FACING THE SOCIO-ECONOMIC CRISES AFTER 2011 REVOLUTION

THE EGYPTIAN INFORMAL SECTOR BETWEEN HOUSING POLICIES, STATE PARTNERS AND REALITY

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ABSTRACT
In 2011, Egypt among other Arab countries has experienced an uprising against the former political system, known now as Arab Spring Countries. Although Egyptians aimed at better living conditions, freedom and social justice, the country is passing through a period of economic depression, lack of security and unprecedented growth of informal housing. Egyptians are facing economic and social crises. As a result, the informal housing sector is growing very fast, thus producing a remarkable change in the Egyptian urban environment and fabric as well as the way it is shaped. While there is no documentation for the numbers of the informal housing production after the January 2011 revolution, this paper attempts to show how this sector is growing very fast in the absence of local and State governments’ control and their inability to institutionalize crisis planning and crisis management. This paper aims at reflecting on the outcomes of the current crisis that has created a gap in the Egyptian strategic urban planning between opportunities and threats that aims at creating a managed and sustainable urban development. Also, it focuses on the role and policies of two main State Agencies/Organizations in dealing with the informal sector before and after 2011. The two partners are the informal Settlements Development Facilities (ISDF) and the General Organization of Physical Planning (GOPP). It shows how these organizations deal with the informal sector and how they are coping with the current socio-economic changes facing the Egyptian society. The paper will conclude with final findings and recommendations.

KEYWORDS: Informal housing, Egypt, strategic planning and revolution
INTRODUCTION

Censuses indicate that Egypt's population has doubled in fifty years (from 1897 – 1947) from 9.7 million to more than 18 million. The second doubling took almost thirty years (from 1947 – 1976) reaching around 36 million according to 1976 census. In 1986, population reached 48.3 million, and by 1996 it was 59.3 million. 2006 Census results indicate that population has increased to more than 75 million. Despite decreased population growth rates in Egypt from 2.8 % (from 1976 – 1986) to 1.99% currently, they are still considered amongst the highest internationally.

Egypt has one of the largest populations in the Middle East and North Africa. The population in 2013 is estimated to be 84.6 million inhabitants, where 43.4% lives in urban areas (CAPMAS, 2013 and Index Mundi, 2013). Greater Cairo is growing very fast with approximately 20% of Egypt’s total population. It is ranked as the 16th largest urban area in the world (Demographia, 2013). The last Egyptian census (2006) calculated the average annual population growth rate as 2% (EHDR (1), 2010: 249). The annual growth of the informal settlements in Egypt is almost twice that of the formal planned areas (EHDR, 2005:151). After the 2011, revolution some scholars estimated that the rate of construction in the informal settlements was doubled (Harris, J., 2013). The year 2011 was a turning point in the Egyptian housing history.

In 2011, Egypt has undergone a revolution against the former political system, known now as the Arab Spring. The Middle class of the Egyptian youth were the soul and fuel of a revolution against the former President Mubarak along with his thirty years ruling regime. This revolution encouraged all different classes to join and to call for the resignation of President Mubarak. The Egyptian people called for four main goals: better living conditions, human dignity, freedom and social justice.

During two and half years, mainly January 2011 to July 2013, many political events took place. A new Parliament was elected and dissolved; a new constitution was approved in a referendum in December 2012 (World Bank, 2013). In 2012, Presidential election was held; the Muslim Brotherhood and the Freedom and Justice Party candidate Mohamed Morsi became the first elected President after the revolution, wining 51.1% of the votes. Unfortunately, these events did not bring the stability that people were hoping for. Instead, a deep political split took place in the Egyptian society.

As a result, Egyptians are facing economic and social crises. During the last two and half years, the country is continually passing through a period of economic depression, lack of security and severe downturn. The governments face unprecedented challenges to restore growth, market and investor confidence that is considered a difficult task within the political uncertainty and the absence of security (World Bank, 2013). The Central Bank of Egypt recorded that Egypt’s core inflation rate reached 2.86% in February 2013, compared to 1.31% in January 2013, the highest core inflation rate since 2010 (El-Behary H., in Daily News Egypt, March 11, 2013). In April 2013, the annual inflation growth reached 8.1% up from 7.6% a month earlier (Ahram Online, May 9, 2013). The Egyptian pound lost more of its value against key foreign currencies and the country remains suffering from energy shortages and continual increases in prices of goods.

Because of the economic crises, many Egyptians lost their jobs and became unemployed. 4603 factories were closed between Jan, 2012 and April, 2013 due to the indecision and lack of support to local industry by the government and its business agencies. Numbers of tourists decreased from 11

1 (EHDR) Egyptian Human Development Report
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In contrast, the informal housing sector is growing very fast. New buildings are constructed every day in the absence of State control and law enforcement as well as building and national code policies. Nowadays, it is becoming familiar to the naked eye to observe new red brick building constructed on both urban and rural areas and adjacent to metropolitan main highways.

In this paper, the authors focus on the current informal sector problem as an attempt to record the dramatic changes in the Egyptian urban fabric. The paper is divided into four main sections see [Fig 1]. In the first section, we explain the formal and informal housing production in Egypt. In section two, we explain the Egyptian State organizations that are dealing with the informal sector and their methods of intervention at this time. In section three, we discuss the housing production after 2011. The paper concludes with findings and recommendations.

1. FORMAL AND INFORMAL HOUSING PRODUCTION IN EGYPT

This section explains the various authorities that are responsible of urban planning and housing production in Egypt. In addition, the 'informal settlement' terminology and their problems are explained as well as the volume of the informal and formal sectors as part of the housing stock.

1.1 Housing and Urban Planning Authorities in Egypt

The Egyptian State organizations are the sole responsible bodies of the housing and urban planning policies. While they are the only authorities in urban planning, they share, in part, the responsibility with the private sector in urban development and housing provision systems. The private sector includes private companies, co-operatives, individuals, and NGOs.

The share of responsibility between the public and private sector is concluded from EHDR (2004) as follows:

- **Urban Planning**: The government and the State organizations are the only authorities responsible for urban planning (EHDR, 2004: 101).
- **Urban Development**: The government and the State organizations are the main authorities. Since the late 1990s, the private sector began to participate in urban development, mainly in the construction of high and middle class communities, such as: Rehab City, Madinty and Dreamland City. Most of these cities are considered gated communities (EHDR, 2004: 101).
- **Provision of Infrastructure**: The government State organizations are responsible for the provision of roads, drainage, water, sewerage, and electricity for housing—a task that is divided between the General Services Authorities that include: The National Agency for Construction and the National Agency for Water and Sewage, etc (EHDR, 2004: 101).
- **Construction of Housing Units**: This task is shared between the private sector and the government (EHDR, 2004: 101).
- **Public Housing and Informal settlements production**: The CAPMAS statistics shows that in 2006 there were 27 million units in Egypt (CAPMAS Census data, 2006). Furthermore, it also indicates that more than 60% of the population resides in informal housing. The housing
stock is divided between the formal and informal housing [Fig 2]. In 2006 census, the public housing (PH) stock was approximately 10% of the total housing stock in Egypt (2).

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In 2011, it is estimated that the share volume of the informal housing production in Egypt to be 12 million units or 45% of the total housing stock. This estimation is based on the ISDF documents (3). Since 2010, the informal housing is classified under two categories: unsafe and unplanned settlements. This classification meant to categorize the settlements and housing that need an immediate intervention as well as the type of intervention (Abouelmagd, 2012).

2) 1.1 million units built between 1952 and 1982, 1.25 million units built between 1982- 2005, and 0.5 million between 2005-2012(Sims, 2007:8, 17)

3) In 2013, for the unsafe districts ISDF developed 51 districts with a population of 60,000 inhabitants, 171 districts are still in progress with a total population of 344,000 inhabitants. 198 districts still need to be developed with a population estimated of 650,000 inhabitants (ISDF, 2013). For the unplanned districts, in 2013, the ISDF mapped the unplanned in four urban governorates (Cairo, Alexandria, Suez and Portsaeid) as 25.5% from the urban fabric. In addition, ISDF mapped the unplanned districts in another 23 cities as 55.4% from the urban fabric of these cities. Mapping of second and third levels cities are still in progress but it is estimated that the informal sector in these cities is larger than first level cities (ISDF, 2013)
[Fig 2] Formal and Informal Housing Units in Egypt before 2011 (Authors rough estimate)
1.2 The Informal Sector in Egypt

A challenge facing the Egyptian officials is that there is no clear definition of the term 'informal settlement' in the Egyptian literature. Informal settlements are always connected to the term informal housing. The EHDR (2004) categorized the informal housing in two types according to the legality and nature of the land: a) informal settlements on former agricultural land over which the builder exercises unregistered ownership, and b) informal squatter settlements on former State land, mostly desert, over which the builder possesses a so-called ‘hand claim’ (4). According to the same report, in Greater Cairo, 81% of informal settlements are built on private agricultural land, while only ten percent of informal settlements areas are built on State land. The remainder of informal settlements is located on agricultural land controlled by the State (EHDR, 2004, 104).

Mapping and measuring the informal settlements in Egypt, and Greater Cairo (GC), is a contentious issue in most of the studies. The outcome of most of the research done in this area varies substantially. Ibrahim (2009) compared the result of the German cooperation program (GTZ) analysis to the GOPP (5) study and the Governorate Official; there is a discrepancy in declaring the informal settlements of Greater Cairo and their population. Although it is from two years later, the Governorates Official counts only 34 km² of informal settlements with a population of 2.1 million people, while the GTZ analysis of 2002 counts 133 km² with a population of 8.3 million and the GOPP analysis counts 94 km² with population 5.9 million people (Ibrahim, 2009: 7). [Fig 3] illustrates this argument. Different authorities to map the informal settlements used different criteria. GTZ has used GIS software to map the informal settlements in GC. Their criteria included all the dense, high-populated areas that have narrow streets (less than 3 meters). They used high-resolution satellite images to map the informal settlement in GC (Ibrahim 2009). The German cooperation program has trained the local authority to use the GIS technique to have a better mapping of the informal settlements. There are no available information about the technique and criteria used by the other authorities.

Since 2010, the informal settlements are classified as unsafe and unplanned as seen in [Fig 4]. The ISDF is responsible for mapping and measuring the informal settlements under these categories. The final mapping of the unsafe districts is finished while the mapping of the unplanned areas remains to be in progress.

GOPP (2010a) defines the unsafe areas, as 'Non-secure houses need to be redeveloped. Strategy towards these areas is to provide safe alternatives for residents whether in the same areas or other location based on consultation with effected groups' (GOPP, 2010a:12).

GOPP (2010a) defines unplanned areas as 'Illegally planned by inhabitants and suffer from high density and lack of basic urban services and accessibility or connectivity with formal fabric. Strategy towards these areas is: increase accessibility of these areas through opening main roads and corridors with minimum demolition, provide alternative housing units for affected groups from opening roads within the same area or nearby or direct compensation based on consultation; no eviction for affected groups before providing alternatives; regularizing properties and enabling security of tenure within these areas based on detailed development plan; provide basic services on vacant plot/pockets within the areas(GOPP, 2010:12).

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4 The squatters claim that they have the right of 'usufruct'; the right to use the profits and advantages of something belonging to another.

5 GTZ: Deutsche Gesellschaft Fur Technische Zusammenarbeit or German Society for Technical Cooperation. It was involved in informal settlements developing programs in Egypt. GTZ has worked in the upgrading of Manshiet Nasser one of our four case studies. Recently the GTZ has changed its acronym name to (GIZ).

GOPP: General organization for physical planning, Egyptian Ministry of Housing.
Informal settlements are not inhabited only by the poor; the profile of informal settlements includes a wide range of socio-economic groups (Shehayab D. in EHDR 2010:200). The increasing number of informal settlements is seen as the result of the failure of housing policies, national and urban policies (GRHS, 2003:5).

[Fig 3] Discrepancy of information about Informal settlements by different authorities. Source: (Ibrahim, 2009: 7)

[Fig 4] Unplanned and unsafe districts in Egypt. Source: (Abouelmagd, 2009 and 2007)
1.3 Comparison between Formal Housing and Informal Housing:
As previously discussed, the housing stock in Egypt is defined as formal and informal with total number of 2.85 million units in 2012, the public housing can be categorized under three different categories: a) Inside old cities, b) New cities and c) New System of 2005.

There is PH located inside the old cities. These projects were constructed during the 1950s till 1980s. When the old cities became very dense, all PH projects were constructed in new cities. The new cities schema was applied and took place in Egypt since the late 1970s as a strategic solution to solve the housing problem with limited success.

In 2005, a different PH project was created and called The National Housing Project (NHP) or new system of 2005 intended to include all subsidized government housing production efforts under a single national program (Sims, 2007: 51). The NHP was intended to attract private sector developers to finance and build subsidized units. In return, the State ensures that developers pay a minimum price for the land. They are contracted to build units according to standards set by the NHP.

The informal sector share of the housing stock is 45%. This share is increasing very fast and it is expected to reach higher numbers in the near future. In 2013, there are 51 unsafe districts developed and rehabilitated, 171 districts are in-progress and 198 districts remained to be rehabilitated (ISDF, 2013). On the other hand, surveying the unplanned districts in the Egyptian governorates is in-progress (ISDF, 2013). The share volume of the unplanned districts is estimated to be 41% of the housing stock.

2. THE EGYPTIAN STATE ORGANIZATIONS DEALING WITH THE INFORMAL SECTOR
This section explains the role of the state organizations dealing with the informal sector, the Informal Settlement Development Fund (ISDF) and the General Organization of Physical Planning (GOPP). At the end of this section, we explain the strategies used by these organizations to prevent the formation of new informal settlements, and strategies used to influence the existing informal settlements.

2.1 The Informal Settlement Development Fund (ISDF)
In 2008, a presidential decree number 305/2008 was declared for the establishment of the ISDF. Prior to the foundation of this organization, there was no independent organization that deals with the informal settlements. Instead, many state bodies were dealing with the informal sector. The establishment of this organization was one of the State responses to deal with such crisis after the death of hundreds of poor people in Deweka which is part of the Manshiet Nasser informal settlement. A rock fell over dozens of houses due to constructing informal settlements under unstable part of Moqatam mountain.

Since this event, the Egyptian government started to pay more attention to the areas that threaten people lives. The ISDF is responsible for mapping and developing the informal settlements in Egypt (ISDF and Egyptian Cabinet, 2010). In 2010, The ISDF developed the approach of informal settlements with the approach of unsafe and unplanned areas (ISDF and Egyptian Cabinet, 2010). The main goals of ISDF are: a) to ensure safe housing in Egypt, and b) to improve the quality of life of residents in unsafe areas. Four grades of unsafe areas were declared: a) areas that threaten life, b) areas with unsuitable shelter conditions, c) areas of health risk, and d) areas of instability of tenure. The
ISDF national action plan was designated for implementation between 2010 and 2020 (ISDF and Egyptian Cabinet, 2010). The main tasks of the ISFD are:

- Mapping the informal settlements/housing in Egypt
- Classification of informal settlements/housing through technical committees
- Develop policies for the development of non-safe areas
- Supervision of putting urban planning schemas forms the unsafe districts
- Develop a plan for the development of informal settlements/housing in accordance with the urban schemes with priority to remove unsafe areas
- Monitoring the implementation of development plans in collaboration with the local governorates
- Encouraging civil society and the private sector to contribute to the development of the informal sector
- Develop a plan to remove buildings and structures built in unsafe districts
- Follow-up to provide shelters for those who decided evacuated
- The preparation of periodic reports on the results of the work of the technical committees competent to take the necessary measures to develop the non-safe districts (ISDF, 2013)

2.2 The General Organization of Physical Planning (GOPP)

GOPP was established in 1973 with the presidential decree no 1093. The main objective of establishing GOPP was to establish an official authority for planning human settlements in Egypt. The 2008 law number 119 gave GOPP the sole responsibility of formulating public policy planning and sustainable urban development. In addition, the organization was authorized to prepare plans and programs for the development at the national, regional, and governorate levels. It was charged to review and to approve urban plans at the local level as to the framework of the objectives and policies of national, regional, local planning levels (GOPP, 2010a: 4).

GOPP is responsible to enhance the environmental condition in the Egyptian human settlements. This ranged from regional plans for governorates, cities, and villages to upgrading all informal settlements (GOPP, 2010a: 9).

Law number 119/2008, gave GOPP the responsibility to prepare Strategic plans for developing all existing and new cities. Participatory planning approach (PPP) is used as a tool to prepare the strategic plans for 228 cities and define the new city limits and boundaries, propose land uses and zoning, put regulations for new developments, detailed plans(GOPP, 2010:9).

2.3 State Strategies for Intervention in Informal Settlements

The previous section addressed the impact and scale of the informal settlements in Egypt and the role of the ISDF and GOPP. The State strategies for intervention in informal settlements are divided between: 1) strategies of intervention in current informal areas; and 2) strategies to prevent the formation of the new settlements. These strategies has been implemented since 2008

2.3.1 Strategies of intervention in existing informal districts:

1- Intervention in unplanned districts: Upgrading policies through the participation of the State, NGOs, and private sector. The policies aim to raise the living conditions of dwellers. Policies include achieving security of tenure; less densification by enlarging roads; providing social
and economic infrastructure; encourage the contribution of civil society and NGOs to focus on socio-economic needs for developments (GOPP, 2010b).

2- Ways of intervention in unsafe areas are determined according to their degree of safety, with considerations of all different aspects (GOPP, 2010b).

2.3.2 Strategies to prevent the formation of the new settlements:

1- Tahzeem Ashwaeyat: this is a process in which the area surrounding the informal is planned to limit the expansion of the informal settlement growth. This is done with special consideration to the local conditions and their financial potential (GOPP, 2010b).

2- National Housing Program: aims to provide housing units for low income groups and youth and it is mainly located in the new cities.

3- Strategic plans for Egyptian cities and villages: Egyptian State through GOPP put a strategic plan for each city and village that prevents the formation of new informal districts. The strategic plan enable formal lands for housing and services that absorbs population increase and prevent the informal growth (GOPP, 2010b). Last available numbers in 2010, shows that strategic plan for 51 is complete, strategic plan for 11 cities is under review for approval, and strategic plans for 62 cities remain under preparation (GOPP, 2010a : 9).

3. HOUSING PRODUCTION AFTER 2011

In this section the informal housing production after 2011 is discussed. An explanation of the reasons behind the vast spread of the informal housing will be provided. The public housing production after 2011 will be highlighted to compare it with the informal housing production. This section will conclude by explaining the role of the State organization in dealing with the informal housing production after 2011 revolution.

3.1 The Informal Housing Production in Egypt After 2011

Two years after a pro-democracy uprising, Egypt resembles a rickety bus rolling towards a cliff, its passengers too busy feuding over blame to wrench the steering wheel to safety. Foreign exchange reserves are dwindling. Tourism is moribund. Investment is at a standstill. Subsidized diesel fuel and fertilizer are in short supply, while the cost of subsidies is swelling the budget deficit unsustainably. The Egyptian pound has lost 14 percent of its value since the 2011 revolt... An IMF loan that could unlock wider aid is on hold. Unemployment is rising. Public security has deteriorated, and arms smuggling is rife.

Paul Taylor, Reuters on February 19, 2013

Although it is difficult to measure the change in the informal housing production after 2011 without official statistics, the vast spread of the informal buildings in both urban and rural areas in Egypt is unprecedented [Fig 5]. The spread of the informal housing is also realized on the level of smaller cities, and villages as well as major cities. In major cities like metropolitan Cairo, informal housing is constructed over vacant lands, the rural-urban periphery. It is noticeable that buildings have been extended vertically by adding more informal floors. See [Fig 6] for a comparison between 2009 and 2012 informal buildings vertical expansion in Cairo. The dense cities do not have the opportunities of vacant lands. Secondary cities and small towns are targeted for informal expansion in their periphery and with agriculture land that is available for transformation to new informal buildings.
The vast majority of recent urban transformation has occurred on agricultural areas surrounding Egyptian cities. These buildings are becoming the urban informal settlements that mirror the low-income groups. On the other hand, the elite of the society live in gated communities and the middle class live in the formal city (Soliman, 2012).

[Fig 5] The ring road, Cairo Egypt, new informal housing is constructed in the sides of the road
Source: (Abouelmagd, 2013)

[Fig 6] Photos for Dar El-Salam in 2009 and 2012, indicating a comparison of the same informal building. Source: (Abouelmagd, 2012)
3.1.1 Current Information about Informal Housing

There are not enough studies carried out to analyze the informal urban growth in Egypt after 2011 revolution. In January 2013, a number of scholars including national and international urban planners, government representatives, academics and NGOs attended a workshop, sponsored by the French-funded research center CEDEJ, German Development Company GIZ, and the United Nations’ human settlements program UN-Habitat. The main concern of this workshop was to examine what has been happening in greater Cairo’s informal areas since the 25 January revolution. The main conclusions of this workshop are:

- Informal settlements have been growing at almost twice to four times the rate as before (6).
- It is difficult to stop this informal urban growth with the weak enforcement policies, i.e., forced eviction or building demolition, and the fact that Cairo urban fabric is mainly informal (Harris. J, in Egypt Independent’s weekly 2013).

3.1.2 Findings from Current 2013 Information

The absence of State control and security along with the breakdown of the police control after January 2011 provided the opportunity for the informal to expand rapidly. Contractors proceed without approved construction drawings, permits or inspection of used material. In other words, the cost of upfront planning, design and approval are gone.

Furthermore, in an ongoing (unpublished) study by the authors, a comparison over time of an informal settlement in Helwam district, south of Cairo, has indicated unprecedented growth with rapid deterioration of agriculture land [Fig 7].

The formal housing inside the cities is either expensive or is remotely located in new cities. Therefore, the informal housing is popular and preferred. The political situation after 2011 revolution created a conditions for the flourishing the informal housing construction market. Low-income groups prefer to live in the informal settlements where they can find the livelihood resources needed for their daily survival. These livelihood resources include social relationships with local communities, job opportunities in the informal market and affordable food and well-connected means of transportation (Abouelmagd, 2012).

3.1.3 Informal extensions in PH projects: After 2011, informal extensions took place in different scales, forms and shapes in the PH projects located inside old cities. The PH projects located in the new cities remained with no or minor changes. The reason behind this phenomenon is that remote locations are less populated and the land value is much cheaper than that of the old cities. In contrast, in PH projects inside Cairo, informal extensions are increasingly taking place. These extensions varied from adding completely new constructions, adding floors, adding horizontal extensions, opening windows and can be seen in [Fig 8] for minor and middle levels changes in the PH project of Zeinhum in Cairo and [Fig 9] for major level changes in the PH of Ain El-Sira located in Cairo.

6) Conclusion based on data collected by urban planners David Sims and Dina Shehayeb
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3.2 Public Housing Production After 2011

One of the main objectives of the 25th January uprising was the right of adequate housing for the low-income classes and the poor (HLRN and HIC (7), 2011). Yet the NHP after 2011 has been inactive. One of the first results of the government after the 2011 revolution was a public call for a new national housing program that aimed to construct one million dwelling units in five years. In 2013, already 2.5 years after the call, there is no evidence that this program has been implemented.

Former President Morsi had an urban development plan in his presidential program called Nahda (Renaissance) Project. The project promises to redistribute the population density of Egypt and get out of the Nile Delta valley to new regional growth areas. The promise was consistent with policies of past governments, no new policies were announced. In July, 2013 there were no evidence that this project was implemented (Deknatel, F., in Nation, 2013).

In addition, many informal settlements dwellers particularly the unsafe areas are affected by housing including development based evictions and displacement. The unstable political situation makes the

7) Housing and Land Rights Network (HLRN) and Habitat International Coalition (HIC)
future of the housing policies in Egypt not clear. Cities are basically evolved with the growth of the informal housing sector.

[Fig 8] Zeinhum rehabilitation project in July 2012, in the left photo a new construction is added, in right photo the one of the residents opened window (Source: Abouelmagd, 2013)

[Fig 9] Ain El-Sira PH project in July 2012, the new constructions hide the original blocks (Source: Abouelmagd, 2013)

3.3 The Role of the State Organizations in 2013 to Face the Informal Sector Production

This paper aims at examining the role of the State organizations to face the informal sector production after 2011 revolution. In a first attempt, the position of the two organizations, ISDF and GOPP after 2011, has been analyzed. The objective of the analysis is to highlight if they have a crises management plan to face the current urban crises. From analyzing the information and reports published from these organizations on their official websites, it is obvious that they did not have crises management plans to face the current urban situations. Although the State officials recognize the informal sector situation, they rarely point to the role of the 2011 revolution consequences to this sector growth. The ISDF and GOPP do not refer to the 2011 event as a turning point in the Egyptian urban Agenda. There are no studies carried out by these State organizations to analyze the urban situation after 2011 and how this political – social event affects the GOPP plans in creating policies
for sustainable urban development and how it affect the ISDF role in dealing with and mapping the unplanned and unsafe districts.

In a second stage of the analysis, we analyzed the published strategies of these organizations as we explained them earlier under section 2.3, to deal with the informal settlements in Egypt. The aim is to analyze the final results of their solutions and strategies in 2013 [Fig 10].

![Plan, Strategy and Implementation Results Dealing with Informal Housing Sectors in Egypt Before and After 2011 Revolution](image)

**3.4 Strategies, intervention and results in existing informal districts**

1- **Ways of intervention in unplanned districts**: in 2013, Mapping and development of the unplanned areas remains in progress (ISDF, 2013). Most of the post 2011-revolution urban expansions are categorized under the unplanned districts. This fact leads us to a question about the accuracy of the mapping survey if a crises management plan and monitoring plans are not applied.

2- **Intervention in unsafe districts**: Mapping of the unsafe areas is complete. 51 districts are developed and rehabilitated. 369 remain to be done (ISDF, 2013). It should be noted here that
there is no evidence that a monitoring plan is implemented to record the possibility of having future unsafe districts to include them on the ISDF list.

3.5 Strategies in 2013 and results to prevent the formation of the new settlements

1. **Bounding Informal Settlements (Tahzeem Ashwaeyat):** due to the current security problems this strategy becomes uncontrolled and depends on local authority which is not secured.

2. **National Housing Program:** NHP has been inactive since 2011. There is no evidence that the one million units program has been implemented. In 2011, Ministry of Housing and Urban Community was still busy finishing the 500,000 units as promised by the former President Mubarak in 2005.

3. **Strategic plans for Egyptian cities:** According to GOPP published data on the official website, strategic plans and the new Haez of all cities and villages are still in progress. Soliman (2012) argues that "most of the General Strategic Plan for cities and villages indicates expansion on adjacent agricultural areas. As a results, it is expected that Egypt will lose formally around 66,300 and 138,000 faddan of the best fertile areas surrounding Egyptian cities and villages respectively by the year 2027 " (Soliman, 2012).

4. **FINDINGS and RECOMMENDATIONS**

4.1 Final findings:

1. It is obvious that there is an increasing demand for housing.
2. It is clear that the growth of the informal sector is exceeding the expectations and plans. The State and local plans are not meeting the housing demand; therefore, the informal market is dominating the housing market.
3. In spite the fact that there is an ever growing demand on the informal, the occupation rate of the new constructed informal housing after 2011 is low. This is due to the high pricing of the units and the high unemployment. People are able and willing to move into the informal housing but are afraid of spending large portion of their savings to buy the new units under the current political circumstances.
4. The organizations responsible for monitoring the informal housing have not implemented crisis planning and crisis management to solve the uncontrolled growth of the informal housing market after 2011.
5. The enforcement of the local authorities and the government has been minimized to a level that cannot keep up with the construction of the informal housing.
6. There is conflicting data and information depending on the source of the information. This requires a revision of the data on the National level to align the information that varies among various sources.
7. There is no regulations or ordinance to prevent rehabilitated/developed areas from reversing backwards to be informal.
8. There were plans developed and announced by the government after 2011 for public housing. These plans were announced in mid-2011. By mid-2013 there appears to be no start of these housing as promised.
9. The ratio balance of formal and informal has been increase dramatically in favor of the informal sector see [Fig 2].
4.2 Recommendations:

1- Develop an enforcement organization to control and issue licenses to construct homes based on specific and approved ordinance. If these organizations exist, an enforcement organization should be developed to follow up on these ordinances.

2- The ISDF and GOPP need to develop crises management strategies to deal with the current informal urban crises after 2011.

3- The ISDF announced that it has a plan to map and develop the informal areas from 2010-2020. Current situation indicates that this plan is not distributed or detailed for implementation to match the current situation after 2011 in Egypt. A schedule of implementation is needed to be placed and announced down to the local level of government.

4- The disadvantages to new formal public or private housing located in new cities should be addressed and/or eliminated. These disadvantages are security, transportation, employment opportunities, and public services infrastructure.
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