

2nd International Symposium "NEW METROPOLITAN PERSPECTIVES" - Strategic planning, spatial planning, economic programs and decision support tools, through the implementation of Horizon/Europe2020. ISTH2020, Reggio Calabria (Italy), 18-20 May 2016

Affordable Housing as a Method for Informal Settlements Sustainable Upgrading

Adel El Menshawy^a, Sherine Shafik^b, Fadwa khedr^{a,b,*}

^a *Aceadmy for science and technology, Alexandria, 02033, Egypt*

^b *Arab aceadmy for science and technology, Alexandria, 02033, Egypt*

Abstract

One of the biggest challenges that face the development in developing countries now a day is Informal settlements. The phenomena of informal settlements urban sprawl is increasing each day, destroying cities, degrading quality of life, and eradicating urban fabrics. Which created a vital need to find new sustainable solutions for upgrading informal settlements in developing countries. One of the different approaches is affordable housing.

Affordable housing is rarely discussed in relation to informal settlements upgrading. Although affordable housing introduces many new strategies in order to grantee low priced housing and upgrading techniques. Also, it is applicable for developing countries, since developing countries' governments cannot afford to fund all informal settlements upgrading projects.

This research aims to explore the relationship between affordable housing and upgrading informal settlements. To achieve this aim this paper will highlight the definition, impact, and strategies of affordable housing .It will also explain what informal settlements are. Then analyze two relevant examples. Through comparative analysis to analyze affordable housing policies applied in the examples upgrading program. In order to prove that affordable housing policies may be a use for upgrading informal settlements in developing countries.

© 2016 The Authors. Published by Elsevier Ltd. This is an open access article under the CC BY-NC-ND license (<http://creativecommons.org/licenses/by-nc-nd/4.0/>).

Peer-review under responsibility of the organizing committee of ISTH2020

Keywords: Affordable housing ; Informal settlements upgrading ; Developing countries ;

* Corresponding author. Tel.: + 01279740044
E-mail address: Fadwakhedr@hotmail.com

1. Introduction

The housing sector plays an important role for family stability and income growth. Therefore more attention should be driven towards housing development especially in developing countries. The impact of the housing sector has a direct effect on low and middle households. Moreover, it is essential to pair sustainability with affordability to lower maintenance costs. Also, it is important to explore how sustainability can improve cost efficiency of housing. Sustainability's relationship with housing affordability has been discussed in some fields, but it is noteworthy that there is a lack of comprehensive studies that integrate affordability with sustainable informal settlement upgrading. Which pronounces the importance of focusing on the relationship between affordable housing and informal settlements upgrading in order to improve housing affordability and upgrade informal settlements in developing countries. (Abed, 2012) .

2. Problem Definition

In developing countries informal settlements are increasing at alarming rates, which is considered a threat to the sustainability and development of countries. Although there were many researches that explored the challenges of informal settlements, there were no clear solutions for this world spread problem. Moreover, most of the upgrading programs are very costly, which in itself makes it difficult for that developing countries cannot afford these programs.

3. Methodology

Inductive and deductive methodologies were used to explain affordable housing and its relation to sustainable informal settlements development. The methodology also identify the reasons and causes of the appearance of informal settlements. Then Analytical Methodology was used to analyze relevant examples analyzing them against affordable housing policies, in order to find a relationship between applying affordable housing strategies in informal settlements upgrading.

4. Affordable Housing Definition

Affordable housing can be defined as "it is a relationship between housing and people. For some people, all housing is affordable, no matter how expensive it is; for others, no housing is affordable unless it is free" (Stoned, 2006, P. 153). (Abed, 2012). Affordability in housing markets is one of the major problems facing low income families, due to the continuous increase of construction costs. Affordability is usually measured by the relation between the household income and the housing cost and in order to understand this relation it is required to understand the classifications of households according to their income. (Abed, 2012). First it is essential to know that governments calculate income limits for affordable housing using median family income which is called Area Median Income (Rosten Woo, 2009). "Area Median Income is what the family right in the middle of the income distribution earns, by definition half the families earn more and half of the families earn less" (Rosten Woo, 2009) .

In order to understand affordable housing impact it is helpful to understand the problems that result from unaffordable housing.

- Social problems associated with unaffordable housing:

Residents live with financial stress, households spend big parts of their budgets on housing leaving low income households with insufficient money to purchase essential needs. (Litman, 2015)

- Problems associated with urban sprawl

Increased cost to provide basic infrastructure and services, and increase per capita land consumption which reduces the amount of agricultural land. (Litman, 2015). Moreover, it is obvious that the presence of unaffordable housing has the same negative impact as informal settlements urban sprawl. Since, informal settlements households suffer from lack of basic infrastructure and financial stress etc. This hints that affordable housing supply may prove to be a good solution to stop informal urban sprawl. There are many benefits for providing households with a sufficient affordable-accessible housing to meet their demand such as:

Download English Version:

<https://daneshyari.com/en/article/1107546>

Download Persian Version:

<https://daneshyari.com/article/1107546>

[Daneshyari.com](https://daneshyari.com)