

## **Introductory chapter:**

### **I- Introduction:**

The housing problem in general and the low-income housing problem in particular are considered the most important issues facing the State in Egypt, because low-income groups represent the major stratum in the society, and because the government has applied a number of different housing policies but the problem of the low-income housing is still one of the most important issues facing the State in Egypt up till now.

The importance of solving this issue is that the housing problem of that group has led to many other urban problems such as slums appearance, the unplanned growth of cities and villages, the infringement of public spaces in residential and other areas and many other urban and social problems. Thus it is substantial to think of changing the state housing policies away from the provision policy where the public sector is responsible to provide housing , which represents a burden on the State because of the economic conditions and because of the state's inability economically to pursue these projects , therefore the state must consider the contemporary housing trends and should shift to the private sector enabling policy in order to have a greater involvement and responsibilities in providing housing .

Many countries have shifted from the policy of direct public provision for housing to the enablement of private sector initiatives in housing production as the private sector in the successful international experiences ( for example Canada, USA and Chile ) plays greater role in housing provision.

The research aims to present a clear picture and to shed the light on some of the successful international trends and experiences in housing of the low income groups where the private sector plays the main role in

solving the housing problems such as (U.S.A, Canada, UK, Malaysia and many other countries).

So the government in Egypt (the public sector) is advised to abandon its earlier role as the housing producer and to adopt an enabling role of managing the housing sector as a whole.

The research aims at identifying what are the contemporary policies (such as the enabling policy) , and what policies are in operation elsewhere, so it may help to come to conclusions about reasons of success of the enabling policies so the research may be able to come to the appropriate actions and principles that should be applied in Egypt.

In addition, the research aims at reforming the government policies, institutions and regulations to enable housing markets to work more efficiently and moving away from the limited public-based projects and policies to enabling the private sector in housing production and financing.

Also, the research aims at reaching the actions and basic principles that should guide the formulation of policy and reform the Egyptian housing policies also, to reduce the gap between the applied Egyptian housing policy and the international trends. Eventually it aims at applying the private sector enabling policy in housing instead of the provision policy and to clarify what could be applied in Egypt and what couldn't in order to change the state housing policy toward the enabling policies and to reach to what Egypt should do to apply the policy.

## **II -The Research Problem:**

Egypt like several developing countries has a public housing scheme but with little success as we can find that the housing problem is the result of applying unsuitable policies, so Egypt as well as many countries have a continuing challenges in providing an adequate housing.

The contemporary trends in many countries now is based on the idea of the enabling policies for the private sector in order to share and to take the main role in offering programs & providing houses for the low income groups.

Unlike Egypt we find that successful experiences in different countries mainly depend on private sector in housing development, whereas housing policies in Egypt are relying on government and the public sector except some new housing programs in which the private sector attempted to take a part such as ( Ibny beitak program) , so it's important to reduce the gaps between the international successful trends in housing and the implemented policy in Egypt in order to solve the housing problems.

The research aims at establishing the basic principles that should guide the formulation of policy and reform the Egyptian housing policies. Also it aims at applying the enabling policy of the private sector in housing development through specifying roles and responsibilities for applying it in Egypt.

Also, the research intends to define the priorities and the actions that should be taken by the local government towards the implication of the enabling policy in Egypt. Thus , the research will discuss the private housing development features and to analyze the strength points of enabling the private sector in housing production and how can it influence solving the housing problem in many countries.

The research will identify and analyze the differences between the international and Egyptian experiences and will propose what can be implemented in Egypt to take that trend in the light of the current economic and administrative context.

And eventually to compare applying the policy in the international experiences in housing with the Egyptian policies in order to reach the defects in the current policies and programs) and to propose new programs for the future housing policy in addition to what should be done to reach to the application of this new policy in Egypt.

### **III -Research Focus:**

The successful international experiences in housing have depended on the enabling policy and on alleviating role of the public sector in housing development.

The housing policies in Egypt mainly depend on the public sector, whereas the private sector participation is very limited except in some few projects.

Providing housing is a burden on the state especially with the critical economic conditions and the limitation of fiscal resources, so the low-income group housing policies should be improved towards the private sector enabling policy.

## **Research Objectives**

### **I V-Research Main Objectives:**

- 1- Improving low-income groups housing policies in Egypt from (Provision) to the (Enabling policy) where that the private sector can participate more in providing housing.
- 2- Redistributing the roles and the responsibilities between both public and private sector in the low-income group housing provision.
- 3- To extract criteria from the previous experiences to benefit from the successful international experiences in housing which applied the enabling policy instead of the provision policy.
- 4- Determining principles and tasks that must be done to implement the enabling policy in Egypt.

### **V -Research Secondary Objectives:**

- 1- To analyze the applying of enabling policy in the international experiences in order to reach to the negative and positive aspects of the policy.
- 2- To determine the defects in the current applied housing policies in each of roles, incentives and the general context in Egypt.
- 3- Comparing the international experiences in housing (for the low-income group) to extracts deficiencies in the Egyptian context and what Egypt has to do to reach to a proper applying for the policy.

## **V I- Research Questions:**

- 1- How can the private sector enabling policy be applied widely and efficiently in Egypt to suit the current conditions? And how can the private sector participate in providing adequate houses?
- 2- What are the contemporary international trends and policies of the low-income groups housing? Why Egypt has problems in the current low-income housing policies?
- 3- What are the criteria that can be concluded from the successful international experiences regarding the enabling policy? And what are the deficiencies in the Egyptian experience?
- 4- What are the incentives that should be provided to the private sector in order to participate and take the main part in providing housing? And what are the tasks and responsibilities that should be divided between the different parties?

## **V I I -Research Methodology:**

The first two chapters of the research are displaying the theoretical framework and the literature review of the topic as **Chapter one** is reviewing the housing problem as a global issue and explains impact of the problem in both developed and developing countries and how does it affect the economic and social development in those countries especially developing countries. Also it will display volume of the housing problem in Egypt and its reasons in addition; it will review the trend of privatization in housing and its significance in economy and meeting the housing needs.

**Chapter two** displays the evolution of housing policies from traditional policy of provision to the contemporary enabling policy. Besides displaying definitions of this policy and different approaches for applying it.

**Chapter three** includes the International experiences where there was an implication for the enabling policy; this chapter will analyze the applying of the policy at different levels of housing development (housing policies, programs and projects) in different experiences. This chapter aims at extracting useful criteria of applying the policy from the successful international experiences.

**Chapter four** is divided into two parts; the first part will study the Egyptian housing context besides displaying evolution of the Egyptian housing policies. Then the second part will study and analyze some low-income housing projects which were implemented by private sector in Egypt, trying to determine the deficiencies in the Egyptian context and in distributing tasks and responsibilities between different parties.

Eventually **Chapter five** will compare the international experiences with the Egyptian ones in order to specify the gap between them and conclude results in two main axes:

Specifying differences between the Egyptian housing policy and the International trends for the low-income groups, and results about what Egypt should do to apply the policy widely.

Also, this chapter will display the proposed recommendations regarding applying the enabling policy.

The next figure will display the research structure and the contents of each chapter and the main results that will be extracted from each chapter.

## The Research Methodology:

### The international experiences and the Egyptian housing policies.

The Evolution of housing policies (from The Provision policy to The Enabling policy)

Previous housing policies.

Defining the private sector enabling policy.

Different approaches for applying the private sector enabling policy.

International trends and successful experiences in housing of the low income groups.

The Egyptian context

Experiences at housing policy level.

Experiences at housing programs level.

Experiences at housing projects level.

The current housing policy for low-income groups.

Studying and evaluating projects that were implemented by private sector or took part in.

- Determining the role of the public and private sector.

-The offered incentives for private sector.

- Evaluating the performance of private sector in each experience.

- The defects in each experience.

Defects in the applied policies in Egypt

Principles of applying the enabling policy from the international experiences.

The gap between the implemented housing policy in Egypt for the low income groups (provision policy) and the international trends (private sector enabling policy).

- Comparing role of the public sector

- Comparing role of the private sector

- Comparing the offered incentives in each.

Basic principles for applying the enabling policy.

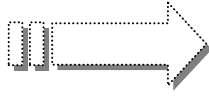
Well- defined targets and eligible criteria for applying the enabling policy in Egypt.

Mechanisms that should be done in order to move towards the enabling policy in Egypt instead of the provision policy..

Results and recommendations for applying the Enabling policy in Egypt.

## VIII -Research skeleton:

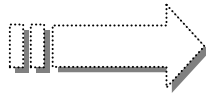
*The Introductory chapter.*



- Introduction.
- The research problem.
- The research focus.
- The research objectives.
- The research questions.
- Expected results.

Research Methodology

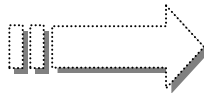
*Chapter 1: The low-income groups housing problem.*



- The Housing problem is a global issue
- Importance of housing in economic and social development
- The Housing problem in Egypt
- The housing Privatization.

Reasons of the housing problem

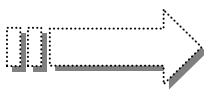
*Chapter 2: The evolution of the low-income groups housing policies (from the provision to the enabling policy).*



- The previous policies for solving the housing problem.
- Definition of the Enabling policy.
- The distinctive features of the Enabling policy concept.
- Different approaches for applying the enabling policy.

Basic Principles about the enabling policy.

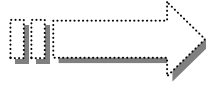
*Chapter 3: The international trends and the successful experiences in the low-income groups housing policies.*



- The Contemporary international trends for housing the low-income groups.
- Successful international experiences at different levels.

Lesson learned and principles from international experiences.

**Chapter 4: The Egyptian Housing context.**

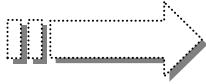


- Reasons of the housing problem in Egypt.
- The evolution of Egyptian housing policies.
- Private sector housing projects for low-income groups in Egypt.



The defects of the implemented housing projects in Egypt.

**Chapter 5: The gap between the housing policies in Egypt and the International experiences.**



- comparison between :
- Role of the public sector in each of them.
- Role of the private sector in each of them.
- The offered incentives for the private sector.



- Results and recommendations for applying the private sector enabling policy.
- What Egypt needs to do to apply the policy.
- General recommendations.

## **I X- The Expected Results:**

- 1- Housing policies in Egypt must be changed from the provision policy which depends on the public sector to the enabling policy which depends on the private sector.
- 2- Determining of the deficiencies in Egyptian context.
- 3- Proposed principles that should be applied in order to implement the enabling policies in Egypt.
- 4- Incentives should be offered to motivate the private sector's participation in housing development.