

FIG CHAMBER OF GRADUATED SURVEYORS

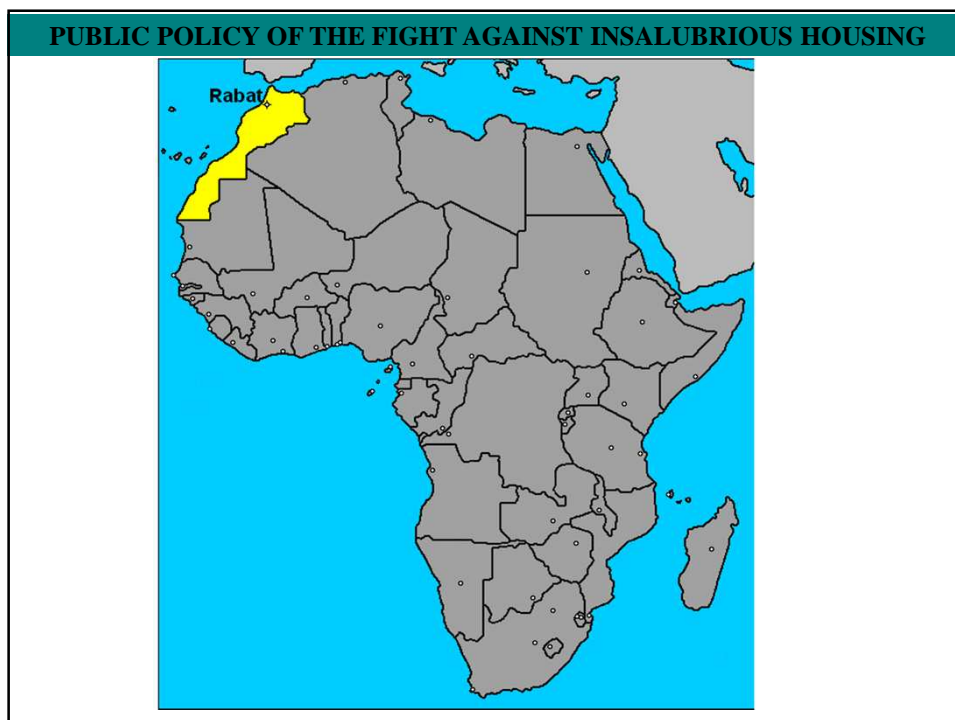
FIG Working Week
17 - 21 May, Bulgaria
From the wisdom of the ages
to the challenges of modern world

FIG SOFIA 2015

**PUBLIC POLICY OF THE FIGHT AGAINST
INSALUBRIOUS HOUSING: THE MOROCCAN
EXPERIENCE**

HASSAN CHTOUKI, MOROCCO.

FIG CONGRESS TS021 - Urbanization, Disaster Resilience and Management



PLAN

- 1 Introduction
- 2 Evolution of intervention strategies for the insalubrious housing reduction
- 3 New approach of insalubrious housing curbing: cities without shanties program
- 4 Conclusion

I- INTRODUCTION

The “shanty” phenomenon is doubtless one of the global problems which are of concern to the international community.

Some countries have achieved significant progress in the reduction of shantytowns and are clearly and resolutely committed to achieving the 7-D Goal of the *Millennium Development Goals*

The 7-D Goal consists in achieving significant improvement in the living conditions of at least 100 million shanty-dwellers before the advent of 2020

To meet the challenge, these countries have devised and implemented public policies designed to improve housing conditions

In Morocco, decent housing is a constitutional right: the efforts deployed and the achievements made in the area have enabled the country to earn the UN-Habitat Honor Award, in recognition of the national program against insalubrious housing –in particular, the reduction of shanties in urban areas

I- INTRODUCTION

Definition

Insalubrity is the subject of many definitions depending on the cultural context in which it occurs, but it is always attached to the hygienic conditions and takes usually three forms:

- Shantytown

A shantytown is a set of shacks serving as shelters built with an assortment of light reclaimed materials (iron sheets, wood, etc.)



- The illegal or unauthorized housing:

This is anarchic habitats, uncontrolled during and after construction, usually made without any respect of technical, architectural and urbanistic rules

- The old fabrics:

It is basically the housing threatened with ruin in the medinas and old fabrics, where the risk of collapse is high.



PUBLIC POLICY OF THE FIGHT AGAINST INSALUBRIOUS HOUSING

- 1 Introduction
- 2 **Evolution of intervention strategies for the insalubrious housing reduction**
- 3 New approach of insalubrious housing curbing: cities without shanties program
- 4 Conclusion

II- EVOLUTION OF INTERVENTION STRATEGIES FOR THE INSALUBRIOUS HOUSING REDUCTION IN THE PERIOD 1950-2003

Operating modes :



Three operating modes are used :

- **Recasement**: this consists in allocating to recipients developed land lots. These lots are built by the recipients themselves who receive assistance in the process

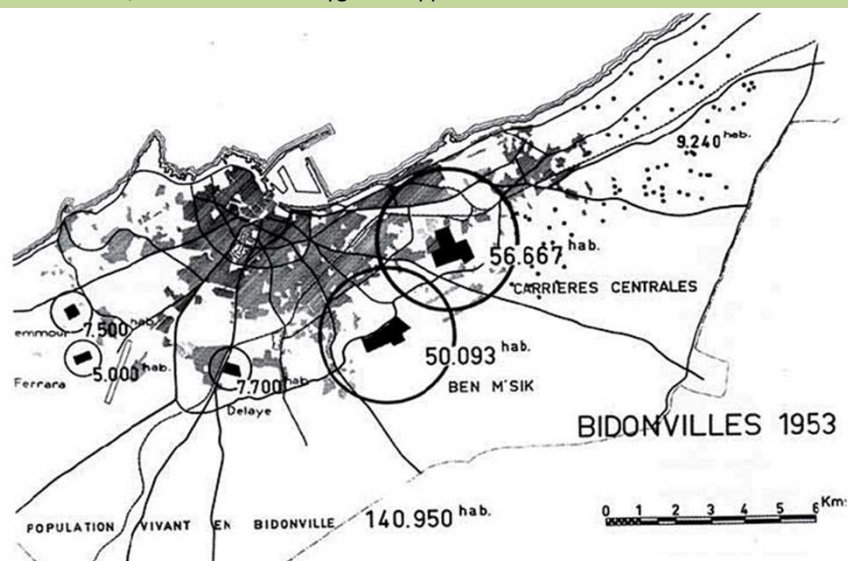
- **Re-housing** :this consists in awarding social housing units to shanty dwellers who have previously been subject of a census



- **Restructuring** : these operations are intended to endow large and medium sized shanties –which may readily be integrated in the urban fabric– with such necessary infrastructures (as sanitation systems, roads, drinking water adduction, and power networks)

II- EVOLUTION OF INTERVENTION STRATEGIES FOR THE INSALUBRIOUS HOUSING REDUCTION IN THE PERIOD 1950-2003

Prior to 1980, welfare state and hygienist approach:



II- EVOLUTION OF INTERVENTION STRATEGIES FOR THE INSALUBRIOUS HOUSING REDUCTION IN THE PERIOD 1950-2003

Prior to 1980, welfare state and hygienist approach:

Operating mode : the recasement policy has dominated with the proliferation of summary subdivisions designed according to a so-called urban network “wholesome housing network”

Later, a new approach was adopted :

The implementation of urban development projects which are integrated operations centered on in-situ restructuring of shanties. (technical assistance , building materials loans, the creation of business parks and the achievement of public facilities and services at the city level)



Funding : the projects funding relies on the general budget (the financial and operational involvement of the public sector).

II- EVOLUTION OF INTERVENTION STRATEGIES FOR THE INSALUBRIOUS HOUSING REDUCTION IN THE PERIOD 1950-2003

's 80: withdrawal of the state and the creation of specialized institutions.

This decade was marked by the withdrawal of the state that has substituted its role as a provider by the role of a regulator in terms of housing.

Funding :these projects are carried out with financial support from USAID and the participation of the recipients.

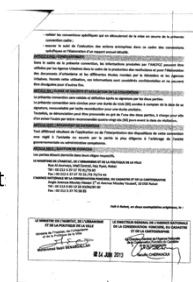
Operating mode : Various restructuring programs are led on shantytowns to integrate them to the urban context. The restructuring aims to keep people on site by introducing on the urban level the necessary adjustments

II- EVOLUTION OF INTERVENTION STRATEGIES FOR THE INSALUBRIOUS HOUSING REDUCTION IN THE PERIOD 1950-2003

's 90: diversity of intervention modes and introduction of social housing

The policy of shantytown “recasement” has enabled the public institutions to take advantage in this time of the signs of gratitude and international recognition. Taza (a small town) was declared a "city without shanties"

Partnership with the private sector : a national program of social housing was launched and benefited from tax incentives and administrative flexibility for the construction and sale of apartment designed to low-income households.



Despite these efforts, the urban crisis and the informal production of housing is steadily worsened. This problem has led to the establishment of a new strategy of action.

PUBLIC POLICY OF THE FIGHT AGAINST INSALUBRIOUS HOUSING

- 1 Introduction
- 2 Evolution of intervention strategies for the insalubrious housing reduction
- 3 **New approach of insalubrious housing curbing: cities without shanties program**
- 4 Conclusion

III. NEW APPROACH OF INSALUBRIOUS HOUSING CURBING: CITIES WITHOUT SHANTIES PROGRAM (VSB)

This program was implemented to reduce the growing needs and housing deficits, and to reduce the exclusion in urban areas through a multifaceted action strategy:

- The massive and miscellaneous production of social housing,
- The creation of the guarantee fund to support the request oriented to social housing,
- The establishment of urban hubs, new towns, new areas of urbanization,
- The mobilization of public land,
- The treatment of housing threatening ruin,

In 2004, the VSB program was launched to eradicate all shanty towns, about 362,237 households in 85 cities and urban centers.

CITIES WITHOUT SHANTIES PROGRAM

Implementation instruments:

Mobilization of public land

Between 2003 and 2009, public land has been substantially mobilized, opening as much as 9,000 hectares for urban planning and development



Program Funding

- **35%** of the overall cost of the program realization is generated by the integrated nature of the planned operations so funded by other resources (selling products of the equalization lots, shops ...).
- **The remainder** of the project cost is provided by contributions given by recipient households (own funds and / or debt) and state subsidies.



in 2002 a "housing solidarity fund "was set up to support this program, credited essentially by a tax on cement and served to subsidy social housing and programs designed to reduce insalubrious housing.

CITIES WITHOUT SHANTIES PROGRAM

Implementation instruments:

Program Governance

In order to ensure that contractual commitments are actually implemented, Three entities of coordination and follow up governance have been set up at the National, the regional and the Provincial scale.

Legal Framework for Action:

To make efficient the interventions of the actors involved, a conventional partnership framework has been established between them defining operations planning, financing, implementation and clear responsibilities of each stakeholder:

Partners and Operators

The institutional framework set up to ensure the implementation of the VSB program includes partners and public and private operators.

Social Follow-through of Households :

the approach aims to foster information flow and to facilitate access to..... and appropriation of the projects by the populations concerned, especially in difficult districts

CITIES WITHOUT SHANTIES PROGRAM

The contribution of social Housing offer and support for the demand

The overall housing deficit in 2002  1.24 million units



2003-2010 Government action plan
Production rate : 100,000 social housing /year

The government has opted for a simultaneous action on both the elements of supply and those of demand:

Diversification of social housing Products:

- The state has created three housing products with a low real estate value for the benefit of the needy families marketed 140.000DH or 200000 DH or 250000DH;

- it was planned incentive measures in favor of the developers and acquirers (This product is completely tax-free under conditions) ;

CITIES WITHOUT SHANTIES PROGRAM

The contribution of social Housing offer and support for the demand

Support for demand

**Lower interest rates and longer repayment duration for loans .*

** The Guarantee Fund Institution : two guarantee funds are created which concern also the population with low and irregular income.*

CITIES WITHOUT SHANTIES PROGRAM

Follow-up Tools

Among the program follow up tools which are privileged by the Ministry in charge of Housing, Town-planning, and City-Policy, mention should be made of satellite imagery. This is certainly a high-performance tool to draw up progress reports on shanties and to evaluate the changes taking place over time, in terms of the demolition of shacks and/or sprawl thereof.



Day-Day Shanty reduction in Agadir

CITIES WITHOUT SHANTIES PROGRAM**The VSB program results**

Since its launch in 2004, the “Cities without Shanties” Program has made it possible to:

- Reduce the demographic weight of household dwelling in shanties across Moroccan cities/towns from 8.2% to 3.9% between 2004 and 2010;
- Improve the living conditions of roughly 1 million inhabitants;
- Declare 45 cities without shanties out of a total of 85, being 200,666 households benefited from these curbing projects.