



Mainstreaming Housing into Jordan's National Urban Policy Thematic Guide

03/04/2021

TABLE OF CONTENTS

TABLE OF CONTENTS

LIST OF ACRONYMS.....	5
1. EXECUTIVE SUMMARY	7
2. INTRODUCTION	11
3. WHY MAINSTREAM HOUSING INTO JNUP: CHALLENGES AND OPPORTUNITIES ..	15
4. WHAT ASPECTS TO MAINSTREAM: JNUP PHASES AND PILLARS	21
5. HOW TO MAINSTREAM HOUSING INTO JNUP: RECOMMENDATIONS.....	29
6. WHERE DECISIONS AND ACTIONS NEED TO BE TAKEN: A ROAD MAP	57
7. WHO BENEFITS FROM HOUSING INTERVENTIONS: TARGET POPULATION	61
8. CONCLUSION.....	65
9. ANNEX 1: CASE STUDIES.....	67
10. ANNEX 2: CHECKLISTS.....	73
11. APPENDIX A: ADDITIONAL BACKGROUND INFORMATION.....	97
12. REFERENCES	107

LIST OF FIGURES

Figure 1: NUP Phases and Pillars	11
Figure 2: Jordan Governorates	13
Figure 3: Components of an Institutional Framework	18
Figure 4: A diagram representing the holistic and multidimensional view of the housing sector	26
Figure 5: An illustration of some green building standards' implementation in residential buildings.....	51
Figure 6: Optimal Distance to Amenities at Neighbourhood, District or City Level.....	54
Figure 7: Income and Maximum Affordable Spending on Housing by Deciles.....	61
Figure 8: Affordability or Rents by Governorate	62
Figure 9: Cost of an affordable housing unit given current household incomes and prevailing terms of housing finance loans (25 years loan at 8.5% interest rate)	62

LIST OF TABLES

Table 1: Proposed Recommendations Matrix to mainstream housing into JNUP	24
Table 2: Participation Pillar of JNUP - Stakeholder Mapping& Interfaces for Housing Sector	25
Table 3: Where Stakeholder Decisions or Actions are required for Recommendations	57

LIST OF ACRONYMS

LIST OF ACRONYMS

ASEZA	Aqaba Special Economic Zone Authority
CBJ	Central Bank of Jordan
DLS	Department of Lands and Survey
DoS	Department of Statistics
GAM	Greater Amman Municipality
GIS	Geographical Information System
GOJ	Government of Jordan
HC	Housing Corporation
HIS	Housing Implementation Strategy
HUDC	Housing and Urban Development Corporation
JEA	Jordan Engineers Association
JNUP	Jordan's National Urban Policy
JVA	Jordan Valley Authority
LED	Local Economic Development
LTRC	Land Transport Regulatory Commission
MoE	Ministry of Education
MoF	Ministry of Finance
MOLA	Ministry of Land Administration
MOPIC	Ministry of Planning and International Cooperation
MoPWH	Ministry of Public Works and Housing
MoSD	Ministry of Social Development
MoT	Ministry of Transportation
NGO	Non-Governmental Organization
NHP	National Housing Profile
NHS	National Housing Strategy
NUA	New Urban Agenda
PDTRA	Petra Development and Tourism Region Authority
PPPP	Public Private People Partnerships
RACI	Responsible, Accountable, Consulted, Informed
RPA	Regional Planning Authority
SDG	Sustainable Development Goals
TOD	Transit Oriented Development
UDD	Urban Development Department
UN	United Nations
USAID	United States Agency for International Development
WB	World Bank

1 EXECUTIVE SUMMARY

1. EXECUTIVE SUMMARY

This guiding document is to be used by policy makers and stakeholders involved in formulating, developing, monitoring and evaluating housing policy as part of the Jordan National Urban Policy (JNUP). The guide addresses how housing can be incorporated into policies to promote sustainable development. It highlights key issues worth considering and is meant to be utilised as a means of providing direction and guidance to users through recommendations and checklists to mainstream several concurrent housing issues faced by Jordan.

The guide has five main parts, following the NUP framework. **Part one (Section 3)** introduces the rationale of **why** housing must be mainstreamed into the JNUP, outlining challenges and opportunities of housing development in Jordan. **Part two (Section 4)** explores **what** to recommend on housing on the various JNUP phases (feasibility, diagnosis, formulation, implementation as well as monitoring and evaluation), and pillars (capacity building, participation and acupuncture projects) in an integrated manner. **Part three (Section 5)** has recommendations on **how** to mainstream housing into the JNUP, highlighting practical recommendations through relevant global case studies. It provides implementation tools within an action plan for consideration, as well as envisaged timelines for each recommendation. A checklist for each recommendation is provided in Annex 2. **Part four (Section 6)** indicates **where** specific interventions, in terms of housing policy process decisions and actions need to be taken, and could be viewed as a road map to initiate the policy process. **Part five (Section 7)** provides an overview of **who** should benefit from the suggested housing policy interventions. A summary of the recommendations in this guide is provided below:



Recommendation 1: Outline and Implement a Specific Stakeholder Engagement Plan for the Housing Sector.



Recommendation 2: Build Capacity to Collect and Analyse Data Related to Housing Needs and Monitoring.



Recommendation 3: Build Spatial Planning Capacity of Public Authority Stakeholders.



Recommendation 4: Implement the Formulation, Updating and Sharing of Data, in a Transparent Manner.



Recommendation 5: Identify Potential Housing Acupuncture Projects and Criteria for Success.



Recommendation 6: National Housing Strategy (NHS) Update Part 1: Conduct a Comprehensive National Housing Profile (NHP) for Jordan.



Recommendation 7: National Housing Strategy (NHS) Update Part 2: Update Policies and Implementation Plan of National Housing Strategy (NHS) for Jordan.



Recommendation 8: Create an Institutional, Regulatory and Legal Framework to Support Implementation of the National Housing Strategy (NHS).



Recommendation 9: Secure Better Access to Appropriately Located Lands for Housing by Ensuring Comprehensive Planning Interventions are Aligned with National Housing Strategy (NHS).



Recommendation 10: Address Land Cost for Affordable Housing Part 1: Updates to Building and Zoning Regulations as part of Various By-laws to Compliment National Housing Strategy (NHS).



Recommendation 11: Address Land Cost for Affordable Housing Part 2: Updates to Taxation of Vacant Lands and Properties to Compliment National Housing Strategy (NHS).



Recommendation 12: Promote Starter Home Production Complimented with Self-Build and Subsidized Construction Strategies as Part of National Housing Strategy (NHS) Update.



Recommendation 13: Improve Financial Framework of Housing Loans as Part of National Housing Strategy (NHS) Update.



Recommendation 14: Promote Micro financing with Technical Assistance for Construction of Self-Built Units as Part of National Housing Strategy (NHS) Update.



预览已结束，完整报告链接和二维码如下：

https://www.yunbaogao.cn/report/index/report?reportId=5_17234



云报告
<https://www.yunbaogao.cn>

云报告
<https://www.yunbaogao.cn>

云报告
<https://www.yunbaogao.cn>