



Sustainable City Sustainable Housing Mehr Housing Project

(Case Study: Shiraz, The land of “Mehr Housing Project”)

Mohammad javad Afzali

Urban planning

Shiraz Municipality

Iran

Introduction Of My City

Iran is located in the middle east and Shiraz is located in the south of Iran.

Shiraz is the third Metropolis of Iran and the capital of Fars Province.

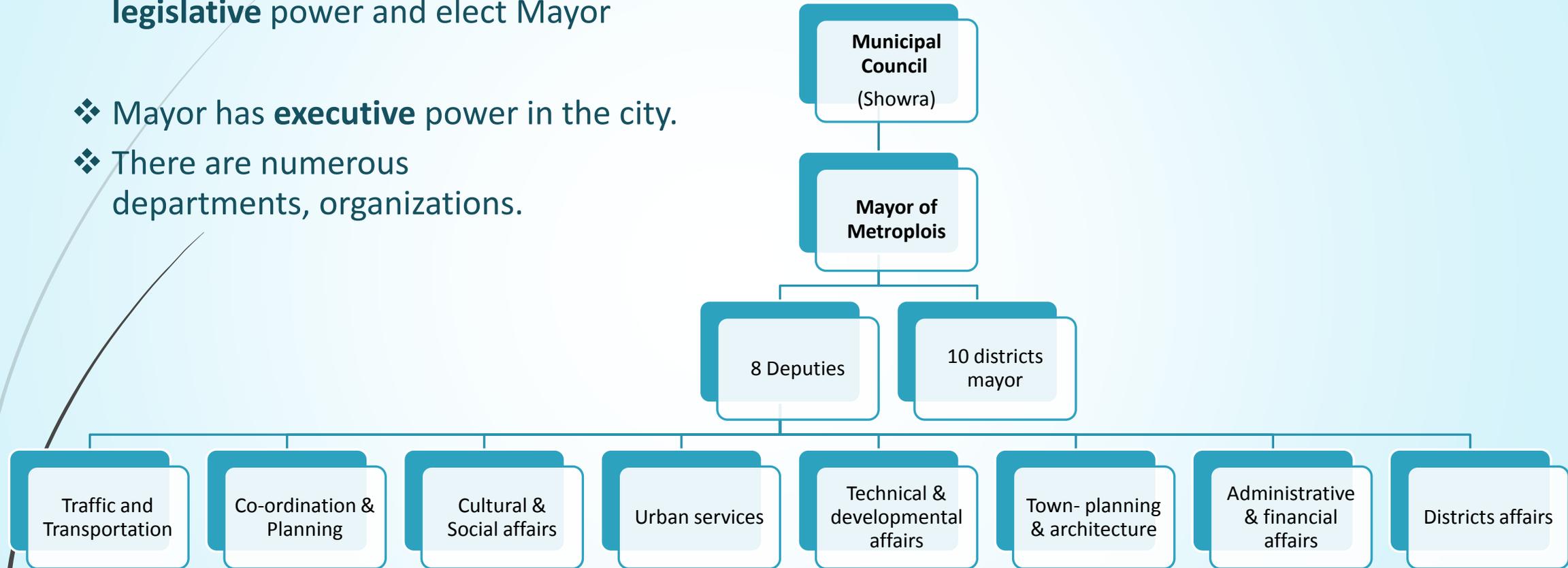


Population	1,460,665
Area	240 km ²
Transport	Bus, Airport, Rail, Metro, Taxi



Introduction of my Organization

- ❖ Municipal Council has **municipal legislative** power and elect Mayor
- ❖ Mayor has **executive** power in the city.
- ❖ There are numerous departments, organizations.







Some of the most important global treaties and international agreements upon the right of housing:

- Declaration of Human Rights, 1948
- multiple conventions of the International Labor Organization, 1948 - 1989
- International covenant of Political and individual Rights, 1966
- Convention on the Elimination of Discrimination against Women, 1979
- Global Strategy for Shelter, 1988-2000
- Convention on the Children's Rights, 1989
- Human Settlements and the Habitat conference agenda

The necessities of the project

- ▶ The rapid growth of migration to cities
- ▶ Uncontrolled urban expansion
- ▶ Housing: one of the most basic human needs and its conversion into a social issue
- ▶ The formation of welfare economy governments in developed countries, and planning and social policy in developing countries



The introduction of Mehr Housing Project

- Plans on mass produce of affordable housing for low-income groups in response to the staggering rise in prices of housing, especially in big cities and metropolitan areas
- Annual production program of 1.7 million housing units for without-housing applicants living in cities
- Removing the land price from the total cost housing units via 99-year Lease Project





The core objectives of Mehr Housing Project

- Providing housing for low income groups of the society, especially those living in marginal or poor areas of large cities
- Control the growing Price of urban housing in big cities



Major goals of Mehr Housing Project:

- Safe, comfortable and affordable housing with regard to the financial potential of low-income without-housing households
- Improving the quality and quantity of production and the supply of housing
- Reducing the inequalities of adequate housing among different regions
- Preventing the irregular price growth of land and housing
- Preventing the expansion of cities marginalization



Strategic objectives of Mehr Housing Project:

- Removing the floor price from the total cost of housing
- Strengthening the Housing Cooperatives
- Increasing the share of mass construction
- House-providing for low-income households
- Using the appropriate technologies to improve the quality and reduce the cost of housing in housing production
- Reducing the housing unit sizes to reduce the costs and improve the better access of households
- Reconstruction and Renovation of damaged areas



Place of Mehr Housing Project in Shiraz:

- ▶ Sadra Satellite City
- ▶ Lepouie City





Threats and weaknesses

- Lack of proper public transportation
- Destruction of neighborhoods
- Increased migration to cities
- Lack of identity
- Disregarding the climate issues
- Lack of necessary laws and regulations
- Government fiscal constraints
- Disregarding the financial, administrative capacity
- Ignoring the specific geographical and regional characteristics
- The expanded role of government direct intervention



solutions

- Financing over the necessary needed urban infrastructure and expanding the service centers for the project
- Identification of poor and low-income without-house groups
- Amending the regulations of residential units cession



THANKS FOR YOUR ATTENTION



Persepolis (Takht-e Jamshid)

