

# Social Housing Revitalization in an Unlikely Place: Popahoff in Delft\*

\*with credit to Peter van Hemmen, Woonbron Housing Company  
for his powerpoint presentation

# POPAHOFF



Most tourists to Delft don't even notice Popahoff and if they do all they see are the "projects" off in the distance.

## Background

- Mainly high-rise buildings, built in the sixties
  - Design: van Embden, important city planner
  - Hof: refers to former rural character
  - Located at the edge of the city of Delft, surrounded by meadows
- Stages
  - A luxurious neighbourhood for the working class of Delft, mainly families
  - More and more single people find their way to Poptahof
  - First immigrants move to Poptahof (Turkish and Moroccan people)
  - Other immigrant move to Poptahof (from all over the world)









Boring Modernist design from the 60s and 70s





Yet the view in the other direction toward Delft's historic core, is much more promising.

# Regeneration Principles

- Shift from 90% rent to 60%
- Housing company plays a key role along with city agencies in integrating immigrants
- TU Delft students occupy apartments slated for demolition
- Goal is to achieve ethnic and life style mixing as well as mixing based on tenure and income



Modest rehabilitation for mid-rise buildings





One architect is trying to make a statement by inserting a lot of text. What do you think?



The housing company first wanted to refurbish the high-rise buildings but this proved too expensive, so ....





The current approach is to demolish the high-rise buildings and replace them with a mixture of ownership and rental housing.





Unlike American HOPE VI projects (and ones in the UK) Popahoff and other Dutch projects have a strong commercial base. The street is quiet enough for this elderly woman to cross.



All the stores one would expect to see in an American suburb (including a hardware store) but with much more convenience. Most people bike or walk to this shopping center. It is also located along Tram Line 1 which extends between Delft and Den Haag.

# Future Prospects are Good

- Popahoff is the geographic center of Delft; access to it will improve once the train tracks between it and the core are put underground.
- Market-rate families—especially ones without children—are likely to be interested in Popahoff because housing is so expensive in other parts of the city.
- But attaining an ethnically mixed population may be difficult based on goal attainment is based on the assumption that immigration from non-Western countries will decline.