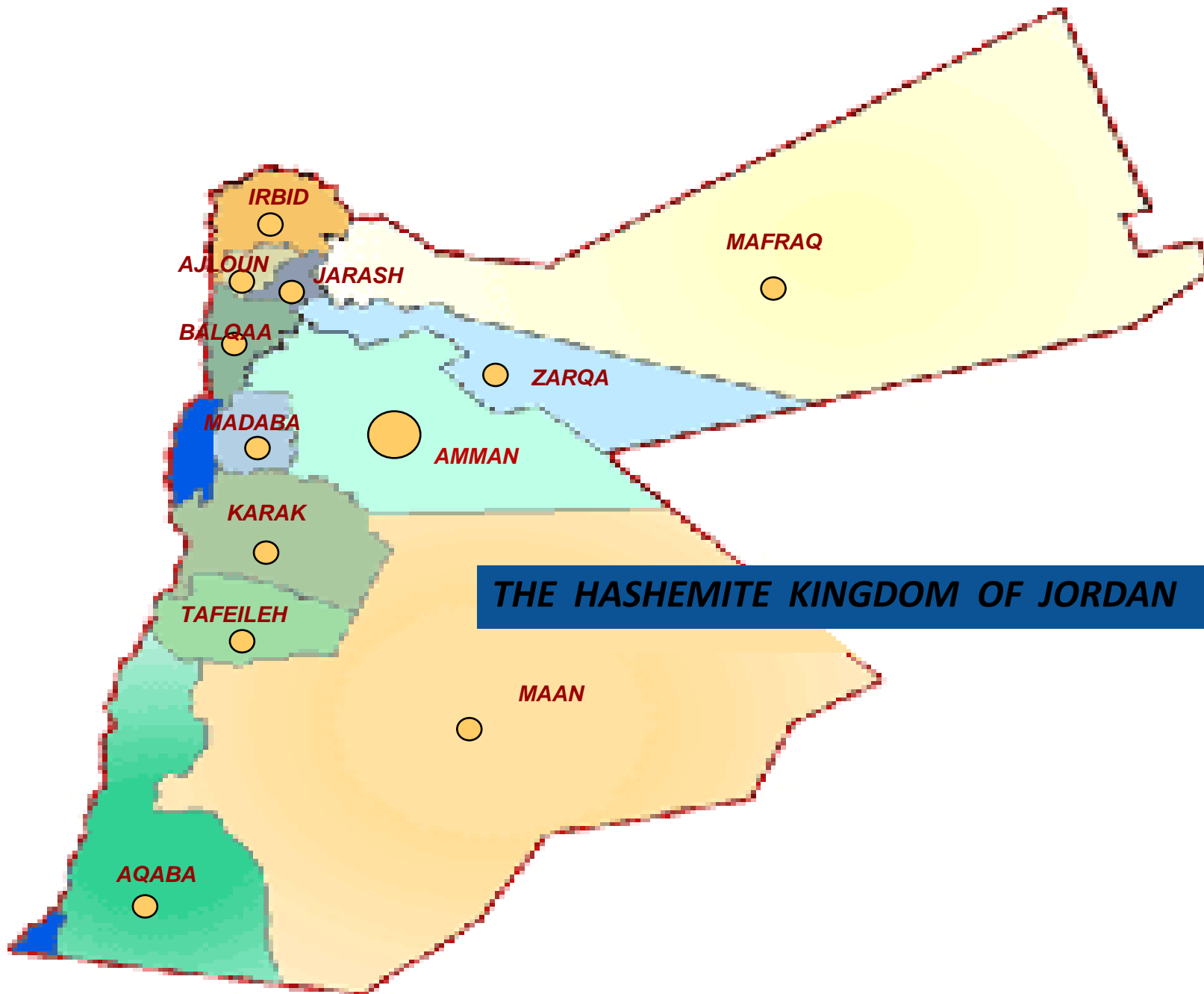




Housing Policies in Jordan

may 2017

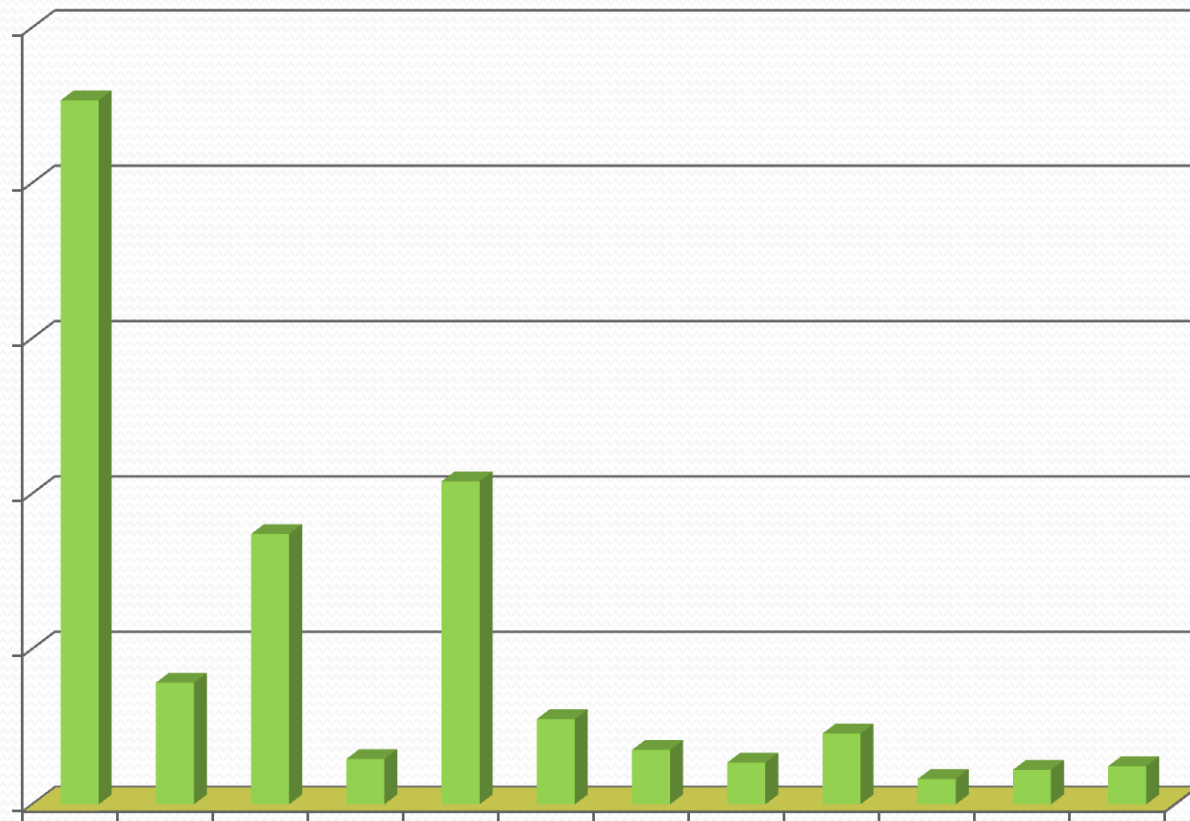


THE HASHEMITE KINGDOM OF JORDAN

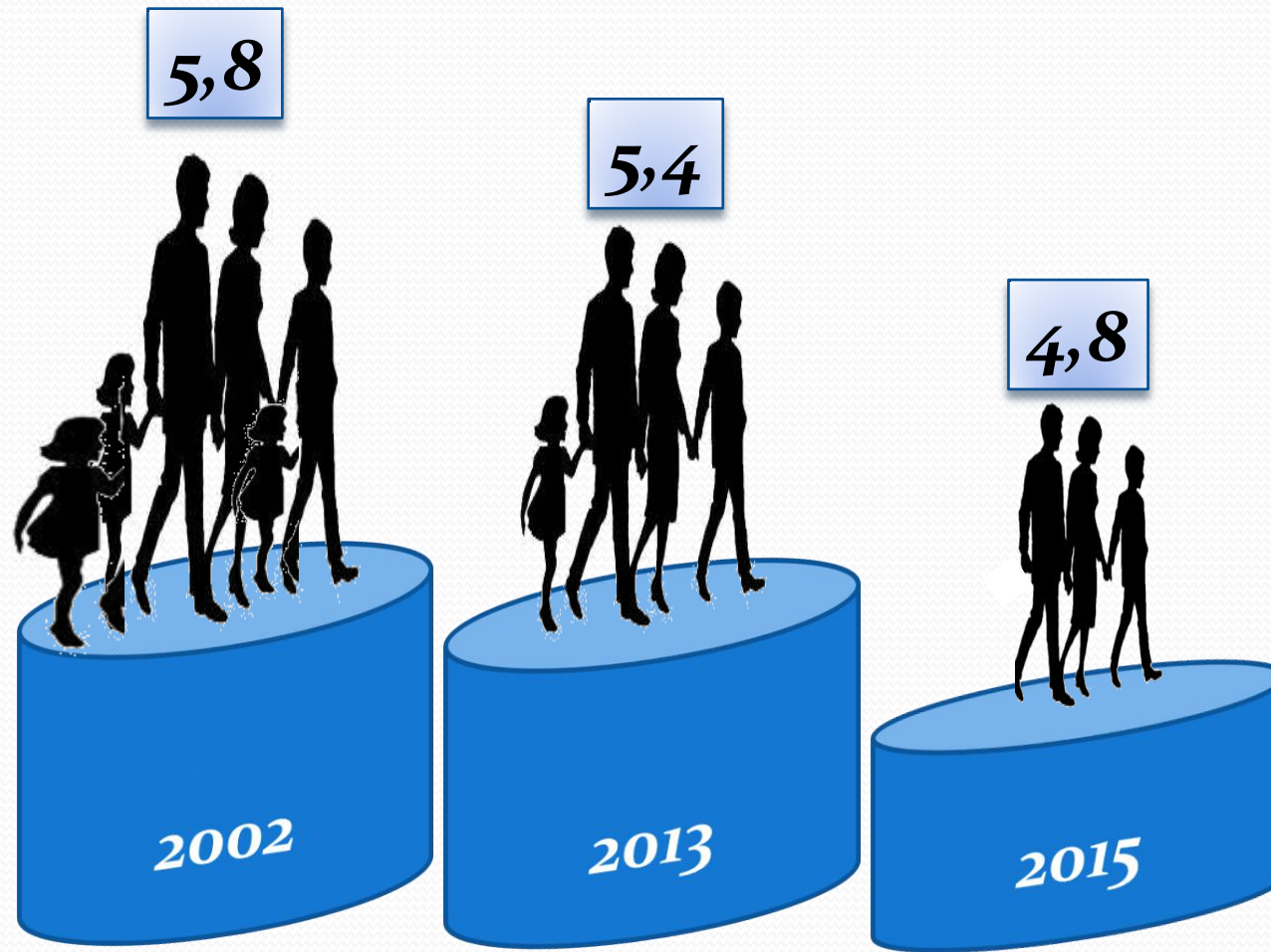
JORDAN

- **AREA** 89 342 km²
- **POPULATION** (9.5) million
- **Population** **NORMAL** Growth Rate 2.2
- **DENSITY** 75.2 person/km²
- **Median annual household income** 10000 \$
- **Median area of housing** (120) m²

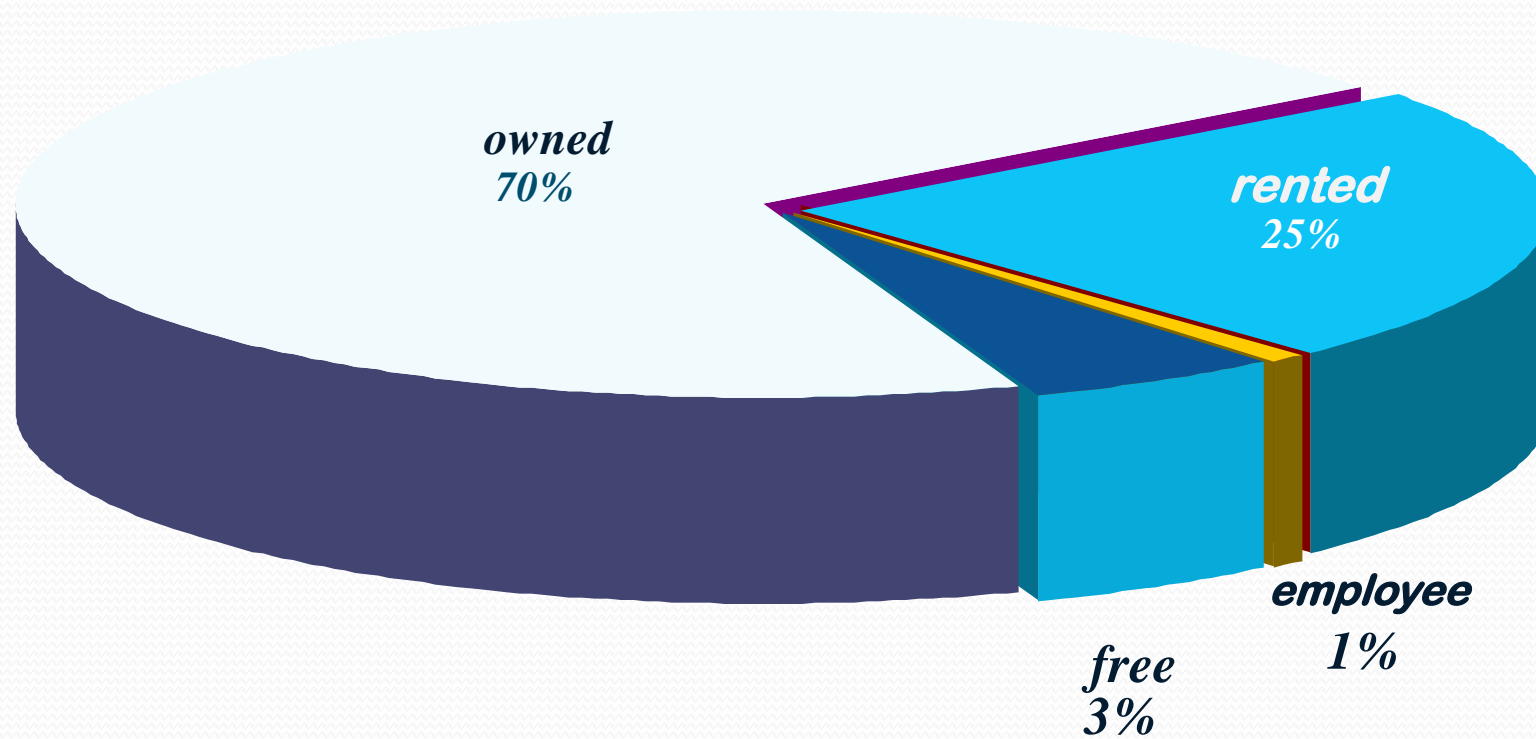
POPULATION



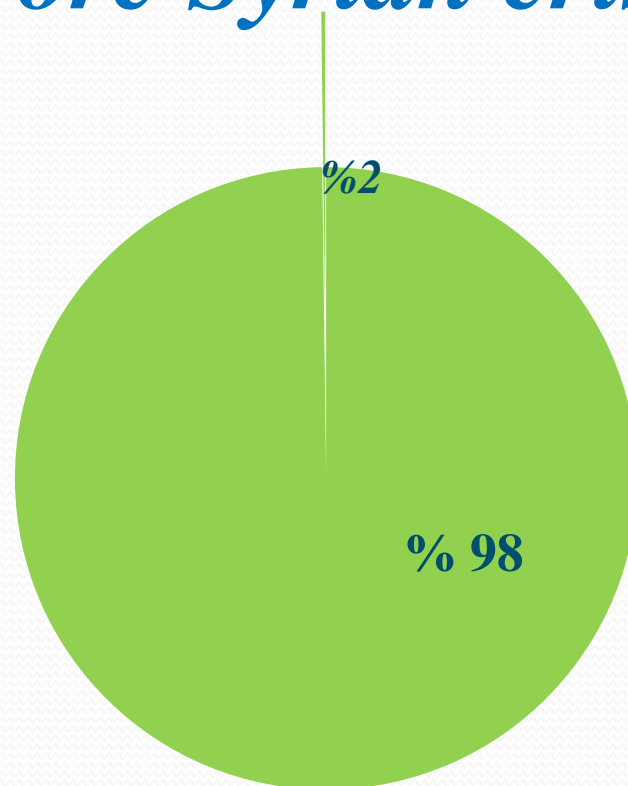
Average Household Size



OWNERSHIP STATUS



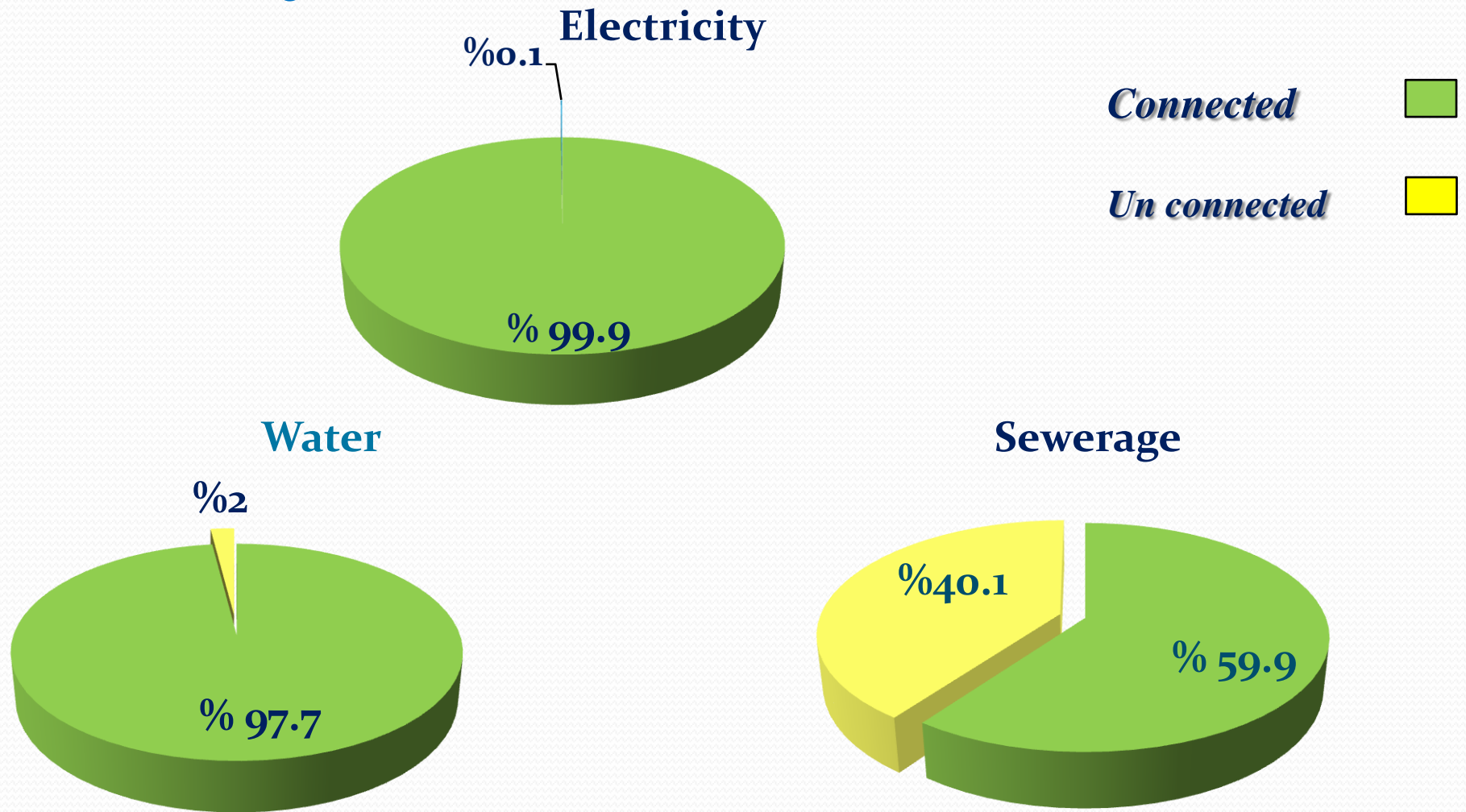
Physical Condition of Housing units Before Syrian crisis



permanent material housing



Public Infrastructure Networks Provision





HISTORICAL BACKGROUND

HISTORICAL BACKGROUND

- 1966:** The first governmental direct intervention in housing policies and provision through the establishment of Housing Corporation (HC); with an aim to provide affordable housing for low and middle income groups.
- 1973:** The creation of the Housing Bank; with special privileges to provide subsidized housing loans for building construction and materials.
- 1980:** The establishment of Urban Development Department (UDD); to upgrade the slums and squatter areas within the main cities and to provide Site-and-Service schemes for the low income groups.
- 1989:** Adoption of The National Housing Strategy that covered all the housing components and produced a whole set of recommendations that governs the housing sector's activities for the last 20 years.

HISTORICAL BACKGROUND

- 1992: The merging of HC and UDD to form:
(THE HOUSING AND URBAN DEVELOPMENT CORPORATION)
to become the official umbrella for the housing sector; Mandated to work in two tracks; production & policies.
- 1996: The launching of Housing Reform Project that contained the major policies of the housing sector. The main accomplishments of the project were:
 - establishment of Jordan Mortgage Refinance Company
 - granting the private sector rights to use standards developed by HUDC,
 - launching partnership with the private sector,
 - Cancellation of the Housing Bank law to encourages banking competition for housing finance,
 - rationalizing government housing subsidies.



HUDC

*THE HOUSING AND URBAN
DEVELOPMENT
CORPORATION*

ACCOMPLISHMENTS

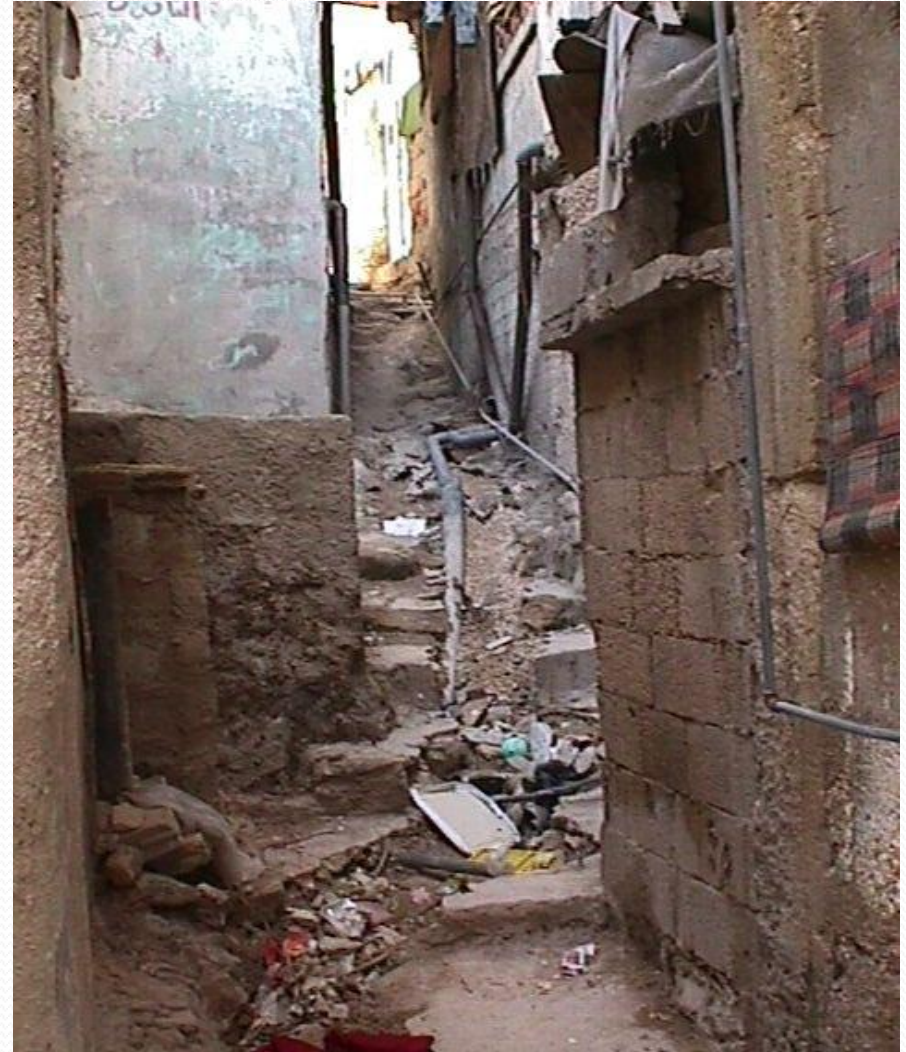
HUDC focuses on enabling Jordanian families through:

- **Execution of housing projects, of which HUDC have produced over (240) housing projects.**
- **Establishment of Abu Nuseir City with all the required infrastructure and communities facilities, containing 6200 units of which 3650 built units and 2500 plots of land with a present population of 50000 inhabitants.**
- **Enhancement the living conditions in (40) upgraded sites, serving over 300 thousands inhabitants.**
- **Performing Public Private Partnership schemes ; (52) agreements were signed with private developers, in addition to (14) agreements for the Royal Initiative projects.**
- **Implementing the Royal Initiative "Decent Housing for Decent Living", 8445 housing unitS WERE PRODUCED.**
- **Provide subsidized loans to government employees through the Housing Loan Subsidy program where (6000) benefitted from this scheme since the year 2000.**



HUDC ACCOMPLISHMENTS

Types of HUDC Projects



upgrading

Types of HUDC Projects

Upgrading of East Wehdat site (1978 and 1984)

was granted two international awards:

*The Agha Khan Award for Architecture; 1992
and
the Habitat Scroll of Honor Award; 1992*

Types of HUDC Projects



Housing Units(abu nuseir)



Sites & Services (gweismeh)

ABU NUSEIR NEW TOWN

PPP projects

commercial

mosque

Health center

Schools

Built units

Site and services



S&S --- SELF BUILT



S&S --- SELF BUILT



PPP PROJECTS



S&S --- SELF BUILT



Khadiim Al haramain



Almustanadah





***THE NATIONAL
HOUSING
STRATEGY
NHS***

1989

Housing and Urban Development Corporation

As a result of the National Housing Strategy (NHS) that was adopted by the government in 1989, The public sector housing agencies were merged to form the Housing and Urban Development Corporation (HUDC) in 1992

HUDC is considered the umbrella of the housing sector in the country & the main supplier of housing in the public sector.

The main objectives of HUDC are to provide suitable housing with related services to low and middle income families Either:

- directly through built units or serviced plots
- indirectly through enabling the sector to respond to the needs of all income groups

Other objectives of HUDC are to:

- Encourage and facilitate the formal private sector to develop affordable housing for low-income groups
- Adopt special standards for low-income housing.
- Play a major role in developing policies for the housing sector .
- Monitor the housing sector

National Housing Strategy

Rapid urbanization and population growth have created housing problems and widened the gap between demand and supply. Considerable investments were directed towards housing, mostly for high-income groups, which resulted in:

- Increase in vacant housing units,
- Deficit of affordable units for the low-income families,
- Increase in land cost and unit selling prices,
- Presence of different institutions to plan and execute housing,
- Lack of co-ordination among the agencies of the housing sector.

NHS General Objectives

NHS was prepared in 86-87 & was adopted by the government in 1989. The main objectives were:

- To provide adequate, affordable housing for all income groups
- To improve the efficiency of urban land in the major cities
- To increase the activities of the private sector to become the major actor in housing delivery

National Housing Strategy

NHS alternatives

- Continue of existing Trend
- Strong Public Housing Program
- Guided Private Sector

The main accomplishments in NHS Recommendations

- Formation of HUDC
- Restructuring of HUDC into 2 tracks, policies and production.
- Formation of Jordan Housing Development Association.
- Extending housing loans repayment period up to 30 years.
- Promote the Private Sector
- Conduct several researches, studies and surveys
- Implementation of Housing Reform Project
- Amendment or Cancellation of some legislation related to housing

Housing Sector Reform Project

For the implementation of NHS and the promotion of sustainable development, the government launched a major reform project in 1996 .

The reforms categorized under two stages:

Stage 1- Immediate Action Program

- Granting full rights to the private sector to adopt plot sizes and standards developed by HUDC
- Increasing the availability of small plots in the major urban centers
- Changing of HUDC role to be facilitator of private sector
- Simplifying procedures in land development for the private sector
- Establishing a secondary mortgage facility

Stage 2 - Implemented after 3 years

- Revision of laws governing land use
- Improving housing policies through amendment of legislation
- Initiating comprehensive study of land and urban planning management
- Rationalize government housing subsidy

Housing Sector Reform Project

Project achievements

- Establishment of JMRC
- Granting the private sector the right to use standards development by HUDC , thru Launching Partnership schemes
- Redirecting Zoning, re-zoning and Down Zoning for smaller plots
- Simplifying procedures for the private sector
- Amendment of legislations
- Rationalizing government housing subsidies

Sector Policies and Suggested Procedures

Housing Production:

- Enabling families to adequate housing through provision of housing units and affordable small plots
- Creation of urban clusters in corporation with municipalities close to work centers to alleviate poverty and unemployment
- Upgrading and providing essential infrastructure in low income and squatter settlements
- Enhancing living conditions for the poor through pilot projects

Sector Management:

- Reduction of public sector direct production of housing
- Directing the role of public sector towards enabling of low income families and facilitating the formal private sector
- Promoting the level of co-ordination amongst all agencies of the housing sector
- Enhancing the role of Municipalities in zoning and provision of services related to housing

Sector Policies and Suggested Procedures

Private Sector:

- Promoting the role of the private sector to develop affordable housing for low-income groups through :
 - Granting rights to use HUDC standards
 - Enabling through partnership
 - Increasing the role of partnership through coordinating and large scale projects
- Simplifying procedures for the private sector to reach the targeted groups through
 - follow up on simplified procedures recommendations
 - Amendment of related legislation
 - Exemption of taxes on small units
 - Open dialogue with the private sector

Sector Policies and Suggested Procedures

Residential lands:

- Reduction of the deficit of small plots directed to low-income groups and enhancing the efficiency land market
- Limitation of over supply of vacant and large serviced land and the unplanned city expansion
- Amendment of legislation related to land use and zoning

Housing finance:

- Reduction of taxes on ownership transfer and related regulation
- Directing subsidies to the targeted groups with transparency
- Providing long term loans for low-income groups with reduced credentials
- Providing competition in the Islamic housing loans through new banks and Islamic institutions



HUDC
FUTURE VISION

TO
HOUSING POLICIES



LEGISLATION

***Issue a law for
organizing the housing sector***

***the actors ...the production ...quality ...legislations
...the planning ...***



Thank you