

EGYPT HOUSING STRATEGY



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Egypt Office

UN HABITAT
FOR A BETTER URBAN FUTURE

EGYPT HOUSING STRATEGY



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FOREWORD



Adequate housing, that meets the basic needs and requirements of citizens and promotes their quality of life, represents a global challenge considering increasing urban expansion. It is also considered an important part of the overall economic and social development process, and an essential pillar for the progress and advancement of nations.

Adequate housing has been recognized as a right to an appropriate standard of living in international treaties, including the Universal Declaration of Human Rights, in which Article 25 stipulates that “Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services”. The 2014 Egyptian Constitution affirms this right in Article 78.

The housing problem is considered one of the most urgent problems facing development programs in Egypt. This is due to the high rates of population growth, the rise in domestic migration from rural to urban areas, and the concentration of available public funding in construction of new housing units. Consequently, this caused difficulty in facing the population growth in urban areas and their requirements for services and facilities, leading to the emergence of slums and the influx of informal housing since the mid-seventies.

In 2016, the Egyptian Housing Profile was launched, which included diagnosis of the current situation and conducted a comprehensive analysis of the housing sector. The profile aimed at providing the necessary support to activate a comprehensive discussion based on a real understanding of the sector. The housing profile represents the base for the National Housing Strategy as it enables propositions for a comprehensive change in housing policies.

In completion with this effort, the Ministry was keen to take necessary measures to set a clear housing strategy for Egypt. This strategy represents a unified integrated vision that directs effectively the housing sector over the next twenty years. In addition, it will clarify the responsibilities of the various sectors and policy frameworks in a manner that addresses current problems and fulfills the aspirations of all Egyptians in obtaining adequate housing, while recognizing that the primary role of the government is regulation and empowerment.

The strategy is consistent with global and regional requirements, including the Sustainable Development Goals (SDG 2030), the New Urban Agenda, the Arab Strategy for Housing and Urban Development, the Sustainable Development Strategy (Egypt Vision 2030), and Egypt’s National Strategic Plan for Urban Development 2052. The strategy is also characterized by a great degree of implementation flexibility.

Through analyzing and studying the housing system, its challenges and the country’s attempts to address it, the strategy sets clear policies to deal with the housing problem through 4 main topics: topic of existing urban development areas, topic of the existing housing stock and vacant units, topic of challenges and problems related to the low-income housing, and topic related to the dimensions of sustainable development.

These policies are supported by a dimension of institutional and administrative sustainability, and the strengthening of the knowledge and information base. The strategy also clarifies the parties concerned with implementing the policies, responsibilities and roles, as well as the required types of interventions (legislative, financial, urban, etc.), and the spatial and sequential framework of each policy in order to achieve maximum return.

Prof. Dr. Assem Abdel-Hamid El-Gazzar
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Arab Republic of Egypt

FOREWORD

With the global increase in urbanization rates and the consequent increase in demand for housing and basic urban services, and despite the development of urban policies in many countries, the population of informal and poor areas in the world has increased from 725 million in 2000 to an estimated 889 million in 2020. This increase widened the gap between social groups in urban communities and elevated the vulnerability and deprivation of the poor. Hence, the issue of adequate housing topped international development agendas, in particular the New Urban Agenda and the Global Sustainable Development Goals, especially Goal 11: “make cities and human settlements inclusive, safe, resilient and sustainable, and to upgrade slums by 2030”. In 2013, the United Nations Human Settlements Programme issued the Global Housing Strategy to assist member states in supporting the right to adequate housing.



In light of the global strategy, the Council of Arab Ministers of Housing and Reconstruction - held in its thirtieth session in December 2013- decided to prepare the Arab Strategy for Housing and Sustainable Urban Development. The General Secretariat of the Arab League assigned great importance to the development of strategies and programs to achieve sustainable development in Arab countries, with the technical support of the United Nations Human Settlements Programme and endorsed the strategy in 2016.

Egypt was one of the leading countries that adopted the directions of the global and Arab housing strategies by drawing a road map towards achieving the goals of adequate housing for all. In 2014, Egypt started preparing the Egyptian Housing Profile as a first step to monitor and analyze the sector’s components and challenges in Egypt. This was conducted with the participation of all governmental agencies, academic entities and representatives of relevant local communities. The profile was issued in 2016 in cooperation with the United Nations Human Settlements Programme.

It is with great pleasure and pride today that Egypt leads the Arab countries and many countries internationally by issuing the National Housing Strategy, based on international human rights agreements and treaties. This strategy came in light of the complex circumstances of the spread of the global COVID-19 pandemic, which once again stressed the importance of empowering the right to adequate housing □healthy and safe for all. Egypt has endeavored to ensure that the national housing vision is integrated with the sectoral national visions, Egypt’s 2030 vision and the urban and economic development plans, to enhance the interrelationships between the sector and all relevant development and service sectors, and confirm the effectiveness and efficiency of the strategy. The strategy developed a unified integrated vision that could effectively direct the sector over the next twenty years with clarity and flexibility. The main driver of the strategy relied on supporting four main issues pertaining to residential areas, housing units, housing categories, and the sustainability of residential areas; in addition to a supportive dimension for institutional and administrative sustainability and knowledge enhancement.

We would like to take this opportunity to express sincere gratitude and appreciation to the researchers, team members, government partners, representatives of civil society and academic institutions for their effective participation in shaping the procedures and elements of the strategy. Special thanks to the Egyptian Ministry of Housing, Utilities and Urban Communities, and to the Ministry’s Housing Sector headed by Eng. Nafisa Hashem for their pioneering and effective role in producing this strategy and empowering the right to housing. We hope that this constructive cooperation will continue in the future during the implementation of this strategy, and converting its most important outputs to programs and projects on the ground.

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