte’ (multi-generational projects) and ‘Genossenschaften’ (cooperative housing projects). Additionally, the policy states that advice can be provided towards these kinds of initiatives (MHKBG, 2022).

For national authorities, the support for co-housing is mostly expressed through their policies as well. What becomes clear for the case of Amsterdam, is that co-housing development in the state sphere is mostly decentralized towards municipalities. While the national government of the Netherlands

provides the general legal rules for co-housing development, they do not provide any other resources and instead refer to municipalities for support (MBZK, 2016; A. Cooman, personal communication, May 30, 2022).

Similarly, in the case of Cologne, the involvement of the national government of Germany is limited to providing the legal rules and definitions for co-housing. Recognized as an important way to solve demographic and social challenges, the national government of Germany seeks to promote the concept of co-housing, however, they point to municipalities to work this out as well. The national government, however, is determined to research the ways in which they can be involved in co-housing development as well (Deutsches Institut für Urbanistik, 2017).

For both cases, one could suggest that regional and national authorities exhibit a weak control of resources, as they almost exclusively provide policy. This policy provided however, might provide a framework for the development of co-housing. Because of this, regional and national authorities can be described as more regulatory institutions with a weak degree of influence. According to Czischke (2018), these authorities as institutional actors should thus be categorized as wide-range stakeholders in co-housing development.

The political sphere

Policy depends on people in politics. When politicians get replaced by others, a change in direction can occur, leading to the increase or decrease of support for co-housing (K. Battke, personal communication, June 14, 2022). The general influence of politics on co-housing development in the cases of Amsterdam and Cologne becomes clear from the interviews conducted. This suggests that the political sphere as an institutional actor, is a stakeholder in co-housing development as well. As mentioned by the project managers at the municipality of Amsterdam, their policy and interest in co-housing is largely based on politics. With the influence of an alderman with a large interest for co-housing, one of the policies supporting funding for co-housing was implemented. Additionally, through political lobbying, the municipality was able to provide more land for co-housing development (J. de Jager & M. Evers, personal communication, July 6, 2022). These project managers explain:

“Some are in favor of co-housing, others are not. [...] It depends on who is in control. [...] For us, what is very helpful and important is that we have political support. [...] There is some political ambition for sure” (J. de Jager & M. Evers, personal communication, July 6, 2022, line 1123-1125 & line 929-932).

According to interviewees in the case of Cologne, the political sphere is also an important actor in co-housing development, as they display influence on whether the concept of co-housing can come to fruition or not. Jörn Luft (Stiftung Trias), mentions how framework conditions for public welfare-oriented projects and housing projects must be improved at the political level (J. Luft, personal communication, July 9, 2022). Kathleen Battke (NWIA), explains that political parties must play an active role in co-housing development. This means that “[they should] take the idea of co-housing into their politics, into their decision making, and into their way of offering structures for people [...]” (K. Battke, personal communication, June 14, 2022, line 117-118).

Like regional and national authorities, the political sphere as an actor can be categorized as a wide-range stakeholder in co-housing development. This is due to their indirect relationship with co-

housing development, meaning that they do not provide resources per se, but rather provide a framework for project development through their influence. Despite their strong legitimacy in co-housing development, meaning that they can regulate the development of projects, they are indirectly involved with the development itself. This makes them wide-range stakeholders (Czischke, 2018).

5.1.3. Market actors

Banks

Like civic and state stakeholders, co-housing development might be influenced and supported by market parties as well (Tummers, 2017). In Amsterdam and Cologne, most of these market parties represent parties who offer specific services and do not go beyond that. One of the examples are banks. Various interviewees express the important and essential role of provision of financial aid by banks in co-housing development. While being an important stakeholder however, the array of specific banks involved in and in support of co-housing development is limited for both the cases of Amsterdam and Cologne. Aart Cooman, specialist in development, real estate, and housing associations for the Rabobank, explains the reason for this:

“Banks experience that it [co-housing] is a difficult concept to finance because it not a traditional way of living like when renting or buying a house. [...] This is difficult, because how do you organize this in the banking system? How do you judge cash flows? How do residents bring in their own money? [...] Those are matters which are important for a bank and which need extra attention in special forms of housing” (A. Cooman, personal communication, May 30, 2022, line 31-38).

However, in the case of Amsterdam, three banks are involved in co-housing development through provision of financial aid: Rabobank, Triodos Bank and the German GLS Bank. While difficult for banks to organize, these banks wish to be involved for a common reason, as mentioned by Aart Cooman, Jan Peeters (advisor on mortgages at Triodos Bank), and Tim Didzoleit (head corporate clients at GLS Bank):

“The bank, because of its cooperative goals, finds it important to contribute [to co-housing]. [...] We do it, because we find it societally important” (A. Cooman, personal communication, May 30, 2022, line 47-49 & line 96).

“We are involved in financing cases that are not the norm for most banks. [...] But we, we are involved in other types of financing matters as well. This includes co-housing. [...] Triodos Bank stands for preserving the world for future generations, in a very broad way. [...] This is why we try to be a pioneer in providing new ways of financing” (J. Peeters, personal communication, May 27, 2022, line 26-30 & line 39-40).

“We are one of the ten biggest cooperative banks in Germany. The specialty of the GLS Bank is that we are a sustainable bank. So, everything we do is focused on sustainable and social things. [...] Affordable housing is very important for us. (T. Didzoleit, personal communication, June 24, 2022, line 75-77 & line 86).

The German GLS Bank, also very active in co-housing development, is an important market actor in both the case of Amsterdam and Cologne. Clemens Mol (Cooplink & Stichting !Woon), mentions that this bank is one of the banks that completely get the concept of co-housing and did so before banks

in the Netherlands started to understand it (C. Mol, personal communication, June 17, 2022). Various interviewees confirm this and mention that “many residents get a loan from the GLS Bank. [...] They are further along” (J. de Jager & M. Evers, personal communication, June 3, 2022, line 248-249). Micha Fedrowitz (WBB NRW), names the GLS Bank as important financiers in co-housing development:

“They have a long history in financing this kind of product and they know [...] how the groups work and what the risks are and what the risks are not. [...] And another bank would say: “Okay, that is such a crazy idea, we will not give the money”, but the GLS Bank does” (M. Fedrowitz, personal communication, June 30, 2022, line 639-643).

Unlike the Rabobank and Triodos Bank however, the GLS Bank is not only involved in financing projects. Additionally, they are involved in consulting as well. Tim Didzoleit describes the consulting work as being “helpful to start the project, to help the people, to give them a house, to consult them, and to help them by finding the needed home. That is different compared to a conventional bank” (T. Didzoleit, personal communication, June 24, 2022, line 131-133).

Following this, banks in co-housing development can be categorized as secondary stakeholders. This is due to their control over essential resources to co-housing development: money. The involvement in co-housing development, however, is not on a day-to-day basis. According to Czischke (2018), this makes them secondary stakeholders.

Consultancies and project managers

Other secondary stakeholders involved in co-housing development are consultancies and project managers. These market parties are, like banks, mentioned numerous times in interviews as important stakeholders. As suggested by their names, they mostly offer specific services and do not go beyond that. In both Amsterdam and Cologne, these consultancies provide advice, information, and contacts to resident groups in different subjects. These subjects range from co-housing as a general concept, as well as sustainability, subsidies, and legal issues (J. de Jager & M. Evers, personal communication, June 3, 2022; J. Arends, personal communication, June 9, 2022; J. Luft, personal communication, July 9, 2022; M. Fedrowitz, personal communication, June 30, 2022). While for each case there are various consultancies in co-housing present, there are two consultants in particular who were described as a notable actor in co-housing development in their respective cases by interviewees. These are Peter Sturkenboom (Stut consult) for the case of Amsterdam, and Micha Fedrowitz (WBB NRW) for the case of Cologne. They describe their work the following way:

“Our work consists of advising groups who seek to buy land or real estate and want to make it their residence. [...] We help them find a good financialization structure and help them organize themselves. [...] Really, I could arrange anything for them” (P. Sturkenboom, personal communication, June 9, 2022, line 67-68, line 73-75 & line 95-96).

“We support citizens in various kinds of activities. Co-housing is only one part of our work. We are a mix of [...] it is often spatial planners. I am a spatial planner [...] but we also have social scientists and social workers and an architect. [...] So, we consult in those fields” (M. Fedrowitz, personal communication, June 30, 2022, line 32-33 & line 99-103).

In addition to consultancies offering advice to resident groups, there is second market party whom resident groups can benefit of greatly: project managers. According to Marcel Kastein, project manager at De Regie, their work is to coach groups on different subjects, such as how to organize

internally, which steps to take and how to develop their project (M. Kastein, personal communication, June 7, 2022). Project managers are mentioned as an important party not only by resident respondents, but by state actors as well. For example, Joost Arends (municipality of Amsterdam) states that “outside management of resident groups could be greatly beneficial for them because they themselves are no professionals. So they can discuss with a market party, a professional who has managed a group before and knows how parties such as the municipality work, how a contractor works” (J. Arends, personal communication, June 9, 2022, line 349-352). Sascha Gajewski (MitStadtZentrale) confirms this:

“In other cities, it is even part of the tendering scheme that groups must come with the so-called ‘Projektsteuerer’ [project manager]. Because the experience is that these projects which have been developed by individuals without competence in the real estate market, often fail to perform, once they got the contract when they win a tender” (S. Gajewski, personal communication, August 26, 2022, line 294-298).

As previously mentioned, both consultancies and project managers can be categorized as secondary stakeholders. This is due to their strong involvement in projects on an often day-to-day basis providing advice and coordinating the projects and resident groups. These parties have no veto regarding what happens within the projects however, but do support them strongly. This makes them secondary stakeholders (Czischke, 2018).

Housing providers

While seemingly obvious, a final market actor involved in co-housing development comprises housing providers in the broad sense. This encompasses contractors who carry out building the project itself, architects designing it, and private developers who coordinate the project instead of a resident group. While clear on their actions, there is a difference in the involvement of private developers present in Amsterdam and Cologne. This is due to how the tendering processes for land for co-housing are designed in both cases. For Amsterdam, private developers are deliberately sidelined to make sure that ‘wooncoöperatie’ housing will remain affordable and that the groups themselves are really the developers (J. de Jager & M. Evers, personal communication, June 3, 2022). In ‘MO’ constructs (as described in chapter 4) however, societal developers may become involved by acquiring land and seeking a group themselves. One example of such a developer is Steenvlinder, who acquires land for co-housing themselves to develop a co-housing together with a group (H. Vos, personal communication, June 8, 2022). In Cologne, private developers are described as more interested in co-housing development and are even encouraged to get involved. Sascha Gajewski (MitStadtZentrale) describes that “we would like to interact more structurally with conventional project developers, which are interested in cooperation” (S. Gajewski, personal communication, August 26, 2022, line 312-313). In Amsterdam, in the few cases a market developer is involved, this is rather a housing association in ‘beheercoöperaties’ or a developer providing housing to ‘MO’ groups.

Other parties in housing provision like contractors and architects however, are seen to be present in both cases of Amsterdam and Cologne. The latter, are described as key actors in co-housing development by residents, as they are often in contact with resident groups on a day-to-day basis (A. Cronheim, personal communication, June 15, 2022; M. Vergunst, personal communication, June 14, 2022; M. van Gelderen, personal communication, May 27, 2022). Clemens Mol (Cooplink & Stichting !Woon), describes architects as a special field actor which is needed to realize and design the ideas of the group (C. Mol, personal communication, June 17, 2022). However, not all architects are interested in working with co-housing groups (M. Fedrowitz, personal communication, June 30,

2022). Klaus Zeller, an architect at Zeller-Kölmel Architekten in Cologne and who is in fact interested in designing for co-housing, states the following:

“We really appreciate that these groups are interested in quality of building and in sustainability. [...] They are much more advanced than the average investor on the free market. So we are architects mainly working on projects like that [...] we appreciate that they [the groups] live in a more common sense together than the general market is offering” (K. Zeller, personal communication, June 13, 2022, line, 69-75).

What becomes clear from interviews, is that architects as housing designers are very crucial in co-housing development. They are often in contact with resident groups on a day-to-day basis and exhibit a strong involvement in how a project comes into being. In accordance with Czischke (2018), this makes this market actor a primary stakeholder in co-housing development. Czischke (2018) describes housing providers such as private developers as a primary stakeholder as well, due to their day-to-day involvement in housing production when they are involved in a project. In both Amsterdam and Cologne however, this actor is limitedly present. For this reason, private developers are categorized as secondary stakeholders.

Table 6

Overview of actors involved in co-housing development in Amsterdam and Cologne

Institutional sphere	Actor type	Case(s)	Name (if applicable)	Stakeholder type
Civil society	Resident groups	Amsterdam & Cologne	-	Primary
	Civil society organizations (CSO's)	Amsterdam	Cooplink Stichting !Woon	<i>Secondary</i>
		Cologne	Stiftung Trias Haus der Architektur Köln e.V. (HdA)	
	Financial beneficiaries	Amsterdam	-	Wide-range
State	Municipality	Amsterdam & Cologne	General & Team Zelfbouw	<i>Secondary</i>
	External municipal offices	Cologne	MitStadtZentrale	<i>Secondary</i>
			Neues wohnen im Alter e.V. (NWIA)	<i>Secondary</i>
	Regional government	Amsterdam	Province of Noord-Holland	Wide-range
		Cologne	State of North Rhine-Westphalia	Wide-range
	National government	Amsterdam & Cologne	-	Wide-range
Political sphere	Amsterdam & Cologne	-	Wide-range	
Market	Banks	Amsterdam	Triodos Bank	<i>Secondary</i>

			Rabobank	<i>Secondary</i>
		Amsterdam & Cologne	GLS Bank	<i>Secondary</i>
	Consultancies	Amsterdam & Cologne	Various	<i>Secondary</i>
	Contractors	Amsterdam & Cologne	Various	Primary
	Architects	Amsterdam & Cologne	Various	Primary
	Private developers	Amsterdam & Cologne	Various	<i>Secondary</i>
	Project managers	Amsterdam & Cologne	Various	<i>Secondary</i>

Table 6: Note. Created by the author. Based on Czischke (2018).

Figure 5

Diagram of stakeholders in Amsterdam

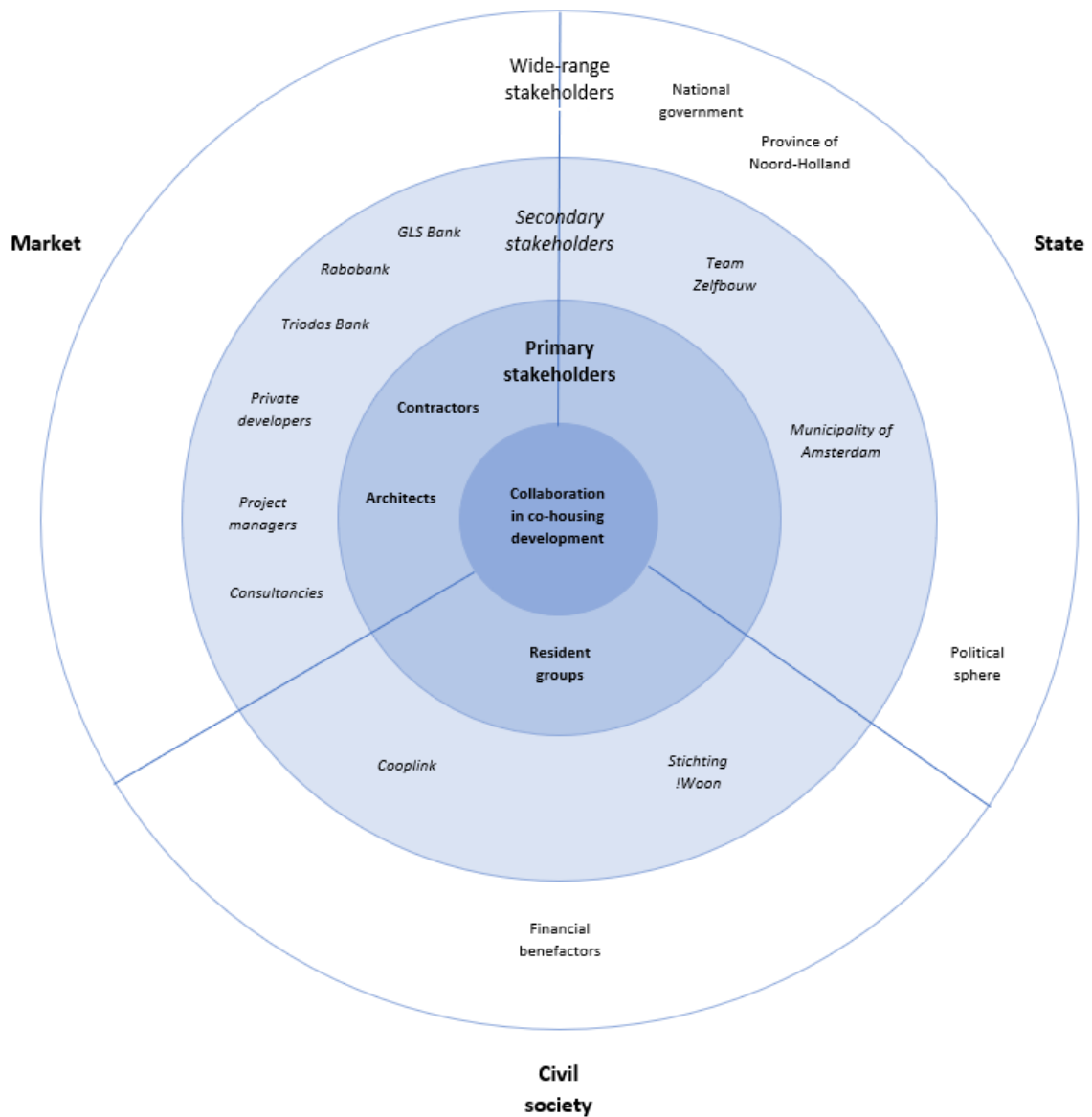


Figure 5: Note. Created by the author. Based on the diagram of multi-stakeholder relationships in “Collaborative housing and housing providers: towards an analytical framework of multi-stakeholder collaboration in housing co-production”, by D. Czischke, 2018 (<https://doi.org/10.1080/19491247.2017.1331593>)

Figure 6

Diagram of stakeholders in Cologne

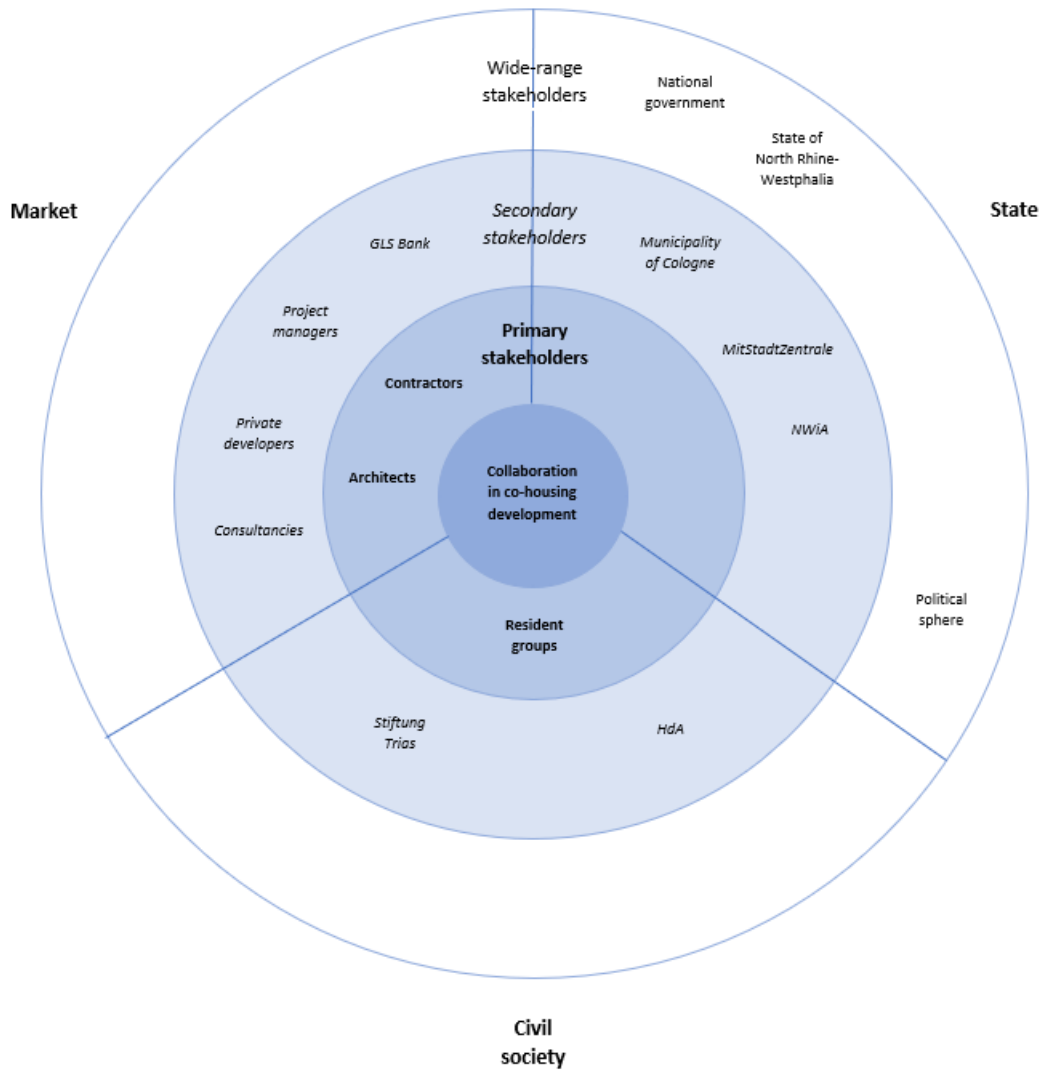


Figure 6: Note. Created by the author. Based on the diagram of multi-stakeholder relationships in “Collaborative housing and housing providers: towards an analytical framework of multi-stakeholder collaboration in housing co-production”, by D. Czischke, 2018 (<https://doi.org/10.1080/19491247.2017.1331593>)

5.2. Actor involvement in co-housing development

Section 5.2. will focus on the specific actions of previously mentioned institutional actors in co-housing development in both Amsterdam and Cologne and corresponds with the second research sub-question: *“What are the specific actions of institutional actors in co-housing development in Amsterdam and Cologne?”*. While actions by actors involved in co-housing have already been discussed in section 5.1., section 5.2. will build on that and will categorize these actions per institutional sphere based on the theoretical framework and the operationalization. At the end of this chapter, Table 7 (pp. 51-52) provides an overview of all actions taken by each individual actor in each institutional sphere.

5.2.1. Civil society actions in co-housing development

Initiation

The first main civil society action in co-housing development identified in the cases of Amsterdam and Cologne is initiation. This is in line with Czischke (2018), who describes that co-housing development usually manifests itself through a bottom-up way, meaning that residents in the civil society sphere may usually initiate their projects. Tummers (2016) describes this way of co-housing development as bottom-up or participative: the development of a project where a resident group is the main actor. While support from outside is needed in both cases, resident groups in Amsterdam and Cologne usually form the main initiators of a project (P. Camp, personal communication, June 14, 2022). This means that according to Tummers (2016), these projects may be identified as bottom-up, rather than representing a top-down initiated product. In Amsterdam, civil society initiation presents itself as resident groups contacting relevant institutions and parties to present their ideas or to inquire about support. Julia de Jager and Monica Evers (municipality of Amsterdam) mention that *“there are quite a few groups who are able to find us”* (J. de Jager & M. Evers, personal communication, June 3, 2022, line 88). They also mention that resident groups oftentimes develop their housing vision by themselves. This is affirmed by co-housing residents in Amsterdam, who mention that their groups came together with a wish to live collectively and they themselves took the steps to develop their idea and present it to relevant actors who could help them further (A. Cronheim, personal communication, June 15, 2022; M. Vergunst, personal communication, June 14, 2022).

While there were no interviews conducted with co-housing residents in Cologne, various respondents within the case expressed the way in which co-housing projects manifest themselves as bottom-up as well. These groups then search for the support of outside parties to help develop their project. As explained by Micha Fedrowitz (WBB NRW) and Kathleen Battke (NWIA), *“normally most of the time the groups come to us [the WBB NRW] and we work with them and support them”* (M. Fedrowitz, personal communication, June 30, 2022, line 69-70). *“They [the projects] have all been initiated by the people themselves. And sometimes they of course are supported by [us]”* (K. Battke, personal communication, June 14, 2022, line 336-337). Tim Didzoleit (GLS Bank), who works in both Amsterdam and Cologne, however, remarks that groups in Cologne organize themselves in a relatively less active way than in Amsterdam:

“And from my point of view, the people in Amsterdam also and generally in the Netherlands, they are more open to these co-housing projects, and they will start more of these projects

because they know that it is a problem that they do not have enough affordable housing. And it will be started by them, by their own. In Amsterdam especially. And in Germany, the people are a little bit ... not so active as in the Netherlands. [...] In Germany it is a little bit slower. [...] Normally, it is maybe a group of people and then they start these projects. But they are not started by the city” (T. Didzoleit, personal communication, June 24, 2022, line 363-372 & line 380-381).

Facilitation

The second civil society action widely mentioned as beneficial to co-housing development is facilitation (Ache & Fedrowitz, 2012; Tummers, 2017). In the civil society sphere in Amsterdam and Cologne, this is mostly conducted by CSO's and financial benefactors. What is evident from the interviews conducted within this research, is that facilitation to co-housing development manifests itself in numerous ways. Regarding financial benefactors in Amsterdam, the way they facilitate co-housing development is straight-forward. Like described by Alexander Cronheim, future resident of “De Torteltuin”, financial benefactors facilitate projects by providing financial aid through crowdfunding campaigns (A. Cronheim, personal communication, June 15, 2022).

CSO's however, facilitate in ways which are less straight-forward and differ with each CSO and case. With each CSO mentioned in this research, the facilitation of knowledge and information and the provision of advice form a main point of their work. The main CSO's in Amsterdam, Cooplinc and Stichting !Woon, for instance advice resident groups and local authorities on almost any subject regarding co-housing. Clemens Mol (Coplinc & !Woon) describes:

“We mostly work by providing information towards municipalities and co-housing initiatives. We mostly do this through workshops. [...] We will soon expand to support ‘wooncoöperaties’ through courses and provision of information. And at this moment I am very busy with writing a handbook for ‘wooncoöperaties’” (C. Mol, personal communication, June 17, 2022, line 76-77 & line 25-27).

Clemens Mol describes that through the handbook for ‘wooncoöperaties’, the courses they organize, and through information packages, Cooplinc and Stichting !Woon both aim to help resident groups as well as local authorities with questions they might have. These courses include courses with information and advice on financing, decision-making as a group, and how to apply to the municipality of Amsterdam's ‘kaartenbak’. Furthermore, market parties like banks might ask Cooplinc and Stichting !Woon for information to get an idea on how the co-housing market is developing. Because these CSO's know how many resident groups and which municipalities are involved in co-housing, they often offer this information to market parties (C. Mol, personal communication, June 17, 2022; Cooplinc, n.d.).

The same way of providing information and advice to residents as well as other actors that might be interested is visible for CSO's in Cologne. Stiftung Trias for instance “conveys practical knowledge through its brochures, the Wohnprojekte-Portal [their website], various event formats, and in-person discussions” (J. Luft, personal communication, July 9, 2022, line 36-38). Jörn Luft (Stiftung Trias) continues:

“We support the projects with knowledge and information. [...] We support projects with educational and networking work. This means that we publish publications and guides and offer events and initial consultations” (J. Luft, personal communication, July 9, 2022, line 99 & line 78-80).

In the same vein, the HdA organizes public meetings, discussions, lectures, and other events to inform residents on various topics regarding co-housing (A. Köpsell, personal communication, July 19, 2022; K. Battke, personal communication, June 14, 2022). These events include thematic information meetings where lectures and discussions are held on specific topics surrounding the idea of co-building and co-living. Furthermore, the HdA organizes the 'Wohnprojektetag', the housing projects day, which many respondents in this research affirmed as being essential to co-housing development in Cologne. On this day, which is held annually, the HdA invites all actors involved in the development of co-housing projects in Cologne to discuss questions they might have. On this day, information and advice on a wide array of subjects is also provided to various actors (A. Skriver, personal communication, July 25, 2022; S. Gajewski, personal communication, August 26, 2022; Haus der Architektur Köln, n.d.-b).

Not only do these CSO's provide information and advice to resident groups and other actors involved. Another part of the facilitation work mentioned throughout interviews is made up by providing contacts to resident groups. This includes for instance Cooplink and Stichting !Woon bringing together resident groups as well as providing these groups with institutions who might be able to help finance a project (C. Mol, personal communication, June 17, 2022; Cooplink, n.d.). In Cologne, Stiftung Trias does this as well, by giving resident groups access to their network of stakeholders in co-housing development. Furthermore, the HdA is described as "a networking thread" (K. Battke, personal communication, June 14, 2022, line 134) as well, providing resident groups with for instance presentations by architects who are engaged in co-housing (A. Köpsell, personal communication, July 19, 2022).

While Cooplink, Stichting !Woon and the HdA mainly facilitate groups with advice, information, and contacts, it is important to mention that Stiftung Trias goes further than this by also facilitating land for co-housing to groups. As they describe themselves as "a non-profit land agency" (J. Luft, personal communication, July 9, 2022, line 29). Jörn Luft (Stiftung Trias) describes that the foundation "has been able to take more than 90 hectares of urban and rural land out of speculation over the past two decades and support almost 50 housing and neighborhood projects" (J. Luft, personal communication, July 9, 2022, line 33-35). This way, Stiftung Trias leases the land for co-housing resident groups permanently, as their statutes explicitly exclude the resale of the land. Their lease fee is then put towards a fund, which is used to acquire more properties and plots for co-housing in the future. This way, the Stiftung Trias plays a large role in providing land and financialization for co-housing in Cologne (J. Luft, personal communication, July 9, 2022; Stiftung Trias, 2016).

Promotion

Apart from facilitation, CSO's in Amsterdam and Cologne as well as resident groups in Amsterdam are found to promote co-housing development as well. This is done through various ways, for example through publishing books, brochures and newsletters to spread knowledge on co-housing. Various co-housing residents in Amsterdam for example mention their websites and digital newsletters to make their projects known to the outside and to promote the idea of co-housing (A. Cronheim, personal communication, June 15, 2022; M. Vergunst, personal communication, June 14, 2022; M. van Gelderen, personal communication, May 27, 2022). Furthermore, CSO's in both cases work to promote co-housing by conveying practical knowledge on the subject through brochures and websites as well, such as the handbook for 'wooncoöperaties' published by Stichting !Woon and the digital housing projects portal by Stiftung Trias (Stichting !Woon, 2022; Stiftung Trias, n.d.-b). As shown on the latter, Stiftung Trias works to promote and spread knowledge on co-housing through organizing events as well. Some examples of these events include conventions, excursions, and (online) information meetings (J. Luft, personal communication, July 9, 2022; Stiftung Trias, n.d.-b).

Moreover, Stiftung Trias, as well as the HdA, are involved in organizing the ‘Wohnprojektetag’, the housing projects day, described as “the largest event in the year” (S. Gajewski, personal communication, August 26, 2022, line 249) and “the one big event in Cologne, where also [people] from the surrounding municipalities meet and exchange ideas” (S. Gajewski, personal communication, August 26, 2022, line 254-255). On this day, people from the municipality and active groups are brought together, to get a better idea of one another and to develop an atmosphere of cooperation (S. Gajewski, personal communication, August 26, 2022).

In the same vein, in Amsterdam, Cooplink and Stichting !Woon organize events and workshops as well to inform on co-housing and to promote the concept. Clemens Mol (Cooplink & Stichting !Woon) mentions that they organize excursions as well, in the hope that local authorities will join to learn more about co-housing. Furthermore, they work to be an advocate for co-housing in politics. (C. Mol, personal communication, June 17, 2022). Clemens Mol describes their reasons for doing so:

“We aim to have people from the municipality present, most of all aldermen, to show them what is being done and what could be done in terms of co-housing. This way, we try to facilitate that an alderman for example notices that there are many people already involved and interested in co-housing” (C. Mol, personal communication, June 17, 2022; line 107-110).

Noteworthy to mention, is that in the case of Cologne, Stiftung Trias and the HdA work to promote the concept of co-housing towards local authorities and politicians as well. For instance, Jörn Luft (Stiftung Trias) describes how they “work politically to improve the framework conditions for public welfare-oriented projects and housing projects” (J. Luft, personal communication, July 9, 2022, line 80-81). Furthermore, the HdA describes that they see the organization as lobbyist as well, and work to sensitize state authorities and politicians about co-housing, to help increase the amount of co-housing projects in the future (Haus der Architektur Köln, n.d.-b).

As identified by Tummers (2016), in many cases, resident groups may initiate their own co-housing project. This is in line with this research, as it shows how in Amsterdam and Cologne, resident groups oftentimes are the main initiators of co-housing projects. Furthermore, Ache & Fedrowitz (2012), Tummers (2017), and Czischke (2018) explain that co-housing development may benefit from facilitation of resources by parties outside resident groups. This is the case in this research as well, as CSO’s and financial benefactors play a role in co-housing development through facilitation in various ways. A third action taken by civil society actors in co-housing development has however not been identified in theory. This action, promotion proves to be an important element in co-housing development in Amsterdam and Cologne, as it encourages essential actors to become involved in co-housing development and help the concept grow.

5.2.2. State actions in co-housing development

Facilitation

Not only actors in the civil society sphere are involved in co-housing development through facilitation. Tummers (2017) for instance describes how resident groups are reliant on state facilitation of permits, subsidies, land, and other policy. Scheller (2020) affirms this and mentions state facilitation in co-housing to manifest itself through provision of policy, expertise, and information. State actors as well as market actors in Amsterdam and Cologne act to facilitate co-

housing development in these ways as well. For state actors in Amsterdam and Cologne, their facilitation processes manifest themselves in a clear variety of ways, the largest part evidently being the facilitation of land. Through provision of policy, local authorities in Amsterdam as well as in Cologne work to provide land through heritable building rights ('erfpacht'/'Erbbaurecht'). To expand on section 5.1.2., this way of providing municipal land works by awarding it to a group with the best housing concept according to a jury. Through this tendering scheme, a group is selected who then rents the land for multiple decades (J. de Jager & M. Evers, personal communication, June 3, 2022; A. Köpsell, personal communication, July 19, 2022). According to multiple respondents, local, regional, and national state policies have been very important for co-housing development in both cases. As described by Kathleen Battke (NWiA), the way the municipality of Cologne reduces the price of land for projects who have a societal benefit like co-housing projects, is greatly beneficial for resident groups. This way, there is less financial pressure for resident groups to obtain land for co-housing. This way, other than land, the municipality provides financial aid as well, in an indirect way (K. Battke, personal communication, June 14, 2022). For the case of Amsterdam, Tim Didzoleit (GLS Bank) describes how "compared to Cologne, the 'erfpacht' they [resident groups] have to pay in Amsterdam is a little bit less as in Germany and Cologne specifically. It will help the groups to start the co-housing project because then it is financeable" (T. Didzoleit, personal communication, June 24, 2022, line 345-347). He continues by explaining another difference between financial aid and land provided by state authorities in both cases:

"A big difference is that the city of Amsterdam will give these groups a loan to start these co-housing projects. And this loan gives very good conditions and that is a big difference to Germany. The German cities will normally not help them with a loan to grow the co-housing project and that is what the city of Amsterdam will give them. And that will help extremely" (T. Didzoleit, personal communication, June 24, 2022, line 332-336).

While policy provided by local authorities in both cases indicate to benefit co-housing development significantly, policy provided by regional and national authorities are of less significance in terms of facilitating resident groups. Rather they are aimed more so towards supporting the concept of co-housing, which will be described in the next section. The exception to this is the facilitation of resources by the regional authority in the case of Cologne, the state of North Rhine-Westphalia, as they provide advice and financial help in the form of funding for innovative housing concepts (MHKBG, 2022).

Not only do state authorities in both cases benefit resident groups greatly through provision of policy, land, and financial aid, as they facilitate advice and information to resident groups as well (J. de Jager & M. Evers, personal communication, June 3, 2022; A. Skriver, personal communication, July 25, 2022). To provide an example, in Amsterdam, the municipality has established a helpdesk for co-housing. Furthermore, they "organize information meetings to interest potential resident groups, 'wooncoöperaties', for plots and to inform them about the possibilities" (J. Arends, personal communication, June 9, 2022, line 250-252). Within the municipality of Cologne, various counselling centers such as the MitStadtZentrale exist to provide advice to resident groups on how to develop their project through "specialist events on various topics [...] and also meetings where the groups can exchange ideas with each other" (J. Weisz, personal communication, June 13, 2022, line 102-103). Furthermore, the NWiA organizes video conferences to provide information to resident groups, and the municipality of Cologne itself facilitates information through meetings, newsletters, and events (K. Battke, personal communication, June 14, 2022; J. Weisz, personal communication, June 13, 2022).

Like CSO's, interviews with local state authorities in Amsterdam and Cologne indicate that the state sphere is involved in facilitating co-housing development through providing contacts to resident groups as well. Joost Arends (municipality of Amsterdam) and Kathleen Battke (NWiA) describe:

"I sometimes see that they [resident groups] struggle and then I try to help them reach the people they need. [...] I try to lead them in the right direction, to the people who can answer their questions" (J. Arends, personal communication, June 9, 2022, line 378-381).

"[We] know the programs that are useful for people who build co-housing projects. And so, we can say "that is the program where you can ask for help". [...] We know if people are looking for architects or project developers or so, we can offer them lists of names or of contact information" (K. Battke, personal communication, June 14, 2022, line 168-169 & line 135-137).

Promotion

Not only do the interviews conducted for this research indicate that state actors are largely involved in co-housing development through facilitation. Interest in the idea of co-housing has been growing within the state spheres of both Amsterdam and Cologne for the past few years. Due to this increased interest, various state actors in both cases have shown to actively promote the idea of co-housing as well. The reason for this is the increased social cohesion and the other societal benefits they might offer (M. Geirnaert, personal communication, June 22, 2022). This act of promotion could help co-housing development to become more important and easy to implement in the future. Julia de Jager and Monica Evers (municipality of Amsterdam) for instance describe that they try to show their ambitions and involvement in co-housing development to other municipalities, as well as actors such as banks, to try to stimulate them to get involved as well (J. de Jager & M. Evers, personal communication, June 3, 2022). Furthermore, the national government of the Netherlands promotes the concept of co-housing through their policy (MBZK, 2016). In Cologne, national and regional policy is in place to promote co-housing development as well (MHKBG, 2022). The municipality of Cologne however, is the biggest player for the case in terms of promoting the concept of co-housing, mostly towards actors in politics. Kathleen Battke (NWiA) and Sascha Gajewski (MitStadtZentrale) describe:

"With our media work and public relations work, we also approach [people]. But there I might say that these active approaches are more aimed at, for example, town councils, also political parties. [...] We want them to take the idea of co-housing into their politics. (K. Battke, personal communication, June 14, 2022, line 114-118).

"By the direction of promotion [...] we try to motivate the city council and the politicians and the governmental institutions to become more proactive on supporting these things" (S. Gajewski, personal communication, August 26, 2022, line 245-247).

In line with Tummers (2017) and Czischke (2018), state actors in Amsterdam and Cologne are involved in co-housing development through various forms of facilitation, which mostly stems from policy on the subject that they have developed. Again, the action of promotion was identified to be an additional action taken by state actors to support the concept of co-housing as well.

5.2.3. Market actions in co-housing development

Initiation

As mentioned in section 5.1.3 and described by Tummers (2016), initiation in co-housing development may not always be conducted by citizens and resident groups. What becomes clear through interviews in both cases of Amsterdam and Cologne, is that market actors may be involved in co-housing development through the act of initiating projects themselves. In Amsterdam, the municipality actively tries to prevent outside developers to get involved in the process of developing ‘wooncoöperaties’ (J. Arends, personal communication, June 9, 2022). With the development of ‘MO’ and ‘beheercoöperaties’ however, market parties such as housing associations and societal developers may get involved. As described by Hans Vos, consultant in co-housing and part of Steenvlinder, a societal development party, Steenvlinder itself “sometimes acts as initiator” (H. Vos, personal communication, June 8, 2022, line 141). In some cases, they “acquire land with Steenvlinder, develop a rudimentary design, and recruit a group of buyers – a group of participants” (H. Vos, personal communication, June 8, 2022, line 143-145). As a societal developer however, even though they may initiate a project themselves, they ensure the participants will keep control over the steps taken in developing their future homes themselves (Steenvlinder, n.d.). Other market parties such as architects and housing associations may initiate development of ‘MO’ and ‘beheercoöperaties’ as well (Gemeente Amsterdam, n.d.-c).

In the case of Cologne, a market developer like a housing corporation may be involved in co-housing development and initiation as well. By means of the ‘Investorenmodell’, investors like private developers and architects may choose to initiate developing a co-housing project together with a group (MBV NRW, 2009). Micha Fedrowitz (WBB NRW) however describes that this way, a co-housing project may be more like a normal housing project. He describes the way that these projects are developed as more top-down than bottom-up, as big developers may have more say in the project than its (future) residents. Furthermore, constructors or developers might also initiate building a new property of which certain parts will become available for co-housing. As described by Kathleen Battke (NWIA) however, the residents that choose to inhabit these parts may leave quickly due to their wishes and needs not being fulfilled (K. Battke, personal communication, June 14, 2022).

Facilitation

Like other institutional actors, market actors play a large role in facilitating co-housing development. The action of facilitating co-housing development by market parties in Amsterdam and Cologne manifests itself in various ways, some of which are in line with the actions of civic and state actors. Some of these forms of facilitation are straight-forward, such as providing housing, architectural, and managerial services, of which all three can be identified in both cases. The facilitation in providing funding, advice/information, and contacts, however, is more complex.

The first form of facilitation by market parties found in both the cases of Amsterdam and Cologne is the provision of funding. In both cases, financialization of projects by market parties is almost exclusively done by banks. In Amsterdam, the Rabobank and the Triodos Bank have their own ways of doing this. In the cases of a large group of residents building their own housing project, it is the association or ‘wooncoöperatie’ as a legal entity who is financed (J. Peeters, personal communication, May 27, 2022). Jan Peeters (Triodos Bank) further explains:

“We get approached for the financialization of projects. So, we are present at a later phase of the project set-up. [...] Traditionally, Triodos Bank has always financed housing communities. [...] When the project consists of more than two houses, this is tackled by our business

department. This is the department who arranges financialization of the legal entity, so the association which all members are a part of” (J. Peeters, personal communication, May 27, 2022, line 120-121 & line 228-231).

For project in both Amsterdam and Cologne, Tim Didzoleit (GLS Bank) explains that a group would first need a financial plan, to see whether it would be possible for the GLS Bank to finance them. He explains how the GLS Bank helps them set up this plan:

“Normally we will write [the] numbers in our small Excel sheet and we will discuss this Excel sheet and this financial plan together on a screen. [...] We will see if it is possible to finance a project or not. And if it is not possible to finance this project, we will help them to get that financially, to bring more own capital. Maybe sometimes we must increase the rent, sometimes you have to lower the costs. That are the possibilities we have normally” (T. Didzoleit, personal communication, June 24, 2022, line 157-162).

While respondents in the case of Cologne describe various ways in which resident groups can obtain funding from for instance banks, Jan Peeters (Triodos Bank) and Aart Cooman (Rabobank) describe that in the case of Amsterdam, it is often not possible for banks to fully fund groups. As explained by Jan Peeters, there are simply not enough banks in the Netherlands currently financing co-housing groups. According to him, this is likely due to national regulations for banks. Furthermore, before banks will finance groups, the groups already need to invest a lot of own capital which they oftentimes do not have (J. Peeters, personal communication, May 27, 2022). Aart Cooman confirms this obstruction:

“The municipality should contribute to the starting costs. Before the bank can finance a project, there already are a lot of costs. Even if the bank does finance it, they do not finance hundred percent of it. So you need other means as well” (A. Cooman, personal communication, May 30, 2022, line 185-189).

Aart Cooman does also mention that the Rabobank is currently researching its options to help resident groups with their starting costs themselves, through the facilitation of a subsidy or a grant. However, this has not been implemented yet (A. Cooman, personal communication, May 30, 2022).

Apart from facilitation by banks in the form of funding, other market actors in Amsterdam and Cologne are involved in facilitating co-housing development by other means. Another way of facilitation observed in both cases is the facilitation of advice/information. This is offered by multiple market actors. In the case of Amsterdam, it is obvious that these actors comprise consultants and project managers, however, banks are identified to offer advice as well. As explained by various respondents, facilitation of advice can be offered regarding a wide range of aspects, such as organization, financialization, and legal issues (P. Sturkenboom, personal communication, June 9, 2022; J. de Jager & M. Evers, personal communication, June 3, 2022). As explained by Peter Camp (expert on co-housing), it is obvious that groups need advice and information on a range of subjects. He explains:

that “Naturally, they ask about things regarding co-housing. “How is this organized? How does work?”, about the fixed aspects like building together, and the less straight-forward aspects such as community building and community development. And they also ask about future trends, practical considerations, and architectural aspects” (P. Camp, personal communication, June 14, 2022, line 199-202).

In the case of Cologne, consultancies, project managers, architects, and banks are involved in advising resident groups and providing them with information. These market actors advise resident groups on multiple different subjects, like financialization, architecture, social aspects like organization and legal aspects (M. Fedrowitz, personal communication, June 30, 2022). Multiple respondents in the Cologne market sphere (consultants, but also a respondent from the GLS Bank) describe their advising work as follows:

“We have a small part in our company which is helping them. Which is helping the project. [...] We have, I think, four parts where we help them. So, one is helping with the group structure, with general organization, with the concept for the group. So, the question: “Who will live here? What additional ideas will we include in the projects? [...] The second part is the question about the legal form and the financialization. Financialization is perhaps the third. [...] The fourth supporting field is the architecture question. So that is more [...] mostly the question which architect would we choose?” (M. Fedrowitz, personal communication, June 30, 2022; line 116-117, line 128-133 & line 173-175).

“We are a little bit consulting people, not only bank people. I think that is a difference to a normal bank which is only focused on financing those projects or in general to finance projects. And we are more helpful to start the project, to help the people, to give them a house, to consult them, and to help them by finding the needed home. So that is different compared to a conventional bank. [...] Sometimes we give them information if we have other information. Sometimes we talk from our experience, which we learned in other projects” (T. Didzoleit, personal communication, June 24, 2022, line 128-133 & line 319-321).

Micha Fedrowitz (WBB NRW) also mentions advising government authorities and providing them information in certain cases. He describes that local authorities sometimes come to them for advice about developing co-housing on a certain plot and finding a group for it (M. Fedrowitz, personal communication, June 30, 2022).

A final more extensively explained way of facilitating co-housing development manifests in the form of providing contacts to resident groups. As described by respondents in the case of Amsterdam, market actors involved in co-housing oftentimes have built experience and established contacts with other parties. When necessary, in certain parts of the project development process, they will refer to these parties to help them further. As explained by Hans Vos (Steenvlinder) and Peter Sturkenboom (Stut Consult): “A group will first come to us and ask: “Which financial expert or which construction supervisor would you recommend? What experiences do you have?”” (H. Vos, personal communication, June 8, 2022, line 224-226). “If there are conflicts within the group – I am not a mediator – but I know people who are, so I could refer them to the group” (P. Sturkenboom, personal communication, June 9, 2022, line 229-232). Furthermore, Dagmar Brouwers and Jan Peeters (Triodos Bank) mention referring clients to consultants they have good experience with and who they think will be able to help them (D. Brouwers, personal communication, June 2, 2022; J. Peeters, personal communication, May 27, 2022). Marcel Kastein (De Regie) explains he regularly provides contacts to the groups he is managing: “We practically are in contact with all parties who are important in developing a project. That can be a municipality, a province sometimes as well. An architect, consultants, a contractor” (M. Kastein, personal communication, June 7, 2022, line 222-224).

In Cologne, market actors are involved in facilitating contacts to resident groups in the same manner. As explained by Axel Köpsell (project manager), he regularly tells groups that there are different organizations, for instance the GLS Bank, who can help them with certain parts of their processes (A.

Köpsell, personal communication, July 19, 2022). Furthermore, consultants like Micha Fedrowitz (WBB NRW) refer groups to architects know to them and help groups by providing contacts with local government bodies supplying subsidies. Micha Fedrowitz mentions being referred to themselves as well, as they are known by other market parties such as banks, who sometimes refer them to consultants such as the WBB NRW (M. Fedrowitz, personal communication, June 30, 2022). Furthermore Tim Didzoleit (GLS Bank) explains that they connect groups with consultants in their network, as well as constructors or architects they know. Not only does the GLS Bank refer to other market actors, as it provides groups contacts with other groups as well: “We will connect them maybe with other groups which are financed years before. And they can talk to these groups. And they will help the other group. [...] That is normally a good way to help them with their projects” (T. Didzoleit, personal communication, June 24, 2022, line 169-172).

Promotion

Like with CSO’s and state actors, another action taken by market actors has been found to be promoting. Oftentimes from personal experiences and interest taken in co-housing, people involved with co-housing through their role in market parties find that they want to support the concept of co-housing. Market actors like consultants and project managers in both cases do this by promoting the concept and their work towards other market actors, government authorities, and citizens. In the case of Amsterdam, actors describe their work in promoting the concept of co-housing as follows:

“Twenty years ago, I was involved in a co-housing project as architectural engineer. Way before that I wrote a booklet asking, well, is it possible for people to get involved more with each other? The previous twenty years I have been pretty involved in the co-housing theme; as advisor, but also as advocate with the national government, provinces, and municipalities” (H. Vos, personal communication, June 8, 2022, line 110-114).

“We sometimes write an article. About our work or about a concept in our work. [...] We sometimes publicize those. [...] To enthuse people to choose to develop these kinds of initiatives, whether it be governmental bodies or private persons” (M. Kastein, personal communication, June 7, 2022, line 325-326 & line 334-336).

In Cologne, while not many respondents indicated that they promote the concept of co-housing, one market actor other than consultants and project managers can be identified to promote the concept of co-housing. As described by Klaus Zeller (Zeller-Kölmel Architekten), there are architects in Cologne who are increasingly becoming interested in the concept of co-housing and try to promote it. He describes that in his own work, he tries to advocate the idea towards the municipality:

“In contact with the municipality [...], we argue in this direction. If I have a chance, I ask for more projects like that, more sites like that. If they develop a new site near the river for example, we ask “is it possible to put some of the sites in projects like that?”. Or even as it is done in some other towns, to put all the sites, first of all, to the people. And if they do not take it, the investors get it” (K. Zeller, personal communication, June 13, 2022, line 171-175).

As described by Tummers (2016) and Ache and Fedrowitz (2012), market actors may often be involved with co-housing development through facilitation of resources. This is very noticeable in this research as well. Furthermore, they may initiate projects as well. Within this research, initiation by market parties can be identified as well, however, it is exhibited less than initiation by residents. Like with actors in the other institutional spheres, the additional action of promoting was identified with

market actors in the case of Amsterdam, and limitedly with market actors in the case of Cologne as well.

Table 7

Overview of actions taken by actors involved in co-housing development in Amsterdam and Cologne

Institutional sphere	Actor type	Case(s)	Name (if applicable)	Action	Information on action (if applicable)
Civil society	Resident groups	Amsterdam & Cologne	-	Initiation	-
	Civil society organizations (CSO's)	Amsterdam	Cooplink	Facilitation	Advice/information
				Contacts	
			Promotion	-	
			Stichting !Woon	Facilitation	Advice/information
		Contacts			
		Cologne	Stiftung Trias	Facilitation	Advice/information
				Contacts	
			Promotion	-	
	HdA		Facilitation	Advice/information	
		Contacts			
Land					
Promotion	-				
Financial benefactors	Amsterdam	-	Facilitation	Financial aid	
State	Municipality	Amsterdam & Cologne	-	Facilitation	Policy
				Land	
			Financial aid		
			Advice/information		
	Promotion	-			
	Regional government	Amsterdam	Province of Noord-Holland	Promotion	-
		Cologne	State of North Rhine-Westphalia	Facilitation	Policy
				Financial aid	
	Advice/information				
Promotion	-				
National government	Amsterdam & Cologne	-	Facilitation	Policy	
			Promotion	-	
Market	Banks	Amsterdam & Cologne	Rabobank, Triodos Bank, GLS Bank	Facilitation	Financial aid
				Advice/information	
				Contacts	
	Consultancies	Amsterdam & Cologne	Various	Facilitation	Advice/information
				Contacts	
Promotion	-				

	Contractors	Amsterdam & Cologne	Various	Facilitation	Housing
	Architects	Amsterdam	Various	Facilitation	Housing
					Architectural services
		Cologne	Various	Facilitation	Advice/information
					Housing
					Architectural services
	Contacts				
	Promotion	-			
	Private developers	Amsterdam & Cologne	Various	Initiation	-
				Facilitation	Housing
	Project managers	Amsterdam & Cologne	Various	Facilitation	Advice/information
					Managerial services
					Contacts
Promotion				-	

Table 7: Note. Created by the author.

5.3. Mechanisms and processes of interaction

This third and final result section will report on interaction mechanisms and processes that present themselves in co-housing development in both cases and corresponds with the third research sub-question: *“What are the interaction mechanisms and processes between institutional actors in co-housing development in Amsterdam and Cologne?”*. Using the diagram of stakeholders presented in section 5.1., in section 5.3., Figures 7 (p. 64) and 8 (p. 65) extend these diagrams with the relationships between these stakeholders.

5.3.1. Interaction and cross-boundary collaboration between institutional spheres in co-housing development

By conducting interviews with nearly every actor involved in co-housing development in Amsterdam and Cologne, various relationships and interaction processes between these actors came forward. These interaction processes and relationships between institutional actors in general, present themselves in various different ways and can range from strong to indirect (Czischke, 2018). Furthermore, these relationships between actors in different spheres provide insight into the collaboration dynamics in co-housing development in both cases (Emerson et al., 2012).

Collaboration between civil society actors

What became clear from the interviews conducted is that to a large extent, civil society actors in Amsterdam and Cologne have formed mutual collaborative and interactive relationships to help each other develop co-housing projects. In Amsterdam, this collaboration between civil society actors is largely made up by resident groups interacting with other resident groups. Various respondents mention the ‘Platform Wooncoöperaties Amsterdam’ (PWA), a platform for resident groups to exchange knowledge and experiences. *“Most of the ‘wooncoöperaties’ that are in the start-up phase join this platform to share knowledge with each other”* (J. de Jager & M. Evers, personal communication, June 3, 2022, line 82-84). Various co-housing residents themselves mention this collaboration and interaction with other resident groups to be very beneficial to their own development process:

“‘De Torteltuyn’ has joined it [PWA] as well. It is a sort of mutual exchange platform, to exchange experiences and thoughts. [...] Furthermore we have a lot of contacts with other ‘wooncoöperaties’ who help us a lot, and we help them as well” (A. Cronheim, personal communication, June 15, 2022, line 148-151 & line 213-215).

“We have visited a couple of projects. [...] You learn a lot from the experiences of others. [...] A lot of those stories you hear cannot be applied one-to-one to your own project but did play a role. That is what I have experienced. I have had so many groups come to me [as well]” (M. Vergunst, personal communication, June 14, 2022, line 475-477 & line 491-493).

In Cologne, a similar way of collaborating and helping each other in co-housing development has emerged between resident groups as well. However, this has largely been navigated by other institutional actors, who help establish networks between resident groups to help each other develop their projects. As described by Tim Didzoleit (GLS Bank) and Sascha Gajewski (MitStadtZentrale), they help groups by bundling them and connecting them with other groups. The

underlying idea for this is to have them exchange experiences and help each other (T. Didzoleit, personal communication, June 24, 2022; S. Gajewski, personal communication, August 26, 2022).

Furthermore, collaboration between civil society actors manifests itself through contact between resident groups and CSO's. In Amsterdam, Cooplink is largely approached by resident groups to seek out guidance. Clemens Mol explains that Cooplink approaches groups itself as well, to not only learn more about them, but to also offer support. Through workshops offered by Stichting !Woon, resident groups can become more knowledgeable on the subject as well. In Cologne, the HdA and Stiftung Trias get approached in a similar way as CSO's in Amsterdam, with resident groups posing questions to them during initial contact and further meetings. Jörn Luft (Stiftung Trias) describes: "If it becomes clear during the conversation that a cooperation in the sense of a hereditary building right can come about, we accompany the initiatives more intensively" (J. Luft, personal communication, July 9, 2022, line 125-127).

In both Amsterdam and Cologne, the relationship between civil society actors can be described as ad-hoc. While resident groups are identified as primary actors within their own co-housing project due to their day-to-day presence and possession of veto, the interactions between resident groups in their respective cases can be identified to be limited to specific exchanges of information and support, which makes them ad-hoc of nature (Czischke, 2018). These relationships are described to be beneficial to all groups involved, as a pooling of knowledge can come to be. This is described by Emerson et al. (2012) to enforce the collaboration dynamic of capacity for joint action. Furthermore, collaboration between CSO's and resident groups in both Amsterdam and Cologne is described to be intensive. It is not, however, present on a day-to-day basis, as it rather manifests itself as episodic, mostly during the starting phase of a project. According to the classification by Czischke (2018), this makes the collaboration relationship between CSO's and resident groups an ad-hoc collaboration relationship. Here, the collaboration dynamic of principled engagement can be noticed, as workshops and meetings enforce the bundling of contents to work towards shared goals. The dynamic of shared motivation can thus also be identified, as during these meetings, CSO's describe to be able to learn from groups and vice versa. This enforces mutual understanding, leading to shared motivation (Emerson et al., 2012). Finally, an indirect relationship between financial benefactors and some resident groups in Amsterdam can be noted. This is due to the presence of financial benefactors being implicit (Czischke, 2018).

Collaboration between state actors

While collaboration in co-housing development between civil society actors in Amsterdam and Cologne exists on a large level, collaboration between state actors in Amsterdam can be identified to be less prevalent. This could be the case because the municipality of Amsterdam is the main state actor involved in co-housing development. Furthermore, this could be the case because the municipality uses one designated office to execute co-housing ('Team Zelfbouw'). In previous years, the province of Noord-Holland frequently interacted with municipalities like Amsterdam on the topic of co-housing to inform them and provide them with guidelines on co-housing development through seminars. Due to the fact that the province of Noord-Holland has now stopped its policy on co-housing however, this interaction has come to a halt (M. Geirnaert, personal communication, June 22, 2022). According to Marjolijn Geirnaert (province of Noord-Holland) however, the topic of co-housing has been recently brought up in discussions between representatives of all Dutch provinces, to see if there would be another way to support co-housing resident groups. This could restart collaboration between state actors in Amsterdam on the topic of co-housing in the future (M. Geirnaert, personal communication, June 22, 2022).

In Cologne, due to the existence of many different municipal offices involved in co-housing, interaction and collaboration between state actors is more prevalent. As described by Sascha Gajewski (MitStadtZentrale), they interact on a day to day basis with their colleagues in the municipal housing office ('Wohnungsbauleitstelle'), "with which [they] can negotiate and develop approaches for co-housing projects" (S. Gajewski, personal communication, August 26, 2022, line 93-94). He mentions they "are still in the set up phase, but have very good cooperation and exchange of ideas. So that is a very promising development" (S. Gajewski, personal communication, August 26, 2022, line 446-447). Furthermore, collaboration between municipal offices in Cologne is present in the research for which plots would be suitable to award in tenders, which is "carried out [...] in close consultation with the 'Liegenschaftsamt' (real estate office), the 'Stadtplanungsamt' (city planning office), and the political sphere" (J. Weisz, personal communication, June 13, 2022, line 67-69). Despite these interactions between state actors in Cologne, Axel Köpsell (HdA) and Tim Didzoleit (GLS Bank) describe how collaboration should be increased for co-housing development to become smoother:

"It is getting a bit better, but it takes a long, long time" (A. Köpsell, personal communication, July 19, 2022, line 324-325).

"The city of Cologne has to discuss [internally] with the other colleagues. And that is a long way to go" (T. Didzoleit, personal communication, June 24, 2022, line 238-239).

For Amsterdam, the only collaboration relationship between state actors that can be identified is an indirect relationship between the municipality and the province of Noord-Holland. This is due to the weak influence the province exhibits onto the municipality through limited policy. While no further noteworthy collaboration relationships between state actors could be identified for the case of Amsterdam, the collaboration relationships between municipal offices in the municipality of Cologne can be identified to be strong. While the amount of interactions between these offices in Cologne could be improved, the interactions present at the moment are of a day-to-day basis. As close consultation between different municipal offices is needed to address certain parts of co-housing development, one could argue that these offices are mutually interdependent. According to Czischke (2018), this describes the collaboration relationships between municipal offices in Cologne to be strong. These relationships exhibit a high degree of shared motivation, as they have found co-housing development to be an interdependent interest between them and are motivated to work together to achieve co-housing development to take place more (Emerson et al., 2012). While not exhibiting strong actions in co-housing development, national and regional governments in both cases influence local state authorities by providing legal rules. Due to this relationship between both municipalities and national and regional authorities being of legal, regulatory nature, it can be described by Czischke (2018) as latent; indirect relationships. The same may be said of the political sphere in both cases being limited to be only influential on national, regional, and local policy.

Collaboration between market actors

What became clear from the interviews conducted is that in certain instances, collaboration between market actors in co-housing development is present. In the case of both Amsterdam and Cologne, this interaction and collaboration between market parties ranges from simple interactions and more in-depth interactions. In this case, simple interactions include project managers discussing parts of a certain project with its architect, consultants, and contractors, to mutually work on developing the project and exchange ideas. This is the same the other way around, where for instance architects get in contact with project managers to see whether they can form an alliance (M. Kastein, personal

communication, June 7, 2022). Furthermore, developers of 'CPO's' in Amsterdam such as Steenvlinder, make sure to regularly "involve new consultants, a contractor, et cetera, every party that is needed" (H. Vos, personal communication, June 8, 2022, line 150-151). Moreover, private developers involved with co-housing projects have these same interactions (MBV NRW, 2009). Hans Vos (Steenvlinder), who is also a co-housing consultant apart from his work at Steenvlinder, continues to describe a more in-depth relationship with the Triodos Bank as well. This relationship presents itself as a collaborative way to inform parties and potential residents on the topic of 'CPO' co-housing. Through workshops, they spread knowledge on the subject and advise people on the "do's and don'ts" of a 'CPO'-project (H. Vos, personal communication, June 8, 2022; Triodos Bank, n.d.). Jan Peeters (Triodos Bank) describes these workshops as follows:

"I give workshops on the topic every month, to keep in contact with the market and to brainstorm with people on how those kinds of projects are developed and how they should be supported" (J. Peeters, personal communication, May 27, 2022, line 36-38).

Furthermore, Jan Peeters and Dagmar Brouwers (Triodos Bank) describe having intensive interactions with Peter Sturkenboom (Stut Consult), to exchange information and refer clients to each other:

"We collaborate with a party called Stut. [...] They oftentimes arrange the legal aspects of a co-housing project, for co-housing groups. And they often refer clients to us as well" (J. Peeters, personal communication, May 27, 2022, line 121-128).

"We have good contacts with Stut Consult. [...] I often refer [groups] to them, because they can help them in a very broad way. [...] And Stut knows what kind of information I need, so they provide it to us." (D. Brouwers, personal communication, June 6, 2022, line 257 & line 279-280).

Peter Sturkenboom (Stut Consult) explains how collaborating with banks and exchanging knowledge is important for co-housing development. To help the groups he is consulting, he oftentimes discusses ways of financing a project with Triodos Bank and Rabobank (P. Sturkenboom, personal communication, June 9, 2022).

In Cologne, various market parties in co-housing development regularly refer groups to each other when they think another party might be able to help them with a certain part of the project. Micha Fedrowitz (WBB NRW) mentions how they have a network with other actors involved. The WBB NRW supports co-housing development through collaborative processes with initiators like housing companies and resident groups and other market stakeholders in co-housing development like architects. Furthermore, they have good contacts with the GLS Bank (M. Fedrowitz, personal communication, June 30, 2022; WBB NRW, n.d.):

"Often groups they go to the GLS Bank and they [do not have] a status that they can really work with the bank because the project is not [yet] developed. And then the bank says "ok, go to the WBB and ask them for support, you have to work on your concept furthermore" (M. Fedrowitz, June 30, 2022, line 650-662).

Moreover, Tim Didzoleit (GLS Bank) mentions how the GLS Bank has a similar interaction network with market stakeholders in co-housing development. When asked if they work together with other market actors, he states that "normally we do, because we all have one goal. And the goal is to start the co-housing project. That is our goal" (T. Didzoleit, personal communication, June 24, 2022, line 301-302). He continues:

“From other projects around Cologne [...] we know them [architects] and we can tell these groups that we know these architects and maybe you can go to them. And sometimes the architects or consulting people from the group itself, they know us and come to us, because we know how to finance these co-housing projects very [well]” (T. Didzoleit, personal communication, June 24, 2022, line 294-297).

In Amsterdam and Cologne, various different collaboration relationships can be identified between market actors. First, in Amsterdam, more simple interactions between project managers, architects, consultants, contractors, banks, and a developing party like Steenvlinder can be identified. Similarly, in Cologne, these simple interactions present themselves between consultants like WBB NRW, private developers, architects and the GLS Bank. These simple interactions are limited to specific exchanges on usually technical matters like financing and project construction. According to Czischke (2018), this makes them ad-hoc collaboration relationships. Despite these relationship being ad-hoc, they do exhibit a sense of shared motivation, as they are each show commitment to work together on their interdependent interest, being co-housing development (Emerson et al., 2012). Secondly, more in-depth collaboration can be identified between specific market actors in co-housing development. This collaboration comprises monthly workshops by Triodos Bank in collaboration with Steenvlinder and Stut Consult. Even though these collaborative interactions are not present on a day-to-day basis, they are of high frequency and the specific knowledge each party brings to the table makes the parties mutually interdependent. Thus, according to Czischke (2018), their collaboration relationships can be identified as strong. According to Emerson et al. (2012), the mutual interdependency on each other’s knowledge exhibits a pooling of knowledge and expertise, and thus a certain capacity of joint action between these actors. Principled engagement between these actors can be identified as well, due to the fact that they organize workshops together by bundling their content.

Cross-boundary collaboration between civil society and state actors

Apart from collaboration and interaction between stakeholders within their specific spheres, collaboration and interaction between stakeholders crossing spheres can be observed in both cases as well. This cross-boundary collaboration can be observed in several ways.

In both cases, interaction between civil society and state actors manifests itself as interaction between resident groups and state actors, and between CSO’s and state actors. First, interaction between resident groups and regional and national state authorities is very limited. Resident groups in Amsterdam do however interact more regularly with the municipality of Amsterdam. As explained by project managers at the municipality of Amsterdam, resident groups approach them more often than they would approach groups themselves. When groups have specific questions, they know to contact ‘Team Zelfbouw’ to get answers. The municipality then facilitates answers by the means of email or meetings (J. Arends, personal communication, June 9, 2022; J. de Jager & M. Evers, personal communication, June 3, 2022). However, the municipality sometimes approaches these groups themselves as well: “When we notice that we have not heard from groups in a while, we will of course intervene and call them or get into contact with them” (J. Arends, personal communication, June 9, 2022, line 257-259). Moreover, Joost Arends describes how the municipality sometimes does arrange information meetings for potential groups to interest them for certain plots of land and provide them with information. Furthermore, Julia de Jager and Monica Evers (municipality of Amsterdam) describe how in the past, they have invited groups to brainstorm on the concept of co-housing:

“We invited the groups known to us and started a conversation with them. We ourselves had some new ideas. So, we asked them: “What do you think about this, and which tips could you give us?”. So, in that respect there was a good interaction between us” (J. de Jager & M. Evers, personal communication, June 3, 2022, line 72-76).

These interactions are described as beneficial to mutual understanding between both parties. As explained by Julia de Jager and Monica Evers, they try to help groups understand that there are certain rules the municipality must adhere to in certain cases. The other way around, these interactions help the municipality understand that groups often are no professionals, and that a certain approach with them is needed. Furthermore, the municipality is eager to get to know groups when they register to the ‘kaartenbak’. Due to this process, they can learn about a group’s vision and goal, which enforces mutual understanding even further (J. de Jager & M. Evers, personal communication, June 3, 2022).

In Cologne, a similar way of groups interacting with state authorities takes place. As described by multiple respondents in the Cologne state sphere, they themselves rarely approach groups. When resident groups have any questions and want to talk things through however, they may approach the relevant municipal offices, as they are easy to find through press articles, meetings, newsletters, or other kinds of municipal events (A. Skriver, personal communication, July 25, 2022; J. Weisz, personal communication, June 13, 2022). As described by Kathleen Battke (NWiA), the NWiA does try to coordinate and support co-housing through public relations work. This means that they try to explain to potential resident groups what the concept of co-housing is about and to inform them about its benefits. Active approach towards resident groups by the municipal authorities in Cologne is limited however (K. Battke, personal communication, June 14, 2022). As explained by Sascha Gajewski (MitStadtZentrale), it would be beneficial to co-housing development if the municipality would interact more with groups. This is “so that they get a better idea of each other, and how to develop an atmosphere of cooperation” (S. Gajewski, personal communication, August 26, 2022, line 262-263). This might improve mutual understanding and thus shared motivation to develop co-housing as well (Emerson et al., 2012).

Apart from interaction between groups and state authorities, state authorities in both Amsterdam and Cologne regularly work together with CSO’s as well. In Amsterdam, Cooplinc and Stichting !Woon are described as having a very good relationship with the municipality of Amsterdam. This is partly due to both CSO’s being funded by the municipality themselves. Clemens Mol (Coplinc & Stichting !Woon) describes:

“In Amsterdam we have a very steady relationship. That is because the municipality of Amsterdam is one of our biggest funders. One of our tasks is discussing the facilitation of co-housing with the municipality. We do not only inform the citizens of Amsterdam on co-housing, but we also inform [the municipality] on aspects that are going well or not. So, our contacts with both the department of housing and the department of land and development are very intensive. We talk about how to support ‘wooncoöperaties’, what obstacles there are, what the latest developments are. [...] This is really our most farthest-reaching relationship” (C. Mol, personal communication, June 17, 2022, line 131-143).

In Cologne, a similar relationship between the municipality and the HdA is described by Kathleen Battke (NWiA). She describes “they are our little networking threads. And we work together there. We do events or lectures together so that we are on a good contact [basis]” (K. Battke, personal communication, June 14, 2022, line 134-135). She goes on to explain how they have a collegial or co-working like situation with the HdA. Axel Köpsell (HdA) confirms this and describes how the HdA is

involved in co-housing development by the municipality as well through their role in tenders through being on the jury to decide the winner. He explains: “It was the idea of the municipality not to do it [tenders] by themselves, to have someone neutral to do that” (A. Köpsell, July 19, 2022, 360-362). Furthermore, the HdA works together with the MitStadtZentrale in organizing the ‘Wohnprojekttag’ (A. Skriver, personal communication, July 25, 2022). The Stiftung Trias however, is described to not have any interaction with government authorities. Jörn Luft (Stiftung Trias) explains how they are only in contact with state actors when the municipality, the state or the national government is the seller of properties or land they are seeking to acquire. He also states:

“With regard to counselling and support for housing projects, we are very rarely approached by state or municipal authorities. Sometimes there is networking on the part of local authority staff known to us, but this is at the personal – not the official – level. Our contact with federal, state, and municipal institutions such as ministries is mainly at the political level, when we try to improve framework conditions for housing projects, such as land prices, access to land, cooperation with authorities, the legal basis for legal forms and building codes” (J. Luft, personal communication, July 9, 2022, line 138-143).

In both cases, interaction between groups and state authorities can be described to be collaboration relationships of an ad-hoc nature. In line with Czischke (2018), this is due to their episodic manner of interacting on technical matters. The relationship between resident groups and the municipality does exhibit a high degree of shared motivation, as they are both very committed to increase and improve co-housing development. To do this, they work together to improve mutual understanding so that they know how one another works and which improvements should be made (Emerson et al., 2012). In Cologne, while the municipality does collaborate with resident groups, various respondents describe how their sense of shared motivation and mutual understanding should be improved. The relationships between state actors and CSO’s in both cases vary. In Amsterdam, the interaction between the municipality and Cooplink and Stichting !Woon are described as being intensive. As all parties involved are mutually interdependent, and have a high frequency of meeting, they can be described as having strong collaboration relationships with each other and exhibit a sense of shared motivation due to their interdependent interests (Czischke, 2018; Emerson et al., 2012). In Cologne, interaction and collaboration between state actors and the HdA is described to be strong as well, as they regularly work together by organizing events and lectures, exhibiting a sense of principled engagement according to Emerson et al. (2012). The interaction mechanisms between state actors and the Stiftung Trias however are more of a regulatory, political nature. Collaboration between both parties in this case often is informal and latent up until the moment political framework improvement is needed. This makes this an indirect collaboration relationship (Czischke, 2018).

Cross-boundary collaboration between civil society and market actors

Like interactions between state actors and resident groups, interviews largely indicated that both in Amsterdam and Cologne, interaction between resident groups and market actors is initiated by the residents themselves and is often essential to a project’s development. Interviews in both cases however do not indicate that there is much interaction between market actors and CSO’s. As indicated by the actions of market actors in co-housing development in section 5.2.3., most market actors provide specific services such as consultation, management, funding, or housing. A large number of market actors in both cases indicate that they are normally the ones being contacted by groups and do not necessarily approach groups themselves:

“Most of the time they come to us via via because they know our work and they will call us. We are active actors in the [co-housing] market so they often come to us” (J. Peeters, personal communication, May 27, 2022, line 219-221).

“I take part in workshops, but also via LinkedIn and via via I am known and I am mentioned by others. So, in those cases I will be contacted directly. Then I listen to what they have to say, meet with them a couple of times, and help them on their way” (A. Cooman, personal communication, May 30, 2022, line 111-113).

“We do not really approach groups ourselves. When it is about CPO-groups, we just wait until a group comes to us and then we will see if we could play a useful role” (M. Kastein, personal communication, June 7, 2022, line 119-122).

“We are always the ones who get approached. I do not approach groups myself. [...] We have published a booklet. [...] We send it to groups when they order it. Sometimes that leads to us being contacted by them to discuss their plans, but most of all we are easy to find via the Internet” (P. Sturkenboom, personal communication, June 9, line 85-89).

“In general, we wait until the phone rings. [...] I think if there would not be enough work, perhaps we would be a bit more active” (K. Zeller, personal communication, June 13, 2022, line 85-91).

“Normally most of the time the groups come to us and we work with them and support them” (M. Fedrowitz, personal communication, June 30, line 69-70).

“We are connected in this scene. And so, we have many contacts to the people. And the people know that we finance it. And so normally if they want to start a co-housing project, they come to us. [...] I think 90% of the groups will come to us” (T. Didzoleit, personal communication, June 24, 2022, line 114-116 & line 138).

Even though interaction between market actors and resident groups in both cases is mostly initiated by residents, some market actors mention sometimes working actively to approach and help groups. In the case of Amsterdam, Aart Cooman (Rabobank) explains how he may attend meetings or workshops where groups present themselves. This sometimes leads to him actively approaching these groups and offering them help: “It does not happen much, but when you have meetings like that and the group initiatives present their project very enthusiastically, that is of course a good moment to approach them and tell them to take certain aspects into account, or “to otherwise schedule a meeting with us to see what we can do for you”” (A. Cooman, personal communication, May 30, 2022, line 137-142). In a similar vein, the Triodos Bank organizes workshops to enable answering questions from multiple resident groups at once. Jan Peeters (Triodos Bank) explains:

“What we see at the moment is that we get a lot of questions from the market. And to prevent that we have to tell the same thing over and over, we have this workshop. So with all questions we get asked, and that is a lot, we refer groups to the workshop. And then once a month, you can help a large group at once” (J. Peeters, personal communication, May 27, 2022, line 163-168).

In Cologne, a few respondents remark how they might approach groups more actively as well in some cases. This mostly happens through workshops, as is the case in Amsterdam. As explained by Micha Fedrowitz (WBB NRW) for instance, is that they might arrange a couple of workshops in a certain city, like Cologne, and will this way approach citizens directly. Furthermore, he and Tim Didzoleit (GLS Bank) mention the ‘Wohnprojektetag’ as an active approach to interact with citizens

about the topic of co-housing development and to answer questions citizens might have. In organizing this 'Wohnprojektetag', the WBB NRW not only works together with the GLS Bank, but with Cologne CSO's Stiftung Trias and HdA as well (M. Fedrowitz, personal communication, June 30, 2022; T. Didzoleit, personal communication, June 24, 2022). This will be further elaborated on at the end of this chapter. Furthermore, Klaus Zeller (Zeller-Kölmel Architekten) mentions how other architects in Cologne sometimes be more actively involved in setting up interaction with resident groups. In some cases, "there are some colleagues, they even start groups. They do not move in, but they start the process and they fill it with interesting people. I think that is good too" (K. Zeller, personal communication, June 13, 2022, line 91-93).

Apart from who may initiate interaction between themselves and a market actor or vice versa, interviews indicate that further interaction mostly takes place when there are specific instances a resident group may need help or facilitation. This indicates ad-hoc collaboration relationships between resident groups and most market actors in both cases, as these relationships are all limited to specific exchanges such as meetings and workshops, and usually focus on technical matters or questions residents might have (Czischke, 2018). The organization of workshops between certain market actors and resident groups in both cases exhibits the collaboration dynamic of principled engagement, as actors bundle their contents within these workshops (Emerson et al., 2012). Furthermore, the collaboration relationship between project managers and residents can be described as strong. As explained by Marcel Kastein (De Regie), meetings between them and resident groups may be more frequent and they may interact on a day-to-day basis, as they are often more actively involved with co-housing projects (M. Kastein, personal communication, June 7, 2022). Due to not all types of market actors being interviewed for both cases however, it is not clear whether this is the case for those ones who were not interviewed. Because of this, the diagrams presenting the relationships between stakeholders as Figures 7 (p. 64) and 8 (p. 65), will not take present these relationships.

Cross-boundary collaboration between state and market actors

Some interaction mechanisms and processes may be detected between state and market actors in Amsterdam and Cologne as well, however, usually they are very episodic of nature. In Amsterdam, it can be stated that the municipality is generally very open to working together with market actors in different ways. As explained by Julia de Jager and Monica Evers (municipality of Amsterdam), one central collaboration relationships between them and market actors is their relationship with banks. When setting up the loan to be provided to 'wooncoöperaties', they consulted these banks and asked for their input. "We as the municipality initiate interaction between us and banks" (J. de Jager & M. Evers, personal communication, June 3, 2022, line 241-242). Aart Cooman (Rabobank) talks about their interactions and relationship with the municipality of Amsterdam:

"I have been in contact with the municipality for a long time, because the municipality of Amsterdam has been working to provide a solution to the problems on the housing market in Amsterdam [...] And yes, then you will naturally encounter each other about the possibilities from a bank's point of view and how they could be implemented. [...] Not constantly, but frequently; we keep each other posted on what is going on, about the current affairs, about if there are any developments. Or if the municipality is signaled by a resident group that they are having problems, then the municipality will ask me whether I know about it [solutions], for them to understand it better, so to say. Those kinds of interactions happen" (A. Cooman, personal communication, May 30, 2022, line 164-169 & line 174-178).

Furthermore, Jan Peeters (Triodos Bank) mentions meetings set up by the municipality that they are invited to and attend. He describes to have a stand there and to promote and inform attendees about Triodos' work (J. Peeters, personal communication, May 27, 2022). Tim Didzoleit (GLS Bank) adds to the municipality of Amsterdam's interaction with banks:

“The city of Amsterdam, they are very open and they ask of us if we can help them to find a solution for some project. [...] They are fast [to respond] and they are good, from my point of view. So they are open and they are not so [bureaucratic]. [...] For the city of Amsterdam, it is great to work with them. Because, you know, they have a problem and they will find solutions for the problem of not enough affordable housing projects in general” (T. Didzoleit, personal communication, June 24, 2022, line 253-254, line 272-274 & line 280-282).

Regarding other interactions between the municipality of Amsterdam and market parties, various ones can be detected. These indicate to be less strong than the interaction with banks however. Examples of these interactions are consultants advising the municipality on technical matters of which they themselves do not possess sufficient knowledge. Furthermore, they might interact with contractors and architects representing a resident group. These interactions are often limited to technical matters as well (J. de Jager & M. Evers, personal communication, June 3, 2022; J. Arends, personal communication, June 9, 2022).

In contrast, in Cologne, interactions between state actors and market actors are limited. One noteworthy difference between the case of Amsterdam and Cologne is the difference in interaction processes between the municipality of Cologne and banks. As described by Tim Didzoleit, the municipality of Cologne is more bureaucratic than the municipality of Amsterdam in terms that they usually take a long time to reply. He explains that they do have some indirect contact with the municipality, however limited to regulatory details about heritable building right contracts for instance. He states: “Well the city of Cologne, they are totally closed to us. They will do their own thing in their office. And it is different from city to city. [...] Sometimes they are very slow and not open for solutions, and that is with the city of Cologne, it is very bureaucratic” (T. Didzoleit, personal communication, June 24, 2022, line 251-252 & line 279-280).

While the municipality of Cologne does interact with market parties, for instance consultants, Sascha Gajewski (MitStadtZentrale) describes that there is future work to be done regarding collaboration. Micha Fedrowitz (WBB NRW) however does describe episodic types of interactions with the municipality, as he explains how local authorities will sometimes call to consult on co-housing development in certain areas and how to recruit a group for this. He does state that “it is perhaps, three times a year. Three or four times. [...] Very seldom” that they are approached by local authorities. (M. Fedrowitz, personal communication, June 30, 2022, line 307-312).

Interactions between state actors and market actors differ vastly between both cases. In Amsterdam, a strong collaboration relationship between the municipality and the different banks involved in co-housing development can be identified. This is due to the high frequency of interactions between them (Czischke, 2018). These relationships exhibit a high degree of shared motivation as seek to learn from each other and develop a mutual understanding, furthering commitment to improve co-housing development. Furthermore, principled engagement as collaboration dynamic can be identified, as these parties regularly are involved with each other through meetings (Emerson et al., 2012). More ad-hoc relationships related to technical matters or in some cases very episodic, can be found in both cases, for instance between municipalities and consultants, architects, and contractors. According to Emerson et al. (2012) however, these interactions can be identified to show some

degree of capacity for joint action, as actors in these cases aim for a pooling of resources, knowledge, and advice. In vast contrast with Amsterdam however, the interaction mechanisms between the municipality of Cologne and the GLS Bank are identified to be indirect; of legal regulatory nature – regarding contracts for instance (Czischke, 2018).

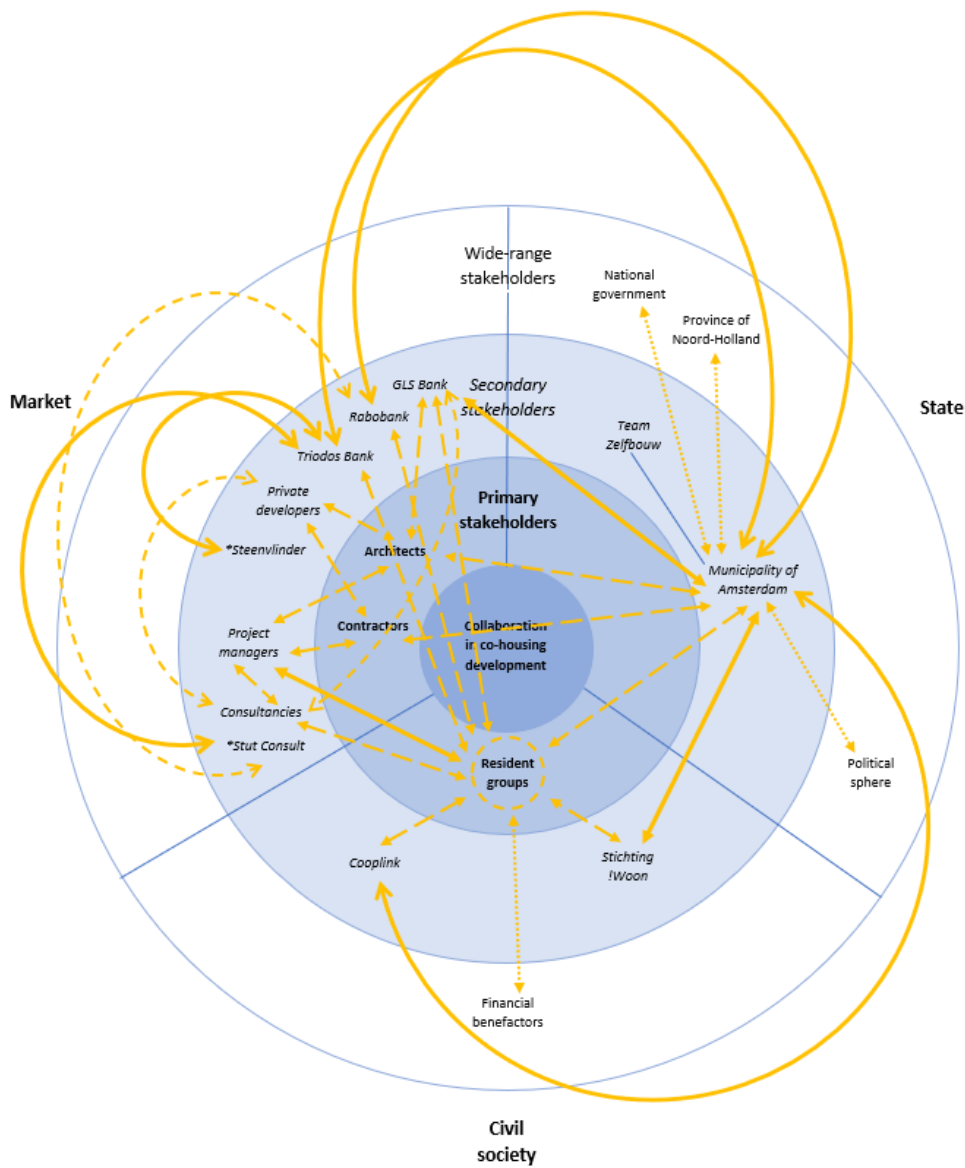
Cross-boundary collaboration and cross-organizational networks between all spheres

While many interactions regarding co-housing development can be found between two institutional spheres at a time, in Amsterdam, there is limited interaction crossing all spheres simultaneously as well. This presents itself as sporadic informative meetings between all kinds of stakeholders, from workers at the municipality, representatives from Cooplink and Stichting !Woon, market parties such as banks, and resident groups. Here, various stakeholders act as speakers to inform each other and those interested on the concept of amongst others, cooperative housing development (De Zwijger, n.d.). These meetings, however sporadic, do exhibit a degree of principled engagement, as it brings together all kinds of stakeholders involved in co-housing development, thereby bundling their contents. Furthermore, by combining their knowledge, a pooling of resources happens through these meetings, indicating capacity for joint action (Emerson et al., 2012).

As mentioned previously, in Cologne, the ‘Wohnprojektetag’ is the most notable interaction between all institutional spheres. Organized by the HdA, in cooperation with the general municipality of Cologne, the MitStadtZentrale, Stiftung Trias, and market actors such as the WBB NRW and the GLS Bank, it is the main informative event regarding co-housing in Cologne. As it is visited by resident groups as well, it forms an important opportunity for them to network (M. Fedrowitz, personal communication, June 30, 2022; S. Gajewski, personal communication, August 26, 2022; Haus der Architektur Köln, n.d.-a). As explained by Micha Fedrowitz (WBB NRW): “That is the main focus in every Wohnprojektetag. And then normally there are some workshops in the second part. [...] And there is the marketplace where [groups] can present them and their project” (M. Fedrowitz, personal communication, June 30, 2022, line 592-596). A high degree of shared motivation can be observed within this collaboration relationship, as the stakeholders involved all describe this event to be very beneficial to co-housing development and are committed to play a role in it. Furthermore, this collaboration relationship exhibits a degree of principled engagement due to the involvement of a large range of stakeholders and the large cross-organizational network which comes from it. Capacity for joint action can be found in the pooling of knowledge and expertise during these events (Emerson et al., 2012).

Figure 7

Extended diagram of stakeholders in Amsterdam

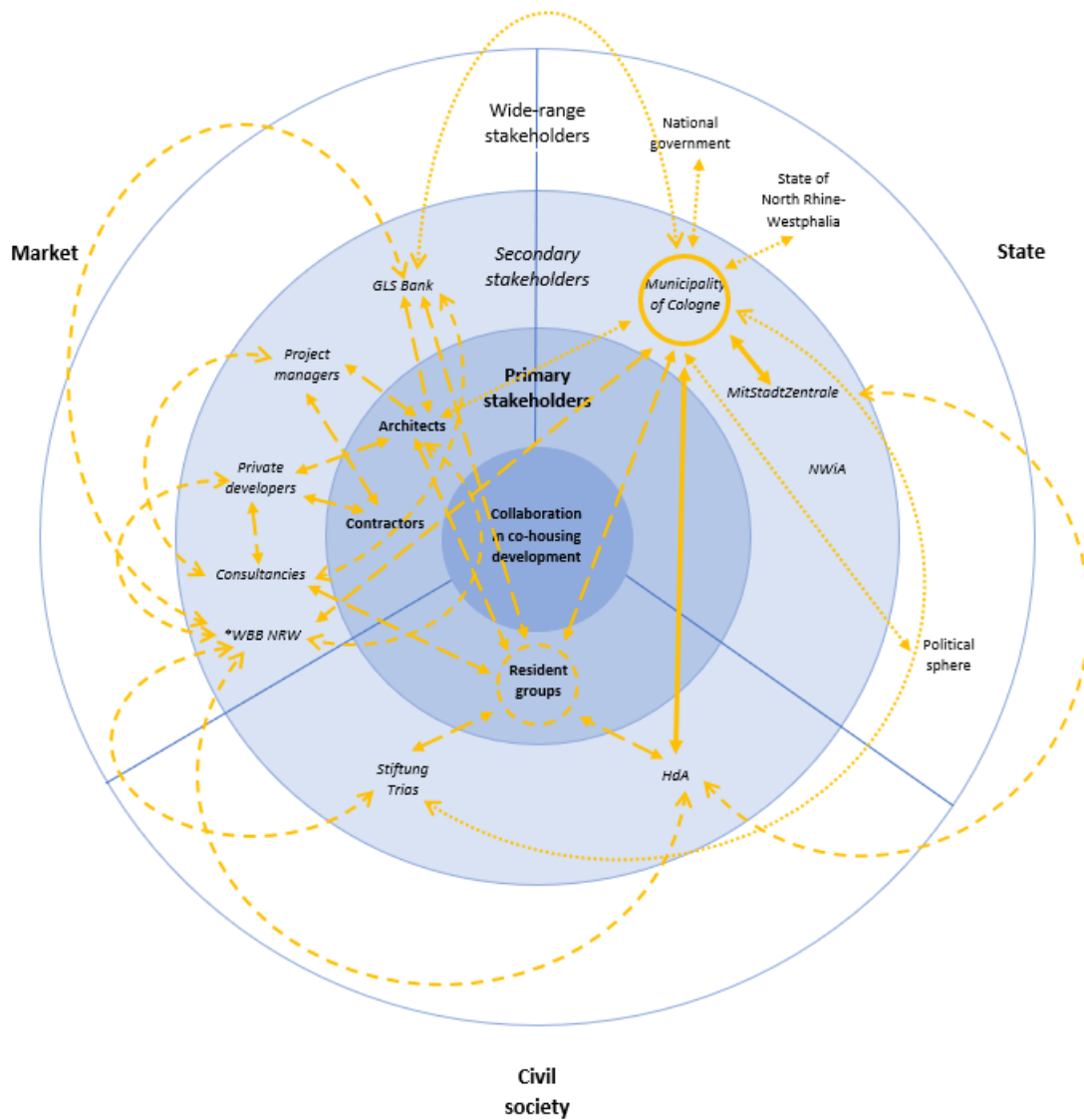


Legend		
<p>Strong collaboration relationship</p> <p>Very important, visible on a day-to-day basis, high degree of mutual interdependence, frequent.</p> <p style="text-align: center;">↔</p>	<p>Ad-hoc collaboration relationship</p> <p>Less important, episodic exchanges, certain degree of influence.</p> <p style="text-align: center;">- - - - -</p>	<p>Indirect collaboration relationship</p> <p>Least important, Latent.</p> <p style="text-align: center;">⋯⋯⋯</p>

Figure 7: Note. Created by the author. Based on the diagram of multi-stakeholder relationships in “Collaborative housing and housing providers: towards an analytical framework of multi-stakeholder collaboration in housing co-production”, by D. Czischke, 2018 (<https://doi.org/10.1080/19491247.2017.1331593>)

Figure 8

Extended diagram of stakeholders in Cologne



Legend		
Strong collaboration relationship	Ad-hoc collaboration relationship	Indirect collaboration relationship
Very important, visible on a day-to-day basis, high degree of mutual interdependence, frequent.	Less important, episodic exchanges, certain degree of influence.	Least important, Latent.
↔	- - - - -	⋯

Figure 7: Note. Created by the author. Based on the diagram of multi-stakeholder relationships in “Collaborative housing and housing providers: towards an analytical framework of multi-stakeholder collaboration in housing co-production”, by D. Czischke, 2018 (<https://doi.org/10.1080/19491247.2017.1331593>)

6. Conclusions

This chapter forms a conclusion to this thesis and presents the conclusions to all research sub-questions, followed by an answer on the main research question, based on the previous chapters. The final section of this chapter provides a brief discussion relating the research outcomes to the theoretical framework within this thesis.

6.1. The presence of institutional actors in co-housing development in Amsterdam and Cologne

As identified in academic literature, various market parties as well as government authorities are often involved and are even seen as essential in co-housing development. According to Czischke (2018) they can differ in importance from being a primary, secondary, or wide-range stakeholder. To rapport on the actors and their importance in co-housing development in Amsterdam and Cologne, the first research sub-question will be addressed:

“Which institutional actors are present in co-housing development in Amsterdam and Cologne?”

The institutional actors involved in co-housing development in this research differ from case to case and range from being very important to being of indirect importance. Each of the actors in Amsterdam and Cologne were categorized based on their importance according to their roles. For each institutional sphere and each level of importance, a large range of actors present in co-housing development can be identified in each sphere. Referring to the previous result sections, Figure 5 (p. 39) shows the broad overview of actors present in the case of Amsterdam. The actors present in the case of Cologne are shown in Figure 6 (p. 40). In both the cases of Amsterdam and Cologne, resident groups in the civil society sphere are found to be primary stakeholders in co-housing development through their significant influence and veto they possess over the development process. Furthermore, project managers in both cases are identified to be primary actors as well through their strong and day-to-day involvement in co-housing development projects.

Secondary stakeholders can be identified in both cases to be represented by multiple actors encompassing all spheres. CSO's in the civil society sphere (Cooplink and Stichting !Woon in Amsterdam, and Stiftung Trias and HdA in Cologne) are said to play an important role for co-housing development. The HdA is even described as a very prominent actor in co-housing development in Cologne. In both cases, the respective municipalities in the state sphere are said to be extensively involved in co-housing development as they both support and want to implement the concept. A difference regarding the municipalities in Amsterdam and Cologne is that the municipality in Cologne is much more decentralized towards multiple municipal offices, whereas 'Team Zelfbouw' almost exclusively works on co-housing development in the municipality of Amsterdam. Regarding market actors, various consultancies (with Stut Consult and WBB NRW being notable actors for their respective cases of Amsterdam and Cologne), and various housing providers (architects, contractors, and developers) can be identified as secondary stakeholders. This is due to their certain degree of influence and legitimacy in co-housing development, oftentimes not involved on a day-to-day basis, and with a lack of a veto. It is noteworthy to mention that regarding banks, a limited number of them are working to support co-housing development in both cases. This is due to co-housing being

described as a difficult concept to finance for a bank. In Amsterdam, Triodos Bank and Rabobank do support co-housing, where the GLS Bank supports co-housing development in both cases.

Furthermore, wide-range stakeholders are found in both cases as well. In the civil society sphere in Amsterdam, financial benefactors can be identified. They are not mentioned in interviews within the case of Cologne however. The only other wide-range stakeholders in Amsterdam and Cologne have been identified in the state sphere only, being regional authorities (the province of Noord-Holland in Amsterdam, and the state of NRW in Cologne), national authorities, and the political sphere. These stakeholders are identified as wide-range, in the sense that they are not always present in developing each co-housing project and exhibit small influence over co-housing development in both cases in general. Their influence is rather regulatory through their provision of policy and due to the decentralization of co-housing development towards municipalities.

6.2. Institutional actions in co-housing development in Amsterdam and Cologne

As explained in the literature, various institutional actors may be of importance in co-housing development through different forms of facilitation. They may also be involved in co-housing development by initiating projects themselves. Initiating and facilitating projects may manifest itself in multiple ways. This section focuses on the specific actions taken by institutional actors in the cases of Amsterdam and Cologne and pertains to the second research sub-question:

“What are the specific actions of institutional actors in co-housing development in Amsterdam and Cologne?”

The actors identified in this research exhibit a range of actions in co-housing development. These actions can be categorized as facilitation and initiation as explained in the literature, however, a new kind of institutional action is identified in both cases as well: promotion. Referring to the previous result sections, Table 7 (pp. 51-52) shows the overview of these actions in co-housing development for both cases. The specific action of promotion in co-housing development comprises advocating and lobbying for more co-housing development, and promoting the concept of co-housing through booklets and workshops. This is done by Amsterdam and Cologne CSO's and resident groups in the civil society sphere through for instance publishing brochures and newsletters. Municipalities in both cases promote the concept of co-housing increasingly as well, as their interest in the topic has been growing. With promotion, they try to stimulate more parties to get involved in co-housing, making co-housing more easy to be implemented in the future. In the market sphere in Amsterdam, mostly consultants and project managers promote co-housing due to their personal enthusiasm for the subject. In Cologne, architects do this as well.

The action of facilitation manifests itself in multiple different ways and is taken by different institutional actors, depending on the case. In Amsterdam, actors in the civil society sphere act through facilitating co-housing development with advice/information and providing contacts, as done by CSO's, whereas financial benefactors facilitate co-housing development through funding. All actors in the Amsterdam state sphere (the municipality, the province of Noord-Holland, and the national government) facilitate through policy. The municipality of Amsterdam goes further and facilitates co-housing development by means of financial aid through advice/information, a loan, and land as well. As is indicated by interviews, the latter two are especially important for co-housing development and greatly beneficial to resident groups as this way, they specifically offer groups lower land prices. Facilitation by the Amsterdam market sphere is the most divergent between

specific actors. Where consultancies facilitate through provision of advice/information and contacts, banks facilitate mostly through provision of financial aid, but may be involved through offering limited advice/information as well. Furthermore, project managers focus on offering advice/information, contacts, and managerial services. Architects are involved through offering architectural services and housing, while the latter are facilitated by contractors and developers as well.

In Cologne, the action of facilitation is taken by multiple actors in each institutional sphere and differs between specific actor as well. CSO's and resident groups in the Cologne civil society sphere, like CSO's and resident groups in Amsterdam, are involved in co-housing development through their facilitation of advice/information and contacts. This is done through websites such as the 'Wohnprojekte-Portal' and organizations such as the 'Wohnprojektetag'. The Stiftung Trias however, goes further by facilitating land to resident groups as well. This way, the Stiftung Trias is said to play a large role in co-housing development. In line with state actors in Amsterdam, all actors in the Cologne state sphere (the municipality, the state of NRW, and the national government) facilitate by providing policy. While in Amsterdam, the regional government is limitedly involved in facilitating co-housing development, the state of NRW is present through its facilitation of advice/information and financial aid as well. Moreover, like the municipality of Amsterdam, the municipality of Cologne provides advice/information, land, and financial aid. The latter two are carried out in a similar manner as in Amsterdam, through a tendering scheme. This is said to be greatly beneficial for co-housing development and groups. Furthermore, like in the case of Amsterdam, facilitation by the market sphere in Cologne is very divergent. While market actors in Cologne facilitate co-housing development by providing largely the same things as in Amsterdam, it should be mentioned that architects in Cologne are involved through their facilitation of advice/information and contacts as well.

The final specific action in co-housing development in both cases comprises initiation. In both cases this is either done by resident groups in a bottom-up way, or by outside developers in a top-down way. The way top-down initiation is carried out differs from case to case, however. In Amsterdam, top-down initiation can be carried out by private developers in the case of MO, and housing associations in the case of 'beheercoöperaties'. In Cologne, there is no such distinction in co-housing models, as all developers may choose to initiate co-housing development through the 'Investorenmodell'. It is indicated however that initiation by market parties in Cologne is not necessarily beneficial to co-housing development however, as it limits residents' say in their own project. In general for both cases, it can be said that top-down initiation is less prevalent than bottom-up initiation.

6.3. Mechanisms of interaction and collaboration in co-housing development in Amsterdam and Cologne

As identified in the theoretical framework, collaboration between institutional actors can manifest itself in various ways and can be explained by different collaboration dynamics. Collaboration relationships between actors can range from being strong, to being ad-hoc, to being weak. Furthermore, collaboration between parties can be analyzed through looking at its collaboration dynamics: principled engagement, shared motivation, and capacity for joint action. This section corresponds to the third research sub-question:

“What are the interaction mechanisms and processes between institutional actors in co-housing development in Amsterdam and Cologne?”

In both cases, various mechanisms and processes of interaction can be found between various institutional actors. These interactions manifest themselves within and between each institutional sphere. Interaction and collaboration overarching all institutional spheres are present as well. Referring to the previous result sections, Figure 7 (p. 64) shows the broad overview of these interactions between actors in the case of Amsterdam, and Figure 8 (p. 65) shows these interactions for the case of Cologne.

The most prevalent interaction mechanism between institutional actors in both cases manifests itself through ad-hoc collaboration relationships. These are characterized by being limited to specific exchanges. In both cases, most of these interaction mechanisms and processes come to be through institutional actors meeting and consulting with other actors (sometimes crossing their own sphere boundaries), to share knowledge and increase mutual understanding. Sometimes this is done through attending each other's workshops. This interaction process can be identified within the civil society sphere in both cases, with resident groups consulting other resident groups and CSO's. When looking at collaboration relationships between resident groups and other actors, it is important to mention that although resident groups in both cases are identified as primary actors in co-housing development, their collaboration relationships are mostly identified as ad-hoc. To explain this further, it is important to note that this does not mean that resident groups act ad-hoc in general, as they remain to act within their own co-housing development project on a day-to-day basis (making them primary stakeholders). However, it does mean that their collaborative actions with other actors do not take place on a day-to-day basis (making these collaboration relationships ad-hoc). Furthermore, ad-hoc collaboration relationships can be identified between state actors in Cologne to be very prevalent, in contrast with Amsterdam state actors not interacting often. Regarding interaction between market actors in both cases, a distinction can be made between simple or more spontaneous interactions such as consulting each other and in-depth interactions where actors organize workshops together.

Strong collaboration relationships are found in both cases as well. Strong collaboration relationships are characterized by being day-to-day, of high frequency, and/or mutually interdependent. While oftentimes comprising meeting and consulting with each other as in ad-hoc collaboration relationships, these relationships in both cases are found to be more frequent. Moreover, actors in these relationships are often mutually interdependent as they rely on sharing knowledge they themselves do not possess. This can be noticed in the interaction processes between the municipality of Amsterdam and civil society and market actors. As indicated by interviews, the municipality of Amsterdam is very eager to consult with resident groups, CSO's, and market parties such as banks and consultants to learn from each other. This is in contrast with interactions between the municipality of Cologne and civil society and market actors, due the municipality of Cologne operating more bureaucratically. Various interviews indicate that these interaction processes should be improved and be less closed.

The least prevalent collaboration relationships between institutional actors are indirect collaboration relationships. This is in regard to both cases. Such relationships in both cases are characterized to be latent or of regulatory nature and are not relied upon much in co-housing development in Amsterdam and Cologne. In both Amsterdam and Cologne, these types of interaction mechanisms are in place between the municipalities and their respective regional and national authorities, as the latter are limited to providing the framework for these municipalities to operate in. As described in

the previous paragraph, these indirect relationships are found between the municipality and market actors as well, as they simply do not work together with them at a very large level.

Some strong and ad-hoc collaboration relationships in both cases exhibit a large degree of capacity of joint action, where knowledge and expertise is oftentimes pooled to make co-housing development more easy. Moreover, shared motivation as a collaboration dynamic can be identified in both cases to be increased due to actors understanding each other better through workshops and meetings, increasing commitment to help each other. Finally, principled engagement manifests itself through the large number of meetings between institutional spheres, where contents are bundled to achieve their shared goals of co-housing development.

6.4. The role of collaboration in co-housing development in Amsterdam and Cologne

The research aim central to this thesis was to gain further insight into the role, actions, and interaction mechanisms and processes of institutional actors in co-housing development. Furthermore, this thesis' purpose was to research the aspect of collaboration between these actors. This was to ultimately identify differences and similarities between the two cases to gain insight on learning points for actors involved in co-housing development. To address these research aims, they were summarized as the following main research question:

“In what way does collaboration between institutional actors in the civil society, state, and market spheres play a role in co-housing development in the cases of Amsterdam and Cologne?”

What can be derived from this research, is that in both cases, many different institutional actors play a role in co-housing development. This is because residents who oftentimes initiate co-housing projects in their respective cases are unable to carry this out solely by themselves. This calls for the need for influence and support from outside parties in the civil society, state, and market spheres in both cases. These outside parties then become stakeholders in co-housing development, may it be in a very important or less important role, through facilitation, promotion, and sometimes initiation. Collaboration relationships observed in both cases, however strong, indicate reliance on other parties to obtain resources, such as information and advice. What is indicated, is that mostly resident groups rely on other institutional actors to gain these, and other resources. In both Amsterdam and Cologne, these resident groups rely on state policy to obtain land and funding. This collaboration between institutional actors is found to be the most important for co-housing development in both cases. The allocation of land for co-housing and additional funding provided by the municipalities is described as greatly beneficial and essential to co-housing development even to take place. The municipality of Amsterdam plays even a larger role in co-housing development than the municipality of Cologne, as they exhibit a large will to enthuse outside actors to develop co-housing as well. Furthermore, resident groups rely on the Triodos Bank, Rabobank, and GLS Bank to obtain additional funding, as they usually are found to not have enough own capital to invest. Moreover, resident groups rely on CSO's, consultancies, and other resident groups to help them out with questions that may arise during the development process. For the development process itself, they often need architects and contractors to provide housing. In some cases, resident groups may benefit from a project manager guiding them through the process as well.

Other institutional actors collaborate and interact with outside parties as well. What can be concluded is that in the cases of Amsterdam and Cologne, collaboration between institutional actors other than resident groups is found to be very beneficial for co-housing development to take place.

In both cases, this is due to the reliance on the knowledge of one actor, another actor might not possess itself. This is seen in Amsterdam with the municipality of Amsterdam consulting market parties, CSO's, and resident groups, to obtain knowledge and to learn from each other, and market parties consulting other market parties as well. This is found to increase mutual understanding. Furthermore, the municipality of Amsterdam collaborates with other institutional actors to organize workshops to promote and provide information on the concept of co-housing. In Cologne, a same type of consulting collaboration network can be found between market parties as well, as they describe how they need each other to achieve the same goal. The municipality consulting outside parties is limited, however. They do interact with the HdA, as part of the 'Wohnprojektetag', which indicates to improve knowledge on co-housing overarching all institutional spheres, which may increase successful co-housing development. Moreover, they also collaborate and interact regularly with various offices within the municipality, all working on their shared goal of co-housing development. The role of collaboration between the municipality and other actors in co-housing development in Cologne is found to be less prevalent than in Amsterdam. Various actors call on this to be improved to increase the conditions for co-housing development to take place, however.

These types of collaboration relationships and interactions indicate the strong reliance of each actor on other institutional actors, even if they do not interact with all stakeholders involved. This is because they all work together to ultimately achieve the same goal. This reliance indicates a large role for collaboration in co-housing development in both Amsterdam and Cologne, as resident groups, who often are the primary actor in co-housing development, are simply not equipped to carry out their project solely by themselves. Furthermore, collaboration in co-housing development proves to be important and beneficial for stakeholders to simply obtain knowledge and insight into the topic, and to help each other through obstacles. Stakeholders jointly organizing meetings, events, and workshops together in both cases lead to the sharing of knowledge, which is indicated to be able to ultimately improve the way stakeholders are involved in co-housing development and its framework conditions as a whole. Because of this, it can be stated that collaboration plays a large role in co-housing development in the cases of Amsterdam and Cologne.

6.5. Discussion

Regarding the outcomes of the research, it is important to reflect on whether they are in line with the literature on the topic of collaboration in co-housing used in this research. It can be stated that the theories used in this research were proven to be very appropriate to researching institutional collaboration in co-housing development. Furthermore, the outcomes of this research build on these existing theories as well. The theory by Tummers (2016) provided the distinction between top-down and bottom-up development in co-housing. By researching this distinction, results reflected on how the distinction can be noticed in the cases of Amsterdam and Cologne as well. Furthermore, the theory by Czischke (2018) proved to be very fitting in this research, as it handed the appropriate frameworks to analyze stakeholder importance and institutional collaboration relationships. Due to this, the involvement of institutional actors in co-housing development and their collaboration relationships could be researched appropriately. The outcomes build on the existing research by Czischke (2018) by providing two additional cases reviewed in the same manner as done in the existing literature. One could argue that it would, however, be beneficial to this research to critically review Czischke's (2018) categorization of stakeholders and their collaboration relationships. This is because additionally defined categories might be able to describe certain stakeholders and their collaboration relationships better. They could for instance elaborate on differences between various

ad-hoc relationships being in-depth, simple, or more spontaneous. Finally, the work by Emerson et al. (2012) proved to be partly applicable to this research as well. Mainly the aspect of collaboration dynamics within their work was used to reflect on institutional collaboration in co-housing development in Amsterdam and Cologne. This yielded results that were in line with the literature, as the outcomes of this research show the different ways in which collaboration dynamics present themselves in the cases of Amsterdam and Cologne. Finally, it is important to note that this research yielded a new indicator regarding actions by actors in co-housing development. Not described in existing literature, this research shows that the act of promotion is also oftentimes carried out and beneficial to co-housing development, in addition to facilitation and initiation.

7. Reflection

This final chapter provides a reflection on this research and its process. Additionally, it also discusses the research' limitations critically. This is followed by recommendations for the future. This includes recommendations for praxis and recommendations for future research on (collaboration in) co-housing development.

7.1. Reflection on the research process

Reflecting on the research process, a number of points can be made. First, it can be said that in different phases of the research, the research process sometimes proved to be challenging. First, while already having developed a research design to research two cases, this design needed to be changed. This was due to the municipality in one case not willing to cooperate in the research, which would have led to one institutional sphere not being able to provide insights for. Due to this, it was decided to select another case. This led to the cases central to this research being Amsterdam and Cologne. In the data collection phase, it proved to be difficult to get into contact with respondents in both cases. The response rate of people approached to interview was generally very low. While respondents were eventually found in both cases, this led to a delay in data collection. Furthermore, fewer respondents were found for the case of Cologne than for the case of Amsterdam. Section 7.2. will provide more information on the consequences of the lower number of respondents in Cologne for this research' validity and reliability. When discussing the research process, data analysis and processing turned out to take a lot of time due to the large number of interviews ultimately conducted and outside challenges. Despite this, the final product is reflected on positively by the author, and the chosen research design of a comparative case study with its corresponding methods is reflected to have been helpful in researching the manifestation of institutional collaboration in co-housing development in an in-depth manner, as intended. This reflects positively on the internal validity as well, as the comparative case study conducted was able to provide extensive descriptions on the subject of institutional collaboration in co-housing development.

7.2. Limitations

This section reflects on the validity and reliability of this research and the limitations that affected these aspects. While having used a pre-developed interview guide to research the aspects that were intended to be researched, the internal validity of this research has some limitations. This is because in some cases, respondents were unable to reflect deeply on certain questions. Furthermore, some respondents useful to the research proved to be difficult to contact, more so in the case of Cologne than in the case of Amsterdam. For instance, no Cologne co-housing residents were able to be interviewed, as well as other actors such as project managers and developers, due to a low response rate and possibly due to a language barrier. This led to a gap in what was intended to be measured and what was in fact eventually measured and thus impacted the internal validity of this research. The research does offer an extensive description of both cases however, due to respondents in some cases being able to reflect on the role of actors that could not be interviewed. This ensured some degree of internal validity to be present in this research.

Furthermore, regarding the external validity of this research, it can be stated that due to this research being a case study, it has been proven difficult to generalize the results for other cases or for the whole subject of institutional collaboration in co-housing development. This is due to the focus on two cases. The results of this research, however, can to some extent be generalized for both cases researched, as some of the same outcomes presented themselves crossing the cases. This was ensured through conducting research on the same aspects of research in both cases, ensuring some degree of external validity within this research as well.

The reliability of the research was impacted by the low response rate of respondents in Cologne as well as due to some respondents being unable to reflect on certain aspects of the interview guide. By using this interview guide as a method for data collection, it was intended to ensure the reliability of results. Because not all questions could consistently be answered during all interviews however, the reliability of this method and thus this research was impacted limitedly.

This research could thus be improved by interviewing more respondents in various roles, mostly in the case of Cologne. Moreover, it could be improved by using questionnaires in addition to the semi-structured interview guides, to ensure that respondents provide their insights to all relevant aspects of the research.

7.3. Recommendations

7.3.1. Recommendations for praxis

Following this research, two recommendations for praxis can be made. The first recommendation is mostly aimed towards actors wishing to develop co-housing more successfully but do not know how to do so, and actors already involved in co-housing development, but experiencing obstacles. This research indicates that collaboration is important in developing co-housing. As indicated in multiple interviews, it is hugely beneficial for resident groups and municipalities seeking to develop co-housing, to collaborate and interact with outside parties. One looking to develop co-housing more successfully could learn from role models within the cases of Amsterdam and Cologne and their collaboration relationships. Outside of resident groups and the municipalities in both cases, these role models comprise CSO's (Cooplink, Stichting !Woon, HdA, and Stiftung Trias), banks (the GLS Bank, Rabobank, and Triodos Bank), and consultancies (such as Stut Consult and WBB NRW). Through collaboration, these actors are enabled to share their knowledge, learn from each other, and consult each other. For example, CSO's and banks in the case of Amsterdam prove to exchange especially important information with the municipality to help develop co-housing more successfully. In the case of Cologne, the WBB NRW consults with CSO's, the GLS Bank, and the municipality to improve co-housing development. Through this process of interaction, obstacles may be overcome and new ideas on co-housing development may be developed. By setting up meetings and events with all stakeholders (that could potentially be) necessary in co-housing development such as banks, local authorities, CSO's, and resident groups themselves, stakeholders are enabled to learn from each other. This ensures principled engagement and shared motivation of actors through mutual understanding, and capacity for joint action by pooling of knowledge and resources.

This leads to a second recommendation aimed towards actors looking to develop co-housing but do not do this yet. By contacting actors in cases successful regarding co-housing development such as the cases of Amsterdam and Cologne, one could learn from the actions and interaction processes

implemented in co-housing development. One example is for municipalities to look at how the municipalities of Amsterdam and Cologne enable co-housing development through allocation of land through public tenders ('tenders' in Amsterdam, 'Konzeptverfahrens' in Cologne). What becomes clear from interviews, is that these tenders ensure a good concept for housing being developed. This is due to their nature of selecting resident groups for plots of land on the basis of their co-housing concepts and visions. Through these tenders, resident groups are judged on how their projects may be able to contribute to, for example, social cohesion and sustainable urban development. In this respect, the groups with the best concepts are chosen by juries to receive a plot of land to develop their ideas. In the same vein, starting resident groups or citizens interested in co-housing development may be able to learn about the co-housing development process by looking at the implementation of co-housing in other places such as Amsterdam and Cologne. This way, actors may be able to learn from similar actors in other places about how they may be able to develop co-housing. Not only should they learn from co-housing development processes in places in their own country, but they should also investigate these processes in other countries to learn about different directions to be taken and their positive outcomes.

7.3.2. Recommendations for future research

In addition to recommendations for praxis, recommendations can be made for future research as well. The role of institutional collaboration in co-housing development is limitedly generalizable towards all co-housing practices, this being a case study research. One recommendation for future research is thus to analyze other cases using the theory and methods of analysis developed by Czischke (2018), to obtain insights into other cases. This could improve future generalizability on the role of institutional collaboration in co-housing development, and may work to improve co-housing development as a whole, as these insights may enable actors to learn from other cases.

As this research is limited to information provided by interviews conducted with a limited number and range of respondents, further research may be able to provide more insights into the cases of Amsterdam and Cologne regarding co-housing development. This would mean conducting interviews with actors who are not present in this research, such as residents in Cologne, and actors who are limitedly present such as developers, consultancies, and national and regional governments, to gain insight on their perspectives and needs regarding co-housing development. It may also provide more insight on collaboration relationships between the actors that were not interviewed within this research.

Another recommendation for future research is to analyze the role of promotion in co-housing development further, as this particular research has only been able to find this within two cases. As existing literature does not elaborate on the role of promotion in co-housing development, this has led to new question popping up about the role of promotion in co-housing development in general. It would be scientifically relevant to do further research on this to see whether it plays a role in other cases as well, and how it plays a role. This would add to research on co-housing development as a whole.

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Appendices

Appendix I: Operationalization of concepts into interview guides

Appendix I: Note. Interview questions are assigned a color based on which interview guide they stem from. Questions in **blue** show questions from the civil society interview guide. Questions in **Orange** show questions from the market interview guide. Questions in **green** show questions from the state interview guide.

Concept	Dimension	Indicator	Definition of indicator	Main interview questions
Actors in co-housing development	Institutional actors	Civil society actors	Actors in co-housing development who are present in the civil society sphere; e.g. resident groups, organizations, financial benefactors	- Which parties or people outside of the inhabitants of your co-housing community have played a role in the creation of your co-housing living space? - Did any other co-housing communities or organizations play a role in the creation of your co-housing living space and community? - Did the government play a role in the creation of your co-housing living space? - Which government parties played a role?
		State actors	Actors in co-housing development who are present in the state sphere; e.g. local, regional, and national authorities	- Did the government play a role in the creation of your co-housing living space? - Which government parties played a role?
		Market actors	Actors in co-housing development who are present in the market sphere; e.g. banks, housing providers	- Did market parties play a role in the creation of your co-housing living space? - Which market parties played a role? - By which government authorities does your organization get approached? - Which role do government authorities play in the creation of co-housing projects according to you?
		Primary stakeholders	Essential actors with significant influence and legitimacy, involved on a day-to-day basis, with a veto and significant control over essential resources	- Did market parties play a role in the creation of your co-housing living space? - Which market parties played a role? - By which government authorities does your organization get approached? - Which role do government authorities play in the creation of co-housing projects according to you?
Actions in co-housing development	Top-down vs. bottom-up	Wide-range stakeholders	Actors with weak influence and legitimacy, involved indirectly, with weak control over essential resources	- By which market party does your government organization get approached? - Which role do market parties play in the creation of co-housing projects according to you?
		Secondary stakeholders	Actors with a certain degree of influence and legitimacy, involved episodically, with no veto, but a certain degree of control over essential resources	- In which way did your co-housing group come together? - In which way did these parties or people play a role? - In which way did these communities or organizations play a role?
		Participation	Taking part in co-housing development initiated by another actor	- In which way did your co-housing group come together? - In which way did these parties or people play a role? - In which way did these communities or organizations play a role?

	Facilitation	Provision of resources	Provision of a wide range of resources; e.g. funding, policy, land, materials, expertise	<ul style="list-style-type: none"> - In which way did these government parties play a role? - In which way did these market parties play a role? - To which extent is your organization involved in co-housing projects? - In which way is your organization involved in the creation of co-housing projects? - To which extent does your organization get approached by co-housing communities when they want to initiate a co-housing project? - To which extent does your organization approach certain (potential) co-housing communities by itself? - To which extent is your government organization involved in co-housing projects? - In which way is your government organization involved in the creation of co-housing projects? - To which extent does your government organization approach certain (potential) co-housing communities by itself? - In which way does your government organization approach certain communities?
	*Promotion	*Advocacy	Supporting co-housing development y promoting of and advocating for the cause	
Interaction mechanisms and processes	Collaboration relationships	Strong collaboration relationships	Important relationships which are visible on a day-to-day basis, frequent, and possess a high degree of mutual interdependence	<ul style="list-style-type: none"> - Did any other co-housing communities or organizations play a role in the

	Ad-hoc collaboration relationships	Less important relationships which consist of episodic exchanges with a certain degree of influence on co-housing development	<p>creation of your co-housing living space and community?</p> <ul style="list-style-type: none"> - To which extent does your organization get approached by co-housing communities when they want to initiate a co-housing project? - In which way does your organization get approached? - To which extent does your organization approach certain (potential) co-housing communities by itself? - In which way does your organization approach certain communities? - To which extent does interaction take place between your organization and a co-housing community throughout the creation and development phase of a project? - To which extent does your organization get approached by government authorities regarding co-housing projects? - In which way does your organization get approached? - To which extent does interaction take place between your organization and government authorities throughout the creation and development phase of a project? - To which extent does your government organization get approached by co-housing communities when they want to initiate a co-housing project?
	Indirect collaboration relationships	Least important relationships which are latent	
Collaborative governance	Principled engagement	The ongoing efforts and involvement of stakeholders in co-housing development through providing content in e.g. meetings and networks	
	Shared motivation	Stakeholder commitment to collaborate through exhibiting mutual trust and understanding for other stakeholders	
	Capacity for joint action	The structures, knowledge, resources and arrangements needed to take effective action, provided by multiple stakeholders for the purpose of accomplishing a shared goal	

				<ul style="list-style-type: none"> - In which way does your government organization get approached? - To which extent does your government organization approach certain (potential) co-housing communities by itself? - In which way does your government organization approach certain communities? - To which extent does interaction take place between your government organization and a co-housing community throughout the creation and development phase of a co-housing project? - To which extent does your government organization get approached by market parties regarding co-housing projects? - To which extent does interaction take place between your government organization and market parties throughout the creation and development phase of a co-housing project?
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Appendix II: Interview guide civil society actors

Introduction

At first, I would like to thank you for your participation regarding this interview. I will briefly introduce myself: My name is Lisa van Mil and I am a master student in Spatial Planning: Land and Real Estate Development at the Radboud University in Nijmegen. At the moment I am working on my master thesis. For this thesis I am researching the concept of 'co-housing': the communal construction, habitation and/or ownership of houses and living spaces.

This interview will take approximately half an hour up to one hour and will be transcribed afterwards. The answers provided by you in this interview will serve as data for my research. After completion, this research will be published in the Radboud University thesis database. First, I would like to ask you whether you wish to remain anonymous or if I can publish your name within this thesis. Additionally, I would like to ask for your permission to record this interview. I will start this interview by asking a few questions about yourself and your living space.

General question about the respondent and the living space

- Could you tell me something about your living space?
 - How long have you been living within this co-housing group?
 - How many people inhabit your co-housing group?

Transition

The next piece of this interview is divided into three parts. First, I will ask you some questions about the origin of your co-housing group and living space and the interaction between its inhabitants. For this part, there will also be questions about how your co-housing group is organized.

Questions about the living space/co-housing group

- In which way did your co-housing group come together?
- In which way do the people within your co-housing group live together?
 - What is the extent to which you undertake things together as a community?

Transition

In this second part I will ask you some questions regarding the interaction between your co-housing group/community and outside parties that were involved in the creation of your co-housing community.

Questions about interaction with outside parties

- Which parties or people outside of the inhabitants of your co-housing community have played a role in the creation of your co-housing living space?
- In which way did these parties or people play a role?
- Did any other co-housing communities or organizations play a role in the creation of your co-housing living space and community?
 - In which way did these communities or organizations play a role?
- Did the government play a role in the creation of your co-housing living space?
 - Which government parties played a role (think about the municipality, regional or national government authorities, advisory authorities)?
 - In which way did these government parties play a role?
- Did market parties play a role in the creation of your co-housing living space?
 - Which market parties played a role (think about project developers, architects, and banks/mortgage lenders)?
 - In which way did these parties play a role?

Transition

This following final part of this interview will contain questions with regards to various elements that can be needed in the creation of co-housing living spaces and communities, and how these elements manifested itself within the creation of your own community and living space.

Questions about elements in co-housing creation

Note: The following questions will serve to obtain answers that are relevant for all four sub-questions and will be asked when the subjects pertaining these questions have not been discussed yet during the interview.

- In which way did your co-housing community obtain land or existing buildings needed to create your living space?
- Which role did the (then) existing (local) policies play in the creation of your co-housing community and living space?
- Did your co-housing community receive expertise, advice, and/or information from outside parties during its creation-process?
 - What comprises this expertise, advice, and/or information?
 - From which parties or people did you receive this expertise, advice, and/or information?
 - In which way did you receive this expertise, advice, and/or information?
- Did your co-housing community receive financial aid during its creation-process (think subsidies, investments, gifts, mortgages)?
 - What comprises this financial aid?
 - From which parties or people did you receive this financial aid?
 - In which way did you receive this financial aid?

Conclusion

These were all the subjects that I wanted to ask you about within this interview. I think this hereby concludes this interview. Do you still have anything that you would like to add that has not been discussed during the interview? (...)

I would like to thank you for your participation and your time. Moreover, I would like to ask you if 1) I could contact you if I have any further questions. 2) I would like to ask you if you would like to receive my transcript after it has been completed. And 3) I would like to ask you if you would like to receive my concept and/or final version of my research after completion. (...)

Then I would just like to thank you again.

Appendix III: Interview guides state actors

Introduction

At first, I would like to thank you for your participation regarding this interview. I will briefly introduce myself: My name is Lisa van Mil and I am a master student in Spatial Planning: Land and Real Estate Development at the Radboud University in Nijmegen. At the moment I am working on my master thesis. For this thesis I am researching the concept of 'co-housing': the communal construction, habitation and/or ownership of houses and living spaces.

After completion, this research will be published in the Radboud University thesis database.

First, I would like to ask you whether you wish to remain anonymous or if I can publish your name within this thesis.

I will start this interview by asking a few question about your function.

Function respondent

- Can you tell me about your function as (...)?
 - What are your tasks?

Transition

The next piece of this interview is divided into three parts. First, I will ask you some questions about the concept of co-housing and the ways in which your government organization works with this concept.

Questions about the concept of co-housing within the government organization

- What do you know about the concept of co-housing?
- To which extent is your government organization involved in co-housing projects?

Transition

In this second part of this interview, I will ask you some questions pertaining the interaction processes between your government organization and outside parties regarding the creation phase of and cooperation within co-housing projects.

Questions about interactions with outside parties

- In which way is your government organization involved in the creation of co-housing projects?
- To which extent does your government organization get approached by co-housing communities when they want to initiate a co-housing project?
 - In which way does your government organization get approached?
- To which extent does your government organization approach certain (potential) co-housing communities by itself?
 - In which way does your government organization approach certain communities?
- To which extent does interaction take place between your government organization and a co-housing community throughout the creation and development phase of a co-housing project?
- To which extent does your government organization get approached by market parties regarding co-housing projects?
 - By which market parties does your government organization get approached?
 - In which way does your government organization get approached?
 - Which role do market parties play in the creation of co-housing projects according to you?
- To which extent does interaction take place between your government organization and market parties throughout the creation and development phase of a co-housing project?

Transition

This next last part of this interview includes questions pertaining various elements needed to create co-housing communities and projects and the role that your government organization plays in facilitating such elements to co-housing communities.

Note: The following questions will be asked when the subjects pertaining these questions have not been discussed yet during the interview.

Questions about elements within the creation of co-housing projects

- In which way does your government organization support co-housing communities in creating and developing their living spaces?
- Does your government organization provide specific policies regarding co-housing?
 - What comprises these policies?
- Does your government organization provide land or existing buildings available that can be specifically used by communities to develop their co-housing projects?
- Does your government organization provide expertise, advice, and/or information to co-housing communities?
 - What comprises this expertise, advice, and/or information?
 - In which way is this expertise, advice, and/or information provided?
- Does your organization provide financial aid to co-housing communities (think investments, subsidies)?
 - What comprises this financial aid?
 - In which way is this financial aid provided?

Conclusion

These were all the subjects that I wanted to ask you about within this interview. I think this hereby concludes this interview. Do you still have anything that you would like to add that has not been discussed during the interview? (...)

I would like to thank you for your participation and your time.

Moreover, I would like to ask you if 1) I could contact you if I have any further questions.

2) I would like to ask you whether you want to receive the transcript of this interview when finished.

3) I would like to ask you if you would like to receive my concept and/or final version of my research after completion. (...)

Then I would just like to thank you again.

Appendix IV: Interview guides market actors

Introduction

At first, I would like to thank you for your participation regarding this interview. I will briefly introduce myself: My name is Lisa van Mil and I am a master student in Spatial Planning: Land and Real Estate Development at the Radboud University in Nijmegen. At the moment I am working on my master thesis. For this thesis I am researching the concept of 'co-housing': the communal construction, habitation and/or ownership of houses and living spaces.

This interview will take approximately half an hour up to one hour and will be transcribed afterwards. The answers provided by you in this interview will serve as data for my research. After completion, this research will be published in the Radboud University thesis database.

First, I would like to ask you whether you wish to remain anonymous or if I can publish your name within this thesis.

Additionally, I would like to ask for your permission to record this interview.

I will start this interview by asking a few questions about your function.

Function respondent

- Can you tell me about the organization for which you are employed?
- Can you tell me about your function as (...)?
 - What are your tasks?

Transition

The next piece of this interview is divided into three parts. First, I will ask you some questions about the concept of co-housing and the ways in which your organization works with this concept.

Questions about the concept of co-housing within the organization

- What do you know about the concept of co-housing?
- To which extent is your organization involved in co-housing projects?

Transition

In this second part of this interview, I will ask you some questions pertaining the interaction processes between your organization and outside parties regarding the creation phase of and cooperation within co-housing projects.

Questions about interactions with outside parties

- In which way is your organization involved in the creation of co-housing projects?
- To which extent does your organization get approached by co-housing communities when they want to initiate a co-housing project?
 - In which way does your organization get approached?
- To which extent does your organization approach certain (potential) co-housing communities by itself?
 - In which way does your organization approach certain communities?
- To which extent does interaction take place between your organization and a co-housing community throughout the creation and development phase of a co-housing project?
- To which extent does your organization get approached by government authorities regarding co-housing projects? By which government authorities does your organization get approached?
 - In which way does your organization get approached?
 - Which role do government authorities play in the creation of co-housing projects according to you?
- To which extent does interaction take place between your organization and government authorities throughout the creation and development phase of a co-housing project?

Transition

This next last part of this interview includes questions pertaining various elements needed to create co-housing communities and projects and the role that your organization plays in facilitating such elements to co-housing communities.

Note: The following questions will be asked when the subjects pertaining these questions have not been discussed yet during the interview.

Questions about elements within the creation of co-housing projects

- In which way does your organization support co-housing communities in creating and developing their living spaces?
- Does your organization provide expertise, advice, and/or information to co-housing communities?
 - What comprises this expertise, advice, and/or information?
 - In which way is this expertise, advice, and/or information provided?
- Does your organization provide financial aid to co-housing communities (think loans, mortgages, investments, gifts)?
 - What comprises this financial aid?
 - In which way is this financial aid provided?

Conclusion

These were all the subjects that I wanted to ask you about within this interview. I think this hereby concludes this interview. Do you still have anything that you would like to add that has not been discussed during the interview? (...)

I would like to thank you for your participation and your time.

Moreover, I would like to ask you if 1) I could contact you if I have any further questions.

2) I would like to ask you if you would like to receive my transcript after it has been completed.

And 3) I would like to ask you if you would like to receive my concept and/or final version of my research after completion. (...)

Then I would just like to thank you again.

Appendix V: Codebook Amsterdam

Code groups	Codes
A_Capacity for joint action	A_Events
	A_Lectures
	A_Meetings
	A_Publications
A_Civil society actions	A_Civil society bottom-up initiation
	A_Civil society knowledge
	A_Civil society promoting
	A_Civil society provision of advice
A_Civil society provision of financial aid	A_Civil society provision of financial aid
A_Civil society actors	A_Cooplink
	A_Stichting !Woon
A_Cross-boundary collaboration	A_Cross-boundary collaboration
	A_Interaction between groups
	A_Interaction civil society + civil society
	A_Interaction market + civil society
	A_Interaction market + market
	A_Interaction state + civil society
	A_Interaction state + market
	A_Interaction state + market + civil society
	A_Interaction state + state
A_Market actions	A_market development
	A_Market interest in co-housing
	A_Market involvement in co-housing
	A_Market managing
	A_Market promoting
	A_Market provision of advice
	A_Market provision of contacts
	A_Market provision of financial aid
	A_Market provision of information
	A_Market provision of land
A_Market actors	A_Architects
	A_Banks
	A_C_GLS Bank
	A_Consultancies
	A_De Regie
	A_Hans Vos Advies
	A_Private developers
	A_Project managers
	A_Rabobank
	A_Service suppliers
	A_Steenvlinder
	A_Stut Consult
	A_Triodos Bank
A_Principled engagement	A_Cross-organizational networks
	A_Events
	A_Lectures

	A_Meetings
	A_Publications
A_State actions	A_State interest in co-housing
	A_State involvement in co-housing
	A_State promoting
	A_State provision of advice
	A_State provision of contacts
	A_State provision of financial aid
	A_State provision of information
	A_State provision of land
	A_State provision of policy
	A_State research
A_State actors	A_Municipality
	A_National government
	A_Political sphere
	A_Provincial government
Comparing the cases	A_C_Differences
	A_C_Similarities

Appendix VI: Codebook Cologne

Code groups	Codes
C_Capacity for joint action	C_Events
	C_Lectures
	C_Meetings
	C_Publications
C_Civil society actions	C_Civil society bottom-up initiation
	C_Civil society knowledge
	C_Civil society provision of advice
	C_Civil society provision of land
C_Civil society actors	C_Haus der Architektur Köln e.V.
	C_Stiftung Trias
C_Cross-boundary collaboration	C_Cross-boundary collaboration
	C_Interaction between groups
	C_Interaction civil society + civil society
	C_Interaction market + civil society
	C_Interaction market + market
	C_Interaction state + civil society
	C_Interaction state + market
	C_Interaction state + market + civil society
	C_Interaction state + state
C_Market actions	C_Market development
	C_Market interest in co-housing
	C_Market involvement in co-housing
	C_Market managing
	C_Market promoting
	C_Market provision of advice
	C_Market provision of contacts
	C_Market provision of financial aid
	C_Market provision of information
	C_Market provision of land
C_Market actors	A_C_GLS Bank
	C_Architects
	C_Banks
	C_Consultancies
	C_Housing associations
	C_Private developers
	C_Project managers
	C_Service suppliers
	C_WohnBund-Beratung NRW GmbH
	C_Zeller-Kölmel Architekten
C_Principled engagement	C_Cross-organizational networks
	C_Events
	C_Lectures
	C_Meetings
	C_Publications

C_State actions	C_State interest in co-housing
	C_State involvement in co-housing
	C_State promoting
	C_State provision of advice
	C_State provision of contacts
	C_State provision of financial aid
	C_State provision of information
	C_State provision of land
	C_State provision of policy
	C_State research
	C_State actors
C_Municipal offices	
C_National government	
C_Neues Wohnen im Alter e.V.	
C_Political sphere	
C_Regional government	
Comparing the cases	A_C_Differences
	A_C_Similarities