AREAS IN NEEDS REDEVELOPMENT AND REHABILITATION TO MEET THE SOCIAL INHABITANT ATTRACTIVENESS

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Abstract- This paper represents an analytical research of slum areas, they are different in characteristics from one country to another, however, they usually share the lack of health and decontamination services such as clean water, dependable electricity, and other basic services. the paper included chronicle background of its beginning in different parts of the world and studying their basic characteristics.
This study is divided into four sections; the first one is an analytical understanding for the Economic and Cultural Reasons causing the formation of Slums. The second section explains some examples of Guidelines for Creating Healthy Residential Environment. The third section represents a case study for slums -Informal housing- in Cairo-Egypt, as its one of the largest slums in the Middle East. The forth section in this paper represents a discussion of how we can upgrade the area and what benefits we can get out of it.

Keywords: Slums, Informality, Informal Settlements, The Formation of Slums.

I. INTRODUCTION

A slum is identified universally as a condensed and heavily populated urban informal settlement characterized by low-quality housing and atrocity (UN-Habitat, 2007). Slums are different in its general characteristics from one country to another, however, they usually share the lack of health and decontamination services such as clean water, dependable electricity, and other basic services. Their residences changes from small shacks to built dwellings but poor in its quality and design or construction and infra-structure. (UN-HABITAT, The Challenge of Slums: Global Report on Human Settlements, 2003).

II. SOCIAL ECONOMIC AND CULTURAL REASONS CAUSING THE FORMATION OF SLUMS

Slums form and rapidly grow in many different parts of the world for much kind of reasons. Some causes include fast migration from the villages to the city town, economic slump and depression, high unemployment, poverty, poor urban planning, politics in general, natural disasters (volcanoes, hurricanes....etc) and social conflicts. (Patton, 1998).
The first most reason to cause the formation of slums is rural-urban migration. Since 1950, the world population grew at its highest rate, the total amount of fertilized lands, even though agriculture share in a very small percentage in the overall total of the economy. Agriculture, though, has also become higher subjection, less disease expansive, less physically aggressive and more active with tractors and other farming equipments. The percentage of people who have jobs in agriculture has declined by thirty percent 30% over the last 50 years, although the global population has increased by 250% (UN-Habitat, 2007).
The thoughts of many people that they can find more promising jobs was the main reason for the immigration to occur in the urban areas, better education for poor's children, and varied income opportunities than what farms usually provide in ruled areas, However, some migrants finds it hard to find job opportunities immediately because of their lack of experience and the progressively competitive job markets, financial shortage will be the main issue. Another issue concerned that many cities can't even provide a low-cost housing for large number of people "immigrants" workers and their families. Some migrant workers and their families can't afford living in cities and as a result they eventually settle down with the only option they can afford "affordable slums".
Urbanization is also one of the reasons of the formation of the slums; Some experts assume that urbanization produce and make slums because local governments control the rapid formation of urbanization, and non affordable housing for the migrant workers to live in. Rapid growth in the urbanization accelerate the "urban growth" and that what causes people to look for jobs and work opportunities in urban areas.(Arimah, 2010).
Another reason for informal settings formation would be "poor housing" planning as there is no affordable low cost housing for immigrant workers which encourages the slums formation. Choguill says that the large population of slums indicates a lack of practical housing policy (Choguill, 2007). Whenever there is a large hole between growing request for housing and insufficient providing of them the more slums are formed in accordance. Two main causes of poor housing in urban areas are insufficient financial resources and lack of governmental coordination.
Wars causing occupation of lands causes people to get out of their living places; the housing policy aims to accommodate these people will not be well formed, and because of insufficient financial

resources the migrant families attempt to start slums to live in. These slums will not be improved because of their neglecting by the colonial powers.

The poor are forced by the social exclusion and poor infrastructure to adapt to conditions beyond their control. Poor families that can't afford the public transportation and they generally end up in informal settlements basically close to their jobs (Esen, 2009). Economic low growth creates less job opportunities therefore encourages people to stay in the slums.

The "Informal economy" is that part of an economy that is neither licensed nor registered, it doesn't pay taxes one that does not pay taxes and is not monitored by the local or state or federal government (Cooperation, 2011). "Informal economy" basically grows faster than "formal economy" when government laws and regulations are impermeable and this causes more demand for workers and therefore more growing of informal settlements.

Urban poverty also encourages the demand of slums; people with poor financial conditions can't afford shelters or any urban basic services and therefore slums are their only available option.

Many governments have certain political interests that neglects efforts needed reduce slums. Other policies of governments could be the cause of rural-urban migration and other reasons that cause the formation of slums. Therefore politics has a great role in forming or preventing slums.

Other reasons could be social conflicts and civil wars as well as natural disasters that starts with people building tents in areas away from the areas where disasters happened and end with the formation of a large slum.

III. GUIDELINES FOR CREATING HEALTHY RESIDENTIAL ENVIRONMENTS

Healthy residential community design plays an important part in providing chances and opportunities for recreational physical activity. And also giving some safe places for people to walk, and practice their everyday chores, reaching destinations and easy accessibility to public transportation, all contribute to developing a neighborhood that helps community and physical interaction.

According to the Heart Foundation in Australia few guidelines were suggested to create healthy residential areas for inhabitants: (Foundation, 2011)

- Quality open space: Easily reachable and accessible, well designed parks for children and public use.
- Walking and cycling: designing a "well-connected" network of workability, trails, shared aisle and hop on hop of.
- Developing connected, safe and legal street networks: Street design networks setup on neat grids and with attractive noticeable frontages to encourage people to be more interacted.
- Accessible to public transport: Good public transportation gives the opportunity to give up on cars without the suffering of finding parking and their rising cost of driving a car.
- Compact neighborhoods ensure the viability of destinations.
- Creating a community heart: having these healthy neighborhoods increase the interaction between people because they are meeting each day at parks and open spaces. giving the place the interaction needed.

  As for another study made in USA (Batan, 2012), refers that these guidelines not only for: community leaders and organizations but also to coalition members and national, regional, and local health organizations; state and local health departments; businesses; and nonprofits. the organization aims to :
  - Develop a hopeful and realistic vision to a healthier community.
  - Knowing the common issues, and organize the with the local resources according to that.
  - Connect people together and organization.
  - Anticipate and better preparation for the changes in the organization or the community.
  - Defining what environmental friendly and sustainability means to your behalf, and what parts of the community should be sustained.
  - Clarification for the policies and strategies and all the activities in a quick and formal action plan.
  - Develop the sustainability plan and try explaining how the efforts can be maintained in the long run.
  - Founding evaluation practices for knowing the effectiveness of your organizational strategies.

IV. SLUMS -INFORMAL HOUSING- IN CAIRO-EGYPT.

As a start the city of Cairo needs no introduction to most of people worldwide. It is one of the biggest cities in both "Africa and the Middle East", it is the capital of city Egypt for over a thousand years, and a very important cultural and political main focal point in the whole region.

The inhabitants of "Greater Cairo" is almost around 14-15 million inhabitants, which presents almost more than a quarter of Egypt's inhabitants of 67 million.

Cairo is a "primate city" and has well-kept its urban overriding over the last few eras.

A. HISTORICAL DEVELOPMENT OF AL-QAHERA - CAIRO -

Al qahira, “the victorious” was known in the AD 969, on land near by the Fustat, another Islamic city was established at the beginning of Islam in the AD 647. These cities were themselves arrived by the Romans settlement "Babylon and Memphis" in about the same almost very close location at the very strategic south west of the location of Nile Delta.

At the 14th century, and by the "Mamaluks" authorities, Cairo had become the city that you can't see any as unique as Cairo was in the medieval worldwide, dominating all the regional trading and exhibiting a large focus on the money, wealth and architectural, But by the early 17th century with the "Ottoman rule", Cairo had started a long epoch of rejection. But then in the mid 19th century, under "Mohamed Ali Pasha" and his successors, that AlQahira began to re live itself both politically and economically and modernization, depending on European and technicians. From the 1882 until 1936 AlQahera, and Egypt as the whole city, fell under British colonial rule. At that same time, the phenomenon of the informal settlements started to establish, that has become by time the defining feature of the city.

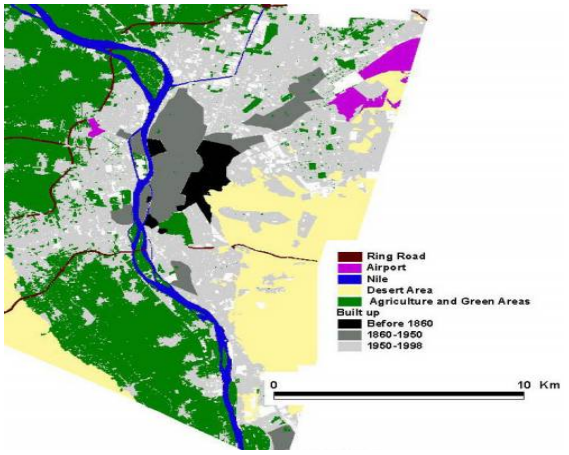


Figure III.2 :The map shows the current informal settlements (Slums) of Greater Cairo in 2003 (O’Donnell, 2003)

B. CURRENT CONDITION OF THE SLUM (INFORMAL HOUSING)

Cairo is one of the cities that had a very large urbanization expansion of the informal settlements, known as al-shwa’iyyat; over more than 70 % residents live in informal housing, they are commonly viewed by the inhabitants as a problem; in their point of view, these informal settlements provide social problems such as illness and people's violence and what comes after it, and the worldwide image that the people will hold against Cairo.

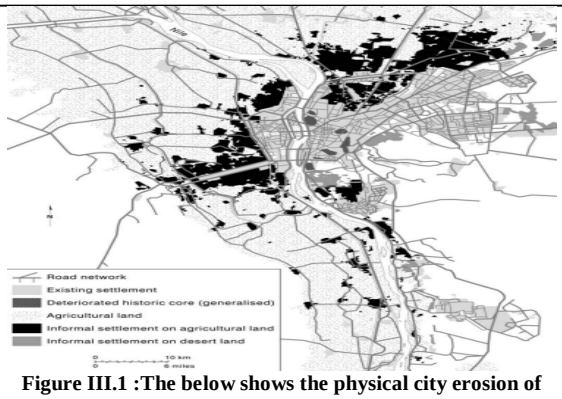


Figure III.1 :The below shows the physical city erosion of Greater Cairo according to only selected three periods, pre-1860, 1860-1950, and 1950 to the present. (Sims, 2011)

The turnout of the slums (ashwa’iyyat) has gave the right to the government to make and manufacture an internal "other" it could be described as a scamper to the state. Ashwa’iyyat where known as “havens for terrorists and threat to the Egypt's physical, moral, and political health". The government introduced "Ashwa’iyyat" as the "centers of evil," an introduction that was then reintroduced in the informa l social discourse. it has become known as a place or an area for terrorists to Cairo, due to the murals of the urban city capital. Those who aren’t considered as terrorists in the "Ashwa’iyyat" are known to be bac kward, living in attached communities.

This prejudice can be confirmed through news article s and films showing the real condition the inhabitants are facing each day in such communities.

This separation between the state or formal, per se, a nd the "ashwa’iyyat" allows the construction of the "internal other".

The state capital, the society, and many other academics assume Cairo is a "dual city", first that is organized and well-regulated by the state and the second city that is invented by the slums (ashwa'iyyat).

Those who lived in slums are the ones who claim to be in the opposition to the state society.

As in the government role in these areas, state actions were neither neglectful or confrontational.

Regulations of the "Egyptian government" for most of the time have been away and only issuing to deal with cases in the slums at moments it needs an immediate necessarily.

According to a study made by the University College London about the slums in Greater Cairo, There are descriptions of the main four types of slums that has been found. Main characteristics and are offered on the table below, trying to show the number of population and its percentage to the Greater Cairo population

Typology	Population	% of total GC population	% of total GC residential area
Type A Informal Settlements on Former Agricultural Land	6,434,000	56.4%	46.1%
Type B Informal Settlements on Former Desert State Land	6,434,000	56.4%	46.1%
Type C Deteriorated Historic Core	n.a.	> 4%	n.a.
Type D Deteriorated Urban Pockets	n.a.	> 1%	n.a.

Figure III.3: Greater Cairo Types and Estimated of Prevalence 1996 (Sims, 2011)

The diagram below shows Distribution of slum dwellers by degree of shelter deprivation (%) in Africa and where Egypt stands in comparison with other countries according to a study made by in Ain Alshams University in Cairo.

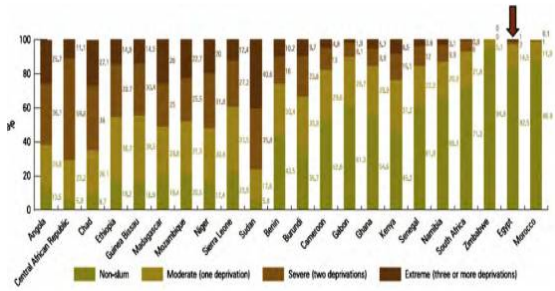


Figure III.4: Distribution of slum dwellers by degree of shelter deprivation (%) in Africa by (Khalifa, 2011)

C. POTENTIAL AND SUGGESTIONS FOR IMPROVING THE AREA

Global interest was occurred to the world phenomenon of the slums started from the early1960s trying to comprehend it as "housing by people". Later, informal housing were known as part of the human informal settlements issues in the "first Habitat Summit in Vancouver" 1976, the alternatives for housing issue such as slums and different far designated site projects were inspired by the "development process of slum formulation" "(State of the World's Cities 2006/7)". In the 1999, the issue of slums has become an priority of the international development with the starting of the "Cities Alliance"; a global partnership of "UN-HABITAT" and the "World Bank" and their development partners wanting to come up with solutions and many improvements to the live properly by developing the world through the "Cities without Slums Action Plan".

Many Global Campaigns worked in slums trying to upgrade them as mentioned before such as "The Millennium Development" that was set by the United Nations in the 2000s (UN Habitat Global Campaigns) The campaign's achievement was to manage the destruction of global poorness through the checked capacity of the local authorities, government other stakeholders and land owners to have a good urban governance to achieve a sustainable settlement. (AUC, 2014)

It also should be a development as a rights-based, people-centered process by the following ideas proposed:

- The right to be able to access affordable housing. This right is provided and established by the Egyptian constitution and follows the UN Habitat's policy as they can accesses the adequate housing as well as the MDGs goal about making the dwellers conditions better living.
- The right to have a peaceful and enjoyable property, including the basics.
- The right to have the public and the governmental services.
- Right to not dislocate the slum dwellers, but to integrate it to the city's society and economy.

ADDITIONAL UPGRADING FOR SLUM AREAS AND HOW IT BENEFITS THE CITY

Although of many notable efforts from the international charters, policies, private builders and developers as tried to rehabilitate Slum areas still some present slum rehabilitation schemes are not financially attractive to them, so now we can think about slum upgrading as a way to keep the people's essential right to live with minor and basic dignity and live in least decent conditions.

On another level, what is the best for the city is to upgrade these slums and try to prevent the formation of new one as much as we can. If slums are allowed to crumble, governments might also lose control of the population and slums will become an area of crime and diseases that will provoke the entire city as it was mentioned before.

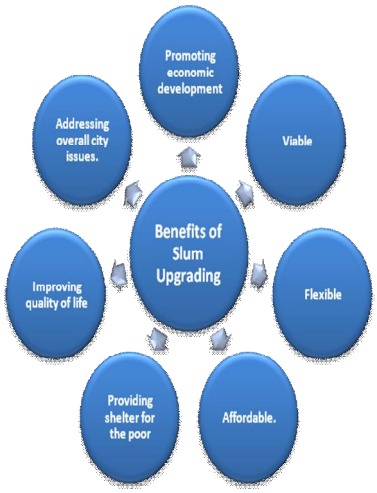


Figure IV.1: Diagram shows the benefits we conclude from Upgrading Slum Areas (Researcher)

CONCLUSIONS

- Slums are different in characteristics from one country to another; however, they usually share the lack of health and decontamination services such as clean water, dependable electricity, and other basic services.
- knowing the definition and characteristics of slum areas and the aspects constituting it, knowing the current condition and what the area is suffering from.
- Many Social Economic and cultural reasons exists to Some causes include fast migration from the villages to the city town, economic slump and depression, high idleness, global poverty, poor urban planning, politics in general, "natural disasters" (volcanoes, hurricanes....etc) and social problems.
- We should try to rehabilitate and redevelop slum areas in its different meanings and ways to prevent the poverty, and social disasters.

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